



**VOLUME I -- UPDATED REAL ESTATE APPRAISAL**

**NORTHERN PASS TRANSMISSION PROJECT**

**DUMMER TO BETHLEHEM, NEW HAMPSHIRE &  
BRIDGEWATER TO DEERFIELD, NEW HAMPSHIRE**

SEPTEMBER 18, 2015

*Colliers File #:* J140244

*Prepared For:*  
Mr. Christopher J. Allwarden  
Senior Counsel – Eversource Energy Legal  
Energy Park  
780 North Commercial Street  
Manchester, NH 03101

PREPARED BY  
**COLLIERS INTERNATIONAL**  
**VALUATION & ADVISORY SERVICES**



September 18, 2015

Mr. Christopher J. Allwarden  
Senior Counsel – Eversource Energy Legal  
Energy Park  
780 North Commercial Street  
Manchester, NH 03101

RE: UPDATE of VALUATION APPRAISAL  
NORTHERN PASS TRANSMISSION PROJECT (NPT)

Dear Attorney Allwarden:

We completed an appraisal report of the NTP Project in four volumes with a valuation date of November 14, 2014. You have now requested that we provide Eversource Energy Service Company (EESC) with an updated opinion of the fair market value of the land and land rights belonging to Public Service of New Hampshire (PSNH) for long-term lease purposes in connection with the planned new Northern Pass Transmission (NPT) DC AC line to be used for the transmission of power from Quebec to the New England region. This letter should act as an appendix to our November 2014 report.

The corridor is divided into two geographic sections that we have identified as the Northern and Southern Sections. The towns included in each section are identified on the following page.

The land area associated with the North Section's 40.50 miles of corridor totals 945.01 acres. Of this, 153.08 acres are shared between NPT and PSNH; 331.32 acres are to be used solely by NPT and 19.77 acres are characterized as "leftover" lands that become remnant parcels of reduced future use. Approximately 179 fee owners are associated with the North Section.

The land area associated with the South Section's 60.11 miles of corridor totals 1,452.27 acres. Of this, 319.69 acres are shared between NPT and PSNH; 449.89 acres are to be used solely by NPT and 54.90 acres are characterized as "leftover" lands that become remnant parcels of no future use. Approximately 521 fee owners are associated with the corridor South Section.





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Northern Section:	Southern Section:
Dummer	Bridgewater
Stark	Ashland
Northumberland	New Hampton
Lancaster	Bristol
Dalton	Hill
Whitefield	Franklin
Bethlehem	Northfield
	Canterbury
	Concord
	Pembroke
	Allenstown
	Deerfield

The NPT corridor is situated within a larger PSNH utility corridor. Most of the corridor consists of PSNH easement land, although some land is owned in fee. In addition to PSNH, other fee owners hold a larger parcel encumbered by the PSNH easement.

In total, the 100.60 miles of PSNH corridor contains a land area of 2,397.28 acres. Of this, 472.77 acres are shared by NPT and PSNH and 781.20 acres are to be used solely by NPT. The total "left over" land is 74.66 acres. There are 700 fee owners associated with the North and South sections.

**Table 1 Land Area Summaries**

	Length in feet	Length in miles	Number of Prop.	Existing Easement Area (s.f.)	NPT Easement Land Area (s.f.)	Shared Easement Land Area (s.f.)	"Leftover" Easement Land Area (s.f.)	"Leftover" Easement Market Value	Combined ATF Market Value	Corridor Value
Northern Segment	213,818	40.50	179	41,164,851	14,432,145	6,668,168	860,971	\$ 11,154	\$ 507,732	\$ 1,167,784
Southern Segment	317,359	60.11	521	63,260,868	19,597,087	13,925,566	2,391,233	\$ 91,605	\$ 4,307,991	\$ 9,908,379
TOTALS	531,177	100.60	700	104,425,719	34,029,232	20,593,734	3,252,204	\$ 102,759	\$ 4,815,723	11,076,163
ACRES				2,397.28	781.20	472.77	74.66			

The NPT corridor value of \$11,076,163 is the estimate as of November 14, 2014. It was based on our research and analysis of land sales that occurred in the 19 communities listed above prior to that date. In order to form an opinion whether the corridor value has changed since then we researched real estate sale price trends in each of the 19 communities since November of 2014. We obtained and reviewed



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sale data reported by The Warren Group's "RE Records Search, New England's largest and most complete database. They report on all real estate sales in each community. We calculated and compared the average sale price of all reported sales taking place from late November of 2014 to the end of July of 2015 with the average sale price for 11 months of 2014. We then calculated the % change up or down for the average sale price in each community and the average of all communities in the Northern Segment and the Southern Segment.

We completed the same research using the Northern New England Real Estate Network (NNEREN) MLS web site to run Monthly Statistics Reports for the 19 communities in New Hampshire for the period of 11/30/2014 to 08/4/2015. These reports provide the number of sales and the average sale price for the selected period and for the same prior period, i.e. 11/30/2013 to 8/4/2014 and the percentage (%) change from year to year. We charted that data for each community and calculated the average percentage change for the Northern Segment and the Southern Segment. The data we relied on from both sources are retained in our files, summaries of that data for the Northern and Southern Segments is provided below:

Northern Segment Average Sale Price Statistics

	Warren 2014 #	Warren 2015#	Warren 2014	Warren 2015	change 2014-2015	MLS 2014 #	MLS 2015#	MLS 2014	MLS 2015	change 2014-2015	change Average
Dummer	10	2	\$65,290	\$20,933	-67.9%	2	2	\$ 198,000	\$ 220,000	11.1%	-28.4%
Stark	23	3	\$59,968	\$28,810	-52.0%	3	1	\$ 97,667	\$ 37,900	-61.2%	-56.6%
Northumberland	50	32	\$38,722	\$72,604	87.5%	16	13	\$ 52,522	\$ 71,946	37.0%	62.2%
Lancaster	76	45	\$97,438	\$123,842	27.1%	18	25	\$ 117,700	\$ 133,130	13.1%	20.1%
Dalton	29	16	\$67,903	\$60,877	-10.3%	5	9	\$ 142,600	\$ 127,833	-10.4%	-10.4%
Whitefield	69	28	\$103,557	\$114,748	10.8%	12	21	\$ 170,158	\$ 149,183	-12.3%	-0.8%
Bethlehem	64	63	\$94,512	\$113,384	20.0%	24	24	\$ 141,850	\$ 179,916	26.8%	23.4%
average					2.2%					0.6%	<b>1.4%</b>



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Southern Segment Average Sale Price Statistics

	Warren		Warren	Warren	change	MLS		MLS	MLS	change	change
	2014 #	2015#	2014	2015	2014-2015	2014 #	2015#	2014	2015	2014-2015	Average
Ashland	67	29	\$145,341	\$124,998	-14.0%	13	14	\$ 222,085	\$ 167,736	-24.5%	-19.2%
Bridgewater	35	20	\$304,708	\$252,514	-17.1%	7	6	\$ 292,429	\$ 231,983	-20.7%	-18.9%
Bristol	88	52	\$144,668	\$175,427	21.3%	25	37	\$ 138,188	\$ 186,422	34.9%	28.1%
New Hampton	49	27	\$147,346	\$175,976	19.4%	17	19	\$ 192,894	\$ 177,845	-7.8%	5.8%
Hill	18	18	\$96,394	\$101,344	5.1%	4	9	\$ 108,950	\$ 123,122	13.0%	9.1%
Franklin	173	102	\$120,782	\$130,153	7.8%	63	80	\$ 132,036	\$ 130,002	-1.5%	3.1%
Northfield	75	60	\$138,600	\$141,001	1.7%	28	48	\$ 157,637	\$ 163,427	3.7%	2.7%
Canterbury	52	24	\$194,763	\$163,633	-16.0%	16	24	\$ 266,807	\$ 216,021	-19.0%	-17.5%
Concord	653	336	\$229,656	\$234,072	1.9%	210	184	\$ 224,232	\$ 225,707	0.7%	1.3%
Pembroke	112	82	\$180,833	\$201,462	11.4%	44	47	\$ 198,998	\$ 224,696	12.9%	12.2%
Allenstown	85	61	\$130,767	\$113,780	-13.0%	24	29	\$ 145,727	\$ 187,879	28.9%	8.0%
Deerfield	96	59	\$202,883	\$226,601	11.7%	38	44	\$ 231,660	\$ 285,391	23.2%	17.4%
average					1.7%					3.6%	2.7%
Sum of averages			\$2,036,741	\$2,040,961				\$ 2,311,643	\$2,320,231		

Based on the data provided by these networks and our analysis of the data, it is our opinion that the average change in real estate prices for the seven Northern communities from November of 2014 to July of 2015 is 1.4%, and the average change for the twelve southern communities from November of 2014 to July of 2015 is 2.7%. The updated market values of the Northern Segment, the Southern Segment and the total corridor are presented on the following chart:

Updated Corridor Summary

	Length in miles	Number of Prop.	Combined ATF Market Value	Enhancement Factor	Corridor Value As Of 11/14/2014	Market Change	Updated Corridor Value
Northern Segment	40.50	179	\$ 507,732	2.30	\$ 1,167,784	1.40%	\$ 1,184,133
Southern Segment	60.11	521	\$ 4,307,991	2.30	\$ 9,908,379	2.70%	\$ 10,175,906
Totals for Both	100.60	700	\$ 4,815,723		\$ 11,076,163		\$ 11,360,038

The ultimate objective of this appraisal is to arrive at an opinion of market rent for NPT's ground lease; therefore, this appraisal involves the development of two valuations. The first valuation is completed in order to arrive at an opinion of the market value for the proposed NPT corridor within the existing PSNH corridor.

The second valuation requires an additional analysis be completed in order to arrive at an opinion of market rent to apply to the corridor real estate asset. The most reliable method to arrive at an opinion of market rent is to replicate a fair return on the real estate asset dependent upon the terms of the proposed ground lease.



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This value is applied to the market rent calculation. The general terms of the ground lease are provided in Volume I of our appraisal report.

Based on these terms and the updated market value of the corridor, a fair return rate of 7.0% (real estate risk/yield rate) was estimated and the ground rent calculated for the initial year of the 40-year ground lease. The calculation was based on the market value of the corridor.

Entire Corridor Initial 40 year lease

Updated Market value of corridor to be leased by NPT:	\$11,360,038
Fixed return rate based on an absolute net lease basis:	7.00%
Annual updated fixed net rent payable monthly in advance:	\$795,203
Updated return rate for year 1 with annual 0.5% adjustments	6.60757%
Year 1 rent with annual +0.5% adjustments	\$750,622

The rent payment assumes a net rent payment monthly in advance with the Lessee paying for all real estate expenses associated with the ground lease. Our report provides alternative rent schedules based on a rent adjustment every five years; a rent adjustment every ten years; and annual rent adjustments. All of the rent options provide an equal present value of the option rents and reversion at the end of the lease that equal the present value indicated by the \$795,203 annual fixed rent. It is our understanding that the selected schedule is to have annual rent adjustments of +0.5%.

The schedules for the initial 40-year period and the two 10-year options is provided as attachments identified as Appendix "E" for the initial term and Appendix "F" for the two option periods. The schedules provide the updated rent schedules for the entire corridor.

Based on these terms and the updated market value of the corridor at the end of the initial 40-year lease, also known as the reversion value, a fair return rate of 7.0% (real estate risk/yield rate) was estimated and then calculated for the initial year of the ground lease of **Option 1** for the years 41-50. The value of the reversion is the market value in July 2015 escalated at 0.5% per year for 40 years or a total increase of 22.079%. The calculation was applied to the market value of the corridor.

Entire Corridor Option 1 for the years 41-50

Updated Market value of corridor as of July, 2015	\$11,360,038
Overall increase in value in 40 years	1.22079
Updated Reversion value at end of initial lease:	\$13,868,269
Fixed return rate based on an absolute net lease basis:	7.00%
Annual updated fixed net rent payable monthly in advance:	\$970,779
Updated return rate for year 1 with annual 0.5% adjustments	6.86383%
Year 41 rent with annual +0.5% adjustments	\$951,894



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The rent payment assumes a net rent payment monthly in advance with the Lessee paying for all real estate expenses associated with the ground lease. Our report provides alternative rent schedules based on a rent adjustment every five years; a rent adjustment every ten years; and annual rent adjustments. All of the rent options provide an equal present value of the option rents and reversion at the end of the lease that equal the present value indicated by the \$970,779 annual fixed rent. It is our understanding that the selected schedule is to have annual rent adjustments of +0.5%.

Based on these terms and the updated market value of the corridor at the end of the initial 40-year lease, also known as the reversion value, a fair return rate of 7.0% (real estate risk/yield rate) was estimated and then calculated for the initial year of the ground lease of **Option 2** for the years 51-60. The value of the reversion is the market value in at the end of the initial lease, \$11,868,269 escalated at 0.5% per year for 10 years or a total increase of 5.114%. The calculation was applied to the market value of the corridor.

Entire Corridor Option 2 for the years 51-60

Updated Market value of corridor at end of <i>Initial Lease</i>	\$13,868,269
Overall increase in value in 10 years	1.05114
Updated Reversion value at end of Option 1:	\$14,577,494
Fixed return rate based on an absolute net lease basis:	7.00%
Annual updated fixed net rent payable monthly in advance:	\$1,020,425
Updated return rate for year 1 with annual 0.5% adjustments	6.86383%
Year 51 rent with annual +0.5% adjustments	\$951,894

Using the same methodology, we have also calculated the rent schedules for the entire AC Line in the Southern Segment for the initial 40-year term and for the two 10-year options as well as the “per acre” rental schedules for the Uneconomic Remnants in the Northern and the Southern Segments for the initial 40-year term and for the two 10-year option periods. Based on the market trends noted earlier, we estimated an average per acre rent in whole dollars for the Northern Segment, for the Southern Segment section from Bridgewater to Franklin; and for the town of Pembroke, part of the AC line in the Southern Segment. All rents have annual +0.5% adjustments throughout the initial 40-year term and the two 10-year option terms, if they are exercised.

AC Line Initial 40 year lease

Updated Market value of AC corridor to be leased by NPT:	\$8,256,350
Fixed return rate based on an absolute net lease basis:	7.00%
Annual updated fixed net rent payable monthly in advance:	\$577,945
Updated return rate for year 1 with annual 0.5% adjustments	6.60757%
Year 1 rent with annual +0.5% adjustments	\$545,544

AC Line Option 1 for the years 41-50



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Updated Market value of AC corridor as of July, 2015	\$8,256,350
Overall increase in value in 40 years	1.22079
Updated Reversion value at end of initial lease:	\$10,079,304
Fixed return rate based on an absolute net lease basis:	7.00%
Annual updated fixed net rent payable monthly in advance:	\$705,551
Updated return rate for year 41 with annual 0.5% adjustments	6.86383%

AC Line Option 2 for the years 51-60

Updated Market value of AC corridor at end of Option 1	\$10,079,304
Overall increase in value in 10 years	1.05114
Updated Reversion value at end of Option 1:	\$10,594,762
Fixed return rate based on an absolute net lease basis:	7.00%
Annual updated fixed net rent payable monthly in advance:	\$741,633
Updated return rate for year 1 with annual 0.5% adjustments	6.86383%
Year 51 rent with annual +0.5% adjustments	\$727,206

**Uneconomic Remnant Parcels Profile**



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	North Segment Dummer to Bethlehem	South Segment Bridgewater to Franklin	South Segment Pembroke
<b>Initial Lease</b>			
Updated Market value per acre	\$ 1,316	\$ 2,797	\$ 29,471
Fixed return rate based on an absolute net lease basis	7.00%	7.00%	7.00%
Annual updated fixed net rent per acre payable monthly in advance	\$ 92	\$ 196	\$ 2,063
Updated return rate for year 1 with annual 0.5% adjustments	6.60757%	6.60757%	6.60757%
Year 1 rent with annual +0.5% adjustments	\$ 87	\$ 185	\$ 1,947
<b>Option 1</b>			
Updated Market value per acre as of July 2015	\$ 1,316	\$ 2,797	\$ 29,471
Overall increase in value in 40 years	1.22079	1.22079	1.22079
Updated Reversion value at end of initial lease	\$ 1,607	\$ 3,415	\$ 35,978
Fixed return rate based on an absolute net lease basis	7.00%	7.00%	7.00%
Annual updated fixed net rent per acre payable monthly in advance	\$ 112	\$ 239	\$ 2,518
Updated return rate for year 1 with annual 0.5% adjustments	6.86383%	6.86383%	6.86383%
Year 1 rent with annual +0.5% adjustments	\$ 110	\$ 234	\$ 2,469
<b>Option 2</b>			
Updated Market value per acre as of July 2015	\$ 1,607	\$ 3,415	\$ 35,978
Overall increase in value in 40 years	1.05114	1.05114	1.05114
Updated Reversion value at end of initial lease	\$ 1,689	\$ 3,589	\$ 37,818
Fixed return rate based on an absolute net lease basis	7.00%	7.00%	7.00%
Annual updated fixed net rent per acre payable monthly in advance	\$ 118	\$ 251	\$ 2,647
Updated return rate for year 1 with annual 0.5% adjustments	6.86383%	6.86383%	6.86383%
Year 1 rent with annual +0.5% adjustments	\$ 116	\$ 246	\$ 2,596

The schedules for the initial 40-year lease and the two 10-year options for the AC Line are attached as Appendix "C".

The schedules for the initial 40-year lease and the two 10-year options for the Uneconomic Remnants are attached as Appendix "D".

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. USPAP defines an Extraordinary Assumption as, "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be





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false, could alter the appraiser's opinions or conclusions". *USPAP* defines a Hypothetical Condition as, "that which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis".

The Extraordinary Assumptions and/or Hypothetical Conditions that apply to this appraisal are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

### **EXTRAORDINARY ASSUMPTIONS**

All costs associated with construction of the corridor are to be paid by NPT. This includes relocation of existing power line poles needed to accommodate the NPT transmission line.

The valuation is based on the proposed lease terms assuming execution of the lease as of the date of this appraisal.

Land areas of the "to be leased" corridor were provided by the client and areas are assumed to be accurate.

### **HYPOTHETICAL CONDITIONS**

No Hypothetical Conditions were made for this assignment.

The signatures below indicates our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers International Valuation & Advisory Services can be of additional assistance, please contact us.

Respectfully submitted,

**Colliers International**  
**Valuation & Consulting Services**

A handwritten signature in blue ink that reads "Gintaras P. Cepas".

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A handwritten signature in blue ink that reads "Robert P. LaPorte, Jr." with a stylized flourish at the end.

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**ENTIRE CORRIDOR**

**APPENDIX "E" - ANNUAL RENT SCHEDULE - 40 YEAR TERM**

**Assumptions and calculations regarding rent options for 40 years**

Updated Market value of corridor	\$ 11,360,038	Rent increases compounded	
Value at end of lease	\$ 13,868,269	Value increase	0.5% per year
Initial rate	7.0000% equity dividend		
Internal rate of return	<b>7.1076%</b> (yield rate over investment)		

Lease Year	Stable for term	Five year increases	Ten Year increases	Annual rent increase
	Rent	Increase @ 5.0%	Increase @ 10.0%	Increase @ 0.5%
	Ground rent	Ground rent	Ground rent	Ground rent
1	\$ 795,203	\$ 757,648	\$ 765,588	\$ 750,622
2	\$ 795,203	\$ 757,648	\$ 765,588	\$ 754,375
3	\$ 795,203	\$ 757,648	\$ 765,588	\$ 758,147
4	\$ 795,203	\$ 757,648	\$ 765,588	\$ 761,938
5	\$ 795,203	\$ 757,648	\$ 765,588	\$ 765,747
6	\$ 795,203	\$ 776,780	\$ 765,588	\$ 769,576
7	\$ 795,203	\$ 776,780	\$ 765,588	\$ 773,424
8	\$ 795,203	\$ 776,780	\$ 765,588	\$ 777,291
9	\$ 795,203	\$ 776,780	\$ 765,588	\$ 781,178
10	\$ 795,203	\$ 776,780	\$ 765,588	\$ 785,083
11	\$ 795,203	\$ 796,394	\$ 804,740	\$ 789,009
12	\$ 795,203	\$ 796,394	\$ 804,740	\$ 792,954
13	\$ 795,203	\$ 796,394	\$ 804,740	\$ 796,919
14	\$ 795,203	\$ 796,394	\$ 804,740	\$ 800,903
15	\$ 795,203	\$ 796,394	\$ 804,740	\$ 804,908
16	\$ 795,203	\$ 816,504	\$ 804,740	\$ 808,932
17	\$ 795,203	\$ 816,504	\$ 804,740	\$ 812,977
18	\$ 795,203	\$ 816,504	\$ 804,740	\$ 817,042
19	\$ 795,203	\$ 816,504	\$ 804,740	\$ 821,127
20	\$ 795,203	\$ 816,504	\$ 804,740	\$ 825,233
21	\$ 795,203	\$ 837,122	\$ 845,895	\$ 829,359
22	\$ 795,203	\$ 837,122	\$ 845,895	\$ 833,506
23	\$ 795,203	\$ 837,122	\$ 845,895	\$ 837,673
24	\$ 795,203	\$ 837,122	\$ 845,895	\$ 841,862
25	\$ 795,203	\$ 837,122	\$ 845,895	\$ 846,071
26	\$ 795,203	\$ 858,260	\$ 845,895	\$ 850,301
27	\$ 795,203	\$ 858,260	\$ 845,895	\$ 854,553
28	\$ 795,203	\$ 858,260	\$ 845,895	\$ 858,826
29	\$ 795,203	\$ 858,260	\$ 845,895	\$ 863,120
30	\$ 795,203	\$ 858,260	\$ 845,895	\$ 867,435
31	\$ 795,203	\$ 879,932	\$ 889,154	\$ 871,772
32	\$ 795,203	\$ 879,932	\$ 889,154	\$ 876,131
33	\$ 795,203	\$ 879,932	\$ 889,154	\$ 880,512
34	\$ 795,203	\$ 879,932	\$ 889,154	\$ 884,915
35	\$ 795,203	\$ 879,932	\$ 889,154	\$ 889,339
36	\$ 795,203	\$ 902,152	\$ 889,154	\$ 893,786
37	\$ 795,203	\$ 902,152	\$ 889,154	\$ 898,255
38	\$ 795,203	\$ 902,152	\$ 889,154	\$ 902,746
39	\$ 795,203	\$ 902,152	\$ 889,154	\$ 907,260
40	\$ 795,203	\$ 902,152	\$ 889,154	\$ 911,796
Reversion of land	\$ 13,868,269	\$ 13,868,269	\$ 13,868,269	\$ 13,868,269
Present value @ IRR	\$ 11,360,044	\$ 11,360,036	\$ 11,360,040	\$ 11,360,032

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**ENTIRE CORRIDOR**

**APPENDIX "F" - ANNUAL RENT SCHEDULE - Option 1 - Years 41-50**

**Assumptions and calculations regarding land rent for 10 years for Entire Corridor**

V	Market value of corridor	\$ 13,868,269	Rent increases compounded		
	Value at end of Option 1	\$ 14,577,494	Value increase 0.5% per year		
	Initial rate	7.0000% equity dividend			
	Internal rate of return	<b>7.3638%</b> (yield rate over investment)			
	<b>Stable for term</b>	<b>Five year increases</b>	<b>Ten Year increases</b>	<b>Annual rent increase</b>	
	<b>Rent</b>	<b>Increase @ 5.0%</b>	<b>Increase @ 10.0%</b>	<b>Increase @ 0.5%</b>	
<b>Year #</b>	<b>Ground rent</b>	<b>Ground rent</b>	<b>Ground rent</b>	<b>Ground rent</b>	
41	\$ 970,779	\$ 960,781	\$ 970,779	\$ 951,894	
42	\$ 970,779	\$ 960,781	\$ 970,779	\$ 956,653	
43	\$ 970,779	\$ 960,781	\$ 970,779	\$ 961,437	
44	\$ 970,779	\$ 960,781	\$ 970,779	\$ 966,244	
45	\$ 970,779	\$ 960,781	\$ 970,779	\$ 971,075	
46	\$ 970,779	\$ 985,042	\$ 970,779	\$ 975,931	
47	\$ 970,779	\$ 985,042	\$ 970,779	\$ 980,810	
48	\$ 970,779	\$ 985,042	\$ 970,779	\$ 985,714	
49	\$ 970,779	\$ 985,042	\$ 970,779	\$ 990,643	
50	\$ 970,779	\$ 985,042	\$ 970,779	\$ 995,596	
	Reversion of land	\$ 14,577,494	\$ 14,577,494	\$ 14,577,494	\$ 14,577,494
	Present value @ IRR	\$ 13,868,267	\$ 13,868,268	\$ 13,868,267	\$ 13,868,266

**APPENDIX "F" - ANNUAL RENT SCHEDULE - Option 2 - years 51-60**

**Assumptions and calculations regarding land rent for 10 years for Entire Corridor**

	Updated Market value of corridor	\$ 14,577,494	Rent increases compounded		
	Value at end of Option 1	\$ 15,322,989	Value increase 0.5% per year		
	Initial rate	7.0000% equity dividend			
	Internal rate of return	<b>7.3638%</b> (yield rate over investment)			
	<b>Stable for term</b>	<b>Five year increases</b>	<b>Ten Year increases</b>	<b>Annual rent increase</b>	
	<b>Rent</b>	<b>Increase @ 5.0%</b>	<b>Increase @ 10.0%</b>	<b>Increase @ 0.5%</b>	
<b>Year #</b>	<b>Ground rent</b>	<b>Ground rent</b>	<b>Ground rent</b>	<b>Ground rent</b>	
51	\$ 1,020,425	\$ 1,009,916	\$ 1,020,425	\$ 1,000,574	
52	\$ 1,020,425	\$ 1,009,916	\$ 1,020,425	\$ 1,005,577	
53	\$ 1,020,425	\$ 1,009,916	\$ 1,020,425	\$ 1,010,605	
54	\$ 1,020,425	\$ 1,009,916	\$ 1,020,425	\$ 1,015,658	
55	\$ 1,020,425	\$ 1,009,916	\$ 1,020,425	\$ 1,020,736	
56	\$ 1,020,425	\$ 1,035,418	\$ 1,020,425	\$ 1,025,840	
57	\$ 1,020,425	\$ 1,035,418	\$ 1,020,425	\$ 1,030,969	
58	\$ 1,020,425	\$ 1,035,418	\$ 1,020,425	\$ 1,036,124	
59	\$ 1,020,425	\$ 1,035,418	\$ 1,020,425	\$ 1,041,304	
60	\$ 1,020,425	\$ 1,035,418	\$ 1,020,425	\$ 1,046,511	
	Reversion of land	\$ 15,322,989	\$ 15,322,989	\$ 15,322,989	\$ 15,322,989
	Present value @ IRR	\$ 14,577,494	\$ 14,577,496	\$ 14,577,494	\$ 14,577,491



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**AC LINE CORRIDOR**

**EXHIBIT "D" - ANNUAL RENT SCHEDULE FOR AC LINE - 40 YEAR TERM**

**Assumptions and calculations for AC Line regarding rent options for 40 years**

Updated Market value of AC corridor	\$ 8,256,350	Rent increases compounded	
Value at end of lease	\$ 10,079,304	Value increase	0.5% per year
Initial rate	7.0%	equity dividend	
Internal rate of return	<b>7.1076%</b> (yield rate over 40 year investment period)		

Year #	Stable for term			Annual rent increases
	Rent	Five year increases	Ten Year increases	Increase @ 0.5%
	Ground rent	Increase @ 5.0%	Increase @ 10.0%	Ground rent
1	\$ 577,945	\$ 550,650	\$ 556,421	\$ 545,544
2	\$ 577,945	\$ 550,650	\$ 556,421	\$ 548,272
3	\$ 577,945	\$ 550,650	\$ 556,421	\$ 551,013
4	\$ 577,945	\$ 550,650	\$ 556,421	\$ 553,768
5	\$ 577,945	\$ 550,650	\$ 556,421	\$ 556,537
6	\$ 577,945	\$ 564,555	\$ 556,421	\$ 559,320
7	\$ 577,945	\$ 564,555	\$ 556,421	\$ 562,116
8	\$ 577,945	\$ 564,555	\$ 556,421	\$ 564,927
9	\$ 577,945	\$ 564,555	\$ 556,421	\$ 567,751
10	\$ 577,945	\$ 564,555	\$ 556,421	\$ 570,590
11	\$ 577,945	\$ 578,810	\$ 584,876	\$ 573,443
12	\$ 577,945	\$ 578,810	\$ 584,876	\$ 576,310
13	\$ 577,945	\$ 578,810	\$ 584,876	\$ 579,192
14	\$ 577,945	\$ 578,810	\$ 584,876	\$ 582,088
15	\$ 577,945	\$ 578,810	\$ 584,876	\$ 584,998
16	\$ 577,945	\$ 593,426	\$ 584,876	\$ 587,923
17	\$ 577,945	\$ 593,426	\$ 584,876	\$ 590,863
18	\$ 577,945	\$ 593,426	\$ 584,876	\$ 593,817
19	\$ 577,945	\$ 593,426	\$ 584,876	\$ 596,786
20	\$ 577,945	\$ 593,426	\$ 584,876	\$ 599,770
21	\$ 577,945	\$ 608,411	\$ 614,787	\$ 602,769
22	\$ 577,945	\$ 608,411	\$ 614,787	\$ 605,783
23	\$ 577,945	\$ 608,411	\$ 614,787	\$ 608,812
24	\$ 577,945	\$ 608,411	\$ 614,787	\$ 611,856
25	\$ 577,945	\$ 608,411	\$ 614,787	\$ 614,915
26	\$ 577,945	\$ 623,774	\$ 614,787	\$ 617,990
27	\$ 577,945	\$ 623,774	\$ 614,787	\$ 621,080
28	\$ 577,945	\$ 623,774	\$ 614,787	\$ 624,185
29	\$ 577,945	\$ 623,774	\$ 614,787	\$ 627,306
30	\$ 577,945	\$ 623,774	\$ 614,787	\$ 630,443
31	\$ 577,945	\$ 639,525	\$ 646,227	\$ 633,595
32	\$ 577,945	\$ 639,525	\$ 646,227	\$ 636,763
33	\$ 577,945	\$ 639,525	\$ 646,227	\$ 639,947
34	\$ 577,945	\$ 639,525	\$ 646,227	\$ 643,146
35	\$ 577,945	\$ 639,525	\$ 646,227	\$ 646,362
36	\$ 577,945	\$ 655,674	\$ 646,227	\$ 649,594
37	\$ 577,945	\$ 655,674	\$ 646,227	\$ 652,842
38	\$ 577,945	\$ 655,674	\$ 646,227	\$ 656,106
39	\$ 577,945	\$ 655,674	\$ 646,227	\$ 659,387
40	\$ 577,945	\$ 655,674	\$ 646,227	\$ 662,684
Reversion of land Year 40	\$ 10,079,304	\$ 10,079,304	\$ 10,079,304	\$ 10,079,304
Present value @ IRR	\$ 8,256,351	\$ 8,256,346	\$ 8,256,353	\$ 8,256,349



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**AC LINE CORRIDOR**

APPENDIX "D" - ANNUAL RENT SCHEDULE - Option 1 - Years 41-50				
Assumptions and calculations regarding land rent for 10 years for AC Corridor				
Updated Market value of corridor	\$ 10,079,305	Rent increases compounded		
Value at end of Option 1	\$ 10,594,762	Value increase 0.5% per year		
Initial rate	7.0000% equity dividend			
Internal rate of return	<b>7.3638%</b> (yield rate over investment)			
Year #	Stable for term	Five year increases	Ten Year increases	Annual rent increase
	Rent	Increase @ 5.0%	Increase @ 10.0%	Increase @ 0.5%
	Ground rent	Ground rent	Ground rent	Ground rent
1	\$ 705,551	\$ 698,285	\$ 705,551	\$ 691,826
2	\$ 705,551	\$ 698,285	\$ 705,551	\$ 695,285
3	\$ 705,551	\$ 698,285	\$ 705,551	\$ 698,762
4	\$ 705,551	\$ 698,285	\$ 705,551	\$ 702,255
5	\$ 705,551	\$ 698,285	\$ 705,551	\$ 705,767
6	\$ 705,551	\$ 715,918	\$ 705,551	\$ 709,296
7	\$ 705,551	\$ 715,918	\$ 705,551	\$ 712,842
8	\$ 705,551	\$ 715,918	\$ 705,551	\$ 716,406
9	\$ 705,551	\$ 715,918	\$ 705,551	\$ 719,988
10	\$ 705,551	\$ 715,918	\$ 705,551	\$ 723,588
Reversion of land	\$ 10,594,762	\$ 10,594,762	\$ 10,594,762	\$ 10,594,762
Present value @ IRR	\$ 10,079,300	\$ 10,079,304	\$ 10,079,300	\$ 10,079,302
<b>Option rent based on 7.0% return on future corridor value</b>				

APPENDIX "D" - ANNUAL RENT SCHEDULE - Option 2 - years 51-60				
Assumptions and calculations regarding land rent for 10 years for AC Corridor				
Updated Market value of corridor	\$ 10,594,762	Rent increases compounded		
Value at end of Option 2	\$ 11,136,579	Value increase 0.5% per year		
Initial rate	7.0000% equity dividend			
Internal rate of return	<b>7.3638%</b> (yield rate over investment)			
Year #	Stable for term	Five year increases	Ten Year increases	Annual rent increase
	Rent	Increase @ 5.0%	Increase @ 10.0%	Increase @ 0.5%
	Ground rent	Ground rent	Ground rent	Ground rent
1	\$ 741,633	\$ 733,995.4	\$ 741,633	\$ 727,206
2	\$ 741,633	\$ 733,995	\$ 741,633	\$ 730,842
3	\$ 741,633	\$ 733,995	\$ 741,633	\$ 734,496
4	\$ 741,633	\$ 733,995	\$ 741,633	\$ 738,169
5	\$ 741,633	\$ 733,995	\$ 741,633	\$ 741,860
6	\$ 741,633	\$ 752,530	\$ 741,633	\$ 745,569
7	\$ 741,633	\$ 752,530	\$ 741,633	\$ 749,297
8	\$ 741,633	\$ 752,530	\$ 741,633	\$ 753,043
9	\$ 741,633	\$ 752,530	\$ 741,633	\$ 756,809
10	\$ 741,633	\$ 752,530	\$ 741,633	\$ 760,593
Reversion of land	\$ 11,136,579	\$ 11,136,579	\$ 11,136,579	\$ 11,136,579
Present value @ IRR	\$ 10,594,757	\$ 10,594,760	\$ 10,594,757	\$ 10,594,759



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**UNECONOMIC REMNANTS**

APPENDIX "C" - ANNUAL RENT SCHEDULE FOR UNECONOMIC REMNANTS - 40 YEAR TERM			
Assumptions and calculations for Uneconomic Remnants regarding rent schedules for 40 years These are the annual updated average rents per acre to be deducted from Corridor rent by Segment			
	North Segment Dummer to Bethlehem	South Segment Bridgewater to Franklin	South Segment Pembroke
Updated value per acre	\$ 1,316	\$ 2,797	\$ 29,471
Value/ac at end of lease	\$ 1,607	\$ 3,415	\$ 35,978
Initial Rate	7.00%	7.00%	7.00%
Internal rate of return	7.10757%	7.10757%	7.10757%
year 1 rate with 0.5% annual increase	6.60757%	6.60757%	6.60757%
Lease Year	Rent per Acre	Rent per Acre	Rent per Acre
1	\$ 87	\$ 185	\$ 1,947
2	\$ 87	\$ 186	\$ 1,957
3	\$ 88	\$ 187	\$ 1,967
4	\$ 88	\$ 188	\$ 1,977
5	\$ 89	\$ 189	\$ 1,987
6	\$ 89	\$ 189	\$ 1,996
7	\$ 90	\$ 190	\$ 2,006
8	\$ 90	\$ 191	\$ 2,017
9	\$ 90	\$ 192	\$ 2,027
10	\$ 91	\$ 193	\$ 2,037
11	\$ 91	\$ 194	\$ 2,047
12	\$ 92	\$ 195	\$ 2,057
13	\$ 92	\$ 196	\$ 2,067
14	\$ 93	\$ 197	\$ 2,078
15	\$ 93	\$ 198	\$ 2,088
16	\$ 94	\$ 199	\$ 2,099
17	\$ 94	\$ 200	\$ 2,109
18	\$ 95	\$ 201	\$ 2,120
19	\$ 95	\$ 202	\$ 2,130
20	\$ 96	\$ 203	\$ 2,141
21	\$ 96	\$ 204	\$ 2,152
22	\$ 97	\$ 205	\$ 2,162
23	\$ 97	\$ 206	\$ 2,173
24	\$ 98	\$ 207	\$ 2,184
25	\$ 98	\$ 208	\$ 2,195
26	\$ 99	\$ 209	\$ 2,206
27	\$ 99	\$ 210	\$ 2,217
28	\$ 99	\$ 211	\$ 2,228
29	\$ 100	\$ 213	\$ 2,239
30	\$ 100	\$ 214	\$ 2,250
31	\$ 101	\$ 215	\$ 2,262
32	\$ 101	\$ 216	\$ 2,273
33	\$ 102	\$ 217	\$ 2,284
34	\$ 103	\$ 218	\$ 2,296
35	\$ 103	\$ 219	\$ 2,307
36	\$ 104	\$ 220	\$ 2,319
37	\$ 104	\$ 221	\$ 2,330
38	\$ 105	\$ 222	\$ 2,342
39	\$ 105	\$ 223	\$ 2,354
40	\$ 106	\$ 224	\$ 2,365
Reversion of Land per Acre	\$ 1,607	\$ 3,415	\$ 35,978



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**UNECONOMIC REMNANTS**

APPENDIX "C" - ANNUAL RENT SCHEDULE - Option 1 - Years 41-50			
Assumption and calculations for Uneconomic Remnants regarding rent schedules for 10 years These are the annual updated rents per acre to be deducted from Corridor rent by Segment			
	North Segment Dummer to Bethlehem	South Segment Bridgewater to Franklin	South Segment Pembroke
Updated value per acre	\$ 1,607	\$ 3,415	\$ 35,978
Value/ac. at end of lease	\$ 1,689	\$ 3,589	\$ 37,818
Initial Rate	7.00%	7.00%	7.00%
Internal Rate of Return	7.3638%	7.3638%	7.3638%
year 1 rate with 0.5% annual increases	6.86383%	6.86383%	6.86383%
Lease Year	Rent per Acre	Rent per Acre	Rent per Acre
41	\$ 110	\$ 234	\$ 2,469
42	\$ 111	\$ 236	\$ 2,482
43	\$ 111	\$ 237	\$ 2,494
44	\$ 112	\$ 238	\$ 2,507
45	\$ 113	\$ 239	\$ 2,519
46	\$ 113	\$ 240	\$ 2,532
47	\$ 114	\$ 242	\$ 2,544
48	\$ 114	\$ 243	\$ 2,557
49	\$ 115	\$ 244	\$ 2,570
50	\$ 115	\$ 245	\$ 2,583
APPENDIX "C" - ANNUAL RENT SCHEDULE - Option 2 - Years 51-60			
Assumption and calculations for Uneconomic Remnants regarding rent schedules for 10 years These are the annual updated rents per acre to be deducted from Corridor rent by Segment			
	North Segment Dummer to Bethlehem	South Segment Bridgewater to Franklin	South Segment Pembroke
Updated value per acre	\$ 1,689	\$ 3,589	\$ 37,818
Value/ac. at end of lease	\$ 1,775	\$ 3,773	\$ 39,752
Initial Rate	7.00%	7.00%	7.00%
Internal Rate of Return	7.3638%	7.3638%	7.3638%
year 1 rate with 0.5% annual increases	6.86383%	6.86383%	6.86383%
Lease Year	Rent per Acre	Rent per Acre	Rent per Acre
51	\$ 116	\$ 246	\$ 2,596
52	\$ 116	\$ 248	\$ 2,609
53	\$ 117	\$ 249	\$ 2,622
54	\$ 118	\$ 250	\$ 2,635
55	\$ 118	\$ 251	\$ 2,648
56	\$ 119	\$ 253	\$ 2,661
57	\$ 119	\$ 254	\$ 2,675
58	\$ 120	\$ 255	\$ 2,688
59	\$ 121	\$ 256	\$ 2,701
60	\$ 121	\$ 258	\$ 2,715



# REAL ESTATE APPRAISAL

## VOLUME I

### NORTHERN PASS TRANSMISSION PROJECT DUMMER TO BETHLEHEM, NEW HAMPSHIRE & BRIDGEWATER TO DEERFIELD, NEW HAMPSHIRE

November 14, 2014

*Colliers File #:* J140244

*Prepared For:*

Mr. Christopher J. Allwarden  
Senior Counsel – Eversource Energy Legal  
Eversource Energy Service Company  
Energy Park  
Manchester, NH 03101

PREPARED BY  
COLLIERS INTERNATIONAL  
VALUATION & ADVISORY SERVICES





November 14, 2014

Mr. Christopher J. Allwarden  
Senior Counsel – Eversource Energy Legal  
Eversource Energy Service Company  
Energy Park  
Manchester, NH 03101

RE: VALUATION APPRAISAL  
NORTHERN PASS TRANSMISSION PROJECT

Dear Attorney Allwarden:

You have requested that we provide Eversource Energy Service Company (EESC) with an opinion of the fair market value of the land and land rights belonging to Public Service of New Hampshire (PSNH) for long-term lease purposes in connection with the planned new Northern Pass Transmission (NPT) DCI AC line to be used for the transmission of power from Quebec to the New England region.

This appraisal is being completed for EESC and provides our opinion of the market value and market rent for a proposed, long-term lease of the land and certain real estate rights owned by PSNH which will be for the use and occupancy of the planned new NPT line. The proposed ground lease will run for 40 years.

As stated in the request for appraisal services:

*“The new NPT line will use and occupy existing PSNH land and easements comprising a route within existing PSNH right of way corridors beginning in the Town of Dummer and ending in the Town of Deerfield (inclusive of a total of 26 towns within Coos, Grafton, Belknap, Merrimack and Rockingham Counties), over a distance of approximately 147 miles (a portion of this distance includes certain federal and state lands that would not be the subject of the lease or appraisal services). The existing PSNH right of way corridor proposed for use is comprised of approximately 187 acres of PSNH fee-owned land, and 3,333 acres of PSNH easements. More specific details of the proposed route of the NPT line between Dummer and Deerfield can be viewed on the Northern Pass Transmission public website, [www.northernpass.us](http://www.northernpass.us).”*

As stated above, a total of 26 communities are located within the path of the new transmission line. However, some towns have been excluded from the corridor, thereby reducing the number of communities to 19 and will also reduce the length of the corridor by 47 miles resulting in a net total distance of 100.60 miles.





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The corridor is divided into two geographic sections that we have identified as the Northern and Southern Sections. The towns included in each section are as follows:

<b>Northern Section:</b>	<b>Southern Section:</b>
Dummer	Bridgewater
Stark	Ashland
Northumberland	New Hampton
Lancaster	Bristol
Dalton	Hill
Whitefield	Franklin
Bethlehem	Northfield
	Canterbury
	Concord
	Pembroke
	Allenstown
	Deerfield

The NPT corridor is situated within a larger PSNH utility corridor. Most of the corridor consists of PSNH easement land, although some land is owned in fee. In addition to PSNH, other fee owners hold a larger parcel encumbered by the PSNH easement.

The entire PSNH corridor generally ranges in width from 150 to over 300 feet. The proposed NPT corridor is generally 31 to 78 feet wide for exclusive use, while the shared-use area is about 30 to 42 feet in width. In addition, there are scattered strips that are isolated by the NPT corridor that cannot be used by either party.

For the purpose of this appraisal, our valuation of the NPT corridor is divided into three distinct areas. They are:

1. Land to be used exclusively by NPT.
2. Land which will be shared with PSNH.
3. Land within the corridor that will become an uneconomic remnant as a result of the NPT Corridor—i.e., land that, following the placement of the new corridor, will have little utility to PSNH with regard to any future use.

The land area associated with the North Section's 40.50 miles of corridor totals 945.01 acres. Of this, 153.08 acres are shared between NPT and PSNH; 331.32 acres are to be used solely by NPT and 19.77 acres are



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characterized as “leftover” lands that become remnant parcels of reduced future use. Approximately 179 fee owners are associated with the North Section.

The land area associated with the South Section’s 60.11 miles of corridor totals 1,452.27 acres. Of this, 319.69 acres are shared between NPT and PSNH; 449.89 acres are to be used solely by NPT and 54.90 acres are characterized as “leftover” lands that become remnant parcels of no future use. Approximately 521 fee owners are associated with the corridor South Section.

In total, the 100.60 miles of PSNH corridor contains a land area of 2,397.28 acres. Of this, 472.77 acres are shared by NPT and PSNH and 781.20 acres are to be used solely by NPT. The total “left over” land is 74.66 acres. There are 700 fee owners associated with the North and South sections.

**Table 1 Land area summaries**

	Length in feet	Length in miles	Number of Prop.	Existing Easement Area (s.f.)	NPT Easement Land Area (s.f.)	Shared Easement Land Area (s.f.)	"Leftover" Easement Land Area (s.f.)	"Leftover" Easement Market Value	Combined ATF Market Value	Corridor Value
Northern Segment	213,818	40.50	179	41,164,851	14,432,145	6,668,168	860,971	\$ 11,154	\$ 507,732	\$ 1,167,784
Southern Segment	317,359	60.11	521	63,260,868	19,597,087	13,925,566	2,391,233	\$ 91,605	\$ 4,307,991	\$ 9,908,379
TOTALS	531,177	100.60	700	104,425,719	34,029,232	20,593,734	3,252,204	\$ 102,759	\$ 4,815,723	\$ 11,076,163
ACRES				2,397.28	781.20	472.77	74.66			

The entire length of the PSNH corridor is used for utility purposes. In our opinion, this use is the highest and best use of the property. The proposed ground lease area will be used consistent with this highest and best use.

The ultimate objective of this appraisal is to arrive at an opinion of market rent for NPT’s ground lease; therefore, this appraisal involves the development of two valuations. The first valuation is completed in order to arrive at an opinion of the market value for the proposed NPT corridor within the existing PSNH corridor.

The second valuation requires an additional analysis be completed in order to arrive at an opinion of market rent to apply to the corridor real estate asset. One way to arrive at the rental value for a corridor would be based on comparable ground leases. We have no knowledge of any recent ground lease for a comparable corridor possessing the same location and physical characteristics of this property. The most reliable method to arrive at an opinion of market rent is to replicate a fair return on the real estate asset dependent upon the terms of the proposed ground lease.

The methodology employed in the initial NPT market valuation was based on the corridor value approach. A corridor right-of-way is a unique parcel which requires special treatment as a variation of the Market Approach. This conventional market-recognized approach distinguishes the special value of a right-of-way, which is an integrated parcel of land with continuity and the ability to move from one terminal point to another over an unbroken stretch of land.



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Senior Counsel  
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The Corridor Valuation Approach recognizes that such a piece of land has value over and above the sum of each of the individual parcels. The corridor valuation consists of two valuation steps. The initial step entails the right-of-way divided into parcels or zones for the purpose of valuation. The value of these zones is estimated by a comparison with sales of abutting or nearby land; this approach is commonly known as either the “across-the-fence” or “at-the-fence” (ATF) method. Each valuation zone is viewed as part of a typical sale parcel of adjoining land, so no adjustments are made for size, shape or accessibility of the zone. The resulting value indicates the level at which typical land along the right-of-way sells for in the market. The three segments of value include the land to be used exclusively by NPT, the land to be shared with PSNH and the “leftover” land that will become an uneconomic remnant and rendered useless for a corridor by NPT or PSNH.

The second step is applied to the aggregate value of the zones. An enhancement factor can be applied to reflect the “assemblage” value created by the fact that the right-of-way is an intact collection of numerous parcels. To qualify for the corridor valuation approach, the Right-of-way must meet several conditions, all of which embrace the concept that the highest and best use of the right-of-way is for purposes which take advantage of its long, thin character. As will be discussed in the Highest and Best Use section of the appraisal, it is our opinion that the subject qualifies for the Corridor Value Approach, which will be developed in the report in accordance with the methodology above described.

This value is applied to the market rent calculation. The general terms of the ground lease are as follows:

<u>Lessors:</u>	Public Service Company of New Hampshire (PSNH), a New Hampshire corporation.
<u>Lessee:</u>	Northern Pass Transmission LLC (NPT), a New Hampshire limited liability company.
<u>Leased Properties:</u>	Real estate rights in and to a certain undivided part or portion of the fee owned land and easements of the Lessors comprising certain existing PSNH right-of-ways (ROWs), in the State of New Hampshire, for both the exclusive, and for the non-exclusive (shared or common), use and occupancy by NPT for the leased use; and the uneconomic remnant parcels, strips cut off by the proposed NPT corridor to be leased.
<u>Term:</u>	Initial term shall commence on date construction begins on any part of the NPT Project on Leased Properties, including any site preparation, shall continue for the entire period of construction to the date of Commercial Operation, and continuing thereafter for a term of forty (40) years from date of Commercial Operation. Extension(s) of the initial term by Lessee shall be coterminous with extension(s) of term of the TSA.



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Leased Use: Installation, construction, operation, maintenance, patrol, inspection, repair, rebuild, replacement and removal of one overhead direct-current (DC) 300 kV electric power transmission line terminating in Franklin, NH, and one overhead alternating-current (AC) 345 kV electric power transmission line terminating at PSNH's Deerfield Substation in Deerfield, NH, with associated poles, towers, wires, cables, insulators, foundations, anchors, guys and appurtenant fittings and equipment, together with telecommunication wires, cables and appurtenant equipment affixed thereto for transmitting data and communications related solely to the operation and maintenance of said lines (the NPT Project or the NPT Project Facilities).

Compensation: Monthly or annual leased rental value for Leased Properties [TBD], subject to upward adjustments during initial term and subsequent extension(s), if any.

Maintenance of Leased Properties: Lessee at Lessee's sole cost and expense to operate and maintain NPT Project Facilities on Leased Properties.

Vegetation Maintenance of Leased Properties: All maintenance tree and brush clearing, trimming and vegetation control of the Leased Properties to be carried out by Lessor PSNH at its cost and expense, Lessee to be responsible to reimburse Lessor PSNH annually for its share of vegetation maintenance costs attributable to the Leased Properties allocated on a pro-rated basis, based on the ratio the width of the exclusive portion of the Leased Properties used and occupied by the Lessee for the leased use, plus fifty percent (50%) of the width of the non-exclusive (shared or common) portion of the Leased Properties, bears to the total maintained width of the Leased Properties, in the respective ROW location(s) covered by the vegetation maintenance cost(s) being allocated.

Taxes: Lessor PSNH and Lessee each responsible to pay all real estate taxes assessed against their respectively-owned NPT Project Facilities and Lessor PSNH Facilities. Lessee responsible to pay all real estate taxes assessed against the Leased Properties attributable to the use and occupancy of Leased Properties by Lessee under this lease; Lessee responsible to reimburse Lessors for real estate taxes assessed against the Leased Properties and paid by Lessors attributable to the use and occupancy of the Leased Properties by Lessee under this lease, reimbursable one hundred percent (100%) for the exclusive portion of the Leased Properties used and occupied by Lessee for the leased use, and fifty percent (50%) for the non-exclusive (shared or common) portion of the Leased Properties.

Removal: Decommissioning and removal of NPT Project Facilities from Leased Properties upon termination of lease term, at Lessee's sole cost and expense.

Based on these terms and the market value of the corridor, a fair return rate (real estate risk/yield rate) was estimated and then calculated for the initial year of the ground lease term. The calculation was applied to the leased area of the corridor.



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The following is a summary of our value opinions:

Total corridor land area of PSNH:	2,397.28 acres
Leased area-exclusive use by NPT:	781.20 acres
Leased area- shared use NPT/PSNH:	472.77 acres
Uneconomic leftover area-created by ground lease:	74.66 acres
At-the-fence value of the proposed land to be leased by NPT:	\$4,815,723
Enhancement factor:	2.3
Market value of corridor to be leased by NPT:	\$11,076,163
Initial return rate based on an absolute net lease basis:	7%
First year annual net rent payable monthly in advance:	\$775,331

The rent payment assumes a net rent payment monthly in advance. Lessee to pay for all real estate expenses associated with the ground lease. Our report will also provide alternative rent schedules based on a rent adjustment every five years; a rent adjustment every ten years; and annual rent adjustments. All of the rent options provide an equal present value of the option rents that equal the \$775,331 annual fixed rent.

Our appraisal report is divided into four volumes. They are:

**Volume 1** contains the basic data on the appraisal; a summary of the terms of the ground lease; the summary of the at-the-fence corridor values by town; the corridor valuation; our opinion of the ground rent; our appraisal qualifications and other miscellaneous exhibits.

**Volume 2** contains the description, maps and exhibits for the properties within the North Section of the corridor by town and a summary and analysis of the land sales within each town.

**Volume 3** contains the description, maps and exhibits for the properties within the South Section of the corridor by town and a summary and analysis of the land sales within each town.

**Volume 4** contains a write-up of the land sales used in our opinion of land value.

The analyses, opinions and conclusions communicated within this appraisal report were developed based upon the requirements and guidelines of the current Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter. USPAP defines an Extraordinary Assumption as, "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions". USPAP defines a Hypothetical Condition as, "that which is



Christopher J. Allwarden  
Senior Counsel  
November 14, 2014  
Page 7

contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis”.

The Extraordinary Assumptions and/or Hypothetical Conditions that apply to this appraisal are fully discussed below. We advise the client to consider these issues carefully given the intended use of this appraisal, as their use might have affected the assignment results.

### **EXTRAORDINARY ASSUMPTIONS**

All costs associated with construction of the corridor are to be paid by NPT. This includes relocation of existing power line poles needed to accommodate the NPT transmission line.

The valuation is based on the proposed lease terms assuming execution of the lease as of the date of this appraisal.

Land areas of the “to be leased” corridor were provided by the client and areas are assumed to be accurate.

### **HYPOTHETICAL CONDITIONS**

No Hypothetical Conditions were made for this assignment.

The signatures below indicates our assurance to the client that the development process and extent of analysis for this assignment adhere to the scope requirements and intended use of the appraisal. If you have any specific questions or concerns regarding the attached appraisal report, or if Colliers International Valuation & Advisory Services can be of additional assistance, please contact the individuals listed below.\

Respectfully submitted,

**Colliers International  
Valuation & Consulting Services**

A handwritten signature in blue ink that reads "Gintaras P. Cepas".

Gintaras P. Cepas  
Senior Valuation Specialist  
NHCG #876  
617.330.8104  
gintaras.cepas@colliers.com

A handwritten signature in blue ink that reads "Robert P. LaPorte, Jr." with a stylized flourish at the end.

Robert P. LaPorte, Jr., MAI, CRE  
Managing Director  
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617.330.8101  
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**SUMMARY OF FACTS AND CONCLUSIONS**

Locations in New Hampshire

<b>Northern Section:</b>	<b>Southern Section:</b>
Dummer	Bridgewater
Stark	Ashland
Northumberland	New Hampton
Lancaster	Bristol
Dalton	Hill
Whitefield	Franklin
Bethlehem	Northfield
	Canterbury
	Concord
	Pembroke
	Allenstown
	Deerfield

Fee Owner:	The Parcel Summary Sheet provided by the client indicates a total of 700 fee owners
Easement Owner	Public Service of New Hampshire
Property Type	Utility Corridor
Current Use	Utility Corridor
Highest and Best Use	Utility Corridor
Property Rights Appraised	Utility Easement
Land Areas:	
Existing Easement:	2,397.28 Acres
NPT Easement:	781.20 Acres
Shared Easement:	472.77 Acres
Leftover Land /	
Uneconomic Remnant:	74.66 Acres
Length:	100.6 miles



Property Improvements	All improvements were excluded from our valuation. The appraisal is based on land where major tree growth has been removed and existing poles have been relocated.
Property Characteristics	Two sections of a continuous utility corridor.
Five-Year Sales History	It is our understanding that the corridor was assembled prior to 2009.
Date of Value Opinion	November 14, 2014
Indicated Exposure Time Valuation	One year

At-the-fence value of the proposed land to be leased by NPT:	\$4,815,723
Enhancement factor:	2.3
Market value of corridor to be leased by NPT:	\$11,076,163
Initial return rate based on an absolute net lease basis:	7%
Fixed annual net rent payable monthly in advance:	\$775,331

Rent assumes a net rent payment monthly in advance. Lessee is to pay for all real estate expenses associated with the ground lease.

## **INTRODUCTION**

## PROPERTY IDENTIFICATION AND OBJECTIVE OF APPRAISAL

The subject of this appraisal represents the land and land rights belonging to Public Service of New Hampshire (PSNH). In total, the PSNH corridor contains a land area of 2,397.28 acres. Of this, 472.77 acres are shared by NPT and PSNH and 781.20 acres are to be used solely by NPT. About 57% of the total land area of the corridor will remain dedicated to PSNH. *Approximately 700 fee owners are associated with the north and south sections.*

The objective of this appraisal is to provide our opinion of the market rent for a proposed, long-term lease of the land and certain real estate rights owned by PSNH will be for the use and occupancy of the planned, new Northern Pass Transmission Line. The proposed ground lease will run for 40 years.

The lessor is the Public Service Company of New Hampshire (PSNH) a New Hampshire corporation.

The lessee is Northern Pass Transmission LLC (NPT), a NH limited liability company.

## CLIENT IDENTIFICATION

The client of this specific assignment is

## PURPOSE OF THE APPRAISAL

The purpose of this report is to provide Eversource Energy Service Company (EESC) with our opinion of the fair market rental value (ground lease rent) for a proposed, long-term lease of the land and certain real estate rights owned by Public Service of New Hampshire (PSNH).

During the ground lease term of 40 years (the proposed length of the long-term lease by PSNH to NPT), the land will be used for and occupied by the new Northern Pass Transmission (NPT) DCI AC line. This planned, new NPT line will be used for the transmission of power from Quebec to the New England region.

The form of this report is in conformance with Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. (2014-2015 ed.)

## INTENDED USER

This appraisal is intended for use by the Eversource Energy Service Company (EESC).

## PROPERTY RIGHTS APPRAISED

The property rights appraised within this report is the market rent for land and certain real estate rights owned by PSNH. These rights are mostly easement rights that do vary slightly in description, but the intended purpose of each is similar. Examples of these rights include:

**Example 1**

unto the Grantee and its successors and assigns forever, the RIGHT and EASEMENT to erect, repair, maintain, rebuild, operate, patrol and remove electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms, braces, anchors, wires, guys and other equipment over and across a strip of land.....100.....feet

**Example 2**

the grantee, its successors and assigns, the right to erect, repair, maintain, rebuild, operate and patrol electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms, braces, anchors, wires and guys, over and across a strip of land ..225..... feet in width being a part of the lands owned by the grantor in the town

**Example 3**

covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and underground lines consisting of wires, cables, ducts, manholes, poles and towers together with foundations, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under and across a Strip of land.....feet in width in the town/city of ..Franklin.....,

**Example 4**

and The State of New Hampshire (hereinafter called the Grantee), with.....Warranty.....  
covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and underground lines consisting of wires, cables, ducts, manholes, poles and towers together with foundations, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under and across a Strip of land.....225.....feet in width in the town/city of.....Hill.....;

**APPRAISAL PROBLEM**

The appraisal problem is related to a sub-utility corridor within an existing utility corridor located entirely within the state of New Hampshire. This is an assembled corridor that has historically been used for the transmission of electricity. An additional transmission line will be established within the existing corridor and the land leased to NPT.

This is a limited market property for which there is limited demand. However, when demand exists, the assemblage of a corridor presents a value opportunity for the buyer or lessee as compared to the long and expensive process of acquiring land to create the corridor.

The appraisal problem is to arrive at an opinion of the market value of the sub-corridor and apply a reasonable rate of return with land rent adjustments over the contract term of the ground lease. Direct land rentals were not used due to a lack of geographically comparable data.

**SCOPE OF THE APPRAISAL**

The following summary comments apply to the amount and type of information researched (but not limited to) and the analyses undertaken in the development of the appraisal of the subject property. Unless otherwise stated in the appraisal report, the appraisers have no knowledge of any hidden or unapparent conditions of the property that would make it more or less valuable and make no guarantees or warranties, expressed or implied, regarding the condition of the property.

➤ Area and Neighborhood Analysis:

With respect to each of the twenty towns, we reviewed zoning data, assessment data, demographic data, economic data and real estate prices. Data sources for real estate pricing was obtained from the Banker and Tradesman, Northern New England Real Estate Network (MLS) and, where available, COSTAR. Economic data from New Hampshire's Economic and Labor Market Information Bureau (ELMIB) and the current Federal Reserve Beige Book report was reviewed. During our inspections, neighborhoods were observed around the corridor's street crossings in each of the twenty towns.

➤ Site Description and Analysis:

A visual drive-through survey was made of the subject properties that included an inspection of the entire corridor from its crossing of public streets. This occurred in all the nineteen towns and for almost all of the public street crossings of the corridor. We reviewed a series of aerial photographs and engineering plans for the corridor and of the proposed leased area. Numerous discussions and interviews took place on a weekly basis between the appraisers, PSNH officials and Jonathon Perron, Vice President of Cornerstone Energy Services, Inc. Cornerstone was responsible for coordinating with PSNH and the NPT Project to compile and provide us with the database of the "to be" leased corridor property areas, for our use in developing our appraisal. The appraisers were also given access to a Northern Pass Transmission web site which included property information. Additional maps we reviewed included flood plain, geodetic and assessor maps specific to the locus of the corridor.

Gintaras P. Cepas inspected the subject parcels between Dummer and Hill. Robert P. LaPorte, Jr., MAI, CRE, inspected the corridor between Franklin and Deerfield.

➤ Market Data Program:

Research was undertaken for comparable land sales in each of the nineteen communities. Land sales research included a review of the sale deeds and plans where available and nearly every land sale was inspected by the appraisers of the subject property.

Bruce Taylor, MAI, a certified general appraiser in New Hampshire and an active real estate appraiser in this region, assisted us in the collection of comparable market data. Mr. Taylor completed market research for land sales in the towns from Dummer to Bethlehem (the northern portion of the transmission line project) as well as for the communities of Bridgewater, Ashland, New Hampton, Bristol and Hill located in the southern portion of the project. Mark Savage, MAI, also an experienced and certified general appraiser in New Hampshire, performed market data research in the remaining communities.

An extensive range of sale data was collected and the details of each sale transaction was reviewed and analyzed by the appraisers. For the purposes of this appraisal, those sales we believed to be most relevant to this assignment were selected for further analysis. The sales we used to value the subject properties located in the path of the Northern Pass Transmission Line are presented in Volume IV of this appraisal. The sales are presented on a town-by-town basis.

➤ Analysis

The analysis is entails two steps.

The initial step was to provide our opinion of market value of the sub-corridor. Due to the specialized type of property, the corridor value approach has been developed in arriving at the market value of the fee simple interest for the subject. This approach relied upon the at-the-fence valuation method where land values associated with the fee owners were applied to the segment of the entire easement corridor and this value was associated to the subject corridor. These values were completed for 700 parcels that fall along the subject sub corridor. As noted, this does not mean that 700 properties along the corridor were individually appraised. Land values associated with land sales in each town were applied to the “at-the-fence” (ATF) properties. These values were not adjusted for the specific topographic conditions of the corridor, but rather an opinion of land value for the individual properties was established as a reasonable opinion of the larger property and then applied to the segment that is encumbered by the power line easements. Additional adjustments were applied that reflected the easement interest, the shared use of the easement and the uneconomic remnant portion caused by the subject NPT easement on the larger corridor.

Once the sum of the parcels was added, a corridor enhancement factor was applied. This process entailed the following valuation process.

- Interviews with market participants who own corridors, have sold corridors, or who have purchased corridors.
- Interviews with national valuation experts who have been involved with corridor valuations.
- Review of corridor sales in order to abstract the corridor factor based on the “at-the-fence” land values.
- Review of professional valuation articles regarding corridor valuations and the enhancement factor.
- Analysis of the acquisition cost to create a corridor relative to the at-the-fence value of a corridor.
- Review of potential demand of the subject corridor beyond NPT.

Additional articles we reviewed include:

<u>Articles</u>	<u>Author</u>	<u>Where and When Published</u>
Valuing a Corridor Within a Corridor	Richard J. Zulaico	Published in the March/April, 2000 issue of the Right Of Way Publication.
The Continuing Evolution of Corridor Appraising (Back to the Basics)	Charles E. Seymour, CRE, MAI	Published in the May/June, 2002 issue of the Right Of Way Publication.
Valuation of Transportation/Communication Corridors	John P. Dolman, MAI, CRE and Charles E. Seymour, CRE, MAI	Published in the Appraisal Journal, October 1978
Appraising a Transportation Corridor	Gary S. Valentine, ASA, SR/WA	Published in the November/December, 1998 issue of the Right Of Way Publication.
Lessons Learned from Two Decades of Corridor appraising	Charles E. Seymour, MAI and David W. Anderson	Published in the Appraisal Journal, October 1997
Putting Rights-Of-Way in Your Domain	Tood A. Amspoker, Esq	Published in Lightwave Magazine, September 1, 2000
The Valuation of Corridors in Eminent Domain:the Chester Valley Branch	Michael Skarloff	Published in the December , 2005 issue of Real Estate Issues, a publication of The Counselors of Real Estate
Across the Fence Methodology for Valuation of Corridors:	Arthue G. Rahn	Published in the Appraisal Journal, July, 2001
Rail Right-of-Way Valuation	Frederick D. Miltenberger, MAI	Published in the Appraisal Journal, April, 2002

This process was completed in the context of our active valuation experience in corridor valuations that extend back to the 1970's.

The final step was to provide an analysis of the market rent for the NPT corridor during the proposed term of the ground lease. This was completed by first arriving at a real estate yield rate based on the proposed lease terms.

## DEFINITION OF SIGNIFICANT TERMS

**Market Value** is defined as:

*"The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress."<sup>1</sup>*

*"The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest, and assuming that neither is under duress." "Market value is described in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal." (USPAP, 2014-2015 ed.)*

**Fee Simple Estate** is defined as:

*"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."<sup>2</sup>*

**Market Rent** is defined as:

*"The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs)."<sup>3</sup>*

**Easement** is defined as:

*"The right to use another's land for a stated purpose."<sup>4</sup>*

**Corridor** is defined as:

*"A strip of land used for transportation or transmission purposes (e.g., rail, highway, power, information, slurries, liquids)."<sup>5</sup>*

**Corridor Valuation** is:

*"The process of estimating value associated with rights to corridor real estate. Valuation approaches may include methods such as the across the fence method, sales comparison, the alternate route (cost avoidance) approach, and estimation of net liquidation value."<sup>6</sup>*

<sup>1</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

<sup>2</sup> Appraisal Institute, The Dictionary of Real Estate Appraisal, 5th ed. (Chicago: Appraisal Institute, 2010).

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

**Highest and Best Use** is defined as:

*“The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value.”<sup>7</sup>*

**Discount Rate** is defined as:

*“A yield rate used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate.”<sup>8</sup>*

**Capitalization Rate** is defined as:

*“Any rate used to convert income into value.”<sup>9</sup>*

**Equity Dividend Rate** is defined as:

*“In common usage, pre-tax cash flow divided by initial equity investment; also called *cash-on-cash rate*.”<sup>10</sup>*

## SUMMARY OF APPRAISAL VALUATION METHOD

The total subject right-of-way property consists of a narrow strip of land that has been used as a utility corridor for many years. As such, it is a unique or special-purpose property. As part of a larger utility network, the subject strips have characteristics which indicate that its highest and best use is as a corridor which can be used for a variety of purposes that need these special characteristics. It meets certain established criteria for such a use; among them are uniqueness, continuity, specialized function, and savings in reproduction cost.

In assembling such a corridor, the acquisition cost would be based on the prevailing land values in the area or so-called “across-the-fence” (ATF) values. The assumption is that when assembled, the corridor pieces were acquired from the “at-the-fence” properties at their unit values. Alternatively, if there were recent sales of assembled corridor strips of similar size and length in central and northern New Hampshire, these would be good indicators of value after adjusting for differences in location, zoning and neighborhood uses. Such do not exist, therefore, we must consider sales and uses of land in the subject neighborhood and the subject city similar in zoning, location and use to the subject corridor, including sales of smaller strips of former railroad land.

The challenge is to research sales of land similar in size, zoning and use to the “at-the fence” properties along both sides of the subject utility corridor in order to estimate their unit values. The zoning lines often are the center line of the right-of-way so we can encounter, as an example, industrial zoning along say the east side and residential along the west side resulting in different unit values based on industrial and residential land sales. Another consideration is that the “at-the-fence” neighborhood changes from small residential lots to acreage tracts but in the same zoning district. The small lots would have a different unit values from the acreage tracts indicating different unit values for the adjacent section of the subject corridor.

The goal or challenge is to identify a wide variety of land sales that can then be utilized to estimate prevailing unit values appropriate for the characteristics of the “at-the-fence” properties along both sides of the subject

<sup>7</sup> *Ibid.*

<sup>8</sup> *Ibid.*

<sup>9</sup> *Ibid.*

<sup>10</sup> *Ibid.*



corridor in developing the Corridor Valuation Approach as outlined in the Valuation Techniques section later in this report.

## **LEGAL DESCRIPTION**

No legal description was provided or is available as of the writing of this report. Sample easement descriptions were provided by sample deeds from the assemblage of the existing easement corridor; excerpts of the easement rights obtained were previously shown.

## REGIONAL AND COMMUNITY DATA –NORTHERN SEGMENT

The northern portion of the Northern Pass Transmission Line project involves seven communities within two New Hampshire counties—Coos County and Grafton County.

A brief description of each county is presented below and has been obtained from [www.nhes.nh.gov](http://www.nhes.nh.gov).

*“**Coös County** covers the top fifth of New Hampshire, sharing a 71-mile straight border with Maine to the east, an 85-mile border with Vermont to the west, and a 58-mile border with Canada to the north. Established in 1803, when it was separated from Grafton County, the county was named after the Indian word 'cowass' or 'kohass,' meaning 'crooked river' because of the bend in the Connecticut River. The White Mountain National Forest and Nash Stream State Forest cover a sizable portion of the county.*

*Coös County contains 1,795 square miles of land area and 35.1 square miles of inland water area. Based on the 2010 Census population, the population density of the county is 18.4 persons per square mile. Coös County is made up of one city (Berlin), 19 towns, and 23 unincorporated places—15 of which are unpopulated. The county seat is Lancaster.*

*“**Grafton County** occupies the west central border of the state, halfway between north and south. It is separated from Vermont by an 89-mile stretch of the Connecticut River. Like Coös County, Grafton covers nearly one-fifth of the state. It was one of the five original counties established in 1769, and was comprised of all of the current Grafton and Coös Counties until 1803. The county, like the town, takes its name from Augustus Henry Fitzroy, Duke of Grafton, an enthusiastic supporter of the American cause prior to the Revolution. The county contains a substantial amount of inland water, most of which is Newfound Lake or part of Squam Lake, and includes half of the White Mountain National Forest.”*

The exhibit on the following page is a comparison of general demographic information for Coos and Grafton Counties as well as the State of New Hampshire. The comparison chart contains data on population, housing and income for each county and New Hampshire. This information was obtained from the website of the U.S. Census Bureau.

Figure 1 –Population, Housing and Income Comparison

	New Hampshire	Coos County (Dummer, Stark, Northumberland, Lancaster, Whitefield & Dalton)	Grafton County (Bethlehem)
<b>Total Land Area (Square Miles)</b>	9,304	1,831	1,750
<b>Total population</b>	1,316,470	33,055	89,118
<b>Population Density / Square Mile</b>	141	18	52
<b>Median age (years)</b>	41.1	46.4	41.2
<b>Total Housing Units</b>	614,754	21,321	51,120
<b>Owner-Occupied housing units</b>	368,316	10,071	24,544
<b>Renter-occupied housing units</b>	150,657	4,100	11,442
<b>Income &amp; Benefits (in 2012 Inflation-Adjusted Dollars)</b>			
<b>Total households</b>	516,845	14,704	34,816
Less than \$10,000	22,805	1,081	2,085
\$10,000 to \$14,999	20,623	1,202	1,626
\$15,000 to \$24,999	42,981	2,055	3,500
\$25,000 to \$34,999	45,855	1,952	3,604
\$35,000 to \$49,999	66,216	2,431	5,494
\$50,000 to \$74,999	95,654	2,817	6,290
\$75,000 to \$99,999	75,050	1,673	4,544
\$100,000 to \$149,999	86,889	1,007	4,376
\$150,000 to \$199,999	33,928	252	1,629
\$200,000 or more	26,844	234	1,668
<b>Median household income (dollars)</b>	\$64,925	\$41,774	\$53,386
<b>Families</b>	347,244	9,112	21,853
Less than \$10,000	8,627	439	664
\$10,000 to \$14,999	6,117	234	325
\$15,000 to \$24,999	18,015	903	1,202
\$25,000 to \$34,999	24,208	1,051	1,944
\$35,000 to \$49,999	39,430	1,563	3,435
\$50,000 to \$74,999	65,848	2,241	4,248
\$75,000 to \$99,999	58,821	1,421	3,466
\$100,000 to \$149,999	73,067	844	3,751
\$150,000 to \$199,999	29,575	206	1,335
\$200,000 or more	23,536	210	1,483
<b>Median family income (dollars)</b>	\$79,488	53,337	\$69,244
<b>Per Capita Income (dollars)</b>	\$32,758	24,059	\$29,699

Source: U.S. Census Bureau | American Factfinder

### **Population**

Coos County, with a total land area of 1,831 square miles, had a total population of 33,055 persons according to the 2010 US Census. Grafton County is slightly smaller in size with 1,750 square miles, but its total population is more than double that of Coos County. Coos County has a population density of only 18 persons per square mile while Grafton County has a density of 52 persons per square mile.

### **Housing**

According to the 2010 US Census, New Hampshire had a total of 614,754 housing units—nearly 60% of which were reported to be owner occupied. In Coos County, there were 21,321 housing units with 47% of them reported to be owner occupied. Grafton County had a total of 51,120 households and reported an owner occupancy rate of 48%.

### **Income**

In the State of New Hampshire, the median household income for 2010 was \$64,925 with the majority of households reporting income ranging between \$50,000 and \$74,000. The state had 22,805 households (4.4%) that reported income of less than \$10,000 and 26,844 households (5.2%) reported median income of \$200,000 or more.

In Coos County, the median household income in 2010 was \$41,774—only 64% of the state's median household income. Grafton County's median household income was \$53,386—higher than that of Coos County, but still only 82% of the median household income reported for the state. Both Coos County and Grafton County reported that the majority of their respective households had income ranging between \$50,000 and \$74,999. In Coos County, 1,081 households (7.4%) earned less than \$10,000 while only 234 of its households (1.6%) reported income of at least \$200,000. A total of 2,085 households (6.0%) in Grafton County reported median household income below \$10,000 and 1,668 (4.8%) of its households received income of \$200,000 or more.

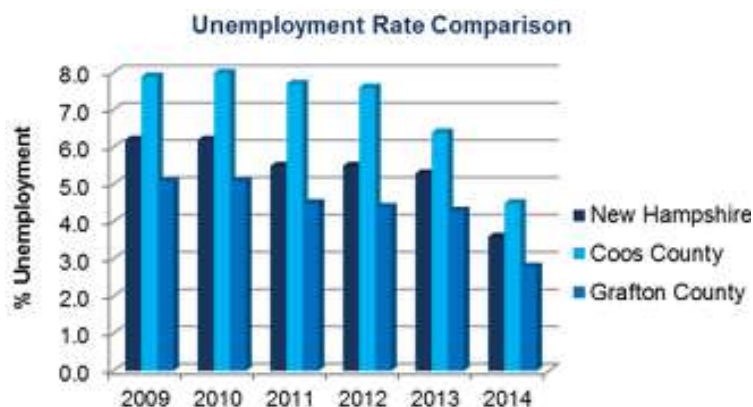
Comparing each county's 2010 median family income indicates the majority of families in each county reported income ranging between \$50,000 and \$74,999. In Coos County, 4.8% of all families reported income of less than \$100,000 while only 2.3% of families earned more than \$200,000. In Grafton County, the total number of families receiving less than \$10,000 per year totaled 3% while 6.8% of its families earned a median income of \$200,000 or higher.

### **Employment**

We have also investigated historical unemployment rates for the State of New Hampshire, Coos County and Grafton County as reported by the Economic & Labor Market Information Bureau. The unemployment rates for 2009 through 2013 are annual average unemployment rates. The unemployment rate reported for 2014 represents the unemployment rate for the month of October.

Year	New Hampshire	Coos County	Grafton County
2009	6.2	7.9	5.1
2010	6.2	8.0	5.1
2011	5.5	7.7	4.5
2012	5.5	7.6	4.4
2013	5.3	6.4	4.3
2014	3.6	4.5	2.8
2014 = as of October			

Over the five-year period from 2009 to 2013, Coos County experienced the highest unemployment rates ranging between 6.4% and 8.0%; its five-year average unemployment was 7.5%. Grafton County had the lowest unemployment rates over the same period and ranged from 4.3% to 5.1% with a five-year average of 4.7% while New Hampshire had an average of 5.7% over the five-year period.



As of October 2014, unemployment rates ranged from a low of 2.8% in Grafton County to a high of 4.5% in Coos County; New Hampshire's unemployment rate was 3.6%.

As stated previously, the northern portion of the Northern Pass Transmission Line project involves a total of seven communities in two counties. In Coos County, the communities include Dummer, Stark, Northumberland, Lancaster, Whitefield and Dalton. Also included in the northern portion of the project is the Town of Bethlehem in Grafton County.

The exhibit on the following page is a comparison of general demographic characteristics including population, housing and housing characteristics and income for each community in the northern portion of the Northern Pass Transmission Project; this information has been obtained from the website of the U.S. Census Bureau | American Factfinder.

	Dummer	Stark	Northumberland	Lancaster	Dalton	Whitefield	Bethlehem
Total Area (Square Miles)	49.46	59.58	36.49	50.73	28.03	34.7	90.97
Total Population	304	556	2,288	3,507	979	2,306	2,526
Population Density / Square Mile	6.1	9.3	62.7	69.1	34.9	66.5	28
Median Age (years)	48.3	48.2	44.3	43.8	47.8	44.7	45.5
Total Housing Units	294	445	1,121	1,687	577	1,339	1,517
Occupied Housing Units	129	233	984	1,399	429	976	1,103
Vacant Housing Units	165	212	137	288	148	363	414
Owner-occupied Housing Units	117	198	716	982	373	674	777
Renter-occupied housing units	12	35	268	417	56	302	326
<b>Income &amp; Benefits</b>							
<b>(in 2012 Inflation-Adjusted Dollars)</b>							
Total households	185	263	931	1,446	391	999	1,110
Less than \$10,000	1	20	49	99	42	87	91
\$10,000 to \$14,999	1	6	67	125	9	103	33
\$15,000 to \$24,999	30	35	161	199	34	134	112
\$25,000 to \$34,999	35	39	156	227	52	85	154
\$35,000 to \$49,999	20	72	169	150	64	152	195
\$50,000 to \$74,999	60	37	223	319	126	235	255
\$75,000 to \$99,999	24	25	52	160	38	76	88
\$100,000 to \$149,999	11	15	51	94	20	105	125
\$150,000 to \$199,999	0	12	3	34	3	22	50
\$200,000 or more	3	2	0	39	3	0	7
Median Household Income (dollars)	\$54,688	\$41,050	\$37,083	\$39,318	\$48,281	\$44,485	\$46,181
<b>Families</b>							
Less than \$10,000	154	165	722	855	279	513	631
\$10,000 to \$14,999	0	14	54	50	9	8	24
\$15,000 to \$24,999	1	6	52	40	2	3	0
\$25,000 to \$34,999	15	10	92	68	15	48	12
\$35,000 to \$49,999	30	28	127	66	40	47	95
\$50,000 to \$74,999	16	29	115	118	50	70	113
\$75,000 to \$99,999	54	40	191	231	102	189	162
\$100,000 to \$149,999	24	25	53	136	38	67	75
\$150,000 to \$199,999	11	9	35	73	17	64	107
\$200,000 or more	0	2	3	34	3	17	36
Median Family Income (dollars)	\$55,643	\$45,625	\$38,947	\$60,855	\$59,531	\$57,917	\$60,592
Per Capita Income (dollars)	\$24,023	\$22,675	\$17,949	\$27,296	\$22,542	\$25,269	\$26,824

### Size

The Coos County communities range in size from 28.03 square miles (Dalton) to 59.98 square miles (Stark). The remaining communities range in size between 34.7 square miles (Whitefield) and 50.73 square miles (Lancaster). In the northern section of the Northern Pass Project, the Town of Bethlehem in Grafton County is the largest community containing a total land area of 90.97 square miles.

### Population

In Coos County, the Towns of Dummer and Stark had the smallest populations of 304 and 556 persons respectively. Although the Town of Stark is the largest of the Coos County communities, its population density is only 9.3 persons per square mile—only slightly higher than Dummer with a population density of 6.1 persons per square mile. Lancaster had the highest population totaling 3,057 persons with a population density of 69 persons per square mile.

### Housing

The inventory of housing units for each community in Coos County ranged from 294 units in Dummer to 1,687 units in Lancaster. The number of housing units in the remaining Coos County communities ranged between 445 units (Stark) and 1,339 units (Whitefield). Comparing the rate of owner occupancy in each community reveals that 64.6% of Dalton's 577 housing units are owner occupied. The Town of Dummer had the lowest rate of owner occupancy—only 117 or 39.8% of its units are occupied by the property owner.

In Grafton County, Bethlehem reported a total of 1,517 housing units with 51.2% of them being owner occupied.

### Income

According to the 2010 US Census, the median household income in the northern portion of the project ranged from a low of \$37,083 in Northumberland to a high of \$54,688 in Dummer. In Grafton County, the median household income in Bethlehem was \$46,181.

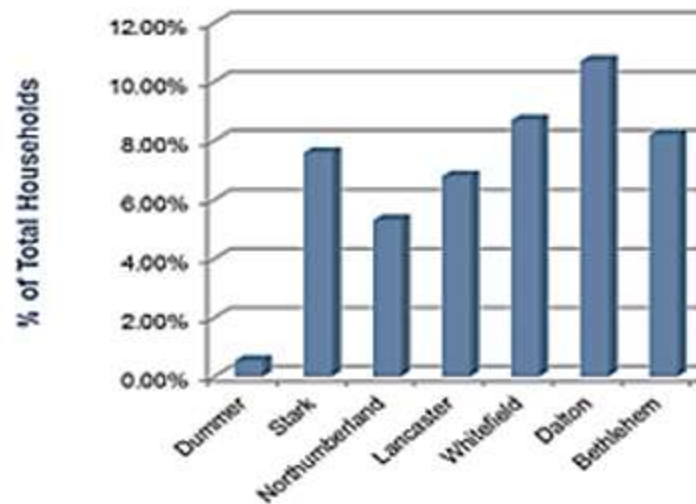
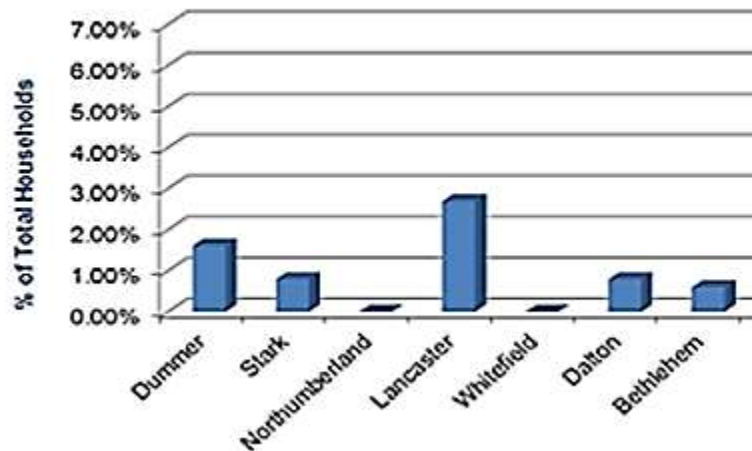
The majority of the total households in Dummer, Northumberland, Lancaster, Whitefield, Dalton and Bethlehem reported annual household income in the range of \$50,000 to \$74,999. The Town of Stark reported that the majority of its households received lower incomes ranging between \$35,000 and \$49,999.

\$25,000 to \$34,999	\$35,000 to \$49,000	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999
--	Stark (27.4%)	Dummer (32.43%) Northumberland (24%) Lancaster (22.1%) Whitefield (23.5%) Dalton (32.2%) Bethlehem (23%)	--	--

The Town of Dalton reported that nearly 11% of its 391 total households received a median household income of less than \$10,000 followed by Whitefield where 8.7% of its total households reporting income of \$10,000 or less. In Lancaster, 2.7% of all households reported income of \$200,000 or above.

Graphs illustrating the above data are presented on the following page.



**Households Earning Less than \$10,000/Year****Households Earning \$200,000 or more/Year**

## Employment

We have also investigated historical unemployment rates for each community within the Northern Pass Transmission Line as reported by the Economic & Labor Market Information Bureau. The following table presents unemployment rates for the five year period from 2009 through 2013—these are annual average unemployment rates. The unemployment rate for 2014 is the unemployment rate for the month of October.

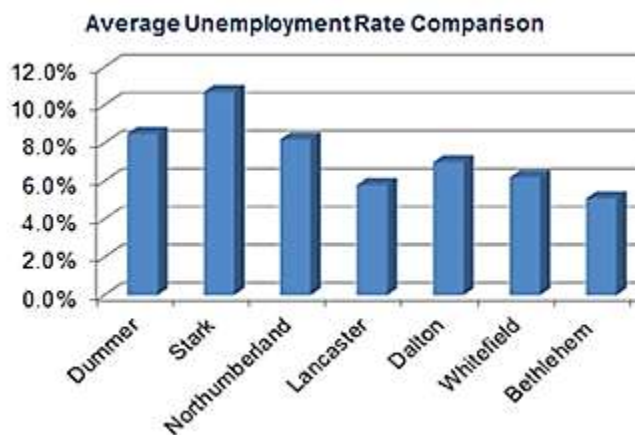
**NORTHERN COMMUNITIES--ANNUAL UNEMPLOYMENT RATE COMPARISON**

Year	Dummer	Stark	Northumberland	Lancaster	Dalton	Whitefield	Bethlehem
2009	6.8%	9.9%	9.6%	6.9%	8.4%	7.1%	5.9%
2010	6.5%	10.3%	8.9%	6.2%	8.4%	7.3%	5.5%
2011	9.0%	11.3%	8.4%	5.6%	6.5%	5.8%	5.1%
2012	9.5%	12.1%	7.6%	5.5%	6.0%	5.7%	4.9%
2013	10.7%	9.8%	6.4%	5.0%	5.6%	4.9%	3.9%
2014	6.2%	7.7%	5.3%	3.0%	5.5%	4.0%	3.3%

2014 = As of October

A comparison of the unemployment rates over the five-year period for each community by county has been completed. The communities in Coos County consistently had the highest unemployment rates compared to the Town of Bethlehem in Grafton County. Our comparison shows the Town of Stark in Coos County has had the highest unemployment rates over the five-year period ranging from a low of 9.8% to a high of 12.1% followed by Dummer, where unemployment ranged from 6.8% to 10.7%. The Town of Bethlehem in Grafton County experienced the lowest unemployment rates which ranged between 3.9% and 5.9%. As of October 2014, unemployment rates ranged from a low of 3.3% in Bethlehem to a high of 7.7% in the Town of Stark in Coos County.

The following graph shows the average unemployment rates by community from 2009 to 2013.



### ***Real Estate Trends***

With regard to overall real estate pricing trends, we obtained sale data from the Banker and Tradesman. On the following page are the results of our research. For each community, we provide the total number of annual sales (all property types), the average sale price per year as well as the price change over the prior year. The sale figures reported for 2014 are year-to-date (January through November) statistics.

A review of the average annual sale prices in each community from 2010 to November of 2014 has been completed and the comparison is presented in Figure 2 on the following page; this comparison fails to reveal any clear-cut trend in average sale prices on a year-to-year basis within the communities within the Northern Portion of the project.

Figure 2

<b>Dummer</b>				<b>Stark</b>			
	# Sales	Average Sale Price	Price Change / Prior Year		# Sales	Average Sale Price	Price Change / Prior Year
2014	10	\$65,290	84.5%	2014	23	\$59,968	-52.3%
2013	8	\$35,387	-88.4%	2013	23	\$125,730	67.2%
2012	17	\$304,070	-60.2%	2012	20	\$75,200	-82.3%
2011	9	\$763,733	497.1%	2011	19	\$425,868	400.4%
2010	6	\$127,916		2010	12	\$85,100	

<b>Northumberland</b>				<b>Lancaster</b>			
	# Sales	Average Sale Price	Price Change / Prior Year		# Sales	Average Sale Price	Price Change / Prior Year
2014	50	\$38,722	-26.6%	2014	76	\$97,438	-22.3%
2013	54	\$52,735	-66.4%	2013	77	\$125,470	31.6%
2012	48	\$156,720	101.0%	2012	59	\$95,342	-33.1%
2011	51	\$77,984	-6.9%	2011	62	\$142,556	36.3%
2010	45	\$83,755		2010	87	\$104,624	

<b>Whitefield</b>				<b>Dalton</b>			
	# Sales	Average Sale Price	Price Change / Prior Year		# Sales	Average Sale Price	Price Change / Prior Year
2014	69	\$103,557	15.7%	2014	29	\$67,903	-35.6%
2013	41	\$89,507	-16.1%	2013	35	\$105,511	25.6%
2012	55	\$106,629	2.1%	2012	29	\$84,031	33.9%
2011	44	\$104,470	1.8%	2011	23	\$62,778	-9.4%
2010	47	\$102,606		2010	25	\$69,308	

<b>Bethlehem</b>			
	# Sales	Average Sale Price	Price Change / Prior Year
2014	64	\$94,512	-14.1%
2013	71	\$110,015	-10.1%
2012	68	\$122,417	4.8%
2011	69	\$116,818	-10.8%
2010	59	\$130,903	

Of the seven communities in the northern portion of the project, the Towns of Dummer, Stark and Northumberland have the least appealing demographics with regard to owner occupancy rates, median household income, median family income and unemployment rates.

The Town of Dummer has the lowest ratio of owner-occupied housing units—of its total 294 housing units, only 117 or 39%+/- of them were owner occupied. Stark came in second with only 44% of its total housing units being owner occupied.

The town of Northumberland had the lowest household income and family income of all the communities; its median household income was only \$37,083 and its median family income was only \$38,947. In the town of Stark, the median household income was \$41,050 with the majority of households reported income in the range of \$35,000 to \$49,999.

With regard to unemployment rates, Stark had a five-year average unemployment rate of 12.1%; Dummer's average rate over the same period was 10.7% and Northumberland's five-year average unemployment rate was 8.2%. The average unemployment rates for the remaining communities ranged between 3.5% and 7.0%.

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## REGIONAL AND COMMUNITY DATA –SOUTHERN SEGMENT

The southern portion of the Northern Pass Transmission Line project involves twelve communities within four New Hampshire counties—Grafton, Belknap, Merrimack and Rockingham.

A brief description of each county's demographics is presented on the following pages and includes a general comparison of population, income and unemployment rates. This data was obtained from [www.nhes.nh.gov](http://www.nhes.nh.gov).

**Grafton County** *occupies the west central border of the state, halfway between north and south. It is separated from Vermont by an 89-mile stretch of the Connecticut River. Like Coös County, Grafton covers nearly one-fifth of the state. It was one of the five original counties established in 1769, and was comprised of all of the current Grafton and Coös Counties until 1803. The county, like the town, takes its name from Augustus Henry Fitzroy, Duke of Grafton, an enthusiastic supporter of the American cause prior to the Revolution. The county contains a substantial amount of inland water, most of which is Newfound Lake or part of Squam Lake, and includes half of the White Mountain National Forest.*

**Belknap County** *“Located just southeast of the geographic center of the state in New Hampshire's Lakes Region, Belknap County was established in 1840 from portions of Strafford County. The county was named for Dr. Jeremy Belknap, Dover Congregational Church minister and author of The History of New Hampshire, which chronicled the early history of the state. Belknap is one of two counties in the state without an interstate border; Merrimack is the other. A large part of Lake Winnepesaukee, all of Lake Winnisquam, and many smaller lakes cover nearly one-sixth of the county, the largest amount of inland water among New Hampshire's counties.”*

**Merrimack County** *“Nestled in the south central portion of the state, equidistant from both the Maine and Vermont borders, Merrimack County is one of two counties that has no interstate borders; Belknap is the other. It is the location of Concord, the state capitol, which is tucked into a bend in the Merrimack River. The county takes its name from the Merrimack River, whose name was adapted from an Abnaki Indian word meaning "deep." The county was formed in 1823 from towns in Hillsborough and Rockingham counties.”*

**Rockingham County** *“Covering the southeast corner of the state, Rockingham County contains all of the state's 17 miles of Atlantic Ocean coastline, the shortest coastline of any state in the US. The Piscataqua River and Portsmouth Harbor separate it from Maine on a nine-mile stretch to the northeast, and it shares a 56-mile border to the south with Massachusetts. Rockingham County includes four of the Isles of Shoals, which are annexed to the town of Rye. Rockingham was one of the five original counties established in 1769, and at one time covered Concord and all Merrimack County towns east of the Merrimack River. It was named for Charles Watson-Wentworth, Marquis of Rockingham, a staunch friend of the colonies. The seacoast town of Rye was one of the first two places to be settled in New Hampshire.*

The exhibit on the following page is a comparison of general demographic data including size, population, housing and characteristics and income for each of the counties in the southern portion of the Northern Pass Transmission Project. This information was obtained from the website of the U.S. Census Bureau.

Figure 3 –Population, Housing and Income Comparison

	New Hampshire	Grafton County (Ashland, Bridgewater & Bristol)	Belknap County (New Hampton)	Merrimack County (Hill, Franklin, Northfield, Canterbury, Concord, Pembroke & Allenstown)	Rockingham County (Deerfield)
<b>Total Land Area (Square Miles)</b>	9,304	1,750	469	956	794
<b>Total population</b>	1,316,470	89,118	60,088	146,445	295,223
<b>Population Density / Square Mile</b>	141	52	150	158	425
<b>Median age (years)</b>	41.1	41.2	44.7	41.4	42.2
<b>Total Housing Units</b>	614,754	51,120	37,386	63,541	126,709
<b>Owner-occupied housing units</b>	368,316	24,544	18,523	40,686	88,365
<b>Renter-occupied housing units</b>	150,657	11,442	6,243	16,383	26,668
<b>Income &amp; Benefits (in 2012 Inflation-Adjusted Dollars)</b>					
<b>Total households</b>	516,845	34,816	25,127	57,224	115,552
Less than \$10,000	22,805	2,085	1,297	2,279	3,546
\$10,000 to \$14,999	20,623	1,626	1,091	2,279	3,290
\$15,000 to \$24,999	42,981	3,500	2,521	4,982	7,276
\$25,000 to \$34,999	45,855	3,604	2,485	5,351	8,298
\$35,000 to \$49,999	66,216	5,494	3,396	7,034	12,618
\$50,000 to \$74,999	95,654	6,290	5,459	10,534	20,050
\$75,000 to \$99,999	75,050	4,544	3,267	9,234	17,629
\$100,000 to \$149,999	86,889	4,376	3,520	9,861	23,799
\$150,000 to \$199,999	33,928	1,629	1,260	3,245	10,784
\$200,000 or more	26,844	1,668	831	2,425	8,262
	95,654				
<b>Median household income (dollars)</b>	\$64,925	\$53,386	\$57,163	\$65,487	\$77,939
<b>Families</b>	347,244	21,853	17,190	38,335	81,230
Less than \$10,000	8,627	664	578	807	1,319
\$10,000 to \$14,999	6,117	325	326	708	1,001
\$15,000 to \$24,999	18,015	1,202	1,317	2,038	2,805
\$25,000 to \$34,999	24,208	1,944	1,440	2,970	4,268
\$35,000 to \$49,999	39,430	3,435	2,109	4,058	7,226
\$50,000 to \$74,999	65,848	4,248	4,117	6,999	13,277
\$75,000 to \$99,999	58,821	3,466	2,605	7,210	14,000
\$100,000 to \$149,999	73,067	3,751	2,921	8,514	20,305
\$150,000 to \$199,999	29,575	1,335	1,101	2,859	9,582
\$200,000 or more	23,536	1,483	676	2,172	7,447
<b>Median family income (dollars)</b>	\$79,488	\$69,244	\$66,400	\$80,161	\$93,432
<b>Per Capita Income (dollars)</b>	\$32,758	\$29,699	\$30,178	\$31,355	\$37,820

Source: U.S. Census Bureau | American FactFinder

Belknap County is the smallest of the four counties containing a land area of only 496 square miles. It also has the lowest total population which, according to the 2010 U.S. Census, is 60,088 persons resulting in a population density of 150 persons per square mile. In contrast, Grafton County is the largest in terms of land area (totaling 1,709 square miles); its population as of 2010 was 89,118 resulting in a population density of only 52 persons per square mile. Although Rockingham County with 794 square miles is less than half the size of Grafton County, it has the highest total population—295,233 persons—and a population density of 425 persons per square mile.

The previous exhibit also compares the housing inventory, occupancy characteristics and total household income within each county.

As Belknap County is the smallest in terms of size, it also has the fewest number of housing units. As of 2010 there were a total of 37,386 housing units and a reported owner-occupancy rate of approximately 50%, or a reported total of 18,523. Being the most populous, Rockingham County also has the highest number of housing units--126,709 in total. Rockingham County reported that of the total number of housing units, 88,365 or about 70% are owner-occupied. In Grafton County, only 48% of its housing units were owner occupied; in Merrimack County, 40,686 of its total 53,541 housing units were reportedly owner occupied.

A review of the median household income for each county reveals that Rockingham County had the highest median household income—\$77,939. The majority of Rockingham households (23,799) reporting an annual income range between \$100,000 and \$149,999. 8,262 households (7.15%) in Rockingham reported annual income of \$200,000 or more.

Grafton County had the lowest household incomes. The median household income for Grafton County was \$53,386 with 6,290 households reporting an annual income ranging from \$50,000 to \$74,999. A total of 2,085 households, or 6%, reported annual household income of less than \$10,000.

The median household income in Belknap County and Merrimack County was reported to be \$57,163 and \$64,487, respectively. The majority of households in each county reported annual household income ranging between \$50,000 and \$74,999. 5.2% of the households in Belknap County reported earning less than \$10,000 per year and in Merrimack County, 4.0% of households reported income of less than \$10,000.

We have also investigated historical unemployment rates for each county as reported by the Economic & Labor Market Information Bureau. The unemployment rates for 2009 through 2013 are annual average unemployment rates. The unemployment rate for 2014 is the unemployment rate for the month of August.

Year	Grafton County	Belknap County	Merrimack County	Rockingham County
2009	5.1	6.6	5.6	6.6
2010	5.1	6.7	5.6	6.4
2011	4.5	5.6	5.0	5.8
2012	4.4	5.3	4.9	5.9
2013	4.3	5.2	4.8	5.7
2014	3.2	3.8	3.8	4.9
2014 = August				

Over the five-year period from 2009 to 2013, Rockingham County reported the highest unemployment rates ranging between 5.7% and 6.6% and resulting in an average rate of 6.1% over the five-year period. Grafton County's average unemployment rate for the five-year period was 4.7%, followed by Merrimack County with 5.2% and then by Belknap County with an average rate of 5.9%. As of August 2014, unemployment in

Grafton, Belknap and Merrimack Counties ranged between 3.2% and 3.8%. Rockingham County's unemployment rate again was higher than the rest at 4.9%.

As stated previously, the southern portion of the Northern Pass Transmission Line project involves twelve communities. The Towns of Ashland, Bridgewater and Bristol are located in Grafton County; New Hampton is located in Belknap County; Hill, Franklin, Northfield, Canterbury, Concord, Pembroke are located in Merrimack County and Deerfield is located in Rockingham County. These communities range in size from 11.51 square miles for Ashland with a population of 2,076 persons and a population density of 180 persons per square mile to 67.5 square miles for the City of Concord with a total population of 42,695 persons resulting in a population density of 633 persons per square miles.

The remaining communities range in size from 20.42 square miles to 44.4 square miles and have total populations ranging from 1,083 to 8,562 persons and have population densities ranging from a low of 40 to a high of 309 persons per square miles.

The exhibit on the following page is a comparison of general demographic characteristics including population, housing and housing characteristics and income for each community which has been obtained from the website of the U.S. Census Bureau | American Factfinder.



	Ashland	Bridgewater	Bristol	New Hampton	Hill	Franklin	Northfield	Camterbury	Concord	Pembroke	Allenstown	Deerfield
<b>Total Land Area (Square Miles)</b>	11.51	21.5	22.36	38.26	26.9	29.11	29	44.4	67.5	23	20.42	52.3
<b>Total population</b>	2,076	1,083	3,054	2,165	1,089	8,562	4,829	2,352	42,695	7,115	4,322	4,280
<b>Population Density/ Square Mile</b>	180	50	137	57	40	294	167	53	633	309	212	82
<b>Median Age (years)</b>	43.1	49.2	43.5	42.4	43.6	40.2	39.2	46.9	39.4	39.6	41	42
<b>Total Housing Units</b>	1,355	995	2,488	1,083	512	3,967	1,969	1,002	18,852	2,872	1,881	1,743
<b>Owner-occupied Housing Units</b>	563	404	869	704	364	2,084	1,306	824	9,367	1,984	1,324	1,344
<b>Renter-occupied Housing Units</b>	417	67	414	144	49	1,350	537	89	8,225	726	432	193
<b>Income &amp; Benefits</b> <b>(in 2012 Inflation-Adjusted Dollars)</b>												
<b>Total Households</b>	731	541	1,335	870	432	3,409	1,733	932	17,837	2,851	1,736	1,545
Less than \$10,000	49	17	92	41	10	200	47	4	1,052	142	79	26
\$10,000 to \$14,999	69	19	85	48	24	194	33	24	838	180	55	24
\$15,000 to \$24,999	118	48	166	45	38	621	225	42	1,749	179	265	43
\$25,000 to \$34,999	57	42	271	83	56	366	172	56	2,168	327	233	66
\$35,000 to \$49,999	201	111	164	109	59	450	224	88	2,531	305	191	138
\$50,000 to \$74,999	92	126	144	220	63	666	444	153	3,237	502	316	298
\$75,000 to \$99,999	93	61	256	223	99	581	289	225	2,563	319	250	283
\$100,000 to \$149,999	41	71	131	82	62	305	239	236	2,219	613	284	462
\$150,000 to \$199,999	5	36	6	11	15	26	25	54	856	140	63	134
\$200,000 or more	6	10	20	8	6	0	35	63	624	144	0	71
<b>Median Household Income (dollars)</b>	\$40,213	\$60,104	\$46,287	\$61,463	\$58,571	\$43,946	\$60,029	\$86,136	\$53,567	\$62,099	\$53,103	\$90,684
<b>Families</b>	432	379	835	635	300	2,086	1,354	728	10,001	1,936	1,219	1,226
Less than \$10,000	9	6	26	14	2	82	28	0	395	18	31	18
\$10,000 to \$14,999	32	4	18	25	0	91	23	6	143	98	23	16
\$15,000 to \$24,999	45	10	83	27	14	269	156	13	642	24	87	21
\$25,000 to \$34,999	25	18	191	58	35	206	134	17	886	250	161	43
\$35,000 to \$49,999	127	94	101	84	50	279	103	74	1,244	160	137	90
\$50,000 to \$74,999	77	93	108	186	53	440	392	105	1,850	367	276	228
\$75,000 to \$99,999	89	60	179	163	81	418	238	190	1,785	282	215	222
\$100,000 to \$149,999	17	54	103	64	47	283	228	217	1,689	480	258	391
\$150,000 to \$199,999	5	30	6	11	12	18	17	55	816	113	31	126
\$200,000 or more	6	10	20	3	6	0	35	51	551	144	0	71
<b>Median Family Income (dollars)</b>	\$48,226	\$64,648	\$49,813	\$62,298	\$73,333	\$57,905	\$62,252	\$94,107	\$72,879	\$77,586	\$65,019	\$96,167

### ***Size and Population***

Examination of the data presented on the previous page shows that in addition to being the largest community in terms of land area with 67.5 acres, the City of Concord (New Hampshire's State Capitol) also has the highest population with 42,695 persons and a population density of 633 persons per square mile. Franklin and Pembroke, with populations of 8,562 and 7,115 persons, respectively, are the third and fourth most populous communities. The remaining communities have populations of fewer than 5,000 persons; Bridgewater and Hill have the lowest populations at 1,083 and 1,089 persons, respectively.

### ***Housing and Characteristics***

The inventory of housing units in each community varied from 512 housing units in Hill to 18,852 housing units in the City of Concord. The Towns of Canterbury reported that 82% of their total housing units (the highest of all the communities) were owner occupied. The Town of Bristol had the lowest rate of owner-occupancy—only 35% of its 2,488 total housing units were owner occupied. The remaining communities reported between 41% and 77% for owner-occupied housing units.

### ***Income***

The number of households in each community ranged from a total of 541 in Bridgewater to 17,837 in Concord. The median household income ranged from a low of \$40,213 in Ashland to \$90,684 in Deerfield. Comparing household income brackets reveals the dominant income range for each community.

\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999
Bristol (20.3%)	Ashland (27.5%)	Bridgewater (23.3%) Franklin (19.5%) Allentown (18.2%) Canterbury (25.32%)	New Hampton (25.6%) Hill (22.9%) Concord (18.1)	Canterbury (25.32%) Pembroke (21.5%) Deerfield (29.9%)

Based on the total number of households in each community, 6.9% of the households in the Town of Bristol reported income of less than \$10,000. Less than one percent of Canterbury's households (0.43%), reported income below \$10,000. Between 1.7% and 6.7% of households in the remaining towns reported income of less than \$10,000.

Canterbury, Pembroke, Deerfield and Concord reported that, based upon their respective number of households, between 3.5% and 6.76% reported income of \$200,000 or more. In the remaining towns, the percentage of households reporting a minimum income of \$200,000 ranged between 0% and 2%.

***Real Estate Trends***

With regard to overall real estate pricing trends, we obtained sale data from the Banker and Tradesman. On the following page are the results of our research. For each community, we provide the total number of annual sales (all property types), the average sale price per year as well as the price change over the prior year from 2010 to 2014.

Allenstown and Hill had the lowest annual average sale prices between 2010 and 2014. In Allenstown, the annual average sale price ranged from \$72,567 to \$148,640 with a five-year average sale price of \$102,179. The Town of Hill's average annual sale prices were similar to Allenstown and ranged from \$96,394 to \$124,027 resulting in a five-year annual average sale price of \$108,084.

Bridgewater experienced the highest average annual sale price over the same period. In Bridgewater, the average annual sale prices ranged from \$199,724 to \$310,987 and resulted in a five-year average of \$260,869.

**Ashland**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	67	\$145,341	5.6%
2013	48	\$137,647	-17.5%
2012	87	\$166,764	31.4%
2011	45	\$126,942	-5.6%
2010	43	\$134,432	
	<b>Min</b>	<b>\$126,942</b>	
	<b>Max</b>	<b>\$166,764</b>	
	<b>Avg.</b>	<b>\$142,225</b>	

**Bridgewater**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	35	\$304,708	-2.0%
2013	41	\$310,987	55.7%
2012	37	\$199,724	-26.8%
2011	25	\$272,992	26.4%
2010	25	\$215,932	
	<b>Min</b>	<b>\$199,724</b>	
	<b>Max</b>	<b>\$310,987</b>	
	<b>Avg.</b>	<b>\$260,869</b>	

**Bristol**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	88	\$144,668	-10.7%
2013	88	\$161,977	-6.9%
2012	96	\$173,959	29.4%
2011	76	\$134,446	-19.8%
2010	97	\$167,696	
	<b>Min</b>	<b>\$134,446</b>	
	<b>Max</b>	<b>\$173,959</b>	
	<b>Avg.</b>	<b>\$156,549</b>	

**New Hampton**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	49	\$147,346	-18.7%
2013	60	\$181,345	-1.5%
2012	48	\$184,141	18.6%
2011	24	\$155,216	-8.6%
2010	38	\$169,863	
	<b>Min</b>	<b>\$147,346</b>	
	<b>Max</b>	<b>\$184,141</b>	
	<b>Avg.</b>	<b>\$167,582</b>	

**Hill**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	18	\$96,394	-18.4%
2013	27	\$118,129	-4.8%
2012	22	\$124,027	21.3%
2011	23	\$102,278	2.7%
2010	21	\$99,590	
	<b>Min</b>	<b>\$96,394</b>	
	<b>Max</b>	<b>\$124,027</b>	
	<b>Avg.</b>	<b>\$108,084</b>	

**Franklin**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	173	\$120,782	3.0%
2013	155	\$117,211	-0.4%
2012	148	\$117,643	-11.7%
2011	146	\$133,259	8.1%
2010	139	\$123,274	
	<b>Min</b>	<b>\$117,211</b>	
	<b>Max</b>	<b>\$133,259</b>	
	<b>Avg.</b>	<b>\$122,434</b>	

**Northfield**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	75	\$138,600	8.1%
2013	78	\$128,206	7.6%
2012	74	\$119,154	-0.3%
2011	67	\$119,546	13.3%
2010	73	\$105,541	
	<b>Min</b>	<b>\$105,541</b>	
	<b>Max</b>	<b>\$138,600</b>	
	<b>Avg.</b>	<b>\$122,209</b>	

**Canterbury**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	52	\$194,763	7.8%
2013	37	\$180,627	10.0%
2012	45	\$164,277	-1.9%
2011	36	\$167,466	-3.6%
2010	33	\$173,633	
	<b>Min</b>	<b>\$164,277</b>	
	<b>Max</b>	<b>\$194,763</b>	
	<b>Avg.</b>	<b>\$176,153</b>	

**Concord**

Year	Total # Sales	Average Sale Price	Price Change / Prior Year
2014	653	\$229,656	14.8%
2013	681	\$200,022	-16.8%
2012	623	\$240,403	27.1%
2011	548	\$189,092	4.7%
2010	547	\$180,561	
	<b>Min</b>	<b>\$180,561</b>	
	<b>Max</b>	<b>\$240,403</b>	
	<b>Avg.</b>	<b>\$207,947</b>	

**Pembroke**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	112	\$180,833	-19.0%
2013	123	\$223,124	27.5%
2012	124	\$174,974	2.5%
2011	105	\$170,775	-17.7%
2010	115	\$207,493	
	<b>Min</b>	<b>\$170,775</b>	
	<b>Max</b>	<b>\$223,124</b>	

**Allenstown**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	85	\$148,640	30.6%
2013	84	\$113,839	56.9%
2012	93	\$72,567	-8.0%
2011	79	\$78,918	-18.6%
2010	92	\$96,931	
	<b>Min</b>	<b>\$72,567</b>	
	<b>Max</b>	<b>\$148,640</b>	
	<b>Avg.</b>	<b>\$102,179</b>	

**Deerfield**

	# Sales	Average Sale Price	Price Change / Prior Year
2014	96	\$202,883	-12.4%
2013	86	\$231,710	18.5%
2012	83	\$195,550	0.1%
2011	91	\$195,394	2.1%
2010	80	\$191,436	
	<b>Min</b>	<b>\$191,436</b>	
	<b>Max</b>	<b>\$231,710</b>	
	<b>Avg.</b>	<b>\$203,395</b>	

## Employment

We have also investigated historical unemployment rates for each community within the southern portion of the Northern Pass Transmission Line project in Grafton, Belknap, Merrimack and Rockingham Counties as reported by the Economic & Labor Market Information Bureau. The average annual unemployment rates during the period of 2009 through 2013 shown in the following table.

Year	Ashland	Bridgewater	New Hampton	Bristol	Hill	Franklin	Northfield	Canterbury	Concord	Pembroke	Allenstown	Deerfield
2009	6.4%	4.0%	6.0%	8.2%	6.7%	7.5%	6.2%	5.0%	5.6%	5.4%	7.2%	6.0%
2010	7.0%	4.3%	5.9%	6.5%	5.7%	7.2%	6.1%	4.9%	5.4%	5.9%	7.4%	5.9%
2011	5.9%	3.0%	4.6%	6.4%	6.2%	6.0%	5.1%	4.5%	5.0%	5.4%	6.6%	4.6%
2012	6.0%	3.8%	5.4%	5.7%	5.0%	5.8%	4.8%	3.8%	4.8%	5.2%	6.2%	5.4%
2013	5.4%	4.3%	5.3%	5.2%	5.0%	5.7%	5.0%	3.8%	4.8%	5.1%	6.1%	5.3%
*2014	4.7%	3.9%	4.2%	4.0%	3.5%	4.4%	3.8%	3.6%	3.8%	3.9%	4.3%	3.9%

A comparison of the unemployment rates for each community in the southern portion of the Northern Pass project reveals that between calendar years 2009 and 2013, the Town of Bridgewater experienced the lowest annual unemployment rates which ranged from 3.0% to 4.3% with an average over the period of 3.9%. The remaining communities reported unemployment rates ranging from a low of 3.8% to a high of 8.2%—annual average unemployment rates during the period ranged from a low of 4.4% to 6.7%.

For the month of October 2014, Deerfield had the lowest unemployment rate at 2.8%; Allenstown had the highest unemployment rate of 4.0%. The remaining communities reported unemployment rates which ranged from 3.0% to 3.6%.

Of the twelve subject communities, the Towns of Ashland and Franklin have the least appealing demographics.

In the Town of Ashland, there are 1,355 existing housing units. Of the occupied housing units, 57% are owner occupied; the remainder is occupied as rental units. Ashland has a total of 731 households—201 of these households (27.5%) reported annual incomes ranging between \$35,000 and \$49,999 and 6.6% of households in Ashland reported earnings of less than \$10,000 per year. Only six households of the total reported income of \$200,000 or higher. The town of Ashland had the lowest median household income of \$40,213.

In Franklin, there are 3,967 available housing units in town, 87% of which are occupied. Of the 3,434 occupied housing units, 61% are owner occupied; the remaining units are occupied as rental units. There are a total of 3,409 households in Franklin—666 or (19.5%) of which reported annual incomes ranging between \$50,000 and \$74,999 and 5.9% reported earnings of less than \$10,000 per year. No households in Franklin reported an annual income of \$200,000 or higher. The Town of Franklin had the second lowest median household income of \$43,946.

The communities with the most favorable demographics include Deerfield and Canterbury.

The Town of Deerfield has 1,743 housing units of which 1,537 or 88% are occupied units and 87% of all whose units are owner occupied. Deerfield has a total of 1,545 households having a median household income of \$90,684. 462 households, or 29%+, reported an annual household income

between \$100,000 and \$149,999, while 71 households reported annual income of \$200,000 or more. Only 26 households in Deerfield reported income of less than \$10,000.

In Canterbury, 91% of the Town's 1,002 available housing units are occupied and 90% of them are owner occupied. The median household income in Canterbury is \$86,136. There are a total of 932 households in the town and more than 25% of those (236 households) report annual earnings of between \$100,000 and \$149,999. Only four households reported income of less than \$10,000 per year, but 63 reported income of \$200,000 or higher.

## ANALYSIS OF HIGHEST AND BEST USE

The highest and best use estimate for the property being appraised has considered the following four criteria.

*What is legally permissible?*

*What is physically possible?*

*What is financially feasible?*

*What is the maximum productive use of the property?*

The market value of the subject land is based on the probable highest and best use of the land as if vacant. The total subject property consists of a strip of land or right-of-way which has been used for many years as a utility corridor. Such properties have two general possibilities as to their highest and best use.

One possibility involves a liquidation of the land assuming it would be subdivided into smaller parcels for sale of the easements to abutters on an "as-is, where-is" basis for an expansion of existing abutting uses.

Before consideration of the legal component of highest and best use as a corridor, there are a variety of purposes that need these special characteristics. The other possibilities involve its intact use as a corridor for transportation, other utility lines, pipelines for oil and natural gas; pipelines for water and sewer; recreation and/or communication purposes.

By deed, the easement rights of the existing subject corridor are generally limited to the following property uses:

Figure 4

and The State of New Hampshire (hereinafter called the Grantee), with..... **Warranty**.....  
 covenants, the RIGHT and EASEMENT to construct, repair, rebuild, operate, patrol and remove overhead and  
 underground lines consisting of wires, cables, ducts, manholes, poles and towers together with foundations, crossarms,  
 braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or intelligence over, under  
 and across a Strip of land..... **225**..... feet in width in the town/~~city~~ of..... **Hill**.....,

The subject easement rights of the proposed sub-easement will therefore likely include most of the uses listed under Figure 4.

The subject is clearly a unique sub corridor that is part of larger corridor which interconnects to other power grid utility lines. The corridor represents the result of numerous real estate acquisitions to create an assembled parcel for this specialized use. The only similar corridors in the area are reserved for vehicular traffic, rail, recreational trails and utility transmission lines.

The subject represents a special benefit to the buyer in that many significant costs would be avoided because the potential buyer can purchase this line (easement) intact. Some of the areas in which significant costs are avoided are as follows:



1. Dealing with a single owner.
2. Savings in appraisal and legal costs.
3. Corridor with clearly defined locations.
4. Elimination of delays, corridor is in place.
5. Avoidance of need for negotiations with public authorities for utility construction within arterial streets.
6. Disruption avoidance through established residential neighborhoods, businesses and neighborhoods.
7. Avoidance of the cost and disruption by temporary construction takings.
8. Avoidance of premium acquisition cost to avoid litigation and/or pay severance damage associated to the acquired property.
9. Site clearance for the most part has occurred relative to construction of a new corridor.

The acquisition cost (including all the associated soft costs) of obtaining rights from over 700 owners to create a substitute line makes the existing corridor more financially feasible to accommodate a power line.

While the larger corridor has surplus land for expansion, it is not uncommon for similar corridors to possess this feature. These corridors are planned to accommodate additional lines as future demand arises. These conditions exist within the subject existing corridor. The subject sub corridor is consistent with the surplus land of the larger corridor.

Demand is evidenced by the need for this sub corridor to provide additional power to the grid. Its use as a utility corridor and as an integral component of an electric grid network is considered to be not only economically viable but also vital to the reliability of the electric grid network. However, demand beyond NPT is not present. Public Service has stated that there is no demand at present or in the foreseeable future for an additional electric transmission line within this corridor. Therefore, demand beyond NPT does not exist.

In view of the circumstances, the highest and best use of the subject property is for corridor purposes consistent with the existing and proposed use.

In the valuation of a corridor, the acquisition cost would be based on the prevailing land values in the area or so-called "across-the-fence" (ATF) values. In that regard, we must consider sales and uses of land in the individual towns.

## **INTRODUCTION TO THE VALUATION OF THE NORTHERN PASS PROJECT**

## VALUATION TECHNIQUES

The purpose of this report is to initially arrive at an estimate of the Market Rent of the subject sub-corridor.

The valuation approach has entailed a number of steps. They are:

1. Provide an opinion of the market value for the sub-corridor.
2. Reflect in the market value of the sub-corridor, the ownership land characters of the sub corridor. They are in order:
  - A. Fee simple;
  - B. Easement interest of the fee simple estate that applies to the appraised property interest;
  - C. Recognize the shared use component of the sub-corridor; and
  - D. Recognize the remaining "leftover" land/uneconomic remnants of the larger corridor produced by the sub corridor.
3. Apply a corridor enhancement value to the sum value of the subject easement interest; the subject shared use component and the uneconomic components.
4. Calculate a fair real estate return investment rate to the product of #3 above for a stable rent payment during the 40 year lease term.
5. Calculate other rent options over the 40 year term.

This valuation is achieved by a systematic gathering, classification, and analysis of data which is required in the development of the basic approaches to land value.

In the valuation of vacant unimproved land there are six valuation techniques. They are as follows.

### ***Market Data Approach***

This technique compares the property to recently sold parcels of land. Adjustments are completed for various differences such as date of sale, location, land size, and highest and best use.

### ***Land Residual Approach***

The land is assumed to be improved to its highest and best use and the net income attributable by deducting all the building expenses. The net income is then capitalized into a value indication of the land only.

### ***Development Approach***

The total of undeveloped land is estimated by the market value of finished lots and then deducting the development and incentive costs which will be incurred in the sale of the retail lots. The net sales income is estimated during the forecasted marketing period and discounted to reflect the time value of money.

### ***Ground Rent Capitalization***

In certain instances, unimproved land may be leased or used for rental purposes. In such cases, a net income is estimated and the income is capitalized into an indication of value.

**Allocation**

In areas where the sale of land occur so seldom, this approach is based upon allocating sale prices of improved property through the use of typical ratios found between land and property values.

**Extraction**

This is a form of allocation where the land value is extracted from the sale price of improved property. Here, the appraiser estimates the depreciated value of the improvements and this value is deducted from the sale price to produce the residual land value.

**Subject Valuation**

A right-of-way is a unique parcel, which requires special treatment as a variation of the Market Data Approach. The conventional approaches to the value of right-of-ways are as follows:

**Liquidation Value Approach**

This involves separating the right-of-way into marketable parcels, estimating the value of the land in the vicinity by means of sales to develop an “across the fence” value and applying those values to the parcels after discounting (when necessary) for size, shape and access, in order to develop an “as-is, where-is” value. When the number of parcels is so great that a considerable amount of time will be needed to sell all of them, a liquidation program is projected; this involves an estimate of the length of time needed to sell each parcel and involves a study of income and expenses including clerical, promotional, brokerage, legal, protective and taxes. The Liquidation Value Approach is used when the property does not qualify for a valuation by the Corridor Value Approach. In the instance of the subject valuation this approach has not been used.

**Corridor Value Approach**

This approach recognizes the special value of a right-of-way, which is an integrated parcel of land with continuity and ability to move from one terminal point to another over an unbroken space of land. The corridor valuation approach recognizes that such a piece of land has value over and above the sum of each of the individual parcels. The right-of-way is divided into parcels or zones for the purpose of valuation and the value of these zones is estimated by a comparison with sales of abutting or nearby land. Each valuation zone is regarded as part of a typical sale parcel of adjoining land, so no adjustments are made for size, shape or accessibility of the zone. The resulting value indicates the level at which typical land along the right-of-way sells for in the market. To the aggregate value of the zones, an enhancement factor can be applied to reflect the “assemblage” value created by the fact that the right-of-way is an intact collection of numerous parcels. To qualify for the corridor valuation approach, the Right-of-way must meet several conditions—all of which embrace the concept that the highest and best use of the right-of-way is for purposes which take advantage of its long, thin character. As discussed in the Highest and Best Use section, the subject qualifies for the Corridor Value Approach, which is developed in this report in accordance with the methodology above described.

**Subject Valuation**

For appraisal purposes, the “at-the-fence” valuation has been divided into valuation zones by town and then by the individual fee ownership of the easement. These values are shown by town in Volumes II and III.

## SUMMARY OF THE ATF VALUATIONS AND ENHANCEMENT FACTOR

	Length in feet	Length in miles	Number of Prop.	Existing Easement Area (s.f.)	NPT Easement Land Area (s.f.)	Shared Easement Land Area (s.f.)	"Leftover" Easement Land Area (s.f.)	"Leftover" Easement Market Value	Combined ATF Market Value	Corridor Value
Northern Segment	213,818	40.50	179	41,164,851	14,432,145	6,668,168	860,971	\$ 11,154	\$ 507,732	\$ 1,167,784
Southern Segment	317,359	60.11	521	63,260,868	19,597,087	13,925,566	2,391,233	\$ 91,605	\$ 4,307,991	\$ 9,908,379
TOTALS	531,177	100.60	700	104,425,719	34,029,232	20,593,734	3,252,204	\$ 102,759	\$ 4,815,723	11,076,163
ACRES				2,397.28	781.20	472.77	74.66			

## ENHANCEMENT FACTOR

Once the sum of the parcels was added, a corridor enhancement factor was applied. This process entailed the following valuation process.

- Interviews with market participants who own corridors, have sold corridors or who have purchased corridors.
- Experience in corridor valuations
- Interviews with national valuation experts who have been involved with corridor valuations.
- Review of corridor sales in order to abstract the corridor factor based on the "at-the-fence" land values.
- Review of professional valuation articles regarding corridor valuations and the enhancement factor.
- Analysis of the acquisition cost to create a corridor relative to the at-the-fence value of a corridor.
- Review of potential demand for the subject corridor beyond NPT.

This was all completed in the context of our active valuation experience in corridor valuations that extend back to the 1970's. Interviews with market participants who own corridors, have sold corridors or who have purchased corridors

## INTERVIEWS WITH MARKET PARTICIPANTS

Our survey of market participants included officials at Eversource Energy Service Company, Roland Theriault, Vice President of Real Estate at Pan Am Railways Inc.; Brad T. Beckworth, MAI, Manager of Valuation for CSX; Steven R. Towle, Lead Supervisor - New England North Division Real Estate Energy Delivery Support National Grid; and Thomas P. Gray, Senior Counsel Office of the General Counsel with the Massachusetts Department of Transportation.

Mr. Theriault reported right-of-way sales to government agencies and individuals. We have completed appraisals on a number of corridors owned by Pan Am Railways and Mr. Theriault stated that most all of the sales transacted at the "at-the-fence values" with the corridor enhancement factors that were provide in our appraisal. Most of these sales were for rail to trail uses.

Brad T. Beckworth, MAI, Manager of Valuation for CSX with rail corridors owned nationally, stated that they do not sell active rail corridors, but have sold inactive or low margin corridors. We note that we have also valued a number of these corridors in Massachusetts for MassDOT. Our work was completed for Thomas Gray, Esquire. Massachusetts has acquired in excess of \$100 million of corridors owned by CSX over the last five years for expansion of commuter lines into Boston, preservation of corridors within Boston's inner suburbs and for future expansion of existing corridors. Notably, the "Knowledge Corridor" running from Springfield, Massachusetts, to the Vermont state border and the Fall River and New Bedford Branches which are slated for

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passenger service in the next ten years. Mr. Gray stated that these right-of-ways transacted with a corridor enhancement factor and that their prices reflected rights retained by CSX. Colliers appraised these corridors for the Commonwealth and Mr. Rex (see below) appraised these corridors for CSX.

Mr. Beckworth stated that from time to time, portions of their corridor are subject to license agreements to others as a corridor. However, as all parties are subject to confidentiality agreements, he could not discuss the extent of a corridor factor.

Mr. Towle stated that National Grid has not sold any of their transmission line rights.

### **EXPERIENCE IN CORRIDOR VALUATIONS**

The following exhibit is a 53 assignment summary of our valuation experience from 1994 to date. Our corridor valuation experience extends back to the 1970's. The majority of these valuations was based on a corridor highest and best use. The corridor factor was based on market participant interviews and market survey of sales data.

Experience in Corridor Valuations 1994-2015 (partial list)									
City	State	Client	Owner	Year	Corridor Area (Acres)	Interest	Length in miles	Comments	No of Towns
Sheffield to Pittsfield	MA	Mass DOT	Hoosatonic RR	2014	250.64	fee simple	35.91	Berkshire Branch, active RR	6
Pittsfield	MA	Mass DOT	Hoosatonic RR	2014	19.01	fee simple	1.88	Coitsville Branch	1
Nashua	NH	Pan Am Systems, Inc	Boston & Maine Corp.	2013	14.42	easements and fee takings	1.50	Hillsboro Branch strip takings	1
Mansfield to Framingham	MA	Mass DOT	CSX	2013	198.45	fee simple	21.04	Active RR, Framingham Secondary Line	6
Nashua	NH	Pan Am Systems, Inc	Boston & Maine Corp.	2013	14.42	easements and fee takings	1.50	Hillsboro Branch strip takings	1
Littleton to Lisbon	NH	National Grid	New England Electric Co.	2013	300 in fee 27 in easmt	easement and fee simple	5.36	Ground Electode Feeder	2
Adams, North Adams	MA	Pan Am Systems, Inc	Boston & Maine Corp	2012	44.29	fee simple	4.28	inactive railroad ROW for recreation	2
Natick	MA	CSX	CSX	2012	20.26	fee simple	2.29	abandoned rail ROW	1
Hampton to Portsmouth	NH	Pan Am Systems, Inc	Boston & Maine Corp	2012	98.03	fee simple	9.71	inactive railroad ROW for recreation	4
Framingham to Worcester	MA	Mass DOT	CSX	2012	289.33	fee simple	23.62	Boston Main Line, active commuter rail	7
Watertown, Cambridge	MA	Pan Am Systems, Inc	Massachusetts DCR	2012	11.36	fee simple	1.82	rail to trail	2
Springfield to Northfield	MA	Mass DOT	Connecticut River Mainline Co.	2012	560.80	fee simple	49.46	Knowledge Corridor, active railroad line	11
Worcester	MA	National Grid	Providence & Worcester	2011	4.90	easements	1.11	power line easements on RR ROW	1
Portland to Westbrook	ME	Pan Am Systems, Inc	Portland Terminal Co	2009	46.49	fee simple	5.15		2
New Bedford & Fall River branch	MA	Mass DOT	CSX	2009	342.69	fee simple	32.00	New Bedford & Fall River branches	6
Brighton to East Boston	MA	Mass DOT	CSX	2009	30.17	fee simple	6.14	Grand Junction Branch, active RR	7
South Boston	MA	Mass DOT	CSX	2009	9.10	fee simple	1.94	Boston Running Track 61	7
Brighton to East Boston	MA	Mass DOT	CSX	2008	30.17	fee simple	6.14	Grand Junction Branch, active RR	7
South Boston	MA	Mass DOT	CSX	2008	9.10	fee simple	1.94	Boston Running Track 61	1
North Walpole	NH	TD Banknorth	The Cheshire Railroad	2008	6.00	fee simple		Active private RR and tank farm for financing	1
Whitehall, NY to Rutland, VT	VT, NY	TD Banknorth	Clarendon and Pittsfield RR	2008	198.21	fee simple	23.45	Active private railroad for financing	9
Framingham to Worcester	MA	Mass DOT	CSX	2007	289.33	fee simple	23.62	Boston Main Line, active commuter rail	7
New Bedford & Fall River branch	MA	Mass DOT	CSX	2006	342.69	fee simple	32.00	New Bedford & Fall River branches	6
Raynham to Taunton	MA	Aquaria Water	MBTA aand EOT	2006	42.65	easement	4.26	water line easement in abandoned RR	2
Westbrook to Windham	ME	Guilford Transp.	Maine Central Railroad	2005	46.98	fee simple	5.32	Mountain Division	2
Johnston	RI	National Grid	Naragansett Electric Co	2004	14.92	easements	1.29	bikeway on power line on former RR ROW	1
Weymouth	MA	National Grid	New England Power Co	2004	2.69	fee simple		takings by MBTA for Greenbush line	1
Waltham	MA	Transit Realty Auth.	MBTA and EOT	2003	5.22	fee simple	0.49	former railroad land owned by MBTA	1
Methuen to Salem	MA	National Grid	National Grid	2002	956.84	easement	22.00	Gas Easement within power line corridor	8
Salem	NH	Guilford Transp.	Boston & Maine RR	2003	7.30	fee simple	0.94	abandoned ROW for sale to state	1
Malden	MA	Transit Realty Auth.	MBTA	2003	7.62	fee simple	0.83	sewer line in former RR ROW sold to developer	1
Methuen to Salem	MA	National Grid	National Grid	2002	956.84	easement	22.00	review of appraisal for gas easement	8
Charlestown	MA	Guilford Transp.	Boston & Maine RR	2002	6.23	fee simple	0.93	Existing spur for sale to MassPort	1
Scituate	MA	MBTA	Town of Scituate	2001	50.80	fee simple	4.93	former RR ROW sold to MBTA for Greenbush	1
Waltham	MA	Transit Realty Auth.	MBTA	2001	4.99	fee simple	0.49	abandoned RR spur for sale to city	1
Concord	NH	Guilford Transp.	Boston & Maine RR	2000	10.30	fee simple	1+-	strips from RR ROW for street widening	1
Chelsea	MA	CSX Real Property Inc	CSX Transportation	2000	6.73	fee simple	0.71	railroad spur	1
Goffstown	NH	Guilford Transp.	Boston & Maine RR	2001	51.03	fee simple	5.42	abandoned railroad ROW	1
Salem	NH	Guilford Transp.	Boston & Maine RR	2000	19.64	fee simple	2.95	abandoned railroad ROW sold to state	1
Boston- West Roxbury	MA	Transit Realty Auth.	MBTA	2000	11.68	fee simple	1.04	surplus former RR ROW, for sale to city	1
Portland to Westbrook	ME	Guilford Transp.	Portland Terminal Co	2000	13.53	fee simple	1.58	Railroad ROW to be sold for continued use	2
Boston- West Roxbury	MA	CSX Real Property Inc	CSX Transportation	2000	1.90	fee simple	0.44	surplus railroad ROW	1
Salem	MA	Transit Realty Auth.	MBTA	2000	1.34	fee simple	0.36	surplus RR ROW for sale for rail to trail	1
No Weymouth	MA	National Grid	National Grid	2000	0.94	easement	0.25	release of power line easement	1
Acton	MA	Transit Realty Auth.	MBTA	1999	5.86	fee simple	0.7	surplus RR ROW for sale to town	1
Sherborn to Holliston	MA	CSX Real Property Inc	CSX Transportation	1999	55.40	fee simple	6.2	surplus RR ROW for sale for rail to trail	2
Watertown	MA	MBTA	Boston & Maine Corp	1999	5.67	fee simple	0.83	surplus MBTA RR ROW, rail to trail	2
Stoneham to woburn	MA	Transit Realty Auth.	MBTA	1999	4.93	fee simple	0.88	surplus MBTA RR ROW, rail to trail	2
Peabody	MA	Transit Realty Auth.	MBTA	1999	29.32	fee simple	2.99	surplus MBTA RR ROW, rail to trail	1
E. Bridgewater	MA	Transit Realty Auth.	MBTA	1999	14.69	fee simple	2.02	surplus MBTA RR ROW, rail to trail	1
Plymouth	MA	Transit Realty Auth.	MBTA	1999	9.91	fee simple	1.18	surplus MBTA RR ROW, rail to trail	1
Saugus to Revere	MA	New England Power	New England Power	1999	27.19	fee simple	0.87	damages to RR Row by 30' wide gas easement	2
Whitefield, NH to St Johnsbury, VT	NH, VT	Guilford Transp.	Boston & Maine RR	1999	307.22	fee simple	31.3	surplus railroad ROW in two states and six towns	6
Various towns	ME	Guilford Transp.	Maine Central Railroad	1994	430.76	fee simple	45.68	surplus railroad ROW in three states	12+



## INTERVIEWS WITH NATIONAL VALUATION EXPERTS WITH EXPERIENCE IN CORRIDOR VALUATIONS

In addition to the previous interviews, we interviewed Sandy Rex, MAI, President of RMI MIDWEST. Mr. Rex is a national authority on rail and utility corridor valuations. His firm is a Chicago based valuation company that specialize in the appraisal of corridors for transportation, utility/communication, and pipelines. Mr. Rex has presented “Corridors and Rights-of-Way: Valuation & Policy,” sponsored by The Centre for Advanced Property Economics and International Right of Way Association, 2002; and “Linear Rights of Way: Federal Agency Rent Schedules Reforged,” sponsored by the Appraisal Institute for the US Bureau of Land Management and US Forest Service in 2001.

Our discussion with Mr. Rex focused on the use of the corridor enhancement factor. It was his experience that the factor related to market factors such as demand and supply; issues surrounding the difficulty of creating a substitute corridor; location; and the type and use of the corridor. He stated that there can be a broad range of enhancement but his experience with utility corridors was that a broad range of 1.75 to as high as 3.00 could exist. His study of corridors suggested that the higher range is more characteristic of urban location as compared to rural locations.

Another interview was with Mike Miles, MAI of Epic Land Solutions a California, Washington, and Idaho located multi-faceted real property/right of way consulting firm, whose purpose is to acquire and manage real property interests needed by clients to construct infrastructure facilities. His experience offered a range of 1.5 to 2.5.

Both expressed that the challenge is to abstract these factors from market transactions.

## REVIEW OF CORRIDOR SALES EXTRACT THE CORRIDOR FACTOR BASED ON THE “AT-THE-FENCE” LAND VALUES

The following case studies are reviewed for evidence of actual enhancement factors recognized in the marketplace involving transactions of railroad right-of-way corridor. We are unaware of any utility corridor sales in New Hampshire or Massachusetts where a similar analysis can be completed.

### *Northampton-Amherst Line (MA)*

This was a 9.63± mile long, 83.45 acre railroad right-of-way extending from Northampton through Hadley into Amherst, all in Massachusetts, known as the Wheelwright Branch. A purchase and sale agreement was signed in January of 1985 between Boston and Maine Corporation “seller” and The Commonwealth of Massachusetts “buyer”; papers were passed in March of 1985. The agreed upon price was \$402,743: \$400,000 for the real estate and \$2,743 for the cost of preparing plans. The respective unit prices were \$41,667 per mile and \$4,793 per acre. The real estate had been valued at \$165,000 in June 1982. The sale price was 242% of the appraised value. A portion of the increase is attributed to the time difference of 2.5 years, 42% would be a generous allocation. The remainder of the increase, or 200%, is considered to be the effective enhancement factor reflecting the value of an assembled corridor “vis-a-vis “across the fence” or typical land values as of the date of sale.

### *Boston & Maine Corporation Reading Line (MA)*

This was a 16.89 mile, 171.63 acre railroad right-of-way purchased by the Massachusetts Bay Transportation Authority (MBTA) from the Boston and Maine Corporation (B&M) under terms of a December 14, 1964, agreement. The price shall be fair market value as agreed upon or as determined by binding arbitration. In 1969, the MBTA notified the B&M that it was exercising its option to purchase the Reading Line together with an offered price of \$4,000,000. The arbitrator handed down his findings and award in August of 1971.

As part of his findings, the arbitrator concluded that the value of a continuous right-of-way such as this, suitable for transportation purposes has a “Special Enhancement Factor” or value. This added value is a result of the existence of three conditions, i.e., that the property is unique; that it contains special benefits; and that its existence and availability provides avoidance of cost or savings as compared to the cost of duplicating the same property, i.e., assembling a similar corridor. The arbitrator found that in the instance of the Reading Line, the appropriate “Enhancement Factor” was 2.0 and in his findings, he multiplied the “across the fence” land values by two to arrive at his award.

The concept and amount of the corridor “Enhancement Factor” are the significant findings, the actual amount of the award is not significant as a comparable since the urban location (Boston to Reading) cannot be compared to that of the rural location of the subject.

### *Water Street, Charlestown (MA)*

This was a 720 square foot long, 15 to 32 foot wide strip containing a spur track. It ran parallel to Water Street between land areas and a pier owned by the Massachusetts Port Authority. The spur was industrially zoned but had no development potential; its value was for assemblage purposes. Basic industrial land values in Charlestown at that time were in the \$2.50 per square foot range. The Boston & Maine Corporation sold the land to the Port Authority in 1983 for \$6.25 per square foot, reflecting an assemblage or enhancement factor of 2.5.

*Scituate (MA)*

This was a 5.05 mile long, railroad right-of-way owned by the Town of Scituate. They had purchased it from the Trustees of the NY, NH & H Railroad in 1968 for recreational (bike path) purposes, but never developed it. In September of 2002, the MBTA purchased the right-of-way for \$3,080,000 for the Greenbush commuter rail line. This was the purchase of the fee simple interest. The land area was 50.79 acres and the average width was about 85 feet for the 26,678 foot overall length. There was a sewer easement on about one-third of the right-of-way. The aggregate ATF land value was \$2,565,000; the sale price of \$3,080,000 reflected a 20% enhancement factor.

*New Hampshire Branches (NH)*

In December of 1988, the Boston and Maine Corporation sold approximately 64 miles of abandoned right-of-ways with a land area of about 640 acres to the State of New Hampshire. The sale involved portions of four different branches. The breakdown of segments of the abandoned lines is as follows.

- Hillsborough Branch: 278.27 acres, more or less.
- Portsmouth Branch: 225.16 acres, more or less (total area of both Sections A and B).
- Freemont to Epping Branch: 48.34 acres, more or less.
- Manchester – Lawrence Branch: 87.62 acres, more or less (total area of both Sections A and B).

The agreed purchase price for these segments of abandoned right-of-ways, including all rights, title and interest thereon, was \$3,017,700.

The aggregate appraised basic land value of these segments, based on an across-the-fence comparison to local land sales, was approximately \$2,155,000. The agreed upon sale price of \$3,017,700 indicates an average enhancement factor of +40% for value as an assembled and engineered corridor.

The right-of-ways ranged in length from 5.4 miles to 27+ miles with at grade crossings averaging about one per mile. All bridges were included in the transaction; rail and ties were excluded.

<i>Appraisal Areas</i>	<i>Base Value</i>	<i>Corridor Value</i>	<i>Enhancement Factor</i>	<i>\$/Ac</i>	<i>Sale Area</i>	<i>Projected Value</i>	<i>Allocated Value</i>
275.49	\$740,000	\$1,040,000	1.41	\$3,775	278.27	\$1,050,495	\$1,082,046
268.70	\$975,000	\$1,460,000	1.50	\$5,434	225.16	\$1,223,422	\$1,260,168
55.12	\$180,000	\$225,000	1.25	\$4,082	48.34	\$197,324	\$203,251
90.78	\$380,000	\$475,000	1.25	\$5,232	87.62	\$458,466	\$472,235
690.09	\$2,275,000	\$3,200,000	1.41	\$4,637	639.39	\$2,929,707	\$3,017,700
	Actual Sale Price			\$3,017,700			
		or		\$4,720 per acre			
	Ratio to projection			103.00%			

*Londonderry and Manchester (NH)*

In August of 1998, the Boston and Maine Railroad sold a 5.7± mile long, 56.50 acre, strip of land to the City of Manchester. About 80% of the land was in commercial or industrial zoning districts. The City acquired the strip primarily in connection with the expansion of the Manchester Airport. The sale price was negotiated at \$1,908,000. The “across the fence” value was \$1,502,000 and the enhancement value was \$406,000, indicating a factor of plus 0.27.

### Other Studies

In the late 1970's, a national appraisal firm made some studies on corridor sales of abandoned railroad right-of-ways throughout the country. Summaries of four located in the eastern seaboard are shown on the following page. When the actual sale prices are compared to the average "across the fence" values, enhancement factors of 1.07 to 2.62 were indicated.

The "enhancement" factors noted above reflect, to varying degrees, demand for a continuous corridor and recognition of the cost of substitution. Substitution generally means the cost of assembling a corridor in the same or a similar location. In addition to the "across the fence" value of the land, such costs would include severance damages, engineering, administrative, planning, appraisal and legal expenses, site preparation (clearing, grading, filling, etc.), and the cost of time delay to accomplish the assemblage.

<b>Sale No.</b>	<b>Address</b>	<b>Date</b>	<b>Length (Miles)</b>	<b>Area (Acres)</b>	<b>Consideration</b>	<b>Acre/ Mile</b>	<b>Enhancement Factor</b>
2	Town of Portland to the Town of East Hampton Connecticut	5/73	2.68	72.20	\$38,650	\$535 acre \$14,438 mile	1.07
3	Town of Brutus (Cayuga County) to the Towns of Elbridge and Van Buren (Onondaga County, NY)	8/77	12.10	173.00	\$135,300	\$782 acre \$11,182 mile	1.63
4	Taunton (Mass.) to Taunton – Mansfield town line	12/77	4.20	37.54	\$153,000	\$4.076 acre \$36,429 mile	1.65
5	Cayuga-Oswego County Line Mile Post 36 to Mile Post 87.26, Monroe County, NY	12/77	51.25	641.65	\$1,845,000	\$2,875 acre \$36,000 mile	2.62

In the case of the subject property's right-of-way, there is continuity for communication and utility purposes, as well as transportation purposes because there are crossing rights across the at-grade streets.

Additionally we have reviewed confidential data provided to us on corridor factor abstraction throughout the United States provided by an experienced appraiser of corridors. With the exception of two sales the corridor factor was less than 2.

### **Analysis of the Acquisition Cost to Create a Corridor Relative to the At-The-Fence Value of a Corridor**

One assignment that Colliers was involved in was a 2000 valuation of a Bangor Hydro-Electric Company (BHE) Corridor that was the subject of a partial taking for a gas line easement. A major portion of the corridor has been acquired prior to the partial taking. BHE provided the analysis of the acquisition cost of the corridor. The study indicated that the cost of land acquisitions for the 3.4 mile corridor (105.74 acres) was \$8,134 per acre and "soft" costs were \$1,998 per acre. This far exceeded the at the fence land value of the corridor.

The BHE study suggests that the cost developing a utility corridor exceeds the ultimate land value when reviewed by the at the fence modeling multiplied by more traditional enhancement factors. In this instance at the fence land values ranged from \$1,000 to as high as \$7,500 per acre. The conclusion we reached was that the market only creates a utility corridor when there is no alternative to the transmission of a utility service. Our experience indicated that some utilities such as those for a gas pipeline do not “publically” pay a premium (over the at the fence value) for rights within a corridor except under the threat of a negotiated eminent domain settlement.

### ***Review of Professional Valuation Articles Regarding Corridor Valuations and the Enhancement Factor***

Many articles have been written on the subject of corridor valuations. A partial list of such articles reviewed included:

- Transit Corridor Valuation: Issues and Methods” The Appraisal Journal Summer 2102.
- Valuation of Utility Corridors: Proper Methodology for Appraising Property Rights” published by David Bolton MAI and Ken Sick Esq.
- Valuation of the Public Rights-Of –Way Asset by TeleCommUnity
- Appraising Public Utility Easements by Arthur Rahn SR/WA, ASA in the Railroad Right of Way publication January February 2007.

Additional articles include:

<b><u>Articles</u></b>	<b><u>Author</u></b>	<b><u>Where and When Published</u></b>
Valuing a Corridor Within a Corridor	Richard J. Zulaico	Published in the March/April, 2000 issue of the Right Of Way Publication.
The Continuing Evolution of Corridor Appraising (Back to the Basics)	Charles E. Seymour, CRE, MAI	Published in the May/June, 2002 issue of the Right Of Way Publication.
Valuation of Transportation/Communication Corridors	John P. Dolman, MAI, CRE and Charles E. Seymour, CRE, MAI	Published in the Appraisal Journal, October 1978
Appraising a Transportation Corridor	Gary S. Valentine, ASA, SR/WA	Published in the November/December, 1998 issue of the Right Of Way Publication.
Lessond Learned from Two Decdes of Corridor appraising	Charles E. Seymour, MAI and David W. anderson	Published in the Appraisal Journal, October 1997
Putting Rights-Of-Way in Your Domain	Tood A. Amspoker, Esq	Published in Lightwave Magazine, September 1, 2000
The Valuation of Corridors in Eminent Domain:the Chester Valley Branch	Michael Skarloff	Published in the December , 2005 issue of Real Estate Issues, a publication of The Couselors of Real Estate
Across the Fence Methodology for Valuation of Corridors:	Arthue G. Rahn	Published in the Appraisal Journal, July, 2001
Rail Right-of-Way Valuation	Frederick D. Miltenberger, MAI	Published in the Appraisal Journal, April, 2002

## **Conclusion**

The highest and best use of the subject is as a utility corridor. On the demand side, the proposed lessee is the only identified user of the corridor. Public Service has not immediate or near future need for the subject. They also have stated that there is no third party user of the subject beyond NPT.

On the other hand, there are significant hurdles and costs for assembling an alternate route for NPT.

The corridor enhancement factor as well as the market value of the corridor and its rental value is based on the valuation concepts articulated in the definition of market value.

Based on the aforementioned interviews with market participants; a review of case studies; professional literature; our collective experience in corridor valuations; the cost of a substitute corridor; and the specific characteristics of the subject property rights, in our opinion the appropriate enhancement factor is 2.3 times our at the fence (ATF) value opinion for the corridor portion.

As stated earlier, the corridor value approach to market value of the subject sub-corridor for continued use is a multi-step process. The first step is to estimate the basic land value. This is measured as the aggregate value of the zones estimated as across-the-fence (ATF) values based on local land sales. This was followed by applying an adjustment of the fee simple land value to the easement interest that is the subject of this appraisal. In our opinion the easement interest represents overall 75% of the fee interest. A 50% adjustment was then applied to the NPT easement unit value for the shared use land areas which are equally shared by NPT and by the proposed easement. The uneconomic remnant parcels were adjusted to 50% of the NPT easement unit value reflecting our opinion of the reduced utility for either the landlord or the tenant for the duration of the lease. The sub corridor renders this of little utility to the primary easement holder.

The second step is applying the enhancement factor to reflect the assembled corridor value by applying the enhancement factor to the aggregate ATF value of the corridor ending in Deerfield. This value was next applied to the market rent of the ground lease.

## **MARKET RENT OF GROUND LEASE**

Proposed terms of ground lease are shown on the following two page exhibit.



12.17.14

**PRELIMINARY-SUBJECT TO REVISION**  
**PSNH-NPT Lease of ROW**  
**Summary Key Terms-Abbreviated**

1. Lessors: Public Service Company of New Hampshire (PSNH) and PSNH's wholly-owned subsidiary, Properties, Inc. (PI), both NH corporations.
2. Lessee: Northern Pass Transmission LLC (NPT), a NH limited liability company.  
  
Leased Properties: Real estate rights in and to a certain undivided part or portion of the fee-owned land and easements of the Lessors comprising certain existing PSNH right-of-ways (ROWs), in the State of New Hampshire, for both the exclusive, and for the non-exclusive (shared or common), use and occupancy by NPT for the leased use.
3. Leased Use: Installation, construction, operation, maintenance, patrol, inspection, repair, rebuild, replacement and removal of one overhead direct-current (DC) 300 kV electric power transmission line terminating in Franklin, NH, and one overhead alternating-current (AC) 345 kV electric power transmission line terminating at PSNH's Deerfield Substation in Deerfield, NH, with associated poles, towers, wires, cables, insulators, foundations, anchors, guys and appurtenant fittings and equipment, together with telecommunication wires, cables and appurtenant equipment affixed thereto for transmitting data and communications related solely to the operation and maintenance of said lines (the NPT Project or the NPT Project Facilities).
4. As Is: Leased Properties leased as is.
5. Term: Initial term shall commence on date construction begins on any part of the NPT Project on Leased Properties, including any site preparation, shall continue for the entire period of construction to the date of Commercial Operation, and continuing thereafter for a term of forty (40) years from date of Commercial Operation. Extension(s) of the initial term by Lessee shall be coterminous with extension(s) of term of the TSA.
6. Compensation: Monthly leased rental value for Leased Properties [TBD], subject to upward adjustments during initial term and subsequent extension(s), if any.
7. NPT Project Facilities: Lessee shall own, and shall install, construct, operate, maintain, patrol, inspect, repair, rebuild, replace and remove NPT Project Facilities on the Leased Properties at Lessee's sole cost and expense
8. Lessor PSNH's Facilities: Lessor PSNH shall own, and shall install, construct, operate, maintain, patrol, inspect, repair, rebuild, replace and remove PSNH's existing and any future, or additional, overhead and underground electric power transmission and telecommunication lines, equipment and facilities used or useful in its electric utility operations on or within the Leased Properties, or the ROWs of which the Leased Properties are a part or portion (Lessor PSNH's Facilities) at Lessor PSNH's sole cost and expense..

12.17.14

9. Maintenance of Leased Properties: Lessee at Lessee's sole cost and expense to operate and maintain NPT Project Facilities on Leased Properties.
10. Vegetation Maintenance of Leased Properties: All maintenance tree and brush clearing, trimming and vegetation control of the Leased Properties to be carried out by Lessor PSNH at its cost and expense, Lessee to be responsible to reimburse Lessor PSNH annually for its share of vegetation maintenance costs attributable to the Leased Properties allocated on a pro-rated basis, based on the ratio the width of the exclusive portion of the Leased Properties used and occupied by the Lessee for the leased use, plus fifty percent (50%) of the width of the non-exclusive (shared or common) portion of the Leased Properties, bears to the total maintained width of the Leased Properties, in the respective ROW location(s) covered by the vegetation maintenance cost(s) being allocated.
11. Taxes: Lessor PSNH and Lessee each responsible to pay all real estate taxes assessed against their respectively owned NPT Project Facilities and Lessor PSNH Facilities. Lessee responsible to pay all real estate taxes assessed against the Leased Properties attributable to the use and occupancy of Leased Properties by Lessee under this lease; Lessee responsible to reimburse Lessors for real estate taxes assessed against the Leased Properties and paid by Lessors attributable to the use and occupancy of the Leased Properties by Lessee under this lease, reimbursable one hundred percent (100%) for the exclusive portion of the Leased Properties used and occupied by Lessee for the leased use, and fifty percent (50%) for the non-exclusive (shared or common) portion of the Leased Properties.
12. Termination: Lease terminates upon expiration of term, including renewal terms, or upon default without timely cure by Lessee, or upon termination by Lessee with not less than 180 days prior notice to Lessor for the convenience of the Lessee.
13. Removal: Decommissioning and removal of NPT Project Facilities from Leased Properties upon termination of lease term, at Lessee's sole cost and expense.



The sum of the “at-the-fence” easement values for all the towns adjusted for the enhancement factor is \$11,076,163.

Our market rent is a conversion of this value to a rent that justifies the ATF value. Mathematically, the calculation is:

$$\text{Income to the Land (I}_L\text{)} = \text{Rate to the land (R}_L\text{)} * \text{Corridor Value}$$

R<sub>L</sub> is the capitalization rate to the land; (I<sub>L</sub>) is the rental income to the land for the initial year of the ground lease.

One method of calculation is on the sale of ground leases where the overall rate can be calculated. The difficulty with this method is twofold. The lack of meaningful ground leases to abstract the rate. Secondly the correlation of the ground lease sale’s rental income to that for the subject ground lease.

Our approach has been twofold, the Investor Survey and Band of Investment Technique.

## INVESTOR SURVEYS

The objective in this review is to arrive at:

1. An overall capitalization rate that can be multiplied by the corridor value to arrive at a year 1 market rent.
2. Develop an equity rate from the survey to be used in the band of investment analysis.

The potential investor pool for the subject asset that would acquire the land subject to the ground lease includes national, regional and local investors. As a 40 year lease to a utility company (presuming an A credit tenant) would make this an attractive yet unique real estate investment. While all of these groups place emphasis on local cap rates, regional and national investors would also strongly consider national cap rate trends from investor surveys due to the potential to invest in other regions that are offering competitive rates of return.

The first investor survey is from Realty Rates which our company subscribes to for rates. As reported The RealtyRates.com Investor Survey is based on information provided by 314 commercial real estate appraisers(16%), brokers (9%) developers (8%), investors including REIT’s (8%), and lenders (59%), in all 50 states, many with regional and national coverage. Transactions include only asset sales as opposed to entity level transactions. Thus, merger and acquisition activity among entire REITs or other business entities is excluded from the analysis, as are controlling partial interests. Trend analysis generally excludes certain transactions that exceed 5% of the data sample or that may otherwise skew results. While no information in this highly fragmented industry is perfect or all encompassing, RealtyRates.com has established rigid data collection and classification methodology including sourcing requirements and detailed procedures to ensure the integrity and timeliness of our information.

There definitions that apply to the following rates are as follows:

**Discount Rate:** An annual competitive rate of return on total invested capital necessary to compensate the investor for the risks inherent in a particular investment. A yield rate used to convert future payments or receipts into present value.

**Equity Dividend Rate:** Rate of return to the equity component:

$$\text{NOI} - \text{Debt Service} = \text{Equity Dividend} / \text{Equity Investment} = \text{Equity Dividend Rate}$$

**Overall Capitalization Rate (OAR):** Ratio of Net Operating Income to property value or sales price.

The following exhibit is an excerpt from their third quarter 2014 survey of land leases.

Figure 5

## Land Leases

The following table summarizes prevailing land lease capitalization and discount rates. The former reflect initial rates of return on appraised values for vacant land proposed for development. They do not address increases in land lease payments or the reversion but may include percentage rent. The latter are internal rates of return being achieved by landowners on improved properties. As such, they include changes in land lease payments, percentage rent where applicable, and the reversion of the entire property at the termination of the lease. Total lease terms range from 40 to 99 years, while fixed rent periods range from one to 10 years. Generally, short-term (1-3 years) fixed rent periods auto-adjust based on a national reference rate such as the Consumer Price Index, while long-term (5-10 years) fixed rent periods are based on appraised values but are often subject to negotiation and/or arbitration.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2014*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	2.48%	10.36%	6.50%	5.08%	10.86%	7.50%
Golf	3.01%	15.92%	8.71%	5.61%	16.42%	9.71%
Health Care/Senior Housing	3.01%	11.73%	6.95%	5.61%	12.23%	7.95%
Industrial	2.79%	10.36%	6.62%	5.39%	10.86%	7.62%
Lodging	3.01%	15.68%	7.30%	5.61%	16.18%	8.30%
Mobile Home/RV Park	2.79%	12.64%	7.57%	5.39%	13.14%	8.57%
Office	2.79%	10.36%	6.88%	5.39%	10.86%	7.88%
Restaurant	3.79%	15.94%	8.22%	6.39%	16.44%	9.22%
Retail	2.57%	11.73%	6.75%	5.17%	12.23%	7.75%
Self-Storage	2.87%	10.38%	7.71%	5.47%	10.89%	8.71%
Special Purpose	3.01%	16.42%	8.32%	6.35%	18.43%	9.32%
All Properties	2.48%	16.42%	7.41%	5.08%	16.44%	8.32%

\*3rd Quarter 2014 Data

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The following exhibit is investor rates for improved properties.

## Exhibit 1

## Investment Rates

The following tables summarize discount and equity dividend rates reported by survey respondents. In all cases, rates were derived from Class A and B properties nationwide and are exclusive of reserves. Note that "Recapitalizations" refers to re-financing under current use.

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2014*									
DISCOUNT RATES									
Property Type	New Development			Acquisitions			Recapitalizations		
	Min.	Max.	Avg.	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	6.31%	15.43%	10.92%	5.49%	13.42%	9.50%	6.25%	15.28%	10.81%
Garden/Suburban TH	6.31%	14.20%	10.16%	5.49%	12.36%	8.84%	6.25%	14.06%	10.06%
Hi-Rise/Urban TH	7.14%	15.43%	10.97%	6.21%	13.42%	9.54%	7.07%	15.28%	10.86%
Student Housing	6.89%	15.04%	11.28%	6.00%	13.08%	9.82%	6.82%	14.89%	11.17%
Golf	7.44%	21.03%	15.47%	6.47%	18.30%	13.46%	7.37%	20.82%	15.31%
Public Daily Fee Courses	9.74%	20.88%	14.96%	8.48%	18.16%	13.02%	9.65%	20.67%	14.81%
Semi-Private Clubs	8.01%	21.03%	15.64%	6.97%	18.30%	13.60%	7.93%	20.82%	15.48%
Private Clubs	7.44%	19.42%	14.68%	6.47%	16.89%	12.77%	7.37%	19.22%	14.54%
Health Care/Senior Housing	6.79%	20.16%	11.81%	5.91%	17.54%	9.73%	6.72%	19.96%	11.07%
Acute Care Facilities	7.79%	21.28%	12.78%	6.78%	18.52%	11.12%	7.71%	21.07%	12.66%
Out-Patient Care Facilities	6.79%	15.00%	10.00%	5.91%	13.05%	8.70%	6.72%	14.85%	9.90%
Congregate Care Facilities	7.63%	16.64%	10.93%	6.64%	14.48%	9.56%	7.56%	16.47%	10.88%
Assisted Living Facilities	7.04%	15.45%	10.22%	6.12%	13.44%	8.89%	6.96%	15.30%	10.11%
Industrial	6.57%	15.72%	11.80%	5.52%	13.21%	9.91%	6.64%	15.88%	11.92%
Warehouse/Distribution	6.57%	13.57%	10.63%	5.52%	11.40%	8.93%	6.64%	13.70%	10.74%
Rt&DFlex	7.57%	15.72%	12.11%	6.35%	13.21%	10.17%	7.64%	15.88%	12.23%
Climate Controlled/Manufacturing	7.08%	15.08%	11.14%	5.95%	12.67%	9.35%	7.15%	15.23%	11.25%
Lodging	7.33%	18.93%	13.74%	6.16%	15.91%	11.55%	7.11%	18.37%	13.33%
Full Service Facilities	7.33%	16.15%	13.85%	6.16%	13.56%	11.63%	7.11%	15.66%	13.44%
Limited Service Facilities	8.34%	18.93%	14.07%	7.01%	15.91%	11.82%	8.09%	18.37%	13.65%
Golf/Gaming/Resort	7.90%	17.87%	12.94%	6.64%	15.01%	10.87%	7.67%	17.34%	12.55%
Mobile Home/RV Park/Camping	6.62%	17.78%	11.88%	5.37%	14.40%	9.62%	6.62%	17.78%	11.88%
RV Parks/Campgrounds	7.34%	17.78%	12.39%	5.95%	14.40%	10.04%	7.34%	17.78%	12.39%
Manufactured Housing	6.62%	15.99%	11.11%	5.37%	12.96%	9.00%	6.62%	15.99%	11.11%
Mobile Home Parks	7.19%	16.25%	11.84%	5.83%	13.16%	9.59%	7.19%	16.25%	11.84%
Office	6.60%	15.40%	11.93%	5.74%	13.40%	10.38%	6.53%	15.24%	11.81%
Suburban	6.60%	14.12%	11.25%	5.74%	12.28%	9.79%	6.53%	13.98%	11.14%
CBD	7.63%	15.40%	12.13%	6.64%	13.40%	10.55%	7.55%	15.24%	12.01%
Medical	7.79%	15.50%	11.01%	6.78%	13.49%	9.58%	7.71%	15.35%	10.90%
Restaurants	8.02%	19.98%	15.45%	6.81%	16.99%	13.14%	7.70%	19.18%	14.83%
Full Service	10.81%	19.98%	15.45%	9.19%	16.99%	13.14%	10.38%	19.18%	14.83%
Fast Food	8.02%	18.98%	14.54%	6.81%	16.13%	12.36%	7.70%	18.22%	13.96%
Retail	6.59%	16.97%	12.56%	5.67%	14.60%	10.80%	6.46%	16.63%	12.30%
Anchored	6.59%	15.57%	12.63%	5.67%	13.39%	10.86%	6.46%	15.26%	12.38%
Un-Anchored	7.36%	16.97%	13.32%	6.33%	14.60%	11.46%	7.21%	16.63%	13.06%
Convenience/Gas	7.68%	17.07%	11.07%	6.61%	14.68%	9.52%	7.53%	16.73%	10.85%
Free Standing	6.97%	16.57%	13.13%	6.00%	14.25%	11.29%	6.83%	16.24%	12.87%
Self-Storage	6.78%	14.65%	12.82%	5.76%	12.45%	10.90%	6.78%	14.65%	12.82%
Climate Controlled	6.94%	14.65%	12.58%	5.90%	12.45%	10.68%	6.94%	14.65%	12.58%
Mini Storage	6.78%	15.92%	12.79%	5.76%	13.53%	10.87%	6.78%	15.92%	12.79%
Special Purpose	7.52%	20.73%	14.12%	6.47%	17.83%	12.14%	7.37%	20.32%	13.84%
Schools/Day Care Centers	7.52%	17.83%	12.76%	6.47%	15.33%	10.97%	7.37%	17.47%	12.50%
Churches/Temples/Synagogues	8.78%	20.73%	14.20%	7.55%	17.83%	12.21%	8.60%	20.32%	13.91%
All Properties	6.31%	21.28%	12.57%	5.37%	18.52%	10.74%	6.25%	21.07%	12.40%

\*3rd Quarter 2014 Data

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The second source for real estate investor rates is PriceWaterhouseCoopers (PwC). The following figure is Exhibit 2 from their Fourth Quarter 2014 Investor Survey. Normally net leased properties include a range of properties (land and building) that are leased on a net rent basis for a long term. There is a category of investors who acquire such properties for the stability of the rent over a long term and for lack of asset management that traditionally is the responsibility of the lessee. Both of these characteristics are consistent with the subject lease term. Rent is net, lessee takes on the burden of management of the land, and the lease is long term.

Exhibit 2

<b>Exhibit 2</b>				
<b>OVERALL CAPITALIZATION RATE FORECASTS</b>				
Fourth Quarter 2014				
	OVERALL CAP RATE	SIX-MONTH EXPECTATIONS		
MARKET	4Q 2014	INCREASE	DECREASE	HOLD STEADY
<b>National</b>				
Regional Mall	6.21%	17%	0%	83%
Power Center	6.60%	0%	20%	80%
Strip Shopping Center	7.05%	13%	13%	75%
CBD Office	6.16%	0%	14%	86%
Suburban Office	6.66%	0%	25%	75%
Net Lease	6.98%	40%	20%	40%
Medical Office Buildings	7.27%	0%	43%	57%

Figure 6 is a yield comparison of current rates.

Figure 6

<b>YIELD COMPARISONS</b>									
October 1, 2014									
	2009 AVERAGE	2010 AVERAGE	2011 AVERAGE	2012 AVERAGE	2013 AVERAGE	2014 JANUARY	2014 APRIL	2014 JULY	2014 OCTOBER
PwC Yield Indicator (PYI) <sup>a</sup>	9.49%	9.58%	9.05%	8.77%	8.39%	8.22%	8.16%	8.08%	7.96%
Long-Term Mortgages <sup>b</sup>	7.55%	5.60%	5.21%	4.48%	4.16%	4.69%	4.68%	4.57%	3.98%
10-Year Treasuries <sup>c</sup>	3.09%	3.31%	2.96%	1.86%	2.22%	3.00%	2.77%	2.58%	2.42%
Consumer Price Index Change <sup>d</sup>	(0.14%)	1.17%	3.49%	2.16%	0.97%	0.63%	5.40%	1.99%	(1.37%)
<b>SPREAD TO PYI (Basis Points)</b>									
Long-Term Mortgages	194	398	384	429	423	353	348	351	398
10-Year Treasuries	640	627	609	691	617	522	539	550	554
Consumer Price Index Change	963	841	556	661	742	786	276	609	933

a. A composite IRR average of the markets surveyed (excluding hotels).  
b. Source: CB Richard Ellis/L.J. Melody Capital Markets, Global Commercial Bank, Commercial Loan Direct; reflects conventional funding, 60% to 75% LTV commercial loans; fixed rate; 5- to 30-year terms.  
c. Source: Federal Reserve; the annual average change is the mean of the four corresponding quarters.  
d. Source: U.S. Department of Labor; quarterly changes are annualized based on the index change from the prior quarter; the annual average change is the mean of the four corresponding quarters.

Figure 7 is an equity dividend comparison for this same period. Yield is over the term of the investment and dividend is for the initial year.

Figure 7

<b>DIVIDEND COMPARISONS</b>									
October 1, 2014									
	2009 AVERAGE	2010 AVERAGE	2011 AVERAGE	2012 AVERAGE	2013 AVERAGE	2014 JANUARY	2014 APRIL	2014 JULY	2014 OCTOBER
PwC Dividend Indicator (PDI) <sup>a</sup>	8.09%	8.21%	7.60%	7.27%	6.92%	6.76%	6.70%	6.64%	6.52%
Equity REITs <sup>b</sup>	6.62%	3.88%	3.65%	3.59%	3.68%	3.96%	3.82%	3.76%	3.65%
S&P 500 <sup>c</sup>	2.90%	2.00%	1.91%	2.04%	2.09%	1.89%	1.93%	1.91%	1.95%
<b>SPREAD TO PDI (Basis Points)</b>									
Equity REITs	147	433	395	368	324	280	288	288	287
S&P 500	519	621	569	523	483	487	477	473	457

a. A composite OAR (initial rate of return in an all-cash transaction) average of the markets surveyed (excluding hotels).

b. Source: National Association of Real Estate Investment Trusts; dividend yields are as of the last day of the prior quarter until April 2013; then, ending month of quarter.

c. Source: Standard & Poors; dividend yields are quarterly yields as of the last day of the prior quarter.

# National Net Lease Market

Surveyed investors unanimously view the national net lease market as favoring sellers due to extreme competition for well-located, investment-grade assets. "The supply-demand picture sits so one-sided that investors are buying substandard deals simply to place capital or complete transactions with little due diligence," explains a participant.

Moreover, given the highly competitive nature of the national net lease market, pricing continues to lean toward sellers. Overall, pricing in this market ranges from 85.0% to 120.0% of replacement cost and averages 103.8% of replacement cost, as per our Survey results. This mean exceeds

the averages of 101.8% for the national warehouse market, 90.0% for the national suburban office market, and 97.4% for the national power center market.

While net lease sales are occurring in each sector, the common thread is investors' preference for credit tenants. For instance, American Realty Capital recently purchased a warehouse portfolio for \$36.0 million occupied by FedEx and GE Aviation. In another industrial deal, Cole Capital acquired a Virginia distribution center leased to Amazon for \$58.9 million. On the retail side, Sidney Insoft recently acquired a four-property Walgreens portfolio for \$38.6 million. ♦

## KEY 4Q14 SURVEY STATS\*

### Market Conditions Favor:

Buyers	0.0%	=
Sellers	100.0%	=

### Months of Free Rent<sup>(1)</sup>:

Average	6.0	=
Range	3 to 10	
% of participants using	40.0%	=

### Portfolio Allocation:

Sale leasebacks	23.0%	=
Net lease sales	63.0%	=
1031 exchanges	14.0%	=

\* ▼, ▲, = change from prior quarter  
(1) on a 20-year lease

	CURRENT	LAST QUARTER	1 YEAR AGO	3 YEARS AGO	5 YEARS AGO
<b>DISCOUNT RATE (IRR)<sup>a</sup></b>					
Range	7.00% – 9.00%	7.00% – 9.00%	7.00% – 9.00%	7.00% – 9.00%	8.00% – 10.00%
Average	7.94%	7.94%	7.94%	8.16%	9.00%
Change (Basis Points)		0	0	-22	-106
<b>OVERALL CAP RATE (OAR)<sup>a</sup></b>					
Range	6.00% – 8.50%	6.00% – 8.50%	6.00% – 8.50%	5.00% – 10.25%	7.00% – 10.00%
Average	6.98%	6.98%	7.10%	7.59%	8.94%
Change (Basis Points)		0	-12	-61	-196
<b>RESIDUAL CAP RATE</b>					
Range	7.00% – 9.00%	7.00% – 9.00%	7.00% – 9.00%	6.50% – 10.00%	8.00% – 10.00%
Average	7.81%	7.81%	8.13%	8.50%	9.13%
Change (Basis Points)		0	-32	-69	-132
<b>MARKET RENT CHANGE<sup>b</sup></b>					
Range	0.00% – 3.00%	0.00% – 3.00%	0.00% – 3.00%	(3.00%) – 4.00%	(1.00%) – 3.00%
Average	1.85%	1.85%	1.35%	1.00%	0.30%
Change (Basis Points)		0	+50	+85	+155
<b>EXPENSE CHANGE<sup>b</sup></b>					
Range	0.00% – 3.00%	0.00% – 3.00%	0.00% – 3.00%	0.00% – 3.00%	1.00% – 4.00%
Average	2.15%	2.15%	1.90%	1.88%	2.00%
Change (Basis Points)		0	+25	+27	+15
<b>MARKETING TIME<sup>c</sup></b>					
Range	2 – 12	2 – 12	2 – 12	1 – 12	2 – 12
Average	4.5	4.5	4.2	4.9	6.3
Change (▼, ▲, =)		=	▲	▼	▼
a. Rate on unleveraged, all-cash transactions    b. Initial rate of change    c. In months					

□

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## BAND OF INVESTMENT TECHNIQUE

Because most properties are purchased with debt and equity capital, the overall capitalization rate must satisfy the market return requirements of both investment positions. Lenders must anticipate receiving a competitive interest rate commensurate with the perceived risk of the investment or they will not make funds available. Lenders also require that the principal amount of the loan be repaid through amortization payments. Similarly, equity investors must anticipate receiving a competitive equity cash return commensurate with the perceived risk or they will invest their funds elsewhere.

To analyze the capitalization rate from a financial position, the Band of Investment Technique is used. Available financing information indicates the following:

PROJECTIONS AND ASSUMPTIONS:		
percent loan	75%	mortgage constant for
percent equity	25%	full term:
interest rate of loan	5.0000%	
amortization period	40 years	mortgage constant for
equity yield rate:	12.00%	projection period:
forecasted time of		
ownership	10 years	sinking fund factor at
appreciation projection	0.00% per year	yield rate:
percent of the loan paid off during ownership period:	10.1756%	

Equity dividend rates vary depending upon motivations of buyers and financing terms. The previous terms and an appropriate equity dividend rate are used in the Band of Investments calculations, which are presented on the following chart.

	<u>percent</u>		<u>rate</u>		<u>weighted</u>
					<u>average</u>
mortgage loan	75%	times	0.0579	=	0.04340
equity	25%	times	0.1200	=	0.03000
		BASIC RATE:			0.07340
LESS CREDIT FOR EQUITY BUILD UP					
percent loan	75%				
sinking fund factor	0.0570				
percent of the loan paid off	10.1756%				
		DEDUCTION			-0.00435
		ADJUSTED RATE			0.069049

## RATE CONCLUSION

Based on these surveys the following is the applicable rate for this analysis.

Overall capitalization rate: 7.00%

## MARKET RENT BASED ON GROUND LEASE

The easement corridor value of \$11,076,163, when multiplied by the overall rate of 7.00%, produces the following Year 1 land rent:

Income to the Land (I<sub>L</sub>) = Rate to the land (R<sub>L</sub>) \* Corridor Value

$$.07 * \$11,076,163 = \$775,331 \text{ in annual net rent payment payable monthly in advance}$$

This assumes a stable net income over the lease period.

The last exhibit shows the rent calculation under the following conditions in addition to the stable rent over 40 years:

1. Stable rent for 40 years with reversion of the sub corridor to the easement owner at the end of 40 years.
2. Rent increase adjustment every 5 years at 5%.
3. Rent increase adjustment every 10 years at 10%
4. Annual rent increases at 0.5% per year.

The rent calculations for all rents are shown as annual rent payments. They provide the same present value calculation that equals the corridor value of \$11,076,163 when the rents are discounted at the same rate as the stable rent opinion. These rents assume monthly payments in advance and rent payment net of all real estate expenses associated with the sub corridor lease. The calculation includes the reversion or return of the property to the lessor at the end of 40 years. The future value was increased 0.5% per year over the term of the lease.

The exhibits with the rent calculation follows. The first Exhibit provides the four rent schedules for the initial 40 lease; the second Exhibit provides the four rent schedules for the initial 40 lease period and for each of the 10 year option periods after the initial lease.



## Exhibit 3

## Assumptions and calculations regarding rent options for 40 years

Market value of corridor	\$ 11,076,163	Rent increases compounded
Value at end of lease	\$ 13,521,716	Value increase 0.5% per year
Initial rate	7.0000% equity dividend	
Internal rate of return	7.1076% (yield rate over investment)	

Year #	Stable for term	Five year increases	Ten Year increases	Annual rent increase
	Rent	Increase @ 5.0%	Increase @ 10.0%	Increase @ 0.5%
	Ground rent	Ground rent	Ground rent	Ground rent
1	\$ 775,331	\$ 738,715	\$ 746,457	\$ 731,865
2	\$ 775,331	\$ 738,715	\$ 746,457	\$ 735,524
3	\$ 775,331	\$ 738,715	\$ 746,457	\$ 739,202
4	\$ 775,331	\$ 738,715	\$ 746,457	\$ 742,898
5	\$ 775,331	\$ 738,715	\$ 746,457	\$ 746,612
6	\$ 775,331	\$ 757,368	\$ 746,457	\$ 750,346
7	\$ 775,331	\$ 757,368	\$ 746,457	\$ 754,097
8	\$ 775,331	\$ 757,368	\$ 746,457	\$ 757,868
9	\$ 775,331	\$ 757,368	\$ 746,457	\$ 761,657
10	\$ 775,331	\$ 757,368	\$ 746,457	\$ 765,465
11	\$ 775,331	\$ 776,493	\$ 784,631	\$ 769,293
12	\$ 775,331	\$ 776,493	\$ 784,631	\$ 773,139
13	\$ 775,331	\$ 776,493	\$ 784,631	\$ 777,005
14	\$ 775,331	\$ 776,493	\$ 784,631	\$ 780,890
15	\$ 775,331	\$ 776,493	\$ 784,631	\$ 784,794
16	\$ 775,331	\$ 796,100	\$ 784,631	\$ 788,718
17	\$ 775,331	\$ 796,100	\$ 784,631	\$ 792,662
18	\$ 775,331	\$ 796,100	\$ 784,631	\$ 796,625
19	\$ 775,331	\$ 796,100	\$ 784,631	\$ 800,608
20	\$ 775,331	\$ 796,100	\$ 784,631	\$ 804,611
21	\$ 775,331	\$ 816,203	\$ 824,757	\$ 808,634
22	\$ 775,331	\$ 816,203	\$ 824,757	\$ 812,678
23	\$ 775,331	\$ 816,203	\$ 824,757	\$ 816,741
24	\$ 775,331	\$ 816,203	\$ 824,757	\$ 820,825
25	\$ 775,331	\$ 816,203	\$ 824,757	\$ 824,929
26	\$ 775,331	\$ 836,813	\$ 824,757	\$ 829,053
27	\$ 775,331	\$ 836,813	\$ 824,757	\$ 833,199
28	\$ 775,331	\$ 836,813	\$ 824,757	\$ 837,365
29	\$ 775,331	\$ 836,813	\$ 824,757	\$ 841,552
30	\$ 775,331	\$ 836,813	\$ 824,757	\$ 845,759
31	\$ 775,331	\$ 857,944	\$ 866,935	\$ 849,988
32	\$ 775,331	\$ 857,944	\$ 866,935	\$ 854,238
33	\$ 775,331	\$ 857,944	\$ 866,935	\$ 858,509
34	\$ 775,331	\$ 857,944	\$ 866,935	\$ 862,802
35	\$ 775,331	\$ 857,944	\$ 866,935	\$ 867,116
36	\$ 775,331	\$ 879,608	\$ 866,935	\$ 871,451
37	\$ 775,331	\$ 879,608	\$ 866,935	\$ 875,809
38	\$ 775,331	\$ 879,608	\$ 866,935	\$ 880,188
39	\$ 775,331	\$ 879,608	\$ 866,935	\$ 884,589
40	\$ 775,331	\$ 879,608	\$ 866,935	\$ 889,012
Reversion of land	\$ 13,521,716	\$ 13,521,716	\$ 13,521,716	\$ 13,521,716
Present value @ IRR	\$ 11,076,159	\$ 11,076,158	\$ 11,076,168	\$ 11,076,160

## CERTIFICATION STATEMENT

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and is our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The signers of this report have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- Robert LaPorte, CRE, MAI and Gintaras Cepas have not performed appraisal services for the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment. The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics* and *Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- Gintaras Cepas and Robert P. LaPorte, Jr., inspected the property that is the subject of this report. Gintaras Cepas completed inspections of the subject properties from November 4 through November 6, 2014. Robert LaPorte Jr. inspected the subject properties on November 8 and 9, 2014. Mark Savage MAI and Bruce Taylor MAI provided market data research.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, Robert LaPorte, CRE, MAI has completed the continuing education program for Designated Members of the continuing education program of the Appraisal Institute.

No one provided significant real property appraisal assistance to appraisers signing this certification.

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## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- The appraisers may or may not have been provided with a survey of the subject property. If further verification is required, a survey by a registered surveyor is advised.
- We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.
- Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations existing in the subject property.
- The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein.
- Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made therefore.
- The statements of value and all conclusions shall apply as of the dates shown herein.
- There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the firm with which the appraisers are connected.
- This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- The liability of Colliers International Valuation & Advisory Services, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.
- The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act (ADA)*. Colliers International Valuation & Advisory Services, its

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principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance. This appraisal assumes that the subject meets an acceptable level of compliance with *ADA* standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.

- A detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.
- This analysis assumes that the financial information provided for this appraisal, including rent rolls and historical income and expense statements; accurately reflect the current and historical operations of the subject property.

## **ADDENDA**

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These definitions were extracted from the following sources or publications:

*The Dictionary of Real Estate Appraisal*, Fifth Edition, Appraisal Institute, Chicago, Illinois, 2010 (*Dictionary*).

*Uniform Standards of Professional Appraisal Practice*, 2014-2015 Edition (USPAP).

*The Appraisal of Real Estate*, Fourteenth Edition, Appraisal Institute, Chicago, Illinois, 2013 (*14<sup>th</sup> Edition*).

*Marshall Valuation Service*, Marshall & Swift, Los Angeles, California (*MVS*).

### Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (*Dictionary*)

### Ad Valorem Tax

A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. (*14<sup>th</sup> Edition*)

### Aggregate of Retail Values (ARV)

The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent an opinion of value; it is simply the total of multiple market value conclusions. (*Dictionary*)

### Arm's-length Transaction

A transaction between unrelated parties who are each acting in his or her own best interest. (*Dictionary*)

### As-Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (*Dictionary*)

### Assessed Value

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. (*14<sup>th</sup> Edition*)

### Average Daily Room Rate (ADR)

In the lodging industry, total guest room revenue divided by the total number of occupied rooms. (*Dictionary*)

### Band of Investment

A technique in which the capitalization rates attributable to components of a capital investment are weighted and combined to derive a weighted-average rate attributable to the total investment. (*Dictionary*)

### Cash-Equivalent Price

The price of a property with above- or below-market financing expressed in terms of the price that would have been paid in an all-cash sale. (*Dictionary*)

### Common Area

The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. (*Dictionary*)



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### Contract Rent

The actual rental income specified in a lease. *(14th Edition)*

### Cost Approach

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive, deducting depreciation from the total cost, and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. *(14th Edition)*

### Curable Functional Obsolescence

An element of depreciation; a curable defect caused by a flaw in the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. *(Dictionary)*

### Deferred Maintenance

Needed repairs or replacement of items that should have taken place during the course of normal maintenance. *(Dictionary)*

### Depreciation

In appraising, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. *(Dictionary)*

### Direct Costs

Expenditures for the labor and materials used in the construction of improvements; also called *hard costs*. *(Dictionary)*

### Discounted Cash Flow (DCF) Analysis

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. *(Dictionary)*

### Discount Rate

An interest rate used to convert future payments or receipts into present value; usually considered to be a synonym for *yield rate*. *(Dictionary)*

### Disposition Value

The most probable price that a specified interest in real property is likely to bring under all of the following conditions:

1. Consummation of a sale within a future exposure time specified by the client.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. An adequate marketing effort will be made during the exposure time specified by the client.

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8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

### Easement

The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. *(14<sup>th</sup> Edition)*

### Economic Life

The period over which improvements to real property contribute to property value. *(Dictionary)*

### Effective Age

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. *(Dictionary)*

### Effective Date

The date on which the analyses, opinions, and advice in an appraisal, review, or consulting service apply. *(Dictionary)*

### Effective Gross Income (EGI)

The anticipated income from all operations of the real property after an allowance is made for vacancy and collection losses and an addition is made for any other income. *(Dictionary)*

### Effective Gross Income Multiplier (EGIM)

The ratio between the sale price (or value) of a property and its effective gross income. *(Dictionary)*

### Effective Rent

The rental rate net of financial concessions such as periods of free rent during the lease term and above or below-market tenant improvements (TIs). *(14<sup>th</sup> Edition)*

### Eminent Domain

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property. *(Dictionary)*

### Entrepreneurial Incentive

The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called *developer's profit*) in that it is the expectation of future profit actually earned on a development or improvement. *(Dictionary)*



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## Entrepreneurial Profit

A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. *(Dictionary)*

## Excess Land

Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land may have the potential to be sold separately and is valued separately. *(Dictionary)*

## Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal, created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. *(14<sup>th</sup> Edition)*

## Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. *(Dictionary)*

## Exposure Time

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. *(Dictionary)*

## External Obsolescence

An element of depreciation; a diminution in value caused by negative externalities and generally incurable on the part of the owner, landlord, or tenant. *(Dictionary)*

## Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. (USPAP)

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### Fair Market Value

A term that is, in concept, similar to market value in general usage; used mainly in condemnation, litigation, income tax, and property tax situations. When an appraisal assignment involves developing an opinion of fair market value, the appropriate, requisite, and precise definition of the term depends on the use of the appraisal and the applicable jurisdiction. *(Dictionary)*

### Feasibility Analysis

A study of the cost-benefit relationship of an economic endeavor. *(USPAP)*

### Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. *(Dictionary)*

### Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. *(Dictionary)*

### Functional Obsolescence

The impairment of functional capacity of a property according to market tastes and standards. *(Dictionary)*

### Functional Utility

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. *(Dictionary)*

### Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. *(Dictionary)*

### Going-concern Value

1. The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern*.

2. The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value when it exists and is recognizable. *(Dictionary)*

### Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the region. *(Dictionary)*

### Gross Leasable Area (GLA) - Commercial

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. *(Dictionary)*

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## Gross Living Area (GLA) - Residential

Total area of finished, above-grade residential area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

## Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. *(Dictionary)*

## Highest and Best Use of Land or a Site as Though Vacant

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. *(Dictionary)*

## Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one. *(Dictionary)*

## Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property, or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(USPAP)*

## Income Capitalization Approach

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(14th Edition)*

## Incurable Functional Obsolescence

An element of depreciation; a defect caused by a deficiency or superadequacy in the structure, materials, or design that cannot be practically or economically corrected. *(Dictionary)*

## Indirect Costs

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs; professional fees; financing costs and the interest paid on construction loans; taxes and the builder's or developer's all-risk insurance during construction; and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. *(Dictionary)*



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### Insurable Value

Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and non-insurable items. Sometimes cash value or market value, but often entirely a cost concept. *(MVS)*

### Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

### Interim Use

The temporary use to which a site or improved property is put until it is ready to be put to its future highest and best use. *(Dictionary)*

### Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship. *(Dictionary)*

### Leasehold Interest

The tenant's possessory interest created by a lease. *(Dictionary)*

### Legally Nonconforming Use

A use that was lawfully established and maintained, but no longer conforms to the use regulations of the current zoning in the zone where it is located, also known as a *grandfathered use*. *(Dictionary)*

### Market Study

A macroeconomic analysis that examines the general market conditions of supply, demand, and pricing or the demographic of demand for a specific area or property type. A market study may also include analyses of construction and absorption trends. *(Dictionary)*

### Marketability Study

A microeconomic study that examines the marketability of a given property or class of properties, usually focusing on the market segment(s) in which the property is likely to generate demand. Marketability studies are useful in determining a specific highest and best use, testing development proposals, and projecting an appropriate tenant mix. *(Dictionary)*

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## Market Analysis

A process for examining the demand for and supply of a property type and the geographic market area for that property type. *(Dictionary)*

## Market Area

The area associated with a subject property that contains its direct competition. *(Dictionary)*

## Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). *(14th Edition)*

## Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;

3. a reasonable time is allowed for exposure in the open market;

4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. *(Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C - Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g). This is also compatible with the RTC, FDIC, FRS and NCUA definitions of market value.)*

## Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). *(14th Edition)*

## Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. *(Dictionary)*

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### Off-site Costs

Costs incurred in the development of a project, excluding actual building construction costs, e.g., the costs of streets, sidewalks, curbing, traffic signals, and water and sewer mains; also called *common costs* or *off-site improvement costs*. (*Dictionary*)

### On-site Costs

Costs incurred for the actual construction of buildings and improvements on a particular site. (*Dictionary*)

### Overage Rent

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. (*14<sup>th</sup> Edition*)

### Overall Capitalization Rate (OAR)

An income rate for a total real property interest that reflects the relationship between a single year's net operating income expectancy and the total property price or value. (*Dictionary*)

### Potential Gross Income (PGI)

The total income attributable to real property at full occupancy before vacancy and operating expenses are deducted. (*Dictionary*)

### Potential Gross Income Multiplier (PGIM)

The ratio between the sale price (or value) of a property and its annual potential gross income. (*Dictionary*)

### Present Value (PV)

The value of a future payment or series of future payments discounted to the current date or to time period zero. (*Dictionary*)

### Parking Ratio

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances. (*Dictionary*)

### Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy. (*Dictionary*)

### Qualitative Analysis

The process of accounting for differences (such as between comparable properties and the subject property) that are not quantified; may be combined with quantitative analysis. (*Dictionary*)

### Quantitative Adjustment

In the sale comparison approach, the process of making numerical adjustments to the sale prices of comparable properties, including data analysis techniques (paired data analysis, grouped data analysis, and secondary data analysis), statistical analysis, graphic analysis, trend analysis, cost analysis (cost-to-cure, depreciated cost), and capitalization of rent differences; usually precedes qualitative analysis. (*Dictionary*)

### Rentable Area

The amount of space on which the rent is based; calculated according to local practice. (*Dictionary*)



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### Replacement Cost

The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. *(Dictionary)*

### Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. *(Dictionary)*

### Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." *(Dictionary)*

### Sales Comparison Approach

The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.

### Scope of Work

The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:

The extent to which the property is identified;

The extent to which tangible property is inspected;

The type and extent of data researched; and

The type and extent of analysis applied to arrive at opinions or conclusions. *(USPAP)*

### Shopping Center Types

Neighborhood Shopping Center: The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.

Community Shopping Center: A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.

Regional Shopping Center: A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.

# Valuation Glossary

Valuation & Advisory Services

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## Shopping Center Types (cont.)

**Super-Regional Center:** A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. (14<sup>th</sup> Edition)

## Superadequacy

An excess in the capacity or quality of a structure or structural component, determined by market standards. (Dictionary)

## Surplus Land

Land that is not currently needed to support the existing improvement but cannot be separated from the property and sold off. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

## Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project, subject to periodic change for succeeding tenants. (Dictionary)

## Triple Net Lease

A lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called *NNN*, *triple net lease*, or *fully net lease*. (Dictionary)

## Usable Area

The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. (Dictionary)

## Useful Life

The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. (Dictionary)

## Vacancy and Collection Loss

A deduction from potential gross income (PGI) made to reflect income deductions due to vacancies, tenant turnover, and non-payment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss*. Often vacancy and collection loss is expressed as a percentage of potential gross income and should reflect the competitive market. Its treatment can differ according to the interest being appraised, property type, capitalization method, and whether the property is at stabilized occupancy. (Dictionary)

## Yield Capitalization

A method used to convert future benefits into present value by 1) discounting each future benefit at an appropriate yield rate, or 2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. (Dictionary)





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### COMPANY EXPERIENCE

Mr. Cepas joined Colliers International in 1963 and is presently a Senior Valuation Specialist in the firm's Valuation & Advisory Services group. Over the course of his extensive real estate career, Mr. Cepas has been actively engaged in the consulting and appraisal of real estate in Massachusetts, Maine, New Hampshire, Connecticut, Rhode Island, Vermont, New York, Ohio, Illinois, and Canada. In addition to appraisals performed on a variety of property types, Mr. Cepas has completed land use and marketability studies for properties located in industrial parks and central business districts; feasibility and market studies for residential and commercial uses; review appraisals; lease arbitration and valuation disputes; and provided expert witness testimony. From 1973-1975, Mr. Cepas was an instructor at Quincy Junior College, teaching the preparation course for the real estate broker license examination. He has particular expertise in the appraisal of railroad rights-of-way and religious institutional properties.

### ADDITIONAL QUALIFICATIONS

Mr. Cepas is qualified as an expert witness in the Commonwealth of Massachusetts Appellate Tax Board and Middlesex Probate Court, in the Superior Courts of the Commonwealth of Massachusetts in Middlesex and Suffolk Counties; and the Federal Bankruptcy Court of Massachusetts

### PROFESSIONAL AFFILIATIONS AND ACCREDITATIONS

Practicing Affiliate of the Appraisal Institute

Licensed as a Certified Real Estate Appraiser, Commonwealth of Massachusetts (#60)

Licensed Real Estate Broker in Massachusetts

### REPRESENTATIVE TYPES OF VALUATION ASSIGNMENTS

- Appellate Tax Board abatements
- Conservation and agricultural restrictions
- Damages caused by environmental contaminations
- Eminent domains
- Estate valuations
- Fee simple, leased fee and leasehold estates, partial takings
- Financing
- Fractional interest
- Municipal assessments
- Special purpose and institutional properties
- Railroad and Utility Corridors

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- Blue Cross Blue Shield
- Boston College
- Boston Private Bank
- Boston University
- Bourne Conservation Trust
- Commonwealth of Massachusetts
- DCR, DCAM, DCPO
- Eastern Bank
- The Finch Group
- Health Science Properties
- Latter Day Saints
- Marion Manor
- Martin Manzelli, Corp.
- Massachusetts Institute of Technology
- McDonald's Corporation
- Narragansett Electric Co.
- National Grid
- NEPCO
- NSTAR
- Ocean Spray Cranberries, Inc.
- Pan Am Railways
- Paradigm Properties
- Ropes & Gray
- Sisters of Jesus Crucified
- Temple Israel/Beth El
- Transit Realty Associates
- The Trust for Public Land

## REPRESENTATIVE PROPERTY TYPES

- Air rights
- Apartment buildings
- Condominium projects
- Institutional property
- Manufacturing plants
- Nursing homes
- Office buildings
- Parking garages
- Railroad rights-of-way
- R&D facilities, biotech labs

## RELIGIOUS PROPERTIES

- Residential, commercial, industrial land
- Retail buildings
- Schools
- Shipyards
- Shopping centers/store blocks
- Single-family dwellings
- Special purpose properties
- Stadiums
- Utility corridors

## REPRESENTATIVE TYPES OF COUNSELING ASSIGNMENTS

- Lease arbitration
- Market feasibility studies
- Resolution of real estate disputes and creation of real estate strategies for disposition, acquisition, value enhancement, or litigation
- Valuation disputes

# State of New Hampshire

**REAL ESTATE APPRAISER BOARD**

APPROVED TO PRACTICE AS A

**CERTIFIED GENERAL APPRAISER**

ISSUED TO: GINTARAS P CEPAS



Certificate No: NHCG-876

EXPIRATION DATE: 08/31/2016

# State of New Hampshire

**REAL ESTATE APPRAISER BOARD**

APPROVED TO PRACTICE AS A

**Certified General Appraiser**

ISSUED TO: GINTARAS P CEPAS



Certificate No:  
NHCG-876

EXPIRATION DATE:  
08/31/2016



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STATE OF NEW HAMPSHIRE**

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Concord, N.H. 03301-2412

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Louise Lavertu • Executive Director



Electricians  
Natural Scientists  
Landscape Architects  
Court Reporters  
Home Inspectors  
Accountancy  
Manufactured Housing

November 18, 2014

GINTARAS P CEPAS  
COLLIERS INTERNATIONAL VALUATION AND ADVISORY SERVICES  
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Boston MA 02110

**License/Certificate Number: NHCG-876**  
**Effective Date: 11/07/2014**

Dear GINTARAS P CEPAS

Your application for certification/licensure has been approved by the New Hampshire Real Estate Appraiser Board. You will be certified/licensed under Chapter 310-B which authorizes you to use the title of Certified General Appraiser.

Chapter Rab 306.01(c) states that "The fee for licenses shall be \$400.00 for a two year term." Chapter 306.01(d) states that "The fee for certificates shall be \$400.00 for a two year term." Per Rab 306.01(i) "The renewal fee for individuals licensed less than 24 months in a biennial renewal period shall be the federal registration fee required pursuant to RSA 310-B:5, II and \$13.34 for each month licensed" please contact the Board office for your prorated fee. **You are advised that until you have submitted the required fee, your license/certificate is incomplete and you cannot practice as a Real Estate Appraiser in New Hampshire.**

Chapter Rab 403.02(b) states that "Appraisers shall successfully complete the 7-Hour National USPAP Update Course, or its equivalent, every 2 calendar years. Equivalency shall be determined through the AQB course approval Program or by an alternate method established by the AQB." Please be sure to fax a copy of your course certificate to (603) 271-7928 immediately after course completion.

**Please be advised, pursuant to RSA 310-B:16, II, each licensed or certified real estate appraiser shall place such appraiser's license or certificate number adjacent to or immediately below the appraiser's signature whenever the appraiser's signature is used in an appraisal report or in a contract or other instrument used by the license or certificate holder in conducting real estate appraisal activities.**

Sincerely,

Bobbie Carter  
Program Specialist I



## Robert P. LaPorte, Jr., CRE, MAI

MANAGING DIRECTOR  
Valuation & Advisory Services



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### STATE CERTIFICATION

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### COMPANY EXPERIENCE

Robert LaPorte joined Colliers International in 1982 and is presently a Managing Director of the firm's Valuation & Advisory Services group. Over the course of his forty years in real estate, Mr. LaPorte has appraised or consulted on assignments throughout the New England states, New York, South Carolina, Pennsylvania and California. In addition to appraisals, Mr. LaPorte has also completed land use and marketability studies for properties located in industrial parks and central business districts; feasibility and market studies for residential and commercial uses; review appraisals; lease arbitration, valuation disputes, and provided expert witness testimony.

His valuation work has included a diverse property type that encompasses office, retail, industrial and institutional properties. Property interests include fee simple, leased fee, leasehold, sandwich leasehold, air rights and fractional property interests.

### PROFESSIONAL ACCOMPLISHMENTS

Mr. LaPorte is qualified as an expert witness in the Superior Courts of the Commonwealth of Massachusetts in Suffolk, Worcester, Middlesex, Essex, Norfolk, Dukes and Plymouth Counties, Commonwealth of Massachusetts Appellate Tax Board and The Federal Bankruptcy Court of Massachusetts. In New Hampshire, he has testified before The Superior Court of Hillsboro County and the Board of Tax and Land Appeal.

### PRIOR EXPERIENCE

Prior to joining Colliers International, in 1982 Mr. LaPorte was a partner at Foster Appraisal and Consulting.

### PROFESSIONAL MEMBERSHIPS AND ACCREDITATIONS

Appraisal Institute, MAI and SRA Designations

Appraisal Institute, Past President, New England Chapter

The Counselors of Real Estate (CRE), Member

Greater Boston Real Estate Board—Commercial Brokers Association

Massachusetts Certified Real Estate Appraiser, #735

Maine Certified Real Estate Appraiser #CG 687

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- Boston University
- Choate Hall & Stewart
- Commonwealth of Massachusetts
- Holland and Knight
- Kenney Development Company
- Liberty Mutual
- LNR
- Massachusetts Bay Transportation Authority
- Massachusetts Institute of Technology
- Massport
- Mintz Levin
- Museum of Fine Arts
- NSTAR
- National Grid
- The Nature Conservancy
- NStar
- PanAm Railways, Inc.
- Ropes & Gray
- Steward Health Care
- United States Department of Justice
- Walsh Brothers
- Wells Fargo Bank

Accelerating success.



# State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

CERTIFIED GENERAL APPRAISER

ISSUED TO: ROBERT P LA PORTE, JR



Certificate No: NHCG-337

EXPIRATION DATE: 04/30/2015

# State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

**Certified General Appraiser**

ISSUED TO: ROBERT P LA PORTE, JR



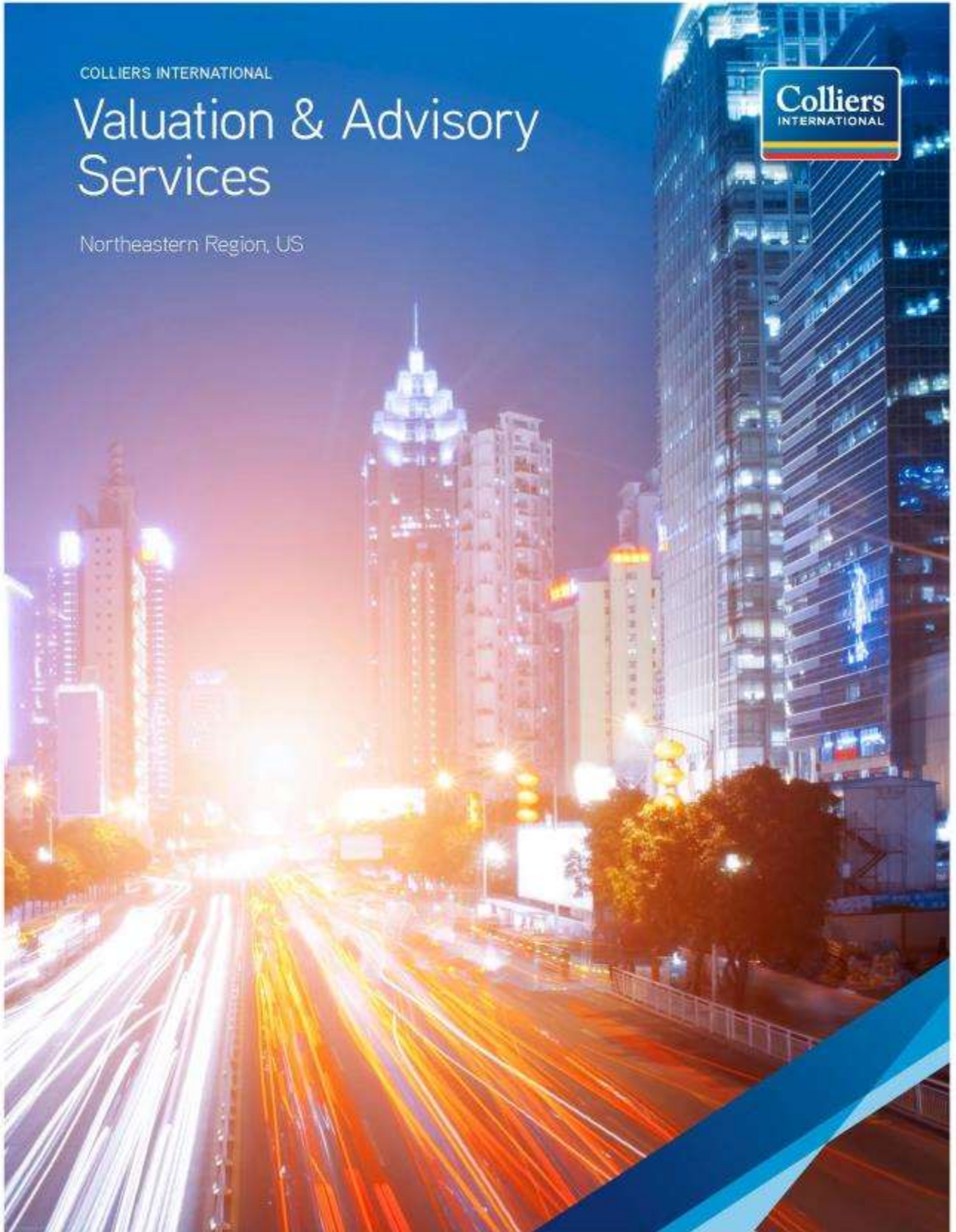
Certificate No:  
NHCG-337

EXPIRATION DATE:  
04/30/2015

COLLIERS INTERNATIONAL

# Valuation & Advisory Services

Northeastern Region, US







# Northeastern Region, US

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Real estate valuations play a pivotal role in today's business climate. An accurate and well supported opinion of property value can mean the difference between reaching a critical goal—securing a loan, closing a sale, reporting to investors, choosing the best asset—or failing to achieve it altogether.

Colliers Valuation & Advisory Services' reports are designed to deliver insight into a property's fundamentals, its competition and the overall market dynamics affecting value. A solid valuation report can be a strategic asset for investors, lenders and owners, provided that it addresses both a property's unique characteristics and the most current market conditions.

Commitment to high-end client service, coupled with Colliers International's unparalleled market intelligence and resources, differentiates us as the firm of choice in the real estate industry.

## PROFESSIONALS

Our professionals share a commitment to deliver the highest level of service and consistent results. We go the extra mile for our clients, whether this means meeting a tight deadline or working with a complex and challenging property.

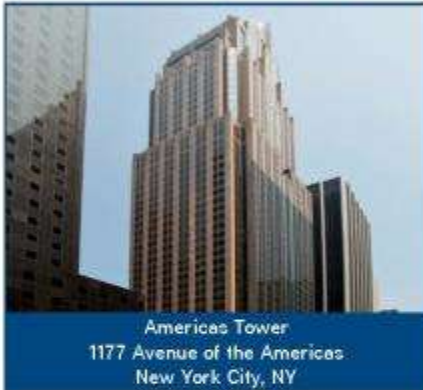
## TECHNOLOGY

Our unmatched report creation technology speeds appraisals through the pipeline. This secure, centralized production system generates a wide range of reports and high volume portfolio orders without delays.

## INFORMATION

Today's business climate places valuation in a more pivotal position than ever before. All our appraisals are evaluated and approved by an experienced review team to ensure our clients receive concise and timely appraisals. With clear, prompt reporting and a comprehensive, big picture approach, Colliers International's Valuation and Advisory reports give our clients the information they need to make better business decisions.

## Recent Assignments



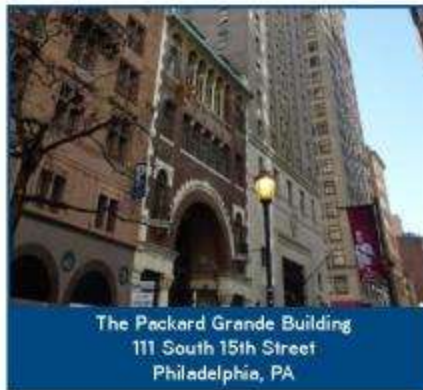
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New York City, NY



**Market Square Building**  
701 & 801 Pennsylvania Avenue  
Washington D.C.



**745 Atlantic**  
Boston, MA



**The Packard Grande Building**  
111 South 15th Street  
Philadelphia, PA

## Client Snapshot

With an emphasis on client service, our list of clients continues to grow. CIVAS is an approved appraiser with most major insurance companies, financial institutions, conduit lenders and pension funds, and commonly performs valuation services for various clients including:

<i>AIG</i>	<i>Colony Capital</i>	<i>KeyBank</i>	<i>RREEF</i>
<i>Altus Group</i>	<i>Cornerstone</i>	<i>MetLife</i>	<i>SunLife</i>
<i>Arbor</i>	<i>CW Capital</i>	<i>Midland Loan Services</i>	<i>UBS</i>
<i>Bank of America</i>	<i>Deutsche Bank</i>	<i>Morgan Stanley</i>	<i>Urdang</i>
<i>Bank of China</i>	<i>Dexus</i>	<i>M&amp;T Bank</i>	<i>US Bank</i>
<i>Bank of New York</i>	<i>FDIC</i>	<i>Northmarq</i>	<i>USPS</i>
<i>BB&amp;T Bank</i>	<i>GE Capital</i>	<i>NYLife</i>	<i>TA Associates</i>
<i>Berkadia</i>	<i>Goldman Sachs</i>	<i>One West Bank</i>	<i>TD Bank</i>
<i>CalPERS</i>	<i>HFF</i>	<i>PNC Bank</i>	<i>TIAA CREF</i>
<i>Capital One Bank</i>	<i>ING</i>	<i>Principal Financial</i>	<i>Torchlight</i>
<i>Citi</i>	<i>Invesco</i>	<i>Prudential</i>	<i>Toyota</i>
<i>Citibank</i>	<i>JP Morgan</i>	<i>RBS</i>	<i>Wells Fargo</i>

### Northeastern Region

#### Licenses

Connecticut  
Delaware  
Maine  
Massachusetts  
Maryland  
New Jersey  
New Hampshire  
New York  
Pennsylvania  
Rhode Island  
Vermont  
Virginia  
Washington DC  
West Virginia

#### Valuation & Advisory Services Offered

Single Asset Valuation  
Portfolio Valuation  
Institutional Asset Valuation  
Loan Pool Valuation  
Appraisal Review  
Appraisal Management  
Lease and Cost Analysis  
Insurance Valuation  
Arbitration & Consulting  
Feasibility Studies  
Investment Analysis  
Highest and Best Use Studies  
Tax Appeals  
Litigation Support  
LIHTC Market Studies & Conventional Multifamily Market Studies

#### Experience That Counts

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Industrial  
Retail & Regional Malls  
Multifamily  
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Manufactured Housing  
Net Lease  
Agricultural  
Golf & Hospitality / Resorts  
Health Care  
Subdivisions  
Embassies and Consulates  
GSA Properties  
Special Use Properties  
Restaurants





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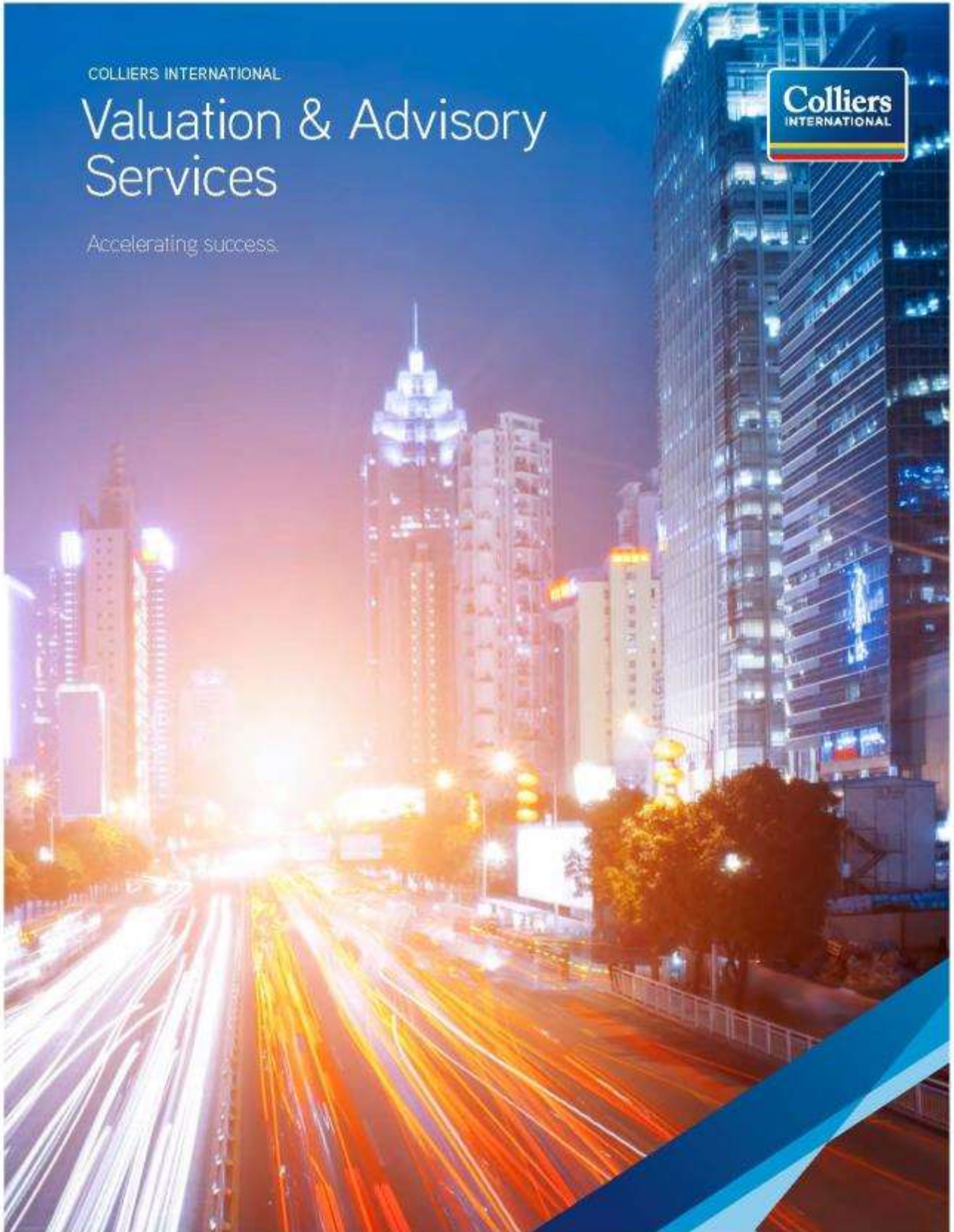
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## **REAL ESTATE APPRAISAL**

### **VOLUME II**

#### **NORTHERN PASS TRANSMISSION PROJECT DUMMER TO BETHLEHEM, NEW HAMPSHIRE**

NOVEMBER 14, 2014

*Colliers File #:* J140244

*Prepared For:*

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Manchester, NH 03101

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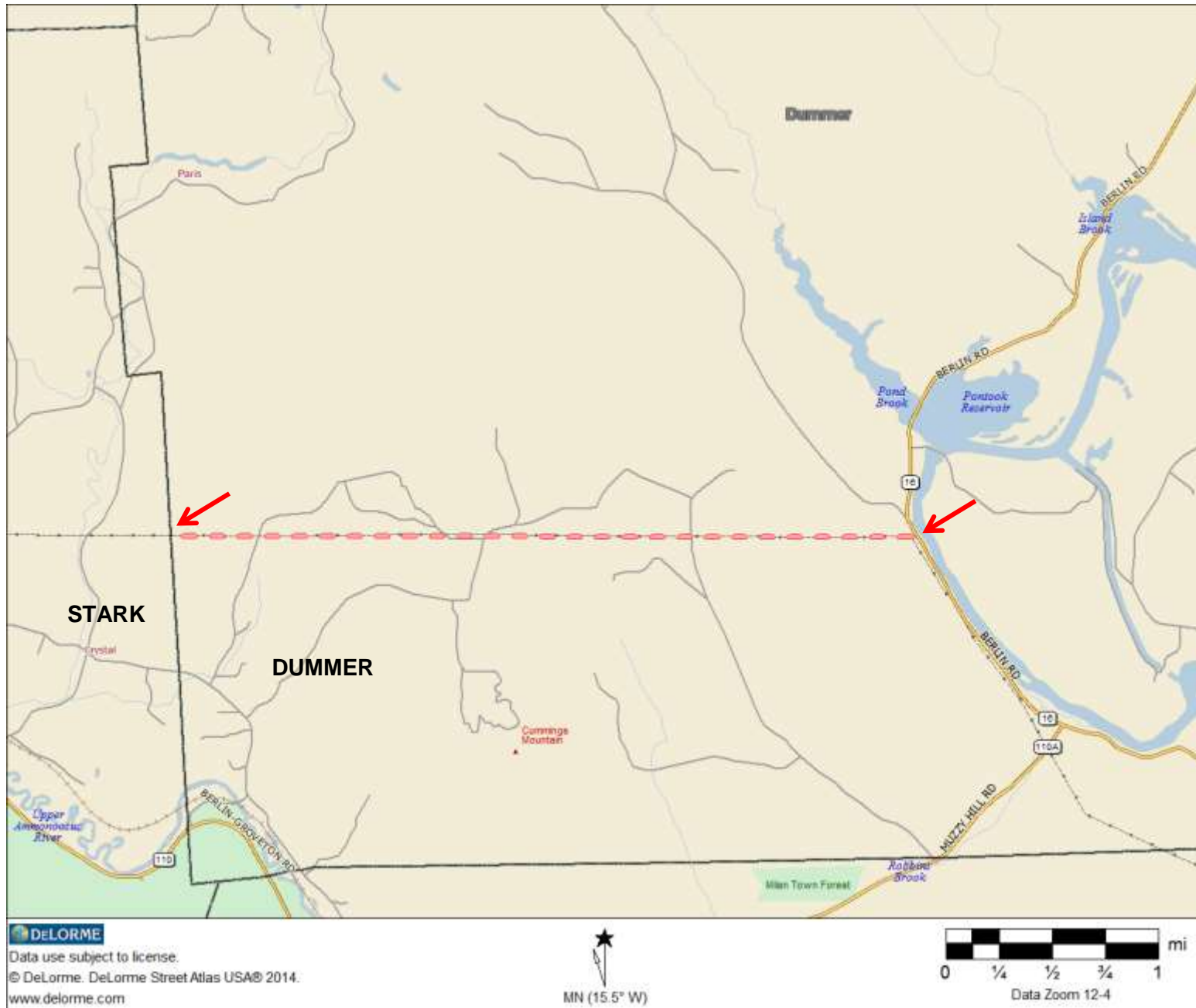
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# DUMMER

### LOCATION MAP



000296

## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor is located in the southern portion of Dummer. It commences approximately 3,500 feet west of Route 16 and extends westerly about 2.86 miles to the Stark town line. The easement corridor extends across five properties—large parcels of undeveloped, rolling, wooded land located away from highways. Route 110 is more than a mile to the south. There are three crossings by private and public roads, all of which connect with Route 110 to the south.

There is a private road crossing approximately 2,000 feet south of the beginning of the ROW; it is graded but not paved. Kelly Brook Road is an unpaved, wooded road crossing approximately one mile to the south of the private crossing. There is no development along Kelly Brook Road. Hott Road is the third crossing located near the Stark town line. There are scattered dwellings along this road.

In general, this is a very rural area with a very low population, low median income and few employment opportunities.

The existing ROW Easement contains an area of 2,261,372 square feet, or 51.91 acres. The proposed NPT easement to be leased has an exclusive ROW area of 768,255 square feet and a shared (with NPT) easement ROW area of 478,541 square feet. In addition, there are 374,822 square feet of “leftover” land that is 25 feet wide and separated from the rest of the existing ROW easement by the NPT ROW easement. The utility and value of this area is reduced because of its narrow width which is about 25 where it exists and the lack of continuity as it does not run the entire length of the existing ROW easement.

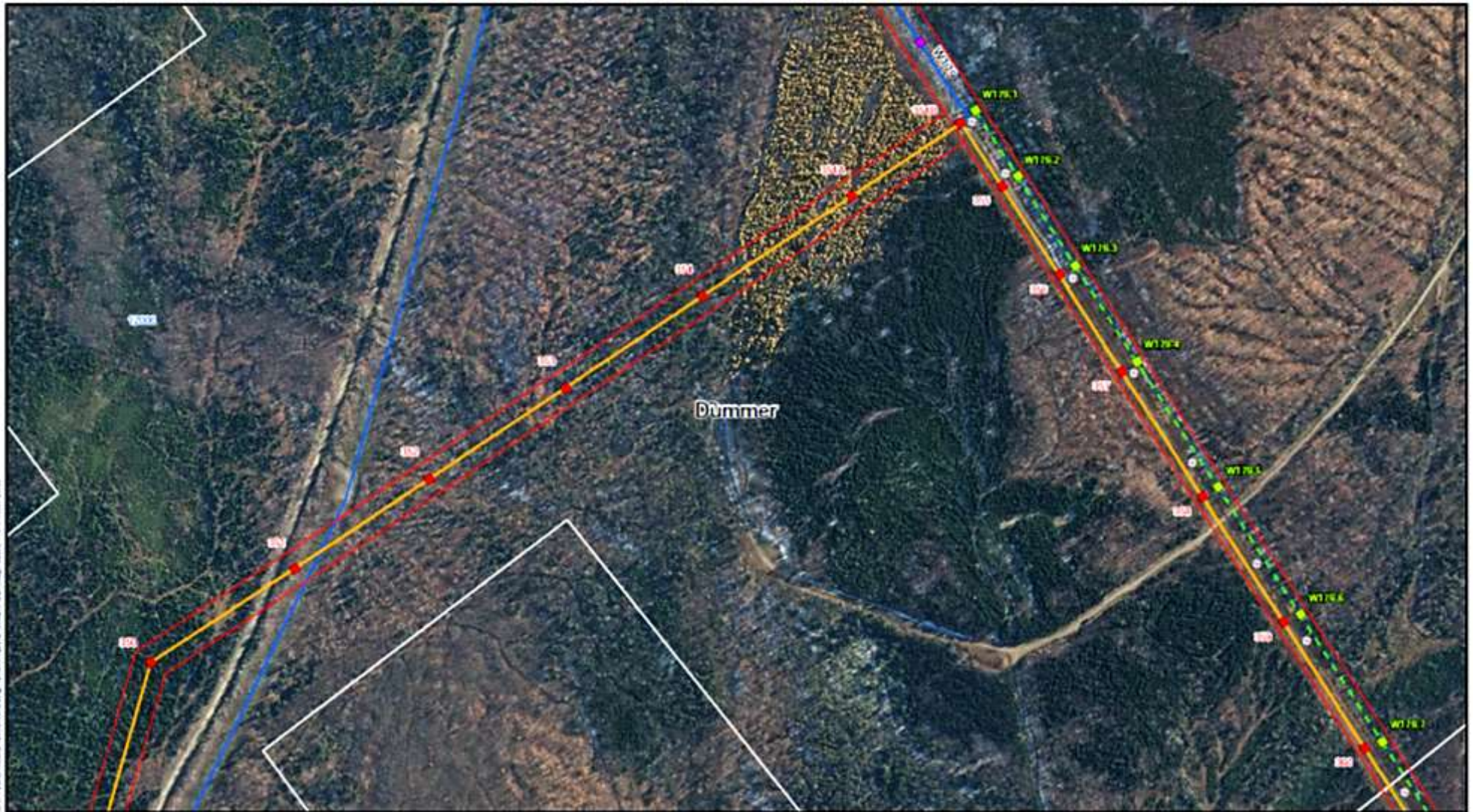
The spreadsheet on the following page summarizes the five (5) properties in Dummer that are impacted by the existing ROW easement and tabulates the square foot areas on each property that are encumbered by: the existing easement (Column “E”); the exclusive NPT easement area (Column “I”); the shared easement area (Column “H”) and, where applicable, the “leftover” easement area (Column “B”) that is isolated by the NPT easement.



The spreadsheet also provides the name of the owner, the land area of the total property, the zoning, land use per assessor’s field card and the assessor’s map and lot number.





PARCEL PLANS



<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: blue;">~~~~~</span> Delineated Wetlands</li> <li><span style="color: purple;">- - -</span> Town Boundary</li> <li><span style="color: blue;">1542</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Dummer</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials, New Hampshire GRANIT GIS Data, Color & Contours: Normandrea, Burns & McDonnell

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PRELIMINARY - NOT FOR CONSTRUCTION

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|--|---|---|



The Northern Pass  
Transmission Line Project  
Proposed Route  
Dummer

PRELIMINARY ENGINEERING

000300

Source: NHEDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Coloration: TerraNova; Burns & McDonnell

Sheet 0030 of 0179 Version 1

December 26, 2012





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<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: purple;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: blue;">■</span> Delineated Wetlands</li> <li><span style="color: purple;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Dummer</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials, New Hampshire GRANIT GIS Data, Cole & Colantoni, Norumbrook, Burns & McDermott

Sheet 0040 of 0179 Version 1

December 20, 2012



**SUBJECT PHOTOGRAPHS**



Looking easterly from the private road off Route 110.



Looking westerly across the private crossing.



Looking southerly along Kelly Brook Road.



Looking easterly across Kelly Brook Road.



Looking westerly across Kelly Brook Road.



Looking southerly along Hott Road under the ROW.



Looking easterly from Hott Road.



Looking westerly across Hott Road. There are scattered residences located in the general vicinity.

## ZONING

The client should note that this appraisal is not intended to be a detailed determination of compliance as such a determination is beyond the scope of this real estate appraisal assignment. Detailed zoning studies are typically performed by zoning or land-use experts (including attorneys, land-use planners or architects).

The zoning designations noted as applicable for the properties within each community are the zoning districts identified on the exhibit "***NPT Line List for Appraisers 110314***" which was provided to us by the client.

The depth of our analysis correlates directly with the scope of this assignment and it considers all pertinent issues that have been discovered through our due diligence.

According to the above-noted exhibit, the properties located in the Town of Dummer (in the path of the Northern Pass Project) are zoned Rural Residential. However, as of the date of this report, the Town of Dummer is in the process of preparing a Zoning Ordinance; it is not yet complete.



## LAND SALES ANALYSIS

We have identified four land sales in Dummer, two are residential properties and two of them are used for utility purposes. Land sale activity has been very limited over the last four years.

Before any adjustments are made, the overall unit prices range from \$0.05 to \$0.40 per square foot of land with an average unit price of \$0.15 per square foot, or \$2,002 to \$17,500 per acre, with an average of \$6,393 per acre. The overall size of the sales range from 87,120 to 536,224 square feet and have an average of 330,729 square feet—or 2.00 to 12.31 acres with an average of 7.59 acres. The sale dates range from August of 2011 to October of 2013. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

We can see that the highest unit price was for the smallest sale parcel, Sale 1 at \$17,000 per acre. The ATF properties along the subject ROW in Dummer are much larger than any of the sales. Based on sales in Stark and other communities, we know that the unit prices for land parcels in the 40 to 100 acre size category tend to be significantly lower than for parcels of 6 to 12 acres.

Sale 1, at \$17,500 per acre, is a small lot on Route 16 and the Androscoggin River—well suited for a recreational use or as the site for a seasonal house. It has some wetland and flood plain, but also upland. The 500 feet of frontage on the river is the main attraction.

Sale 2, at \$2,002 per acre, is a woodland parcel adjoining the existing ROW easement to the east of the beginning of the proposed NPT ROW easement and close to Route 16. It was purchased by a utility to build a sub-station. The seller owns a sizable amount of acreage that is managed timber land. Access is by a short easement from Dummer Pond Road.

Sale 3, at \$2,009 per acre, is a woodland parcel adjoining an existing ROW easement near the Millsfield town line. It was purchased at the same time as Sale 2 by the same utility to build a sub-station. This parcel has long frontage on Dummer Pond Road.

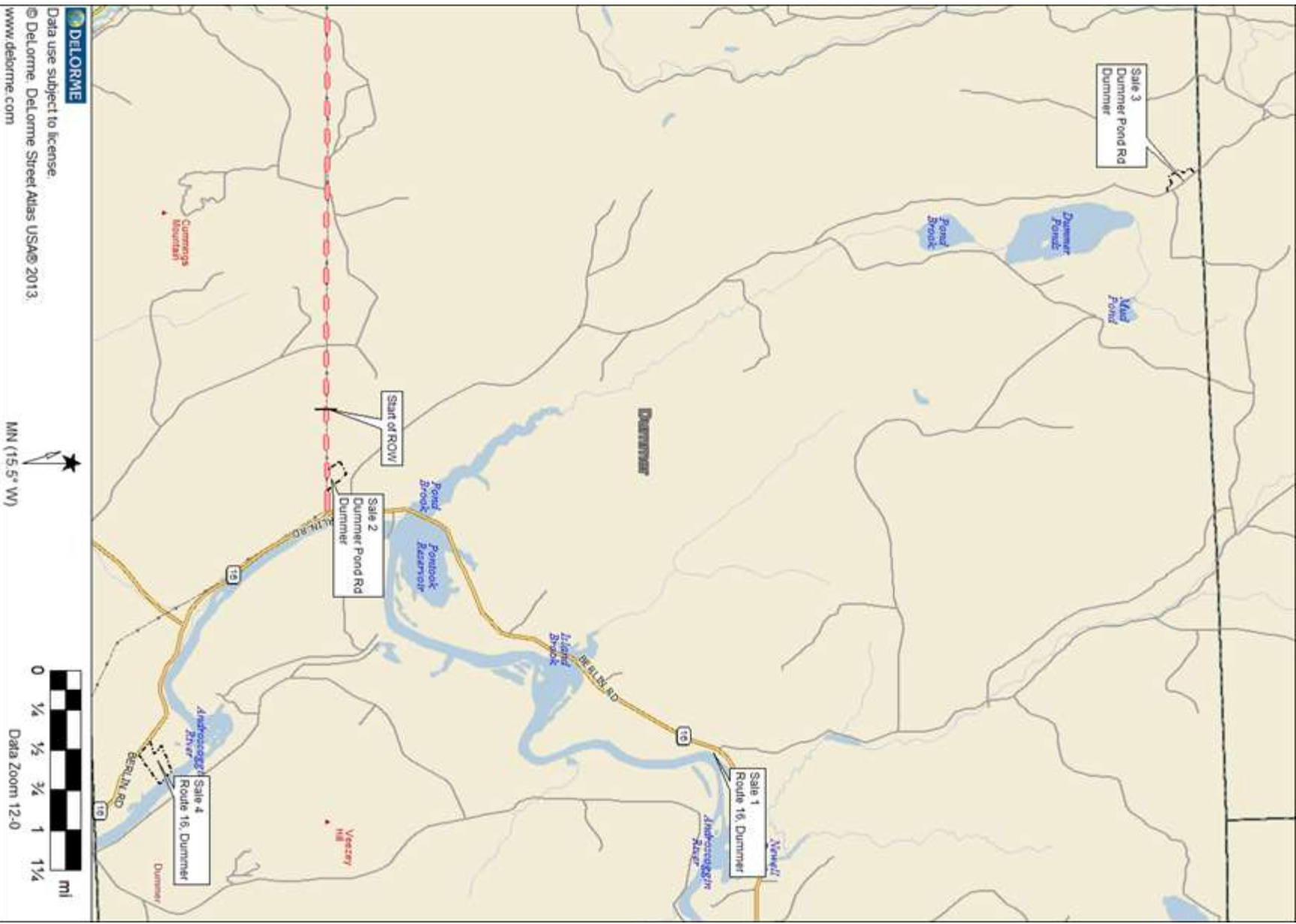
Sale 4, at \$4,062 per acre, is a much larger lot located on Route 16 and the Androscoggin River. It consists of an at-grade and fairly level field with a trailer on it. The lack of trees on this lot allows attractive distant views. There are a few houses nearby. It is well suited for a recreational use or as the site for a seasonal house.

## COMPARABLE SALE SUMMARY

## Dummer Land Sales

STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1 NH Route 16	Jacqueline Catello	Daniel M. Lambert	9/6/12	\$ 35,000	87,120	2.00	\$ 0.40	\$ 17,500	None	Partly wooded along the road and fronting on the Andros coggin River. It has wetlands and flood plain on it.
2 Dummer Pond R.d.	Bayroot LLC	Granite Reliable Power	8/29/11	\$ 19,400	422,096	9.69	\$ 0.05	\$ 2,002	None	This was a parcel of cutover woodland and a portion of a ROW. See Exhibit C in the deed for Scope and Limits of Use of the Easement Area.
3 Dummer Pond R.d.	Bayroot LLC	Granite Reliable Power	8/29/11	\$ 12,800	277,477	6.37	\$ 0.05	\$ 2,009	None	This is an elongated, rolling parcel of cutover woodland with a very irregular shape. This parcel has over 1,000 feet of frontage on the west side of Dummer Pond Road, a private road.
4 NH Route 16	Osei J. Croteau, Tr.	Wayne E. Gauthier	10/17/13	\$ 50,000	536,224	12.31	\$ 0.09	\$ 4,062	None	This is an irregularly shaped, elongated parcel of rolling land. This is a parcel of cutover woodland and a portion of an ROW.
Minimum for sales			8/29/11	\$ 12,800	87,120	2.00	\$ 0.05	\$ 2,002		
Average for Sales			6/12/12	\$ 29,300	330,729	7.59	\$ 0.15	\$ 6,393		
Maximum for sales			10/17/13	\$ 50,000	536,224	12.31	\$ 0.40	\$ 17,500		

COMPARABLE SALES MAP



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**STARK**

### LOCATION MAP



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MN (15.4° W)

0 1/4 1/2 3/4 1 1 1/4 1 1/2 mi  
Data Zoom 11-7

000309



## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor is located in the central portion of Stark crossing the town in an east-to-west direction. It begins at the Dummer town line north of Route 110 and extends westerly approximately 8.55 miles to the Northumberland town line. The easement corridor is located away from highways and passes through 30 properties, most of which are large parcels of undeveloped, rolling and wooded land including two state forests and large acreage tracts owned by the Society for the Protection of New Hampshire Forests. Of the 30 properties, only six have a land area less than 20 acres. They are clustered at the westerly end where the existing ROW crosses Route 110 and Potter Street and a five-lot subdivision west of Potter Street. The existing ROW easement crosses six public roads, streets and highways and two private roads.

There are some scattered residences on Paris Road and Bell Hill Road. Where the existing ROW easement passes between Christine Lake and Percy Road, there are some developed properties to the south along Percy Road. There is some agricultural land along Route 110 and the river, but the bulk of the existing easement extends across undeveloped forest and large tracts of land.

In general, this is a very rural area with a very low population, low median income and few employment opportunities.

The existing ROW Easement has an area of 6,635,765 square feet or 152.34 acres. The proposed NPT easement to be leased has an exclusive ROW area of 2,676,822 square feet, and a shared (with NPT) easement ROW area of 1,514,360 square feet. In addition, there are 422,724 square feet of "leftover" land that is 25 feet wide where it exists; it is separated from the rest of the existing ROW easement by the NPT ROW easement. This "leftover" area has reduced utility and value because of its narrow width, and in Stark, consists of two fairly short portions which lack continuity because they do not continue throughout the length of the existing ROW easement.

The spreadsheet on the following page summarizes the 30 properties in Stark that are crossed by the existing ROW easement and tabulates the square foot areas on each property encumbered by the existing easement (Column "E"), the exclusive NPT easement area (Column "I"), the shared easement area (Column "H") and, where applicable, the "leftover" easement area (Column "B") that is isolated by the NPT easement.

The spreadsheet also provides the name of the owner, the land area of the total property, the zoning, land use per assessor's field card and the assessor's map and lot number.





PARCEL PLANS



000312



PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- Delineated Wetlands
- Town Boundary
- Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Dummer, Stark

PRELIMINARY ENGINEERING

© 2010 and 2011 Aerials, New Hampshire GRANIT GIS Data, Color & Contours: Normandrea, Burns & McConnell | Sheet 0641 of 0178 Version 1 | December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- ⊗ Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- Town Boundary
- 142 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Stark

PRELIMINARY ENGINEERING

000313









PRELIMINARY - NOT FOR CONSTRUCTION

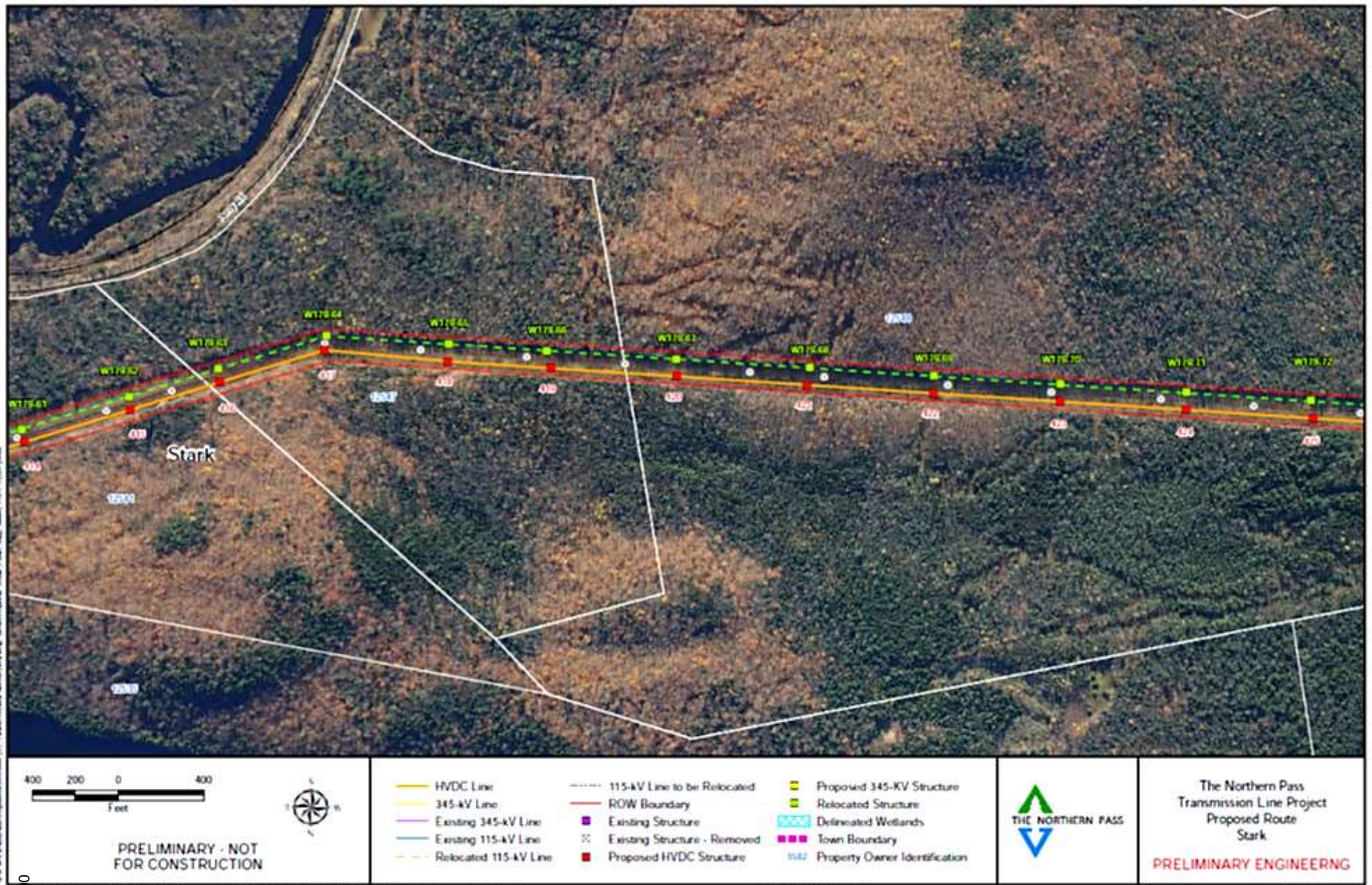
- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- Town Boundary
- Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Stark

**PRELIMINARY ENGINEERING**





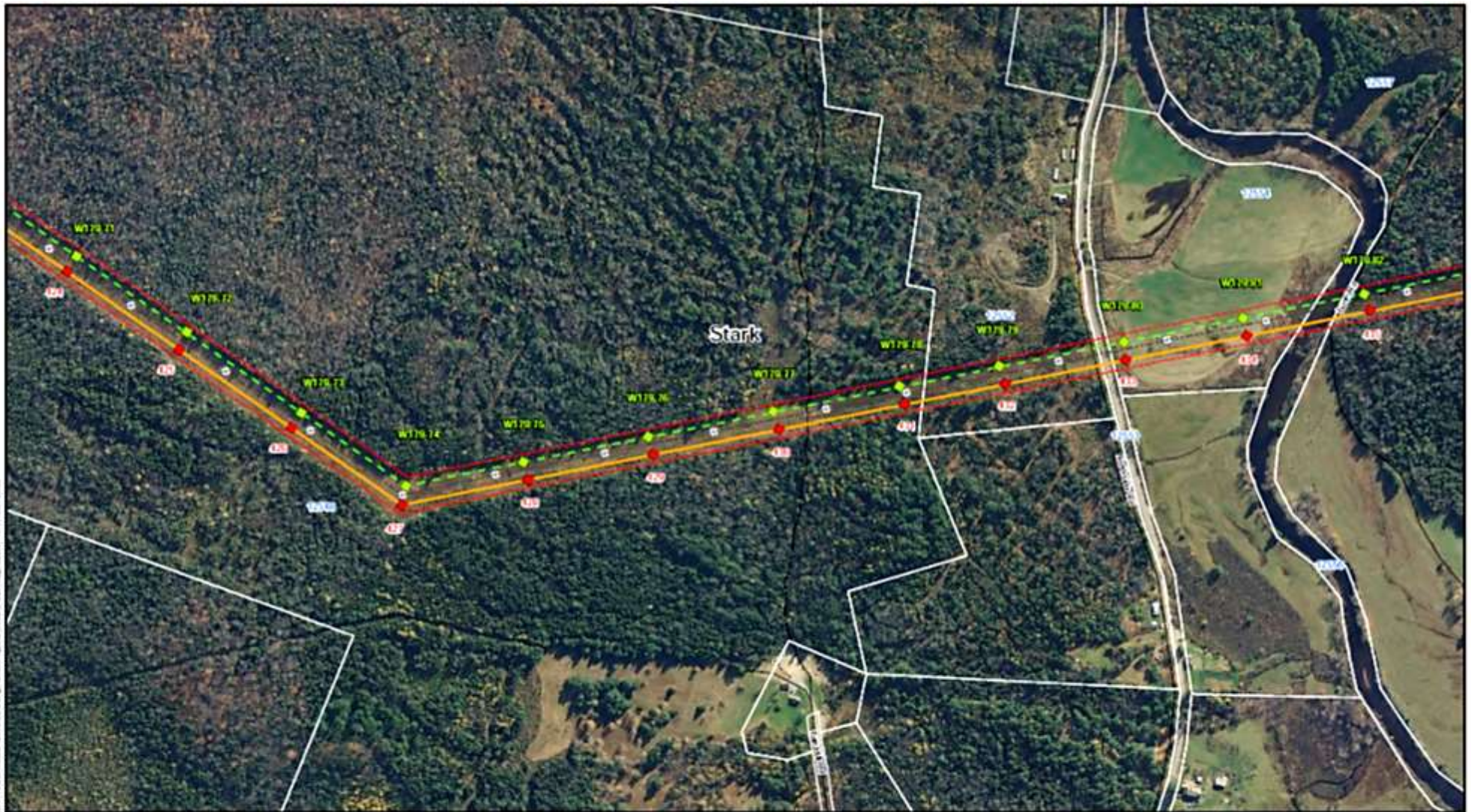
000316

Source: NHEMOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorations: Normandus; Burns & McDonnell

Sheet 0046 of 0179 Version 1

December 20, 2012





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 Date: 11/20/12  
 User: jmc  
 Plot: 11/20/12 11:08:30 AM

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Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure
345-kV Line	ROW Boundary	Relocated Structure
Existing 345-kV Line	Existing Structure	Delineated Wetlands
Existing 115-kV Line	Existing Structure - Removed	Town Boundary
Relocated 115-kV Line	Proposed HVDC Structure	Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Stark

**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantoni; Normanbrook Burns & McDonnell

Sheet 0046 of 0178 Version 1

December 20, 2012

000317





PRELIMINARY - NOT FOR CONSTRUCTION

- |  |  |   |
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|--|--|---|



The Northern Pass  
Transmission Line Project  
Proposed Route  
Stark

PRELIMINARY ENGINEERING

000318

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantonio; Nemarchoz; Burns & McDonnell

Sheet 0041 of 0179 Version 1

December 20, 2012









PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-KV Structure
- Relocated Structure
- Delineated Wetlands
- Town Boundary
- Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Stark, Northumberland

PRELIMINARY ENGINEERING

000320

Source: NH DOT 2010 and 2011 Aerials, New Hampshire GRANIT GIS Data, Color & Colorworks, Northumberland: Burns & McDonnell

Sheet 0040 of 0179 Version 1

December 20, 2012



**SUBJECT PHOTOGRAPHS**



Looking southerly along Paris Road in Stark.



Looking easterly across Paris Road. The new line will be to the left of the existing one.



Looking westerly across Paris Road. New line will be right of existing.



Looking southerly along Bell Hill Road crossing under the ROW.



Looking easterly across Bell Hill Road. New line will be left of existing.



Looking westerly from Bell Hill Road.



Scenic view looking southerly along Christine Lake Road under ROW.



Looking easterly from Christine Lake Road.



Looking westerly across Christine Lake Road. New line will be right of existing.



Looking southerly along Northside Road under the existing ROW.



Looking easterly from Northside Road; the new line will be to the left of existing.



Looking westerly across Northside Road across open field; new line will be on the right of existing.





Looking easterly across Route 110; new line will be on the left of existing.



Looking westerly across Route 110; new line will be on the right of existing.



Looking westerly across Potter Road.; new line will be to the right of the existing.

**ZONING**

No zoning ordinance exists for the Town of Stark.

## LAND SALES ANALYSIS

We located and analyzed nine land sales in Stark—four are considered to be house lots with less than 10 acres of land and five which are acreage land sales. There has been limited recent activity in land sales over the last four years.

Prior to any adjustments, the overall unit price range is from \$0.02 to \$0.20 per square foot of land with an average unit price of \$0.07 per square foot, or \$892 to \$8,547 per acre with an average of \$3,163 per acre. The overall sizes range from 203,861 to 4,965,840 square feet or 4.68 to 114.0 acres, with an average of 33.48 acres. The sale dates range from November of 2010 to August of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sales range in size from 4.68 acres to 9.20 acres and have a unit price range of \$4,110 to \$8,547 per acre with an average of \$5,598 per acre. The acreage sales range in size from 13.31 to 114.00 acres and have a unit price range of \$892 to \$1,182 per acre with an average unit price of \$1,034 per acre.

The highest unit price was for Sale 9, the smallest sale parcel consisting of three small lots at a price of \$8,547 per acre. Other than some clearing of trees, there is no sign of development. Sale 9 had a total land area of 4.68 acres and is much smaller than any of the ATF properties. The ATF properties along the existing ROW easement in Stark predominantly consist of undeveloped acreage tracts comparable to the acreage sales, rather than small lots.

The larger lot sales—Sale 1 at 5.16 acres, Sale 7 at 9.20 acres and Sale 8, at 7.30 acres—have a fairly tight unit price range from \$4,478 to \$4,891 per acre. None are considered “view” lots.

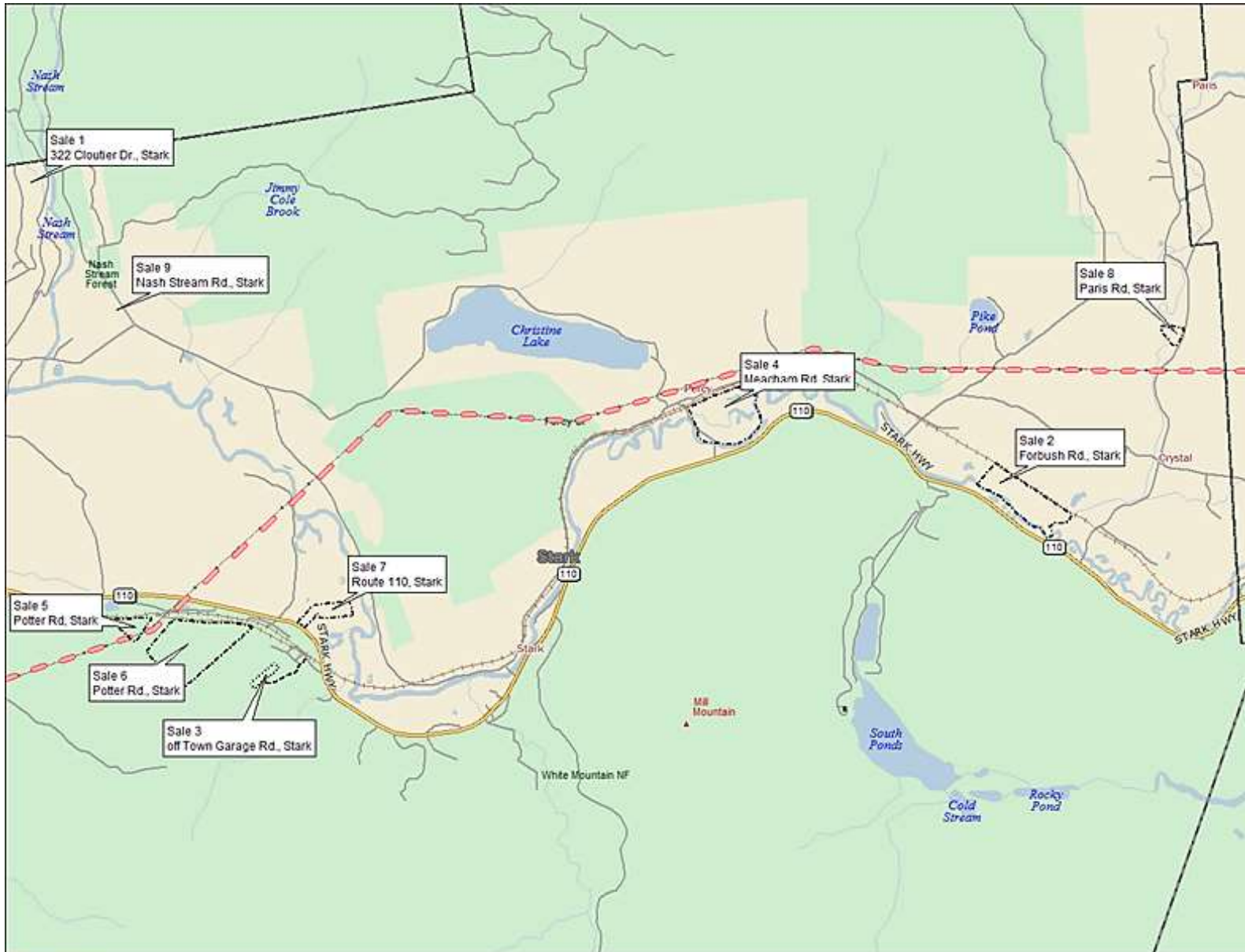
The acreage land sales also have a tight unit price range of \$892 to \$1,182 per acre with slight variations reflecting ease of access. Sales 2, 3, 4, 5 and 6 are located near the existing ROW easement. Sale 5 and 6 at \$892 and \$1,009 per acre, respectively, “book end” the ROW south of Potter Road. Both sales have either limited or ROW access. The existing ROW easement crosses the rear of Sale 5.

**Stark Land Sales**

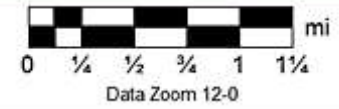
	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	322 Cloutier Drive	John Chapman	Andrew H. & Leeann Chase	4/2/12	\$25,000	224,770	5.16	\$ 0.11	\$ 4,845	N/A	No zoning in place--use will be residential
2	Forbush Road	Maurice Forbush	Gregory E. & Jeanette C. Smith	11/9/12	\$65,000	2,395,800	55.00	\$ 0.03	\$ 1,182	N/A	Woodland with potential for residential development
3	Off Town Garage Road	Bradley Hopps	Claude Coulombe	11/8/12	\$13,000	579,784	13.31	\$ 0.02	\$ 977	N/A	Woodland suitable for residential development
4	Meacham Road	Deborah J. Herman & Otto H. Hermann, Jr.	Tyler Dory	3/27/13	\$80,000	3,136,320	72.00	\$ 0.03	\$ 1,111	N/A	Agricultural and recreational land located in the Flood Plain. Electricity and telephone are available at the roadside.
5	Potter Road	Louis E. and Bobbi Jo Perry	Charles Ellis	6/18/14	\$19,000	927,828	21.30	\$ 0.02	\$ 892	N/A	Residential or woodland. Electricity and telephone available at roadside.
6	Potter Road	Hicks Logging LLC	Thomas Dictman	11/22/10	\$115,000	4,965,840	114.00	\$ 0.02	\$ 1,009	N/A	Woodland, recreational--electricity and telephone available at the roadside.
7	NH Route 110	Richard C. Gilman	Ralph & Barbara DePino	1/31/11	\$45,000	400,752	9.20	\$ 0.11	\$ 4,891	N/A	Agricultural or residential. Electricity and telephone available at roadside.
8	Paris Road	Daniel J. Dalphonse	Thomas J. Libbey, V and Thomas H. IV, Libbey	5/25/14	\$30,000	291,852	6.70	\$ 0.10	\$ 4,478	N/A	At grade, wooded lot with river frontage. Paris Road is a gravel road with electricity. It is near the existing easement ROW.
9	Lots 1, 2 & 3, Nash Stream Road	Robert Kidder	Keith A. and Kerrtin A. Rounds	8/8/14	\$40,000	203,861	4.68	\$ 0.20	\$ 8,547	N/A	Residential. Electricity and telephone available at roadside. Three adjacent, 1.5+ acre lots
	Minimum for sales			11/22/10	\$ 13,000	203,861	4.68	\$ 0.02	\$ 892		
	Average for Sales			12/16/12	\$ 48,000	1,458,534	33.48	\$ 0.07	\$ 3,103		
	Maximum for sales			8/8/14	\$ 115,000	4,965,840	114.00	\$ 0.20	\$ 8,547		
	Averages for res lots			1/30/13	\$35,000	280,309	6.44	\$ 0.13	\$ 5,690		
	Averages for res acreage			11/10/12	\$58,400	2,401,114	55.12	\$ 0.02	\$ 1,034		

000326





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000327

# **NORTHUMBERLAND**

LOCATION MAP



## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor is located in the central portion of Northumberland, crossing the town in a north-to-south direction. The existing easement commences at the Stark town line north of Route 110 and extends approximately 6.01 miles in a southerly direction to the Lancaster town line. The easement corridor in Northumberland extends across 19 properties located away from any highways. These are mostly large parcels of undeveloped, rolling and wooded land including one state forest and large acreage tracts owned by the State of New Hampshire – Department of Resources and Development. Only 6 of the 19 properties have a land area of less than 20 acres. These properties are clustered at the northerly end, where the existing easement ROW crosses Lost Nation Road, and at the southerly end, where the existing easement extends across the rear of several lots on Chellie Lane.

The existing ROW easement crosses only two public roads, Lost Nation Road and Page Hill Road. There are some scattered residences on both of those roads and on Chellie Lane. In general, this is a very rural area with a very low population, low median income and few employment opportunities.

The existing ROW easement has an area of 4,946,594 square feet or 113.56 acres. The proposed NPT easement to be leased has an exclusive ROW area of 2,429,308 square feet and a shared easement ROW area of 945,027 square feet. In addition, there are 4,728 square feet of “leftover” land that is five (5) feet wide where it exists and is separated by the NPT ROW easement from the rest of the existing ROW easement. This area has a reduced utility and value because of its narrow width and, in Northumberland, lacks continuity because it is not continuous throughout the length of the existing ROW easement.

The spreadsheet on the following page summarizes the 19 properties in Northumberland that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column “E”), the exclusive NPT easement area (Column “I”), the shared easement area (Column “H”) and, where applicable, the “leftover” easement area (Column “B”) that is isolated by the NPT easement.

It also provides the name of the owner, the land area of the total property, the zoning, land use per the assessor’s field card and the assessor’s map and lot number.







PARCEL PLANS



<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: magenta;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">□</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Stark, Northumberland</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHSDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantonio; Normandeau; Burns & McDonnell. Sheet 0049 of 0179 Version 1. December 20, 2012

00332





00333



**PRELIMINARY - NOT FOR CONSTRUCTION**

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|--|---|---|
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|--|---|---|



The Northern Pass  
Transmission Line Project  
Proposed Route  
Northumberland  
**PRELIMINARY ENGINEERING**





PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-KV Structure
- Relocated Structure
- Delineated Wetlands
- Town Boundary
- 1142 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Northumberland  
**PRELIMINARY ENGINEERING**

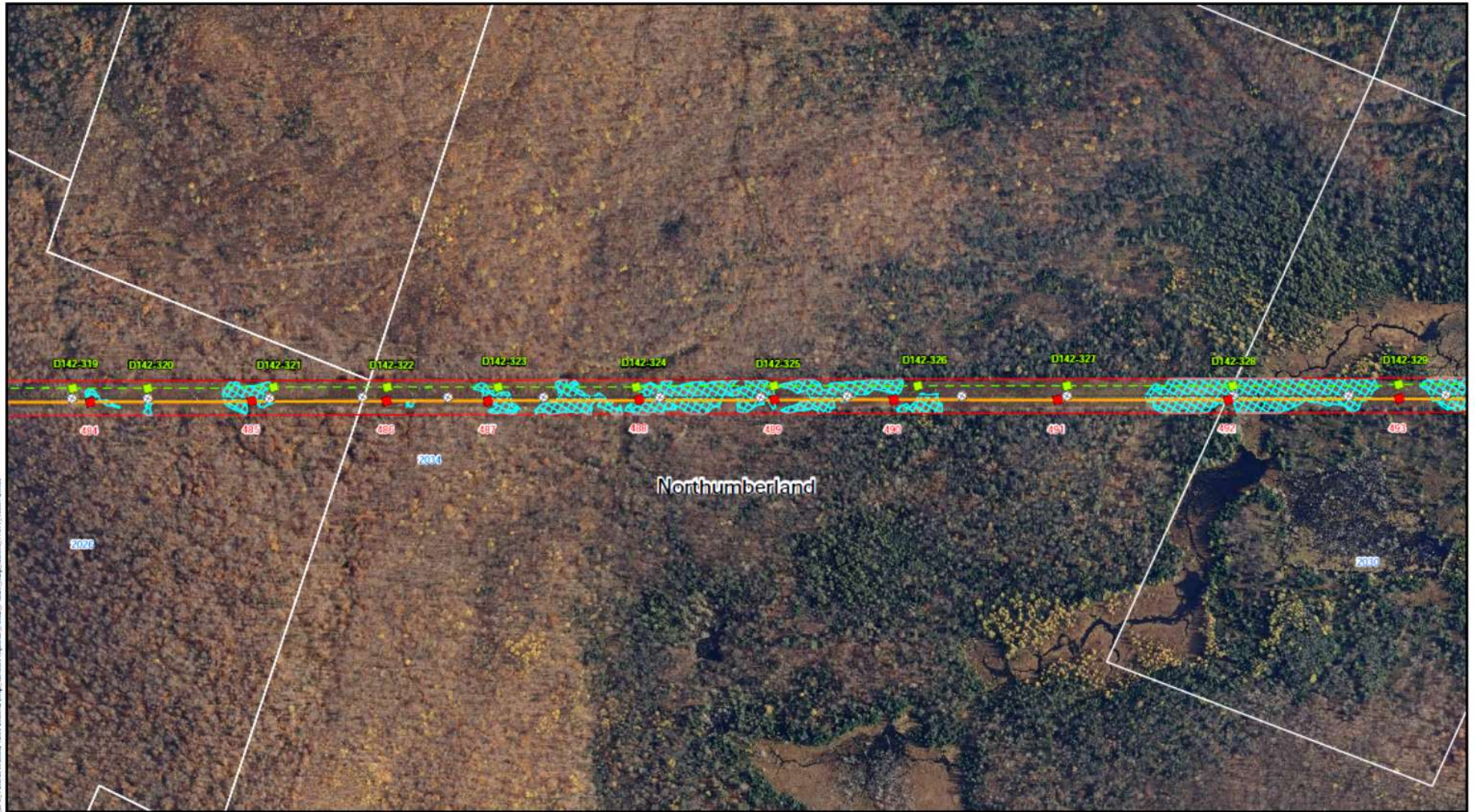
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Coloration; Norcross; Burns & McDonnell

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December 20, 2012

000334





PRELIMINARY - NOT FOR CONSTRUCTION

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|--|--|--|



The Northern Pass  
Transmission Line Project  
Proposed Route  
Northumberland  
**PRELIMINARY ENGINEERING**

Source: NH-DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 0052 of 0179 Version 1

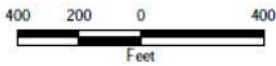
December 20, 2012

000335





THE NORTHERN PASS TRANSMISSION LINE PROJECT, ENVIRONMENTAL IMPACT STATEMENT, TECHNICAL REPORT, NORTHUMBERLAND, NEW HAMPSHIRE, 2012



**PRELIMINARY - NOT FOR CONSTRUCTION**

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: green;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: red;">- - - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: pink;">▨</span> Town Boundary</li> <li><span style="color: blue;">35B2</span> Property Owner Identification</li> </ul> |
|---|--|---|



The Northern Pass  
Transmission Line Project  
Proposed Route  
Northumberland

**PRELIMINARY ENGINEERING**

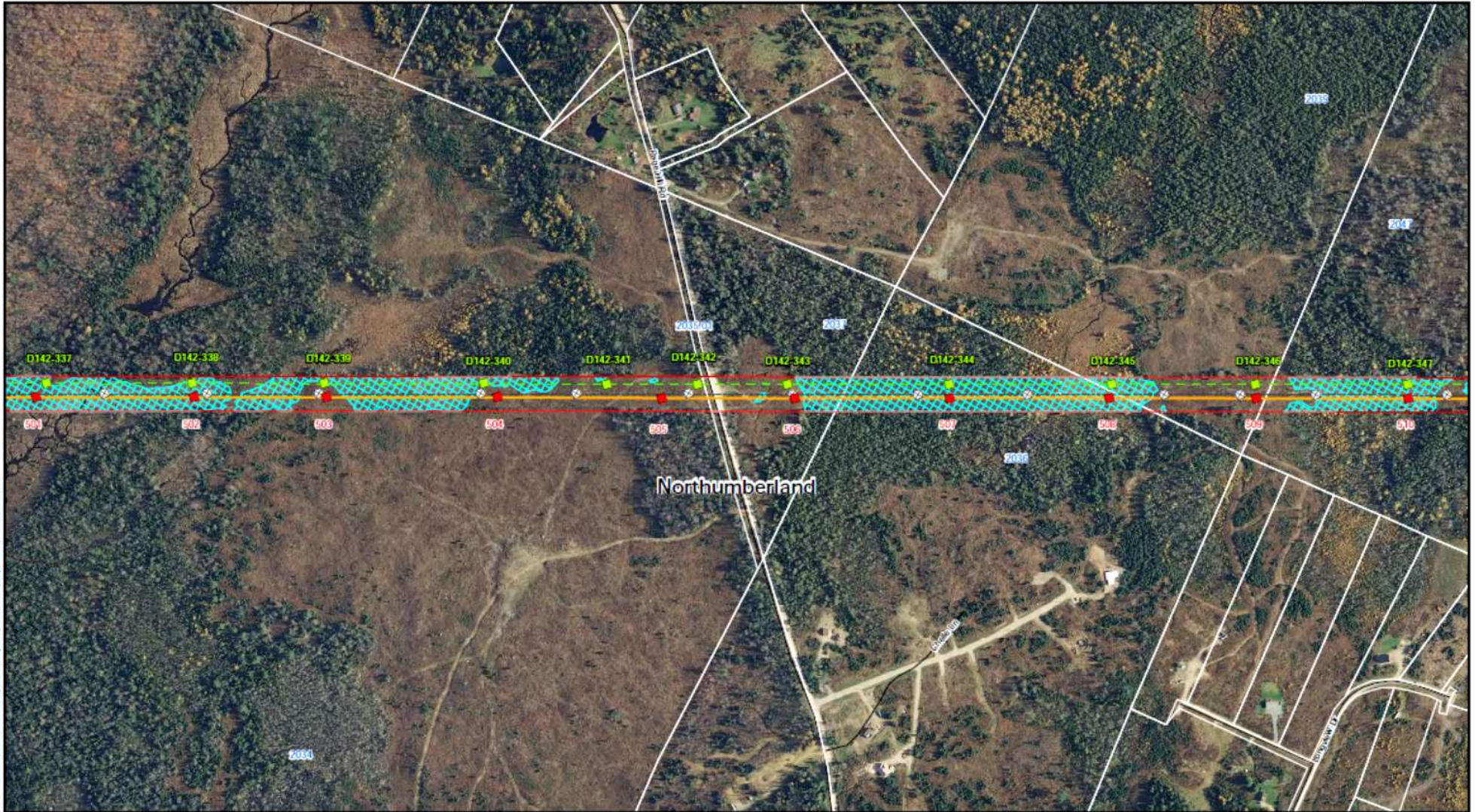
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012

000336





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

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The Northern Pass  
Transmission Line Project  
Proposed Route  
Northumberland

**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell. Sheet 0054 of 0179 Version 1 December 20, 2012

000337







**SUBJECT PHOTOGRAPHS**



Looking northeasterly from Lost Nation Road; the new line will be to the left of existing.



Looking westerly along Lost Nation Road; new line will be on the right.



Looking southwesterly across Lost Nation Road; new line will go around on the right of the Lost Nation sub-station.



Looking westerly along Page Hill Road under the existing ROW.



Looking northerly across Page Hill Road; the new line will be left of the existing.



Looking southerly across Page Hill Road; the new line will be right of the existing.

## ZONING

The properties located within the path of the Northern Pass Project in Northumberland are identified as being located in the following zoning districts: Timber Management, Commercial, Low-density Residential and Agricultural.

*Partial List of Allowed Uses “As-of Right”:*

**Timber Management:** Timber management; operation of machines and the erection of buildings and other structures used primarily for agriculture or forestry management; agricultural management activities; land management roads, mineral extraction operations of less than 5 acres in size; campsites and wildlife and fishery management practices.

**Commercial** Single-, two- or multi-family dwellings; hotels, motels and lodging houses; retail and wholesale businesses; financial institutions; offices; restaurants; Laundromats, automobile service stations and other service businesses.

**Low-density Residential** Single- and two-family dwellings; home occupations; agriculture; single manufactured houses and accessory uses.

**Agricultural:** single-family homes (except in flood plain), agriculture and related activities; home occupations and professional offices (employing no more than four unrelated people not living on site); manufactured housing and kennels.

*Dimensional Regulations:*

Northumberland

	Min. Lot Area (Acres)	Min. Frontage (Ft.)	Min. Front Yard (Ft.)	Min. Side & Rear Yard (Ft.)	Max. Building Height (Ft.)	Max. Lot Coverage
Timber Management					35	50%
Commercial	*	100	25	--	35	50%
Low-density Residential	1	150	75	20	35	50%
Agricultural	2	200	75	30	35	50% (excluding wetlands)

\*The minimum lot size shall be sufficient for build-up and required parking for specific types of facility.

## LAND SALES ANALYSIS

We have eleven land sales in Northumberland, five are considered to be single house lots with less than 15 acres of land and six are acreage land sales. There has been limited recent activity in land sales in the last four years.

Before any adjustments, the overall unit price range is \$0.02 to \$0.22 per square foot of land with an average unit price of \$0.08 per square foot, or \$744 to \$9,633 per acre with an average of \$3,359 per acre. The overall size range is from 94,961 to 6,236,485 square feet or 2.18 to 143.17 acres with an average of 44.57 acres. The sale dates range from May of 2010 to October of 2013. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sales range in size from 2.18 acres to 12.14 acres and have a unit price range of \$3,048 to \$9,633 per acre with an average of \$5,597 per acre. Generally, the larger the lot, the lower the unit price. The acreage sales range in size from 25.30 to 143.17 acres and have a unit price range of \$744 to \$2,368 per acre. Again, the highest unit price, \$2,368 per acre, was for the smallest acreage sale, Sale 1 at 25.3 acres, and the lowest unit price of \$744 per acre was for the largest acreage sale at 143.17 acres.

We can see that the highest unit price was for the smallest sale parcel, Sale 8 at \$9,633 per acre. The ATF properties along the existing ROW easement in Northumberland predominantly consist of undeveloped acreage tracts comparable to the acreage sales rather than the lot sales.

Sale 8, at \$9,633 per acre consists of a two acre lot--much smaller than any of the ATF properties along the existing easement ROW. A single-family dwelling has been constructed on this lot.

The larger lot sales, Sale 7 at 11.49 acres, Sale 9 at 6.30 acres, Sale 10 at 12.14 acres and Sale 11, at 5.30 acres have a fairly tight unit price range of \$3,048 to \$5,556 per acre. Some lots have distant views. Sales 7 to 11 are located in the same subdivision on Chellie Lane.

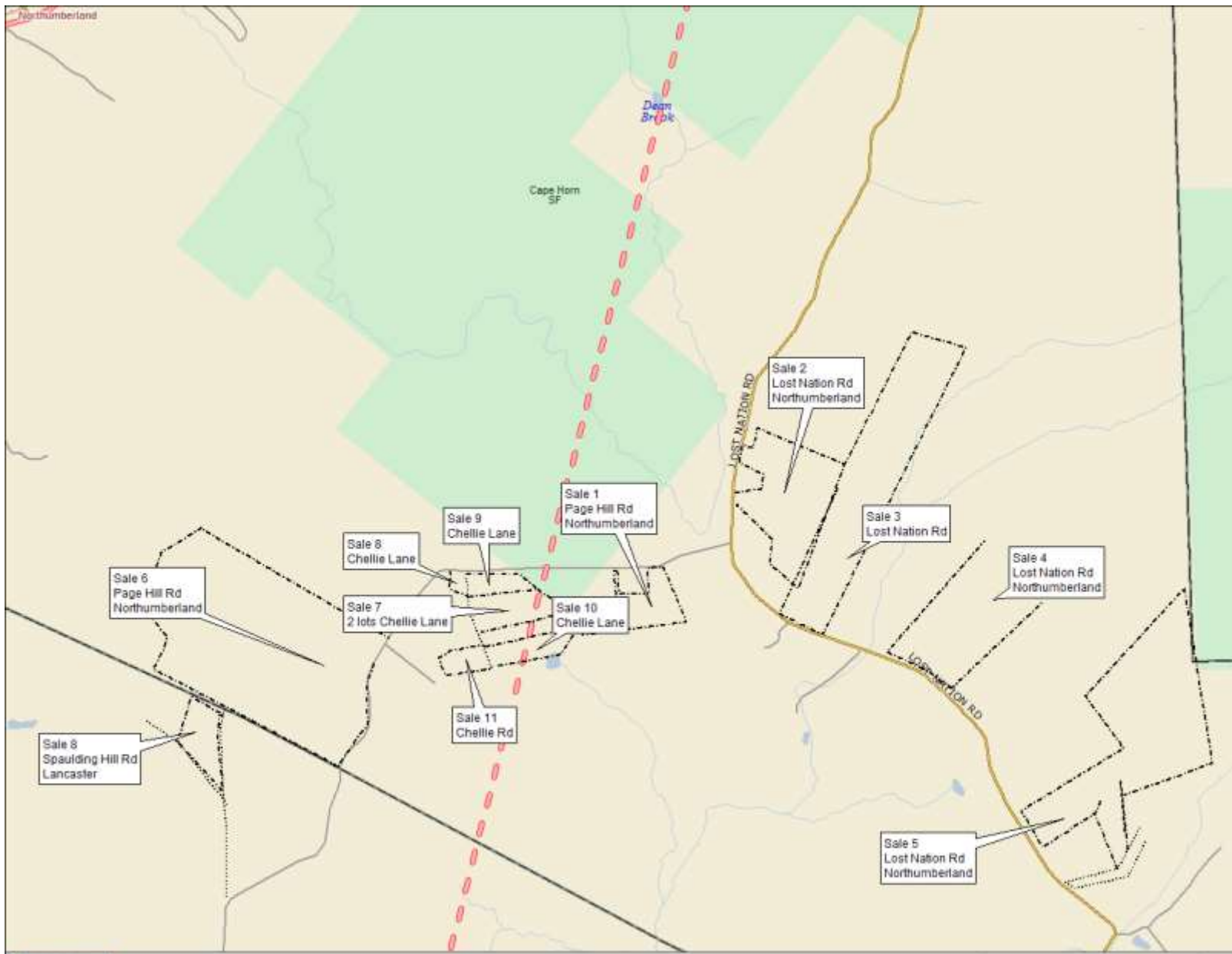
The acreage land sales are split into two groups. The two smaller acreage sales, Sales 1 and 4 have unit prices of \$2,353 and \$2,368 per acre. The four larger acreage sales from 52.00 to 143.17 acres have a unit price range of \$744 to 1,244 per acre.



## Northumberland Land Sales

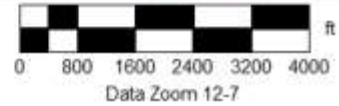
STREET ADDRESS	GRANT OR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1 Page Hill Road	Douglas B. & Rosie M. Menzies	Wesley O. Wicks	10/14/11	\$ 59,900	1,102,088	25.30	\$ 0.05	\$ 2,368	A	Woodland--potential residential. Electricity and telephone at roadside.
2 Lost Nation Road	Estate of Michael W. McMan	Marcus Perry	6/15/12	\$ 60,000	2,266,120	52.00	\$ 0.03	\$ 1,154	TM	Woodland--cutover, but still more trees on it. Electricity and telephone at roadside. Good views.
3 Lost Nation Road	Charles J. & Tammy L. Cosseboom	Jane E. Jackson Revocable Trust	10/31/13	\$ 75,000	2,968,178	68.14	\$ 0.03	\$ 1,101	TM	Woodland. Electricity and telephone available.
4 Lost Nation Road	Wilbur J. & Dorothy Barnett	Joseph R. & Elaine C. Bigness	10/13/10	\$ 80,000	1,481,040	34.00	\$ 0.05	\$ 2,353	A	Woodland and pasture. Electricity and telephone available.
5 Lost Nation Road	Christopher E. & Tracy E. Nelson	Thomas Dittman	11/20/12	\$ 108,450	6,236,485	143.17	\$ 0.02	\$ 744	TM	Woodland, cutover, but now suitable for residential use. Electricity and telephone available.
6 Page Hill Road	Andres J. & Andriana Solares	Robert K. Benson	6/11/10	\$ 162,000	5,672,819	130.23	\$ 0.03	\$ 1,244	A	Woodland parcel which has been subdivided into five acre lots. Electricity and telephone are available.
7 Chellie Lane	Kevin Terry	Paul & Cynthia D. Reys	7/27/11	\$ 60,000	500,504	11.49	\$ 0.12	\$ 5,222	TM	Residential. Electricity and telephone are available. Has frontage on a subdivision road.
8 Chellie Lane	Janet R. & Chester C. Savage, Jr.	Steven Kenison	5/27/10	\$ 21,000	94,961	2.18	\$ 0.22	\$ 9,833	A	Currently unimproved; will be developed for residential. Electricity and telephone are available.
9 Chellie Lane	Dan Kenison	Paul & Cynthia D. Reys	1/11/11	\$ 35,000	274,428	6.30	\$ 0.13	\$ 5,556	A	Residential site that nearly abuts power line at the rear. Electricity and telephone are available.
10 Chellie Lane	Janet R. & Chester C. Savage, Jr.	John F., Patricia J. & Patrick Ackery	2/18/11	\$ 37,000	528,818	12.14	\$ 0.07	\$ 3,048	A	Currently unimproved; will be developed for residential. Electricity and telephone are available. A power line crosses this parcel.
11 8 Chellie Lane	Janet R. & Chester C. Savage, Jr.	Robert J. & David R. Sullivan	7/23/10	\$ 24,000	230,888	5.30	\$ 0.10	\$ 4,528	A	Currently unimproved; will be developed for residential. Electricity and telephone are available.
Minimum for sales			5/27/10	\$ 21,000	94,961	2.18	\$ 0.02	\$ 744		
Average for Sales			7/14/11	\$ 65,486	1,941,390	44.57	\$ 0.08	\$ 3,359		
Maximum for sales			10/31/13	\$ 162,000	6,236,485	143.17	\$ 0.22	\$ 9,833		
Averages for res lots			12/8/10	\$ 35,400	325,916	7.48	\$ 0.13	\$ 5,597		
Averages for res acreage			1/12/12	\$ 90,558	3,287,618	75.47	\$ 0.03	\$ 1,494		

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MN (15.3° W)



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# LANCASTER



LOCATION MAP



## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor is located in the central portion of Lancaster, crossing the town in a north-to-south direction. The existing ROW easement begins at the Northumberland town line extending southerly for approximately 5.65 miles to the Whitefield town line. The easement corridor is located away from any highways and extends across 28 properties, most of which are large to mid-sized parcels of undeveloped, rolling and wooded land including one state forest and large acreage tracts owned by the Town of Lancaster and several private parties. Of the 28 properties, eight have a land area of less than 20 acres and seven have land areas exceeding 100 acres. The smaller lots are generally at the street crossings such as North and Wesson Roads. The existing ROW easement crosses three public roads, streets and highways, North Road, Route 2 and Wesson Road.

There are some scattered residences and commercial properties along the two streets and Route 2. There is some agricultural land south of North Road, but the bulk of the existing easement extends across undeveloped forest and large tracts of land.

In general, this is a very rural area with a very low population, low median income and few employment opportunities.

The existing ROW easement in Lancaster has an area of 4,533,047 square feet or 104.06 acres. The proposed NPT easement to be leased has an exclusive ROW area of 2,237,476 square feet and a shared easement ROW area of 899,467 square feet. There is no "leftover" land in Lancaster.

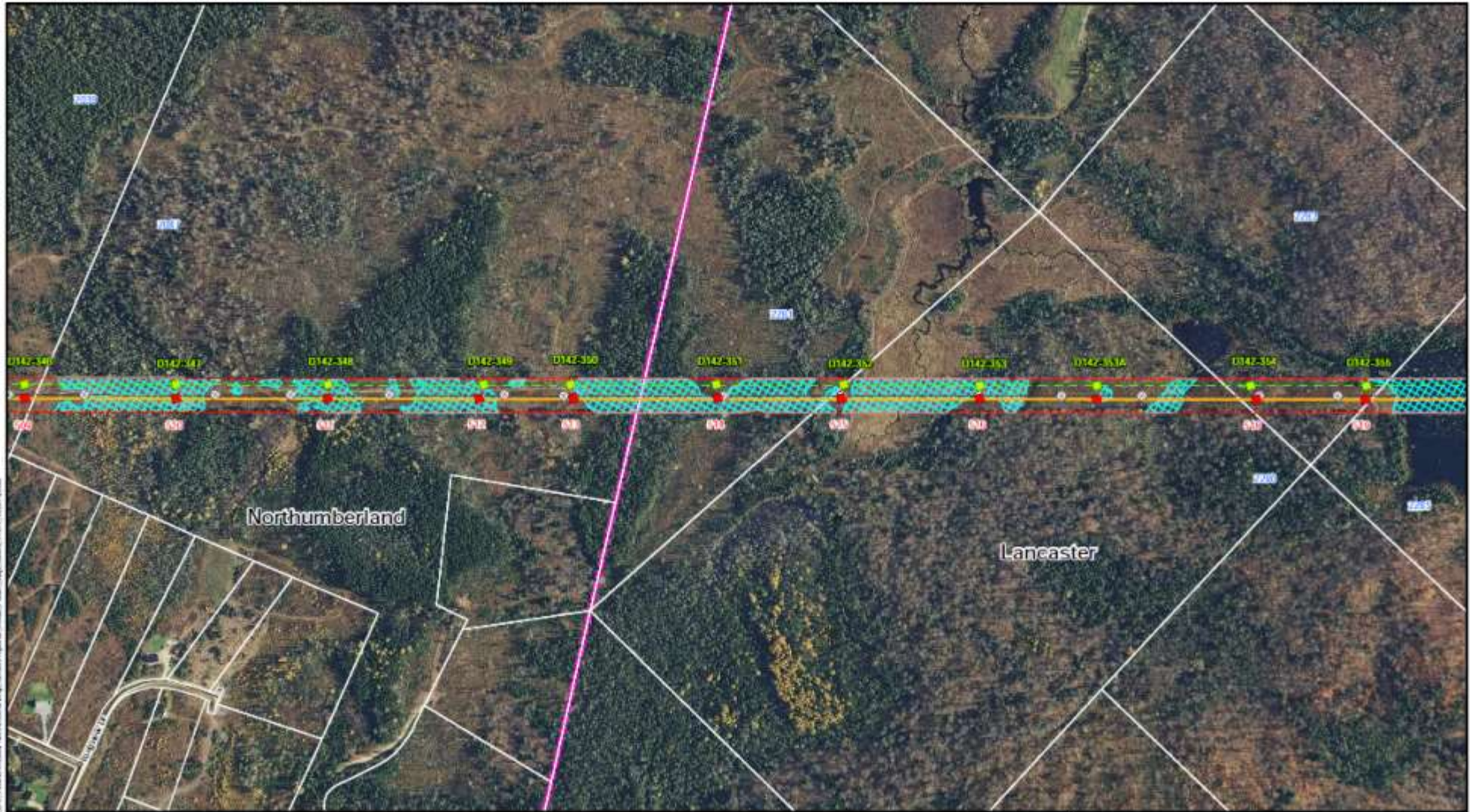
The spreadsheet on the following page summarizes the 28 properties in Lancaster that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column "E"), the exclusive NPT easement area (Column "I"), the shared easement area (Column "H") and where applicable the "leftover" easement area (Column "B") that is isolated by the NPT easement.

It also provided the name of the owner, the land area of the total property, the zoning, land use per assessor's field card, and the assessor's map and lot number.





PARCEL PLANS



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PRELIMINARY - NOT FOR CONSTRUCTION

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|--|---|--|
| <ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: red;">—</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">■</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3382 Property Owner Identification</li> </ul> |
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The Northern Pass  
Transmission Line Project  
Proposed Route  
Northumberland, Lancaster  
**PRELIMINARY ENGINEERING**

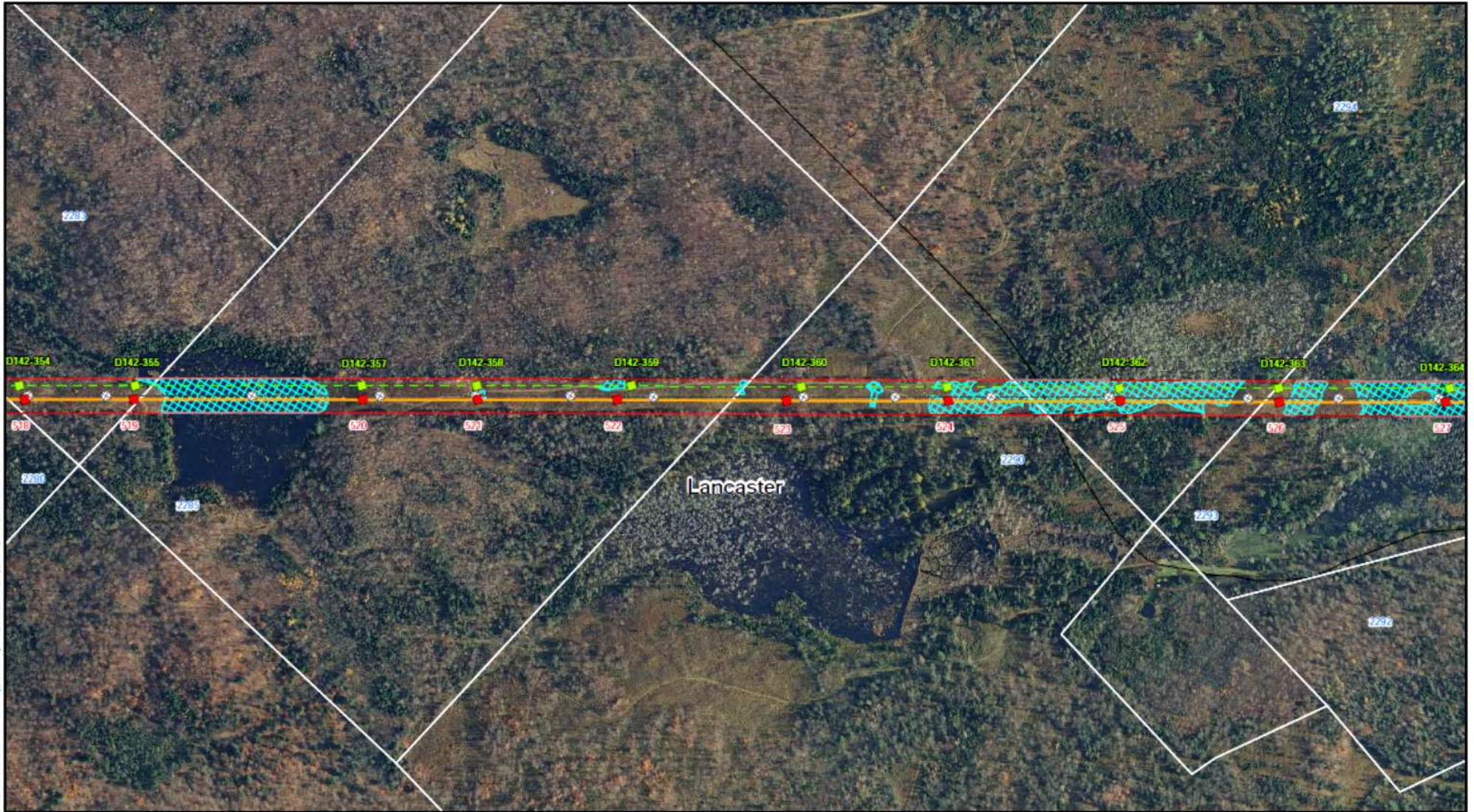
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantoni; Normandeau; Burns & McDonnell

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December 20, 2012





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<table border="0"> <tr> <td>— HVDC Line</td> <td>--- 115-kV Line to be Relocated</td> <td>■ Proposed 345-KV Structure</td> </tr> <tr> <td>— 345-kV Line</td> <td>— ROW Boundary</td> <td>■ Relocated Structure</td> </tr> <tr> <td>— Existing 345-kV Line</td> <td>■ Existing Structure</td> <td>▨ Delineated Wetlands</td> </tr> <tr> <td>— Existing 115-kV Line</td> <td>⊠ Existing Structure - Removed</td> <td>■ Town Boundary</td> </tr> <tr> <td>--- Relocated 115-kV Line</td> <td>■ Proposed HVDC Structure</td> <td>3582 Property Owner Identification</td> </tr> </table>	— HVDC Line	--- 115-kV Line to be Relocated	■ Proposed 345-KV Structure	— 345-kV Line	— ROW Boundary	■ Relocated Structure	— Existing 345-kV Line	■ Existing Structure	▨ Delineated Wetlands	— Existing 115-kV Line	⊠ Existing Structure - Removed	■ Town Boundary	--- Relocated 115-kV Line	■ Proposed HVDC Structure	3582 Property Owner Identification		<p>The Northern Pass Transmission Line Project Proposed Route Lancaster</p> <p><b>PRELIMINARY ENGINEERING</b></p>
— HVDC Line	--- 115-kV Line to be Relocated	■ Proposed 345-KV Structure																
— 345-kV Line	— ROW Boundary	■ Relocated Structure																
— Existing 345-kV Line	■ Existing Structure	▨ Delineated Wetlands																
— Existing 115-kV Line	⊠ Existing Structure - Removed	■ Town Boundary																
--- Relocated 115-kV Line	■ Proposed HVDC Structure	3582 Property Owner Identification																

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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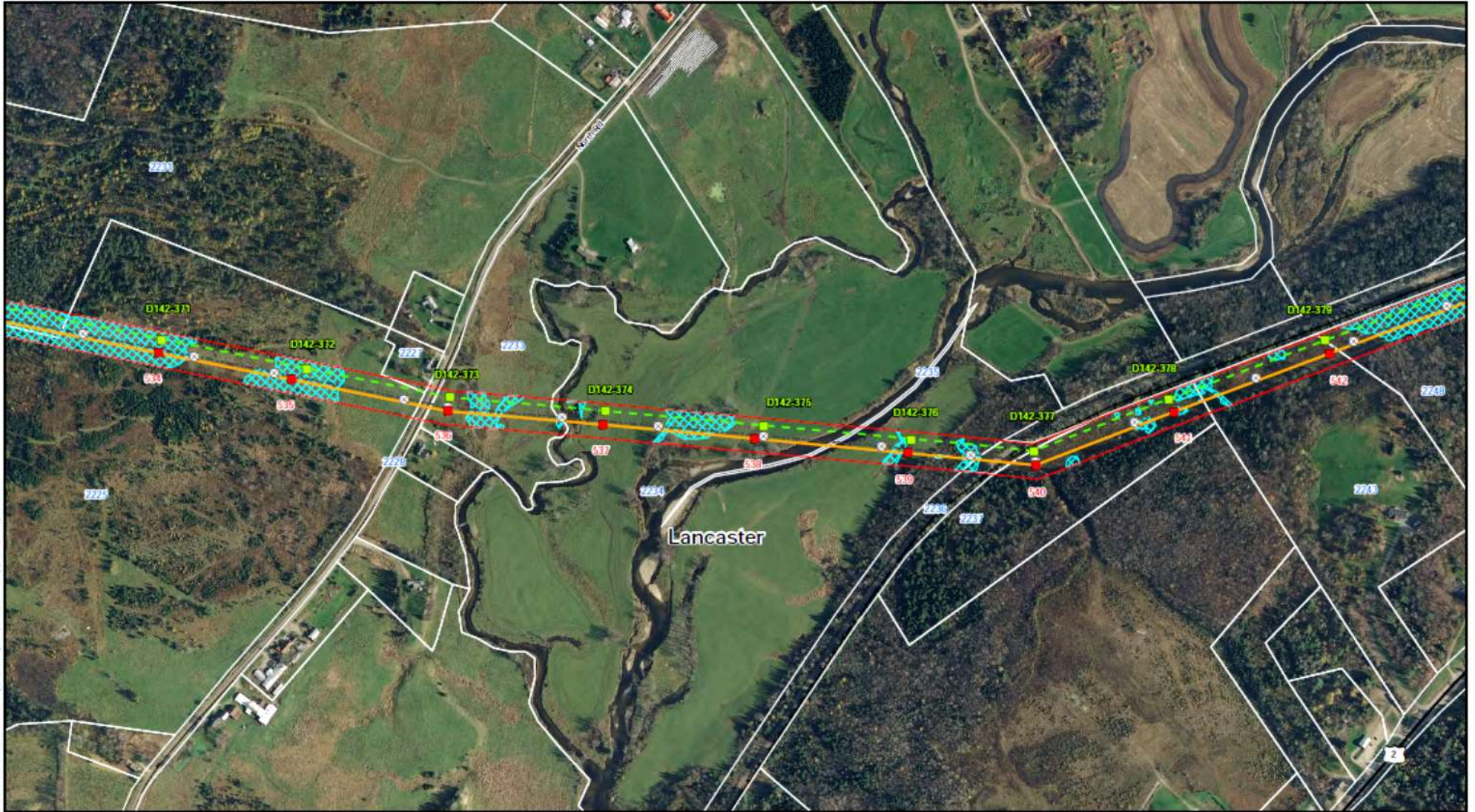
December 20, 2012

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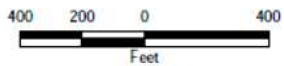
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- Delineated Wetlands
- Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Lancaster

PRELIMINARY ENGINEERING

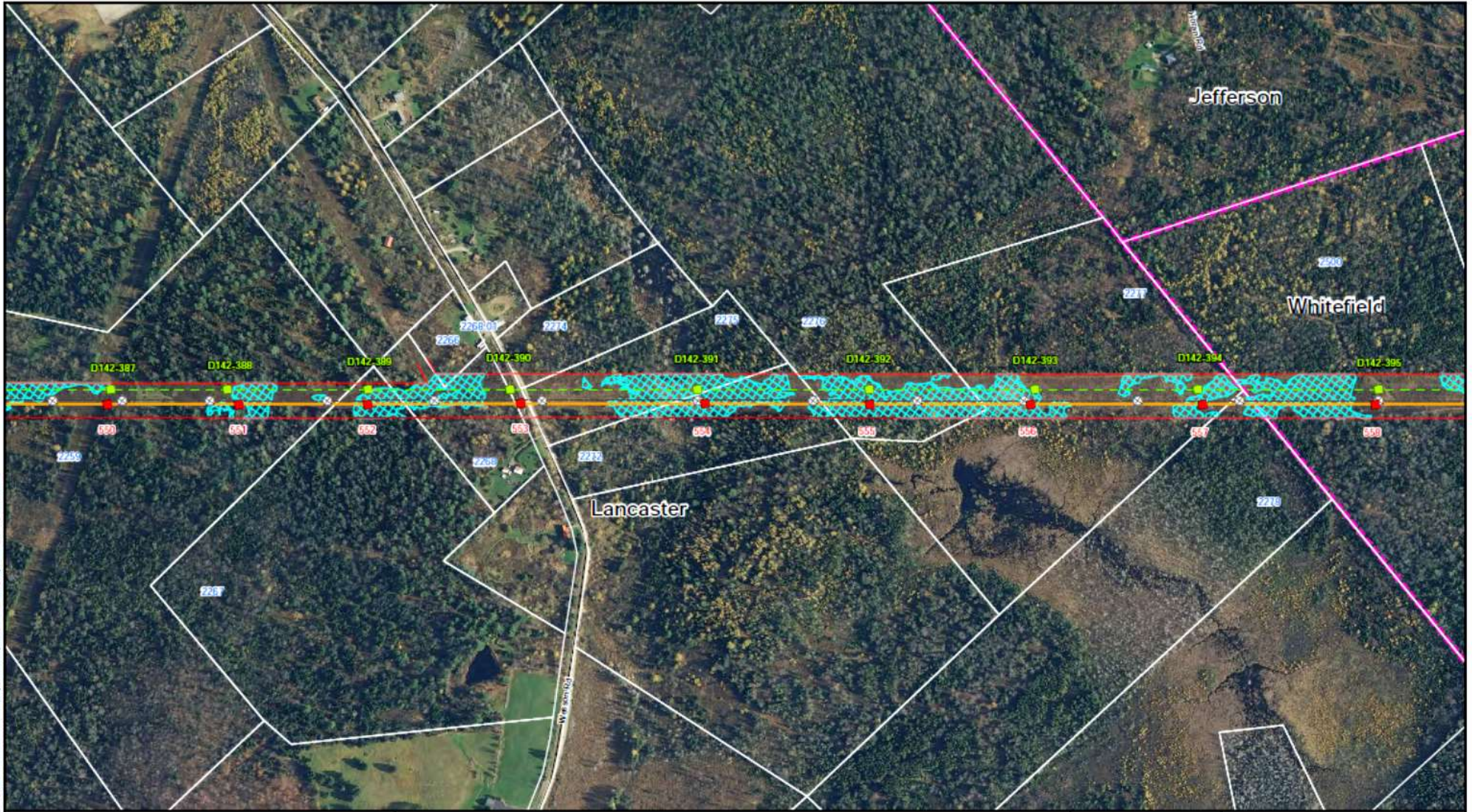
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.



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December 20, 2012

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<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: purple;">■</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="border: 1px dashed black;">□</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px dashed black;">□</span> Delineated Wetlands</li> <li><span style="color: pink;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Lancaster, Whitefield, Jefferson</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NH/DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012

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**SUBJECT PHOTOGRAPHS**



Looking northerly from North Road. New line will be in about the same locus as existing which will be moved.



Looking southerly across North Road; new line will be just to the right of the existing.



Looking southerly across Route 2. The new line will be in about the same locus as the existing which will be moved.



Looking westerly along Wesson Road under the existing ROW.



Looking northerly across Wesson Road. The existing line will be moved to the right; the new line will be in the locus of the currently existing line.

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Looking southerly across Wesson Road. The existing line will be moved to the left; the new line will be in the locus of the currently existing line.

## ZONING

The Lancaster properties in the path of the Northern Pass Project are identified as being located in either the Agricultural Zone or the Industrial-Commercial Zone.

### *Partial List of Allowed Uses "As-of Right":*

**Agricultural:** Single-family dwellings, farm buildings (located no less than 100 feet from any regulated Residential District boundary line); roadside stands for the sale of farm products raised on the premises, stables and riding academies; plant nurseries and greenhouses; home occupations and the raising of livestock.

**Industrial / Commercial:** All industrial manufacturing activities; garages and gasoline filling stations; facilities for the storage and distribution of grains, fertilizers, lumber and lumber products.

### *Dimensional Regulations*

Lancaster

	Min. Lot Area (Acres)	Min. Frontage (Ft.)	Min. Front Yard (Ft.)	Min. Side & Rear Yard (Ft.)	Max. Building Height (Ft.)
Agricultural	1.0	50	50	40	35
Commercial-Industrial	1.0	--	15	10	35



## LAND SALES ANALYSIS

We have nine land sales in Lancaster, three are considered to be single house lots with less than 10 acres of land and six are acreage land sales. There has been limited recent activity in land sales in the last four years.

Prior to any adjustments, the overall unit price range is \$0.01 to \$0.28 per square foot of land with an average unit price of \$0.08 per square foot, or \$458 to \$12,141 per acre with an average of \$3,578 per acre. The overall size range is from 136,343 to 3,484,800 square feet or 3.13 to 80.00 acres with an average of 30.79 acres. The sale dates range from April of 2009 to June of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sales range in size from 3.13 acres to 8.10 acres and have a unit price range of \$3,210 to \$12,141 per acre with an average of \$8,081 per acre. Generally, the larger the lot, the lower the unit price. The acreage sales range in size from 20.87 to 80.00 acres and have a unit price range of \$458 to \$2,672 per acre. The highest unit price, \$2,672 per acre, was for a 56 acre corner tract with long frontage, a large open area and distant mountain views. The lowest unit price of \$458 per acre was for an L-shaped parcel having about 50% wetland.

We can see that the highest unit price was for the smallest sale parcel, Sale 2, 3.13 acres at \$12,141 per acre. The ATF properties along the existing ROW easement in Lancaster predominantly consist of undeveloped mid-to-large acreage tracts in excess of 10 acres in size.

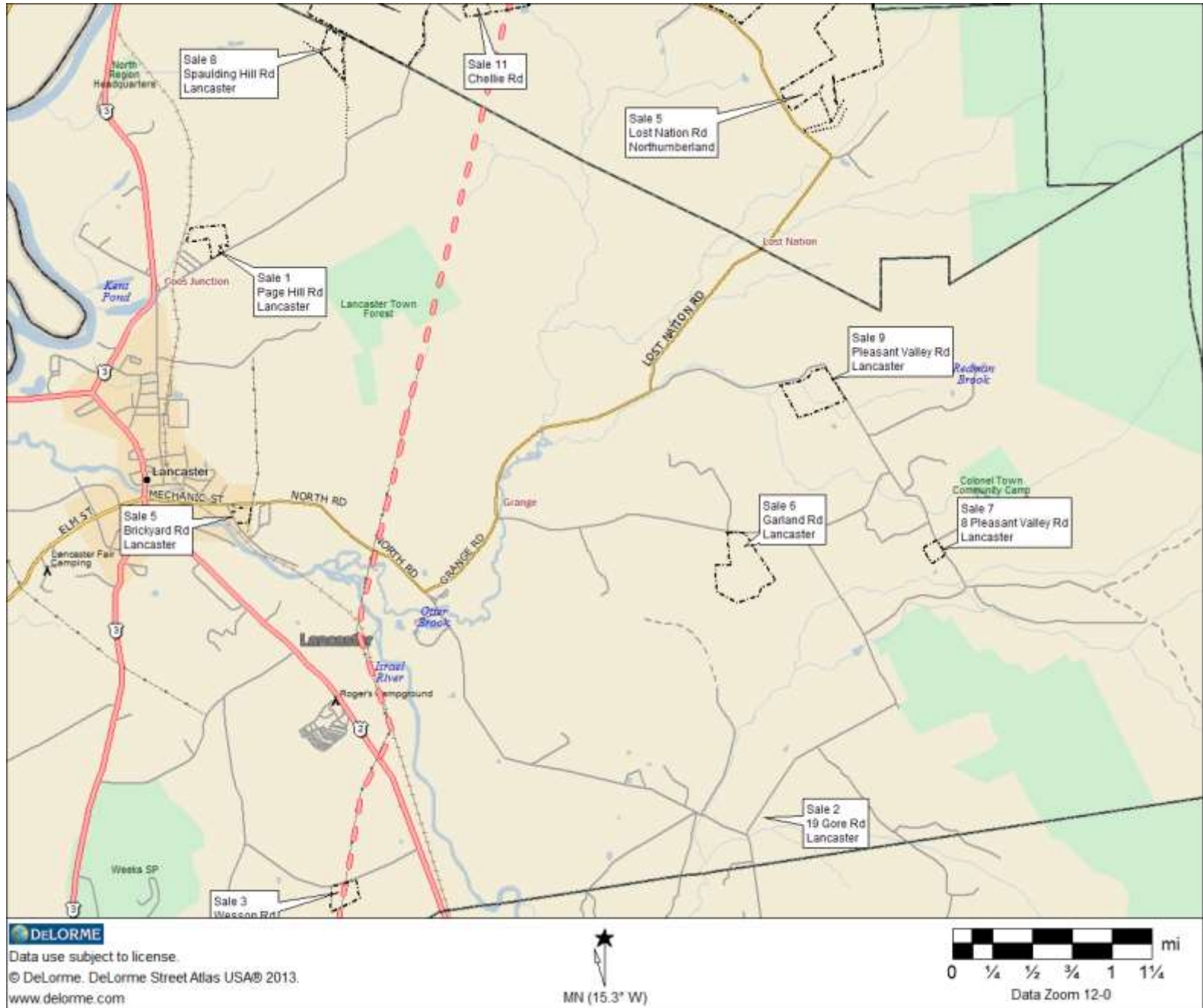
Sale 5, at \$8,893 per acre is a 5.06 acre, in-town lot purchased by the hospital for additional parking; no development has taken place to date.

The acreage land sales are split into two groups. Sales 1 and 9 have unit prices of \$458 and \$2,672 per acre and are the extremes of the overall range. The remaining four acreage sales have a tighter unit price range of \$875 per acre for 80 acres, to \$1,629 per acre for 20.87 acres, generally having an inverse correlation between unit price and size.

## Lancaster Land Sales

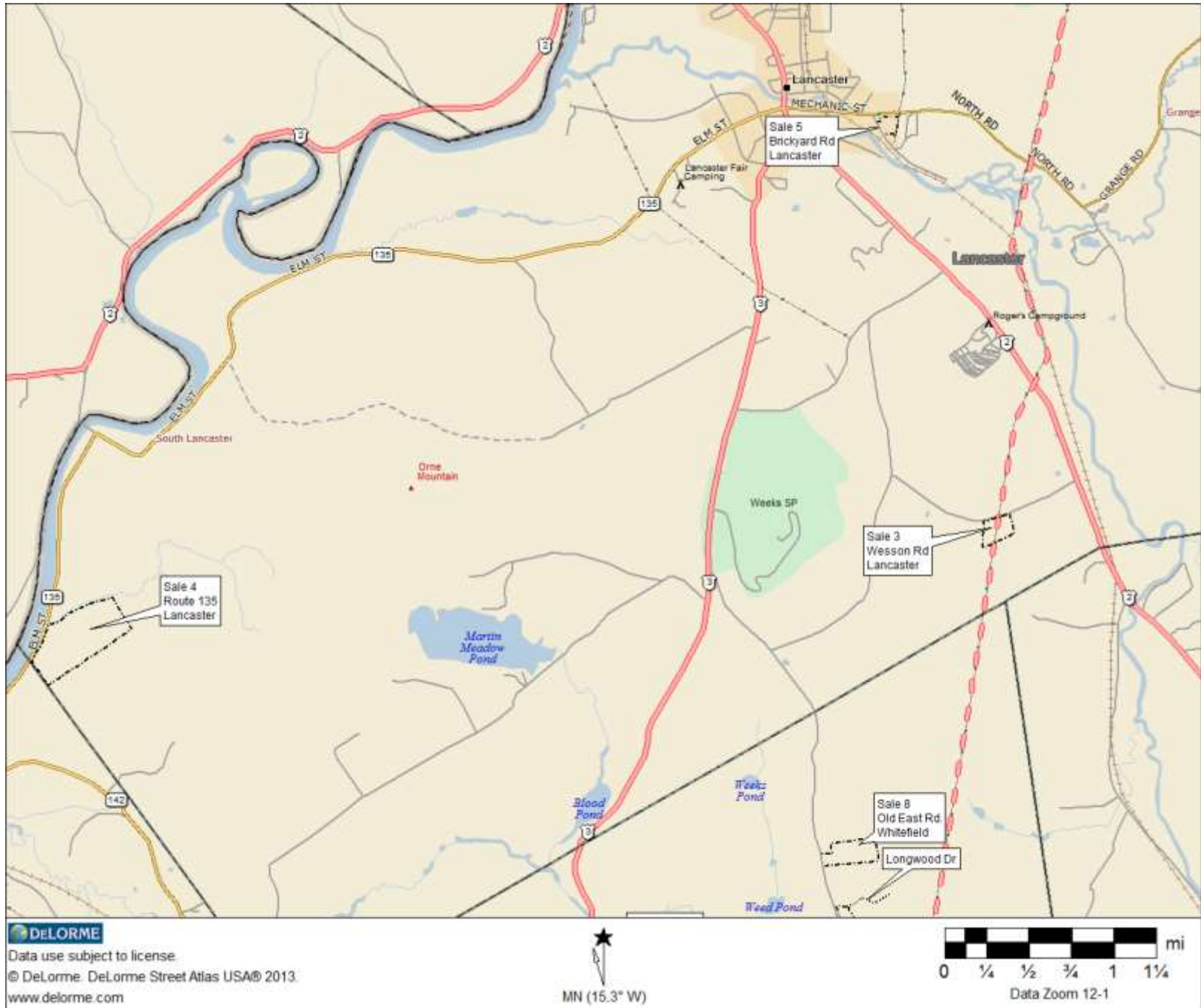
	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Page Hill Rd.	Emmanuel Marceau	Patrick J. Root et al	4/19/13	\$10,500	998,395	22.92	\$ 0.01	\$458	Residential / Agricultural	Tree and brush covered residential land. Electricity and telephone are available.
2	19 Gore Rd.	Barry P. & Beverly M Riddell	Mark A. & Wendy L. Goddard	2/23/12	\$38,000	136,343	3.13	\$ 0.28	\$12,141	Residential / Agricultural	Residential parcel on a designated scenic road. Electricity and telephone are available.
3	Wesson Rd.	Crosen Trust	Eric A. & Tiffany E. Ranfos	3/21/13	\$27,500	994,475	22.83	\$ 0.03	\$1,205	Agricultural	Rural land parcel crossed by an electric ROW. Electricity and telephone are available. Has a good view.
4	Route 135	Carol L. Herzig Krampetz	Nancy LaFrambois	4/30/09	\$70,000	3,484,800	80.00	\$ 0.02	\$875	Agricultural	Residential land abutting the Connecticut River. Electricity and telephone are available. Has local mountain views.
5	Brickyard Rd.	Savage Construction LLC	Weeks Medical Center	6/24/14	\$45,000	220,414	5.06	\$ 0.20	\$8,893	Residential - Commercial	In town residential lot located near the hospital. There is a power line ROW on the lot. Electricity and telephone are available.
6	Garland Rd.	Norman & Jennifer Gouveia	Crystal Savage	9/20/10	\$65,000	2,528,222	58.04	\$ 0.03	\$1,120	Agricultural	Open and wooded residential parcel with partial view. Electricity and telephone are available. Frontage of 352 feet on town highway.
7	8 Pleasant Valley Rd.	John Swift	Joseph J & Francis Briere	10/11/13	\$26,000	352,836	8.10	\$ 0.07	\$3,210	Residential - Agricultural	Residential. Electricity and telephone are available. Located on designated scenic road--it offers good views.
8	Spaulding Hill Rd.	Mark Lubeski et al	Janet R. & Chester C. Savage, Jr.	10/20/11	\$34,000	909,097	20.87	\$ 0.04	\$1,629	Agricultural	Irregularly shaped, rolling residential parcel on an unmaintained, Class VI road. Electricity and telephone are available.
9	Pleasant Valley Rd.	Robert A. & William H. Bishop	Steven P. Smith IRA Account	6/27/11	\$150,000	2,445,458	56.14	\$ 0.06	\$2,672	Agricultural	Residential lot with open land and some wooded area. Parcel offers good views. Electricity and telephone are available.
	Minimum for sales			4/30/09	\$10,500	136,343	3.13	\$ 0.01	\$458		
	Average for Sales			4/1/12	\$51,778	1,341,116	30.79	\$ 0.08	\$3,578		
	Maximum for sales			6/24/14	\$150,000	3,484,800	80.00	\$ 0.28	\$12,141		
	Averages for res lots			6/19/13	\$36,333	236,531	5.43	\$ 0.19	\$8,081		
	Averages for res acreage			8/23/11	\$59,500	1,893,408	43.47	\$ 0.03	\$1,326		

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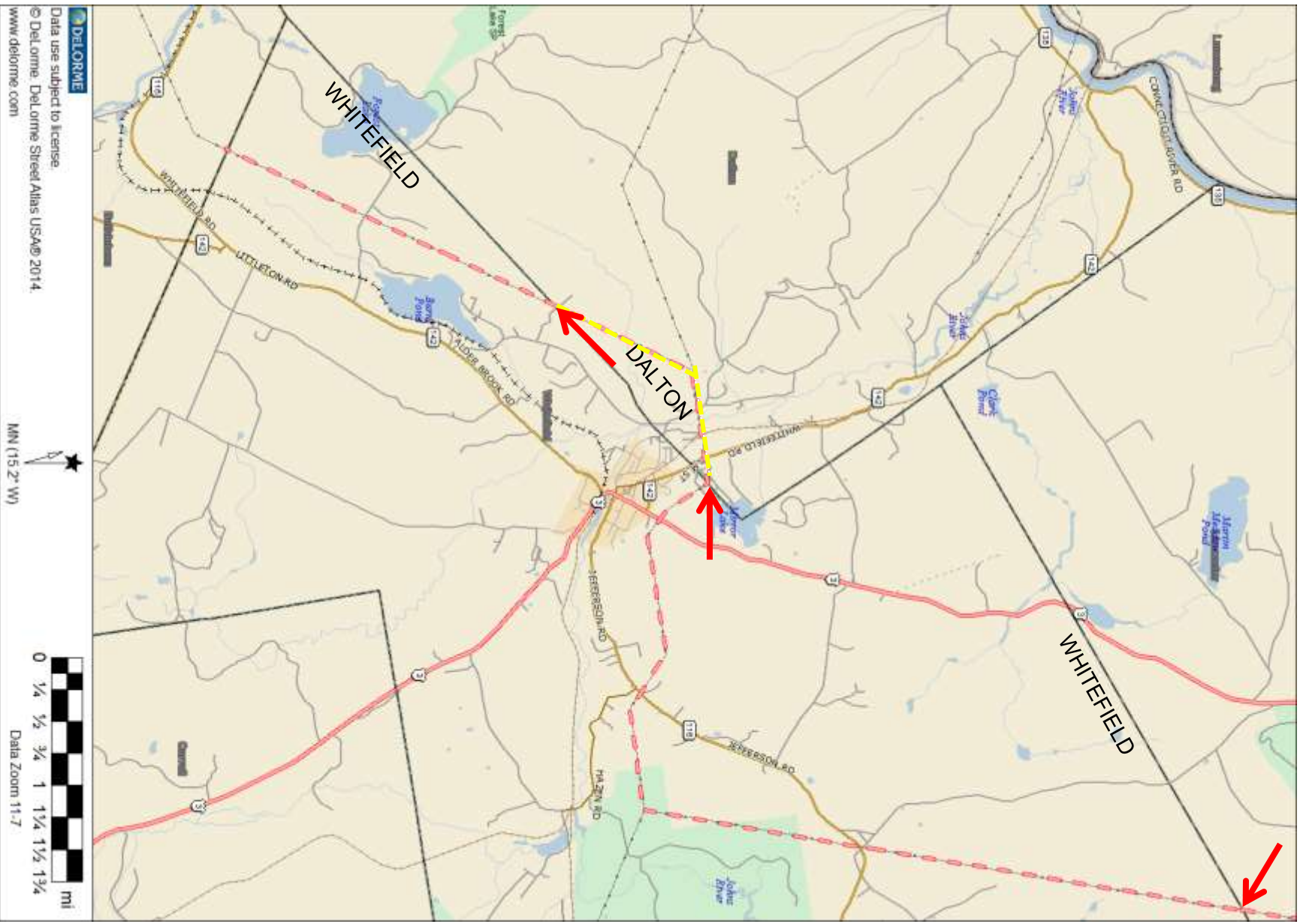




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# WHITEFIELD

LOCATION MAP





## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor is located in two separate sections of Whitefield. The **first** is a dog-leg south and west from the Lancaster town line to Dalton. It starts at the Lancaster town line and extends about 7.59 miles southerly and westerly to the Dalton town line. The easement corridor extends across 43 properties located away from highways and are mostly large- to mid-sized parcels of undeveloped, rolling and wooded land including one state forest and large acreage tracts owned by the U.S. Fish & Wildlife Service and several private parties. However, there are some smaller properties at the intersection of Nutting Road and Route 116, at Rafael Drive and Route 116 and in the Whitefield Village area near Dalton. Of the 44 properties, 12 have a land area of less than 10 acres and 5 have land areas exceeding 100 acres. The smaller lots are generally at the street crossings such as North and Wesson Roads. The existing ROW easement crosses four public roads, streets and highways: Nutting Road, Route 116 twice, and Route 3.

There are some scattered residences and commercial properties along the street and the two highways, especially where the existing easement ROW crosses Route 3 and into Dalton along the village edge. The bulk of the existing easement extends across undeveloped forest and large tracts of land.

The **second** portion of the easement begins at the Dalton town line and extends southerly approximately 2.80 miles to the Bethlehem town line. The easement corridor extends across 12 properties, mostly large to mid-sized parcels of undeveloped, rolling and wooded land away from public roads and highways. However, there are some smaller properties such as the house lots on Forest Lake Road and Ramble On Road. Of the 12 properties, four have a land area of less than 10 acres and two have land areas exceeding 100 acres. The existing ROW easement crosses one public road—Forest Lake Road. In general, this is still a very rural area with a very low population, low median income and few employment opportunities.

The first segment of the existing ROW easement in Whitefield has an area of 9,329,520 square feet or 214.18 acres. The proposed NPT easement to be leased has an exclusive ROW area of 3,005,660 square feet, and a shared easement ROW area of 1,182,868 square feet. In addition, there are 52,441 square feet of “leftover” land that is 5 to 25 feet in width where it exists, separated from the rest of the existing ROW easement by the NPT Row easement. This area has a reduced utility and value because of its narrow width and its lack of continuity because it does not extend throughout the length of the existing ROW easement.

The second segment of the existing ROW easement in Whitefield has an area of 3,746,379 square feet or 86.01 acres. The proposed NPT easement to be leased has an exclusive ROW area of 914,462 square feet and a shared easement ROW area of 451,238 square feet. This section has no “leftover” land area.

The spreadsheets on the following pages summarizes the 56 properties in the two segments in Whitefield that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column “E”), the exclusive NPT easement area (Column “I”), the shared easement area (Column “H”) and where applicable the “leftover” easement area (Column “B”) that is isolated by the NPT easement. It also provided the name of the owner, the land area of the total property, the zoning, land use per assessors field card, and the assessors map and lot number.

PARCEL IDENTIFICATION SHEET

LL NUMBER		CROSS SECTION DATA SHOWING SQUARE FOOTAGE PER PARCEL																	
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	WIDTHS				AREAS			
												Cross Section Data Showing Widths in Feet				Cross Section Data showing Square Footage per Parcel			
												Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
2500	Cross, David E. (& Lynn Tress); Cross, Norman	201		2		45.50	100 Res Vacant Lot	233	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	216,600	34,961	86,625
2501	Cross, David E. (& Lynn Tress); Cross, Norman	201		1		87.00	100 Res Vacant Lot	233	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	225,699	36,457	91,865
2502	Morrow, Edward W. & Merrow, Loretta M.	204		10		88.00	100 Res Vacant Lot	234	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	235,974	38,128	96,128
2504	Morrow, Edward W. & Merrow, Loretta M.	206		5		633.00	100 Res Vacant Lot	236	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	1,249,123	202,061	510,701
2506	Chambers, Scott D. & Munroston, Denise	206		3		13.60	101 One Family	237	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	64,535	10,227	17,701
2507	Welch, Terence P. & Welch, Kathleen	206		2		12.12	101 One Family	238	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	118,506	19,144	47,302
2510	Welch, Terence P. & Welch, Kathleen	206		1		12.01	140 Residential	239	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	73,660	11,900	29,613
2508	A. David Rodham as Trustee of the A	213		16		100.00	100 Res Vacant Lot	240	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	9,452	-	9,451
2512	Beaulieu, Philip & Elizabeth	214		11		13.26	101 One Family	241	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	50,940	10,002	9,794
2509	A. David Rodham as Trustee of the A	213		17		51.45	101 One Family	242	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	148,492	25,826	70,332
2513	Salley, Kenneth E. & Salley, Priscilla D.	214		10		15.09	101 One Family	243	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	12,873	2	-
2515	Camm, Kevin; Kordish, Beverly & Jennie; Marv Barnett Sr., Richard & Barnett, Judy	214		5		114.00	100 Res Vacant Lot	244	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	353,066	57,054	143,462
2518	Barnett, Steven D. & Barnett, Billie M.	213		21		11.20	101 One Family	245	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	120,396	19,471	49,128
2524	Barnett, Steven D. & Barnett, Billie M.	216		21		6.00	140 Residential Outbuildings	246	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	98,748	15,837	34,162
2530	Collins, Aaron	216		19		1.50	101 One Family	247	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	19,200	2,865	15,199
2532	Glines, Anne	216		27		3.95	150 Mobile Home (Year	248	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	70,121	11,428	22,807
2535	Spalding, Donald R.	216		25		83.00	100 Res Vacant Lot	249	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	332,293	53,288	117,102
2536	Moran Dodge, Lore	216		28		101.00	101 One Family	250	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	49,541	8,424	33,932
2540	United States of America, c/o US Fish & Severance, John C. & Severance, Royie A.	225		13		1,325.00	903 Exempt: Federal	251	Abutter <15	Land - Federal	N2-10,N2-9	0.00	0.00	0.00	0.00	-	1,198,509	161,785	390,323
2537	Severance, John C. & Severance, Royie A.	221		25		167.00	101 One Family	252	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	310,513	50,759	138,104
2539	Severance, John C. & Severance, Royie A.	221		26		51.00	100 Res Vacant Lot	253	Abutter <15	Land - Private	N2-9	0.00	190.00	-30.70	76.15	-	160,242	25,899	62,591
2541	United States of America, c/o US Fish &	225		12		14.28	903 Exempt: Federal	254	Abutter <15	Land - Federal	N2-10	0.00	315.00	-30.70	76.15	-	86,512	8,982	6,579
2553	Cunningham, James A.	225		6		93.40	101 One Family	255	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	639,712	61,008	148,698

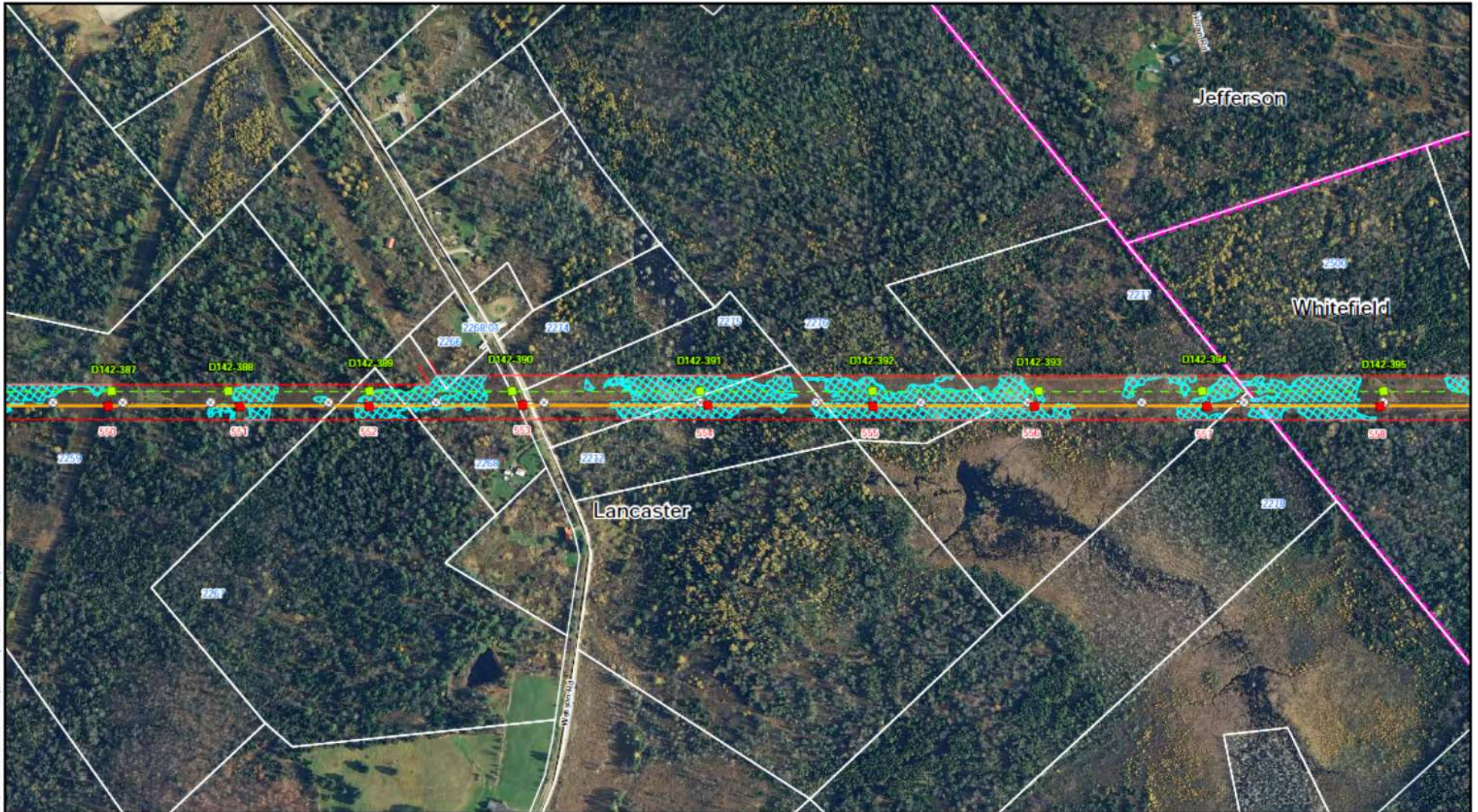
LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type		Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
2560	Day, Roland & Bishop, Rose M.	226		49		9.12	150 Mobile Home (Year	258	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	112,202	11,555	29,920
2563	Dunn, Robert & Dunn, Cynthia	226		46		11.22	101 One Family	259	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	230,365	21,145	50,279
2566	Belmonte, Gerald J. & Belmonte, Cynthia I.	226		37		2.30	101 One Family	261	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	14,737	2,194	11,813
2565	Truax, Brent P. & Truax, Elizabeth	226		34		5.50	101 One Family	262	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	148,649	10,682	16,103
2570	Clement Sr., Rayond W. & Cheryl A.	226		34.1		5.08	100 Res Vacant Lot	263	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	2,474	-	-
2568	Hatfield, Gregory M.	226		35		5.11	101 One Family	264	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	139,030	18,620	51,297
2572	Hatfield, Donald R. & Hatfield, Gloria I.	226		23		25.78	100 Res Vacant Lot	265	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	302,328	21,532	46,487
2572.01	Great American Life Insurance Co.	219		47		311.00	100 Res Vacant Lot	266	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	193,872	27,164	73,269
2573	McGuigan, Sean & McGuigan, Sally	226		15.2		21.67	101 One Family	267	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	205,891	20,121	48,316
2575	John B. Dodge Family LLC c/o David Dodge	101		21		58.00	100 Res Vacant Lot	269	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	423,673	85,725	212,288
2576	Jackson Family Trust	101		22		56.20	100 Res Vacant Lot	270	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	456,046	-	-
2577	Robert Stiles Revocable Trust	101		17		15.72	336 Commercial General	271	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	94,304	10,752	24,485
2577.01		101		17.1		4.52	336 Commercial General	271.5	Abutter <15	Land - Private	N2-10	0.00	315.00	-30.70	76.15	-	34,168	5,676	24,152
2584	John B. Dodge Family LLC c/o David Dodge	101		20		13.00	100 Res Vacant Lot	272	Abutter <15	Land - Private	N2-10,N2-1	5-5	0.00	0.00	0.00	8,013	314,902	14,180	89,087
2581	Belanger, Aaron & Belanger, Raymond	101		25		2.56	336 Commercial General	276	Abutter <15	Land - Private	N2-11	5.00	240.00	-6.35	95.50	-	23,624	-	-
2583	Gooden, Donald, & Gooden, Elizabeth	101		23		0.56	101 One Family	277	Abutter <15	Land - Private	N2-11	5.00	240.00	-6.35	95.50	-	5,480	-	-
2588	Public Service Company of New Hampshire	101		13		6.60	336 Commercial General	279	Abutter <15	Land - Private	C1-1, N2-11	0.00	0.00	0.00	0.00	-	167,834	9,400	43,192
2593	O'Neil, Timothy M. & O'Neil, Holly N.	102		102		6.80	101 One Family	280	Abutter <15	Land - Private	C1-1	25.00	315.00	-29.20	77.65	-	7,762	-	-
2591	Lowell, Andrew G. & Lowell, Sherri V.	219		23.1		8.93	100 Res Vacant Lot	281	Abutter <15	Land - Private	C1-1	25.00	315.00	-29.20	77.65	1,350	41,355	6,444	17,082
2592	Wellington, Mary B.	219		22		20.00	101 One Family	282	Abutter <15	Land - Private	C1-1	25.00	315.00	-29.20	77.65	17,204	259,893	23,243	57,620
2599	Belanger, Raymond G. & Belanger, Faith O.	219		17		21.00	101 One Family	283	Abutter <15	Land - Private	C1-1	25.00	315.00	-29.20	77.65	25,874	306,224	28,927	78,671
44	count															52,441	9,329,520	1,182,868	3,005,660
																1.20	214.18	27.15	69.00
																		4,188,528	
																4,240,969			







PARCEL PLANS

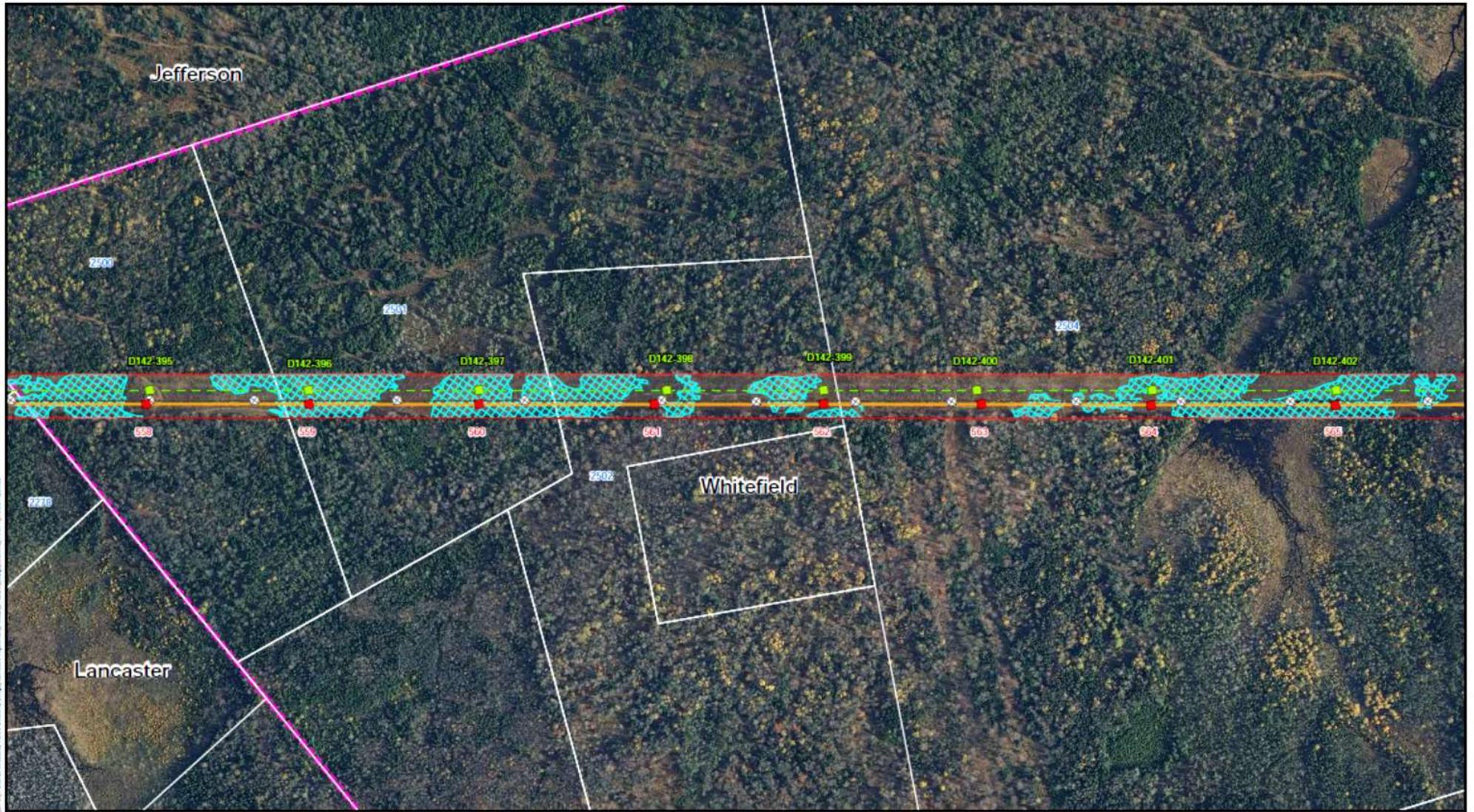




<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: magenta;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: yellow;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">▬</span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Lancaster, Whitefield, Jefferson</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell. Sheet 0060 of 0119 Version 1 December 20, 2012

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<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: blue;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid black;"> </span> Delineated Wetlands</li> <li><span style="color: pink;">■</span> Town Boundary</li> <li><span style="color: red;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Lancaster, Whitefield, Jefferson</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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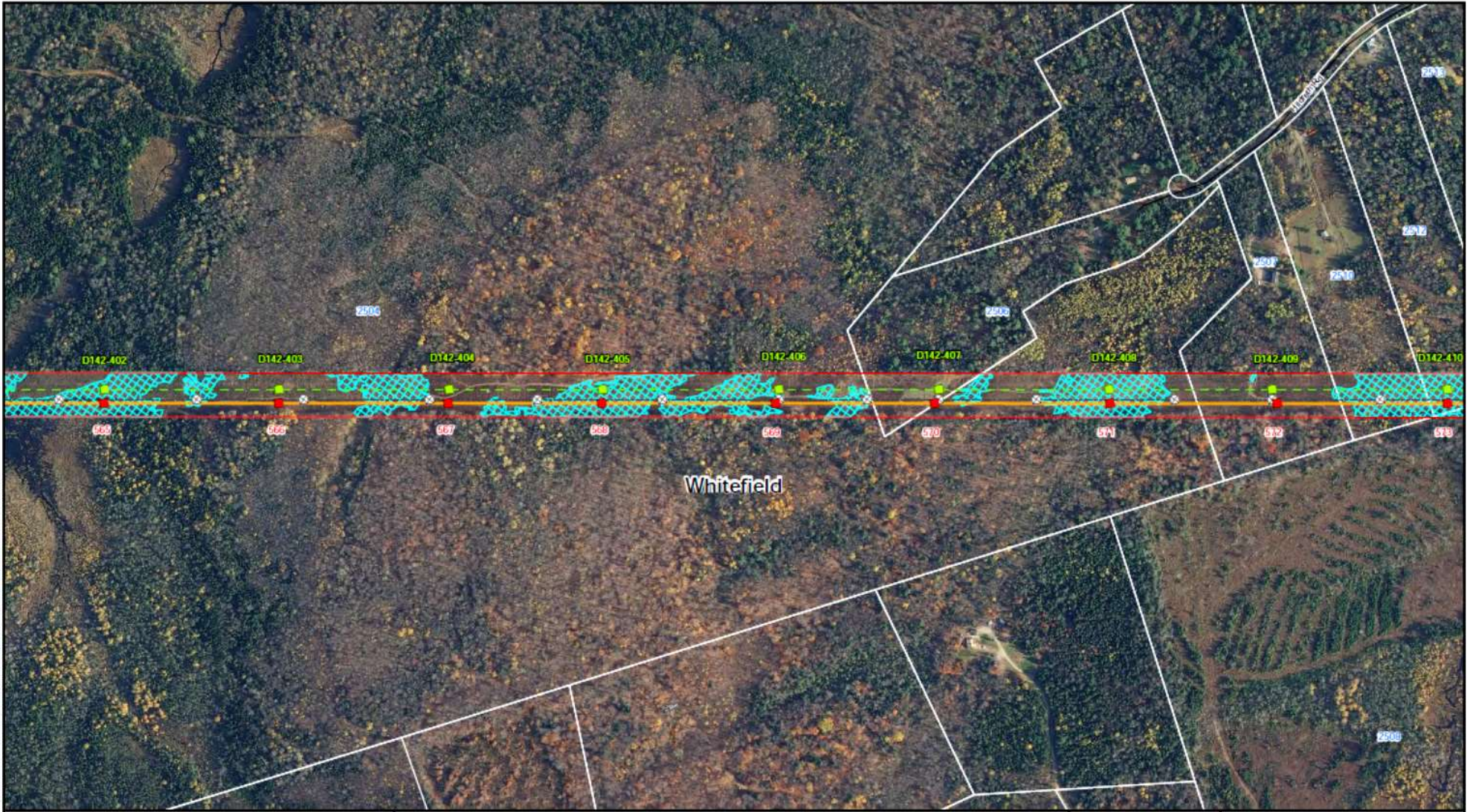
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.



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December 20, 2012

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<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: magenta;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Whitefield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 0062 of 0179 Version 1

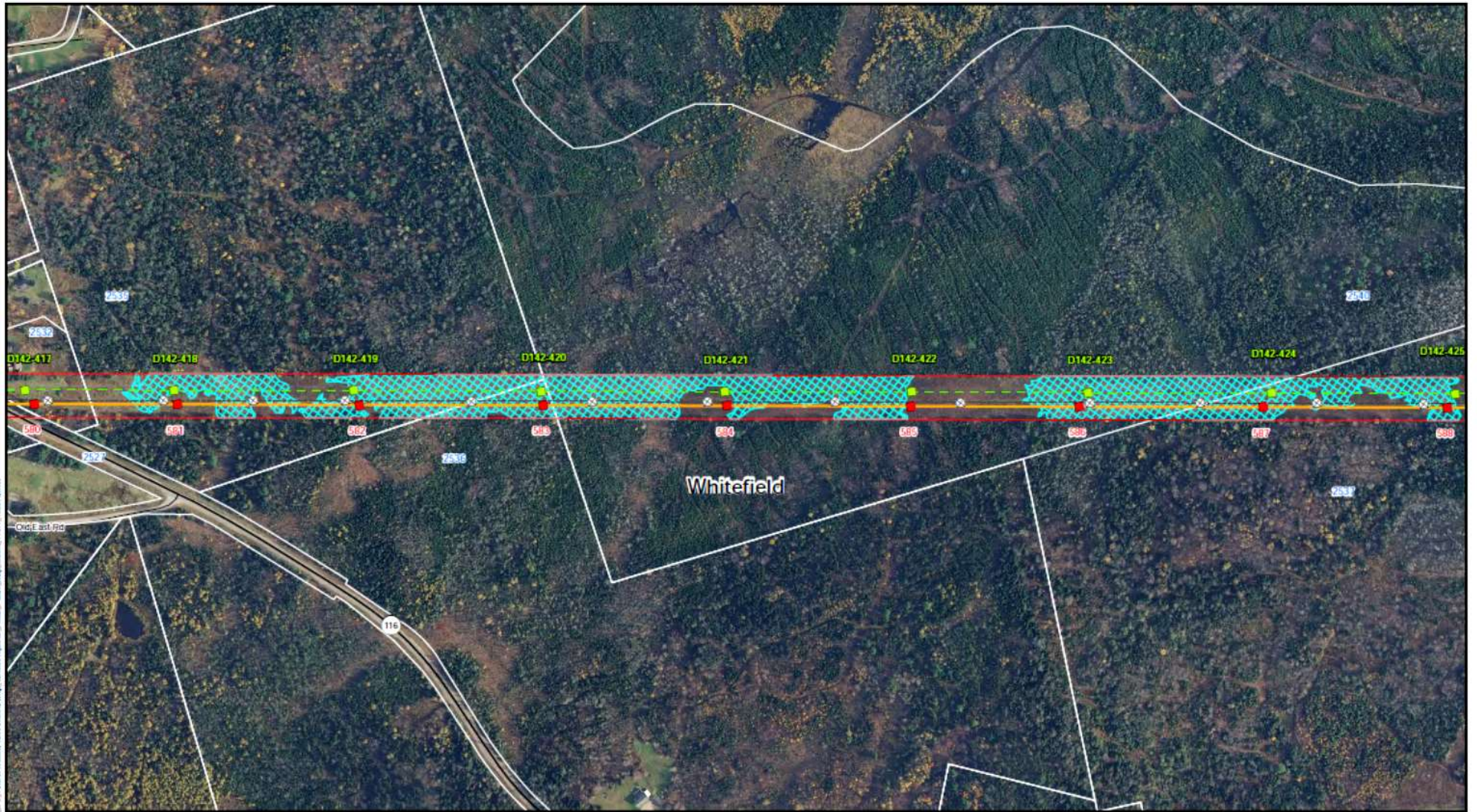
December 20, 2012



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<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: green;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">—</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="border: 1px solid black; padding: 2px;">X</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid black;"> </span> Delineated Wetlands</li> <li><span style="background-color: pink; border: 1px solid black;"> </span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Whitefield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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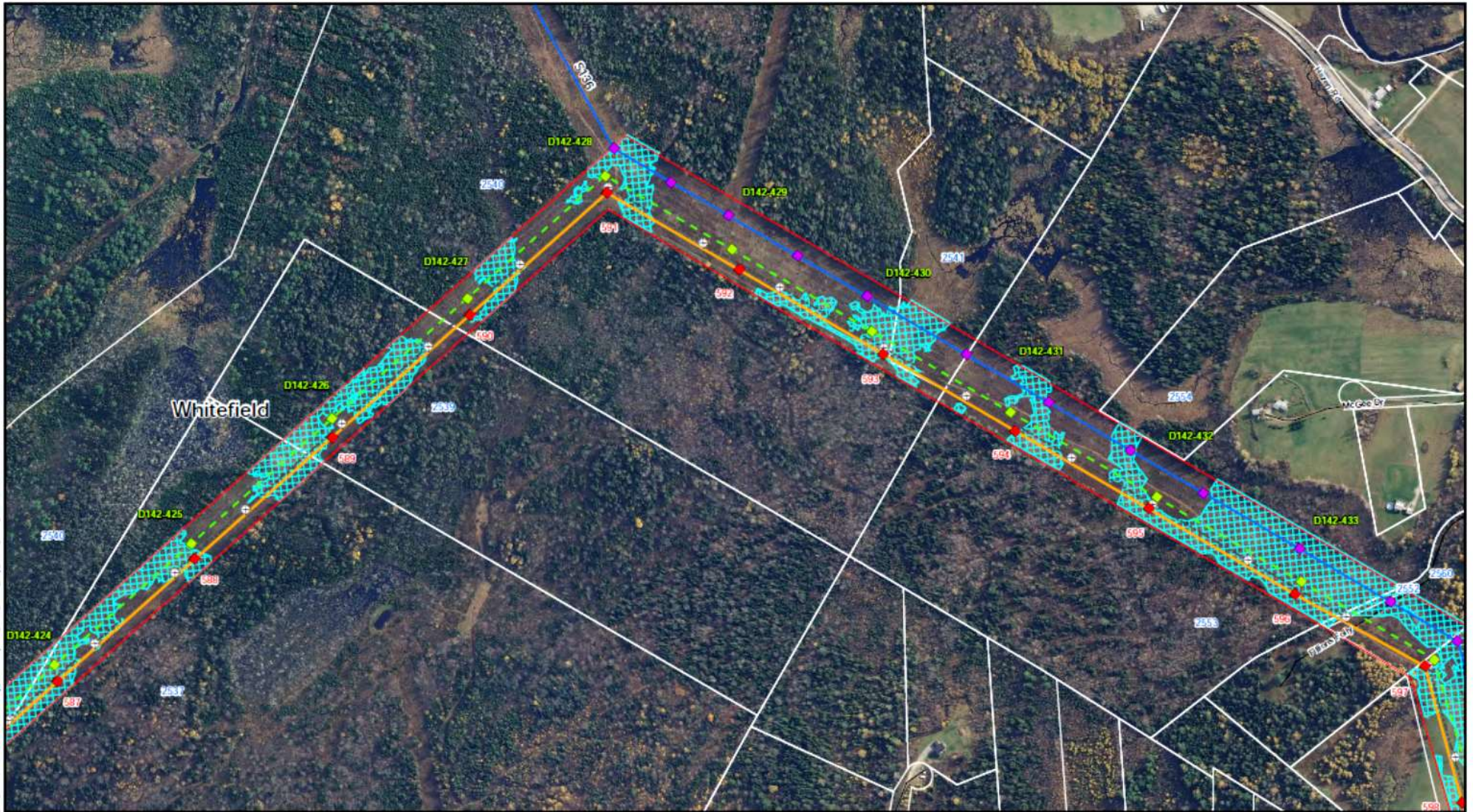
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012

000371





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure
345-kV Line	ROW Boundary	Relocated Structure
Existing 345-kV Line	Existing Structure	Delineated Wetlands
Existing 115-kV Line	Existing Structure - Removed	Town Boundary
Relocated 115-kV Line	Proposed HVDC Structure	3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Whitefield

**PRELIMINARY ENGINEERING**

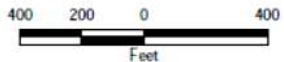
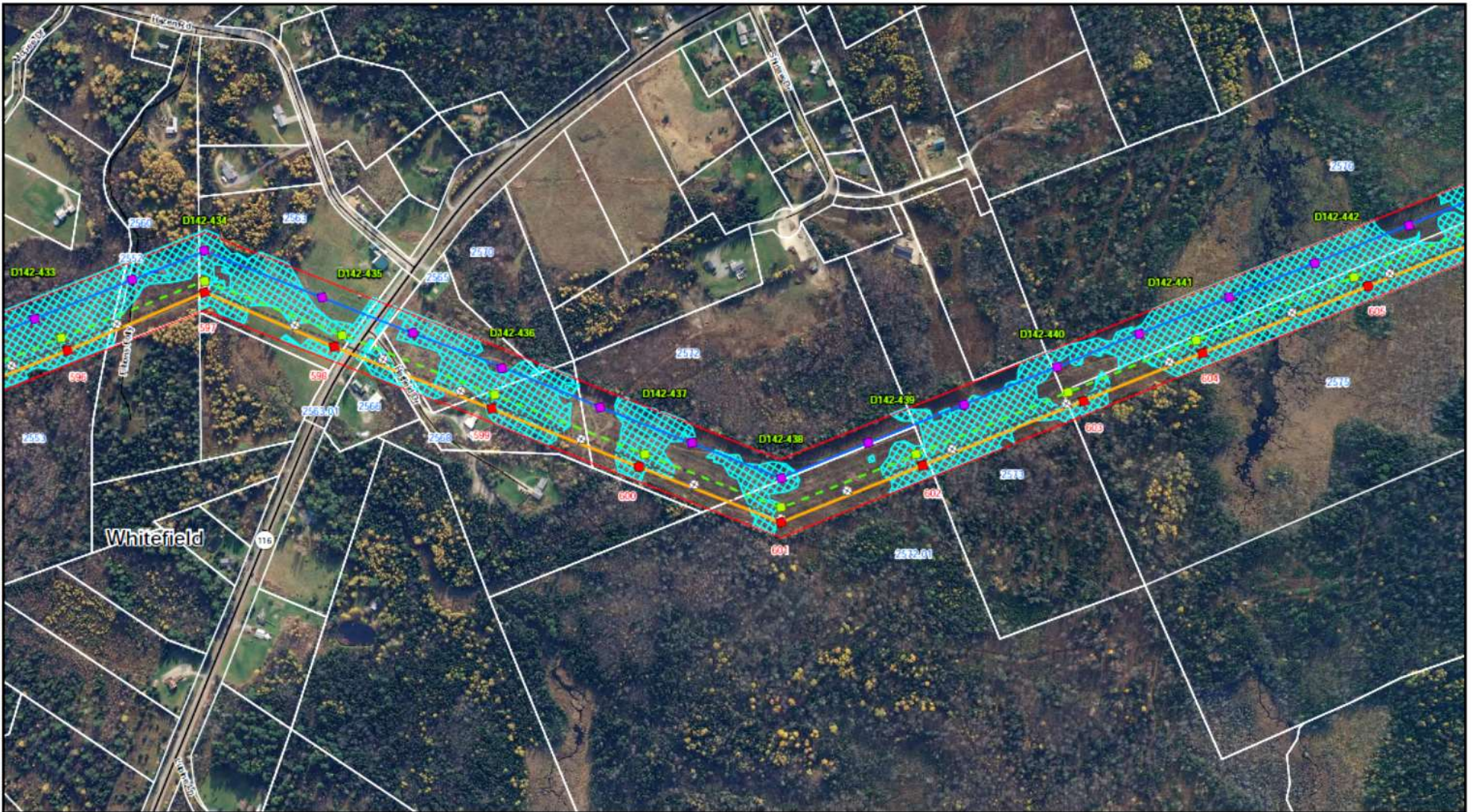
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012

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PRELIMINARY - NOT FOR CONSTRUCTION

- |                         |                                 |                                    |
|-------------------------|---------------------------------|------------------------------------|
| — HVDC Line             | --- 115-kV Line to be Relocated | ■ Proposed 345-KV Structure        |
| — 345-kV Line           | — ROW Boundary                  | ■ Relocated Structure              |
| — Existing 345-kV Line  | ■ Existing Structure            | ▨ Delineated Wetlands              |
| — Existing 115-kV Line  | ⊠ Existing Structure - Removed  | ■ Town Boundary                    |
| — Relocated 115-kV Line | ■ Proposed HVDC Structure       | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Whitefield

PRELIMINARY ENGINEERING

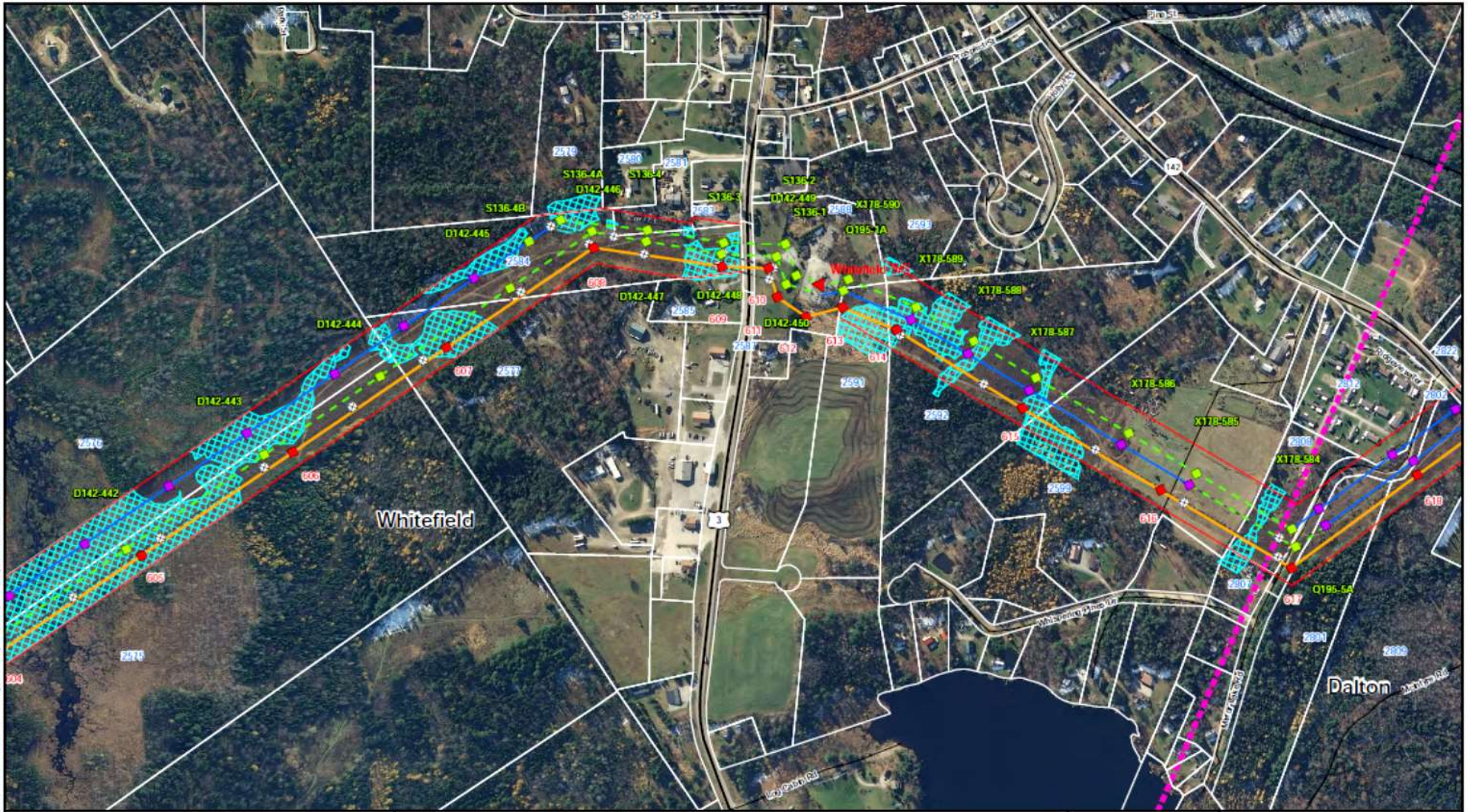
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 0066 of 0179 Version 1

December 20, 2012

000373





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure
345-kV Line	ROW Boundary	Relocated Structure
Existing 345-kV Line	Existing Structure	Delineated Wetlands
Existing 115-kV Line	Existing Structure - Removed	Town Boundary
Relocated 115-kV Line	Proposed HVDC Structure	3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Whitefield, Dalton

**PRELIMINARY ENGINEERING**

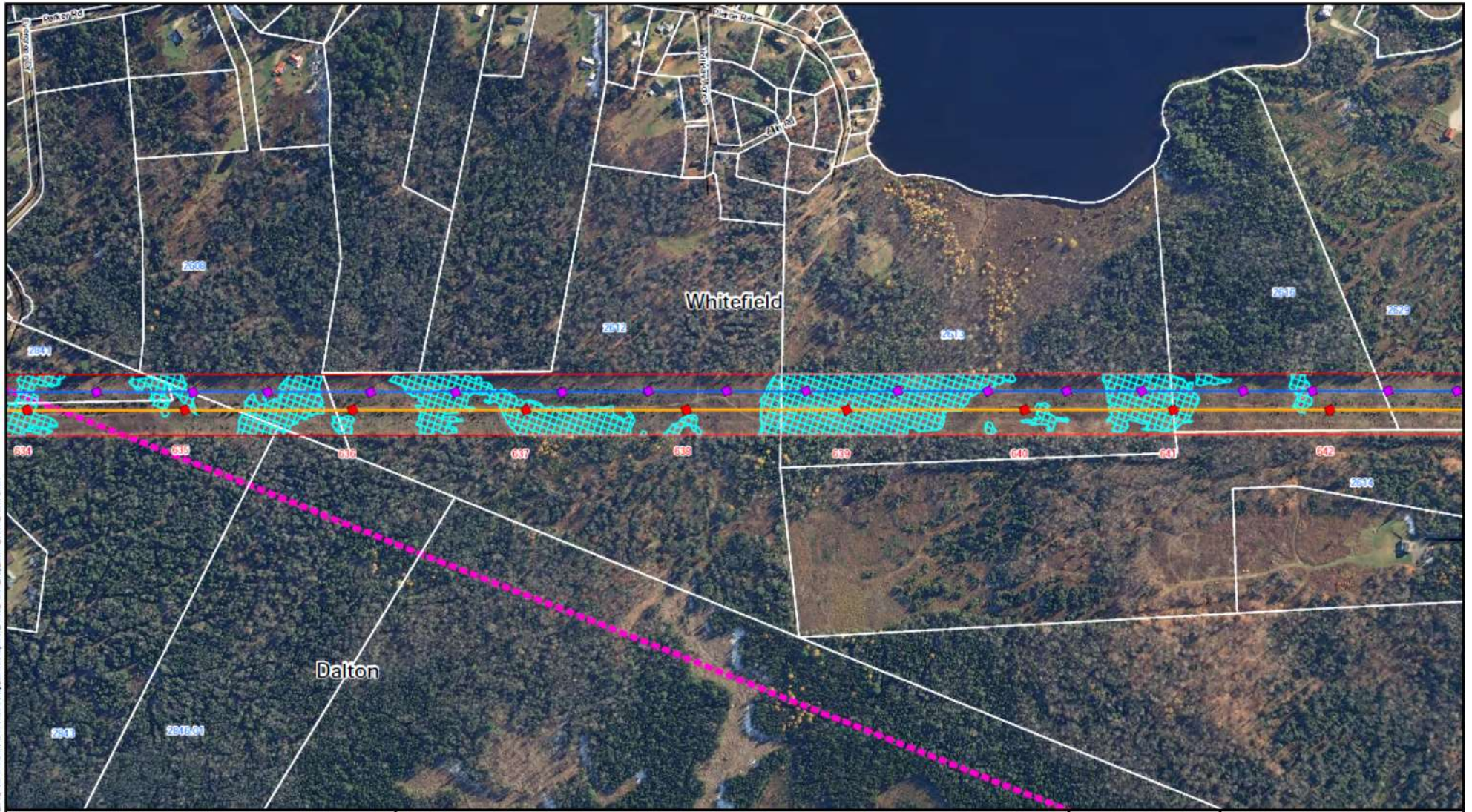
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 0067 of 0179 Version 1

December 20, 2012

000374





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure
345-kV Line	ROW Boundary	Relocated Structure
Existing 345-kV Line	Existing Structure	Delineated Wetlands
Existing 115-kV Line	Existing Structure - Removed	Town Boundary
Relocated 115-kV Line	Proposed HVDC Structure	3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Dalton, Whitefield

**PRELIMINARY ENGINEERING**

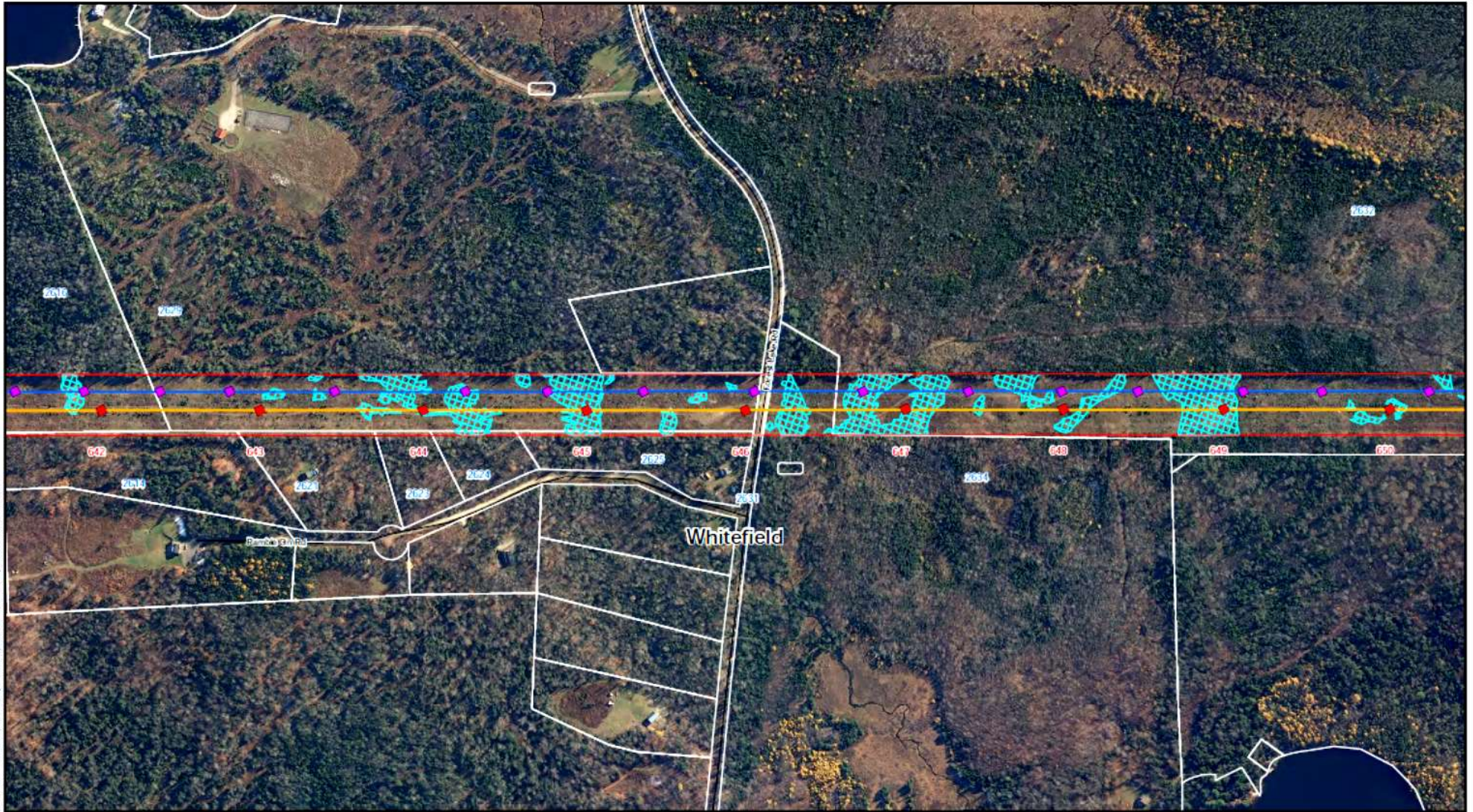
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.



Sheet 0070 of 0179 Version 1

December 20, 2012

000375





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: lightblue;">—</span> 345-kV Line</li> <li><span style="color: darkblue;">—</span> Existing 345-kV Line</li> <li><span style="color: green;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: blue;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: lightblue;">■</span> Relocated Structure</li> <li><span style="color: cyan;">■</span> Delineated Wetlands</li> <li><span style="color: purple;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Whitefield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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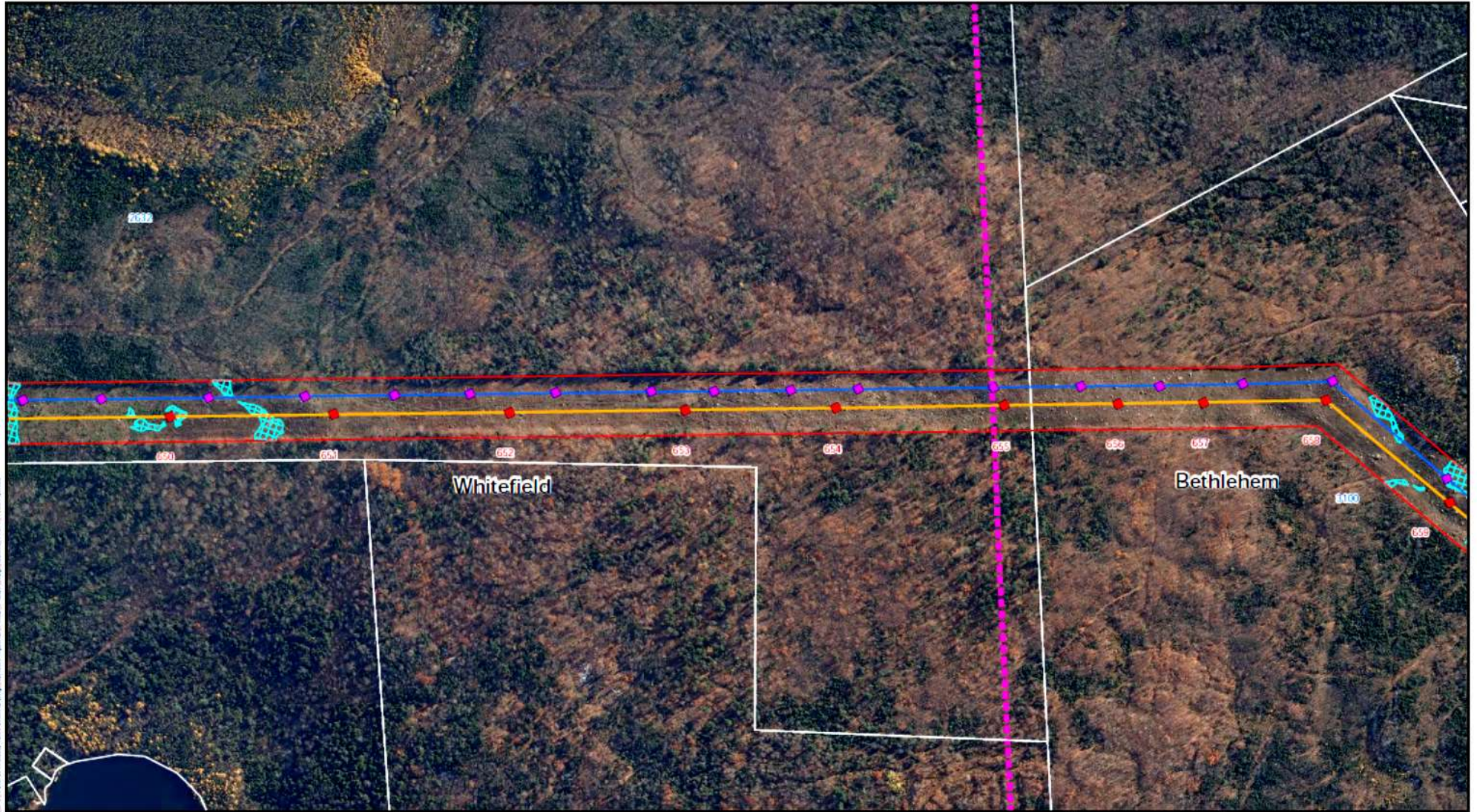
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012

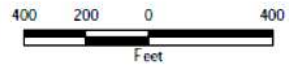
000376





Whitefield

Bethlehem



PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- ⊗ Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-KV Structure
- Relocated Structure
- Delineated Wetlands
- Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Whitefield, Bethlehem

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012

000377



**SUBJECT PHOTOGRAPHS**



Looking northerly across Nutting Road; the new line will be in the same locus as the existing one which will be moved.



Looking southerly across Route 116. There are some residences in the vicinity on Route 116. The new line will be in the same locus as the existing one, which will be moved.



Looking southerly from just south of Route 116 through large, undeveloped tracts of land.



Looking southeasterly across Route 116 near Hatfield Drive; the locus of the new line will be just left of the existing line.



Looking northwesterly across Route 116 near Hatfield Drive; the locus of the new line will be just to the right of the existing line.



Looking easterly across Route 3—a more developed neighborhood. The new line will be along the left side.

000378



Looking northwesterly across Route 3 in a more developed neighborhood. The new line will pass the Whitefield Sub-Station on the right.



Looking southeasterly from Mirror Lake Road in Dalton into Whitefield.

Looking southwesterly across Evergreen Drive in Dalton and Whitefield. The locus of the new line will be along the right side.



Looking northerly across Forest Lake Road along the locus of the new line—to the left of the existing line.

Looking southerly across Forest Lake Road. The locus of the new line is to the right of the existing line.

## ZONING

The town of Whitefield has no official zoning ordinance. However, the town has prepared a “**Comprehensive Development Guide**” and according to the town, any development must pass through and be approved by the Whitefield Planning Board.



## LAND SALE ANALYSIS

We have thirteen land sales in Whitefield, five are considered to be single house lots less than 10 acres in size and eight are acreage land sales. There has been limited recent activity in land sales over the last four years.

Before any adjustments, the overall unit price range is \$0.01 to \$0.68 per square foot of land with an average unit price of \$0.12 per square foot, or \$458 to \$29,762 per acre with an average of \$5,283 per acre. The overall size range is from 36,590 to 2,831,400 square feet or 0.84 to 65.00 acres with an average of 23.34 acres. The sale dates range from March of 2010 to October of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sales range in size from 0.84 acres to 9.44 acres and have a unit price range of \$3,914 to \$29,762 per acre with an average of \$8,058 per acre. Generally, the larger the lot, the lower the unit price. It should be noted that when Sale 3, the smallest sale is excluded, the unit price range tightens up and is \$3,914 to \$6,701 per acre.

The acreage sales range in size from 10.22 to 65.00 acres and have a unit price range of \$458 to \$5,577 per acre with an average unit price of \$2,149 per acre. The highest unit price, \$5,577 per acre, was for a 10.22 acre parcel with a large, open area and distant mountain views. The lowest unit price of \$458 per acre was for a 58.30 acre parcel of cutover woodland with poor soils and very limited development potential.

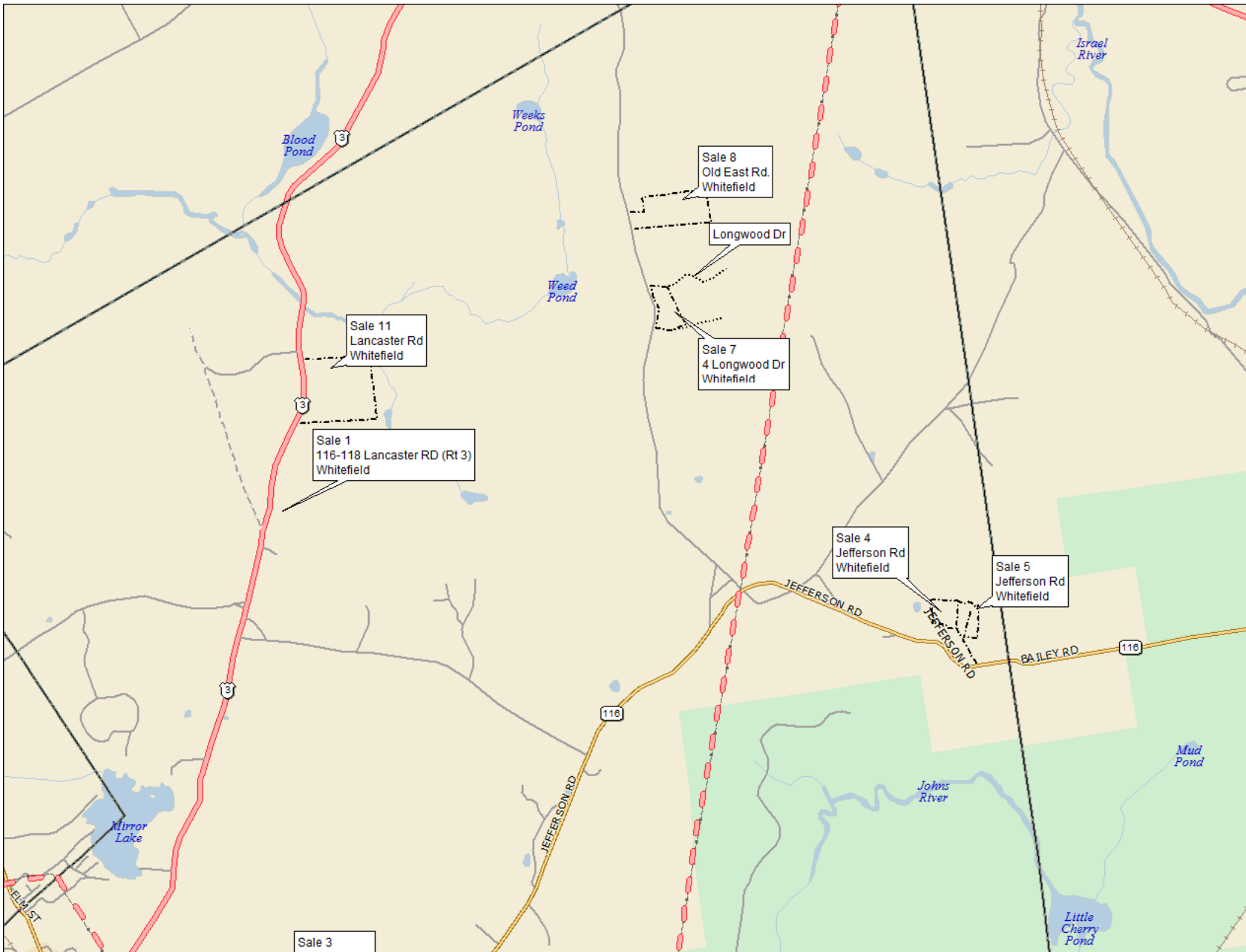
We can see that the higher unit prices were for the smaller sale parcels, the lot sales and Sale 9 with 10.22 acres at \$5,577 per acre. The ATF properties along the existing ROW easement in Whitefield predominantly consist of undeveloped mid-size and large acreage tracts in excess of 10 acres in size-- tracts comparable to the acreage sales, rather than lots. As noted earlier 38 of the 54 properties have land areas in excess of 10 acres.

The acreage land sales are split into two groups. The four land sales with areas of 10 to 30 acres have unit prices of \$2,197 to \$5,577 per acre; however, Sale 8, at \$5,577 per acre is double the unit price of the next higher-price sale. The land sales with areas above 30 acres have a unit price range of \$458 to \$1,667 per acre. Sale 11, at \$458 per acre, is the outlier—the other four sale unit prices range from \$1,215 to \$1,667 per acre.

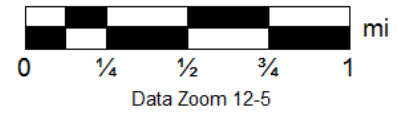
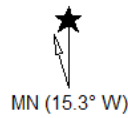
Whitefield Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price/Acre	ZONING	COMMENTS
1	116-118 Lancaster Road	Joan H. Jones	Kostantinos A. Koxarakis	10/28/11	\$12,000	130,680	3.00	\$ 0.09	\$ 4,000	NA	No zoning code in place. Vacant, wooded site at time of purchase. Will be used for residential development. Electric and telephone available at roadside.
2	Forest Lake Road	Nathan D & Joyce B. Anderson	Douglas P. & Amanda A. Durand	3/25/10	\$20,000	222,592	5.11	\$ 0.09	\$ 3,914	NA	Vacant rural residential lot located very near the power line. Electric and telephone available at roadside.
3	28 Shirlaw Drive	Anthony J. Antonucci	Howard & Rebecca Marx	7/10/13	\$25,000	36,590	0.84	\$ 0.68	\$ 29,762	NA	This lot was part of a larger, rural residential subdivision. Was vacant at the time of purchase and will be used for residential development. Electric and telephone available at roadside.
4 & 5	Route 116	Kenneth C. Miller	Norman Girouard	3/26/14	\$59,100	1,171,764	26.90	\$ 0.05	\$ 2,197	NA	Two vacant lot at time of sale to be used for residential purposes. These lots have no frontage on Jefferson Road, only on a 30+/- foot ROW that is shared by others. Electric and telephone are available.
6	Lot 1, Vansandt Drive	Janet R. & Chestger C. Savage, Jr.	Gordon J. Greenberg	8/20/14	\$37,500	411,206	9.44	\$ 0.09	\$ 3,972	NA	Vacant lot purchased for residential purposes. Access is only fair as it is a long distance from the main road. Electric and telephone are available.
7	4 Longwood Drive	Hicks Logging LLC	Thomas & Tracy Russo	8/13/10	\$39,000	253,519	5.82	\$ 0.15	\$ 6,701	NA	Vacant lot purchased for residential use. This is an attractive site with 176 feet of frontage on Longwood Drive and 300+/- feet on Old East Road.
8	East side of Old East Road	Douglas & Joseph Glidden	Edward W. & Loretta M. Merrow	1/7/11	\$55,000	1,437,480	33.00	\$ 0.04	\$ 1,667	NA	Large parcel of cutover woodland with short frontage. The land is at grade and fairly level. It will provide good local views. Large adjacent parcel has been developed with a large residence.
9	205 Jefferson Road	Barbara Davis et al	Jeremie A & Katie L. Marquis	7/30/13	\$57,000	445,183	10.22	\$ 0.13	\$ 5,577	NA	This mostly open parcel has excellent views and will be used for residential development.
10	Kimball Hill Road	Janet Savage	Michael & Diana Kraics	10/16/14	\$50,000	852,469	19.57	\$ 0.06	\$ 2,555	NA	One of a three lot subdivision of 65 acres. This is an L-shaped lot that drops off steeply from the road. It would have good views with some tree removal.
11	Lancaster Road	Northern land Holdings	Ronald Carroll	2/17/12	\$26,700	2,539,548	58.30	\$ 0.01	\$ 458	NA	This parcel is along Route 3 in an area that is slowly developing. Due to its wet soils it probably cannot be used for anything but woodland.
12	Kimball Hill Road	Carol Strout	Janet Savage	2/28/14	\$79,000	2,831,400	65.00	\$ 0.03	\$ 1,215	NA	This is an L-shaped parcel that drops off steeply from the road. It would have good views with some tree removal. It has been re-engineered into a three lot subdivision of 65 acres.
13	Kimball Hill Road	Janet Savage	Charles Agnew	7/24/14	\$59,000	1,867,417	42.87	\$ 0.03	\$ 1,376	NA	One of a three lot subdivision of 65 acres. This is an L-shaped lot that drops off steeply from the road. It would have good views with some tree removal.
	Minimum for sales			3/25/10	\$ 12,000	36,590	0.84	\$ 0.01	\$ 458		
	Average for Sales			12/9/12	\$ 43,275	1,016,654	23.34	\$ 0.12	\$ 5,283		
	Maximum for sales			10/16/14	\$ 79,000	2,831,400	65.00	\$ 0.68	\$ 29,762		
	Averages for res lots			3/1/12	\$ 22,250	175,765	4.04	\$ 0.18	\$ 8,058		
	Averages for res acreage			6/30/13	\$ 55,114	1,582,180	36.55	\$ 0.05	\$ 2,149		

000382

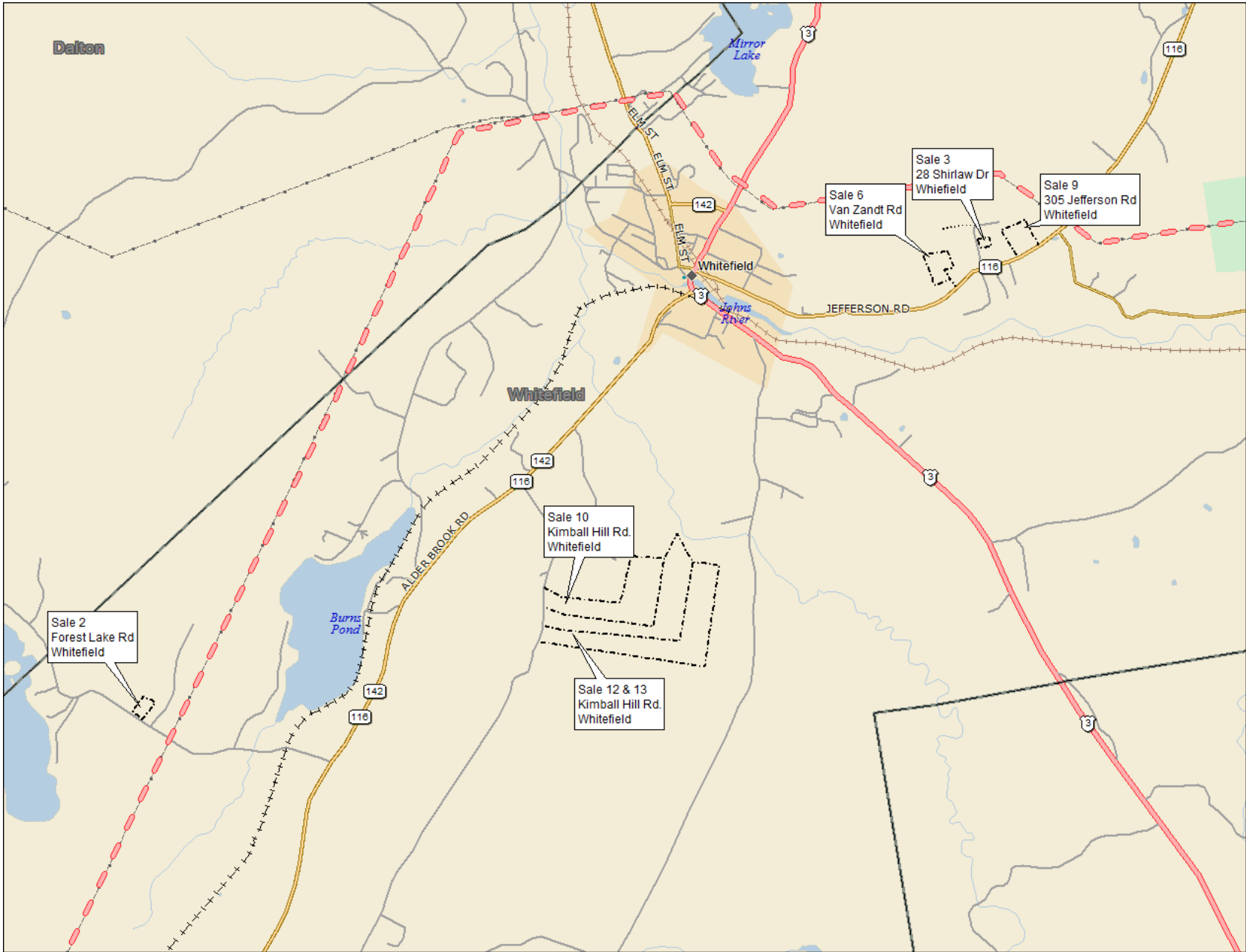


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000383





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MN (15.2° W)

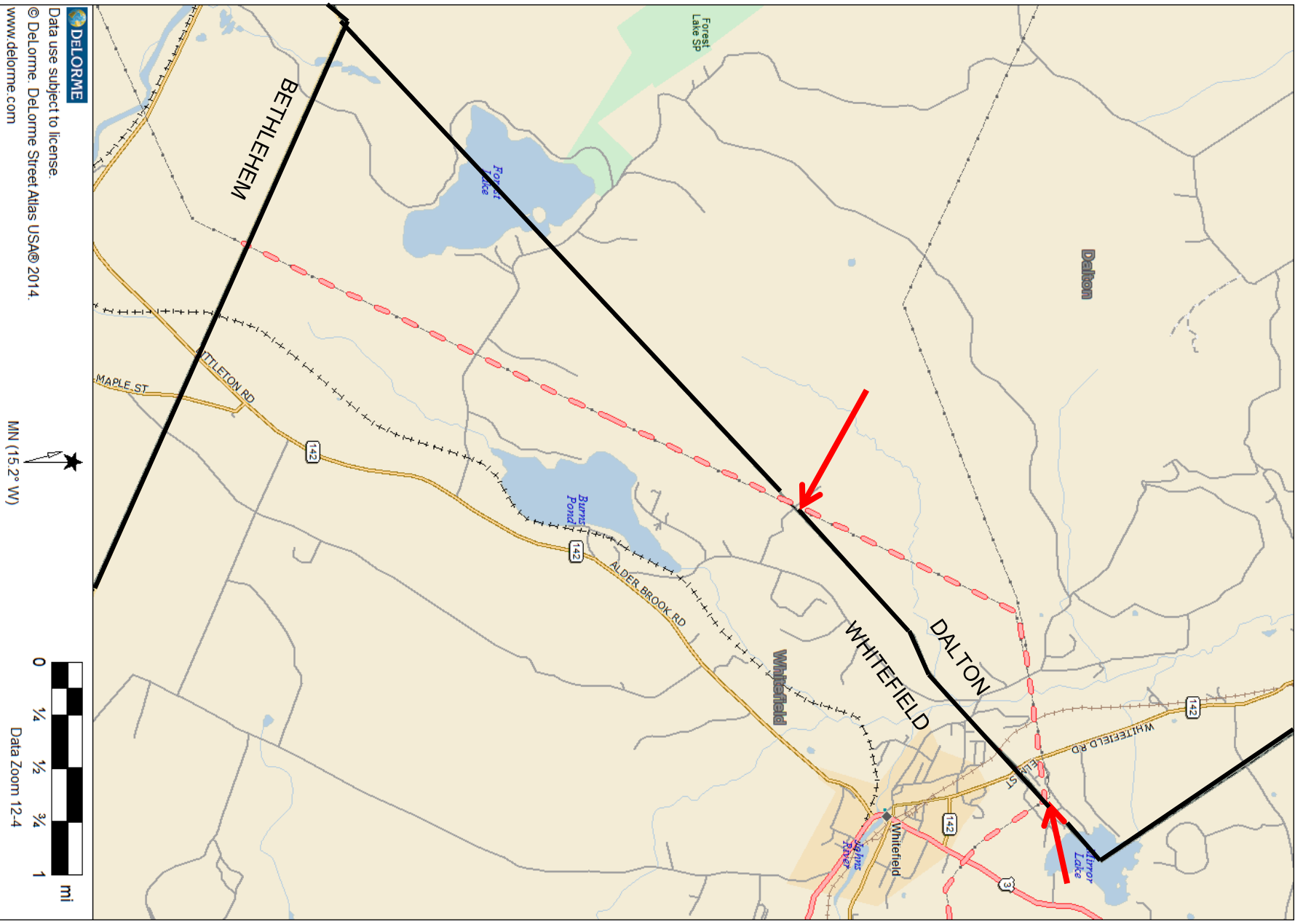


Data Zoom 12-5

000384

# DALTON

LOCATION MAP





## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor in Dalton is located in the eastern corner of Dalton. It begins at the Whitefield town line north of Route 116 and extends about 2.14 miles west and south back into Whitefield. The easement corridor extends across 20 properties, evenly split between developed and undeveloped parcels under 10 acres and those over 10 acres. Only three properties have land areas in excess of 100 acres. Of the 20 properties, only 10 have a land area less than 10 acres. They are clustered at the northerly end between the Whitefield town line and Parker Road extension. The existing ROW easement crosses four public roads and streets and highways—Mirror Lake Road, a gravel street; Route 142, Parker Road and Evergreen Drive, also a gravel road.

There are some scattered residences on all four crossings and a mobile park on Route 142 and Mirror Lake Road; there are no mobile homes within the existing easement ROW and the proposed NPT easement will be on the south side, away from the mobile park.

The existing ROW Easement has an area of 3,041,728 square feet or 69.83 acres. The proposed NPT easement to be leased has an exclusive ROW area of 773,544 square feet and a shared (with NPT) easement ROW area of 388,144 square feet. In addition, there are 6,256 square feet of “leftover” land that is five feet wide where it exists, separated by the NPT Row easement from the rest of the existing ROW easement. This area has a reduced utility and value because of its narrow width and, in Dalton, consists of short stretch, lacking continuity because it does not exist throughout the length of the existing ROW easement.

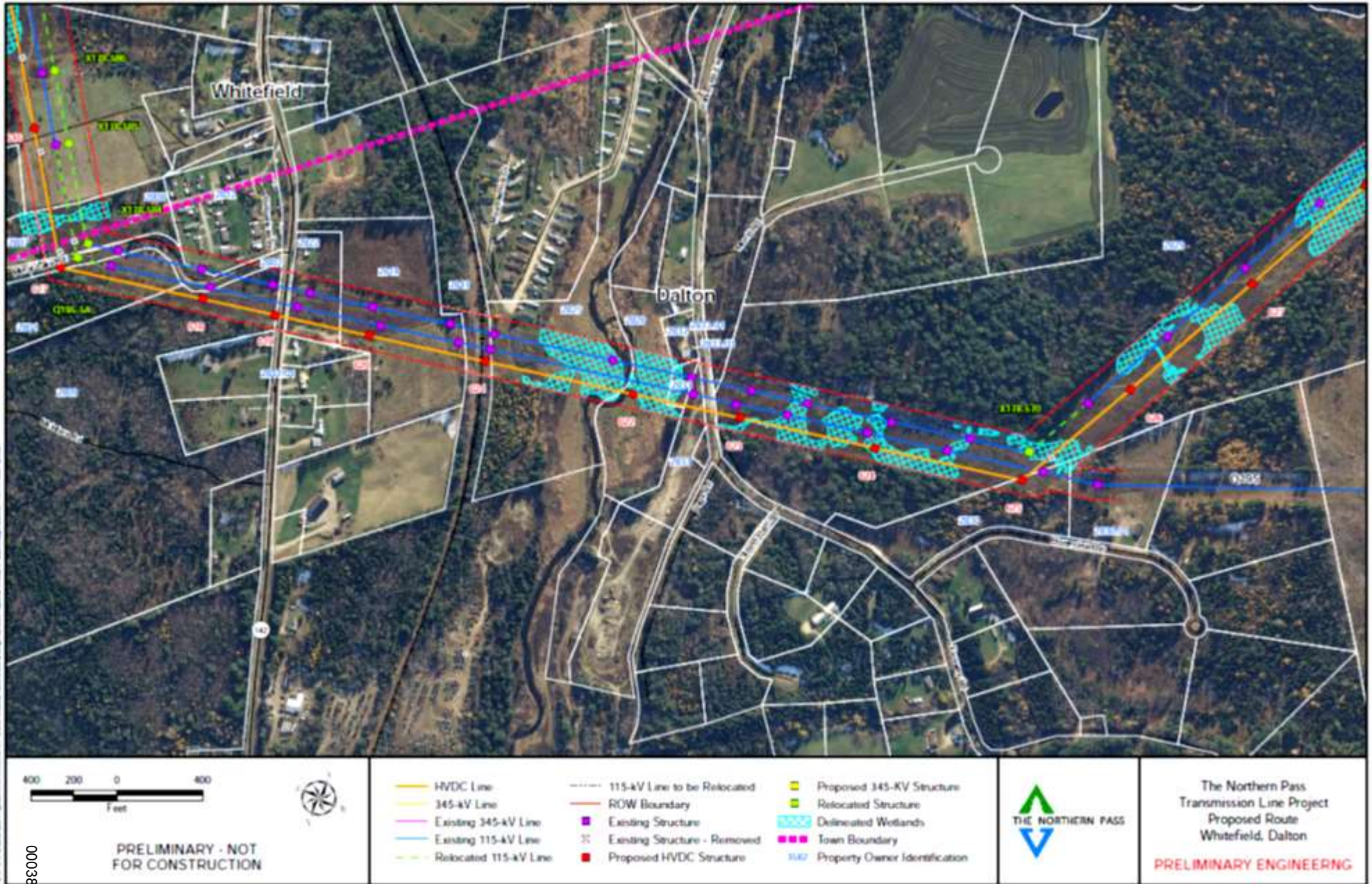
The spreadsheet on the following page summarizes the 20 properties in Dalton that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column “E”), the exclusive NPT easement area (Column “I”), the shared easement area (Column “H”) and where applicable the “leftover” easement area (Column “B”) that is isolated by the NPT easement.

It also provides the name of the owner, the land area of the total property, the zoning, land use per assessors field card, and the assessors map and lot number.





### PARCEL PLANS

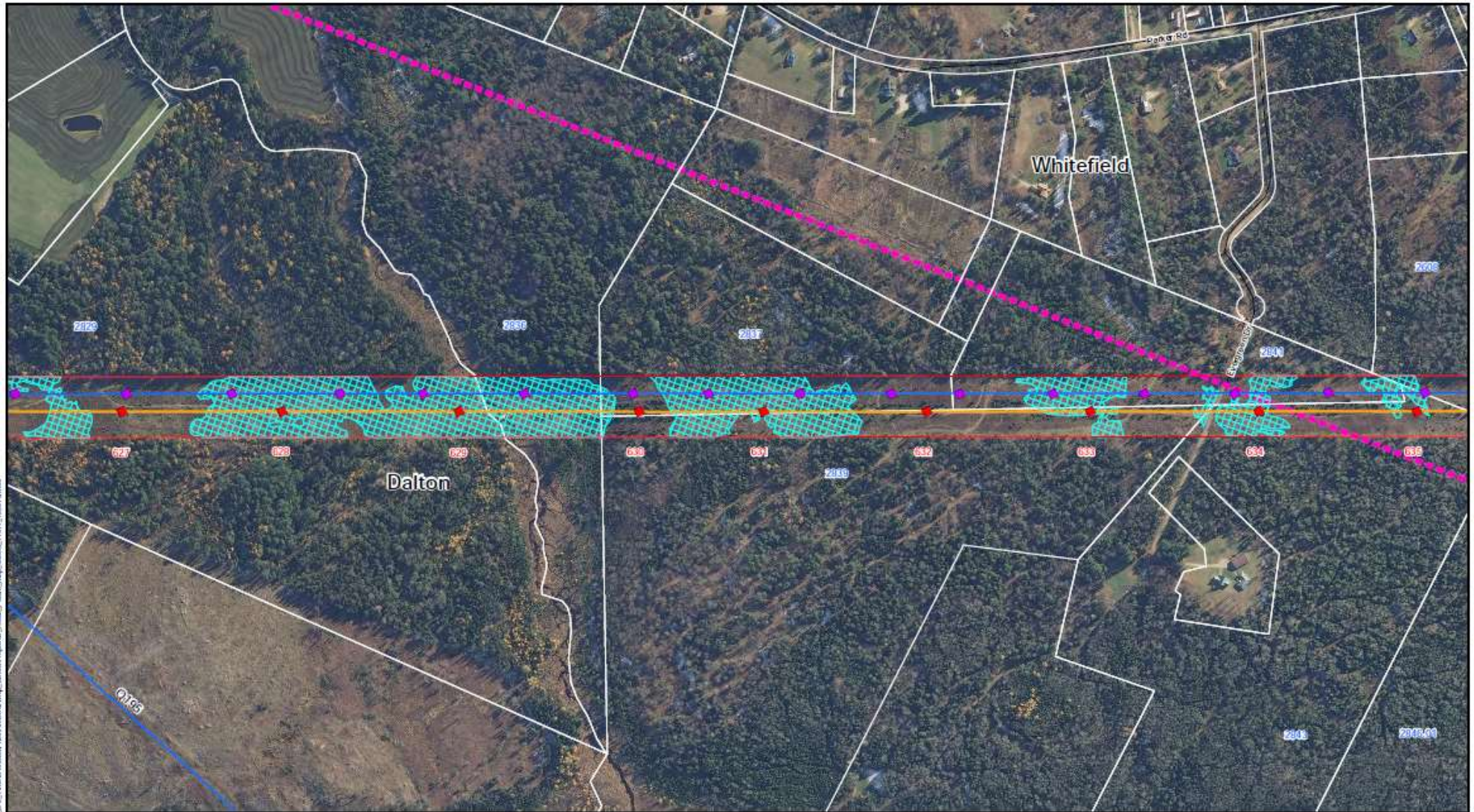




Source: ESRI/2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Collaborative; Normandus; Burns & McDonnell

Sheet 008B of 0179 Version 1

December 28, 2012





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: purple;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: pink;">- - -</span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Dalton, Whitefield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 0069 of 0179 Version 1

December 20, 2012

060000



**SUBJECT PHOTOGRAPHS**



Looking southwesterly along Mirror Lake Road and the existing ROW. The new line will be located along the right side.



Looking southerly across Route 142. The locus of the new line will be along the right side.

Looking easterly across Parker Road. The new easement will be along the left side. A mobile home park is shown in the background.



Looking westerly across Parker Road. The new line will be along the right side.

Looking northeasterly from Evergreen Drive. The locus of the new line will be along the left side.



Looking southwesterly across Evergreen Drive in Dalton and Whitefield. The locus of the new line will be along the right side.



## ZONING

### *Dalton*

As of the date of this report, the Town of Dalton is in the process of preparing a Zoning Ordinance; it is not yet complete.

## LAND SALE ANALYSIS

We have five land sales in Dalton, one is considered to be single house lot with less than 10 acres of land and four are acreage land sales. There has been limited recent activity in land sales over the last four years.

Before any adjustments, the overall unit price range is \$0.03 to \$0.11 per square foot of land with an average unit price of \$0.07 per square foot, or \$1,391 to \$4,672 per acre with an average of \$2,941 per acre. The overall size range is from 219,107 to 2,819,203 square feet or 5.03 to 64.72 acres with an average of 27.14 acres. The sale dates range from November of 2011 to August of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sale of 5.03 acres sold for \$23,500 or 4,672 per acre. It is on an unmaintained gravel road off Dalton Road. The acreage sales range in size from 14.35 to 64.72 acres and have a unit price range of \$1,391 per acre for the largest parcel, sloping cutover woodland near the Connecticut River, to \$3,200 per acre for a remote, 36.88 acre parcel with distant mountain views.

We can see that the highest unit price was for the smallest sale parcel—Sale 5 at \$20,870 per acre. Half of the ATF properties along the existing ROW easement in Dalton are less than 10 acres in size and half are more than ten acres in size. Based on sales in Dalton and Whitefield, we know that the unit prices for land parcels in the 10 to 100 acre size category tend to be significantly lower than for parcels up to 10 acres in area.

Sale 1, at \$1,391 per acre, is a parcel of cutover woodland. The majority of the acreage is on the east side of the highway with a smaller portion on the westerly side on the Connecticut River. Electric and telephone are available at roadside.

Sale 2, at \$2,787 per acre, is a wooded parcel with a small portion of pasture. This lot has rolling topography and 325 feet of frontage on NH Route 135. Electric and telephone are available at roadside.

Sale 3, at \$3,200 per acre, is a wooded parcel with more than 700 feet of frontage on a town highway that is not maintained year round. This wooded parcel is quite remote, but does have an attractive view and it adjoins a state park and overlooks Forest Lake. The use will be for recreation or off-the-grid residence.

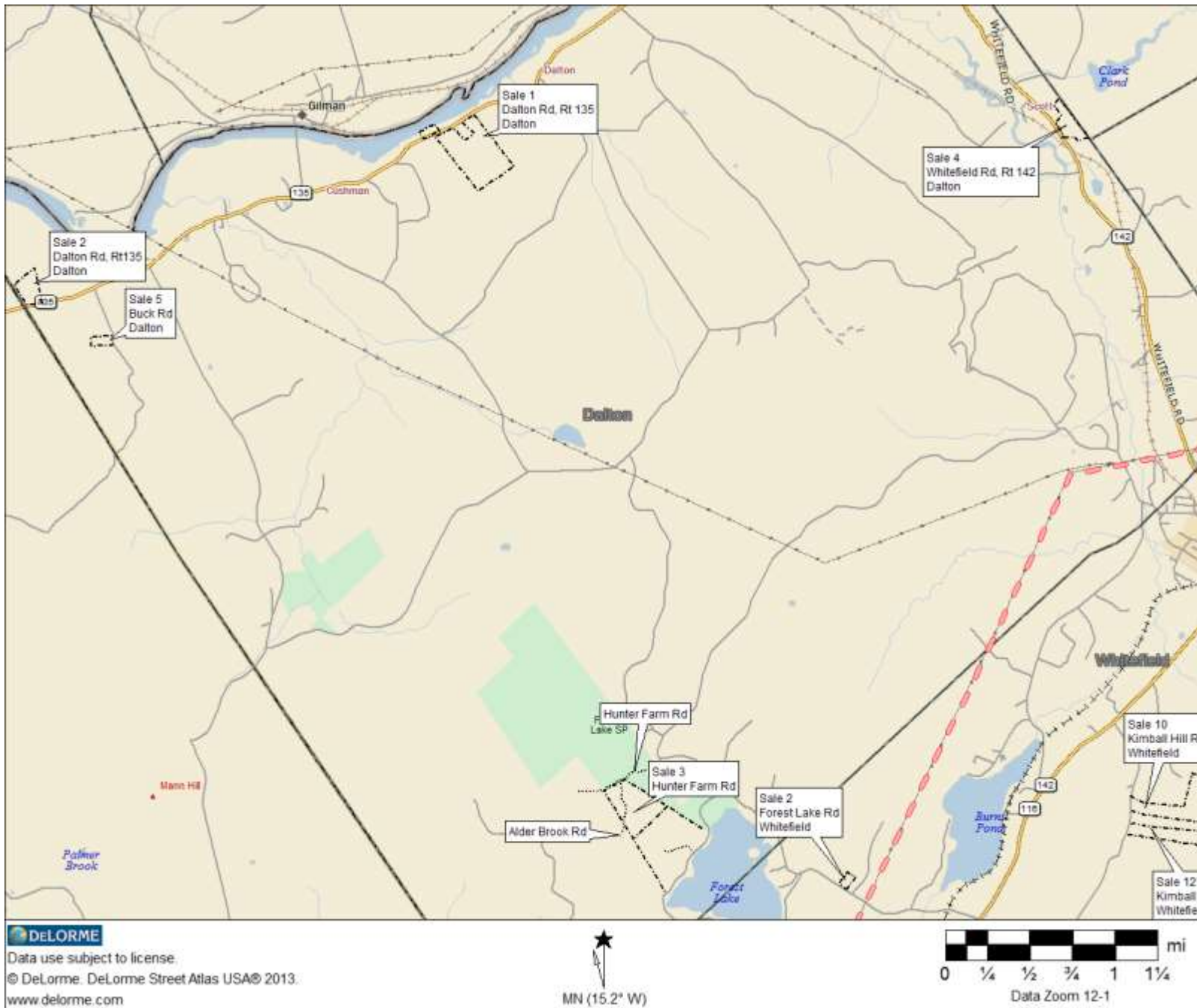
Sale 4, at \$2,653 per acre is an irregularly shaped, gently rolling parcel with 375+/- feet of frontage on Route 142. This parcel was cutover some time ago resulting in attractive views from the site. Electricity and telephone are available at roadside.

## Dalton Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Route 135	Northwood Marquis Land & Timber LLC	James G. & Alexandra M. Dannis	3/6/13	\$90,000	2,819,203	64.72	\$ 0.03	\$1,391	N/A	No zoning code in place. This is a parcel of cutover woodland. The majority of the acreage is on the east side of the highway with a smaller portion on the westerly side on the Connecticut River. Electric and telephone available at roadside.
2	Route 135	Dennis & Doris Fekay	Michael J. & Cynthia Swainsigner	8/28/13	\$40,000	625,086	14.35	\$ 0.06	\$2,787	N/A	This is a wooded parcel with a small portion of pasture. This lot has rolling topography and 325 feet of frontage on NH Route 135. Electric and telephone available at roadside.
3	Hunter Farm Rd.	Alan A. & Scott T. Astle	Carl B. & Debrah L. Howes	11/4/11	\$118,000	1,606,493	36.88	\$ 0.07	\$3,200	N/A	This wooded parcel has more than 700 feet of frontage on a town highway that is not maintained year round. This wooded parcel is quite remote, but does have an attractive view. The use will be for recreation or off-the-grid residence.
4	Route 142/ Whitefield Rd.	Shari Souliere	Kenneth G. & Rosemary Boisvert	8/15/14	\$39,000	640,332	14.70	\$ 0.06	\$2,653	N/A	This is an irregularly shaped, gently rolling parcel with 375+/- feet of frontage on Route 142. This parcel was cutover some time ago resulting in attractive views from the site. Electricity and telephone are available at roadside.
5	Buck Rd.	Robert & Judy Erickson	Robert Chenelle	6/24/14	\$23,500	219,107	5.03	\$ 0.11	\$4,672	N/A	This is an irregularly shaped, wooded parcel with gently rolling topography. Access to this site is poor as Buck Road is an unmaintained gravel road. Electricity and telephone are available at roadside.
	Minimum for			11/4/11	\$ 23,500	219,107	5.03	\$ 0.03	\$1,391		
	Average for			7/21/13	\$ 62,100	1,182,044	27.14	\$ 0.07	\$2,941		
	Maximum for			8/15/14	\$ 118,000	2,819,203	64.72	\$ 0.11	\$4,672		
	Averages for res			6/24/14	\$ 23,500	219,107	5.03	\$ 0.11	\$ 4,672		
	Averages for res acreage			4/28/13	\$ 71,750	1,422,779	32.66	\$ 0.06	\$ 2,508		

000395

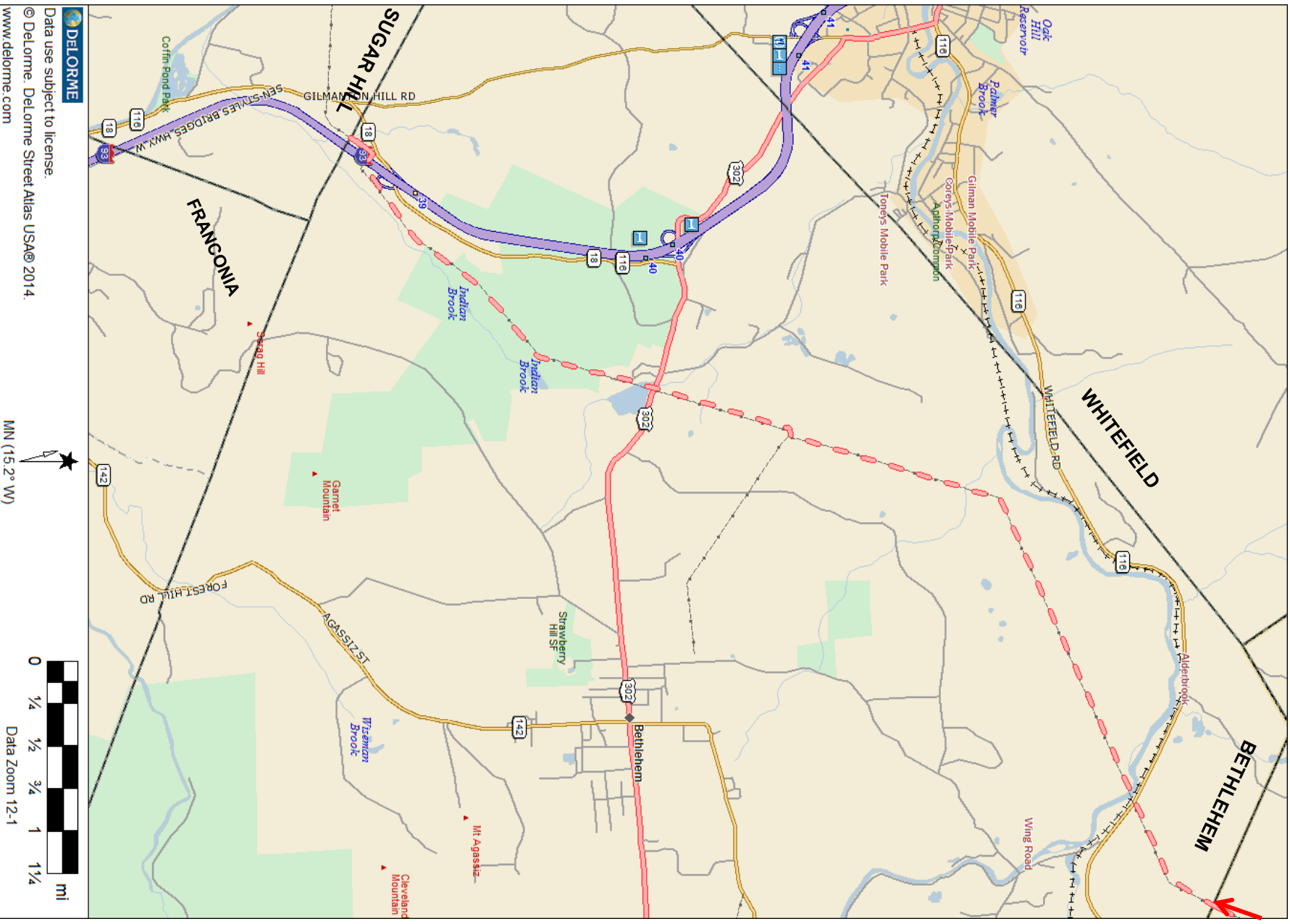




000396

# BETHLEHEM

LOCATION MAP



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## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor extends across the westerly side of Bethlehem, crossing in a north-to-south direction. It commences at the Whitefield town line west of Route 116 and extends about 4.90 miles southerly to Route 302. The easement corridor extends across 21 properties, mostly large parcels of undeveloped, rolling and wooded land away from highways including one state forest and large acreage parcels owned by private parties. Of the 21 properties, five have a land area of less than 10 acres. They are clustered at the Route 116 crossing near the beginning and at Route 302 and Rock Edge Road, a small subdivision. The existing ROW easement crosses two highways; Route 116 and Route 302;

There are some scattered residences on the highway crossings and on three small subdivisions adjacent to the existing easement ROW. The bulk of the existing easement extends across undeveloped forest and large tracts of land.

In general, this is a very rural area with a very low population, low median income and few employment opportunities.

The existing ROW Easement has an area of 6,670,446 square feet or 153.13 acres. The proposed NPT easement to be leased has an exclusive ROW area of 1,626,618 square feet, and a shared (with NPT) easement ROW area of 808,523 square feet.

The spreadsheet on the following pages summarize the 21 properties in Bethlehem that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column "E"), the exclusive NPT easement area (Column "I"), the shared easement area (Column "H") and where applicable the "leftover" easement area (Column "B") that is isolated by the NPT easement.

It also provided the name of the owner, the land area of the total property, the zoning, land use per assessors field card, and the assessors map and lot number.

PARCEL IDENTIFICATION SHEET

LL NUMBER		Cross Section Data Showing Widths in Feet														AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
3100	Tellman, David W. & Tanya S.	406	21	1	District II	206.81	6136- Oturh	324	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	621,457	75,978	146,898
3103	Krauss, Wallace & Harriet	406	21	5	District II	5.08	1300 Res AcIndv Mdl-00	325	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	105,076	10,478	29,962
3102	Ross, Ralph D. & Kathleen G.	406	21	4	District II	5.57	1300 Res AcIndv Mdl-00	326	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	124,369	15,064	30,334
3112	Town of Bethlehem	406	21	3	District II	5.00	1300 Res AcIndv Mdl-00	327	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	73,811	8,929	17,998
3111	Taylor Trust, David Alan	406	21	2	District II	10.39	1300 Res AcIndv Mdl-00	328	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	112,704	14,995	27,716
3108	Butler, Stephen J. & Kristin L.	406	36		District II	22.00	1030 MH Own Lan ; 6102- Frmm ; 6120-	329	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	14,648	793	4,439
3113	Burrill-Murray, Karen L.	406	39		District II	21.30	1300 Res AcIndv ; 6133 Otuh	330	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	8,128	1,622	778
3115	750 Acre Club LLC	406	37		District II	283.05	4100 Sand&gravl ; 6133 Otuh ; 6127 Hwmh ; 6139	331	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	457,101	54,804	112,054
3116	750 Acre Club LLC	406	38		District II	464.00	6133 Otuh	332	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	1,451,588	175,838	353,857
3117	Pilpil-Reyes, Sevilla F. & Reyes, Luis E.	405	75		District II	198.00	6131 Otul ; 6143 Wet ; 6119 Hwul	333	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	562,499	68,142	137,120
3119	Brebner, Winston P. 2004 Revoc Trust &	404	31	111	District II	203.44	1040 Two Family ; 6103 Frmh ; 6133 Otuh	334	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	463,755	57,734	112,366
3118	Derrington, James G. & Sheryl	404	42		District II	119.61	1010 Single Fam ; 6121 Hwuh ; 6133 Otuh ; 6145	335	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	484,601	56,055	119,298
3121	Wennrich, Timothy & Griffiths, Jessica	404	31	22	District II	13.60	1300 Res AcIndv Mdl-00	336	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	64,609	9,578	14,977
3122	Wennrich, Timothy & Griffiths, Jessica	404	31	23	District II	13.68	1010 Single Fam Mdl-01	337	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	21,120	3,131	4,897
3124	MS Wire LLC	404	34	20	District II	98.21	6133 Otuh ; 1300 Res AcIndv Mdl-00	338	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	438,175	53,874	108,445
3125	Hallisey, Mark C. & Regina M.	404	34	20	District II	26.07	6103 Frmh ; 6133 Otuh ; 6103 Frmh	339	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	6,672	-	-
3126	Cady, Jon	404	40		District II	44.00	6131 Otul ; 6143 Wet	340	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	302,786	36,686	73,811
3131	Raymond, Glenn W.	404	35	5	District II	5.44	1300 Res AcIndv Mdl-00	341	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	9,192	-	-
3136	Crowe, Christopher & Rebecca	404	35		District II	77.00	1300 Res AcIndv Mdl-00	343	Abutter <15	Land - Private	C1-3	0.00	265.00	2.90	46.85	-	697,331	86,509	173,973





PARCEL PLANS



<p>400 200 0 400 Feet</p> <p>PRELIMINARY - NOT FOR CONSTRUCTION</p>	<ul style="list-style-type: none"> <li>— HVDC Line</li> <li>— 345-kV Line</li> <li>— Existing 345-kV Line</li> <li>— Existing 115-kV Line</li> <li>— Relocated 115-kV Line</li> <li>--- 115-kV Line to be Relocated</li> <li>— ROW Boundary</li> <li>■ Existing Structure</li> <li>⊠ Existing Structure - Removed</li> <li>■ Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li>■ Proposed 345-KV Structure</li> <li>■ Relocated Structure</li> <li>▨ Delineated Wetlands</li> <li>— Town Boundary</li> <li>1002 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Whitefield, Bethlehem</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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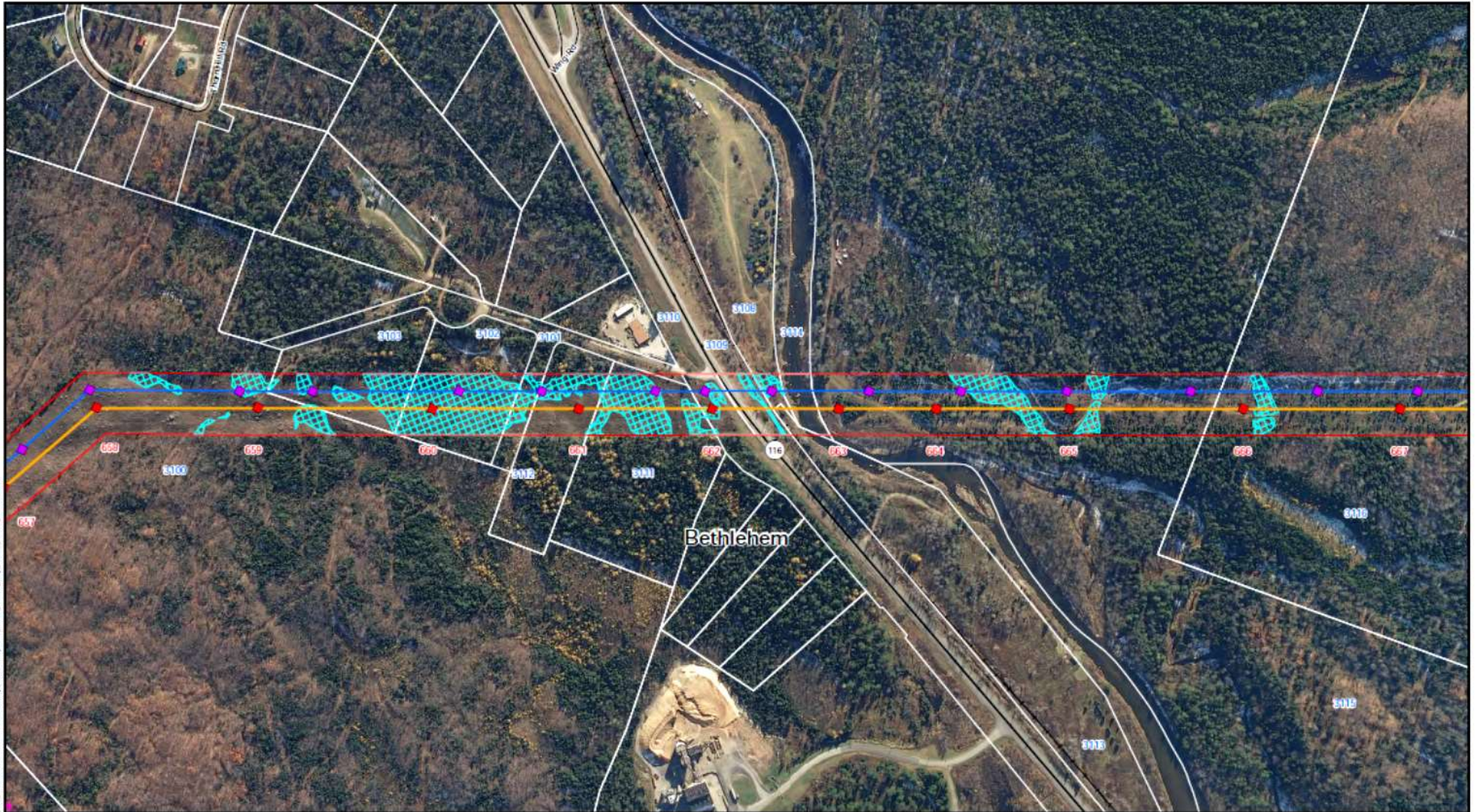
Source: © HDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Coloration; Normandeau, Burns & McDonnell



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December 20, 2012

000402





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green; text-decoration: underline dashed;">—</span> Relocated 115-kV Line</li> <li><span style="color: red; border-bottom: 1px solid red;">—</span> 115-kV Line to be Relocated</li> <li><span style="color: red; border-bottom: 1px solid red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple; border: 1px solid purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow; border: 1px solid yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: yellow; border: 1px solid yellow;">■</span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: purple; border: 1px solid purple;">■</span> Town Boundary</li> <li><span style="color: purple;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Bethlehem</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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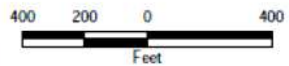
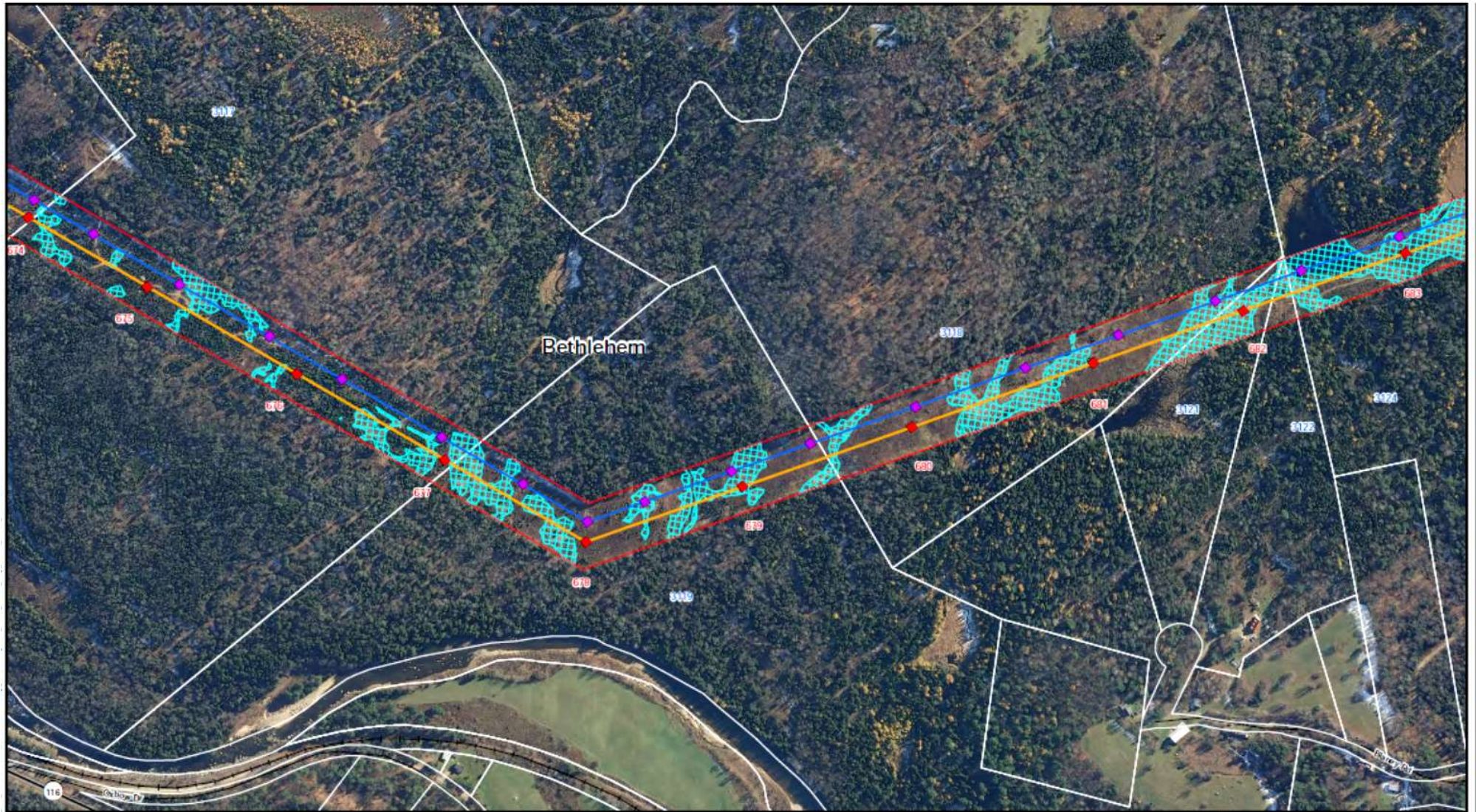
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-KV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Bethlehem  
**PRELIMINARY ENGINEERING**

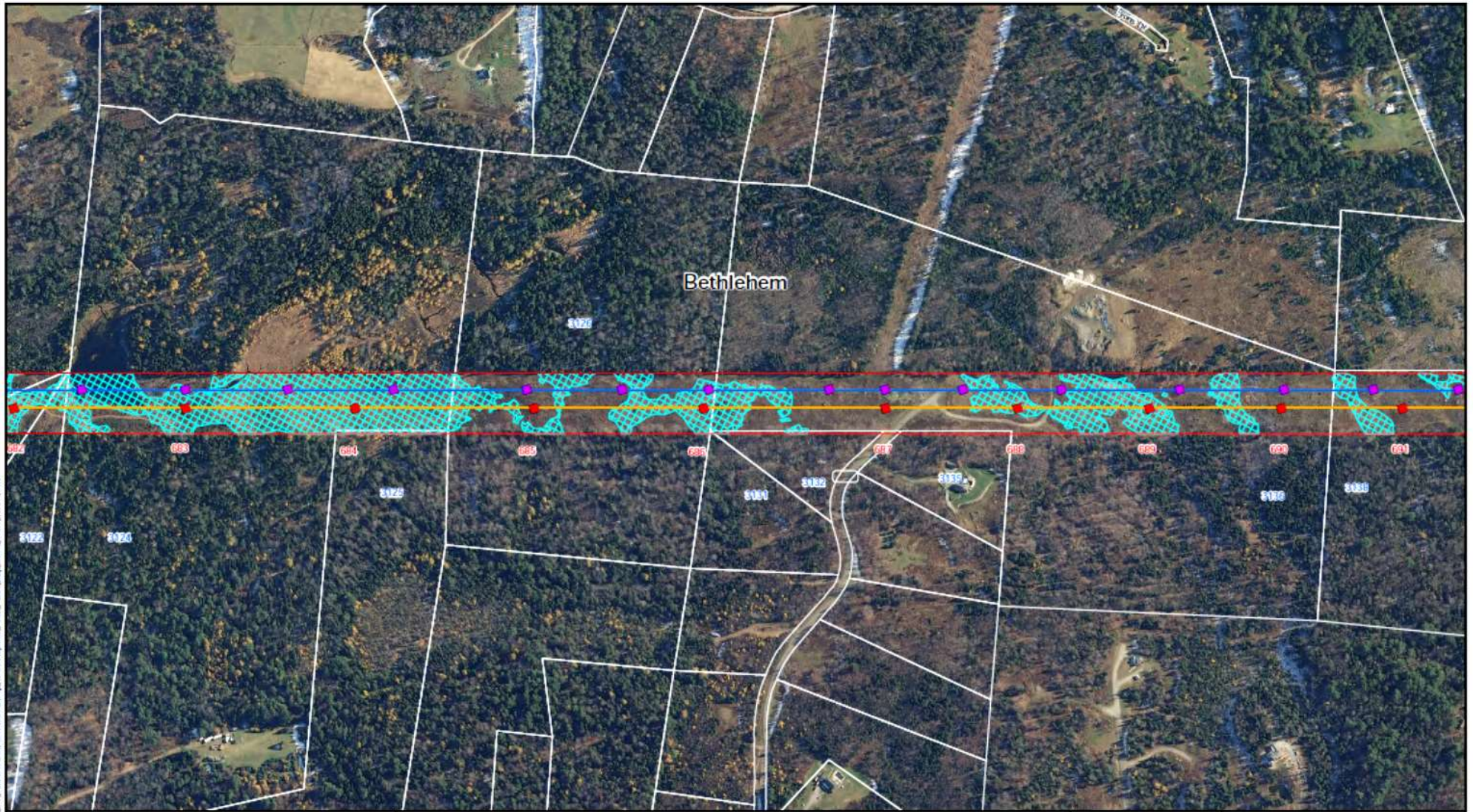
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.



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December 20, 2012

000404





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: blue;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid black;"> </span> Delineated Wetlands</li> <li><span style="color: purple;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Bethlehem</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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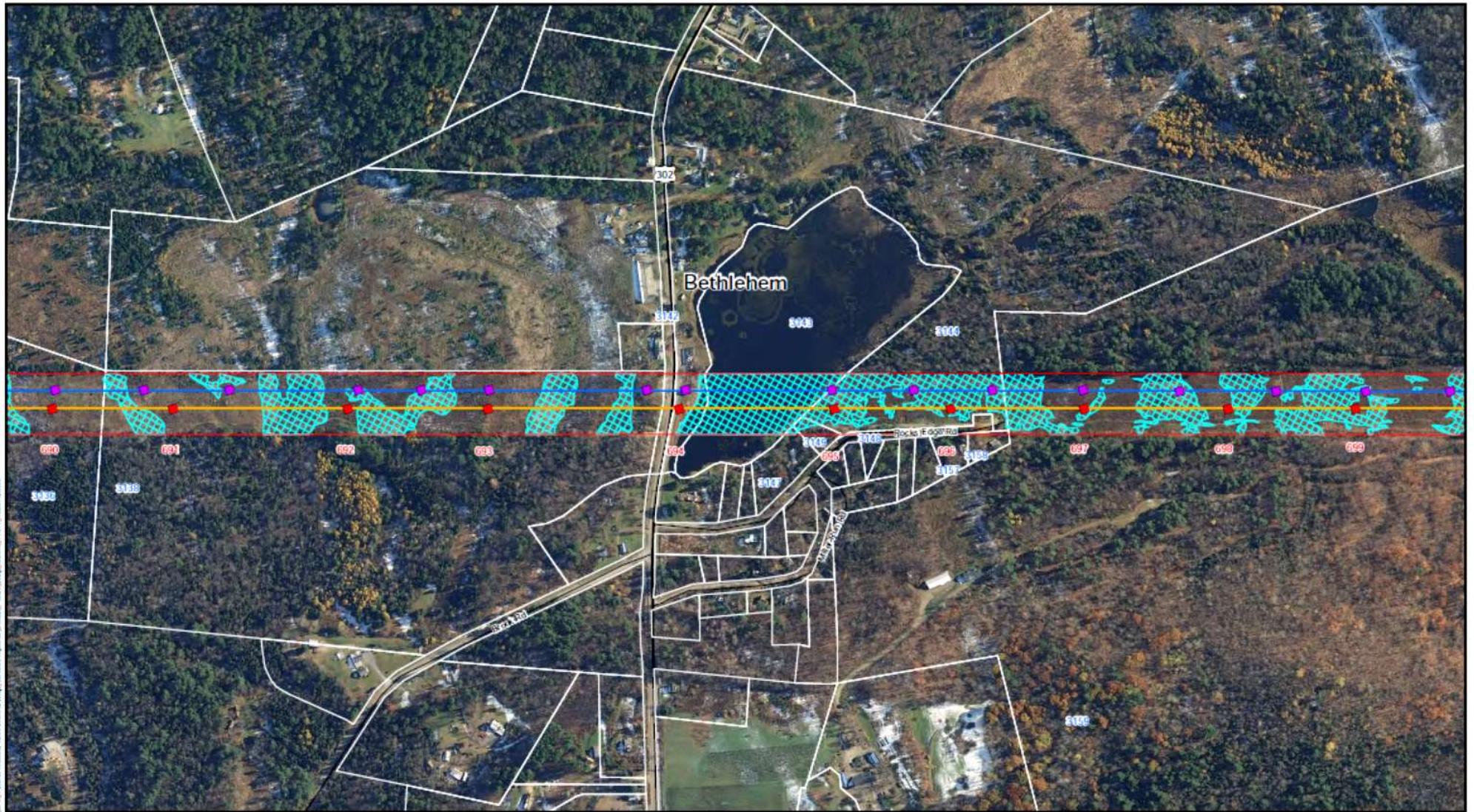
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.



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December 20, 2012

000405





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">■</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: red;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Bethlehem</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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000406



**SUBJECT PHOTOGRAPHS**



Looking northeasterly across Route 116. The new line will be to the left of the existing line. Briar Hill Road and industrial property is located on the right.



Looking southwesterly across Route 3 and across river through undeveloped woodland. The new line will be between the existing lines.



Looking northerly from the end of Stoney Acres Drive. A subdivision is located on the left then undeveloped woodland. The new line will be to the left of the existing line.



Looking southerly from the end of Stoney Acres Drive. The new line will be to the right of existing line.



View looking northerly from the vicinity of Pole 686. The new line will be between the existing lines.





View northerly across Route 301; the new line will be to the left of the existing line.



View southerly across Route 116 and Miller Pond. The new line will be in the middle of the existing ROW. There is a residential subdivision on the right.



Looking southerly from the end of Rocks Edge Road.



Looking southerly across Route I-93 in Bethlehem.

## ZONING

The subject properties located within the Town of Bethlehem are identified to be in a District II Zone.

### *Partial List of Allowed Uses "As-of Right":*

District II: Single- and two-family dwelling units; motels, hotels, guest homes, and overnight cabins; personal service shop, including tailor, barber, beauty salon, and shoe repair ; bakery, confectionery, or custom shop for the production of articles to be sold at retail on the premises; business or professional offices, studios, financial institutions, passenger stations for public transportation; and retail establishments for the sale and/or repair of food, clothing, drugs, jewelry, scientific instruments, and other general merchandise.

### *Dimensional Regulations:*

<b>Minimum Lot Size</b>	80,000 Square Feet
<b>Minimum Lot Frontage</b>	200 Feet
<b>Front Setback</b>	60 Feet (from centerline)
<b>Side Setback</b>	30 Feet
<b>Rear Setback</b>	30 Feet
<b>Maximum Structure Height</b>	40 Feet
<b>Maximum Lot Coverage</b>	25%

## LAND SALE ANALYSIS

We have eleven land sales in Bethlehem, seven are considered to be single house lots less than 10 acres in size and four are acreage land sales. There has been limited recent activity in land sales in the last four years.

Before any adjustments, the overall unit price range is \$0.04 to \$0.30 per square foot of land with an average unit price of \$0.14 per square foot, or \$1,935 to \$12,981 per acre with an average of \$6,013 per acre. The overall size range is from 80,586 to 1,937,113 square feet or 1.85 to 44.47 acres with an average of 9.60 acres. The sale dates range from April of 2012 to October of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sales range in size from 1.85 acres to 5.30 acres and have a unit price range of \$4,905 to \$12,981 per acre with an average of \$7,693 per acre. The acreage sales range in size from 10.10 to 44.47 acres and have a unit price range of \$1,935 to \$4,604 per acre with an average unit price of \$3,072 per acre

We can see that the highest unit prices were for the smallest sale parcels, Sale 5, a 2.08 acre lot at \$12,981 per acre, and Sale 9, a 1.85 acre lot at \$9,730 per acre. Almost 40% of the ATF properties along the existing ROW easement in Bethlehem are less than 10 acres in size and would have unit values in the \$4,900 to \$13,000 per acre or \$0.11 to \$0.30 per square foot range. The other 60% of ATF properties along the subject existing easement would have unit values closer to the unit prices of the acreage sales at \$1,900 to \$3,400 per acre. Based on sales in Bethlehem and other communities we know that the unit prices for land parcels in the 1-10.0 acre size category tend to be significantly higher than for parcels of 10-100+ acre size category.

Sale 1, at \$4,604 per acre, provides excellent views and has frontage on a private, gravel road--however, the existing easement ROW along the easterly property line. A driveway and septic system are in place and electricity and telephone are available at roadside. The sale consists of two adjoining, 5+ acre lots.

Sale 2, at \$1,935 per acre for 15.5 acres; Sale 3, at \$5,378 per acre for 5.02 acres, Sale 4, at \$4,905 per acre for 2.63 acres, Sale 8, at \$7,426 per acre for 5.05 acres and Sale 9, at \$9,730 per acre for 1.85 acres are in the general neighborhood of the existing easement ROW.

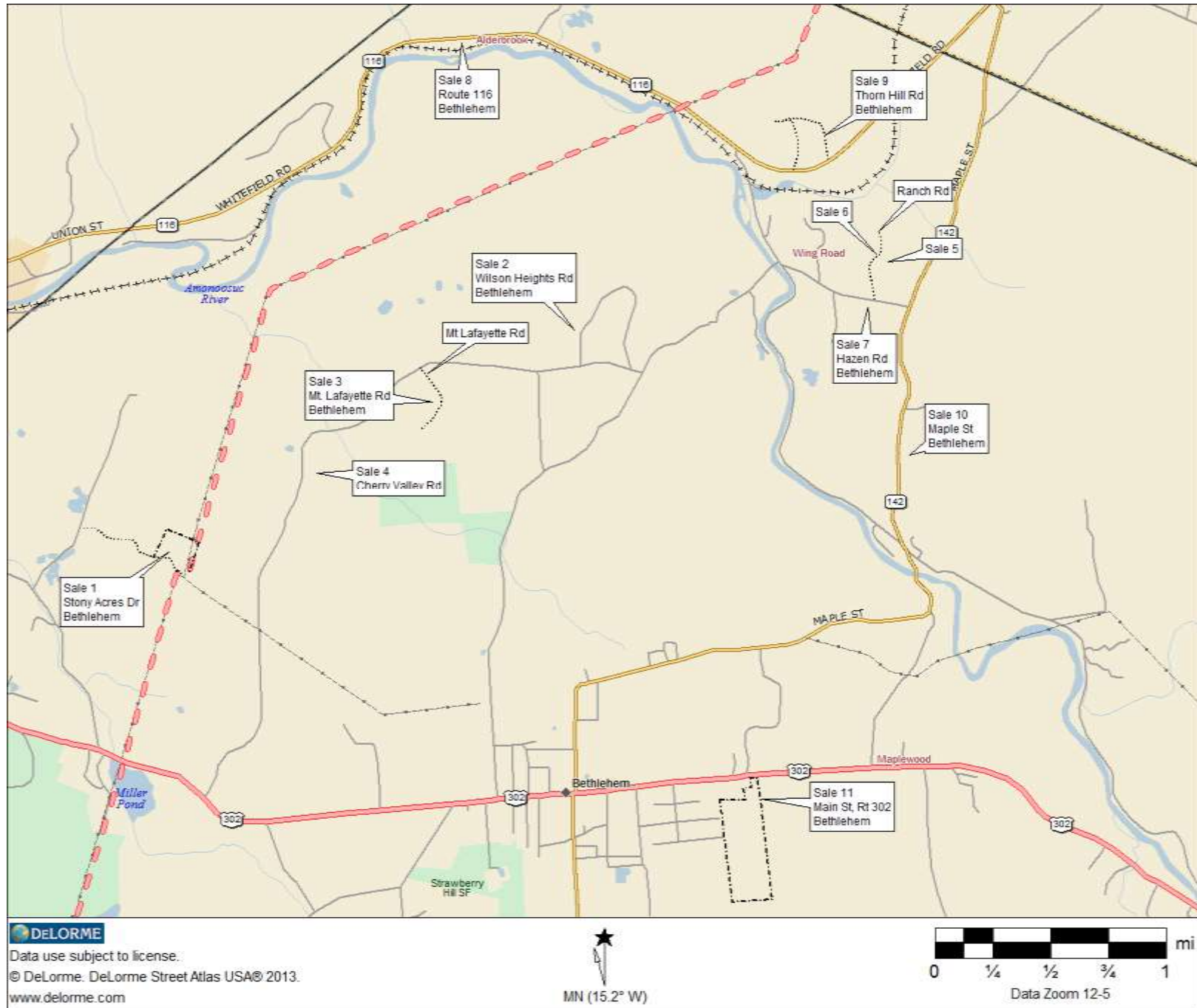
Sale 11, at \$3,373 per acre is the largest sale, topping out at 44.47 acres. Where the ATF properties along the existing easement are much larger, their unit value would be lower.



Bethlehem Land Sales

STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT		ZONING	COMMENTS
							PRICE /SF	Unit Price Per Acre		
1 Stony Acrese Drive	Susan Debrino	Glenn W. Raymond & Suzanne N. Raymond	4/16/12	\$53,500	506,167	11.62	\$ 0.11	\$ 4,604	District 2	This parcel will be used for residential purposes. It provides excellent views and has frontage on a private, gravel road--however, there is a power line across the property. A driveway and septic system are in place and electricity and telephone are available at roadside.
2 Wilson Heights	Richard & Cindyann Winslow	Antonia & Kimberly Pereira	2/15/13	\$30,000	675,180	15.50	\$ 0.04	\$ 1,935	District 2	This is a parcel in a small rural subdivision on Wilson Heights Road, a graveled highway. The use will be residential. Electricity and telephone are available at roadside.
3 Lot 2.6, Mountain Lafayette Way	Adele K. Shanbar, Tr., S&S Realty Trust	Joseph P. Sullivan	8/21/14	\$27,000	218,671	5.02	\$ 0.12	\$ 5,378	District 2	This is a wooded parcel of land; views from the site could be possible after some clearing. There is 500+/- feet of frontage on a gravel road and electricity and telephone are available at roadside. The use will be residential.
4 Lot 88, Cherry Valley Road	Thomas & Sally Blodgett	George D. Dupree	8/27/14	\$12,900	114,563	2.63	\$ 0.11	\$ 4,905	District 2	This parcel is irregular in shape and has rolling topography which slopes upward from the grade of the road. The use will be residential. Electricity and telephone are available at roadside.
5 Lot 6, Ranch Road	Susan A. & Christopher J. Matheson	William O. Heath, Jr. & Lori A. Heath	10/9/13	\$27,000	90,605	2.08	\$ 0.30	\$ 12,981	District 2	The use of this lot will be for residential purposes. This parcel is partially open and part wooded and there is a good view toward the southwest. It has 200 feet of frontage along a private road.
6 Ranch Road	Lucien D. Richardi	Ross & Brenna Audino	10/10/12	\$15,000	84,071	1.93	\$ 0.18	\$ 7,772	District 2	The use of this lot will be for residential purposes. This parcel is wooded, so any views it may have are obscured. It has 200 feet of frontage along a private road and electricity and telephone are available at roadside.
7 Hazen Road	John C. Keller	Gabriella M. Horvath & Steven C. Farrell	10/9/12	\$30,000	230,868	5.30	\$ 0.13	\$ 5,660	District 2	The use of this parcel will be for residential purposes. The site is irregular in shape and is mostly wooded with light tree cover. There is 200 feet of frontage on a private road and electricity and telephone are available.
8 Route 116	James W. Powers, Inc.	Robert & Irene Dupont	10/10/13	\$37,500	219,978	5.05	\$ 0.17	\$ 7,426	District 2	This is an attractive site beside a small, flowing stream. The parcel is nearly at street grade at the frontage along Route 116, but then drops down, plateaus and then drops down again.
9 Lot 10, Thorn Hill Road	Louis Falocco	Loren A. Cleary	10/29/12	\$18,000	80,586	1.85	\$ 0.22	\$ 9,730	District 2	This parcel has gently rolling topography that has 234 feet of slightly below grade frontage on a paved road. This property will be used for residential purposes.
10 Maple Street	Gene Walter & Linda Schroer	North of the Notch Land Co. LLC	3/6/13	\$24,000	439,956	10.10	\$ 0.05	\$ 2,376	District 2	This is an irregularly shaped, wooded parcel that has gently rolling topography and a small brook running across it. There is a power line easement across the front of this parcel. The use will be residential. Electricity and telephone are available at roadside.
11 Main St	Rising Star Nominee Trust	Community Living at Lloyd's Hill L.P.	10/9/14	\$150,000	1,937,113	44.47	\$ 0.08	\$ 3,373	District 2	This is a deep parcel with short frontage. It is among other developing parcels. It slopes up the side of a hill and would have views
Minimum for sales			4/16/12	\$ 12,900	80,586	1.85	\$ 0.04	\$ 1,935		
Average for Sales			7/4/13	\$ 38,627	417,978	9.60	\$ 0.14	\$ 6,013		
Maximum for sales			10/9/14	\$ 150,000	1,937,113	44.47	\$ 0.30	\$ 12,981		
Averages for res lots			8/7/13	\$ 23,914	148,477	3.41	\$ 0.18	\$ 7,693		
Averages for res acreage			5/4/13	\$ 64,375	889,604	20.42	\$ 0.07	\$ 3,072		

000411



000412

## **VALUATION OF NORTHERN PORTION OF PROJECT**



## VALUATION

The subject property consists of an easement on a portion of an existing Power Line Corridor from Dummer to Bethlehem in New Hampshire. Most of the existing corridor consists of contiguous easements purchased by Public Service Company of New Hampshire from the property owners who granted the right to *“erect, repair, maintain, rebuild, operate and patrol electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all the necessary cross-arms, braces, anchors, wires and guys, over and across a strip of land.....being a part of the lands owned by the grantor in the town of.....”*. A few properties were purchased in fee with a portion developed with a power line corridor consistent in dimensions to the adjoining easement corridor.

The subject of this appraisal is an easement ROW corridor to be leased for basically the identical uses outlined above which were quoted from a typical deed in the original assemblage 60 +/- years ago. The deed also provided *“the right to cut, trim and remove all trees and underbrush, and to remove all structures or obstructions which are now or may hereinafter be found within the limits of the above described right of way strip and (2) the right to remove from the premises of the grantor above described such trees as in the judgment of the grantee may interfere with or endanger said lines or their operation.*

*All timber and wood cut by the grantee hereunder shall remain the property of the grantor; but the grantee, by accepting this deed, agrees to cut said timber into 2-14-16 foot lengths and said wood into 4 foot lengths.”*

Where the subject easement is within the existing easement, 100% of the rights owned by PSNH would be transferred for the term of the lease. Where the subject easement is on land owned in fee by PSNH, a fraction of the bundle of rights for the stated uses and consistent in dimension with the corridor would be leased as an easement. In that instance, PSNH would retain a fractional interest in the underlying fee interest subject to the easement. It is our opinion that the easement for the stated uses includes subterranean, surface and air rights and represents 75% of the total bundle of rights and, therefore, has a unit value that is 75% of the fee simple unit value.

An outline of the physical characteristics is provided below.

Number of Towns	7
Existing Easement Area	41,164,851 s.f.
Area (acres)	945.01
Number of Properties	179
Length (feet)	213,818
Length (miles)	40.50
Width	150 to 315 feet
Number of Crossings	30
Proposed NPT Easement ROW Area	14,432,145 s.f.
	or 331.32 acres
Shared Easement ROW Area	6,668,168 s.f.
	or 153.08 acres
“Leftover” Easement ROW Area	860,971 s.f.
	or 19.77 acres

The **Proposed NPT Easement ROW Area** is the proposed leased easement that would be exclusive to the tenant. The **Shared Easement ROW Area** is a strip between the new power line and the existing power line that is needed as a buffer to allow room for the swing of the cables of both power lines due to wind conditions. Since this area is equally shared by the lessor and lessee, the unit value to the lessee is 50% of the proposed leased easement ROW unit value.

The **“Leftover” Easement ROW Area** is land within the existing easement that is cut off by the new leased power line easement ROW from the bulk of the existing easement ROW. This “Leftover” area does not exist continuously for the entire 43.29 mile length of the Northern Segment. It varies in width and for significant portions it does not exist. Therefore, it is not a corridor, but a series of disconnected irregularly shaped strips. Again, most of it consists of easement strips owned by PSNH. Because it is not needed by the lessee and is not readily usable by the lessor, these areas have a reduced utility and unit value as compared to the unit value of the existing ROW easement or the proposed easement to be leased which remain as corridors. It is our opinion that the utility and unit value are reduced by 50% as compared to the corridor easements. It may have value to some abutters if PSNH decided to sell their easement rights and it may have some value to the lessee and/or lessor if there ever is a need to adjust the locations of the leased area(s). Ultimately, it preserves the consistent width of the existing easement ROW when the lease ends and the leased easement strip reverts to PSNH.

With respect to the subject corridor land, it is considered to have access throughout its length by reason of the 30 street and highway crossings. Sections that are closer to the centers of the communities where the ATF land parcels tend to be smaller and include commercial and industrial uses would tend to have higher unit values. Sections in residential or rural undeveloped areas, where the ATF land parcels tend to be larger and with longer stretches between streets, would tend to have unit values closer to the lower end of the unit price range as evidenced by the larger land sales in the communities of Dummer, Stark, Northumberland, Lancaster, Whitefield, Dalton, and Bethlehem.

Unlike conventional land appraisals, which rely on a direct comparison of the appraised property with adjusted comparable sales, this analysis deals with the corridor value of the subject, which requires a knowledge of the level of adjacent land values represented by adjusted sales in the vicinity. Accordingly, the appraisers have examined land sales in Dummer, Stark, Northumberland, Lancaster, Whitefield, Dalton, and Bethlehem as reported herein and have utilized those sales for estimating the across-the-fence (ATF) unit value levels.

For appraisal purposes, the subject has been divided into 179 valuation zones. The valuation zone boundaries have been selected as the property lines of each property that the easement encumbers.

The fee simple unit value of each zone is measured as the value of the abutting land, often referred to as the across-the-fence (ATF) value. That is shown in Easement Valuation column “A” as value per acre and value per square foot of land area. Column “I” shows the easement unit value which is calculated as 75% of the fee simple value. Column “H” shows the Shared Easement unit value which is calculated as 50% of the easement unit value in column “I”. Column “B” shows the reduction in the unit value of the “Leftover” land which is calculated as 50% of the existing easement unit value shown in Column “I”.

The last column shows the market value of the proposed leased easement and the damages to the existing easement ROW that is on that property or valuation zone. The calculation consists of multiplying the unit value in Column "I" times the square foot area in Column "I"; the unit value in Column "H" times the land area in Column "H" and the same for the unit value and land areas in Column "B" and adding the three resulting values. The multi-page spreadsheets provided on the following pages present the list of the 179 properties or value zones with selected characteristics and the valuation. The land areas and the market value estimate for each town are sub-totaled.



The summary for the Northern Segment is presented below:

Northern Segment										
	Length in feet	Length in miles	Number of Prop.	Existing Easement Area (s.f.)	"Solely" NPT Easement Land Area (s.f.)	"Shared" Easement Land Area (s.f.)	"Leftover" Easement Land Area (s.f.)	"Leftover" Easement Market Value	Combined ATF Market Value	
Dummer	15,075	2.86	5	2,261,372	768,255	478,541	374,822	\$ 4,804	\$ 30,356	
Stark	45,119	8.55	30	6,635,765	2,676,822	1,514,360	422,724	\$ 5,013	\$ 92,103	
Northumberland	31,734	6.01	19	4,946,594	2,429,308	945,027	4,728	\$ 43	\$ 66,096	
Lancaster	29,857	5.65	28	4,533,047	2,237,476	899,467	-	\$ -	\$ 66,677	
Whitefield 1	40,053	7.59	44	9,329,520	3,005,660	1,182,868	52,441	\$ 1,031	\$ 121,782	
Dalton	11,301	2.14	20	3,041,728	773,544	388,144	6,256	\$ 264	\$ 43,982	
Whitefield 2	14,804	2.80	12	3,746,379	914,462	451,238	-	\$ -	\$ 28,227	
Bethlehem	25,875	4.90	21	6,670,446	1,626,618	808,523	-	\$ -	\$ 58,507	
Sub-total acres	213,818	40.50	179	41,164,851 945.01	14,432,145 331.32	6,668,168 153.08	860,971 s.f. 19.77 ac	\$ 11,154	\$ 507,732	

Northern Pass Project Preferred Northern Route Current as of 07/31/2015

														"A"	"I"	"H"	"B"								
														ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	Combined Market Value of Proposed Easement ROW						
LL NUMBER														100%	calculated	75.0%	50.0%	50.0%							
														WIDTHS Cross Section Data Showing Widths in Feet					AREAS Cross Section Data showing Square Footage per Parcel						
Line List	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"				
<b>DUMMER</b>																									
12000	R1		2	01 - R1 Rural/Res	14,844.00	1F Res	Bayroot	25.00	150.00	-31.90	51.15	86,249	526,386	109,563	176,074	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 4,756				
12015	R18		5	01 - R1 Rural/Res	153.00	1F Res	Land - Private	25-25	0.00	0.00	0.00	102,445	615,548	130,955	209,995	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 8,494				
12019	R17		39	01 - R1 Rural/Res	35.00	Unmngd Hardwd	Land - Private	25-25	0.00	0.00	0.00	23,735	142,947	30,419	48,744	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 2,681				
12020	R17		36	01 - R1 Rural/Res	38.00	Mngd Hardwd	Land - Private	25-25	0.00	0.00	0.00	31,429	190,724	40,519	65,199	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 3,577				
12029	R17		24	01 - R1 Rural/Res	128.00	1F Res	Land - Private	25.00	150.00	-31.90	51.15	130,964	785,767	167,085	268,243	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 10,849				
5				average	3,039.60																				
												Land Areas	374,822	2,261,372	478,541	768,255					Sub-Total	\$ 30,356			
												Acres	8.60	51.91	10.99	17.64									
												"H" + "I"			1,246,796										
												"H"+"I"+"B"	1,621,618												









Northern Pass Project Preferred Northern Route Current as of 07/31/2015

LL NUMBER														"A"	"I"	"H"	"B"	Combined Market Value of Proposed Easement ROW				
														ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value				
														100%	calculated	75.0%	50.0%	50.0%				
Cross Section Data Showing Widths in Feet														Cross Section Data showing Square Footage per Parcel								
Line List	Map	Block	Lot	Zoning	Acres	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"	
<b>WHITEFIELD</b>		<b>Lancaster to Dalton</b>																				
2500	201		2		45.50	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	216,600	34,961	86,625	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 1,787	
2501	201		1		87.00	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	225,699	36,457	91,865	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 1,890	
2502	204		10		88.00	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	235,974	38,128	96,128	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 1,977	
2504	206		5		633.00	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	1,249,123	202,061	510,701	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 10,500	
2506	206		3		13.60	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	64,535	10,227	17,701	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 986	
2507	206		2		12.12	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	118,506	19,144	47,302	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 2,455	
2510	206		1		12.01	140 Residential	Land - Private	0.00	190.00	-30.70	76.15	-	73,660	11,900	29,613	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 1,535	
2508	213		16		100.00	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	9,452	-	9,451	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 161	
2512	214		11		13.26	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	50,940	10,002	9,794	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 641	
2509	213		17		51.45	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	148,492	25,826	70,332	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 1,428	
2513	214		10		15.09	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	12,873	2	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2515	214		5		114.00	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	353,066	57,054	143,462	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 2,952	
2518	213		21		11.20	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	120,396	19,471	49,128	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 2,070	
2524	216		21		6.00	140 Residential Outbuildings	Land - Private	0.00	190.00	-30.70	76.15	-	98,748	15,837	34,162	\$ 6,000	\$ 0.138	\$ 0.104	\$ 0.052	\$ 0.052	\$ 4,376	
2530	216		19		1.50	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	19,200	2,865	15,199	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 4,291	
2532	216		27		3.95	150 Mobile Home (Year	Land - Private	0.00	190.00	-30.70	76.15	-	70,121	11,428	22,807	\$ 8,000	\$ 0.184	\$ 0.138	\$ 0.069	\$ 0.069	\$ 3,936	
2535	216		25		83.00	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	332,293	53,288	117,102	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 2,470	
2536	216		28		101.00	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	49,541	8,424	33,932	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 653	
2540	225		13		1,325.00	903 Exempt: Federal	Land - Federal	0.00	0.00	0.00	0.00	-	1,198,509	161,785	390,323	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 8,092	
2537	221		25		167.00	101 One Family	Land - Private	0.00	190.00	-30.70	76.15	-	310,513	50,759	138,104	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 2,805	
2539	221		26		51.00	100 Res Vacant Lot	Land - Private	0.00	190.00	-30.70	76.15	-	160,242	25,899	62,591	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 1,297	
2541	225		12		14.28	903 Exempt: Federal	Land - Federal	0.00	315.00	-30.70	76.15	-	86,512	8,982	6,579	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 193	
2553	225		6		93.40	101 One Family	Land - Private	0.00	315.00	-30.70	76.15	-	639,712	61,008	148,698	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 3,077	





Northern Pass Project Preferred Northern Route Current as of 07/31/2015

LL NUMBER														"A"	"I"	"H"	"B"					
														ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	Combined Market Value of Proposed Easement ROW			
														100%	calculated	75.0%	50.0%	50.0%				
														per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"			
Line List	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel										
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"							
<b>DALTON</b>																						
2801	413		109	Vacant-devop	10.90		Land - Private	5-25	0.00	0.00	0.00	617	83,826	17,142	26,388	\$ 4,000	\$ 0.092	\$ 0.069	\$ 0.035	\$ 0.035	\$ 2,442	
2809	413		106	Prod woodland	80.00	Forestry - Other	Land - Private	5.00	275.00	-34.20	72.65	-	85,051	15,116	38,022	\$ 4,000	\$ 0.092	\$ 0.069	\$ 0.035	\$ 0.035	\$ 3,153	
2808	413		122	Vacant-devop	3.37		Land - Private	5-25	0.00	0.00	0.00	5,639	75,465	6,748	17,940	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 2,075	
2812	413		123	Mobil home parks	5.24		Land - Private	5.00	275.00	-34.20	72.65	-	18,784	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2822	413		75.1	Res-MH on own land	2.05		Land - Private	5.00	275.00	-34.20	72.65	-	65,353	8,612	17,745	\$ 8,000	\$ 0.184	\$ 0.138	\$ 0.069	\$ 0.069	\$ 3,043	
2818	413		75	Vacant-devop	10.40	Forestry - Other; Unproductive ; Farm	Land - Private	5.00	275.00	-34.20	72.65	-	154,621	20,483	41,228	\$ 3,000	\$ 0.069	\$ 0.052	\$ 0.026	\$ 0.026	\$ 2,676	
2825	413		71	Res-MH park owner	14.20	Wetlands ; Farm Land	Land - Private	5.00	275.00	-34.20	72.65	-	172,575	22,117	40,868	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 4,466	
2826	413		66	Vacant-undvelopabl	8.00	Wetlands ; Farm Land	Land - Private	5.00	275.00	-34.20	72.65	-	57,924	6,871	20,395	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 1,028	
2832	413		68	Res-sgl family	0.64		Land - Private	5.00	275.00	-34.20	72.65	-	2,322	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2831	413		67	Auto repair facility	0.35		Land - Private	5.00	275.00	-34.20	72.65	-	19,001	2,936	2,034	\$ 20,000	\$ 0.459	\$ 0.344	\$ 0.172	\$ 0.172	\$ 1,205	
2833	413		62	Sand and gravel	2.38		Land - Private	5.00	275.00	-34.20	72.65	-	16,775	2,831	7,147	\$ 7,500	\$ 0.172	\$ 0.129	\$ 0.065	\$ 0.065	\$ 1,106	
2833.03	413		5	100 Gen	3.00	MNGD Other	Land - Private	5.00	275.00	-34.20	72.65	-	1,118	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2829	413		7	Vacant-devop	113.80	Forestry - Other - Stew	Land - Private	5-5	0.00	0.00	0.00	-	1,115,898	136,193	271,837	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 8,838	
2830	413		8.1	Vacant-devop	5.41		Land - Private	5-5	0.00	0.00	0.00	-	44,607	11,115	18,604	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 2,078	
2830.01	413		8.2	Res-sgl family	5.24		Land - Private	0.00	265.00	2.90	46.85	-	14,040	637	-	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 27	
2836	414		1		80.07	Forestry - Other - Stew ; Farm Land	Land - Private	0.00	265.00	2.90	46.85	-	129,684	15,456	32,506	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 1,046	
2837	414		2		24.50	Forestry - Other - Stew	Land - Private	0.00	265.00	2.90	46.85	-	245,490	11,885	95,770	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 4,380	
2839	408		105	Vacant-devop	100.00	Forestry - Other - Stew	Land - Private	0.00	265.00	2.90	46.85	-	297,058	69,154	26,762	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 1,595	
2841	408		106	Vacant-devop	26.30	Forestry - Other - Stew	Land - Private	0.00	265.00	2.90	46.85	-	251,966	5,691	71,647	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 3,206	
2843	408		103	Res-sgl family	124.97		Land - Private	0.00	265.00	2.90	46.85	-	190,170	35,157	44,651	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 1,618	
20								Land Areas				6,256	3,041,728	388,144	773,544						\$ 43,982	
								Acres				0.14	69.83	8.91	17.76							
								"H" + "I"						1,161,688								
								"H"+"I"+"B"				1,167,944										

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LL NUMBER								WIDTHS				AREAS				"A"	"I"	"H"	"B"	Combined Market Value of Proposed Easement ROW	
								Cross Section Data Showing Widths in Feet				Cross Section Data showing Square Footage per Parcel				100%	calculated	75.0%	50.0%		50.0%
Line List	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"
<b>BETHLEHEM</b>																					
3100	406	21	1	District II	206.81	6136- Oturh	Land - Private	0.00	265.00	2.90	46.85	-	621,457	75,978	146,898	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 4,807
3103	406	21	5	District II	5.08	1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	105,076	10,478	29,962	\$ 6,000	\$ 0.138	\$ 0.104	\$ 0.052	\$ 0.052	\$ 3,661
3102	406	21	4	District II	5.57	1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	124,369	15,064	30,334	\$ 6,000	\$ 0.138	\$ 0.104	\$ 0.052	\$ 0.052	\$ 3,938
3112	406	21	3	District II	5.00	1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	73,811	8,929	17,998	\$ 6,000	\$ 0.138	\$ 0.104	\$ 0.052	\$ 0.052	\$ 2,336
3111	406	21	2	District II	10.39	1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	112,704	14,995	27,716	\$ 4,000	\$ 0.092	\$ 0.069	\$ 0.035	\$ 0.035	\$ 2,437
3108	406	36		District II	22.00	1030 MH Own Lan ; 6102- Frmm ; 6120-	Land - Private	0.00	265.00	2.90	46.85	-	14,648	793	4,439	\$ 3,000	\$ 0.069	\$ 0.052	\$ 0.026	\$ 0.026	\$ 251
3113	406	39		District II	21.30	1300 Res AcIndv ; 6133 Otuh	Land - Private	0.00	265.00	2.90	46.85	-	8,128	1,622	778	\$ 3,000	\$ 0.069	\$ 0.052	\$ 0.026	\$ 0.026	\$ 83
3115	406	37		District II	283.05	4100 Sand&gravl ; 6133 Otuh ; 6127 Hwmh ;	Land - Private	0.00	265.00	2.90	46.85	-	457,101	54,804	112,054	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 3,626
3116	406	38		District II	464.00	6133 Otuh	Land - Private	0.00	265.00	2.90	46.85	-	1,451,588	175,838	353,857	\$ 1,000	\$ 0.023	\$ 0.017	\$ 0.009	\$ 0.009	\$ 7,598
3117	405	75		District II	198.00	6131 Otul ; 6143 Wet ; 6119 Hwul	Land - Private	0.00	265.00	2.90	46.85	-	562,499	68,142	137,120	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 4,451
3119	404	31	111	District II	203.44	1040 Two Family ; 6103 Frmh ; 6133 Otuh	Land - Private	0.00	265.00	2.90	46.85	-	463,755	57,734	112,366	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 3,672
3118	404	42		District II	119.61	1010 Single Fam ; 6121 Hwuh ; 6133 Otuh ; 6145	Land - Private	0.00	265.00	2.90	46.85	-	484,601	56,055	119,298	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 3,830
3121	404	31	22	District II	13.60	1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	64,609	9,578	14,977	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 855
3122	404	31	23	District II	13.68	1010 Single Fam Mdl-01	Land - Private	0.00	265.00	2.90	46.85	-	21,120	3,131	4,897	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 279
3124	404	34	20	District II	98.21	6133 Otuh ; 1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	438,175	53,874	108,445	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 3,520
3125	404	34	20	District II	26.07	6103 Frmh ; 6133 Otuh ; 6103 Frmh	Land - Private	0.00	265.00	2.90	46.85	-	6,672	-	-	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ -
3126	404	40		District II	44.00	6131 Otul ; 6143 Wet	Land - Private	0.00	265.00	2.90	46.85	-	302,786	36,686	73,811	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 2,396
3131	404	35	5	District II	5.44	1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	9,192	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3136	404	35		District II	77.00	1300 Res AcIndv Mdl-00	Land - Private	0.00	265.00	2.90	46.85	-	697,331	86,509	173,973	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 5,648

Northern Pass Project Preferred Northern Route Current as of 07/31/2015

														EASEMENT VALUATION unit values								
														"A"	"I"	"H"	"B"					
														ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	Combined Market Value of Proposed Easement ROW			
LL NUMBER														100%	calculated	75.0%	50.0%	50.0%				
								WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel										
Line List	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"	
3135	404	35	11	District II	5.13	1010 Single Fam	Land - Private	0.00	265.00	2.90	46.85	-	6,285	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3138	201	25		District II	56.02	6133 Otuh	Land - Private	0.00	265.00	2.90	46.85	-	644,539	78,313	157,695	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 5,118	
21																						\$ 58,507



## **REAL ESTATE APPRAISAL**

### **VOLUME III**

#### **NORTHERN PASS TRANSMISSION PROJECT FROM ASHLAND IN GRAFTON COUNTY TO DEERFIELD IN ROCKINGHAM COUNTY NEW HAMPSHIRE**

NOVEMBER 14, 2014

*Colliers File #:* J140244

*Prepared For:*

Mr. Christopher J. Allwarden  
Senior Counsel – Eversource Energy Legal  
Eversource Energy Service Company  
Energy Park  
Manchester, NH 03101

PREPARED BY  
**COLLIERS INTERNATIONAL**  
VALUATION & ADVISORY SERVICES



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**VALUATION OF NORTHERN PASS PROJECT—SOUTHERN SEGMENT**

1-33



# ASHLAND

LOCATION MAP



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MIN (15.0° W)

0 600 1200 1800 2400 3000  
ft  
Data Zoom 13-3

## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor extends across the southwesterly corner of Ashland, crossing in a north-to-south direction. The ROW commences at the Bridgewater town line at the Pemigewasset River and extends about 1.60 miles southerly to the New Hampton town line. The easement corridor extends across four properties—mostly mid- to large-size parcels including a 25 acre residential tract followed by three properties owned by the Town of Ashland and developed with a water treatment plant. Only one of the four properties has a land area of less than 10 acres. Initially, there is a railroad ROW along the north edge of the existing easement and then it extends between the river and the water treatment plant. The existing ROW easement does not cross any highways or public streets.

There is a Route 3 / Route I-93 interchange on the other side of the railroad ROW.

In general, this is a rural area with a low population, low median income and few employment opportunities. While there are scattered commercial and residential nearby, they are separated from the existing easement locus by the railroad and later by Route I-93.

The existing ROW Easement has an area of 1,818,628 square feet or 41.75 acres. The proposed NPT easement to be leased has an exclusive ROW area of 535,212 square feet and a shared easement ROW area of 300,072 square feet. In addition, there are 122,261 square feet of “leftover” land that is 25 feet wide (where it exists) and is separated from the rest of the existing ROW easement by the NPT ROW easement. This area has a reduced utility and value because of its narrow width and its lack of continuity as it does not extend throughout the length of the existing ROW easement.

The spreadsheet on the following page summarizes the four Ashland properties that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column “E”), the exclusive NPT easement area (Column “I”), the shared easement area (Column “H”) and where applicable the “leftover” easement area (Column “B”) that is isolated by the NPT easement.

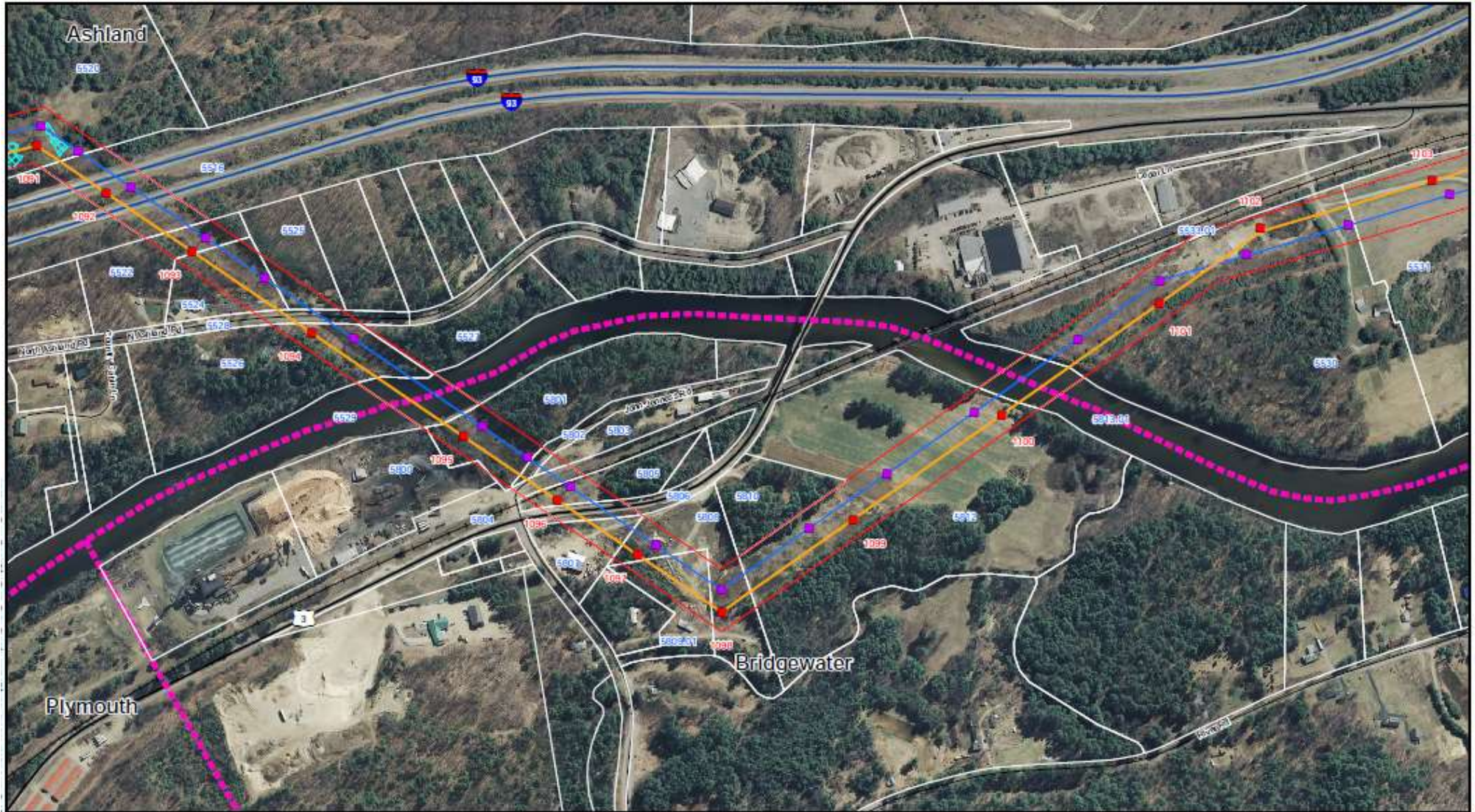
The spreadsheet also provides the name of the owner, the land area of the total property, the zoning, land use per assessors field card, and the assessors map and lot number.







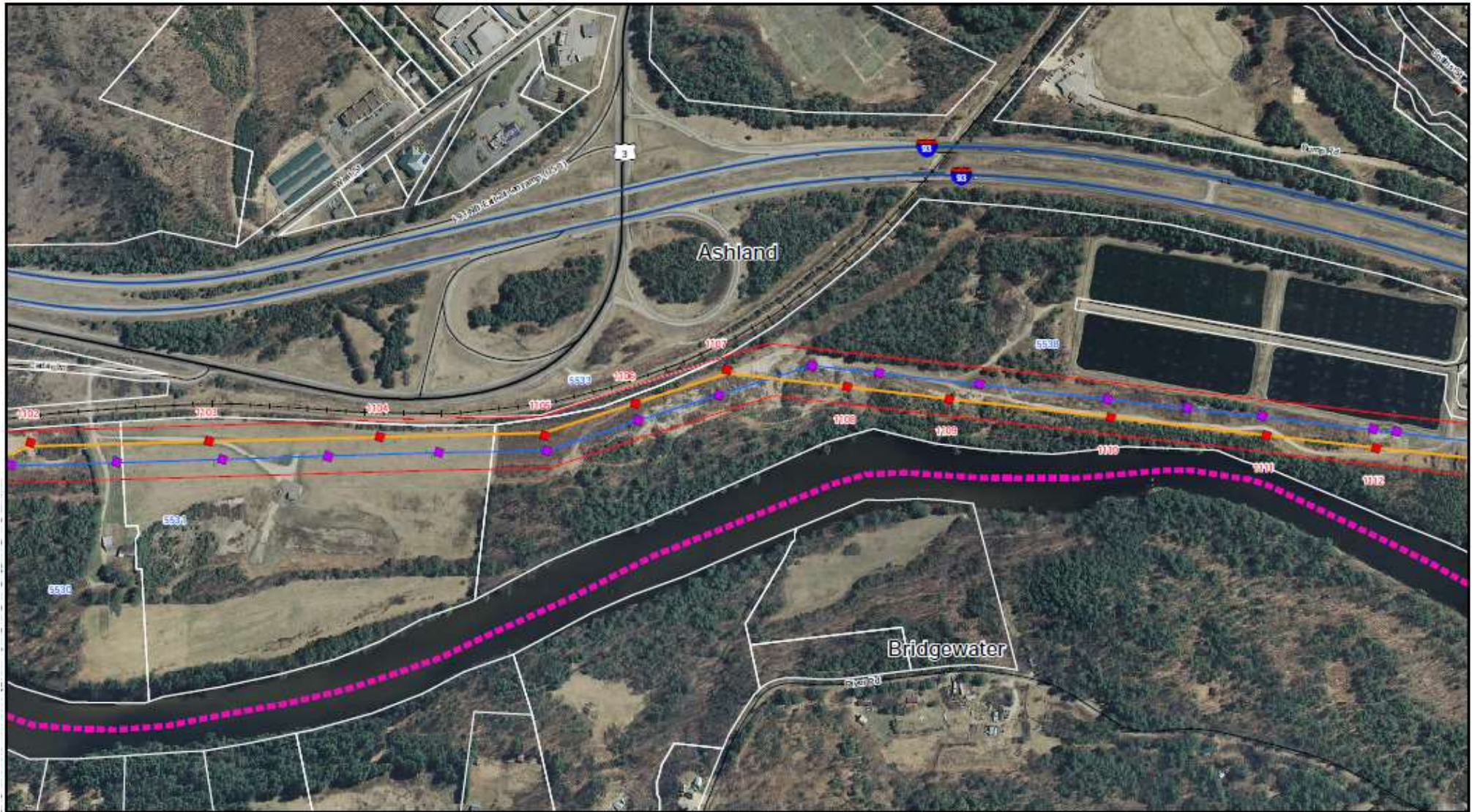
PARCEL PLANS



<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: pink;">- - -</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Ashland, Plymouth, Bridgewater</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normandau; Burns & McDonnell. Sheet 00122 of 0179 Version 1. December 20, 2012





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Proposed 345-kV Structure</li> <li><span style="background-color: green; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Relocated Structure</li> <li><span style="border: 1px dashed cyan; display: inline-block; width: 10px; height: 10px;"></span> Delineated Wetlands</li> <li><span style="border: 1px dashed magenta; display: inline-block; width: 10px; height: 10px;"></span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Ashland, Bridgewater</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NH:DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colortone; Normansau; Burns & McDonnell.



Sheet 00123 of 0179 Version 1

December 20, 2012

000437





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: black;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: grey;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="border: 1px dashed blue; display: inline-block; width: 10px; height: 10px;"></span> Delineated Wetlands</li> <li><span style="color: purple;">—</span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Ashland, New Hampton, Bridgewater</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell.

Sheet 00124 of 0179 Version 1

December 20, 2012

000438



**SUBJECT PHOTOGRAPHS**



Looking southerly from Cedar Lane across open field railroad ROW to the left. New line will be left of existing over the driveway.



Looking northerly from the vicinity of new Pole 1113; the new line will be to the right of the existing. Town sewage treatment plant is on the right.



Looking southerly from the vicinity of Pole 113 across brook into New Hampton. New line will be to the right of the existing.

## ZONING

The client should note that this appraisal is not intended to be a detailed determination of zoning compliance as such a determination is beyond the scope of this real estate appraisal assignment. Detailed zoning studies are typically performed by zoning or land-use experts (including attorneys, land-use planners or architects).

The depth of our analysis correlates directly with the scope of this assignment and it considers all pertinent issues that have been discovered through our due diligence.

The zoning designations noted as applicable for the properties within each community are the zoning districts identified on the exhibit which was provided to us by the client and entitled **“NPT Line List for Appraisers 110314”**. According to that exhibit, the properties in Ashland have been determined to be located in either a Rural Residential or Industrial Zone.

### **Partial List of Allowed Uses “As-of Right”:**

Rural Residential: Single- and two-family dwellings; multi-family dwelling with no more than six units per structure; cluster residential; agricultural, forestry and farming uses; home occupations and accessory uses, among others.

Industrial: Manufacturing, packing, processing and warehousing; railroad and trucking uses; office and printing facilities; storage yards; offices, banks, personal services and medical facilities; theaters, halls and clubs and communication towers.

Zone	Min Lot Size Sq Ft	Min Lot Frontage Sq Ft (b)	Min Bldg Set Back (d) (ft)	Min. Building Set Back (d)(ft)	Min. Building Set Back (d) (ft)	Max % of Lot Covered Building	Min % Lot Allotted to Green Space
			Front	Rear	Side		
Industrial	40,000 (a)	150	35	25	25		10% (g)
Rural Residential	40,000 (a)	100	35	25	25	30%	

(a) Or as determined by the Soils and Slopes Table in 2.4

(d) The minimum structure setback from Little Squam Lake shall be 50 feet.

(g) All lots with three or more residential units in the Commercial and Village Residential zones shall provide for recreation or playground purposes, in addition to the minimum percentage for green space, 500 square feet plus an additional 100 square feet for each residential unit over three.



## LAND SALES ANALYSIS

We have located ten land sales in Ashland—all are considered to be single house lots containing less than 10 acres of land. There has been limited recent activity in land sales in the last four years.

Before any adjustments, the overall unit price range is \$0.20 to \$0.88 per square foot of land with an average unit price of \$0.41 per square foot, or \$8,621 to \$38,462 per acre with an average of \$17,971 per acre. The overall size range is from 11,326 to 350,658 square feet or 0.26 to 8.05 acres, with an average of 3.48 acres. The sale dates range from September of 2010 to October of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

Generally, the trend is, the larger the lot, the lower the unit price.

We can see that the highest unit prices were for the two smallest lot sales—Sales 2 and 3—both containing less than one acre of land. The lots in the one to two acre size range (Sales 1, 4 and 6) are placed in the next unit price tier ranging from \$16,000 to \$23,000 per acre. The four largest lot sales contain land areas ranging from 5.20 to 8.05 acres and unit prices of \$9,231 to \$12,500 per acre.

We were unable to identify any acreage land sales over 10 acres in size. Based on the trend of the lot sales, it is our opinion that the acreage sales or values would continue the downward trend in the unit price as land area increases. In Bridgewater and New Hampton, we note two 15-acre land sales at prices of \$5,000 and \$3,361 per acre, respectively; a 109 acre land sale for \$1,785 per acre; a 32.74 acre parcel selling for \$3,329; and a 71.71 acre land parcel that sold for \$5,996 per acre—this was actually four large adjacent lots; and a 115 acre parcel that sold for \$1,604 per acre.

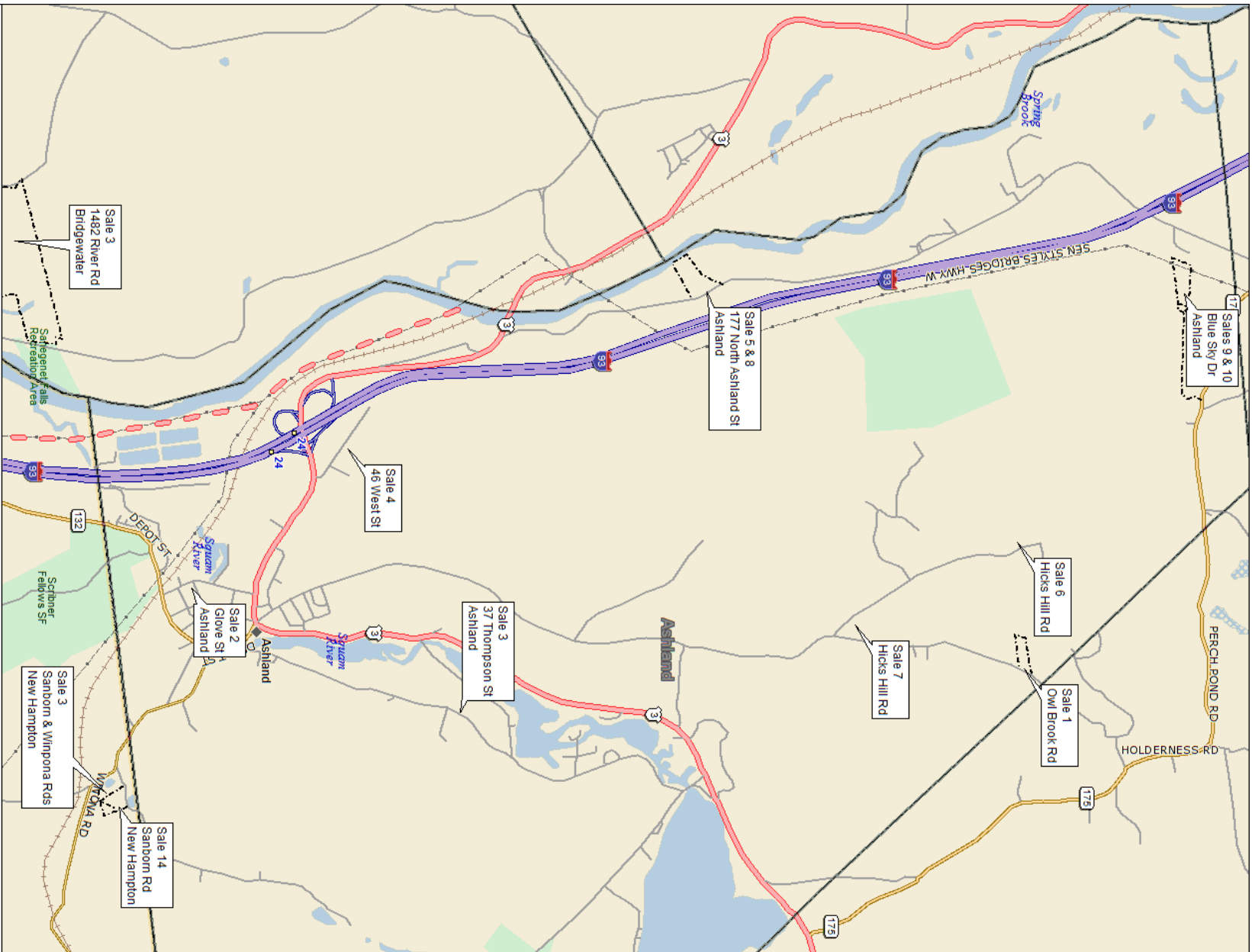
## Ashland Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	33 Owl Brook Rd.	Ronald & Elizabeth Thebearage	Armand J. & Diane S. Chenelle	9/28/10	\$35,000	83,635	1.92	\$ 0.42	\$18,229	Residential	This residential lot is irregularly shaped, is wooded and has sloping topography; there are local mountain views. There is frontage on Owl Brook Road, a gravel town road. Available utilities include electricity and telephone.
2	Glove Street	Sherburne & Patricia Dame	Pemi-Valley Habitat for Humanity, Inc.	7/15/11	\$10,000	11,326	0.26	\$ 0.88	\$38,462	Village Residential	This is an open, in-town lot with a residential view. The parcel is rectangular in shape with level topography and frontage on Glove Street--a paved town road. Utilities include electricity and telephone.
3	37 Thompson Street	Thomas Carbone	Steven & Colleen Raposa	11/14/12	\$29,500	40,511	0.93	\$ 0.73	\$31,720	Village Residential with Squam River Overlay	This is an open, in-town lot with an irregular shape. This parcel has frontage on Thompson Street, a paved town way, as well as frontage along the Squam River. The site slopes away from the street to the Squam River; the location provides both a residential and river view.
4	46 West Street	Joshua Bixby	The Harold Leonard Cummings Family Trust / Leonard Cummings, Trustee	3/13/13	\$45,000	87,120	2.00	\$ 0.52	\$22,500	Commercial & Rural Residential	This is a long, narrow lot on West Street (a paved, dead-end town road). The parcel is open and wooded with moderately sloping topography. This is close to Route I-93 and adjacent to commercial buildings. Utilities include electricity and telephone.
5	177 North Ashland Rd.	Estate of Brenda Lee Boynton, Gary Sharrow, Executor	Alan T. Mann	3/25/13	\$48,000	226,512	5.20	\$ 0.21	\$9,231	Residential W/ Pemi River Overlay	This property has frontage along North Ashland Road (a paved town road) as well as along the Pemigewasset River. The land is both level and open / sloping and wooded and is used for residential and recreational use. The site has a limited mountain view. Utilities include electricity and telephone.
6	Hicks Hill Rd.	Hillary Moore	Abear Family Revocable Trust	11/12/13	\$33,500	87,120	2.00	\$ 0.38	\$16,750	Rural Residential	This is an irregularly shaped, wooded residential parcel with level topography. The site has frontage on Hicks Hill Road, a paved, dead end town road. Utilities include electricity and telephone.

## Ashland Land Sales

STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
7 Hicks Hill Rd.	Catherine Philbrook, et al	John Collidge & Anne Richards	10/7/14	\$25,000	126,324	2.90	\$ 0.20	\$8,621	Rural Residential	This lot is irregular in shape with sloping topography which offers local mountain views. This property is used for farm pasture and residential purposes. Utilities include electricity and telephone.
8 177 North Ashland Rd.	Alan T. Mann	Steven D. Baker	10/28/14	\$65,000	226,512	5.20	\$ 0.29	\$12,500	Residential w/ Pemi River Overlay	Resale of Land Sale 5 above.
9 91 Blue Sky Drive	West Street Development, LLC	Craig Allen Souza	8/1/13	\$75,000	277,913	6.38	\$ 0.27	\$11,755	Village Residential	This is an irregularly shaped, wooded parcel with very rolling topography. Electricity and telephone are available at street, but no sewer or water is available. The site has frontage on a paved town highway and it has an excellent view.
10 Blue Sky Drive	West Street Development, LLC	Brian Moriarty	7/13/11	\$80,000	350,658	8.05	\$ 0.23	\$9,938	Village Residential	This is an irregularly shaped, wooded parcel with very rolling topography. Electricity and telephone are available at street, but no sewer or water is available. The site has frontage on a paved town highway and it has an excellent view.
Minimum for sales			9/28/10	\$ 10,000	11,326	0.26	\$ 0.20	\$8,621		
Average for Sales			1/5/13	\$ 44,600	151,763	3.48	\$ 0.41	\$17,971		
Maximum for sales			10/28/14	\$ 80,000	350,658	8.05	\$ 0.88	\$38,462		





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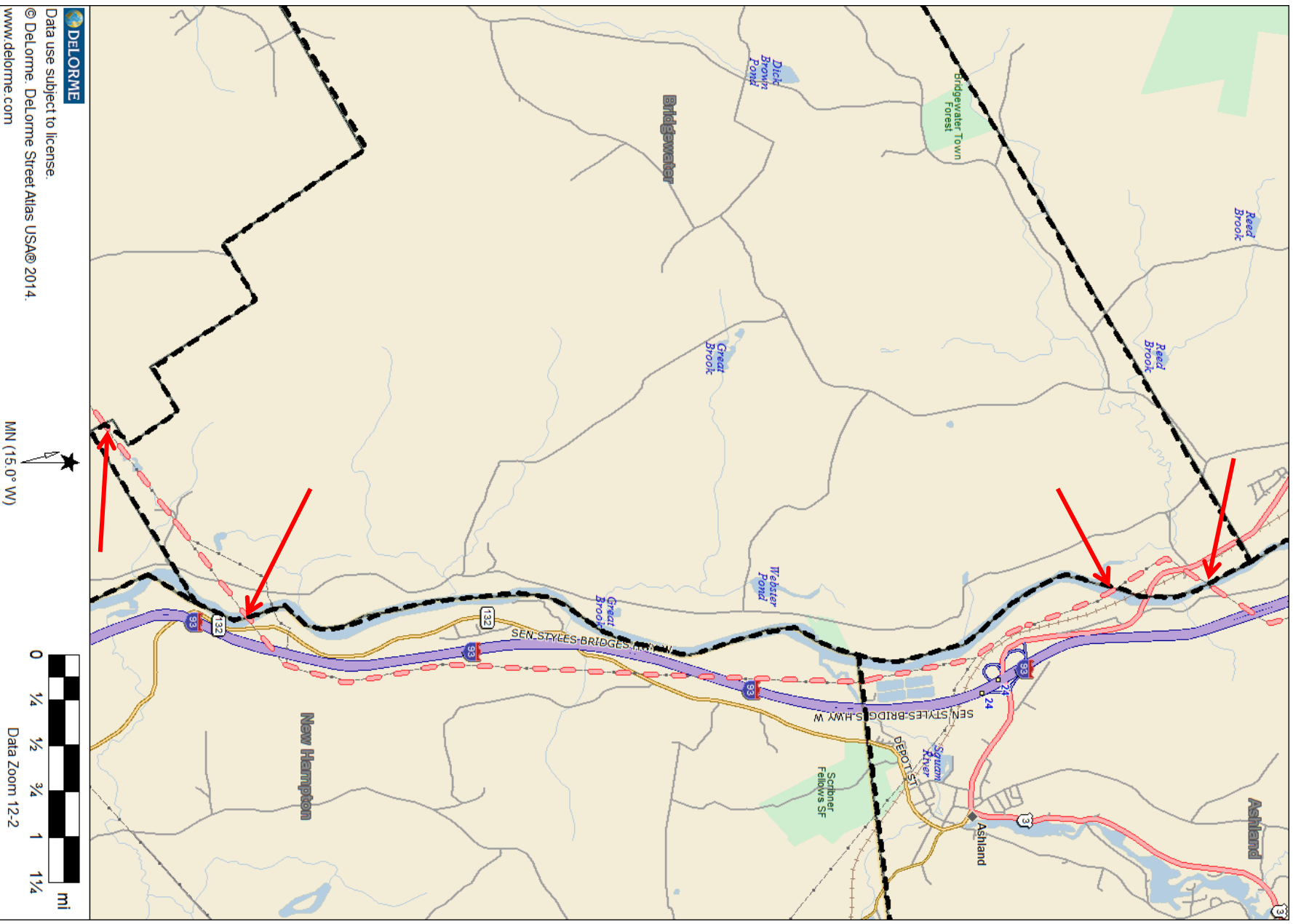
www.delorme.com

MN (15.0° W)



# BRIDGEWATER

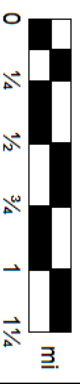
### LOCATION MAP



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## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor is located in two separate sections of Bridgewater. The **first** is a 0.51 mile long, dog-leg running southeast and northeast from the railroad ROW at John Jenness Road to the Ashland town line at the center line of the Pemigewasset River. This portion of the easement corridor extends across five properties located along Route 3 and John Jenness Road. Four of the properties range in size from two to five acres and three are improved with industrial and residential buildings. The fifth property is a 26 acre land tract that is partly forested and partially open field and agricultural land. This property has substantial frontage along the Pemigewasset River. The existing ROW easement crosses Route 3, John Jenness Road, the railroad ROW and the Pemigewasset River into Ashland.

The **second** portion of the existing easement begins nearly five miles south of the first portion at the New Hampton town line at the centerline of the Pemigewasset River. The easement corridor crosses eight properties and extends southwesterly approximately 1.54 miles to the Town of Bristol. These are mostly large- to mid-sized parcels of undeveloped, rolling, woodland sited away from public roads and highways. However, there are some smaller properties at the beginning of the ROW where it crosses River Road. Of the eight properties, three contain less than 10 acres of land and five have land areas exceeding 20 acres including one over 200 acres in area. The existing ROW easement crosses two public roads—River Road and Abel Road (a dead end), gravel road. In general, this is still a rural area with a low population, low median income and few opportunities for employment.

The **first** segment of the existing ROW easement in Bridgewater contains a land area of 515,448 square feet or 11.83 acres. The proposed NPT easement to be leased has an exclusive ROW area of 188,282 square feet, and a shared easement area of 66,446 square feet. There is also 64,214 square feet of “leftover” land which is approximately 25 feet in depth (where it exists) and separated from the rest of the existing ROW easement by the NPT ROW easement. This area has reduced utility and value due to its narrow width and its lack of continuity as it does not extend the entire length of the existing ROW easement.

The **second** segment of the existing ROW easement in Bridgewater has an area of 1,740,403 square feet or 39.95 acres. The proposed NPT easement to be leased has an exclusive ROW area of 699,054 square feet and a shared easement ROW area of 128,919 square feet. In addition, there are 67,755 square feet of “leftover” land that is 15 wide (where it exists) and separated from the rest of the existing ROW easement by the NPT ROW easement.

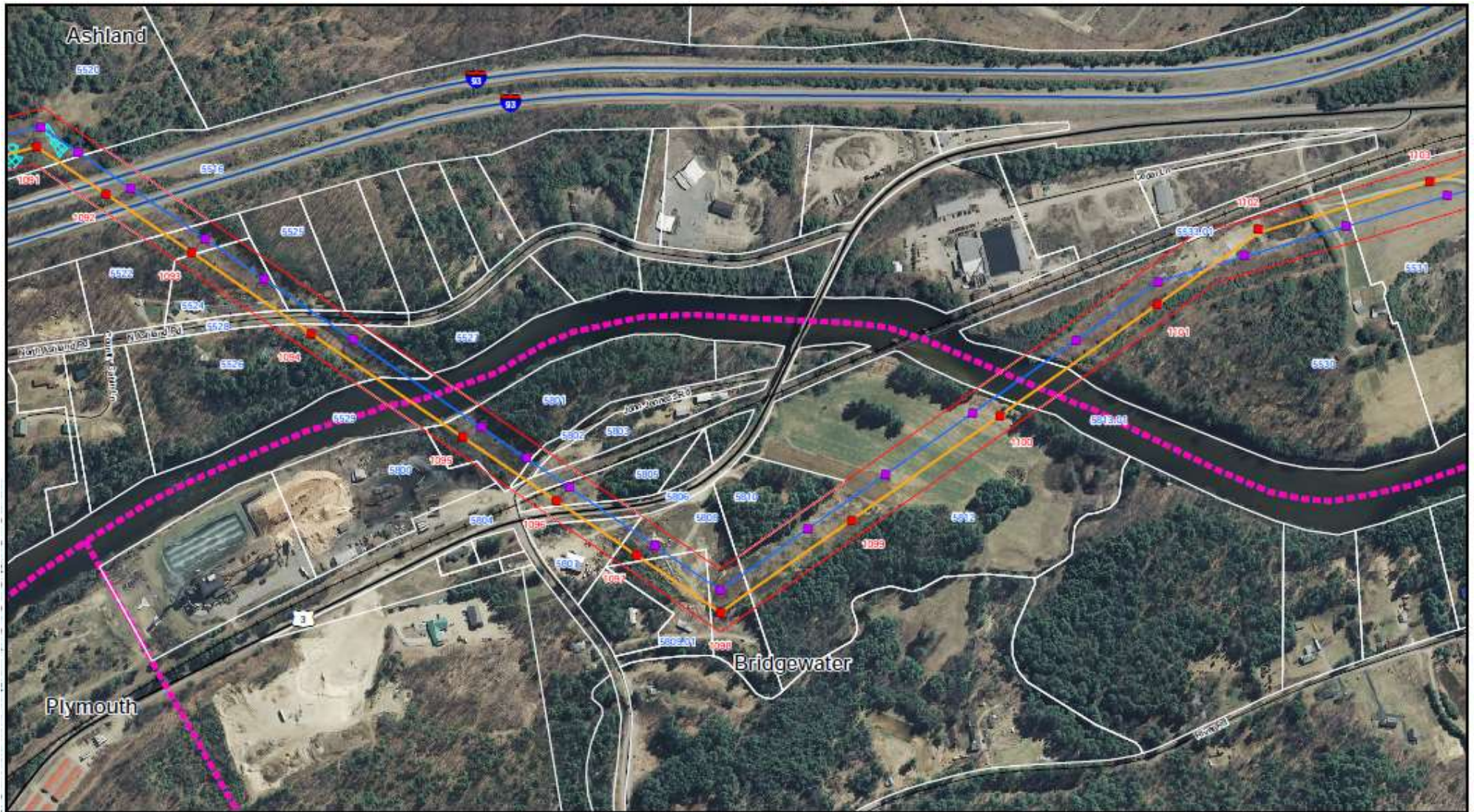
The spreadsheet on the following page summarizes the 13 Bridgewater properties (in both segments) over which the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column “E”), the exclusive NPT easement area (Column “I”), the shared easement area (Column “H”) as well as any “leftover” easement area (Column “B”) which is isolated by the NPT easement. Additionally, it also provides the name of the property owner, the property’s total land area, the zoning, land use as identified on the assessors’ field card, and the assessors map and lot number.

The combined existing easement area is 2,255,851 square feet or 51.79 acres. The proposed NPT easement has a combined exclusive ROW area of 887,336 square feet and a shared easement ROW area of 195,365 square feet. In addition, there are 131,969 square feet of land area that is “leftover” and approximately 15 to 25 feet wide where it exists, and is separated from the rest of the existing ROW easement by the NPT ROW easement.





PARCEL PLANS



PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- ⊗ Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Ashland, Plymouth, Bridgewater

PRELIMINARY ENGINEERING

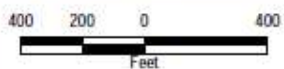
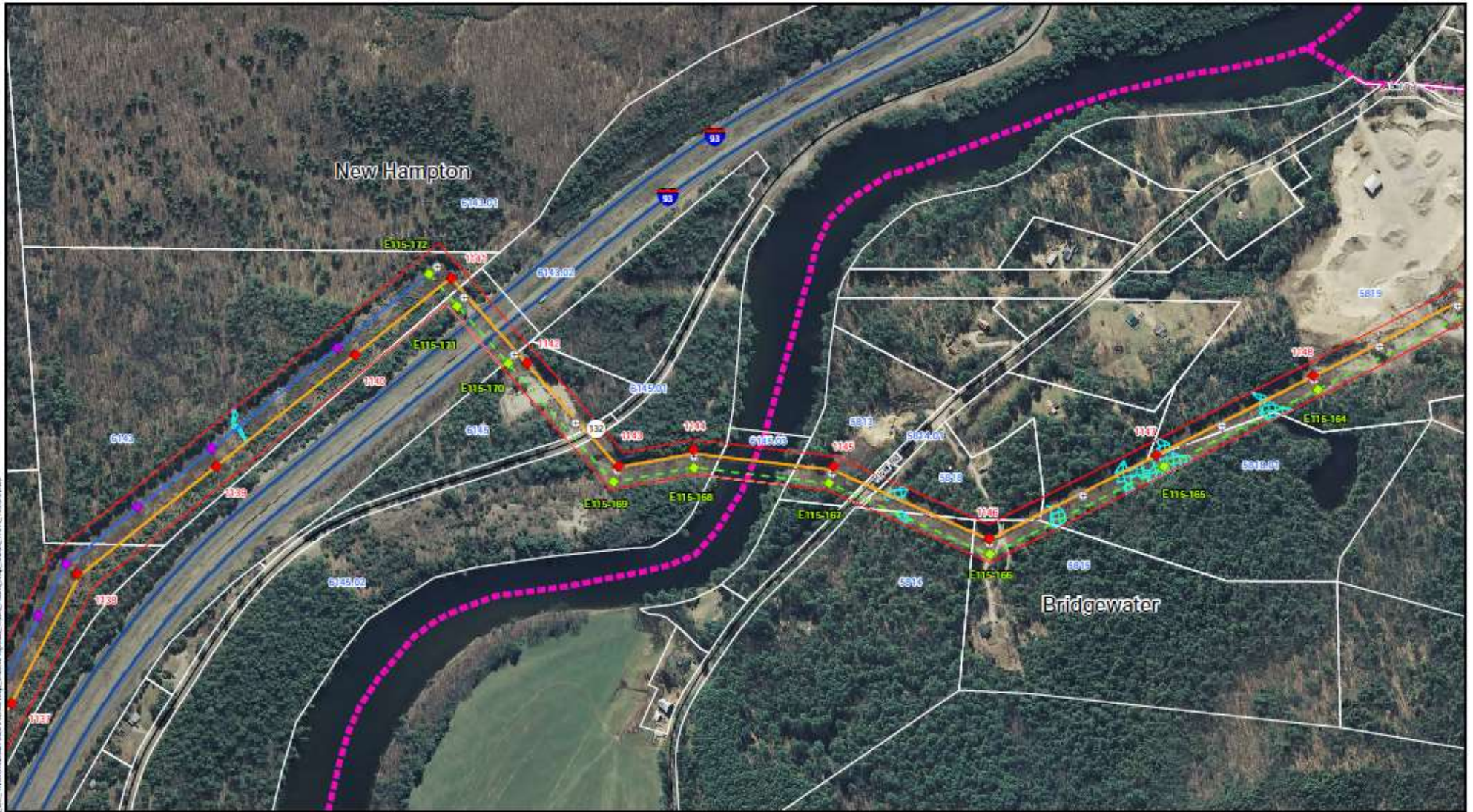
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normansau; Burns & McDonnell.

Sheet 00122 of 0179 Version 1

December 20, 2012

001249





- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-kV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
New Hampton, Bridgewater, Bristol  
**PRELIMINARY ENGINEERING**

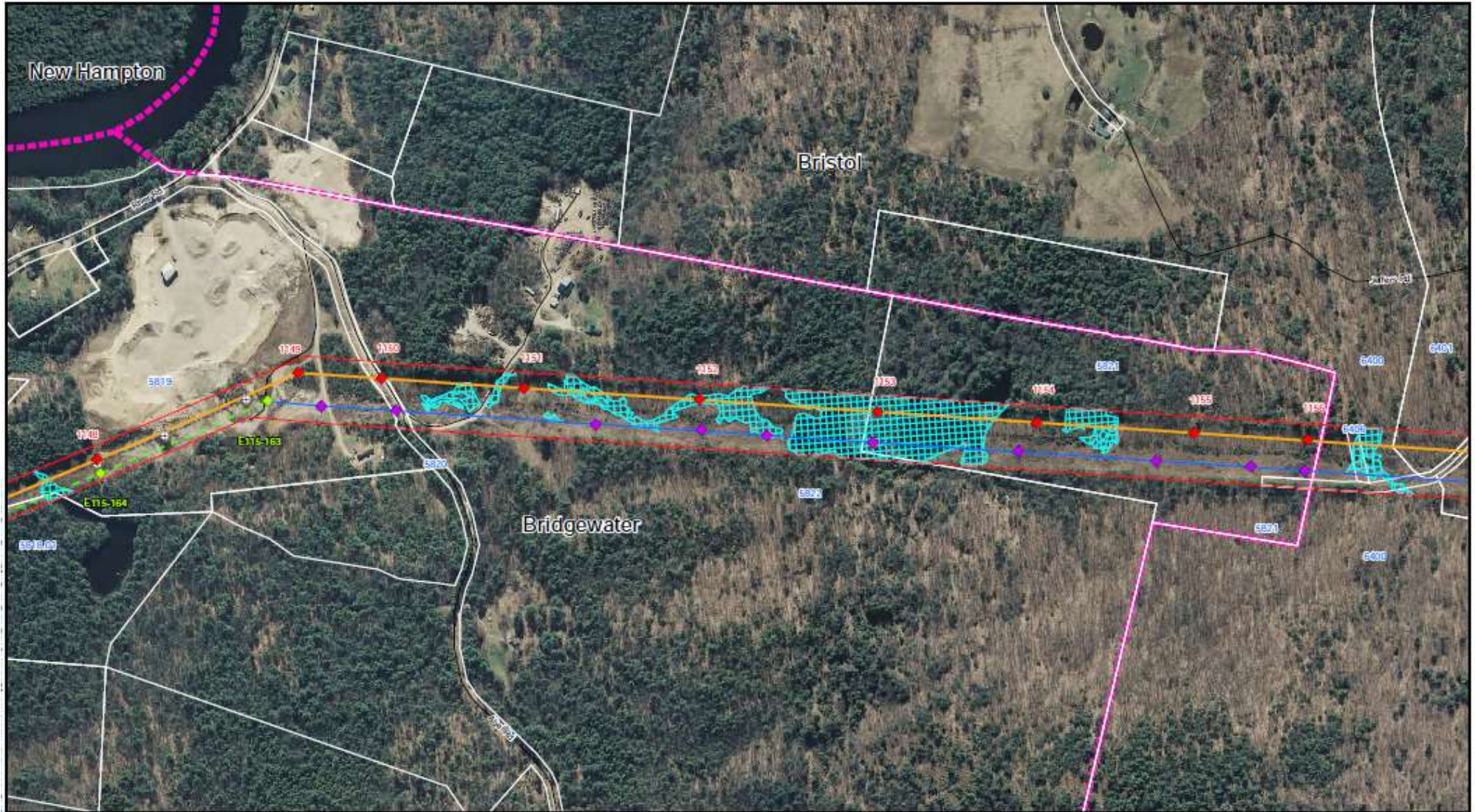
000450  
**PRELIMINARY - NOT FOR CONSTRUCTION**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell.

Sheet 00127 of 0179 Version 1

December 20, 2012





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<table border="0"> <tr> <td> HVDC Line</td> <td> 115-kV Line to be Relocated</td> <td> Proposed 345-kV Structure</td> </tr> <tr> <td> 345-kV Line</td> <td> ROW Boundary</td> <td> Relocated Structure</td> </tr> <tr> <td> Existing 345-kV Line</td> <td> Existing Structure</td> <td> Delineated Wetlands</td> </tr> <tr> <td> Existing 115-kV Line</td> <td> Existing Structure - Removed</td> <td> Town Boundary</td> </tr> <tr> <td> Relocated 115-kV Line</td> <td> Proposed HVDC Structure</td> <td> 3582 Property Owner Identification</td> </tr> </table>	HVDC Line	115-kV Line to be Relocated	Proposed 345-kV Structure	345-kV Line	ROW Boundary	Relocated Structure	Existing 345-kV Line	Existing Structure	Delineated Wetlands	Existing 115-kV Line	Existing Structure - Removed	Town Boundary	Relocated 115-kV Line	Proposed HVDC Structure	3582 Property Owner Identification		<p>The Northern Pass Transmission Line Project Proposed Route New Hampton, Bridgewater, Bristol</p> <p><b>PRELIMINARY ENGINEERING</b></p>
HVDC Line	115-kV Line to be Relocated	Proposed 345-kV Structure																
345-kV Line	ROW Boundary	Relocated Structure																
Existing 345-kV Line	Existing Structure	Delineated Wetlands																
Existing 115-kV Line	Existing Structure - Removed	Town Boundary																
Relocated 115-kV Line	Proposed HVDC Structure	3582 Property Owner Identification																

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantoni; Normandson; Burns & McDonnell.

Sheet 00128 of 0129 Version 1

December 20, 2012

000451



SUBJECT PHOTOGRAPHS







Looking easterly from River Road toward the river and New Hampton. The new line will be in the locus of the existing line which will be moved.



Looking westerly across River Road through undeveloped woodland.



Looking northeasterly across Abell Road; the new line and sand pit is located to the right.



Looking southwesterly from unpaved driveway off Abell Road. The new line will be along the left side.

## ZONING

The zoning designations for the properties located in Bridgewater are the zoning districts identified on the exhibit provided to us by the client and entitled “**NPT Line List for Appraisers 110314**”. According to that exhibit, the Bridgewater properties are located in one of three Zoning Districts: Commercial & Industrial (CI), General Residential (GR) or Rural Residential.

### **Partial List of Allowed Uses “As-of Right”:**

Commercial & Industrial: Commercial uses, light industrial uses and uses allowed in all other zones.

General Residential: One and two-family dwellings; manufactured housing, agricultural uses; home businesses and accessory buildings and uses.

Rural Residential: One and two-family dwellings; manufactured housing, agricultural uses; home businesses and accessory buildings and uses.

### **Dimensional Regulations:**

	Min. Lot Size (Acres)	Min. Lot Frontage (Feet)	Maximum Lot Depth	Max. Lot Coverage (%)
Commercial / Industrial	2	150	No more than 4 times its frontage	30%
General Residential	2	150	No more than 4 times its frontage	30%
Rural Residential	5	300	No more than 5 times its frontage	15%

The client should note that this appraisal is not intended to be a detailed determination of zoning compliance as such a determination is beyond the scope of this real estate appraisal assignment. Detailed zoning studies are typically performed by zoning or land-use experts (including attorneys, land-use planners or architects).

The depth of our analysis correlates directly with the scope of this assignment and it considers all pertinent issues that have been discovered through our due diligence.



## LAND SALES ANALYSIS

We were able to identify four land sales in Bridgewater—one is considered to be a single house lot and contains less than 10 acres of land and three are acreage land sales. There has been limited recent activity in land sales in the last four years.

Before any adjustments, the overall unit price range is \$0.04 to \$1.50 per square foot of land with an average unit price of \$0.42 per square foot, or \$1,604 to \$65,166 per acre with an average of \$18,046 per acre. The overall size range for the sales is from 91,912 to 5,035,536 square feet or 2.11 to 115.60 acres, with an average of 60.66 acres. The sale dates range from May of 2011 to July of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The only lot sale in Bridgewater was 2.11 acres in size and it has a unit price of \$65,166 per acre including site improvements such as a well, septic system screened porches and camper landings. We estimate that these improvements contribute 25% of the sale price indicating the land value for this waterfront lot on the Pemigewasset River as \$103,000 or \$48,815 per acre. The land assessment is \$104,900. We also note several lot sales in Ashland such as a 5.20 acre lot at 177 North Ashland Road that sold for \$12,500 per acre in 2014; a 1.99 acre lot at 33 Owl Brook Road that sold for \$18,229 per acre; and a 2.00 acre lot at 46 West Street that sold for \$22,500 per acre in 2013. Generally, the larger the land parcel, the lower the unit price.

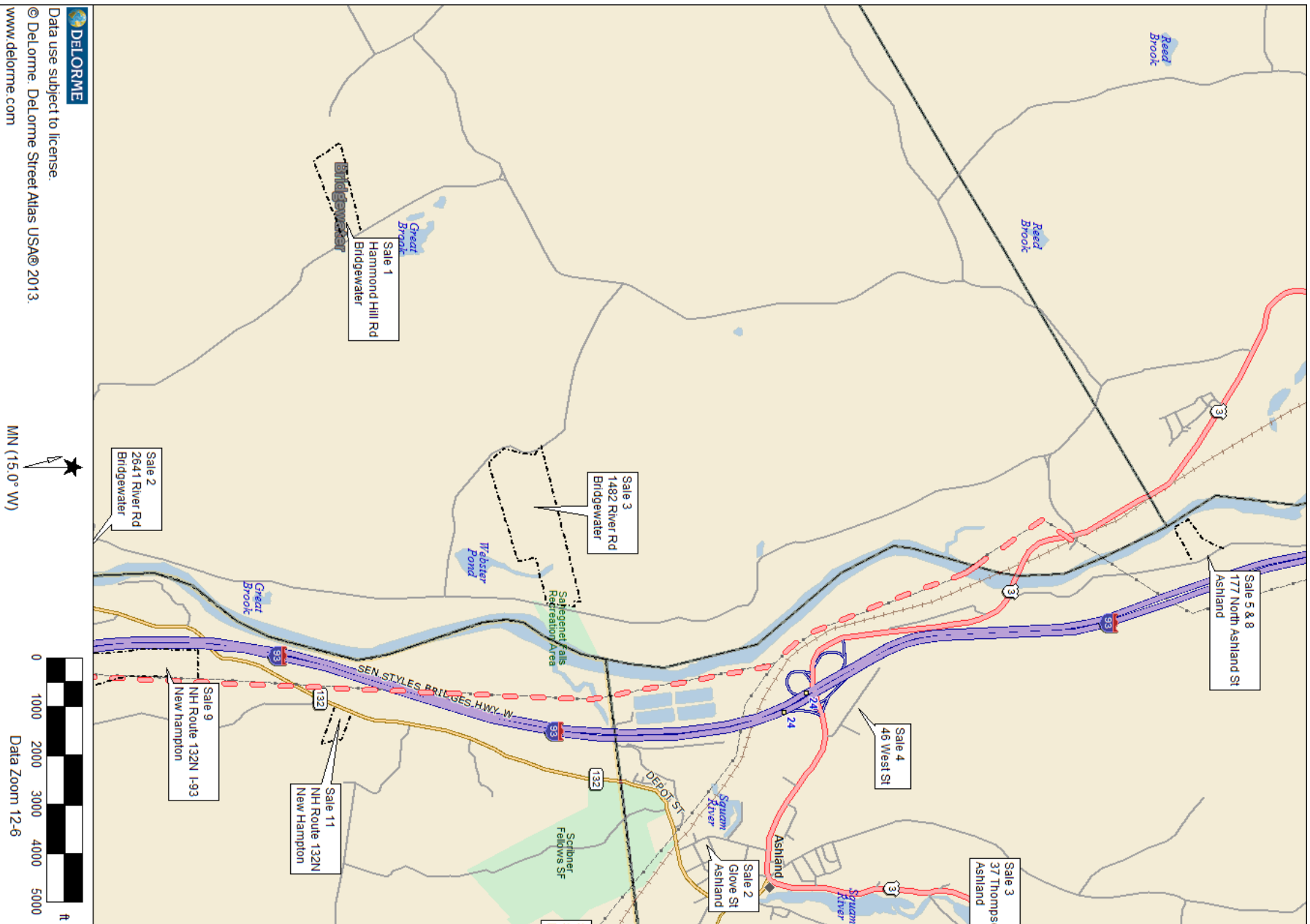
The Bridgewater acreage sales range in size from 15.70 to 115.60 acres and have a unit price range from \$1,604 to \$3,631 per acre with an average unit price of \$2,340 per acre. The highest unit price at \$3,631 per acre was for a 15.70 acre parcel at a high elevation in a neighborhood of similarly-sized, seasonal lots. The lowest unit price at \$1,604 per acre was for a 115.6 acre parcel with very limited frontage and a brook running the entire depth of the parcel. We also note a 21.50 acre parcel at 4300 River Street in Bristol sold for \$2,093 per acre and a 10.97 acre parcel on River Road which sold for \$6,700 per acre.

We can see that the higher unit prices were for the smaller sale parcels, in Bridgewater, in Ashland and in Bristol. The ATF properties along the northern portion of the existing easement ROW in Bridgewater, from Ashland to Ashland, predominantly consist of small and mid-sized parcels some of which were improved; along the southern portion from New Hampton to Bristol, they are predominantly mid- and large-size parcels.

## Bridgewater Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	Hammond Hill Road	Kenny Belanger	John Ockenga	4/17/12	\$57,000	683,892	15.70	\$ 0.08	\$ 3,631	Rural Residential	This property is located in a rural residential zone and is used for recreation and timber. The parcel is part of a larger subsequent sale of adjacent parcels. The site is wooded and has rolling topography with frontage on Hammond Hill Road (a gravel road not maintained during winter months). Electricity is available on the adjacent property.
2	2641 River Road	Charles & Judith Solari Irrevocable Trust	Kendall Perkins	7/30/14	\$137,500	91,912	2.11	\$ 1.50	\$ 65,166	General Residential	This is a level, mostly open lot with frontage on the Pemigewasset River and River Road. The site contains improvements of well, septic screened porch and camper landing. The parcel is used for recreation and residential purposes. Electricity and telephone are available.
3	1482 River Road	Cary Casoli	Claudia & Everett D. Mills, Jr.	5/20/11	\$195,000	4,758,494	109.24	\$ 0.04	\$ 1,785	General Residential	This is a wooded parcel with moderately rolling topography that appears to be partially cutover. The parcel has frontage on River Road and along Cass Road, a gravel, Class VI road. The site is used for timber and recreational purposes. Electricity and telephone are available.
4	2958 River Road	William P. & Nancy E. Walsh	Steven P. & Robin H. Woods	4/30/14	\$215,000	5,035,536	115.60	\$ 0.04	\$ 1,604	General Residential	This irregularly shaped parcel has site improvements consisting of a well and septic as well as a camp structure having an assessed value of \$29,600. The Fogg Brook runs through the length of this property which has only a small amount of frontage on River Road. Electricity and telephone are available.
	Minimum for sales			5/20/11	\$ 57,000	91,912	2.11	\$ 0.04	\$ 1,604		
	Average for Sales			2/22/13	\$151,125	2,642,459	60.66	\$ 0.42	\$ 18,046		
	Maximum for sales			7/30/14	\$215,000	5,035,536	115.60	\$ 1.50	\$ 65,166		
	Averages for residential lots			7/30/14	\$137,500	91,912	2.11	\$ 1.50	\$ 65,166		
	Averages for residential acreage			8/31/12	\$155,667	3,492,641	80.18	\$ 0.06	\$ 2,340		

000457

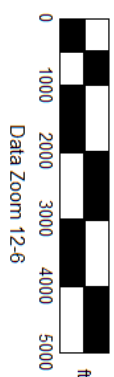


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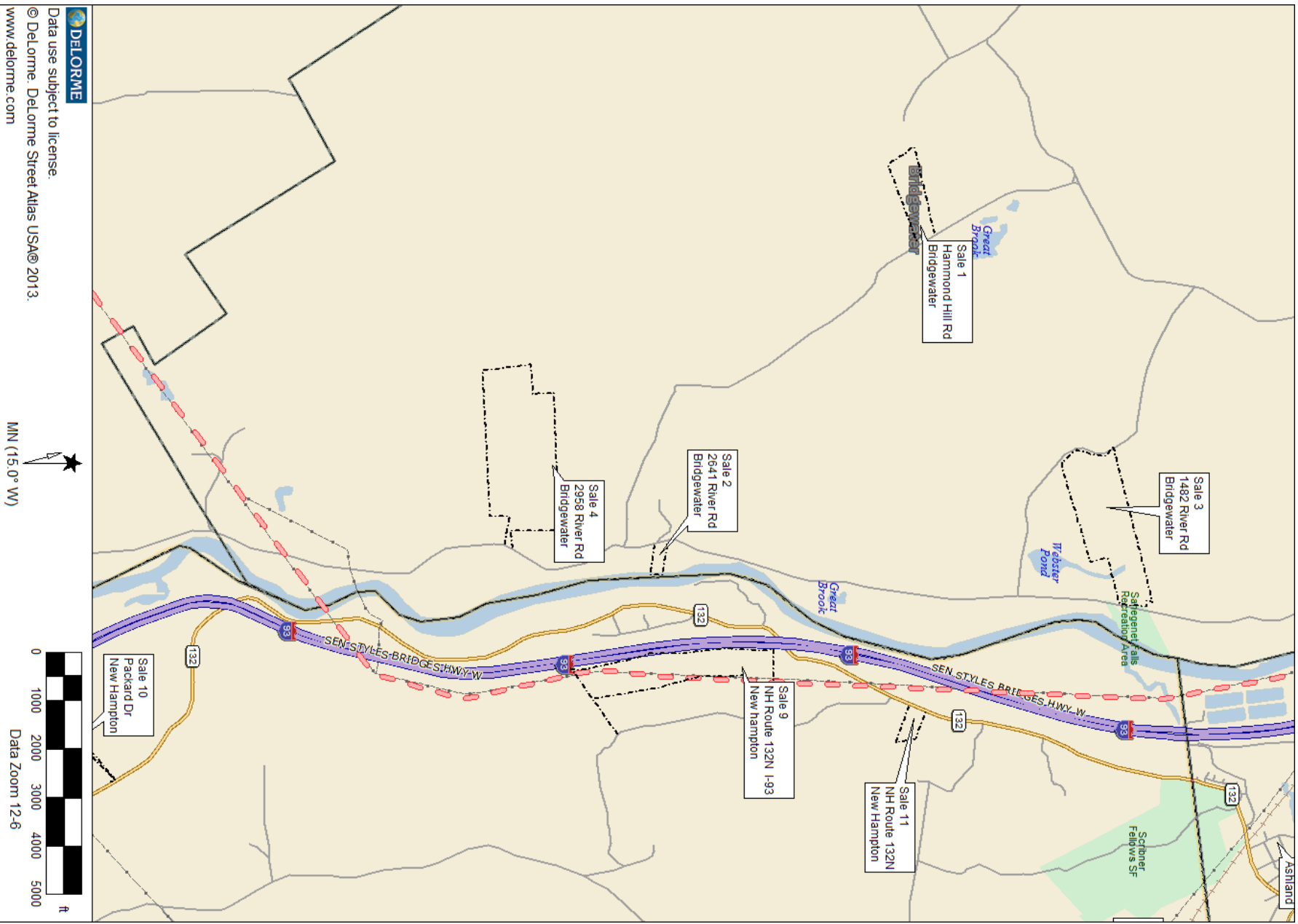
www.delorme.com

MN (15.0° W)



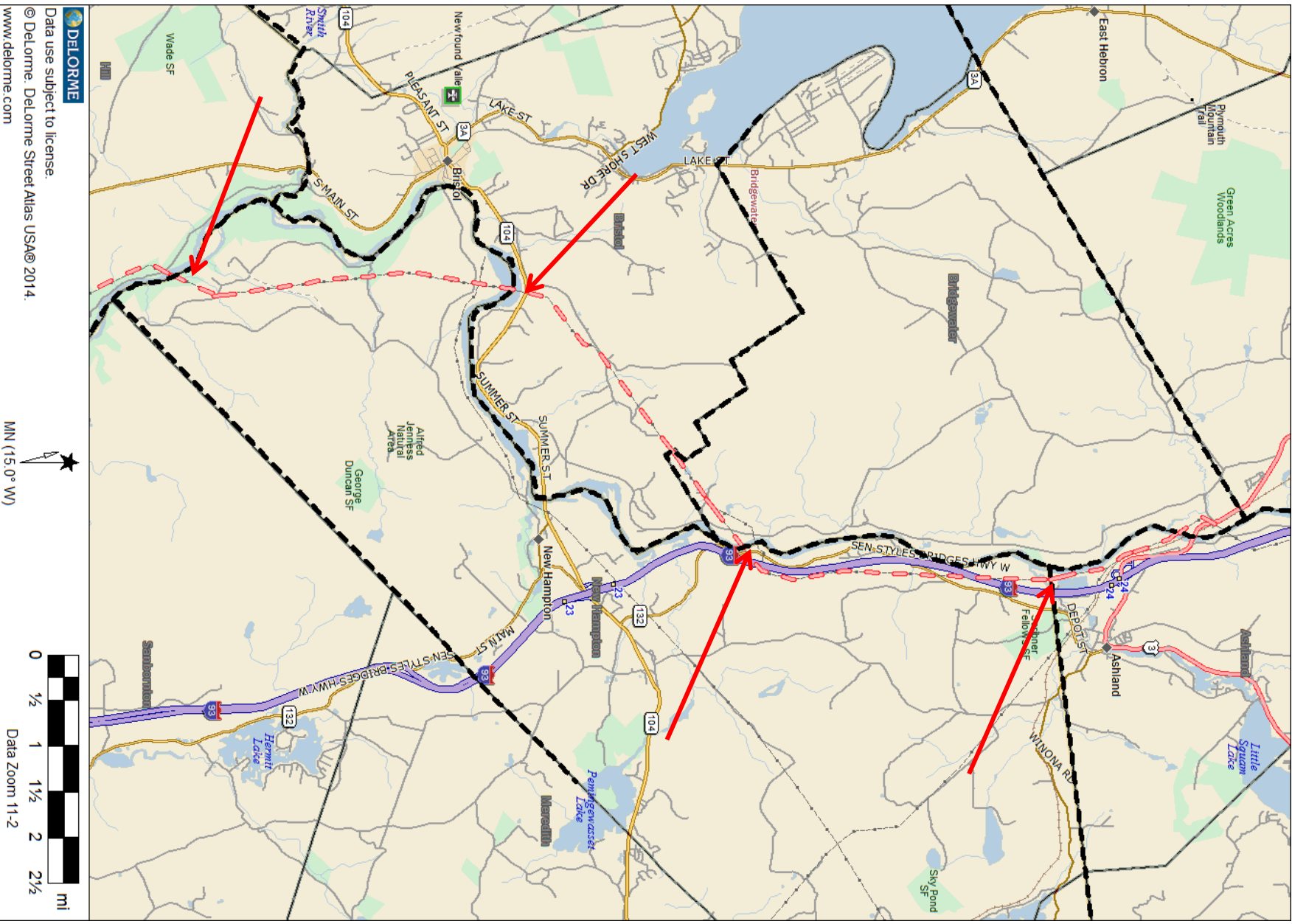
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## **NEW HAMPTON**

LOCATION MAP



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MN (15.0° W)

0 1/2 1 1 1/2 2 2 1/2 mi  
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## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor is located in two separate sections of New Hampton. The **first** starts at the Ashland town line and extends about 3.54 miles southerly to the Bridgewater town line at the Pemigewasset River. The easement corridor extends across 28 properties located along both sides of Route I-93—initially across agricultural land between the river and Route I-93, then crossing the highway and passing along the rear of house lots and finally through mid to large acreage parcels before crossing the river into Bridgewater. Of the 28 properties, 19 are less than ten acres in size and only three have land areas over 100 acres. The smaller lots are generally clustered between Route 132 and Huckleberry Road. The existing ROW easement crosses Route 132 twice and Route I-93 twice.

There are some scattered residences and along Huckleberry Road and along Route 132. The bulk of the existing easement extends across undeveloped forest and large tracts of land.

The **second** portion of the easement begins at the Bristol town line, at the centerline of the Pemigewasset River just under four miles from the first portion and extends southerly approximately 3.83 miles to the Hill town line also at the centerline of the river. This portion of the easement corridor extends across 23 properties, most of which are large to mid-sized parcels of undeveloped, rolling woodland located away from public roads and highways. However, there are some smaller properties such as the house lots on Ramble On Road and Forest Lake Road. Of the 23 properties, five have a land area of less than 10 acres and two have land areas exceeding 100 acres. The existing ROW easement crosses four public roads, only Old Bristol Road is paved; Brook Road, Cross Road and Coolidge Woods Road are unpaved. In general, this is a very rural area with a low population, low median income and few employment opportunities.

The first segment of the existing ROW easement in New Hampton has an area of 3,826,252 square feet or 87.84 acres. The proposed NPT easement to be leased has an exclusive ROW area of 1,358,428 square feet, and a shared easement ROW area of 510,883 square feet. In addition, there are 402,225 square feet of “leftover” land that is 25 feet in width where it exists, separated from the rest of the existing ROW easement by the NPT ROW easement. This area has a reduced utility and value because of its narrow width and its lack of continuity because it does not extend throughout the length of the existing ROW easement.

The second segment of the existing ROW easement in New Hampton has an area of 3,923,174 square feet or 90.06 acres. The proposed NPT easement to be leased has an exclusive ROW area of 1,489,561 square feet and a shared easement ROW area of 533,854 square feet. In addition, there are 506,246 square feet of “leftover” land that ranges in depth from 25 to 57.5 feet where it exists, and separated from the rest of the existing ROW easement by the NPT ROW easement.

The combined existing easement area is 7,749,426 square feet or 177.90+/- acres. The proposed NPT easement has a combined exclusive ROW area of 2,847,989 square feet and a shared easement ROW area of 1,044,737 square feet. In addition, there are 908,471 square feet of “leftover” land that is between 25 and 57+/- feet wide where it exists, and separated from the rest of the existing ROW easement by the NPT ROW easement.

The spreadsheets on the following pages summarizes the 54 properties in the two easement segments in New Hampton that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column “E”), the exclusive NPT easement area (Column “I”), the

shared easement area (Column "H") and where applicable the "leftover" easement area (Column "B") that is isolated by the NPT easement.

PARCEL IDENTIFICATION SHEET

LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
<b>NEW HAMPTON</b>																			
6101	Fife Trust, c/o Clarence Fife, Trustee	R20	69		General Res'l; Pemigewasset Overlay	112.00	1060 Vac W Imp ; 600r Farm W/Spi ; 7100 W Pine R ; 7300 Hwood R ; 7500 600r Farm W/Spi	777	Abutter <15	Land - Private	C2-18,C2-17	25-25	0.00	0.00	0.00	112,529	980,266	127,026	344,138
6108	Ambrose Bros. Inc.	R20	40		General Residential	15.60	600r Farm W/Spi	781	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	28,358	293,041	40,709	98,411
6115	Devino, Hilda & Mullenmeister, Joni	R20	16		General Residential	2.20	1010 1 Fam Mdl-01	782	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	5,985	19,981	491	13,505
6114	Town of New Hampton	R20	18		General Residential	0.41	9030 Municipal	783	Easement Crossing	Land - Municipal	C2-18	25.00	225.00	-29.20	77.65	-	26,211	5,676	5,229
6116	Latulippe, Michael	R20	13		General Residential	5.30	3900 Devel Land	785	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	2,919	4,796	-	1,877
6117	MacDonald, Jane L.	R20	12		General Residential	3.55	1010 Fam Mdl-01	786	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	11,382	100,693	13,480	38,126
6120	Anderson, Michael F. & Alice M.	R20	19		General Residential	1.00	7400 Other	788	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	-	42,605	6,320	15,987
6119	Rajaniemi, Steven & Lisa	R20	11		General Residential	1.02	1010 1 Fam Mdl-01	789	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	5,332	6,049	-	717
6122	Ciampa, Robert J. & Rachel I.	R20	21		General Residential	2.08	1010 1 Fam Mdl-01	790	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	-	13,805	-	-
6121	Maher, Robert & Austin	R20	10		General Residential	0.80	1010 1 Fam Mdl-01	791	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	2,936	21,190	4,904	10,676
6124	New Hampton Delta LLC	R20	8		General Residential	1.48	3222 Comm Bldg Mdl-94	792	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	8,918	64,794	10,209	27,446
6125	Jones, Stephen E. & Diane E.	R20	22		General Residential	3.70	1010 1 Fam Mdl-01	793	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	-	16,356	-	-
6126	General Properties LLC	R20	7		General Residential	1.25	1300 Vac Dev Mdl-00	796	Abutter <15	Land - Private	C2-18	25.00	225.00	-29.20	77.65	2,407	20,873	2,704	7,340





PARCEL IDENTIFICATION SHEET

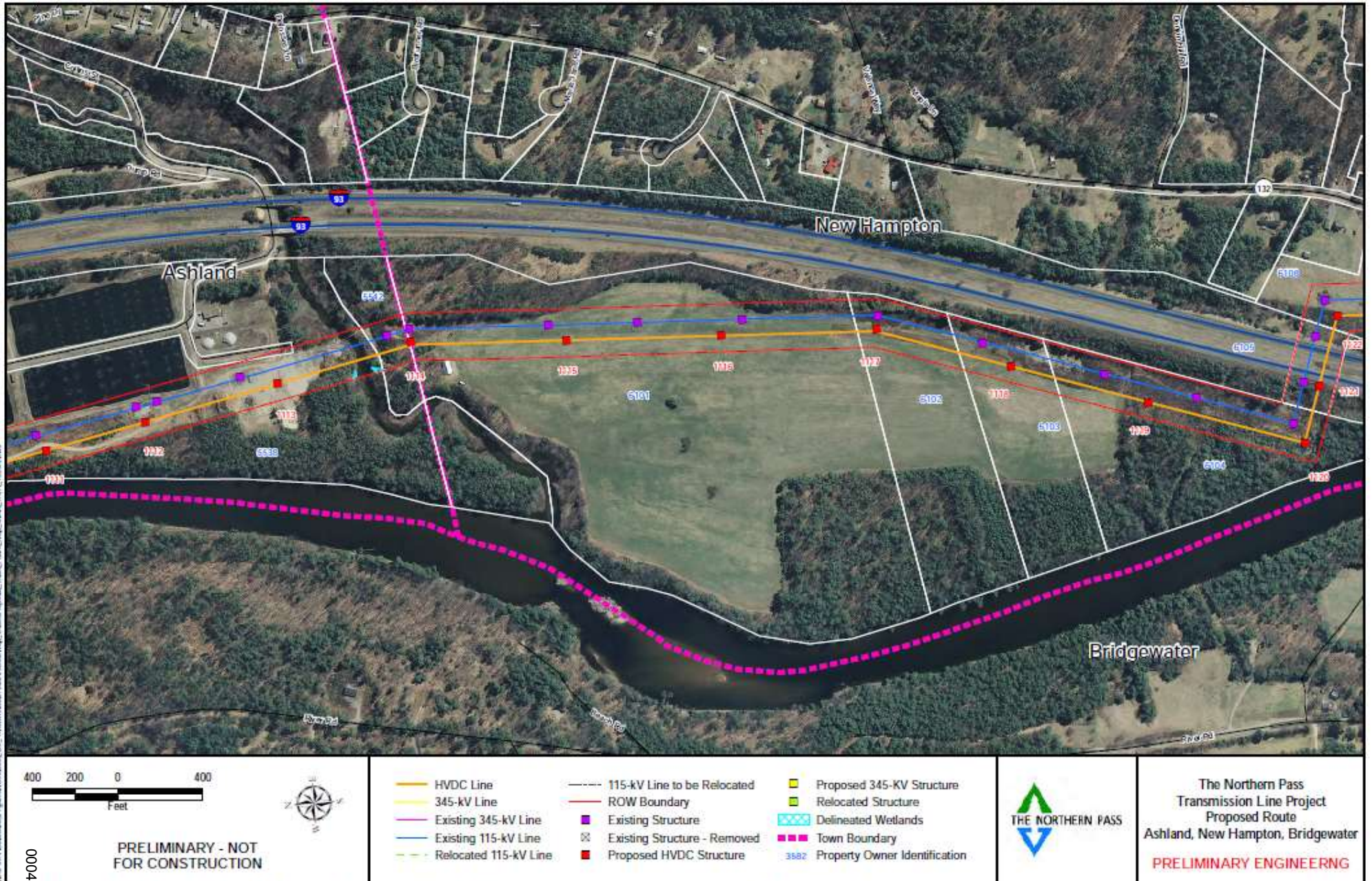
LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
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<b>NEW HAMPTON</b>																			
6146	Public Service Company of New Hampshire	R15	19		General Res'; Pemigewasset Overlay	-	4210 Utils Only	845	Abutter <15	Land - PSNH	C2-23,C2-22	30-57.5	0.00	0.00	0.00	-	366,331	46,702	118,597
6153	Public Service Company of New Hampshire	R15	13	A00	General Res'; Pemigewasset Overlay	-	4210 Utils Only	846	Abutter <15	Land - PSNH	C2-23	57.50	258.00	-29.20	77.65	61	61	-	-
6152	Pickard, Cassy Deane	R15	16		General Res'; Pemigewasset Overlay	12.00	7400 Other	847	Abutter <15	Land - Private	C2-23	57.50	258.00	-29.20	77.65	7,886	101,182	12,211	26,100
6153.01	Hunewill, Richard & Christine	R15	13		General Res'; Pemigewasset Overlay	52.12	1010 1 Fam Mdl-01 ; 7000 W Pine ; 7200 Hwood	848	Abutter <15	Land - Private	C2-23,C2-24	57.5-57.5	0.00	0.00	0.00	122,669	447,646	52,399	147,196
6155	Martin, Robert G. & Carol A.	R15	24		General Res'; Pemigewasset Overlay	63.00	1010 1 Fam Mdl-01 ; 7300 Hwood R ; 7500 Other R	849	Abutter <15	Land - Private	C2-24	0.00	150.00	-30.70	76.15	-	253,438	55,373	116,815
6156	Mooney, Terry Lee	R15	10		General Res'; Pemigewasset Overlay	139.00	1010 1 Fam Mdl-01 ; 7200 Hwood ; 7400 Other	850	Abutter <15	Land - Private	C2-24,C2-24	0.00	0.00	0.00	0.00	14,765	32,338	-	17,348
6158	Martin, Robert G. & Carol A.	R14	18		General Res'; Pemigewasset Overlay	55.00	7200 Hwood ; 8000 Unprod	851	Abutter <15	Land - Private	C2-25,C2-24	25-25	0.00	0.00	0.00	53,049	313,465	40,596	110,449
6159	US Army Corps of Engineers	R14	17		General Res'; Pemigewasset Overlay	91.00	900v Us Govt	852	Abutter <15	Land - US ACOE	C2-25	25.00	225.00	-29.20	77.65	17,611	73,542	23,047	58,027
6161	US Army Corps of Engineers	R14	16		General Res'; Pemigewasset Overlay	24.00	900v Us Govt	853	Abutter <15	Land - US ACOE	C2-25	25.00	225.00	-29.20	77.65	15,905	69,586	23,426	55,783
6162	Conkling Homestead Rev Trust of 2007, c/o John C. & Nancy W. Conkling - Tt	R14	2		General Res'; Pemigewasset Overlay	82.40	1010 1 Fam Mdl-01 ; 600r Farm W/Spi ; 7200 Hwood ; 7400 Other	854	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	8,823	22,205	165	13,217
6163	Conkling, Samuel A. & Nora M.	R14	3		General Res'; Pemigewasset Overlay	95.00	1010 1 Fam Mdl-01 ; 7100 W Pine R ; 7200 Hwood	855	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	40,253	408,859	55,640	137,236
6164	Conkling Jr., John Casper	R14	6		General Res'; Pemigewasset Overlay	70.00	1010 1 Fam Mdl-01 ; 7300 Hwood R	856	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	59,403	551,115	71,243	186,887
6167	Voydatch, Steven	R01	34		General Res'; Pemigewasset Overlay	36.80	7300 Hwood R	857	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	35,093	223,443	28,556	93,593
6169	Morgan, Jessica P.	R01	31		General Res'; Pemigewasset Overlay	39.00	1010 1 Fam Mdl-01 ; 700 W Pine ; 7200 Hwood	858	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	34,791	334,260	43,513	111,881
6170	Troup, Carl B. & Doreen F.	R01	28	C00	General Res'; Pemigewasset Overlay	5.10	1010 1 Fam Mdl-01	859	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	-	10,793	829	37
6171	Haas, Michael	R01	28	B00	General Res'; Pemigewasset Overlay	5.00	1010 1 Fam Mdl-01	860	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	3,749	57,963	8,313	17,824
6172	Haas, Michael	R01	28	A00	General Res'; Pemigewasset Overlay	6.00	1300 Vac Dev Mdl-00	861	Abutter <15	Land - Private	C2-25	25.00	225.00	-29.20	77.65	7,636	88,770	11,681	27,333

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PARCEL PLANS



Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normando; Burns & McDonnell.

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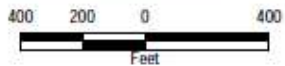
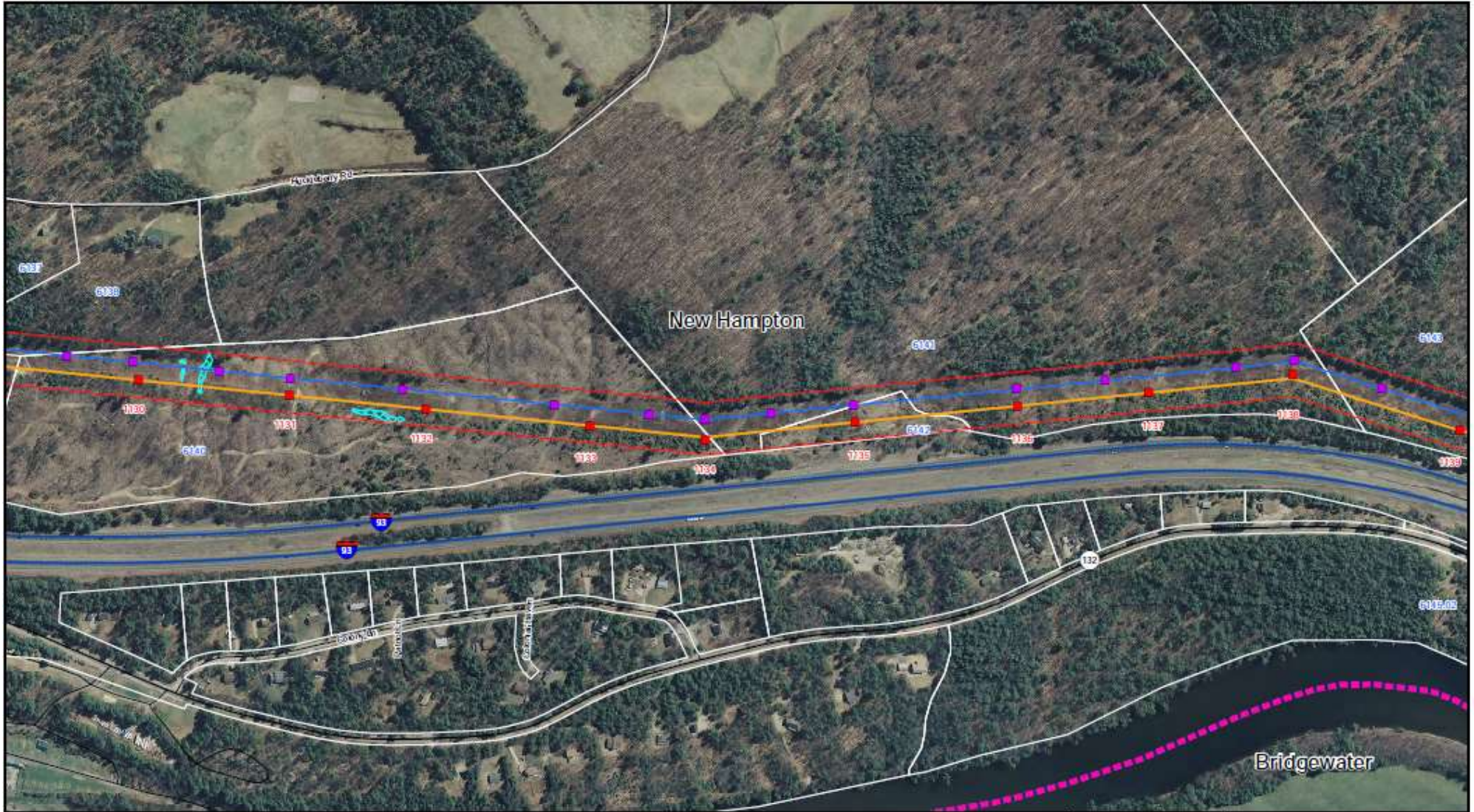
<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: orange;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">- - -</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route New Hampton, Bridgewater</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normandau; Burns & McDonnell

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December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



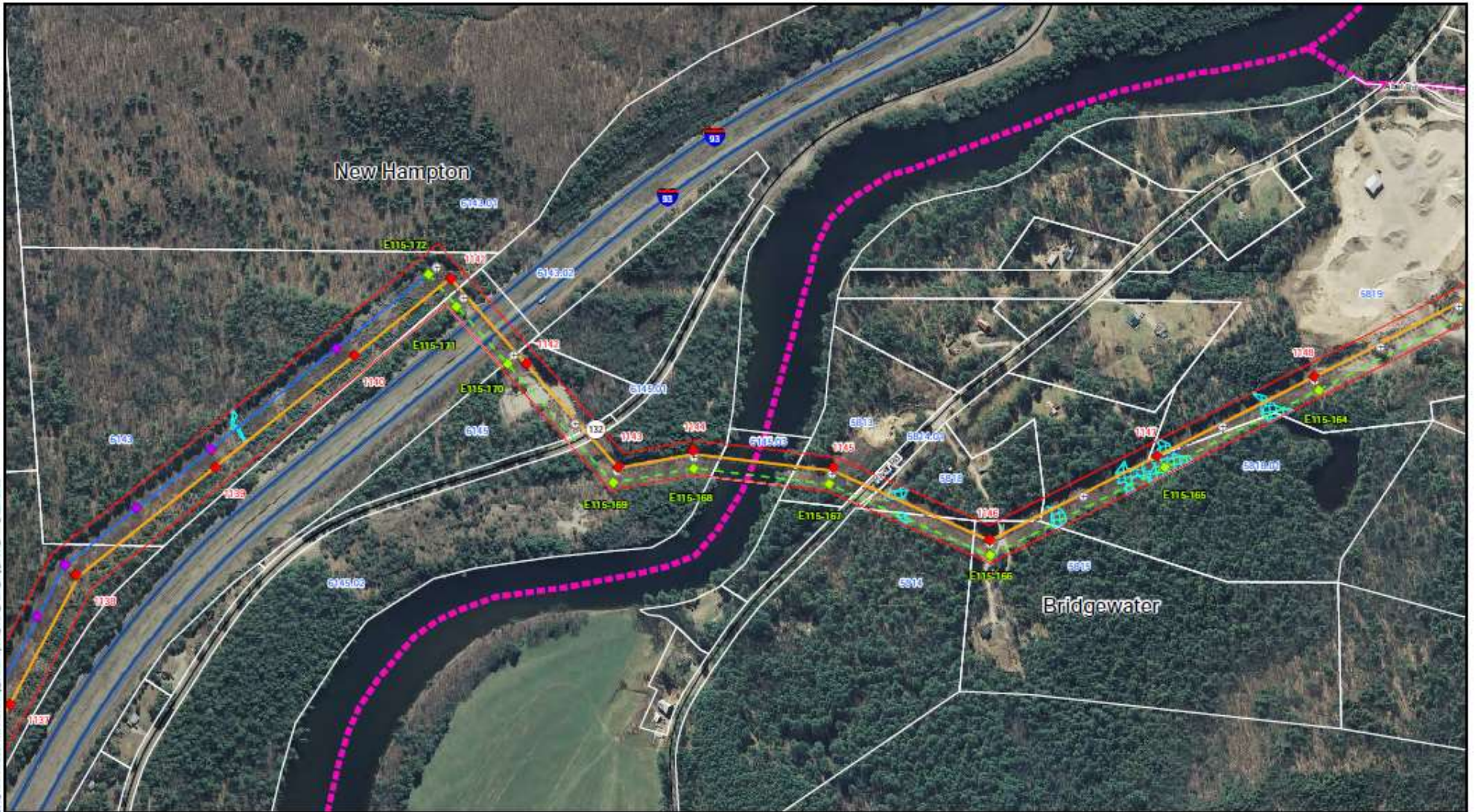
The Northern Pass  
Transmission Line Project  
Proposed Route  
New Hampton, Bridgewater  
**PRELIMINARY ENGINEERING**

Source: NH-DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell.

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December 20, 2012





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure
345-kV Line	ROW Boundary	Relocated Structure
Existing 345-kV Line	Existing Structure	Delineated Wetlands
Existing 115-kV Line	Existing Structure - Removed	Town Boundary
Relocated 115-kV Line	Proposed HVDC Structure	Property Owner Identification



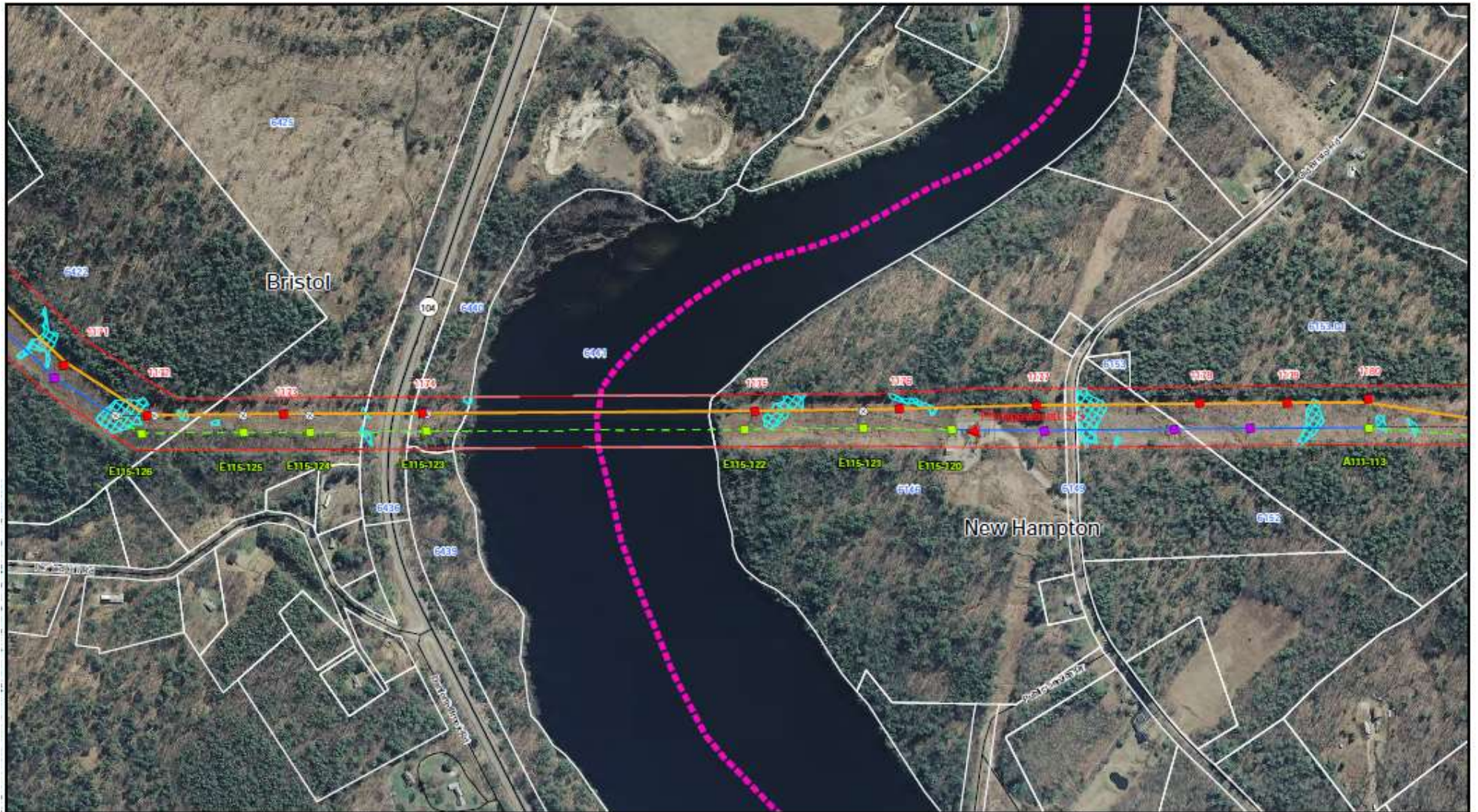
The Northern Pass  
Transmission Line Project  
Proposed Route  
New Hampton, Bridgewater, Bristol  
**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normandau; Burns & McDonnell

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December 20, 2012





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: magenta;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">—</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Bristol, New Hampton</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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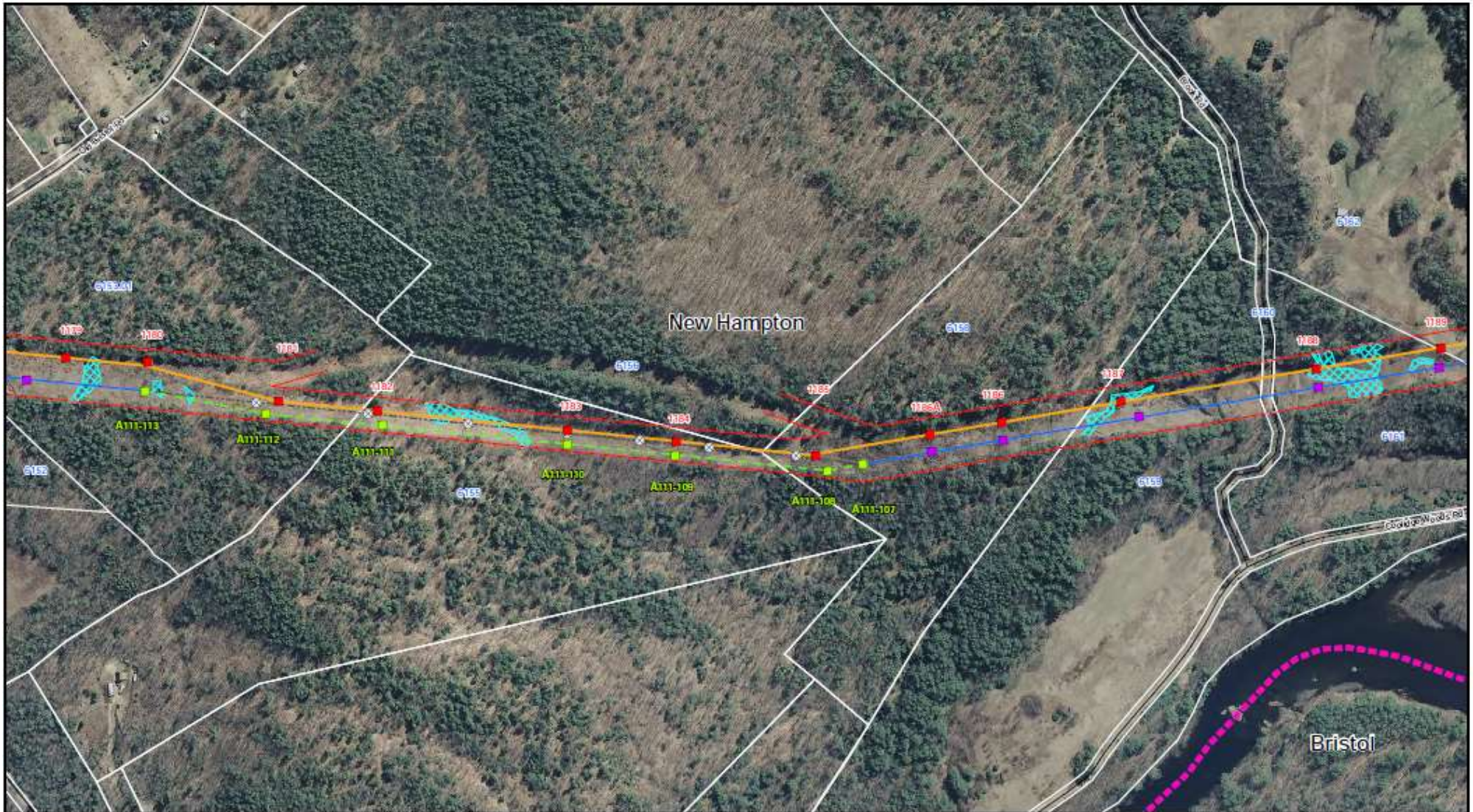
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December 20, 2012

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PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- Delineated Wetlands
- - - Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
New Hampton, Bristol

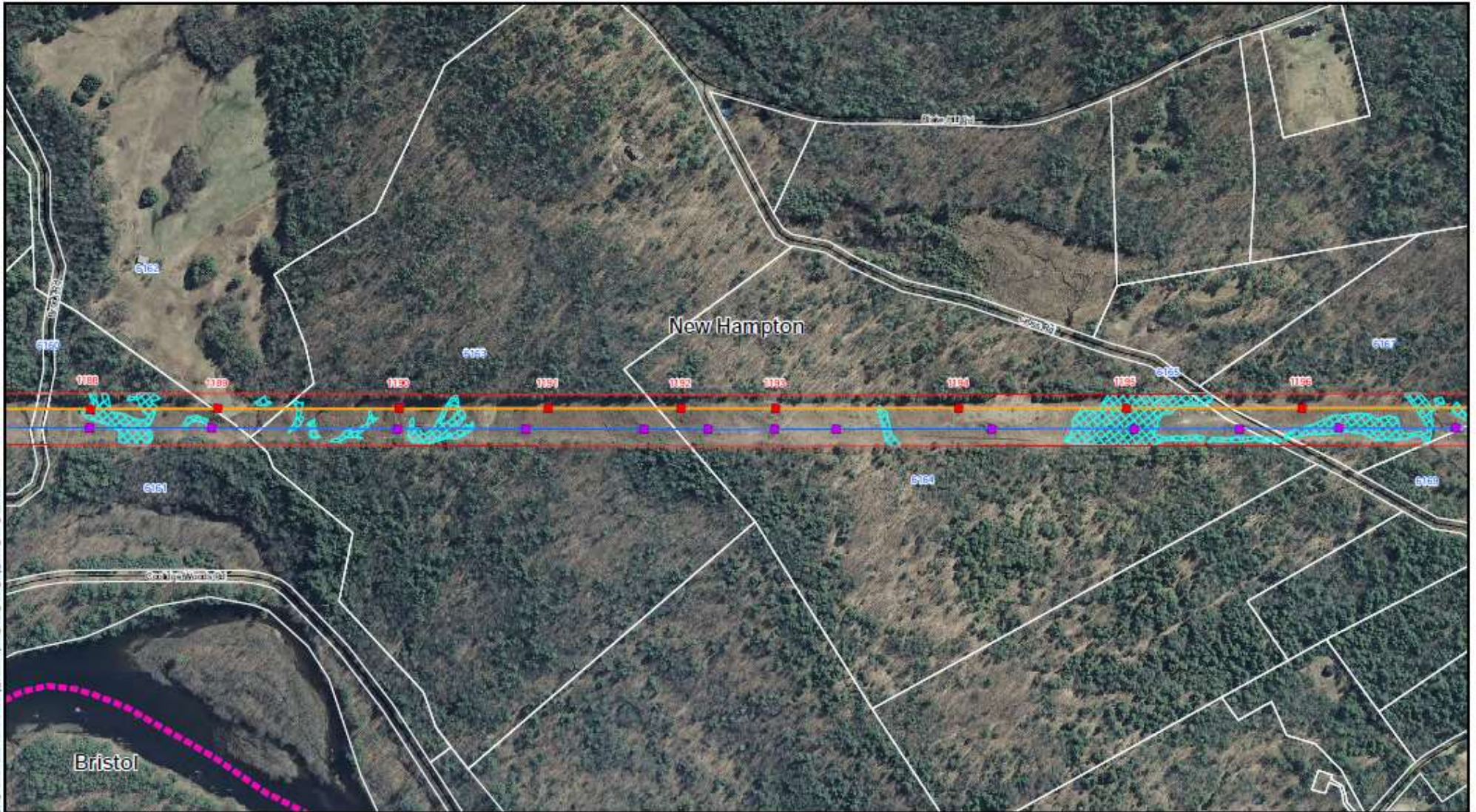
PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell

Sheet 00132 of 0179 Version 1

December 20, 2012





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure
345-kV Line	ROW Boundary	Relocated Structure
Existing 345-kV Line	Existing Structure	Delineated Wetlands
Existing 115-kV Line	Existing Structure - Removed	Town Boundary
Relocated 115-kV Line	Proposed HVDC Structure	Property Owner Identification

The Northern Pass  
Transmission Line Project  
Proposed Route  
New Hampton, Bristol

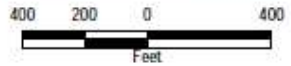
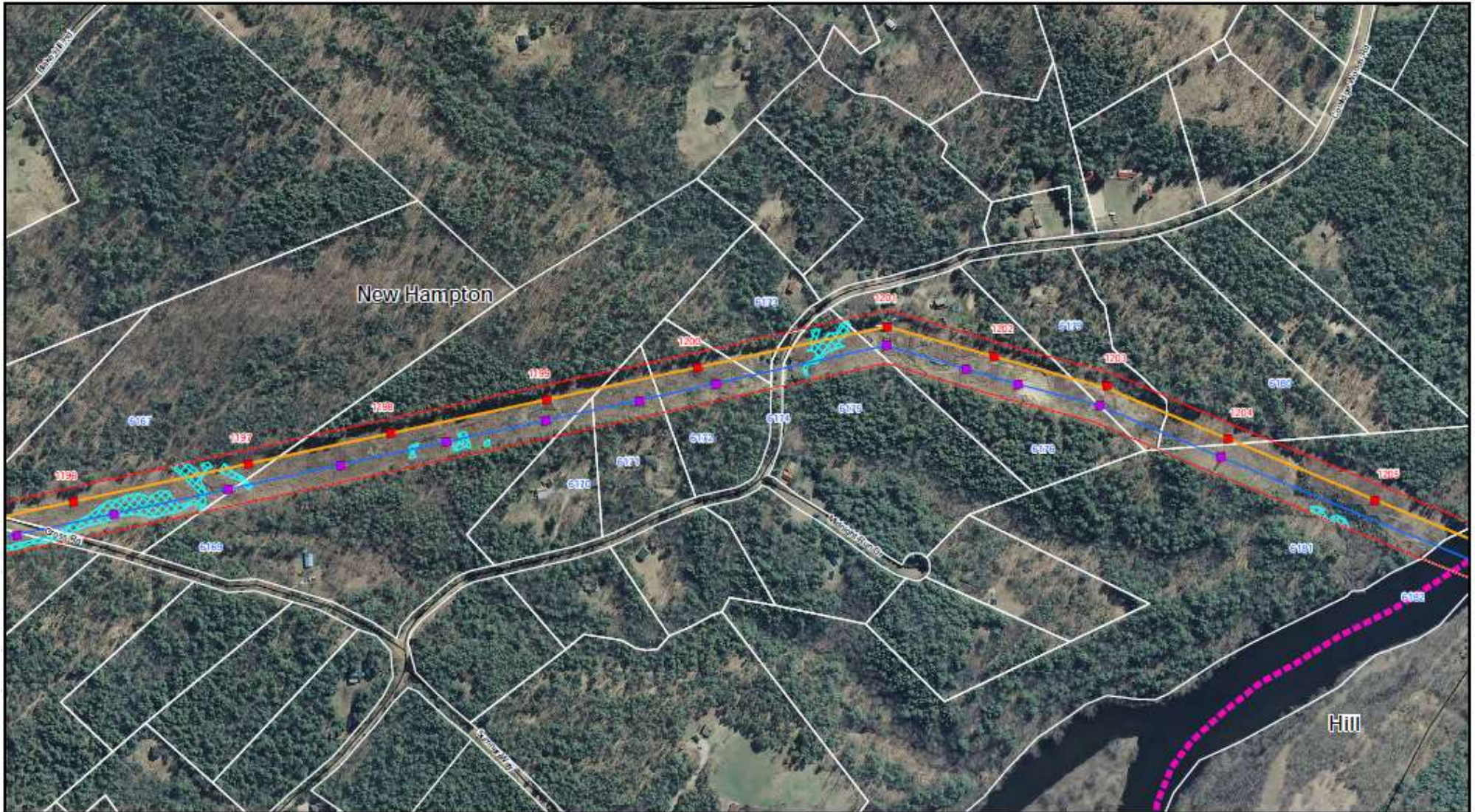
**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-kV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
New Hampton, Hill  
**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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December 20, 2012

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**SUBJECT PHOTOGRAPHS**



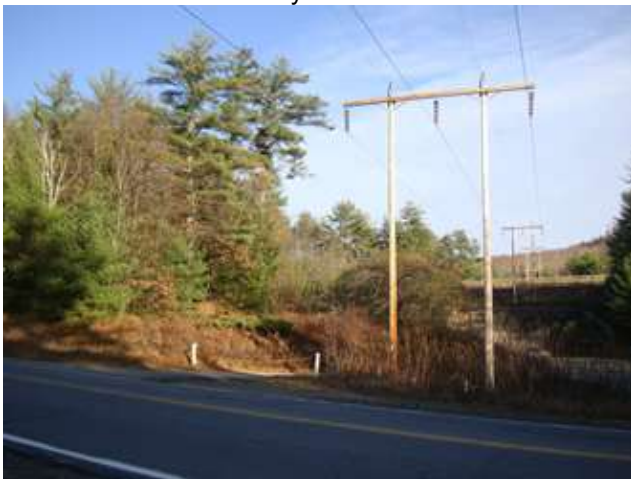
Looking northerly from Route 132 across open field. The new line will be on the left.



Looking southerly across Route 132. The new line will be on the right of the existing. The ROW extends along the rear yards of residences on Route 132 and Huckleberry Road on the left.



Looking westerly across Route 132 towards the river and Bridgewater.



Looking easterly across Route 132. Route I-93 is in the background. The new line will be in about the same place as the existing one which will be moved.







Looking northerly across Old Bristol Road; the new line will be on the right.



Looking northerly Pemigewasset s/s in the vicinity of new pole #1177 south of Old Bristol Road.



Looking southerly across Old Bristol Road. The subject line will be along the left side.



Looking northerly across Brook Road, an unpaved wood road. The new line will be on the right side.



Looking southerly across Brook Road through rural woodlands. The new line will be on the left.



Looking northerly from Cross Road, an unpaved road not maintained by the town. The new line will be on the right.



Looking southerly across Cross Road.



Looking southerly from the vicinity of new pole #1196 south of Cross Road. The new line will be on the left.



Looking northerly across Coolidge Woods Road along the rear of large residential lots along Coolidge Woods Road. The new line will be along the left side.



Looking southerly from Coolidge Woods Road, an unpaved, rural road. The new line will be on the left side.

**ZONING**

The subject parcels located in New Hampton are determined to be located in the General Residential (GR) Zoning District within the Pemigewasset Overlay District (PO).

*Partial List of Allowed Uses “As-of Right”:*

General Residential: Single-family dwelling; manufactured homes; general farming and agriculture; home occupation or professional office and accessory building incidental to the principal structure.

Pemigewasset Overlay: Residential uses with the exception of mobile home parks.

New Hampton

	Min. Lot Area (Acres)	Min. Frontage (Ft.)	Min. Front Yard (Ft.)	Min. Side & Rear Yard (Ft.)	Min. Structure Setback (Ft.)	Septic System Setback (Ft.)	Max. Lot Coverage (%)	Max. Building Height (Ft.)
General Residential	1.0	150	35	20	–	n/a	20%	35
Pemigewasset Overlay	2.0	200* and	35	20	200***	125		35

\*minimum frontage along the Pemigewasset River

\*\*minimum frontage along the road

\*\*\*minimum horizontal distance from the normal high water mark of the Pemigewasset River



## LAND SALES ANALYSIS

We have fifteen land sales in New Hampton; seven are considered to be single house lots with less than 10 acres of land and eight are acreage land sales. There has been more recent land sale activity in New Hampton than in Ashland or Bristol or Bridgewater over the last four years.

Before any adjustments, the overall unit price range is \$0.03 to \$0.38 per square foot of land with an average unit price of \$0.18 per square foot, or \$1,094 to \$16,667 per acre with an average of \$7,988 per acre. The overall size range is from 43,560 to 3,123,688 square feet or 1.00 to 71.71 acres, with an average of 18.69 acres. The sale dates range from March of 2010 to October of 2014. The sales are presented in a summary spreadsheet on the following pages and are followed by a location map.

The lot sales range in size from 1.00 acres to 9.34 acres and have a unit price range of \$5,743 to \$16,667 per acre with an average of \$10,739 per acre. Generally, the larger the lot, the lower the unit price. However, location, topography and views can also have a significant impact on the sale price. The smallest lot, Sale 6 with one acre, sold for \$12,500 per acre; the largest lot of 9.34 acres sold for \$6,424 per acre.

The acreage sales range in size from 10.30 to 71.71 acres and have a unit price range of \$1,094 for 64 acres of cut over land with a power line easement and no road frontage to \$13,472 per acre for a 10.54 acre parcel developed commercially and in a neighborhood of similar uses. The average unit price was \$5,581 per acre.

Acreage Sale 8, at \$3,329 per acre for 32.74 acres, Sale 9, at \$1,094 per acre for 64.00 acres, Sale 10, at \$13,472 per acre for 10.54 acres of commercial land and Sale 12, at \$5,000 per acre are located in the northern part of New Hampton closer to the portion from Ashland to Bridgewater. Acreage Sale 1, at \$5,996 per acre for four large lots with a combined land area of 71.71 acres, Sale 2, at \$3,326 per acre for 34.58 acres, Sale 7, at \$2,427 per acre for 10.30 acres and Sale 13, at \$10,000 per acre for 11.00 acres are located in the southern part of New Hampton closer to the portion from Bristol to Hill.

The ATF properties along the northern portion of the existing ROW easement in New Hampton predominantly consist of small to mid-sized parcels and a few large acreage tracts. As noted earlier 19 of the 31 ATF properties have land areas under 10 acres.

The ATF properties along the southern portion of the existing ROW easement in New Hampton predominantly consist of mid to large sized parcels, this area is more rural and less developed with fewer paved roads. As noted earlier only 5 of the 23 ATF properties have land areas under 10 acres.

## New Hampton Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	Old Bristol Road	Christopher W. & Amy Higgins	Robert E. Broadhurst, Jr.	3/23/10	\$430,000	3,123,688	71.71	\$ 0.14	\$ 5,996	General Residential	This is the sale of four tracts of land--three of which are contiguous to create a sloping, wooded parcel with clearings used for recreational, timber and residential purposes. They will have moountain views. This sale has 590.27 feet of frontage on Old Bristol Road-a paved town way. Electricity and telephone are available at street grade.
2	Old Bristol Road	Bankruptcy Estate of Jeannie and Albert J. Kelly, Jr.	Robert E. Broadhurst, Jr.	4/19/10	\$115,000	1,506,305	34.58	\$ 0.08	\$ 3,326	General Residential with Pemi Overlay	PSNH Easement. Sale is subject to zoning regulations pertaining to Pemi Overlay. The buyer also purchased adjacent parcels on Old Bristol Road across from this property. The use of the sale is for recreational, timber and residential purposes. It has 338.49 feet of frontage on Old Bristol Road as well as 1,300 feet of frontage on the Pemigewasset River. Electricity and telephone are available at the street.
3	Sanborn and Winona Roads	Jason A. & Emily Easton	Jacinthe F. Demers	6/24/10	\$54,900	177,812	4.08	\$ 0.31	\$ 13,449	General Residential	This is used for recreational purposes--residential use is limited by the wetlands on the site. The lot has both level and rolling topography and is both open and wooded. The site has 804.98 feet of frontage on Sanborn Road, a paved town way and 379 feet of frontage along the Ames Brook.
4	3A Old Bristol Road	Gifford & Christine Hamill	Thomas A. Clardy	7/8/10	\$32,500	140,263	3.22	\$ 0.23	\$ 10,093	General Residential	This sale is in close proximity to Public Service Company easements. The lot was vacant at the time of sale but is now used for residential purposes. This parcel is lightly wooded and has sloping topography offering limited mountain views.
5	Carter Mountain Road	Barone Salvatore	Jeremy J. Hiltz Revocable Trust	10/28/10	\$80,000	209,088	4.80	\$ 0.38	\$ 16,667	General Residential	This residential parcel with 395.06 feet of frontage on Carter Mountain Road, a gravel town road, and deeded right of access to the Pemigewasset River. The wooded site is irregular in shape with sloping topography. Electricity and telephone are available.
6	Clement Road	Wendy A. Malette	Jeremy J. Hiltz Revocable Trust	2/21/12	\$12,500	43,560	1.00	\$ 0.29	\$ 12,500	General Residential	This is an irregularly shaped, wooded residential parcel with rolling topography. The site has frontage of 132+/- feet on Hicks Hill Road, a gravel Class VI road. Electricity and telephone are available at the street.

000481

## New Hampton Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
7	Old Bristol Road	Gifford & Christine Hamill	Leah & Joseph Wolczko Revocable Trust	12/19/12	\$25,000	448,668	10.30	\$ 0.06	\$ 2,427	General Residential with Pemi Overlay	This parcel has been developed for residential purposes. The wooded site is irregular in shape and has sloping topography. There is frontage of 453.67+/- feet along Old Bristol Road and frontage along the Pemigewasset River as well as Winnie Brook. Electricity and telephone are available at the street.
8	55 Boynton Road	Gene & Wilfred Boynton	Geoffrey Oulette	10/10/12	\$109,000	1,426,154	32.74	\$ 0.08	\$ 3,329	General Residential	This parcel consists has open field and pastures and some wooded areas. The topography is sloping and benefits from a view easement; the site has pastoral and mountain views. There is 820.38+/- feet of frontage on Boynton Road, a dead end, gravel town road. The parcel is burdened with a restricted use easement limiting building placement and limiting further subdivision. Electricity and telephone are available at the street.
9	NH Route 132N	Jeffrey G. & Janet E. Hiltz	Philip K. Harker, Tr., Sentient Retirement Trust	8/26/13	\$70,000	2,787,840	64.00	\$ 0.03	\$ 1,094	General Residential	Consisting of two two vacant lots, this parcel is used for recreational purposes. The site has no road frontage but access is via a deeded ROW allowing access for residential or commercial use. PSNH easement runs the length of both parcels. DID NOT INSPECT DUE TO NO TRESPASSING SIGNS.--SEE SALE SHEET
10	Packard Drive	L.W. Packard & Co., Inc.	367 Route 108 LLC	10/30/13	\$142,000	459,122	10.54	\$ 0.31	\$ 13,472	General Business Commercial 2	This sale has a mix of open and wooded areas and level topography. Packard Drive is a paved, private, dead-end street. The property has been developed for commercial purposes. The adjacent parcels are also used primarily for commercial purposes.
11	NH Route 132N	Joyce Blythe	Mark Templeton	1/7/14	\$29,000	219,978	5.05	\$ 0.13	\$ 5,743	General Residential	This is an irregularly shaped, wooded parcel with moderately sloping topography. There is 258+/- feet of frontage on NH Route 132 N. The power lines of the Public Service Company are visible from the property and the traffic along I-93 is audible. This was a vacant lot at the time of sale and will likely be used for recreation or residential purposes.

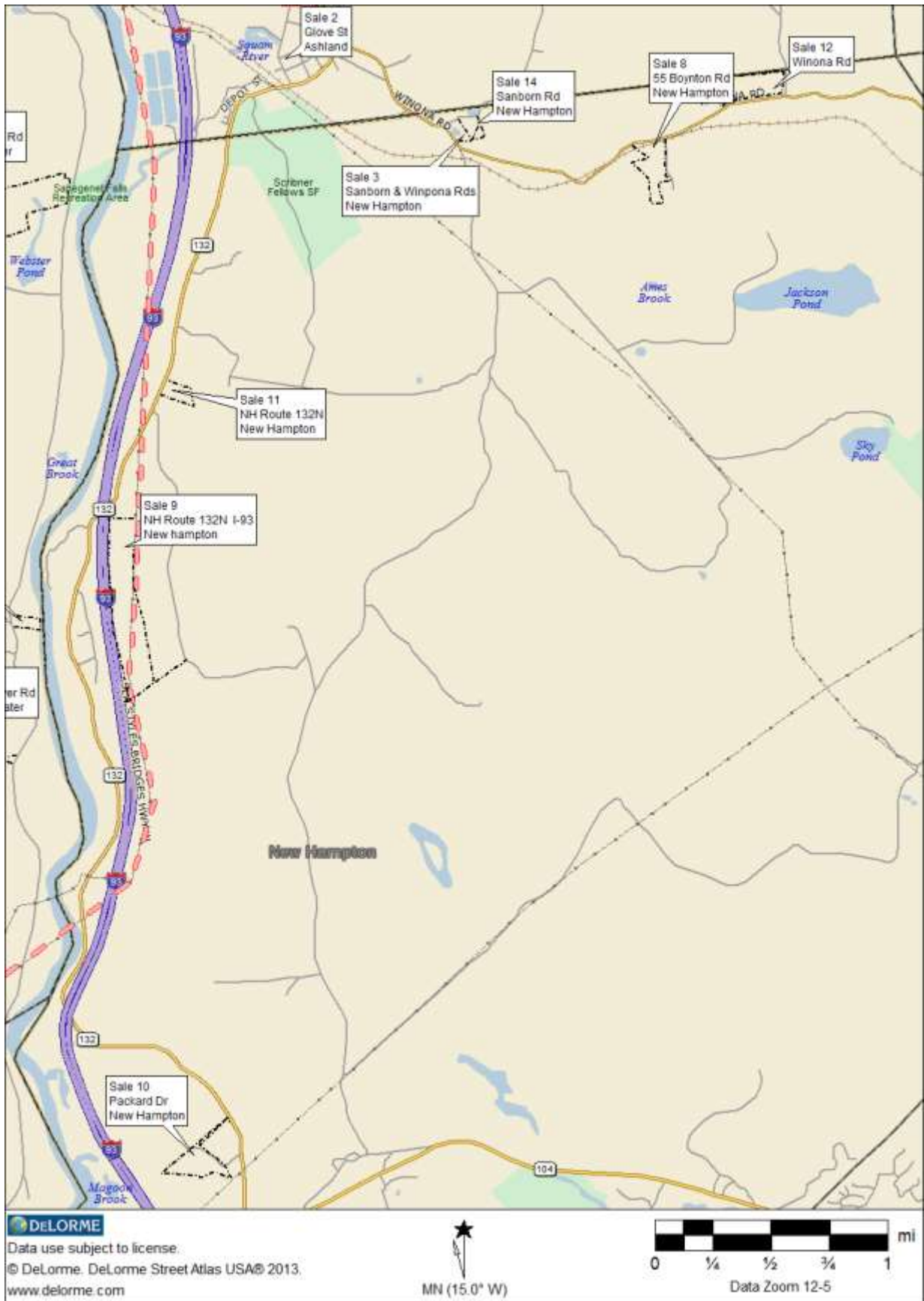
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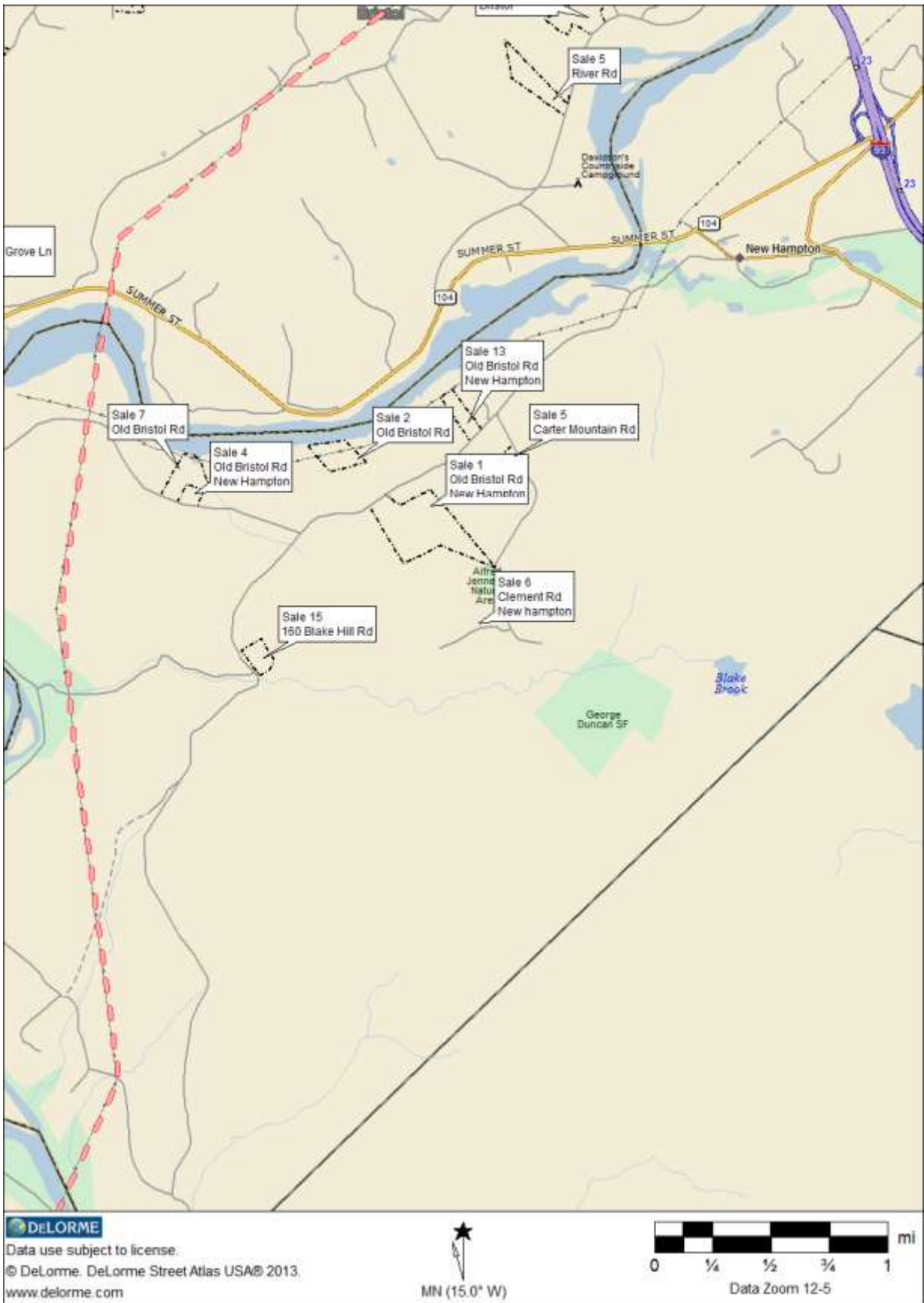


New Hampton Land Sales

STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
12 Winona Road	Robert P. Boynton, Jr.	Philip Preston	1/13/14	\$75,000	653,400	15.00	\$ 0.11	\$ 5,000	General Residential	This property was being used for recreational and timber uses at the time of sale, but residential use is likely in the future. This irregularly shaped parcel had rolling and sloping topography and is wooded. The property is subject to deed right of easement to NH Electric Cooperative, Inc. The site has frontage on Winona Road (a paved town road) and along Lambert Road, a gravel road. Electricity and telephone are available at the street.
13 Old Bristol Road	Paul & Roberta Gatehouse	Joseph & Linda Collins	5/1/14	\$110,000	479,160	11.00	\$ 0.23	\$ 10,000	General Residential with Pemi Overlay	This is an open and wooded parcel with sloping topography providing pastoral valley and mountain views. The site is subject to deeded Public Service Co. easements. It is also subject to a deeded conservation easement and a Pemi Overlay which restricts a 500 foot corridor on each side of the river which restricts building structures.
14 Sanborn Road	Mark A. Abramson 2009 Trust, et al	Jacinthe Demers-Lamos	7/17/14	\$31,000	131,116	3.01	\$ 0.24	\$ 10,299	General Residential	This vacant recreational site is wooded and has level topography. The property has frontage on Sanborn Road, a paved town road, as well as frontage along the Ames Brook. Placement of a building will be limited due to the wetlands near the brook. Electricity and telephone are available at the street.
15 1660 Blake Street	Everett Hackett	Joyce Karnis Patterson	10/17/14	\$60,000	406,850	9.34	\$ 0.15	\$ 6,424	General Residential	This property borders conserved land and has 660 feet of frontage on Blake Hill Road and also frontage on Blake Brook. The parcel is a mix of overgrown pasture and wooded area. The site has generally level topography but has low lying areas near the brook.
Minimum for sales			3/23/10	\$ 12,500	43,560	1.00	\$ 0.03	\$ 1,094		
Average for Sales			8/17/12	\$ 91,727	814,200	18.69	\$ 0.18	\$ 7,988		
Maximum for sales			10/17/14	\$ 430,000	3,123,688	71.71	\$ 0.38	\$ 16,667		
Averages for residential lots			6/21/12	\$ 42,843	189,810	4.36	\$ 0.25	\$ 10,739		
Averages for residential acreage			10/5/12	\$ 134,500	1,360,542	31.23	\$ 0.13	\$ 5,581		

000483





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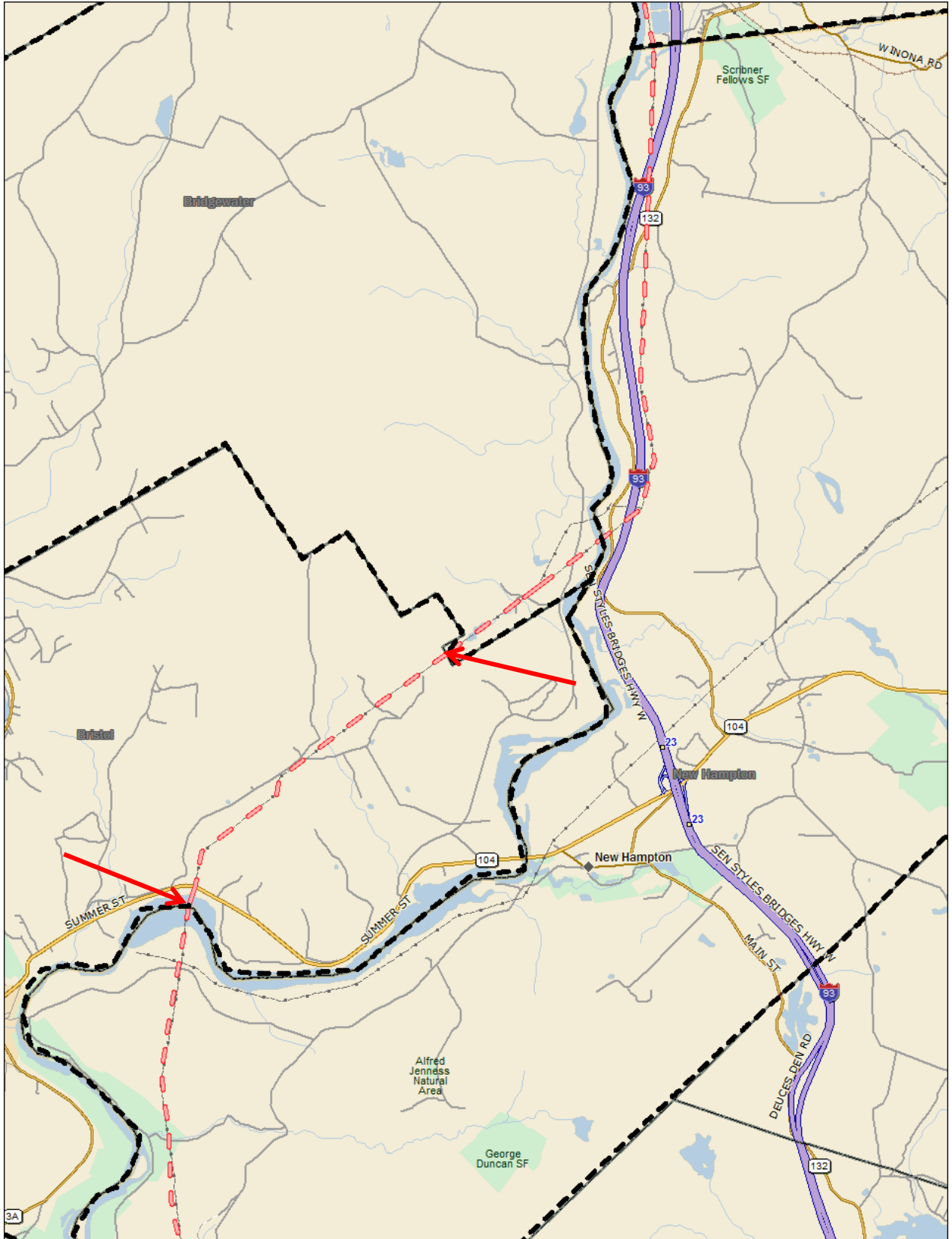
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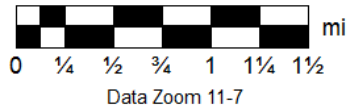
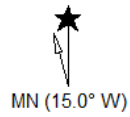


# BRISTOL

### LOCATION MAP



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## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor extends across the southeasterly section of Bristol, crossing in a northeast-southwest direction. The easement begins at the Bridgewater town line and extends about 2.46 miles southwesterly to the Pemigewasset River and the New Hampton town line. The easement corridor extends across 21 properties, most of which are mid-size to large parcels of undeveloped, rolling and wooded land. Of the 21 properties, six are less than ten acres in size and are clustered at the street crossings such as Schaeffer Road. The existing ROW easement crosses two public roads and Route 104 near the Pemigewasset River.

There are some scattered residences on Schaeffer Road and off Peaked Hill Road. The bulk of the existing easement extends across undeveloped forest and large tracts of land.

In general, this is a very rural area with a low population, median income and few employment opportunities.

The existing ROW Easement has an area of 3,307,343 square feet or 75.93 acres. The proposed NPT easement to be leased has an exclusive ROW area of 1,071,723 square feet, and a shared (with NPT) easement ROW area of 206,399 square feet. In addition, there are 447,008 square feet of "leftover" land that is predominantly 15 feet wide where it exists, separated by the NPT ROW easement from the rest of the existing ROW easement. This area has reduced utility and value resulting from its narrow width and its lack of continuity as it does not extend throughout the length of the existing ROW easement.

The spreadsheet on the following page summarizes the 21 properties in Bristol that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column "E"), the exclusive NPT easement area (Column "I"), the shared easement area (Column "H") and where applicable the "leftover" easement area (Column "B") that is isolated by the NPT easement.

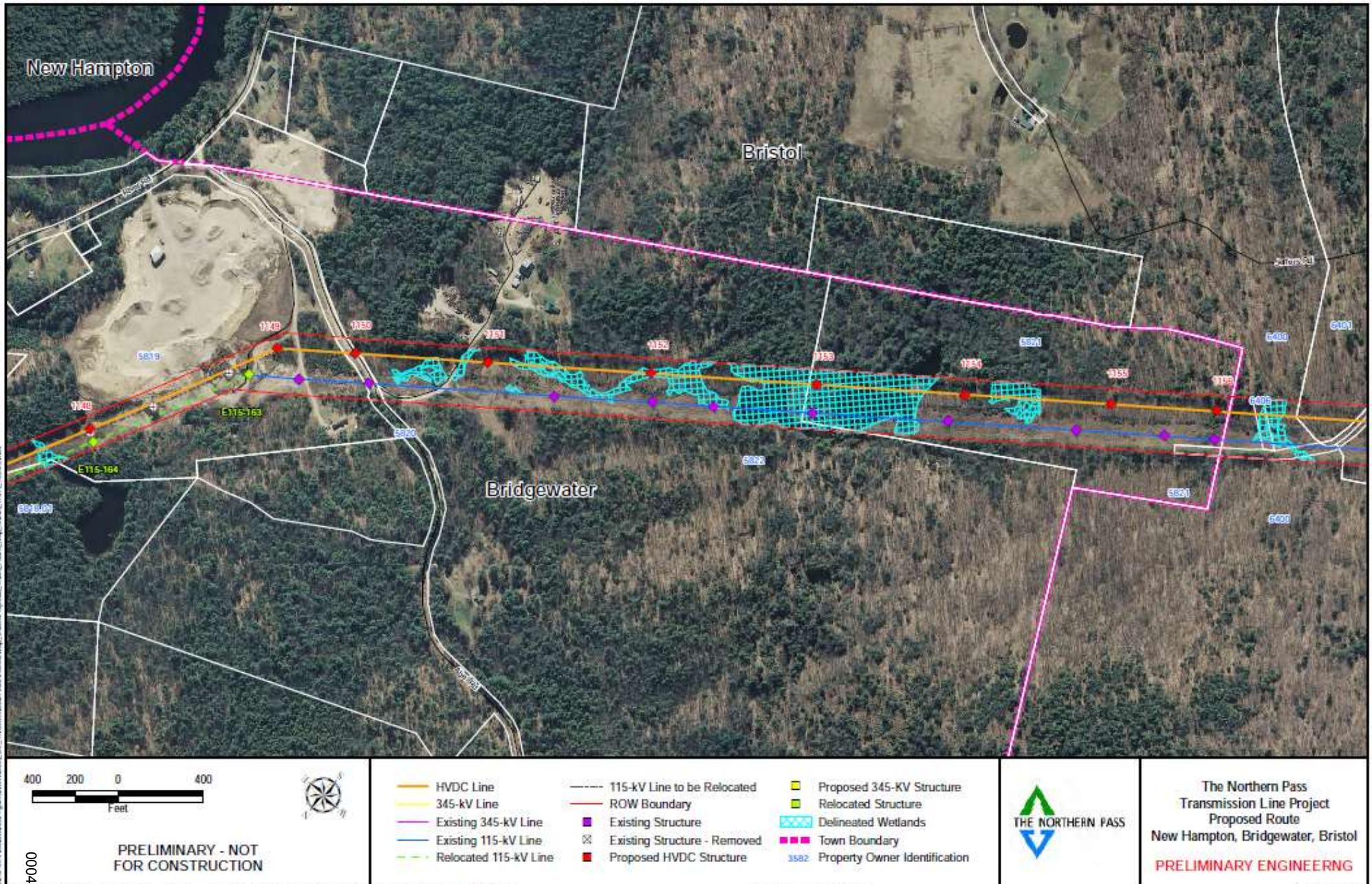
Also provided on the spreadsheet is the name of the owner, the land area of the total property, the zoning, land use per assessors field card, and the assessors map and lot number.



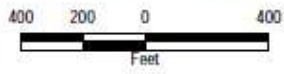
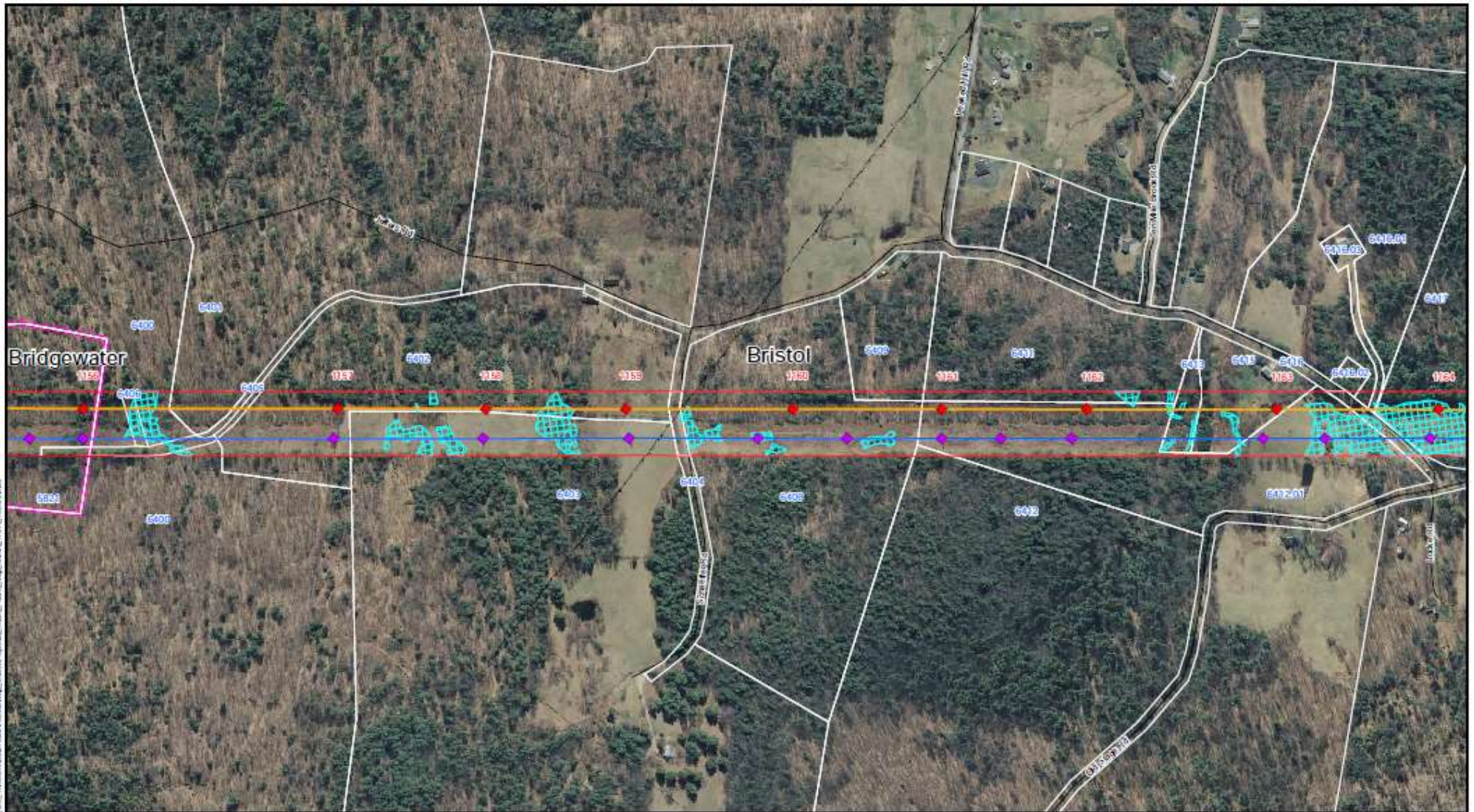




PARCEL PLANS







PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- Delineated Wetlands
- Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Bridgewater, Bristol

PRELIMINARY ENGINEERING

00491

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantonio; Normandau; Burns & McDonnell.

Sheet 00129 of 0179 Version 1

December 20, 2012





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Bristol</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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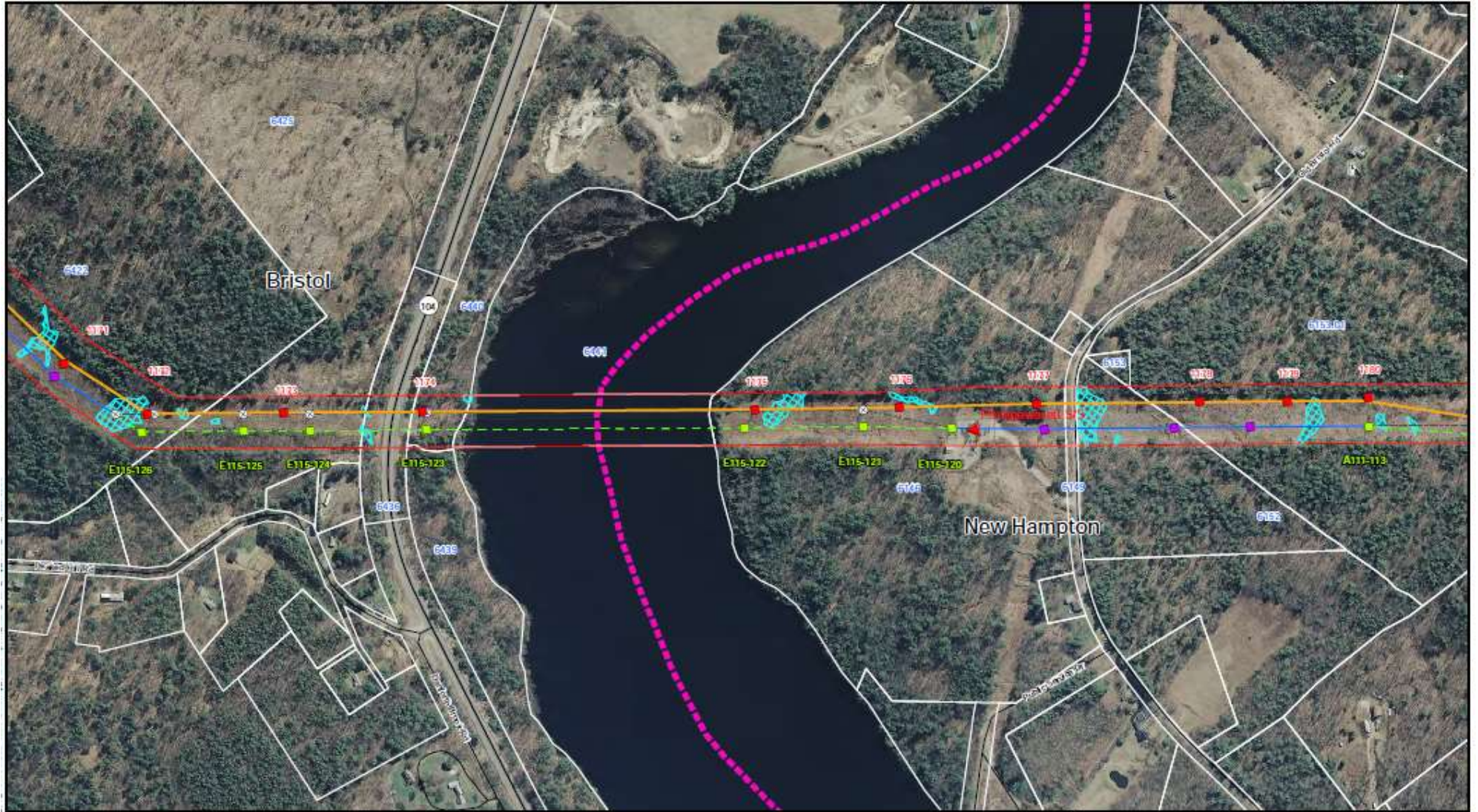
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Coloration; Normandaau; Burns & McDonnell.

Sheet 00130 of 0179 Version 1

December 20, 2012

000992





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: pink;">- - -</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Bristol, New Hampton</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colortonic; Normandeau; Burns & McDonnell.

Sheet 00131 of 0179 Version 1

December 20, 2012

000493



**SUBJECT PHOTOGRAPHS**



Looking easterly from Shafer Road, an unpaved public road.



Looking westerly from Shafer Road; the new line will be on the left side of the existing.



Looking easterly across Locke Road; the new line will be along the right side. There are scattered residences on larger lots along Locke Road.





Looking westerly across Locke Road; the new line will be along the left side.



Looking northerly across Route 104; the new line will be along the right side.



View southerly across Route 104 and the Pemigewasset River.

**ZONING*****Bristol***

All of the properties in Bristol that are part of the Northern Pass Project are located in a Rural Zoning District.

*Partial List of Allowed Uses "As-of Right":* Single- and two-family dwellings, mobile homes or cluster development; child/day care center, home occupation, forestry, agriculture, greenhouse and accessory buildings or use.

***Dimensional Regulations*****E. RURAL DISTRICT CONDITIONS AND RESTRICTIONS**

<b>CLASS 1 AND CLASS 2 (with town water and/or sewer)</b>	
Minimum area per dwelling unit	30,000 sq. ft.
Area per additional unit in same structure	10,000 sq. ft.
Minimum area first non-residential unit in same structure	30,000 sq. ft.
Area per additional non-residential unit in same structure	10,000 sq. ft.
Minimum multifamily dwelling unit size	800 sq. ft.
Minimum frontage	100 ft.
Front set back	20 ft.
Side set backs	20 ft.
Rear set back	20 ft.
Maximum lot coverage by structures	25%
<b>CLASS 3 (with private water and septic)</b>	
Minimum area per dwelling unit	40,000 sq. ft.
Area per additional unit in same structure	12,000 sq. ft.
Minimum area first non-residential unit per structure	40,000 sq. ft.
Area per additional non-residential unit in same structure	12,000 sq. ft.
Minimum multifamily dwelling unit size	800 sq. ft.
Minimum frontage	100 ft.
Front set back	20 ft.
Side set backs	20 ft.
Rear set back	20 ft.
Maximum lot coverage by structures	25%

## LAND SALES ANALYSIS

We have six land sales in Bristol—two are considered to be single house lots containing less than 10 acres of land and four are acreage land sales. There has been only limited land sale activity in land sales in the last four years.

Before any adjustments, the overall unit price range is \$0.01 to \$0.20 per square foot of land with an average unit price of \$0.10 per square foot, or \$593 to \$8,895 per acre with an average of \$4,227 per acre. The overall sizes range from 116,305 to 2,352,240 square feet or 2.67 to 54.00 acres with an average of 22.52 acres. The sale dates range from September of 2011 to September of 2014. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sales range in size from 2.67 acres to 6.00 acres and have a unit price range of \$8,895 to \$5,833 per acre with an average of \$7,634 per acre. Generally, the larger the lot, the lower the unit price.

The acreage sales range in size from 10.97 to 54.00 acres and have a unit price range of \$593 to \$6,700 per acre with an average unit price of \$7,364 per acre. The highest unit price of \$6,700 per acre was for a 10.97 acre parcel that was part of a land swap, which may have inflated the sale price. The lowest unit price of \$593 per acre was for a 54.00 acre parcel of cutover woodland with a long seasonal ROW for access from Summer Street. Its utility is for timber and recreation as a large, single lot.

We can see that the higher unit prices were for the smaller sale parcels, the lot sales and Sale 5 with 10.97 acres at a price of \$6,700 per acre. The ATF properties along the existing ROW easement in Bristol predominantly consist of mid-size and large acreage tracts, 22 properties have land areas in excess of 10 acres.

The acreage land sales are split into two groups. The land sale with the 10.97 acre area has a unit price of \$6,700 per acre. The land sales containing more than 20 acres have a unit price range of \$593 to \$2,093 per acre.

In general, upon review of the market data, it appears that the unit prices for lots and acreage in Bristol are lower than the range of unit prices in New Hampton, Bridgewater and in Hill.



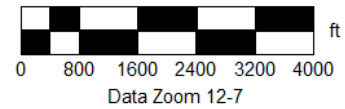
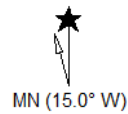
## Bristol Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	4300 River Road	Virginia L. Waite et al	Michael F. Sharp et al	9/2/11	\$45,000	936,540	21.50	\$ 0.05	\$ 2,093	Rural Residential	This is an open parcel with rolling topography offering pastoral views. There is frontage on River Road, a paved town road. It is used for residential purposes. Electricity and telephone are available.
2	Summer Street	David R. & Judy K. Whitcher	Keith G. & Kimberly A. Bennett	3/6/12	\$32,000	2,352,240	54.00	\$ 0.01	\$ 593	Rural Residential	This is an irregularly shaped, wooded parcel with moderately sloping topography. There is no frontage on town or state highway--access is via an ROW over Sugar Hill Drive, a paved privagte drive off Summer Street. The property is used for timber and recreation purposes. Electricity and telephone are near the end of the ROW.
3	Hall Road	Tracy A. Field	James M. & Catherine H. Peschke	6/20/12	\$50,000	1,742,400	40.00	\$ 0.03	\$ 1,250	Rural	This sale is used for timber and recreation purposes and is a wooded parcel with moderately sloping topography. Access to this property is 1,875 feet off Hall Road, a paved town road. Electricity and telephone are available.
4	100 Jonelle Drive	Michelle Layton et al	Daniel J. Schweitzer	12/10/12	\$23,750	116,305	2.67	\$ 0.20	\$ 8,895	Rural	This is an open and wooded parcel with moderate to steep slopes. There is frontage along Jonelle Drive, a private gravel road, but access is off Danforth Brook Road to Ernest Drive (also a private, gravel way). The site is used for residential purposes and electricity and telephone are available.
5	River Road	John C. & Jane S. Everitt	David W. Cady	8/26/13	\$73,500	477,853	10.97	\$ 0.15	\$ 6,700	Rural	The parcel is wooded and has moderate to steep topography. There is frontage on River Road; electricity and telehphone are available. NOTE: The deeded sale price was \$38,500; however, the seller purchased land from the buyer in Groton; buyer was given a \$35,000 credit for this property against the purchase price of the Groton property.
6	Maple Grove Lane	Michael F. Sharp et al	Kenneth A. & Linda D. Rossi	9/2/14	\$35,000	261,360	6.00	\$ 0.13	\$ 5,833	Village Residential	This is an irregularly shaped, wooded parcel with rolling topography. The property has frontage on Maple Grove Lane, a paved town road, and is used for residential purposes. Electricity and telephone are available.
	Minimum for sales			9/2/11	\$ 23,750	116,305	2.67	\$ 0.014	\$ 593		
	Average for Sales			12/5/12	\$ 43,208	981,116	22.52	\$ 0.097	\$ 4,227		
	Maximum for sales			9/2/14	\$ 73,500	2,352,240	54.00	\$ 0.204	\$ 8,895		
	Averages for residential lots			10/21/13	\$ 29,375	188,833	4.34	\$ 0.169	\$ 7,364		
	Averages for residential acreage			6/28/12	\$ 50,125	1,377,258	31.62	\$ 0.061	\$ 2,659		

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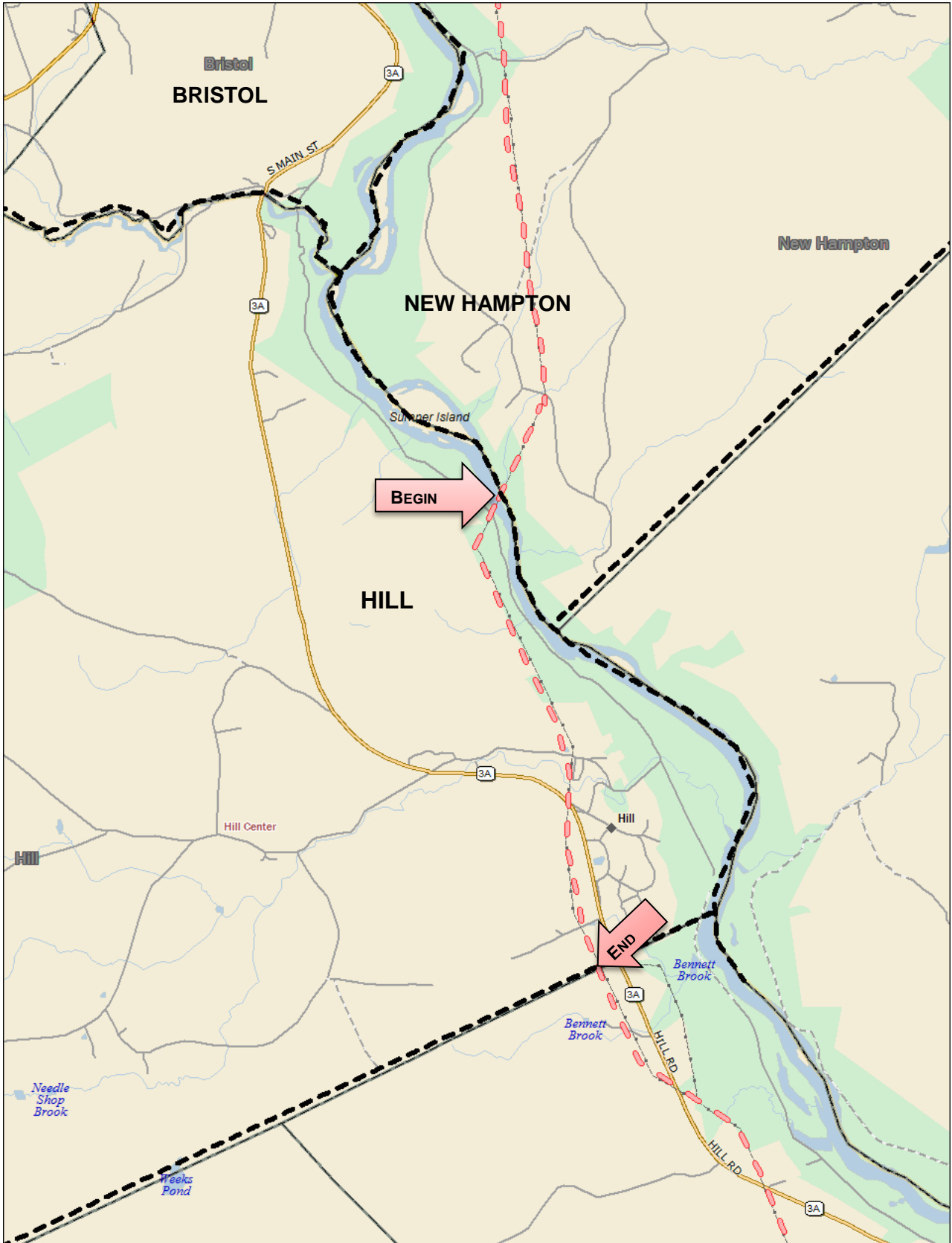


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**HILL**



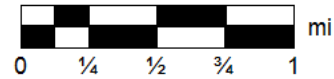
### LOCATION MAP



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MN (14.9° W)



Data Zoom 12-3

## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement corridor extends across the easterly side of Hill, near the Pemigewasset River, crossing in a north to south direction. It starts at the New Hampton town line, the centerline of the river, and extends about 2.46 miles southerly to the Franklin town line. The easement corridor extends across 20 properties, large parcels of undeveloped, rolling, wooded land initially, then as it extends along the edge of Hill Village, small and mid-sized parcels, some of them developed. Of the 20 properties, seven have a land area of less than 10 acres and only one with a land area over 100 acres in size.. The existing ROW easement crosses public streets or roads and Route 3A.

In general this is a rural area with a low population, low median income and few employment opportunities.

The existing ROW Easement has an area of 2,541,426 square feet or 58.34 acres. The proposed NPT easement to be leased has an exclusive ROW area of 974,593 square feet, and a shared (with NPT) easement ROW area of 297,740 square feet. In addition there are 285,467 square feet of "leftover" land that is 25 feet wide where it exists, separated by the NPT ROW easement from the rest of the existing ROW easement. This area has a reduced utility and value because of its narrow width and in Stark consists of two fairly short areas, lacking continuity because it does not exist throughout the length of the existing ROW easement.

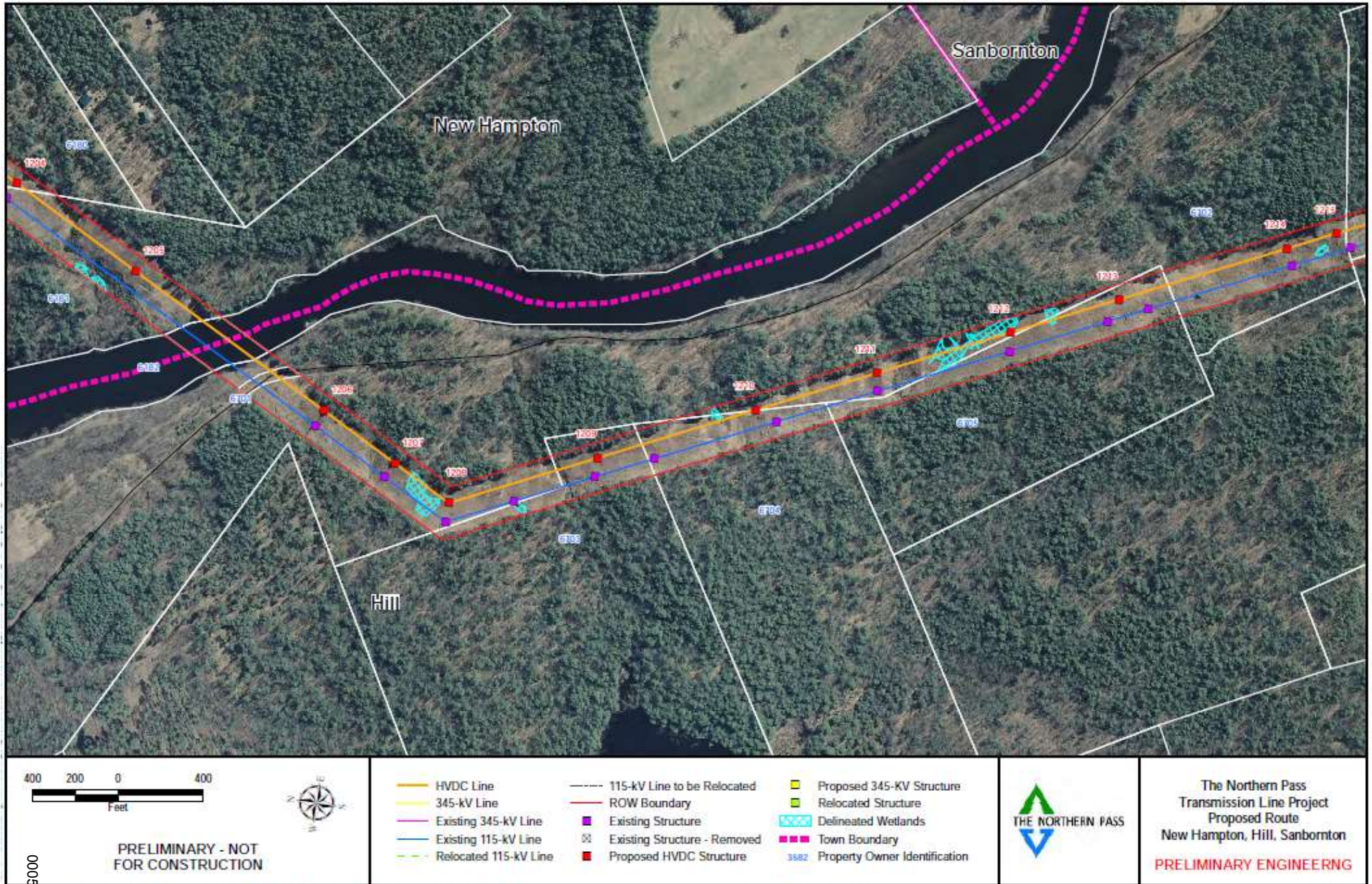
The spreadsheet on the following page summarizes the 20 properties in Hill that the existing ROW easement crosses and tabulates the square foot areas on each property of the existing easement (Column "E"), the exclusive NPT easement area (Column "I"), the shared easement area (Column "H") and where applicable the "leftover" easement area (Column "B") that is isolated by the NPT easement.

It also provided the name of the owner, the land area of the total property, the zoning, land use per assessors field card, and the assessors map and lot number.





### PARCEL PLANS



Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 00135 of 0179 Version 1

December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- Relocated 115-kV Line
- 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-KV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- ▬ Town Boundary
- # 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Hill, Sanbornton

PRELIMINARY ENGINEERING

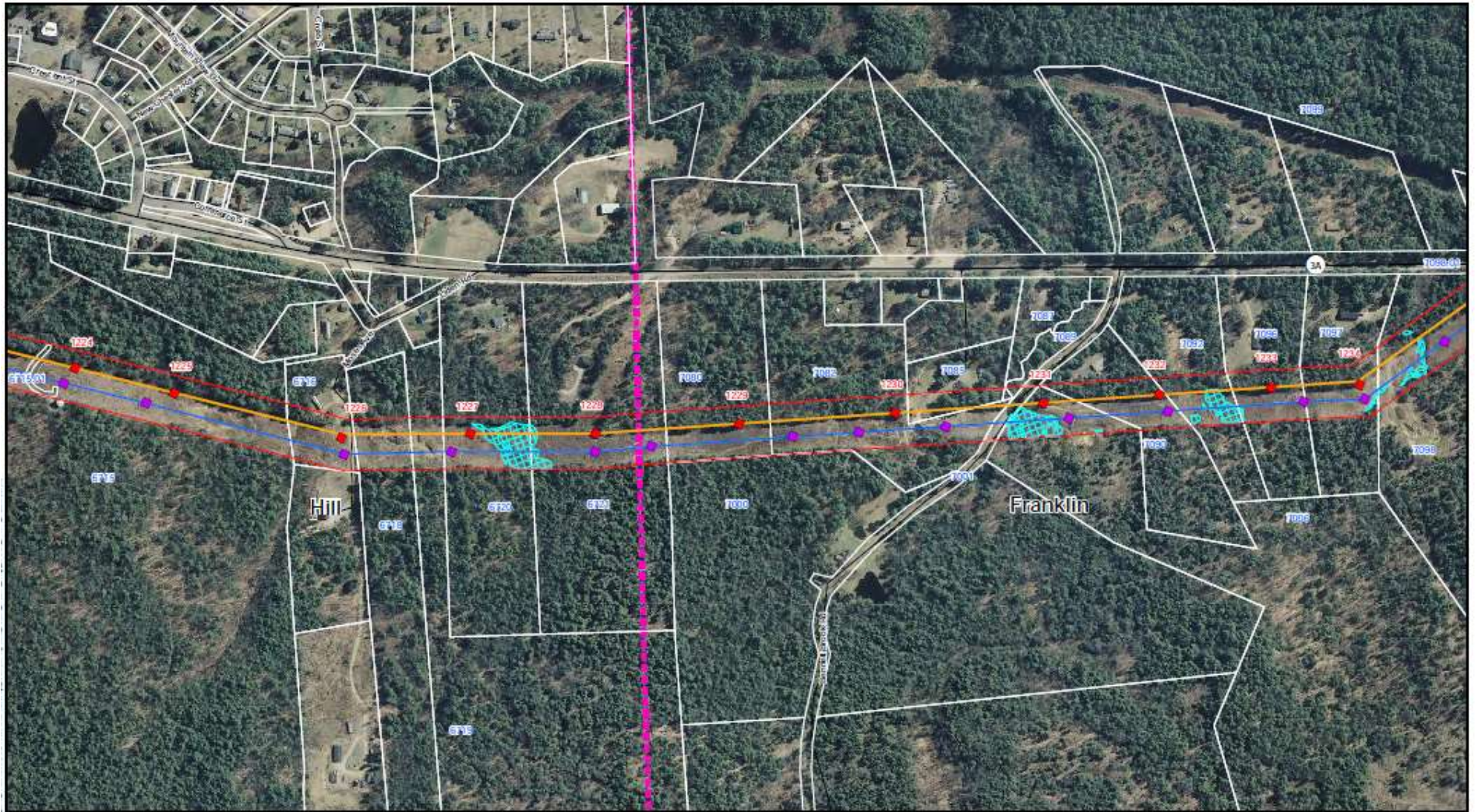
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normandau; Burns & McDonnell.

Sheet 00136 of 0179 Version 1

December 20, 2012

000505





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- ⊗ Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Hill, Franklin

**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normanda; Burns & McDonnell

Sheet 00137 of 0179 Version 1

December 20, 2012

000506



**SUBJECT PHOTOGRAPHS**



Looking northerly across Sand Hill Road; there are some residences along both sides. The new line will be on the right side.



Looking southerly across Sand Hill Road; the new line will be on the left side. There is a small trailer park on the left side.



Looking northerly across Route 3A.



Looking southerly across Route 3A; the new line will be on the left side. There are large, undeveloped tracts of woodland.



View northerly across Moses Avenue, an unpaved town road off Route 3A.



Looking southerly across Moses Avenue and unpaved road off Route 3A with a few developed lots.

**ZONING**

The properties located in the town of Hill are located in either a Rural Residential (RR) District or a Village District (Zone V). According to the Hill Zoning Ordinance, *“The Rural Residential Zone shall be mainly a district of farms, residences and woodlands”*. *“The Village District shall be mainly a district of residences and community buildings.”*

*Partial List of Allowed Uses “As-of Right”:*

- Rural: Farms (excluding pelt ranching and farms raising more than 20 swine); roadside stands for the sale of farm products; stables and riding academies; plant nurseries and greenhouses, sawmills and woodlots; one dwelling housing up to three families; home occupations, professional offices as well as retail sales of antiques, art pieces, crafts and handiwork when accessory to residences among others.
- Village: Single-family dwelling (one lot per dwelling); retail sales of antiques, art pieces, crafts and handiwork when an accessory use to residence; home occupations and professional offices accessory to residence and accessory uses and buildings.

*Dimensional Regulations:*

	Min. Lot Area (Acres)	Min. Frontage (Ft.)	Min. Front Yard (Ft.)	Min. Side Yard (Ft.)	Min. Rear Yard (Ft.)	Max. Building Height
Rural Residential	3	200	50	20	20	2.5 Stories
Village	1	100	25	20	20	2.5 Stories



## LAND SALES ANALYSIS

We have ten land sales in Hill, four are considered to be single house lots less than 10 acres in size and six are acreage land sales. There has been limited recent activity in land sales in the last four years.

Before any adjustments, the overall unit price range is \$0.02 to \$0.29 per square foot of land with an average unit price of \$0.11 per square foot, or \$713 to \$12,458 per acre with an average of \$4,668 per acre. The overall size range is from 131,116 to 44,015,202 square feet 3.01 to 1,010.45 acres, with an average of 127.91 acres. The second largest parcel has a land area of 145.00 acres and the rest of the sales are less than 60 acres in size. The sale dates range from September of 2010 to November of 2013. The sales are presented in a summary spreadsheet on the following page and are followed by a location map.

The lot sales range in area from 3.01 to 7.45 acres with an average of 4.67 acres. The unit prices range from \$1,910 to per acre to \$12,458 per acre, with an average of \$8,778 per acre. Sale 1, at \$1,910 per acre is an outlier; the unit price is a fraction of the unit price of the other lots. If that sale is excluded the unit price range tightens up and is from \$9,333 to \$12,458 per acre. Generally, the larger the lot, the lower the unit price.

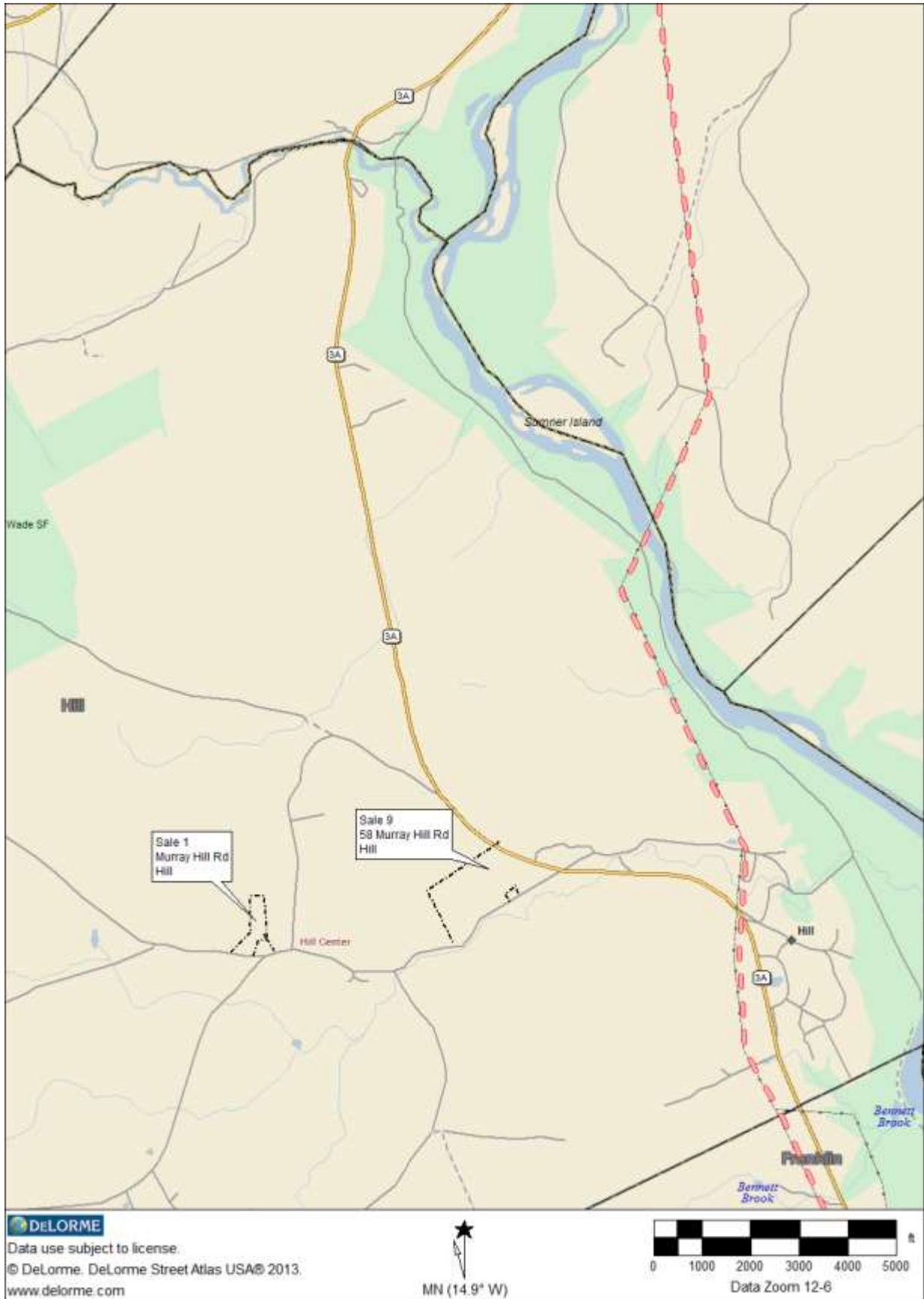
The acreage sales range in size 14.50 to 1,010.45 acres and have a unit price range of \$713 to \$2,791 per acre with an average unit price of \$1,928 per acre. Excluding the sale with over 1,000 acres, the unit price range is still fairly wide at \$862 to \$12,458 per acre.

We can see that the higher unit price were for the smaller sale parcels, the lot sales and the lowest unit prices for the land sales with the largest land areas. The ATF properties along the existing ROW easement in Hill predominantly consist of undeveloped mid and large acreage tracts in excess of 10 acres in size. tracts comparable to the acreage sales, rather than lots. As noted earlier 13 of the 20 properties have land areas in excess of 10 acres.

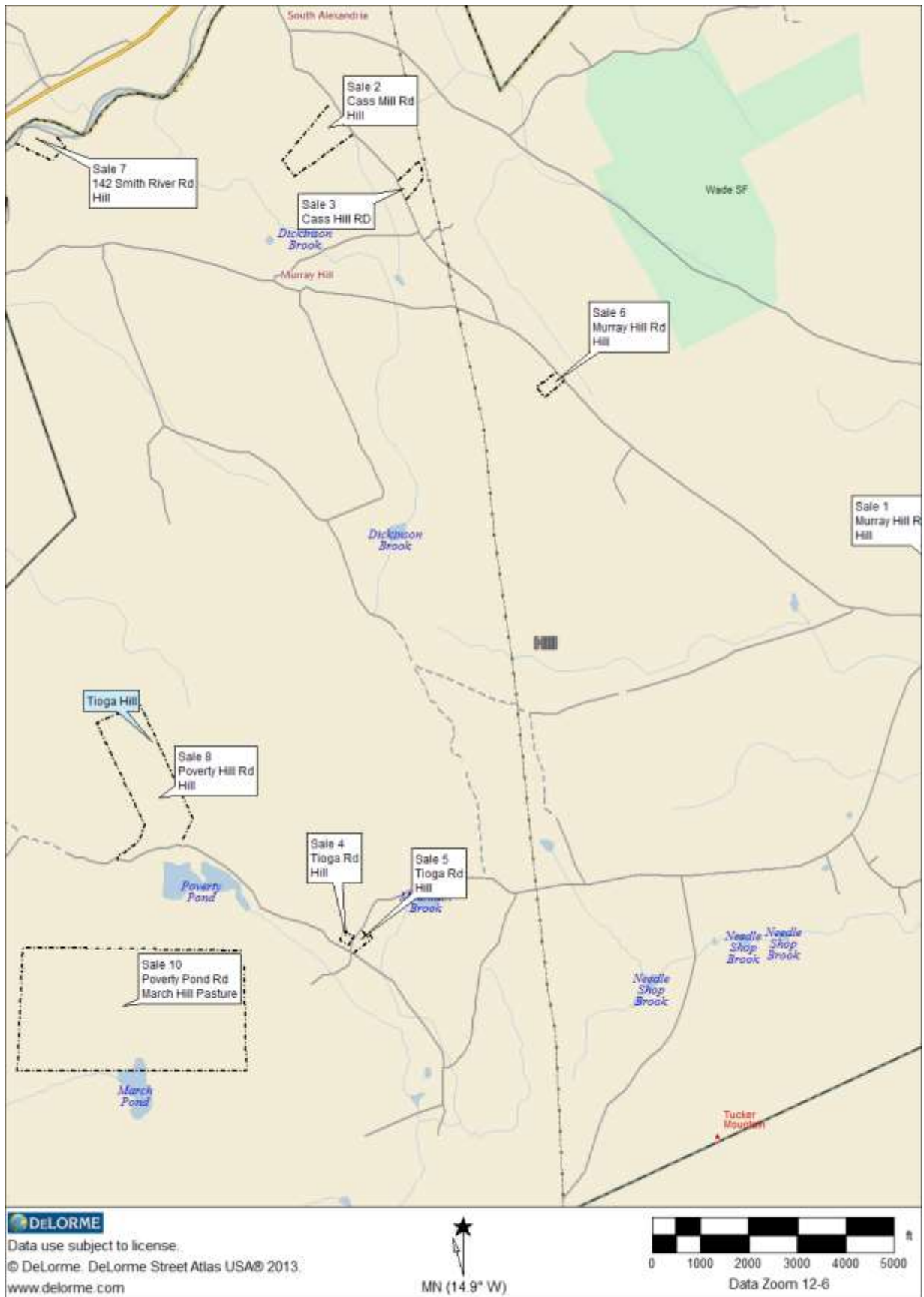
The acreage land sales are split into two groups. The two largest land sales over 100 acres in size have unit prices of \$862 and \$713 per acre; they are in the western part of the town far from the existing subject easement ROW. The other acreage sales, Sales 2, 4, 5, and 9 have land areas of 14.50 to 55.43 acres and unit prices of \$2,000 to \$2,791 per acre. Sale 9, a 55.43 acre parcel on Murray Hill Rd is in the general neighborhood of the existing subject easement ROW.

Hill Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Lot 20-1, Murray Hill Rd.	Susan & Christopher Blair	Samantha Trombley	2/22/12	\$ 8,500	193,842	4.45	\$ 0.04	\$ 1,910	Rural Residential	This lot will be used for residential purposes. The parcel has rolling topography and is wooded with small growth. It has frontage along Murray Hill Road (a paved town road) where electric and telephone are available.
2	Cass Mill Rd.	Thomas Holmes	Peter Thompson	9/27/10	\$ 29,000	631,620	14.50	\$ 0.05	\$ 2,000	Rural Residential	This was a sale between abutting property owners. The wooded parcel is irregular in shape and has moderately sloping topography. Properties located on Cass Mill Road (paved town road) have mountain views. Although there is frontage along Cass Mill Road, access to the property is limited due to slope. Electric and telephone are available.
3	Cass Mill Rd.	Land Rock LLC	Michael D. Cameron	10/1/10	\$ 37,500	131,116	3.01	\$ 0.29	\$ 12,458	Residential	This is a moderately open residential parcel with rolling topography. It is located adjacent to a NH Power Co. ROW whose power lines are visible. Electric and telephone are available.
4	Tioga Rd.	Christopher W. & Linda Jennison	Joseph C. Ronchetti	8/31/12	\$ 48,900	763,171	17.52	\$ 0.06	\$ 2,791	Residential	The property zoning is residential but use of the parcel is for timber and recreational use. This land is wooded and has rolling topography with frontage along Tioga Road, a graveled town road.. No utilities are available to the site. Electricity is estimated to be approximately 400 feet away.
5	Tioga Rd.	Jette-Schroeder Partnership	David C. & Margaret Saucier	11/25/13	\$ 46,000	764,478	17.55	\$ 0.06	\$ 2,621	Residential	The property zoning is residential; use of the parcel is for timber and recreational use. This land is wooded and has both rolling and level topography with frontage along Tioga and Poverty Pond Roads, both gravel covered town roads. No utilities are readily available to the site; electricity is estimated to be approximately 400 feet away.
6	Murray Hill Rd.	Estate of Carl F. Tinnerholm c/o Karen J. Tinnerholm	Robert E. & Jean A. Reed	2/18/13	\$ 35,000	163,350	3.75	\$ 0.21	\$ 9,333	Residential	This is a rectangular shaped residential parcel with rolling and wooded topography. The site has frontage along Murray Hill Road, a paved town road. Electricity and telephone are available. The grantor in this sale also has had 2 other lots on the market for over 1,318 days. One of the available lots is adjacent to this sale.
7	142 Smith River Rd.	Douglas W. & Ssan Gray	Peter Thompson	7/6/11	\$ 85,000	324,522	7.45	\$ 0.26	\$ 11,409	Residential	This parcel of residentially zoned land used for recreational purposes. The irregularly shaped property has gently rolling topography with frontage on Smith River Road (paved town road); it abuts conservation land. This site has on-site septic, on-site buried power and a dug well.
8	Poverty Pond Rd.	John T. Mather Memorial Hospital	Robert K. Benson	11/30/11	\$ 125,000	6,316,200	145.00	\$ 0.02	\$ 862	Residential	This wooded parcel with moderately rolling topography is used for recreational and timber purposes. It is irregular in shape and has 2,250 feet of frontage on a Class III portion of Poverty Pond Road.
9	58 Murray Hill Rd.	Chester & Ellen Smart	Sunny Hill Herb Farm, LLC	4/19/13	\$ 143,000	2,414,531	55.43	\$ 0.06	\$ 2,580	Residential	Sale included improvemants valued at \$25,000, net land price is \$143,000. Used for farm, recreation, residential and timber purposes. This is the sale of conserved land with 2.14 acres not within the conservation easement.
10	Poverty Pond Rd. & March Hill Pasture	Markley Holmes Boyer	Green Acres Woodlands, Inc.	5/21/13	\$ 720,000	44,015,202	1,010.45	\$ 0.02	\$ 713	Residential	Used for Timber / Recreation. This is an irregularly shaped parcel with rolling topography and no street frontage. NOT INSPECTED, ROW, EASEMENTS AND COVENANTS. 890.89 ACRES ARE SUBJECT TO CONSERVATION EASEMENT.
	Minimum for sales			9/27/10	\$ 8,500	131,116	3.01	\$ 0.02	\$ 713		
	Average for Sales			5/5/12	\$ 127,790	5,571,803	127.91	\$ 0.11	\$ 4,668		
	Maximum for sales			11/25/13	\$ 720,000	44,015,202	1,010.45	\$ 0.29	\$ 12,458		
	Averages for residential lots			11/19/11	\$ 41,500	203,207	4.67	\$ 0.20	\$ 8,778		
	Averages for residential acreage			8/25/12	\$ 185,317	9,150,867	210.08	\$ 0.04	\$ 1,928		

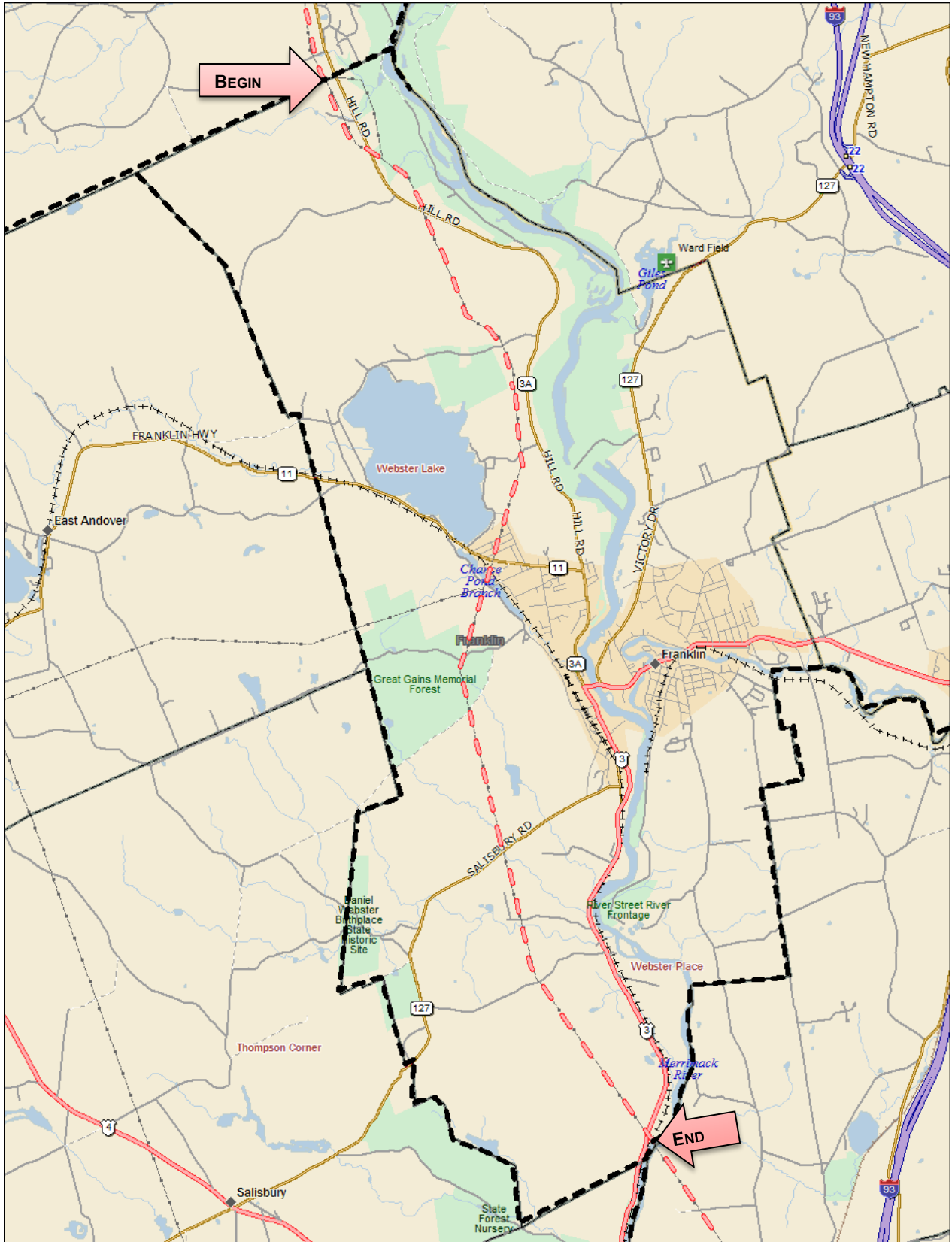






# FRANKLIN

### LOCATION MAP



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MN (14.9° W)



Data Zoom 11-5



## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement crosses into the northern portion of Franklin, just north of Bennett Brook Road. The line travels through the town in a north to south direction keeping to the west of Routes 3 and 3A. The line is 9.92 miles in length with an existing easement area of 11,319,773 square feet or 259.87 acres, of which 3,817,611 square feet or 87.64 acres will be encumbered with the exclusive section of the NPT easement. Another 1,570,508 square feet or 36.05 acres will be shared with PSNH and 403,148 square feet or 9.26 acres will become an uneconomic remnant to the main easement area. The fee owners which are encumbered by the ROW easement in Franklin total 99. Where the ROW crosses individual properties, 10 of the sites are over 100 acres in total land area; 37 parcels are between 5 acres and 100 acres; the remaining parcels are less than 5 acres in size.

The ROW is generally characterized as running through remote access woodlands and has rolling to hilly in terrain and where the ROW crosses an existing town way, there is usually a single-family home or lot. To the north the ROW crosses Bennett Brook Road, Hill Road, Lake Shore Drive and Griffin Road. The land is predominantly rural woodlands. As the ROW crosses southerly of Lake Avenue, land uses transition to a more urbanized environment before transitioning back to rural woodlands as it crosses through the Great Gains Memorial Forest. Between Montgomery Road and Route 12, the land is characterized as hilly forest land on both sides of the ROW. Heading south of Route 127, there is a long stretch of rolling and hilly forested land as the ROW approaches Route 3. Just before the Route 3 crossing is the location of the proposed converter station. The ROW continues over Route 3 and over the Merrimack River into the Town Northfield.

PARCEL IDENTIFICATION SHEET

LL NUMBER										Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
<b>FRANKLIN</b>																			
7080	Lard, John L. & Barbara	9		403	Conservation	8.06													
								889	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	11,361	102,146	13,270	35,311
7000	Lard, John L. & Barbara	9		403	Conservation District	19.70	R - 101												
								890	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	-	148	-	-
7082	Lard, John L. & Barbara	9		403		-													
								891	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	15,088	185,079	27,255	54,220
7085	Lard, Michael G.	26		2	Conservation	2.68	R-101												
								892	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	10,545	38,126	1,827	25,754
7087	Tyronza Associates LLC	27		3	Conservation District	1.87	R-101												
								893	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	405	1,382	-	977
7089	Lard, John L. & Barbara	27		1	Conservation District	1.02	R-130												
								894	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	1,368	1,741	-	374
7006	Richard J. Morway, Jr. Trustee, of the Richard J. Morway	27		401	Conservation District	97.57	R - 130												
								895	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	1,091	74,667	10,177	15,013
7090	Vandell, Ray Allen & Briana	27		401	Conservation District	7.02	R-103												
								896	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	11,779	78,443	9,999	31,694
7092	Fraser, Bruce & Pamela	27		401	Conservation District	7.09	R-130												
								897	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	7,971	61,660	7,940	22,988
7096	Franson, Jody R. & Eric A.	27		401	Conservation District	6.95	R-101												
								898	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	7,988	67,953	8,794	24,128
7097	White, Matthew J.	27		401	Conservation District	7.11	R-101												
								899	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	9,036	76,237	9,862	27,182
7098	Richard J. Morway, Jr. Trustee, of the Richard J. Morway	27		401	Conservation District	19.56	R-130												
								900	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	14,477	164,496	23,021	53,535
7100	Richard J. Morway, Jr. Trustee, of the Richard J. Morway	27		401	Conservation District	18.32	R-130												
								901	Abutter <15	Land - Private	C2-31	25.00	225.00	-29.20	77.65	-	13,985	438	-
7101	Lepage, Andre R. & Lapierrée-Lepage, Carmen I.	27		402	Conservation District	7.86	R-101												
								902	Abutter <15	Land - Private	C2-31,C2-32	25-25	0.00	0.00	0.00	13,387	109,728	14,173	39,699
7099	US Army Corps of Engineers	26		403	Conservation District	76.00	E-900												
								903	Abutter <15	Land - US ACOE	C2-32	25.00	225.00	-29.20	77.65	23,039	86,908	-	63,870
7105	D. Blakely Hoar Realty Trust 2009, Jalkut/Satti Consentino	69		403	Conservation District	30.95	R-130												
								904	Abutter <15	Land - Private	C2-32	25.00	225.00	-29.20	77.65	-	16,367	678	-
7106	D. Blakely Hoar Realty Trust 2009, Jalkut/Satti Consentino	68		401	Conservation District	25.29	R-130												
								905	Abutter <15	Land - Private	C2-32	25.00	225.00	-29.20	77.65	40,212	327,613	42,369	119,083
7111	D. Blakely Hoar Realty Trust 2009, Jalkut/Satti Consentino	69		4	Conservation District	0.40	R-132												
								906	Abutter <15	Land - Private	C2-32	25.00	225.00	-29.20	77.65	1,061	16,828	3,728	7,329
7112	Hinchliffe, Susan A.	69		2	Conservation District	13.78	C-387												
								908	Abutter <15	Land - Private	C2-32	25.00	225.00	-29.20	77.65	17,724	160,135	20,656	54,922
7123	D. Blakely Hoar Realty Trust 2009, Jalkut/Satti Consentino	69		401	Conservation District	139.92	R-130												
								909	Abutter <15	Land - Private	C2-32	25.00	225.00	-29.20	77.65	86,777	769,659	99,677	266,448
7125	Painter, David R. & Holland, Joseph T.	90		404	Conservation District	204.39	R-130												
								910	Abutter <15	Land - Private	C2-32	25.00	225.00	-29.20	77.65	45,788	423,340	55,147	145,548
7130	Colpack, Tamara L.	72		6	Lake Protection District	5.63	R-101												
								911	Abutter <15	Land - Private	C2-32	25.00	225.00	-29.20	77.65	6,501	108,057	14,350	29,016
7134	Properties Inc., c/o Public Service Co. of NH	72		1	Lake Protection District	0.92	I-131												
								912	Abutter <15	Land - PI	C2-32,C2-33	25-25	0.00	0.00	0.00	-	6,105	-	-
7132	White, David J.	90		403	Conservation District	67.52	R-101												
								913	Abutter <15	Land - Private	C2-32,C2-33	25-25	0.00	0.00	0.00	3,839	5,127	-	-
7133	Public Service Company of New Hampshire	91		401	Conservation District	3.02	I-423												
								914	Abutter <15	Land - PSNH	C2-32,C2-33	25-25	0.00	0.00	0.00	-	130,827	18,252	56,315
7138	Parker Revocable Trust, Bradley K.	92		401	R1	124.95	R-130												
								915	Abutter <15	Land - Private	C2-33	0.00	225.00	-29.20	17.65	-	821,685	108,416	235,892
7139.06	State of New Hampshire - Fish and Game Department	72		402	Lake Protection District	130.48	E-901												
								916	Easement Crossing	Land - State	C2-33	0.00	225.00	-29.20	17.65	-	54	-	-
7139.07	Sulloway, Ernest A. & Lynn	93		12	R1	5.84	R-101												
								918	Abutter <15	Land - Private	C2-33	0.00	225.00	-29.20	17.65	-	63,889	8,399	18,351
7142	Ford, Judith A.	93		8	R1	8.41	R-101												
								919	Abutter <15	Land - Private	C2-33	0.00	225.00	-29.20	17.65	-	106,914	13,880	30,608
7143	City of Franklin	74		43	Lake Protection District	33.90	E-903												
								920	Abutter <15	Land - Municipal	C2-33	0.00	225.00	-29.20	17.65	-	36,725	60	2,380

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PARCEL IDENTIFICATION SHEET

LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
7144	Pike, John R.	93		6	R1	1.74	E-903	921	Abutter <15	Land - Private	C2-33	0.00	225.00	-29.20	17.65	-	67,553	11,725	26,310
7153	Perreault, Joseph	93		20	R1	2.80	R-101	922	Abutter <15	Land - Private	C2-33	0.00	225.00	-29.20	17.65	-	23,279	6,474	2,137
7155	Morin Jr. et al, Robert J.	93		401	R1	54.09	R-130	923	Abutter <15	Land - Private	C2-33,C2-34	25-25	0.00	0.00	0.00	21,287	296,692	39,894	93,695
7158	Morin Jr. et al, Robert J.	74		401	Lake Protection District	41.66	R-101	924	Abutter <15	Land - Private	C2-33,C2-34	25-25	0.00	0.00	0.00	24,441	239,992	29,684	92,856
7159.01	Public Service Company of New Hampshire	94		1	R1	2.17	R-132	925	Abutter <15	Land - PSNH	C2-34	25.00	225.00	-29.20	77.65	-	1,210	-	-
7159.03	Masse Trust, Armand J. & Sandra J.	75		401	R1	8.95	R-130	926	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	3,019	73,036	9,721	17,089
7164	Shnayder, Serge	75		19	Lake Protection District	1.03	R-101	927	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	1,574	2,791	-	1,217
7209	Cimikoski, Joann	75		1	Lake Protection District	0.87	R-130	928	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	478	478	-	-
7230	Masse Trust, Armand J. & Sandra J.	76		95	R1	1.20	R-130	929	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	-	332	-	-
7229	Lind, Eric R.	76		407	Lake Protection District	2.75	R-101	931	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	12,118	88,851	11,534	35,093
7228	Brouillard, Roy J. & Joan W.	76		48	Lake Protection District	1.69	R-101	933	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	2,792	47,287	6,845	13,348
7227	Griffith, Robert K. & Wendy L.	76		47	Lake Protection District	0.52	R-132	935	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	5,285	22,694	2,839	13,561
7220	Libby, Alan	76		89	Lake Protection District	1.35	R-103	936	Abutter <15	Land - Private	C2-35,C2-34	25-25	0.00	0.00	0.00	2,717	5,690	-	2,917
7236	Sylvestre Jr., Peter R.	76		42	Lake Protection District	0.38	R-101	937	Abutter <15	Land - Private	C2-34	25.00	225.00	-29.20	77.65	-	277	-	-
7245	Ives, Suzanne L.	76		40	Lake Protection District	1.01	R-103	938	Abutter <15	Land - Private	C2-35,C2-34	25-25	0.00	0.00	0.00	-	29,247	4,311	11,470
7246	Fernandes, Carolyn & Sullivan, Maria & Justice Theodora	76		26	Lake Protection District	0.25	R-101	939	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	3,022	-	-
7247	City of Franklin	76		44	Lake Protection District	0.13	E-903	940	Abutter <15	Land - Municipal	C2-35	0.00	200.00	-29.20	77.65	-	5,146	-	-
7248	Gendron, Arthur D.	76		25	Lake Protection District	0.25	R-132	941	Nearby Property	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	10,989	3,447	1,963
7249	Public Service Company of New Hampshire	76		45	Lake Protection District	0.38	R-130	943	Abutter <15	Land - PSNH	C2-35	0.00	200.00	-29.20	77.65	-	10,351	866	9,484
7297	City of Franklin	76		20	Lake Protection District	0.13	E-903	944	Abutter <15	Land - Municipal	C2-35	0.00	200.00	-29.20	77.65	-	875	-	-
7298	Public Service Company of New Hampshire	76		65	Lake Protection District	0.38	R-130	945	Abutter <15	Land - PSNH	C2-35	0.00	200.00	-29.20	77.65	-	14,561	1,950	349
7299	Public Service Company of New Hampshire	76		46	Lake Protection District	0.25	R-130	947	Abutter <15	Land - PSNH	C2-35	0.00	200.00	-29.20	77.65	-	10,751	2,392	7,671
7302	Stephen, Robert & Sharon G.	76		61	Lake Protection District	0.76	R-103	948	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	4,606	-	-
7300	Backert, Linda L.	76		12	Lake Protection District	0.25	R-103	949	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	3,428	-	3,428
7301	Poulin, Sean K. & Voth, Danielle	76		155	Lake Protection District	0.51	R-131	950	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	21,734	4,366	7,925
7284	Hebert, Norm	76		55	Lake Protection District	0.11	R-101	952	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	1,138	-	-
7275	Public Service Company of New Hampshire	76		66	Lake Protection District	0.13	R-130	953	Abutter <15	Land - PSNH	C2-35	0.00	200.00	-29.20	77.65	-	932	-	932
7283	Dickinson, Edward Van	76		54	Lake Protection District	0.32	R-132	954	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	12,822	1,654	186
7282	Public Service Company of New Hampshire	76		67	Lake Protection District	0.34	R-130	956	Abutter <15	Land - PSNH	C2-35	0.00	200.00	-29.20	77.65	-	12,837	2,315	9,899
7308	Hernandez, Joaquin & Ermelina Maria	76		146	Lake Protection District	1.22	R-101	957	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	153	-	-
7309	Hill, James	76		148	Lake Protection District	1.09	C-331	959	Abutter <15	Land - Private	C2-35	0.00	200.00	-29.20	77.65	-	38,783	5,534	9,797
7318	Public Service Company of New Hampshire	76		1	R1	11.42	I-424	960	Abutter <15	Land - PSNH	C2-36,C2-35	0.00	0.00	0.00	0.00	-	126,693	10,321	23,440
7316	Garneau-Thompson, Leigh S.	76		5	Conservation	1.89	R-101	961	Abutter <15	Land - Private	C2-36	0.00	200.00	-30.70	76.15	-	44,333	7,455	19,808
7322	Garneau, Joseph A. & Cohen, Mary A.	77		402	R1	1.59	R-106	962	Abutter <15	Land - Private	C2-36	0.00	200.00	-30.70	76.15	-	28,665	-	-

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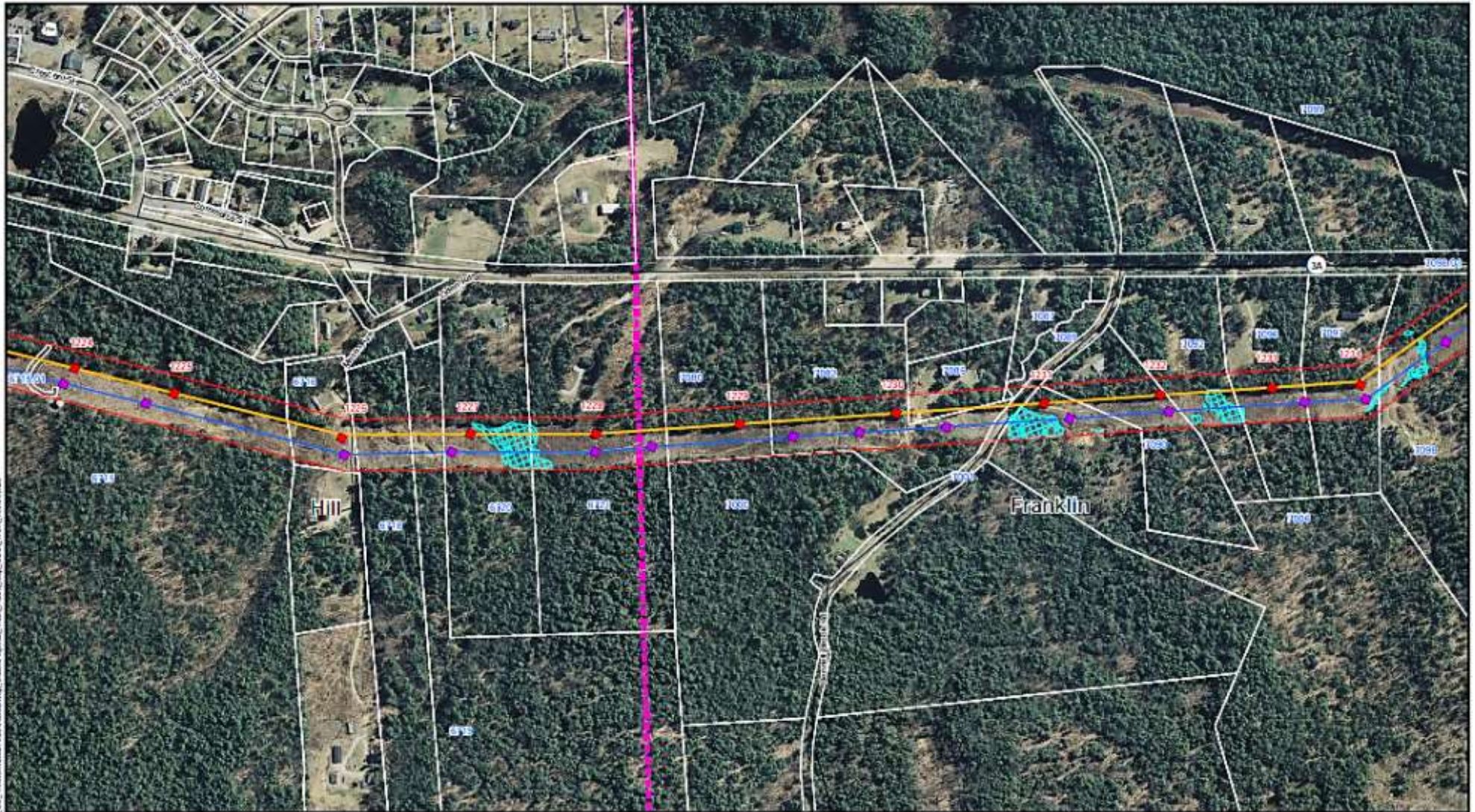
PARCEL IDENTIFICATION SHEET

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7325	Rogers, Elaine	77		406	Conservation	0.58	E-903	963	Abutter <15	Land - Municipal	C2-36	0.00	200.00	-30.70	76.15	-	9,427	905	2,902
7031.02	Lanigan, Valerie	77		13	Conservation District	3.30	R - 101	964	Abutter <15	Land - Private	C2-36	0.00	200.00	-30.70	76.15	-	86,683	11,476	32,046
7031.01	Nadeau, David F. & Mary C.	77		12	Conservation District	3.05	R - 101	965	Abutter <15	Land - Private	C2-36	0.00	200.00	-30.70	76.15	-	32,600	1,979	432
7031	Fitts, Susan	77		401	Conservation District	50.92	R - 130	966	Abutter <15	Land - Private	C2-37,C2-36	0.00	0.00	0.00	0.00	-	185,415	25,910	68,198
7032	Properties Inc., c/o Public Service Co. of NH	78		402	Conservation District	64.70	C - 390	967	Abutter <15	Land - PI	C2-37	0.00	300.00	-30.70	76.15	-	398,456	53,986	134,856
7034	Properties Inc., c/o Public Service Co. of NH	78		401	Conservation District	39.53	C - 390	969	Abutter <15	Land - PI	C2-37	0.00	300.00	-30.70	76.15	-	195,754	25,740	57,681
7036	City of Franklin	37		402	Conservation District	366.62	E - 903	970	Abutter <15	Land - Municipal	C2-37	0.00	300.00	-30.70	76.15	-	364,557	50,168	141,517
7038	Reynolds Jr., Philip C.	79		401	Conservation District	26.13	R - 130	971	Abutter <15	Land - Private	C2-37	0.00	300.00	-30.70	76.15	-	86,492	-	-
7039	City of Franklin	40		401	Conservation District	296.13	E - 903	972	Abutter <15	Land - Municipal	C2-37	0.00	300.00	-30.70	76.15	-	434,018	65,131	197,345
7040	City of Franklin	57		401	Conservation District	99.94	E - 903	973	Abutter <15	Land - Municipal	C2-37	0.00	300.00	-30.70	76.15	-	577,769	76,430	234,194
7041	City of Franklin	82		403	Conservation District	78.14	E - 903	974	Abutter <15	Land - Municipal	C2-37	0.00	300.00	-30.70	76.15	-	357,864	53,353	74,630
7042	Campbell Family Trust; Campbell, Trustee Cynthia V.	82		402	Conservation District	9.18	R - 101	975	Abutter <15	Land - Private	C2-37	0.00	300.00	-30.70	76.15	-	51,340	-	51,343
7045	Public Service Company of New Hampshire	82		1	Low-density Residential	0.17	I - 423	976	Abutter <15	Land - PSNH	C2-37	0.00	300.00	-30.70	76.15	-	2,552	-	-
7046	West, Richard F. & Mary E.	82		8	Conservation District	5.24	R - 101	977	Abutter <15	Land - Private	C2-37	0.00	300.00	-30.70	76.15	-	6,240	-	-
7044	Concord Regional Solid Waste, Resource Recovery Cooperative	82		401	Conservation District	50.26	E - 901	978	Abutter <15	Land - Municipal	C2-37,C2-38	0.00	0.00	0.00	0.00	-	346,464	48,252	117,786
7049	Ball, Diane L.	83		7	Conservation District	0.87	R - 106	979	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	5,710	-	5,710
7048	Concord Regional Solid Waste, Resource Recovery Cooperative	82		409	Industrial District	78.23	E - 901	980	Abutter <15	Land - Municipal	C2-38	0.00	225.00	-30.70	76.15	-	7,129	-	-
7050	Ball, Diane L.	83		6	Conservation District	1.38	R - 101	981	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	8,804	-	8,804
7047	Concord Regional Solid Waste, Resource Recovery Cooperative	83		10	Conservation District	7.25	E - 901	982	Abutter <15	Land - Municipal	C2-38	0.00	225.00	-30.70	76.15	-	266,161	42,721	64,806
7051	Amilcar Giraldo & Alejandrina Velez-Villa	83		5	Conservation District	0.69	R - 101	983	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	4,399	-	4,399
7052	Laroche, Leon C. & Mabel M.	83		4	Conservation District	0.69	R - 101	984	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	4,396	-	4,396
7053	Kozak, Diane M. & Kozak, Michael	83		3	Conservation District	0.92	R - 104	985	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	5,858	-	5,858
7054	Gonthier, Robin Tucker	83		2	Conservation District	1.41	E - 101	986	Abutter <15	Land - Municipal	C2-38	0.00	225.00	-30.70	76.15	-	9,698	-	9,698
7055	Concord Regional Solid Waste, Resource Recovery Cooperative	83		9	Conservation District	0.35	E - 901	987	Abutter <15	Land - Municipal	C2-38	0.00	225.00	-30.70	76.15	-	922	-	-
7057	Emerson Family Trust, Emerson Trustees Raymond & Lillian	83		402	Conservation District	5.74	R - 130	988	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	49,570	8,522	15,591
7058	Jackman, Philip E.; Pappas, John & Robertello, Gerald W.	84		401	Conservation District	14.42	R - 130	989	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	7,930	-	-
7059	Emerson Family Trust, Emerson Trustees Raymond & Lillian	59		401	Conservation District	75.88	R - 132	990	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	237,821	33,692	168,953
7060	Smith, Ernest M.; Nesti, Frances & Dennis, Mary	103		402	Conservation District	87.70	R - 130	991	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	311,200	40,510	21,927
7062	Carr, Jeff S. & Jacques, Ricky A.	85		2	Conservation District	2.01	R - 101	992	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	4,801	-	4,801
7061	Public Service Company of New Hampshire	85		11	Conservation District	1.38	I - 423	995	Abutter <15	Land - PSNH	C2-38	0.00	225.00	-30.70	76.15	-	24,491	3,896	5,871
7066	Hallahan Revocable Trust, William I.	85		401	Conservation District	254.88	R -130	996	Abutter <15	Land - Private	C2-38	0.00	225.00	-30.70	76.15	-	1,280,893	175,366	444,439





PARCEL PLANS



PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                                    |
|-----------------------|------------------------------|------------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-kV Structure          |
| 345-kV Line           | ROW Boundary                 | Relocated Structure                |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands                |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                      |
| Relocated 115-kV Line | Proposed HVDC Structure      | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Hill, Franklin

PRELIMINARY ENGINEERING

00052









**PRELIMINARY - NOT FOR CONSTRUCTION**

- |                       |                              |                                    |
|-----------------------|------------------------------|------------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure          |
| 345-kV Line           | ROW Boundary                 | Relocated Structure                |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands                |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                      |
| Relocated 115-kV Line | Proposed HVDC Structure      | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Franklin

**PRELIMINARY ENGINEERING**

000623

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorants; Normandau; Blum & McDonnell.

Sheet 00139 of 0179 Version 1

December 20, 2012









PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                                    |
|-----------------------|------------------------------|------------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-kV Structure          |
| 345-kV Line           | ROW Boundary                 | Relocated Structure                |
| Existing 345-kV Line  | Existing Structure           | Delineated Wellands                |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                      |
| Relocated 115-kV Line | Proposed HVDC Structure      | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Franklin

PRELIMINARY ENGINEERING

000925

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Coloration: Normandus; Illums & McDonnell.

Sheet 00141 of 0179 Version 1

December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- |                         |                                |                                 |
|-------------------------|--------------------------------|---------------------------------|
| — HVDC Line             | — 115-kV Line to be Relocated  | ■ Proposed 345-KV Structure     |
| — 345-kV Line           | — ROW Boundary                 | ■ Relocated Structure           |
| — Existing 345-kV Line  | ■ Existing Structure           | ■ Delineated Wetlands           |
| — Existing 115-kV Line  | ⊗ Existing Structure - Removed | ■ Town Boundary                 |
| — Relocated 115-kV Line | ■ Proposed HVDC Structure      | ■ Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Franklin  
**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cater & Colantoni; Normandau; Burns & McDonnell

Sheet 00142 of 0179 Version 1

December 20, 2012

000526









PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-kV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Franklin

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorworks; Normandiac; Burns & McDonnell

Sheet 00144 of 0179 Version 1

December 20, 2012

000628





PRELIMINARY - NOT FOR CONSTRUCTION

- |                         |                                 |                                    |
|-------------------------|---------------------------------|------------------------------------|
| — HVDC Line             | --- 115-kV Line to be Relocated | ■ Proposed 345-kV Structure        |
| — 345-kV Line           | --- ROW Boundary                | ■ Relocated Structure              |
| — Existing 345-kV Line  | ■ Existing Structure            | ▨ Delineated Wetlands              |
| — Existing 115-kV Line  | ▨ Existing Structure - Removed  | ■ Town Boundary                    |
| — Relocated 115-kV Line | ■ Proposed HVDC Structure       | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Franklin

PRELIMINARY ENGINEERING

001629

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Cotnam; Normandus; Burns & McDonnell

Sheet 00145 of 0179 Version 1

December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- |                             |                                |                                    |
|-----------------------------|--------------------------------|------------------------------------|
| — HVDC Line                 | — 115-kV Line to be Relocated  | ■ Proposed 345-kV Structure        |
| — 345-kV Line               | — ROW Boundary                 | ■ Relocated Structure              |
| — Existing 345-kV Line      | ■ Existing Structure           | ▨ Delineated Wetlands              |
| — Existing 115-kV Line      | ⊗ Existing Structure - Removed | ■ Town Boundary                    |
| - - - Relocated 115-kV Line | ■ Proposed HVDC Structure      | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Franklin

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Coloration; Normandeau; Burns & McDonnell.

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December 20, 2012

000530





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">—</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: blue;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">■</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3882 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Franklin, Northfield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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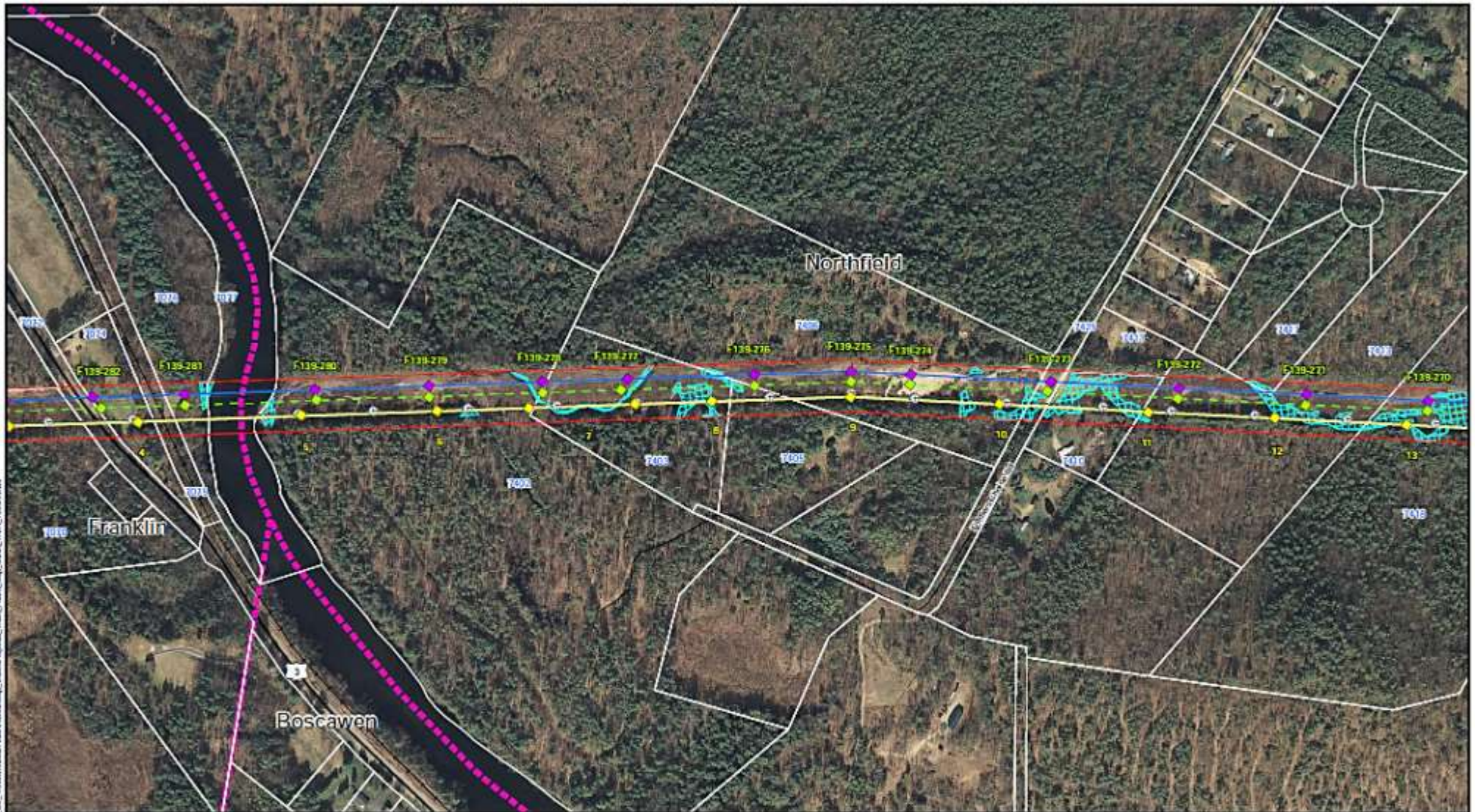
Source: NH/DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cater & Colantoni; Normandau; Burns & McDonnell.



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December 20, 2012

000531





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">- - -</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: blue;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: blue;">■</span> Delineated Wetlands</li> <li><span style="color: pink;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3152 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Franklin, Northfield, Boscawen</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorants; Normans; Burns & McDonnell. Sheet 00147 of 0179 Version 1 December 20, 2012

000392



**SUBJECT PHOTOGRAPHS**



Route 3A in Franklin north of Cross Street



Route 3A in Franklin north of Cross Street



Flag Hole Road in Franklin. Looking north view south turns left, dirt road rural setting.



Franklin Bennett Brook Road.



Franklin Route 3A looking north south crossing.



Griffin Road in Franklin. NS has large ledge outcrop. Rural Residential 2 homes about 2





Griffin Road in Franklin. NS has large ledge outcrop. Rural residential 2 homes abut 3



Griffin Road in Franklin. NS has large ledge outcrop. Rural residential 2 homes abut ROW



Lake Shore Drive in Franklin north and south rural residential rolling forest land 2



Lake Shore Drive in Franklin north and south rural residential rolling forest land



Punch Brook Road in Franklin



Punch Brook Road in Franklin. Landfill quarry nearby ROW is adjacent to woods and has rolling topography.



Route 11 in Franklin. Substation location houses on south side. North side has construction equipment under line then houses.



Salisbury Road- state road scattered single family homes. Rolling woods with stream crossing under road within ROW



Salisbury Road—opposite direction



Smith Hill Road. Dirt road one single family abuts ROW. Semi-rural residential with high degree of quality.



## ZONING

The subject parcels located in Franklin are within the Conservation (C) District, the Low-density Residential (R-1) District, the Conservation (C) District or the Lake Protection (LP) District.

### *Partial List of Allowed Uses "As-of Right":*

Conservation:	Single-family dwellings; manufactured housing; essential services; farming and stables, livestock barns or kennels.
Lake Protection District:	Single-family dwellings and essential services.
Low-density Residential:	Single-family dwellings; manufactured housing (individual lots); church or essential services.
Industrial 1 & 2:	Uses allowed in both Zoning Districts include inside storage warehouse, light industry; personal and professional service uses; and essential services.
Industrial 1:	In addition to the above the Industrial 1 zone also allows research laboratory and manufacturing or heavy industry.

### *General Dimensional Regulations*

#### Franklin

	Low Density Residential (R-1)	Industrial 1 (I-1)	Industrial 2 (I-2)	Conservation (C)	Lake Protection (LP)
Minimum Lot Area (sq. ft. in thousands)					
Off-lot city sewer and water	20	40	40	225	108.9
Off-lot city sewer or water	30	100	100	225	108.9
On-lot sewer and water	40	100	100	225	108.9
Minimum Lot Area Per Additional Dwelling Unit (sq. ft. in thousands)					
Off-lot city sewer and water	20	NA	NA	NA	NA
Off-lot sewer or water	30	NA	NA	NA	NA
On-lot sewer and water	40	NA	NA	NA	NA
Minimum Lot Frontage (feet)	150	80	80	400	200
Minimum Front Yard Depth (feet)	40	50*	25	50	50
Minimum Side Yard Width (feet)	20	25*	25	25	50
Minimum Depth From Building to Rear	20	50*	40	25	50

\* When a proposed building in the I-1 Zoning District would abut an industrial zoned lot, then the setbacks for the front, rear and side yards are reduced to 20 feet, 20 feet and 15 feet respectively. If the proposed building abuts a residential use or residentially zoned land, then the setbacks shall be as shown on the table. [Amended 5-1-06 by Ord. No. 09-06]

## VALUATION

We have located thirteen land sales in Franklin. These sales are viewed in the following way:

- For the most part, sale parcels containing less than 10 acres of land are house lots. House lots have sold for \$45,000 for acreage lots in a good location or new subdivision down to the \$20,000 range for smaller lots in lesser quality location.
- Acreage sales which are woodland parcels range in size from up to 100 acres and over 100 acres.

Generally, the trend is, the larger the lot, the lower the unit price.

We can see that the highest unit prices were for the two smallest lot sales—Sales 2 and 3—both containing less than one acre of land. The lots in the one to two acre size range (Sales 1, 4 and 6) are placed in the next unit price tier ranging from \$16,000 to \$23,000 per acre. The four largest lot sales contain land areas ranging from 5.20 to 8.05 acres and had unit prices of \$9,231 to \$12,500 per acre.

There are three acreage sales containing over 100 acres of land. These acreage parcels sold for \$1,098, \$1,008 and \$969 per acre.

There are four land sales in the intermediate size category from 10 acres to less than 100 acres. Three of these are in the 50 acre size category and sold for \$1,044 to \$1,443 per acre—a narrow range of sale price per acre.

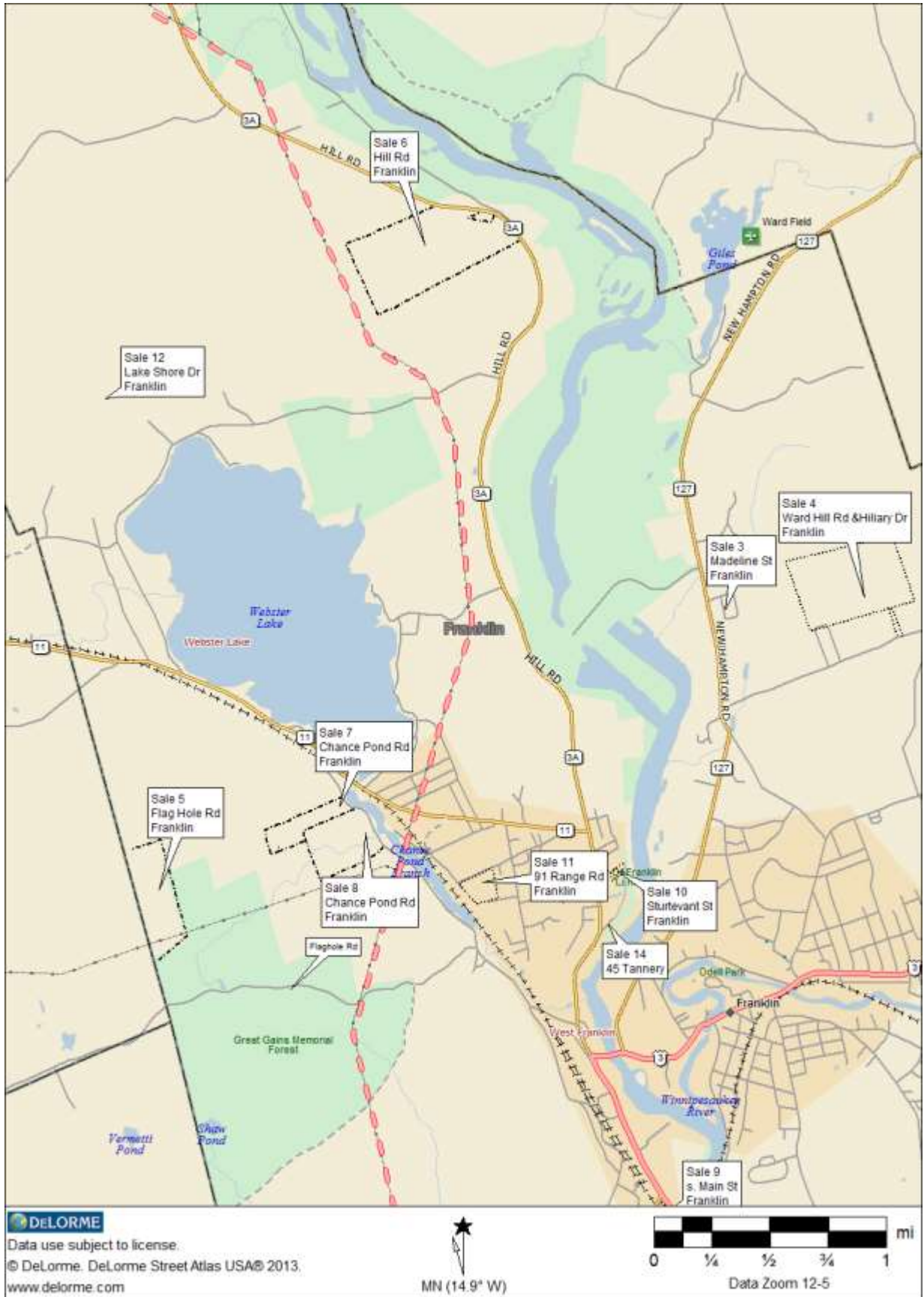
In looking at the acreage sales, there was no significant pricing difference between a 50 acre parcel and a 100 acre parcel.

Of the 99 ATF parcels, Franklin has 29 parcels in the mid to large acreage category. Under 10 acres the number is 73 parcels. The ATF values reflect the size category of each ATF parcel and within the under 10 acre size adjustments were made the smaller the parcel on the per acre pricing.

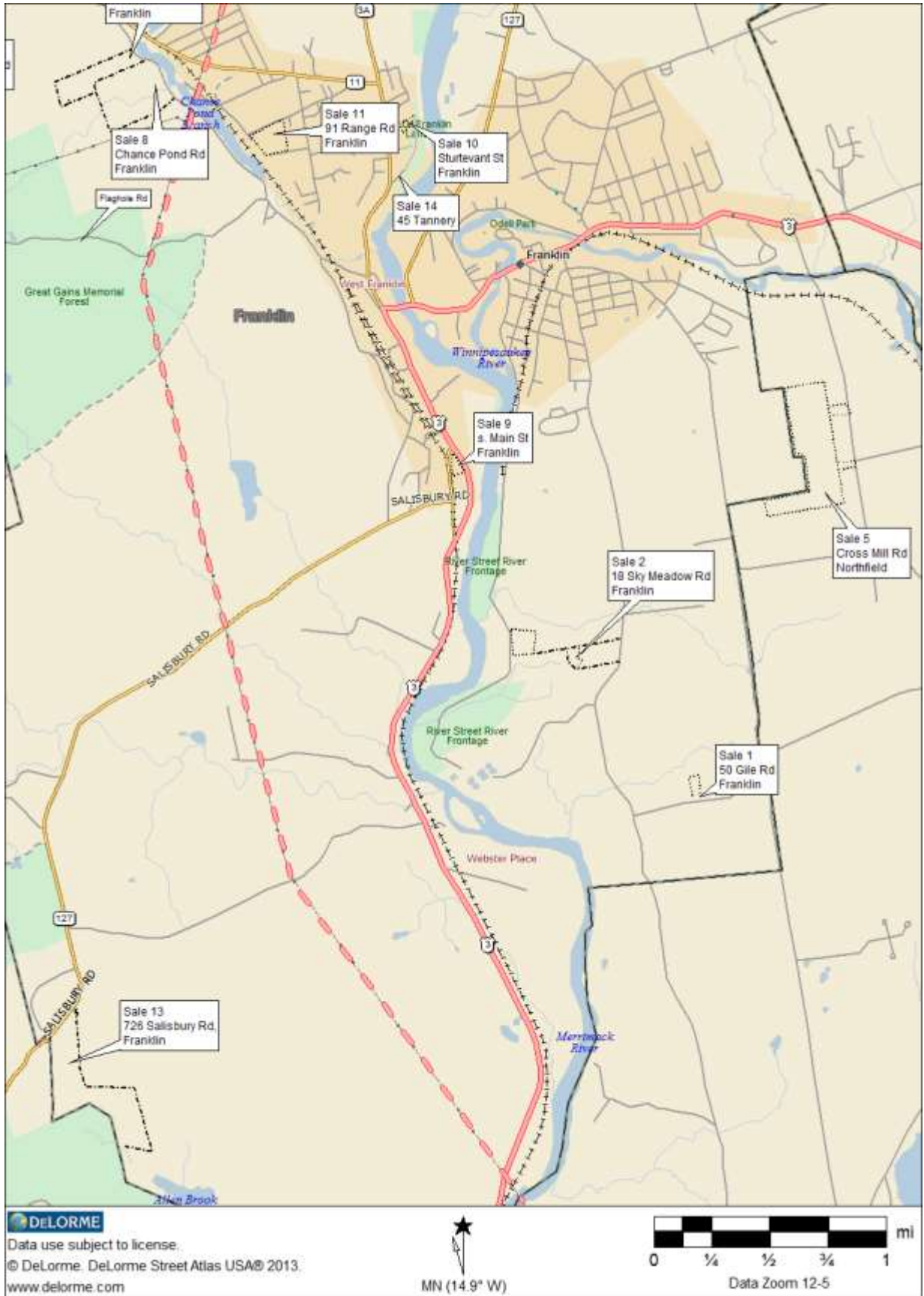


	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	50 Gile Road	John Gile Living Trust	B. & P. Dupont	6/3/14	\$42,750	196,891	4.52	\$ 0.22	\$ 9,458	Rural Residential	This is a wooded parcel in a country setting overlooking fields and mountains. The parcel has frontage of 228 feet along Gile Road. The only utility is electricity which is at the street.
2	18 Sky Meadow Lane	L.J. Pichette	S. Drolet	8/1/14	\$45,000	65,776	1.51	\$ 0.68	\$ 29,801	Rural Residential	This is the sale of Lot 18 in the Sky Meadow subdivision--a newer subdivision with 20 lots located in a country setting near a golf course. The only available utility is electricity which is at the street. On-site septic will be necessary as will an on-site well for water.
3	Madeline Street	A. Welch & M. Perkins	David T. Hill Construction, LLC	6/15/11	\$13,000	14,810	0.34	\$ 0.88	\$ 38,235	Residential	This is a level parcel with 100 feet of frontage along Madeline Street in a neighborhood setting. Public water and electricity are available at the street; private, on-site septic is necessary.
4	Ward Hill Road	W.J. & C.M. Hamel	R.L. & J.L. Taylor	9/30/14	\$135,000	4,907,905	112.67	\$ 0.03	\$ 1,198	Rural Residential	This is the bulk sale of wooded, residential land with rolling topography. A conceptual residential subdivision for 21 lots has been prepared; however, no approvals have been granted by the City of Franklin for development. Electricity and public sewer are available at the street.
5	Off Flaghole Road	Rebecca Rausch et al	Wade A. Reed et al	4/11/12	\$62,533	2,609,680	59.91	\$ 0.02	\$ 1,044	C	Wooded parcel abutting conservation land. Access to parcel is via a 50 foot ROW. Electricity available at street, on-site well and septic system is required.
6	Hill Road	Property Locators LLC	Serel Revocable Trust	4/25/11	\$120,000	5,187,996	119.10	\$ 0.02	\$ 1,008	Conservation	This is a bulk acreage sale of residential land with rolling topography. Electricity is available at the street. Top of site provides very attractive views.
7	Chance Pond Road	Arlene E. Tilton	Joseph Garneau	9/19/14	\$27,700	953,528	21.89	\$ 0.03	\$ 1,265	Conservation	This is the bulk sale of residential land with rolling topography.
8	Chance Pond Road	Karen L. Gray	Scott & Sarah Stanley Family Trust	4/6/12	\$70,000	2,224,174	51.06	\$ 0.03	\$ 1,371	Conservation	This is an irregularly shaped parcel of land with level and rolling topography. The site provides 1,100 feet of frontage along Chance Pond Road, a paved public road. The site is wooded and had been used for both timber and recreation.
9	South Main Street	T N Peters Tr.	C&T Property Management	7/2/14	\$22,500	78,844	1.81	\$ 0.29	\$ 12,431	B1	This small lot is located between US Route 3 (South Main Street) and the tracks of the B&M Railroad.
10	Sturtevant St.	Magenta Holdings , Inc.	Christine & Charles Farmer, Jr.	3/5/10	\$20,000	86,249	1.98	\$ 0.23	\$ 10,101	R2	Located off Sturtevant Street. Access via easement from Tannery Street.
11	91 Range Road	F.E.D.D. Holdings New Hampshire, LLC	Father and Sons One Realty Trust	2/1/13	\$100,000	460,865	10.58	\$ 0.22	\$ 9,452	I-1, R-2	This industrial / residential parcel is actually the sale of two adjoining parcels--one 4.47 acres of this property are zoned industrial and 6.11 acres are zoned residential. The site has 908 feet of frontage along Range Road and is served by all public utilities.
12	Lake Shore Drive	Todd M. Workman	Rand Currier	1/10/14	\$150,000	6,743,524	154.81	\$ 0.02	\$ 969	C	Part of land subject to easements. Mostly backland.
13	726 Salisbury Road	Wane E. BURGESS	Candi J. Poitras	9/26/14	\$85,000	2,583,108	59.30	\$ 0.03	\$ 1,433	Conservation	Large wooded parcel of level and rolling land located at the Salisbury town line abutting state forest.
14	Tannery Street	Magenta Holdings, Inc.	Paul Street Realty	3/2/10	\$7,000	85,813	1.97	\$ 0.08	\$ 3,553	B-1	Level parcel of raw commercial land. Electric, gas, sewer and water available at street.
	Minimum for sales			3/2/10	\$ 7,000	14,810	0.34	\$ 0.02	\$ 969		
	Average for Sales			1/12/13	\$ 64,320	1,871,369	42.96	\$ 0.20	\$ 8,666		
	Maximum for sales			9/30/14	\$ 150,000	6,743,524	154.81	\$ 0.88	\$ 38,235		
	Averages for residential lots			7/19/12	\$ 25,042	88,064	2.02	\$ 0.40	\$ 17,263		
	Averages for residential acreage			5/24/13	\$ 93,779	3,208,847	73.67	\$ 0.05	\$ 2,217		

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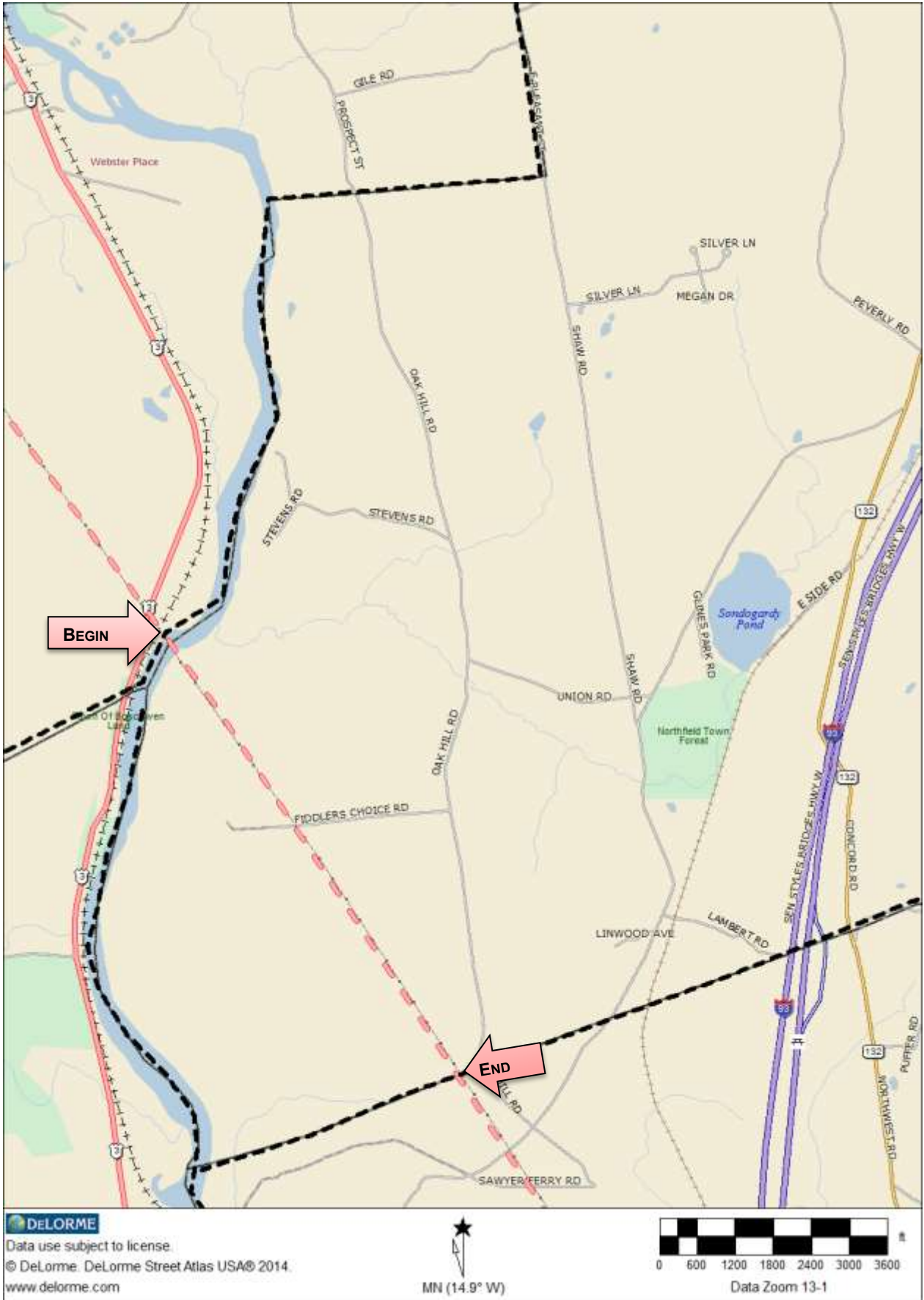




# **NORTHFIELD**



### LOCATION MAP



## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement enters into the northern portion of Northfield north of Fiddlers Cove Road. The line travels through the town in a north to south direction through the middle to Northfield between the Merrimack River to the west and I-93 to the east. The line is 1.54 miles in length with an existing easement area of 1,799,336 or 41.31 acres of which 458,339 square feet or 10.52 acres will be encumbered with the exclusive section of the NPT easement. Another 643,987 square feet or 14.78 acres will be shared with PSNH. There will be no uneconomic remnants to the main easement area. The fee owners which are encumbered by the ROW easement in Northfield total 12. Where the ROW crosses the individual property, one of the sites contains more than 100 acres of land area; nine parcels range in size from 5 acres and 100 acres; and the remainders (two) are less than 5 acres in land area.

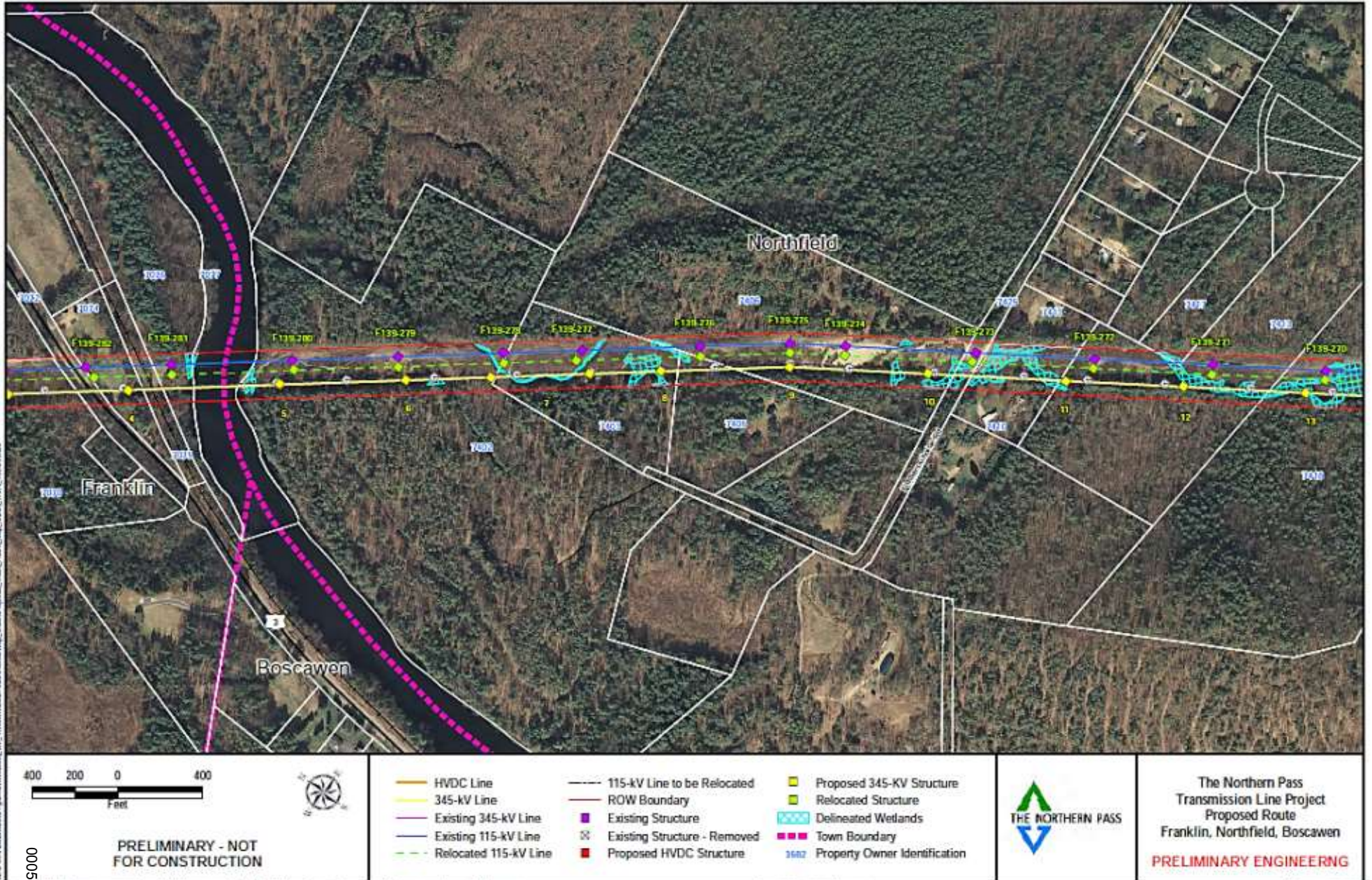
The ROW is generally characterized as running through remote access woodlands with rolling to hilly in terrain and where it crosses the existing town way (Fiddler's Cove Road); there is a driveway of a single-family home that crosses the ROW. The predominant land use is rural woodlands.







PARCEL PLANS

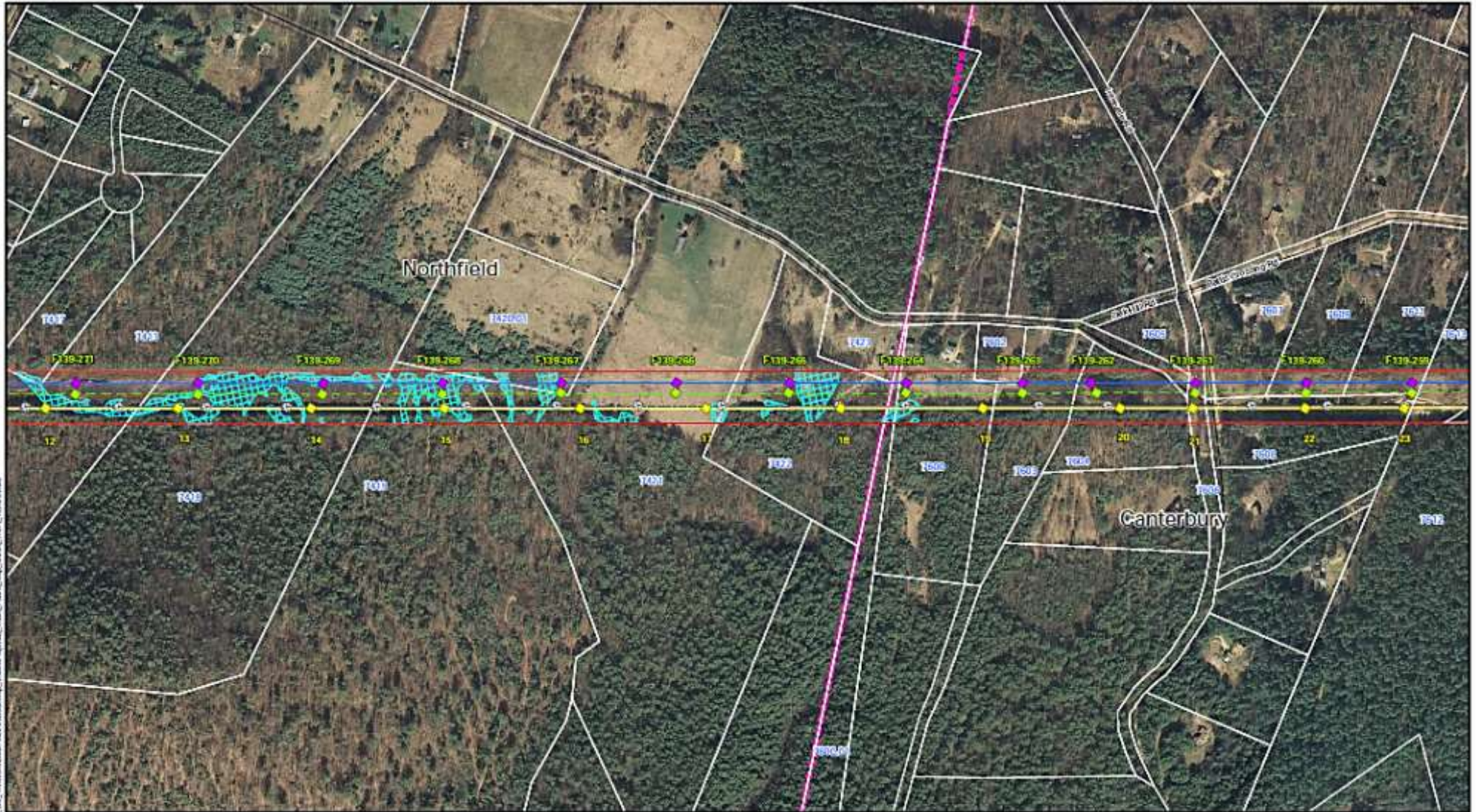


Source: NH DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorants; Normandou; Burns & McDonnell.

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December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-kV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Northfield, Canterbury

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorants; Normandasi; Burns & McDonnell.

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**SUBJECT PHOTOGRAPHS**

Fiddlers Cove Road. Dead end dirt surfaced road. One single family driveway abuts right of way. Rest of land is vacant woodlands.



## ZONING

The subject parcels located in Northfield are located in either the Conservation (Cons.) or Residential 1 (R-1) or Residential 2 (R-2) District.

### *Partial List of Allowed Uses "As-of Right":*

- Conservation: Single- or two-family residence; agriculture; home occupations and sale of home produce and products.
- Residential 1 & 2: Uses allowed in both residential zones include single- or two-family residence; agriculture; church; educational facility; home occupation and sale of home produce and products.
- Residential 2: In addition to those uses listed above, the following are also allowed uses in the R-2 Zone: Multi-family residence with five units or more, automotive repair; bed and breakfast, conference center; municipal building; nursing home; office and restaurants, among others.

### *General Dimensional Regulations*

	Conservation (Cons.)	Residential 1 (R-1)	Residential 2 (R-2)
Minimum Frontage--See Note E	250'	150'	150'
Front Setback (measured from nearest right-of-way of an abutting road)	100'	35'	35'
Side and Rear Setback	50'	20'	20'
Setbacks to bodies of water (measured from the ordinary high water mark or mean high water mark) Natural Woodland Buffer restrictions	150'	150'	150'
Primary Structure setback:			
Merrimack River	250'	n/a	n/a
Winnepesaukee River	250'	n/a	50'
Sandogardy Pond	250'	n/a	n/a
Tioga River	250'	250'	n/a
Knowles Pond Setback-See Note D	n/a	400'	n/a
Minimum Lot Size-See Notes A, B, C & F			
Single Family Residence			
With Sewer	5 ac.	2 ac.	0.5 ac.
Without Sewer	5 ac.	2 ac.	1 ac.
Two-Family Residence			
With Sewer	5 ac.	2.5 ac.	1 ac.
Without Sewer	5 ac.	2.5 ac.	1.5 ac.
Multi-family Residence			
(3 or 4 units) See Note F			
With Sewer	NP	2 ac.	1 ac.
Without Sewer	NP	2 ac.	1 ac.
(5 units or more) See Note F			
With Sewer	NP	NP	1.25 ac.
Without Sewer	NP	NP	1.25 ac.
Non-Residential			
With Sewer	5 ac.	2 ac.	0.5 ac.
Without Sewer	5 ac.	2 ac.	1 ac.
Open Space Residential Development	20 ac.	20 ac.	NP
Building Height (in stories)	3	3	3

*Dimensional Regulation Notes*

- A. Minimum lot sizes may be altered to provide for adequate on-site sanitary facilities due to soil conditions or steep slopes in accordance with standards enumerated in the Subdivision Regulations adopted by the Planning Board.
- B. The overall permitted density in an open space residential development shall not exceed that specified in Article 13.3, Definitions #4 and #5.
- C. Any nonresidential use defined as special exception in Table 1 may be required to have such greater lot size as may be imposed as a condition of granting the special exception.
- D. No building construction to be allowed within 400' of the Knowles Pond High Water mark.
- E. A back land lot used for a residential purpose shall have a minimum of 50 feet of road frontage on a class five (5) or better road.
- F. All multi-family residences with 3 or more units have an additional  $\frac{1}{4}$  acre minimum lot size for each of the total units. Add  $\frac{1}{4}$  acre for each of the total number of units. For example, a 4 Unit Multi-family Residence in the R-1 Zone would require a minimum lot size of 2 acres plus and additional  $\frac{1}{4}$  acre per unit ( $\frac{1}{4}$  times 4 = 1 acre) for a total minimum lot size of 3 acres



## VALUATION

We have located nine land sales in Northfield. These sales are viewed in the following way:

- Sales less than 10 acres are for the most part house lots. House lots have sold for around the \$25,000 price category and having a land area of 1 to 3 acres.
- Acreage sales which are woodland parcels. These are all sales over 10 acres.

Generally, the trend is, the larger the lot, the lower the unit price.

We can see that the highest unit prices were for the four lot sales—Sales 1, 2, 3 and 7. They were all less than 3 acres in land area. The per-acre price of these four lots had a price range of \$6,250 to \$24,742 per acre.

No large acreage sales containing over 100 acres were found. The mid-size category acreage category of land sale numbered five. These acreage parcels sold for \$6,250, \$1,192, \$1,990, \$1,500 and \$1,704 per acre. Four of the five land sales had a close price range somewhat similar to Franklin's range.

In looking at the acreage sales there was not a significant price difference between a 1 acre parcel to that of a 50 acre parcel.

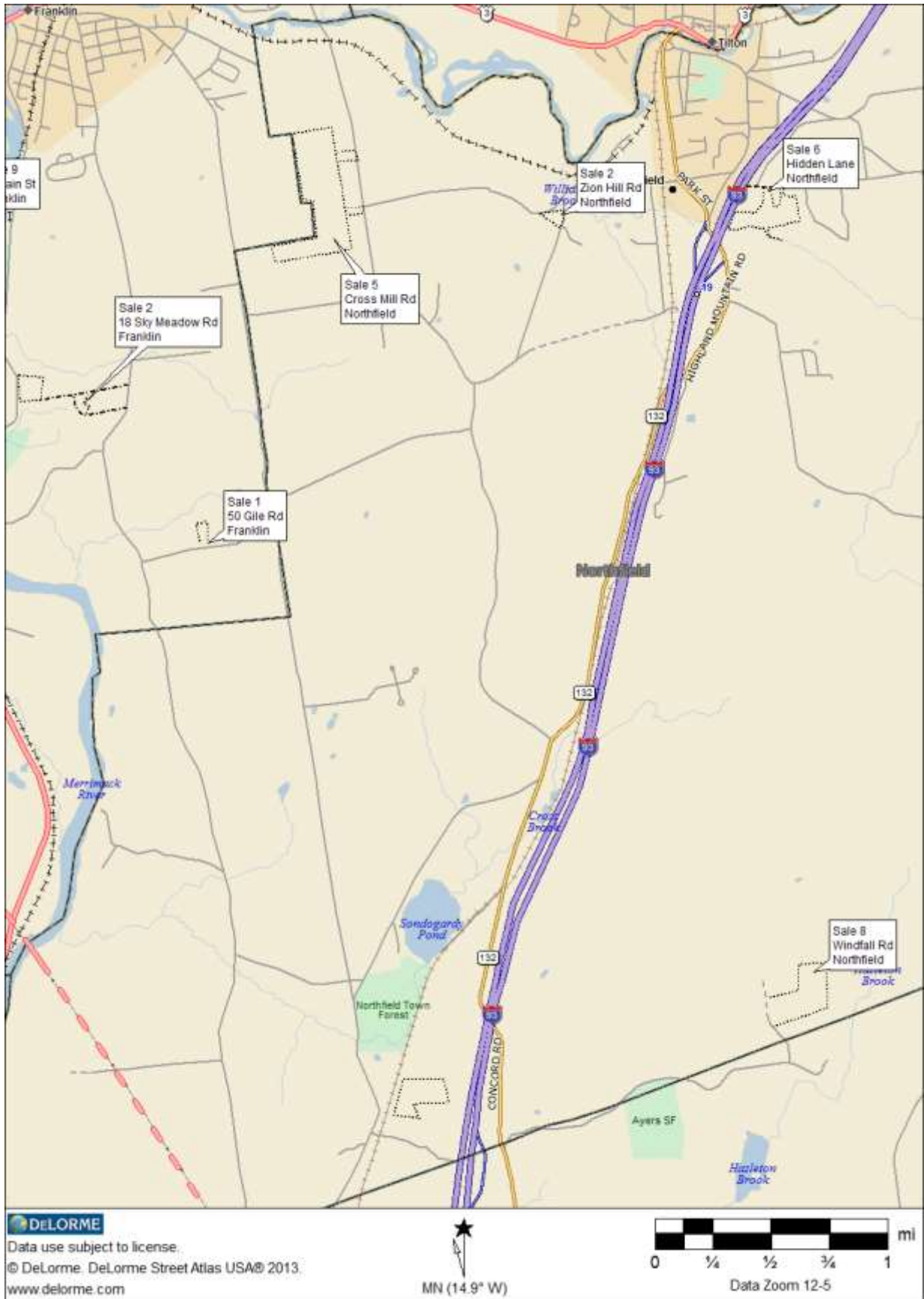
Of the 12 ATF parcels, Northfield has 8 parcels in the mid acreage category. Under 10 acres the number is 4 parcels. The ATF values reflect the size category of each ATF parcel.

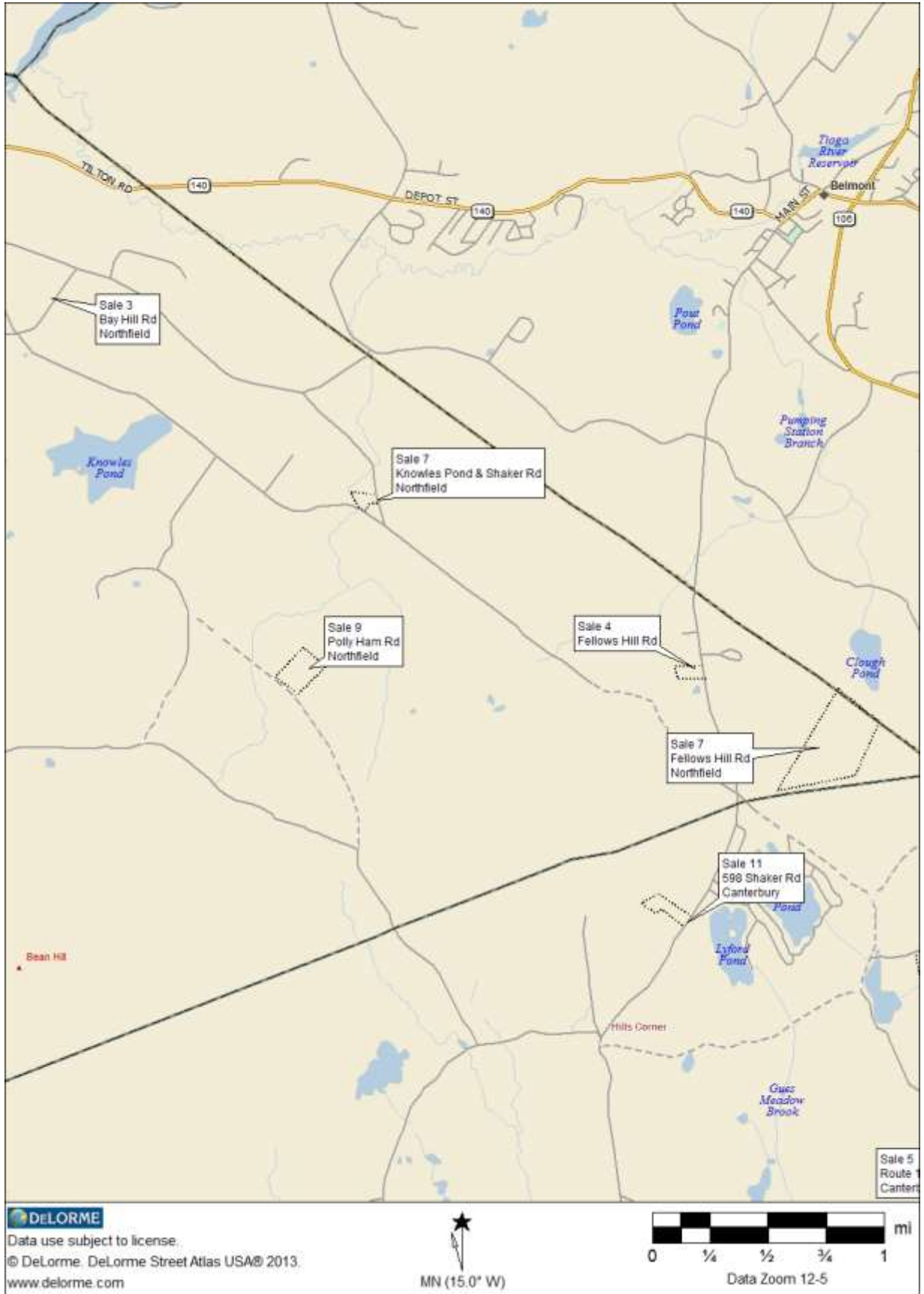
Northfield Land Sales

SALE #	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
1	Bean Hill Road	William J. Ware, III	Cheryl L. Avery	5/9/14	\$120,000	211,266	4.85	\$ 0.57	\$24,742	R1, SF, S	Irregularly shaped parcel with rolling topography. According to Town records, the seller subdivided this tract.
2	Zion Hill Road	Estate of Edna W. Southwick	Ronald R. Huckins	5/9/14	\$29,900	130,680	3.00	\$ 0.23	\$ 9,967	R1, SF, SS	Irregularly shaped residential parcel with a rolling topography. Plat shows frontage on Zion Hill & Scribner Roads
3	Bay Hill Road	Joseph S. Wasiuk	David & Lisa Brabant	12/6/13	\$25,000	44,431	1.02	\$ 0.56	\$24,510	R1, SF, S	This is an irregularly shaped parcel with rolling topography. According to the deed, the seller took back paper in the amount of \$20,000.
4	Fellows Hill Road	Craig Briggs	Edward Rutko et ux	12/10/13	\$312,500	2,178,000	50.00	\$ 0.14	\$ 6,250	CONSV	Land in Canterbury and Northfield
5	Cross Mill Road	Robert E. Vigneault	Bir Bikram Shah	11/14/12	\$54,000	1,974,139	45.32	\$ 0.03	\$ 1,192	R1, SF S	Large tract of rear land at Franklin town line. There are two 50 foot wide access strips from Cross Mill Road.
6	Hidden Lane	Young	James & Renee Bickford	7/10/12	\$38,000	831,996	19.10	\$ 0.05	\$ 1,990	R1, FS S	Rural acreage, driveway access, adjacent to Route I-93
7	Fellows Hill Road	Jared Hebert	Charles Heslam,III et ux	10/21/11	\$30,000	105,415	2.42	\$ 0.28	\$12,397	R1, SF, SS	Single house lot
8	Windfall Road	James mcAtee et ux	Dylan McGuffin	12/22/14	\$52,500	1,524,600	35.00	\$ 0.03	\$ 1,500	R1, SF S	Access from Canterbury
9	Pollyham Road	Drew Dubla	Philip Comtole et ux	11/15/10	\$20,000	511,394	11.74	\$ 0.04	\$ 1,704	R1, FS S	Two adjoining lots
	Minimum for sales			11/15/10	\$ 20,000	44,431	1.02	\$ 0.03	\$ 1,192		
	Average for Sales			4/16/13	\$ 75,767	834,658	19.16	\$ 0.21	\$ 9,361		
	Maximum for sales			12/22/14	\$ 312,500	2,178,000	50.00	\$ 0.57	\$24,742		
	Averages for residential lots			8/10/13	\$ 51,225	122,948	2.82	\$ 0.41	\$17,904		
	Averages for residential acreage			4/3/13	\$ 99,500	1,205,233	27.67	\$ 0.14	\$ 6,229		

000551



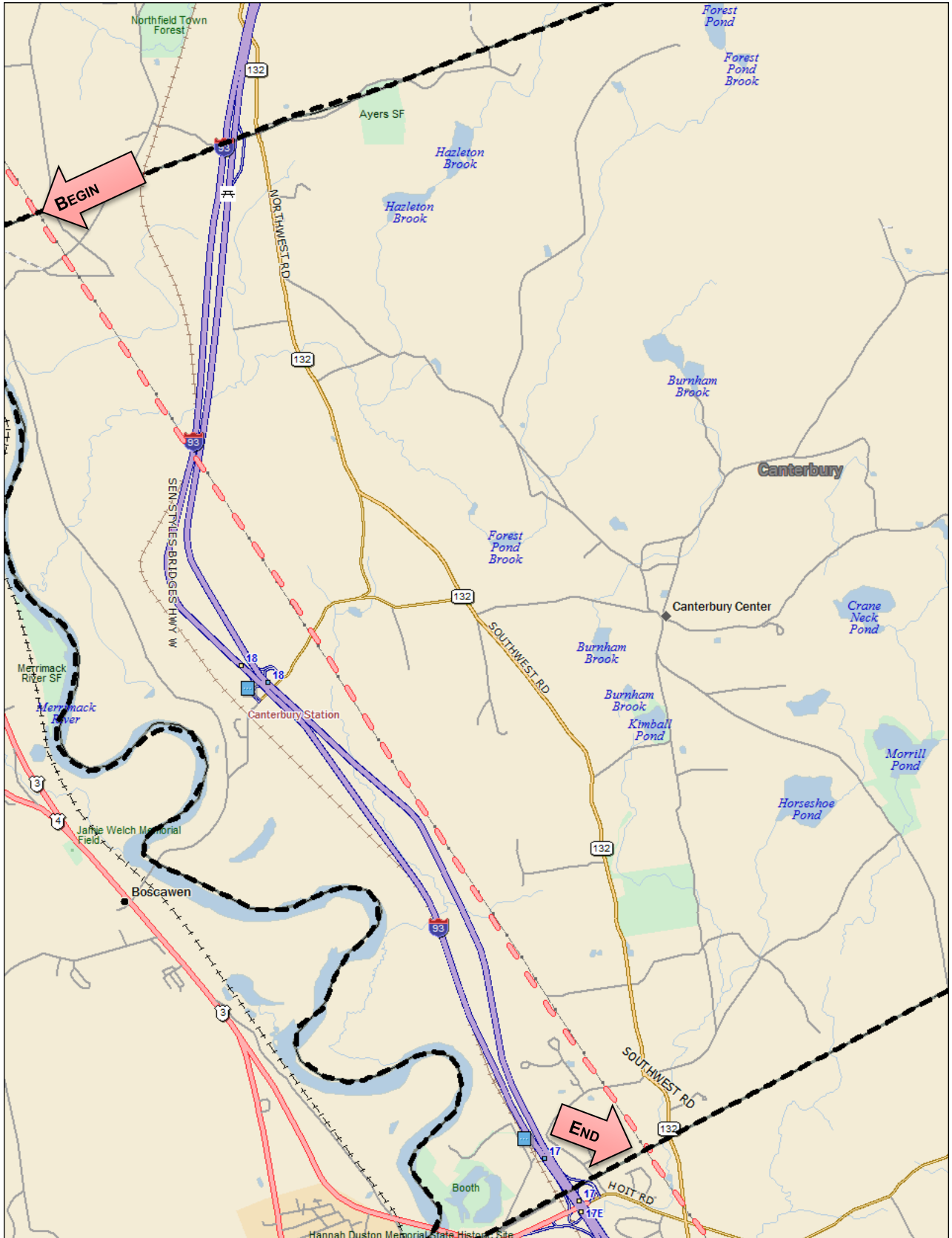




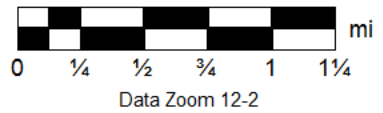
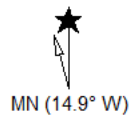


# CANTERBURY

### LOCATION MAP



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 www.delorme.com





## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement crosses into north section of Canterbury north of Sawyer Ferry Road near to its intersection with Oak Hill Road. The line travels through the town in a northwest to southeast direction across I-93. The line is 5.94 miles in length with an existing easement area of 6,847,481 square feet or 157.20 acres of which 1,741,337 square feet or 39.98 acres will be encumbered with the exclusive section of the NPT easement. Another 2,445,716 square feet or 56.15 acres will be shared with PSNH; there are no uneconomic remnants to the main easement area. The fee owners which are encumbered by the ROW easement in Canterbury total 42. Where the ROW crosses individual properties, three of the sites are over 100 acres in total land area; twenty seven parcels are between 5 acres and 100 acres; and the remaining parcels have less than 5 acres of land.

From Sawyer Ferry Road heading south to I-93, no roads bisect the ROW. The ROW is generally characterized as running through remote access woodlands and is generally flat land as compared the towns just to the north. From I-93 south, the land and area becomes more urbanized as compared to the north section. The ROW crosses close to the Canterbury Woods Country Club. Near Exit 18 on I-93 the ROW runs parallel to the highway through rolling land adjacent to the interstate. The ROW is at the southerly end of large lots fronting on Route 132 until the ROW crosses Boyce Road. At this point, the density of single-family residential development increases and increases as the ROW passes close to I-93 Exit 17 just south of the Canterbury town line with Concord.

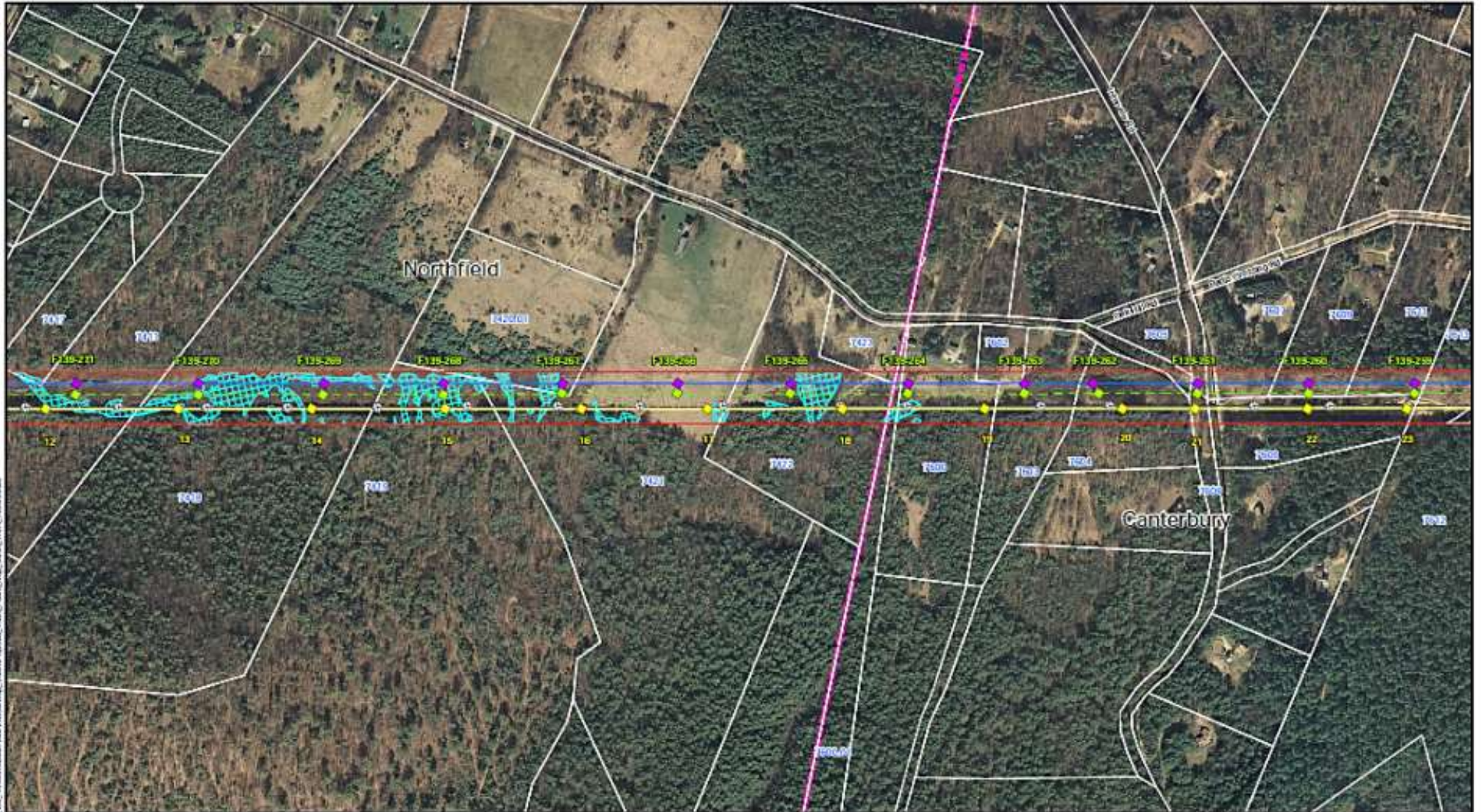
LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
<b>CANTERBURY</b>																			
7600.01	Whitehouse, Anthony & Sandra	218		2		11.90	1F Res	1016	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	7,549	2,766	1,952
7600	Cyr, Alphonse Jr. & Arline	219		5	Rural	9.70		1018	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	90,797	34,113	24,300
7602	Blackford, Kenneth & Kelly	219		4	Rural	1.20		1019	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	9,400	118	-
7603	Colby, Michael & Darlynda	219		3	Rural	6.00		1020	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	72,591	27,601	19,754
7604	Ennis, Scott & Kristie Trustees; Ennis Family Revocable Trust	219		1	Rural	5.60		1021	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	113,874	42,560	30,186
7605	Brent, David	219		2	Rural	1.50		1022	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	3,188	386	-
7607	Grace, Eric & Leone, Angela	219		19	Rural	5.40		1023	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	24,482	7,947	4,652
7608	Clough, Thayne & Diane	234		10	Rural	5.17		1024	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	96,433	34,971	32,991
7609	Malone, Rodney	234		9	Rural	5.40		1025	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	35,863	12,586	6,313
7611	Percy, Dane F., Storey, Susan F. & Scoppio, Peter J.	234		8	Rural	5.40		1026	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	33,394	12,301	4,475
7612	Town of Canterbury	234		14	Rural Vacant	81.00		1027	Easement Crossing	Land - Municipal	S1-1,S1-1	0.00	0.00	0.00	0.00	-	46,434	35,540	25,180
7614	Noyes, Sidney, c/o Finemore, Doc 1008 Rev Trust	234		12	Rural Vacant	58.00		1028	Abutter <15	Land - Private	S1-1,S1-1	0.00	0.00	0.00	0.00	-	261,563	96,893	71,914
7615	Johnson, Roger D.	234		13	Rural Vacant	17.00		1029	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	17,172	6,415	1,658
7616	Rose View Properties LLC	236		17	Rural Vacant	273.00		1030	Abutter <15	Land - Private	S1-1,S1-1	0.00	0.00	0.00	0.00	-	811,413	292,706	208,112
7618	Canterbury Woods Golf LLC	237		7	Residential	254.92		1031	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	752,150	269,466	192,289
7620	Sunset Mountain Fish & Game Club	248		20	Commercial	39.00		1032	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	2,370	-	-
7619	Public Service Company of New Hampshire	248		21	Commercial	9.40		1033	Abutter <15	Land - PSNH	S1-1	0.00	225.00	-37.80	31.15	-	264,334	98,026	71,883
7622	Sunset Mountain Fish & Game Club	248		22	Residential	12.19		1034	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	61,827	20,317	14,174
7621	Sunset Mountain Fish & Game Club	248		18	Commercial	52.18		1035	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	183,034	66,627	47,279
7623	Sunset Mountain Fish & Game Club	248		19	Commercial	2.33		1036	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	12,260	4,603	1,421
7626	Dudley, Melissa	248		6	Residential	11.70		1037	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	209,276	74,305	53,167
7628	Mann Trust	251		3	Residential	154.70		1038	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	895,810	321,442	228,930
7630	Stankatis, Carole Revocable Trust	252		7	Rural Vacant	92.12		1039	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	274,252	96,816	68,931
7629.01	Giles Rev Trust, Leonard	251		1	Rural Vacant	2.10		1040	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	65,696	25,567	17,669
7631	Stankatis, Carole Revocable Trust	259		22	Rural Vacant	87.43		1041	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	492,875	177,070	126,644
7633	Patterson, Dale & Judith, c/o Montland, Terrence & Cathari	259		19	Rural	22.00		1042	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	213,922	77,016	54,837
7634	Berry, Faith Trustee	259		18	Rural Vacant	25.00		1044	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	191,127	68,722	48,948
7635	Pullen, Craig & Corinne	263		53	Rural Vacant	50.80		1045	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	306,799	112,514	79,703
7636	Pullen, Craig & Corinne	263		54	Rural	86.60		1046	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	30,610	8,260	5,128
7637	Hawkins, Robert J. & Rebecca Trustees, Hawkins Living Trust	263		51	Rural Vacant	34.17		1047	Abutter <15	Land - Private	S1-1	0.00	225.00	-37.80	31.15	-	105,353	38,301	28,489
7639	Gilman, Kenneth	263		50	Rural	34.32		1048	Abutter <15	Land - Private	S1-1,S1-2	0.00	0.00	0.00	0.00	-	124,564	44,765	31,865







PARCEL PLANS

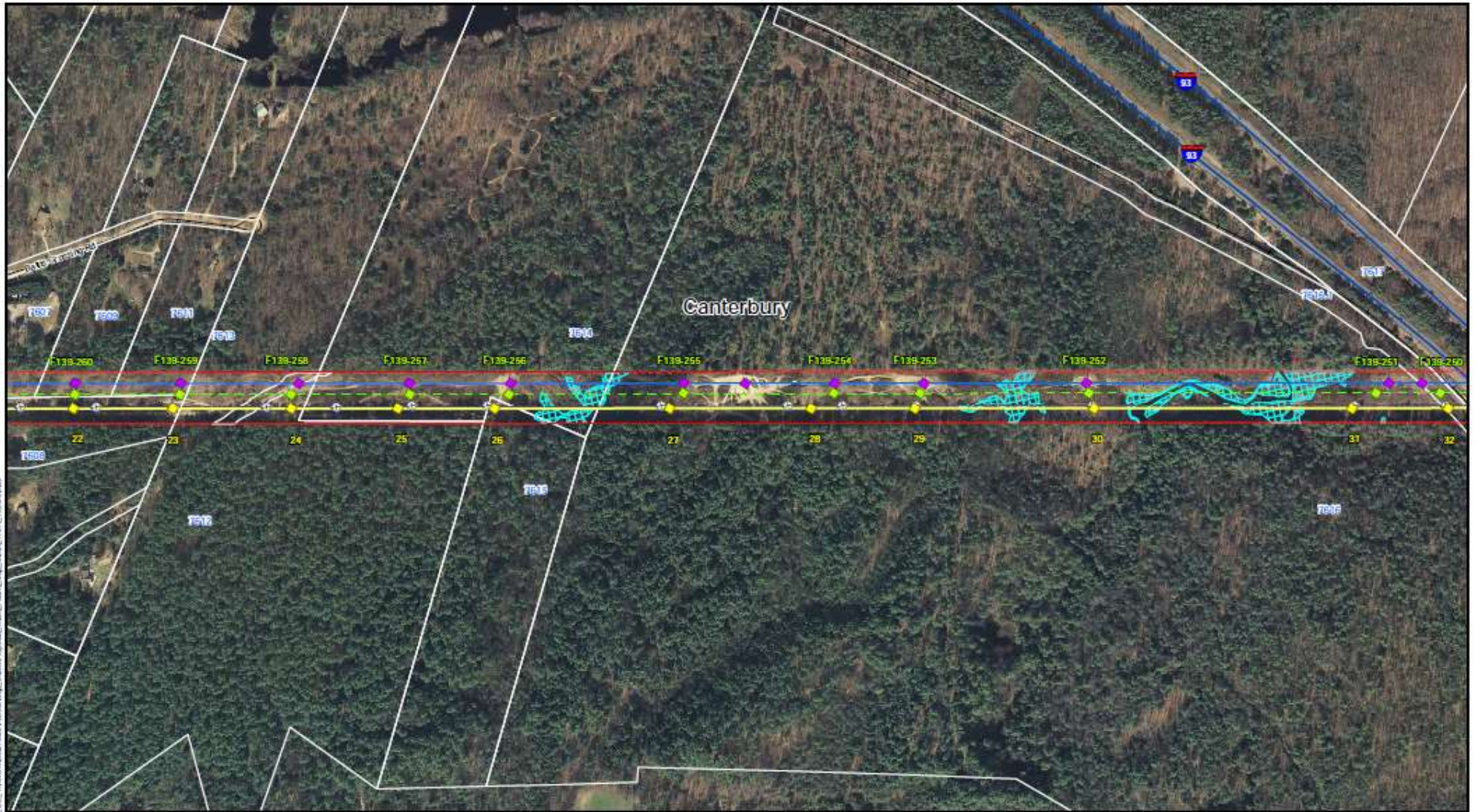


<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">---</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">■</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Northfield, Canterbury</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NH-DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colortonic; Normandiac; Burns & McDonnell. Sheet 00148 of 0179 Version 1. December 20, 2012

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PRELIMINARY - NOT FOR CONSTRUCTION

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|---|---|---|
| <ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: purple;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: red;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">⊗</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: magenta;">■</span> 3582 Property Owner Identification</li> </ul> |
|---|---|---|



The Northern Pass  
Transmission Line Project  
Proposed Route  
Canterbury

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.



Sheet 00149 of 0179 Version 1

December 20, 2012

000560





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: blue;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">---</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: purple;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Canterbury</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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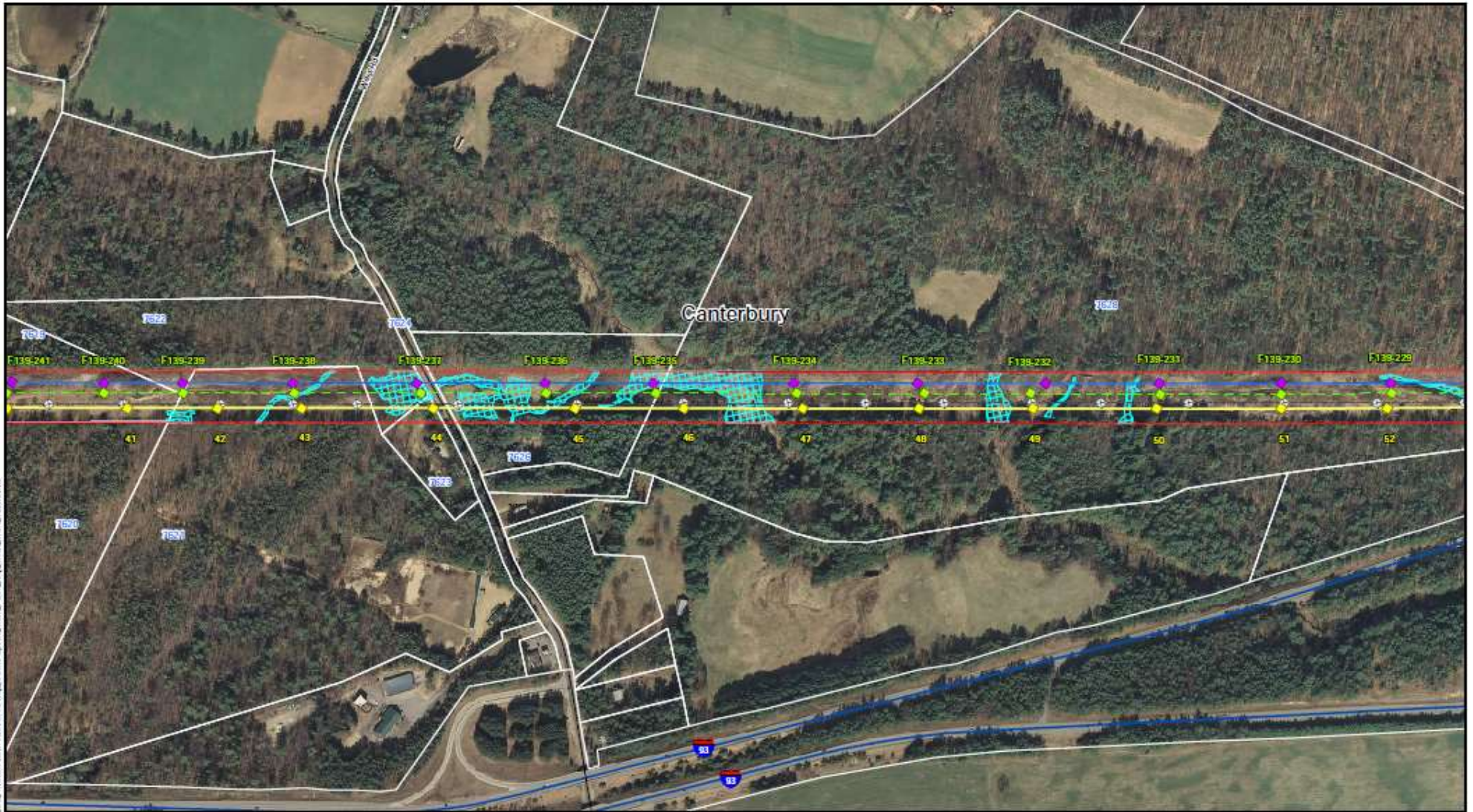
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantonio; Normandaou; Burns & McDonnell

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December 20, 2012

000561





<p>400 200 0 400 Feet</p> <p>PRELIMINARY - NOT FOR CONSTRUCTION</p>	<ul style="list-style-type: none"> <li>— HVDC Line</li> <li>— 345-kV Line</li> <li>— Existing 345-kV Line</li> <li>— Existing 115-kV Line</li> <li>— Relocated 115-kV Line</li> <li>--- 115-kV Line to be Relocated</li> <li>— ROW Boundary</li> <li>— Existing Structure</li> <li>⊗ Existing Structure - Removed</li> <li>■ Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li>■ Proposed 345-KV Structure</li> <li>■ Relocated Structure</li> <li>■ Delineated Wetlands</li> <li>— Town Boundary</li> <li>3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Canterbury</p> <p>PRELIMINARY ENGINEERING</p>
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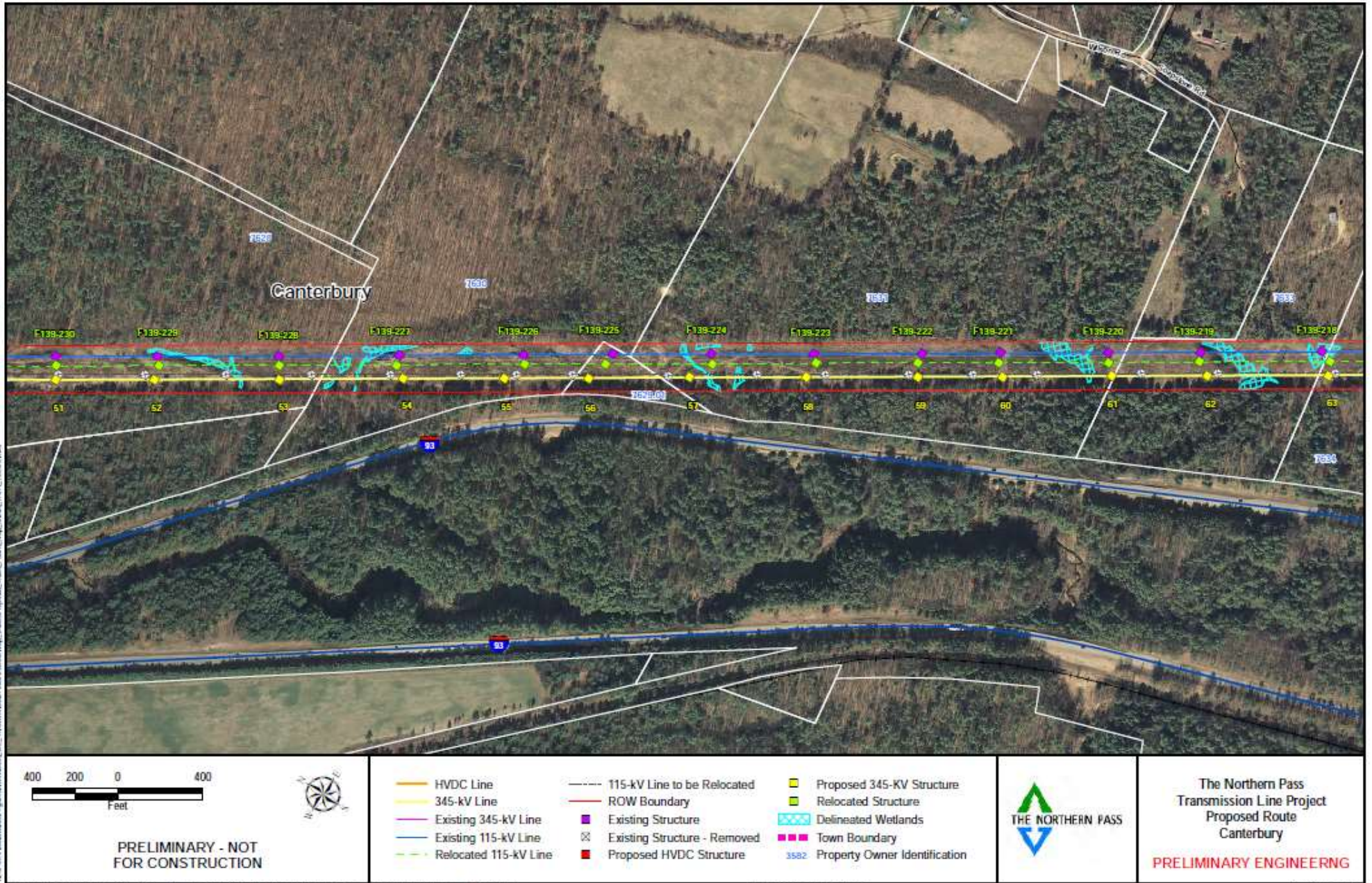
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell.

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December 20, 2012

000562





Sources: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell.

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December 20, 2012

000563





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: lightblue;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> 115-kV Line to be Relocated</li> <li><span style="border-bottom: 1px solid red; width: 20px; display: inline-block;"></span> ROW Boundary</li> <li><span style="border: 1px solid purple; width: 10px; height: 10px; display: inline-block;"></span> Existing Structure</li> <li><span style="border: 1px solid red; width: 10px; height: 10px; display: inline-block;"></span> Existing Structure - Removed</li> <li><span style="border: 1px solid red; width: 10px; height: 10px; display: inline-block;"></span> Proposed HVDC Structure</li> <li><span style="border: 1px solid yellow; width: 10px; height: 10px; display: inline-block;"></span> Proposed 345-KV Structure</li> <li><span style="border: 1px solid green; width: 10px; height: 10px; display: inline-block;"></span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid cyan; width: 10px; height: 10px; display: inline-block;"></span> Delineated Wetlands</li> <li><span style="border: 1px solid purple; width: 10px; height: 10px; display: inline-block;"></span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Canterbury</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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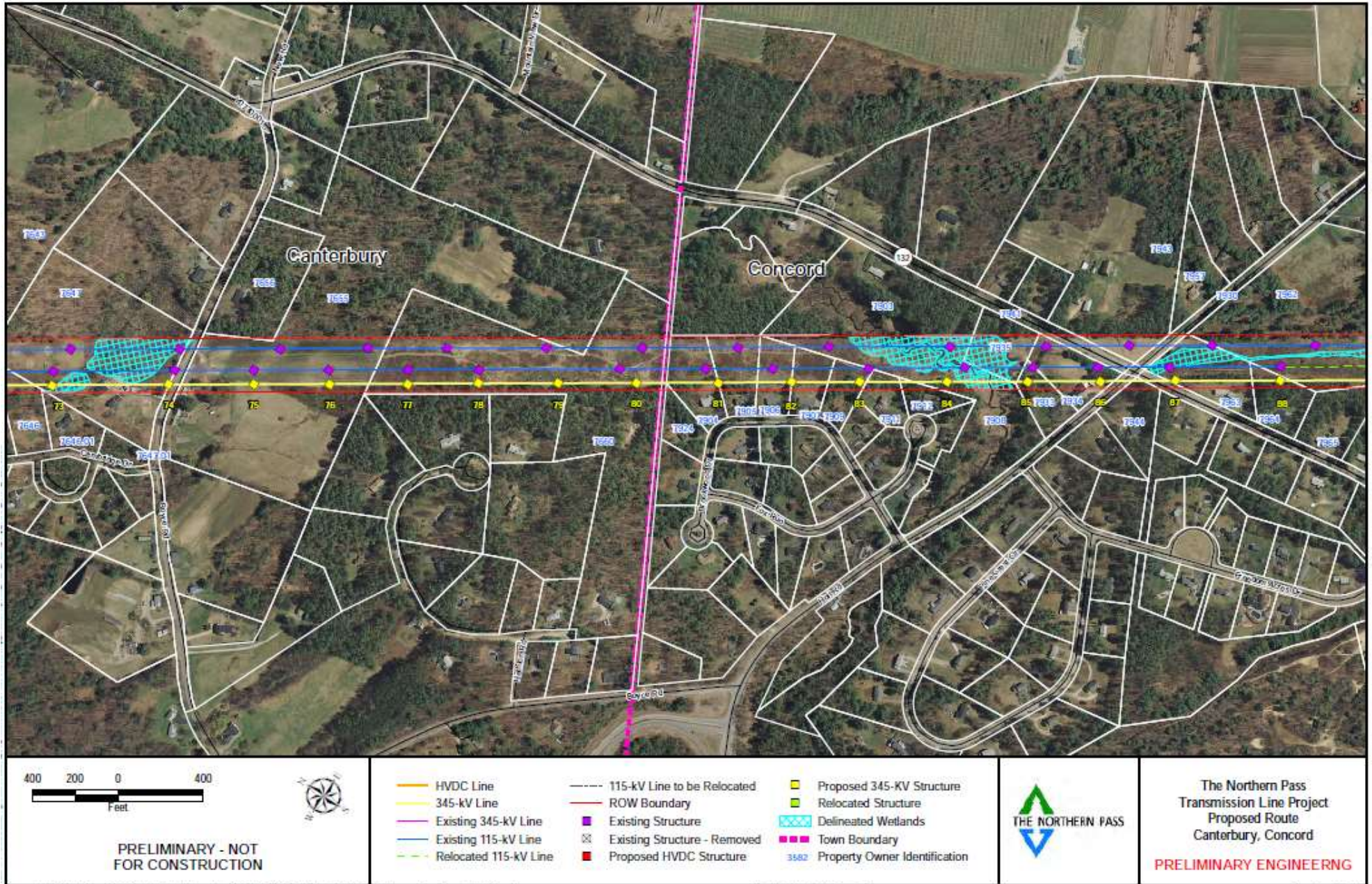
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantonio; Normandaau; Burms & McDonnell.

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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell

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**SUBJECT PHOTOGRAPHS**



Boyce Road—field looking north at slight rolling land. Scattered residential homes



Boyce Road looking south towards the field.



Interval Road—single-family homes about the ROW.



Scattered residential heading south along Interval Road



ROW as it crosses West Road. Scattered residential farmland mostly woods



West Road crossing.

## ZONING

The Canterbury properties are located in one of three Zoning Districts: Rural (RU), Residential (R) or Commercial (C).

### **Partial List** of Allowed Uses “As-of Right”:

**Rural:** Agriculture for personal or commercial use including grazing, care and keeping of livestock and poultry; tree nurseries and orchards; forestry, growth and harvesting of forest products, tree farms and similar uses; agricultural retail outlet such as “pick your own” or “farm stand”; accessory uses or structures and open uses of land normally incidental to the permitted principal use of the premises; single- or two-family dwellings; manufactured home parks and subdivisions in accordance with existing regulations.

**Residential:** Single- and two-family dwellings; cluster development of manufactured housing or pre-site built housing; accessory uses or structures and open uses of land normally incidental to the permitted principal use of the premises; agriculture for personal use including grazing, care and keeping of livestock and poultry and tree nurseries and orchards.

**Commercial:** Forestry, growth and harvesting of forest products, tree farms, and similar uses; retail establishments not requiring outdoor storage of goods; commercial greenhouses including sales; home office or occupation; bed and breakfast and inns with fewer than 10 guest rooms); hotels and motels; office establishments with less than 5,000 square feet of floor area; agricultural retail outlet; outdoor storage of plants, aggregate and/or other non-toxic landscaping materials required for the permitted business and open storage of lumber.

### *General Dimensional Regulations*

#### Canterbury

District	Minimum Lot Acreage	Minimum Lot Frontage	Minimum Lot Depth	Minimum Lot Width	Yard Requirements			Maximum Height
					Front	Rear	Side	
Rural	3 acres		250 feet	300 feet	50 feet	20 feet	20 feet	35 feet
Residential	2 acres	300 feet	200 feet	300 feet	50 feet	20 feet	20 feet	35 feet
Commercial	1 acre	200 feet	150 feet	200 feet	50 feet	20 feet	20 feet	35 feet



## VALUATION

We have located twelve land sales in Canterbury. These sales are viewed in the following way:

- Sales with fewer than 10 acres of land are, for the most part, house lots. House lots have sold at prices near the \$60,000 price category and have a land area of 1 to 3 acres. These lot prices are significantly higher than in the neighboring Town of Northfield.
- Acreage sales which are woodland parcels all contain less than 10 acres and there are eight sales in this category. Two of the eight are over 100 acres in land area.

Generally, the trend is the larger the lot, the lower the unit price.

We can see that the highest unit prices were for the six lot sales—Sales 1, 2, 3, 7, 9 and 10—four of which contained less than 3 acres of land area. The price per acre for these four lots ranged from \$8,238 to \$21,037 per acre.

The two large acreage sales with over 100 acres had unit prices of \$1,304 and \$1,888 per acre. The mid-size category of acreage land sale numbered five. These acreage parcels sold for \$6,828, \$1,667, \$4,493, \$3,373 and \$1,704 per acre. Four of the five land sales had a close price range somewhat similar to Franklin's range.

In looking at the acreage sales there was a pricing difference between the under 100 acre sized land sales to the over 100 acre land sales.

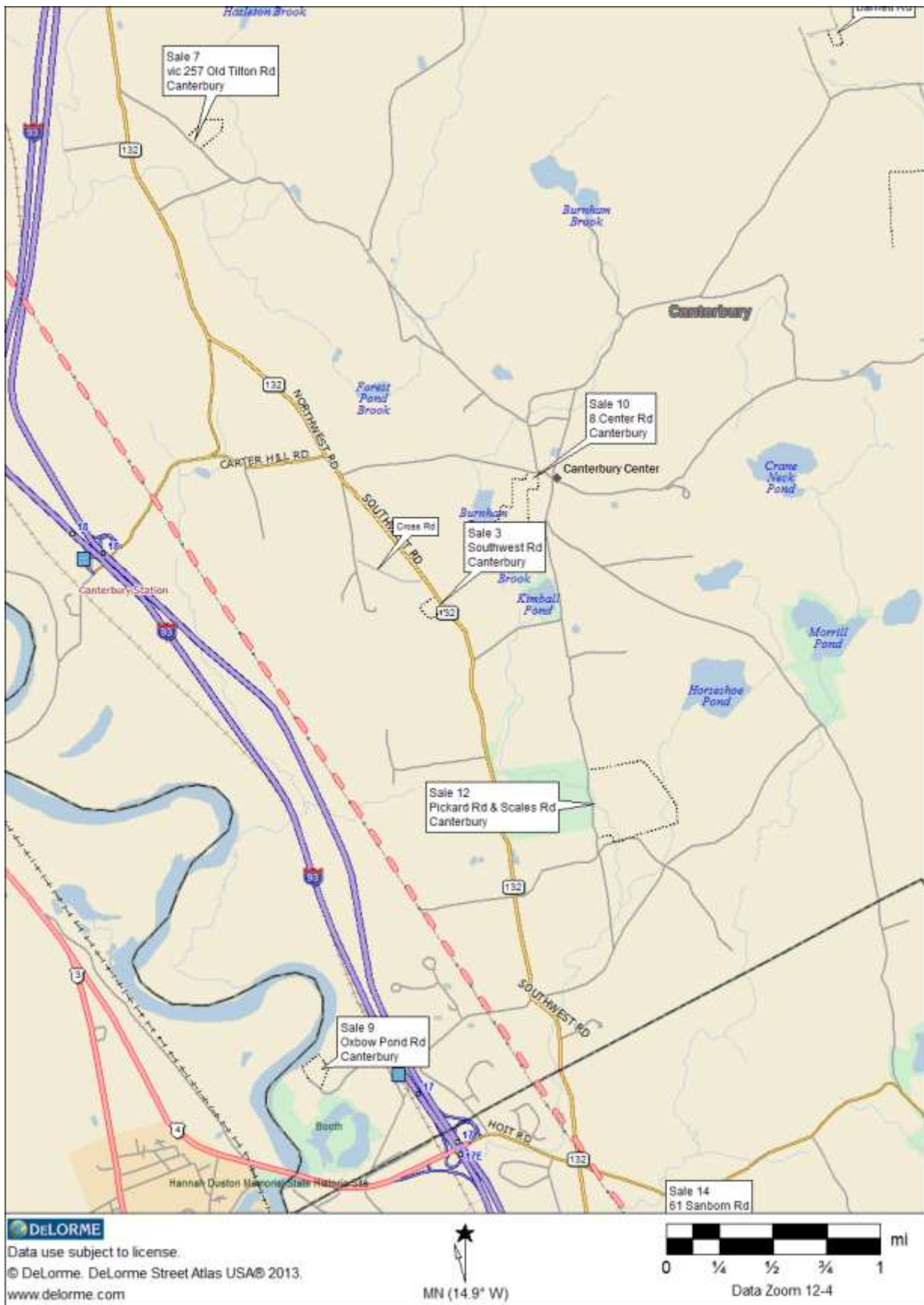
Of the 42 ATF parcels, Canterbury has 19 parcels under 10 acres. Three properties are over 100 acres and the remaining 20 parcels fall between 10 to 100 acres. The ATF values reflect the size category of each ATF parcel and within the under 10 acre size adjustments were made the smaller the parcel on the per acre pricing.

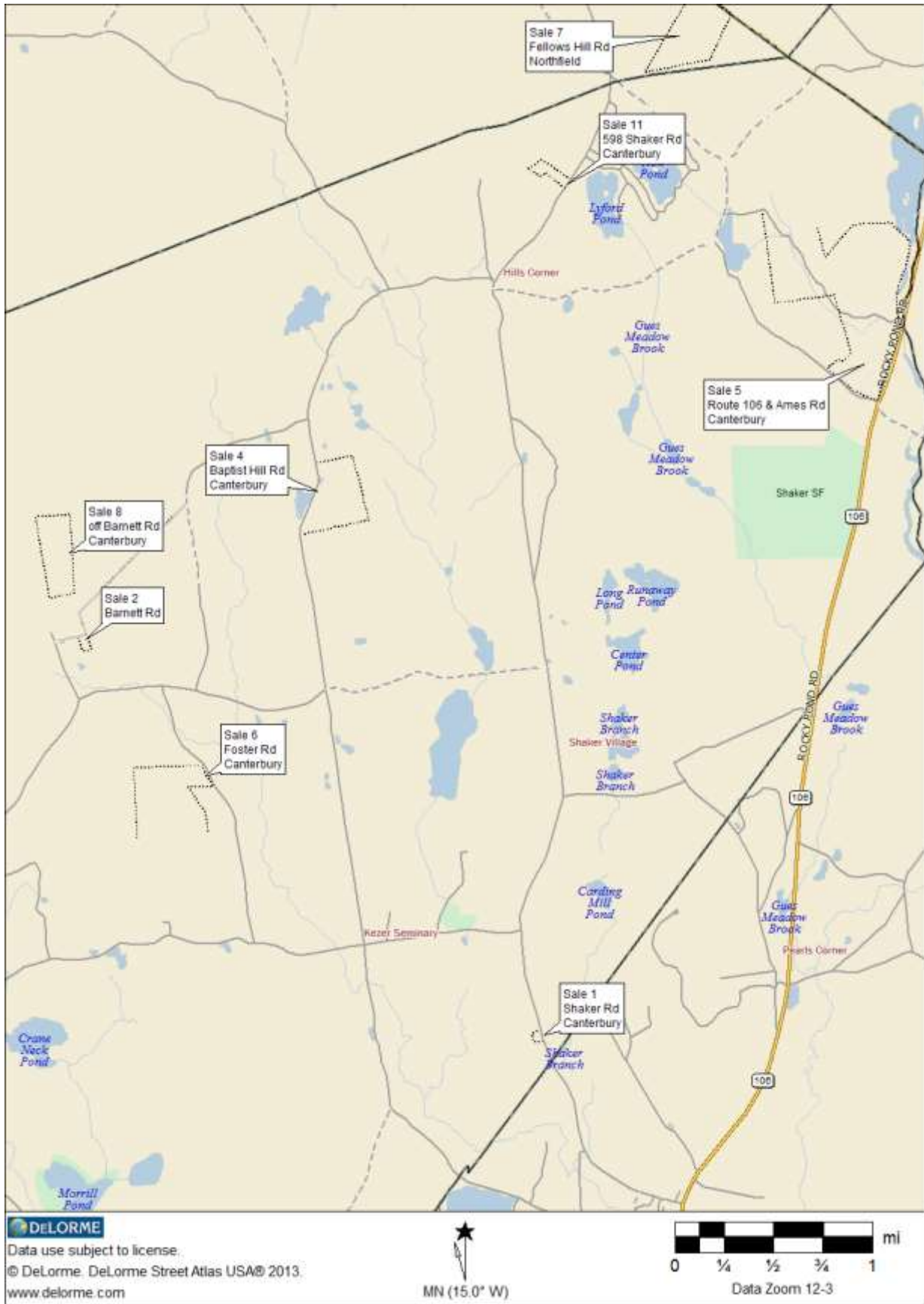
Canterbury Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	Lot 10, Shaker Road	M. & M. St. Cyr	I. & P. Vaughn	7/29/14	\$60,000	154,202	3.54	\$ 0.39	\$16,949	Rural Residential	This lot is located in a country setting and has 300 feet of road frontage. Cable is located at the site and electricity is available at the street. An on-site well and on-site septic are needed.
2	Barnett Road	P.L.. Stone	C.& A. Todd	2/25/14	\$65,000	217,800	5.00	\$ 0.30	\$13,000	Rural Residential	This is a rolling residential lot located at the end of a dead end street in a peaceful country setting with open fields and pasture land. The lot is surrounded by stone walls on four sides. Electricity is located at the adjacent property, but on-site well and septic system will be necessary.
3	Southwest Road	S. Schuch& M. Wyzga	A. Ford & M. Robitaille-Ford	6/20/13	\$73,000	151,153	3.47	\$ 0.48	\$21,037	Rural Residential	This level, lightly wooded lot has 300 feet of road frontage. Cable television is available and electricity is at the street. The site will be on-site well and septic system.
4	Baptist Hill Road	Deepwood Trust	W. & A. Messer	5/24/13	\$420,000	2,679,376	61.51	\$ 0.16	\$6,828	Rural Residential	Five lot ANR subdivision of pasture and wooded land lined with old stone walls. The site offers fantastic panoramic views of Gunstock Mountain. A portion of the property is located in a conservation easement. Electricity is available at the street, but on-site well and septic system will be necessary.
5	Off Route 106	Franklin Savings Bank	Mourning Dove Holdings, LLC	4/4/13	\$385,000	12,861,090	295.25	\$ 0.03	\$1,304	Commercial, Residential, Rural Residential	This is a large, 10 % commercially and 90% residentially zoned tract of land with rolling topography. Cable television is available and electric is available at the street. The site needs on-site well and septic system.
6	Foster Road	Daniel Alexander Trust	A. Blackmer & K.M. Short	11/1/12	\$200,000	4,614,746	105.94	\$ 0.04	\$1,888	Rural Residential	This 105+/- acre residential parcel is wooded and affords superb privacy and seclusion. A portion of the site is under a conservation easement. A driveway has been roughed in to a house site.
7	Old Tilton Road	G.&T. Gerrosie	S.W. Barrett	6/26/13	\$44,900	211,702	4.86	\$ 0.21	\$9,239	Rural Residential	This rural residential parcel is wooded and has rolling topography. The only utility available to the site is electricity which is located in the street.
8	Barnett Road	Glenn Ruesswick	Natalie Di Berto	8/26/11	\$60,000	1,568,160	36.00	\$ 0.04	\$1,667	Rural Residential	Rectangular tract off Barnett Rd. with a deeded ROW access
9	Oxbow Pond Road	Galen L. Beale, Trustee	Melissa J. Whelan et al	5/30/14	\$95,000	218,976	5.03	\$ 0.43	\$18,898	Rural Residential	Waterfront lot with 400 feet of frontage on Merrimack River, at the end of a cul-de-sac subdivision of 5 ac. Lots
10	8 Center Road	Marcia Scaraponi, Tree	Judth Nelson, Tree	12/3/14	\$114,900	435,600	10.00	\$ 0.26	\$11,490	Residential, Historic District	Large irregularly shaped lot in Canterbury Village
11	598 Shaker Road	Edward Fisher, Tree	Adam Towne, Tree	12/28/12	\$55,000	533,174	12.24	\$ 0.10	\$4,493	Rural Residential	Deep residential lot at northern end across from Lyford Pond
12	Pickard Road	Stephen Schuch et al	Marie L. Robitaille-Ford	6/20/13	\$280,000	3,615,480	83.00	\$ 0.08	\$3,373	Rural Residential	Large tract of cutover land with over 2,500 feet of frontage on two roads. Located 1 mile south of Canterbury Village Center.
	Minimum for sales			8/26/11	\$ 44,900	151,153	3.47	\$ 0.03	\$ 1,304		
	Average for Sales			7/20/13	\$ 154,400	2,271,788	52.15	\$ 0.21	\$ 9,181		
	Maximum for sales			12/3/14	\$ 420,000	\$ 12,861,090	295.25	\$ 0.48	\$ 21,037		
	Averages for res lots			1/6/14	\$ 67,580	190,767	4.38	\$ 0.36	\$ 15,825		
	Averages for res acreage			3/20/13	\$ 216,414	3,758,232	86.28	\$ 0.10	\$ 4,435		

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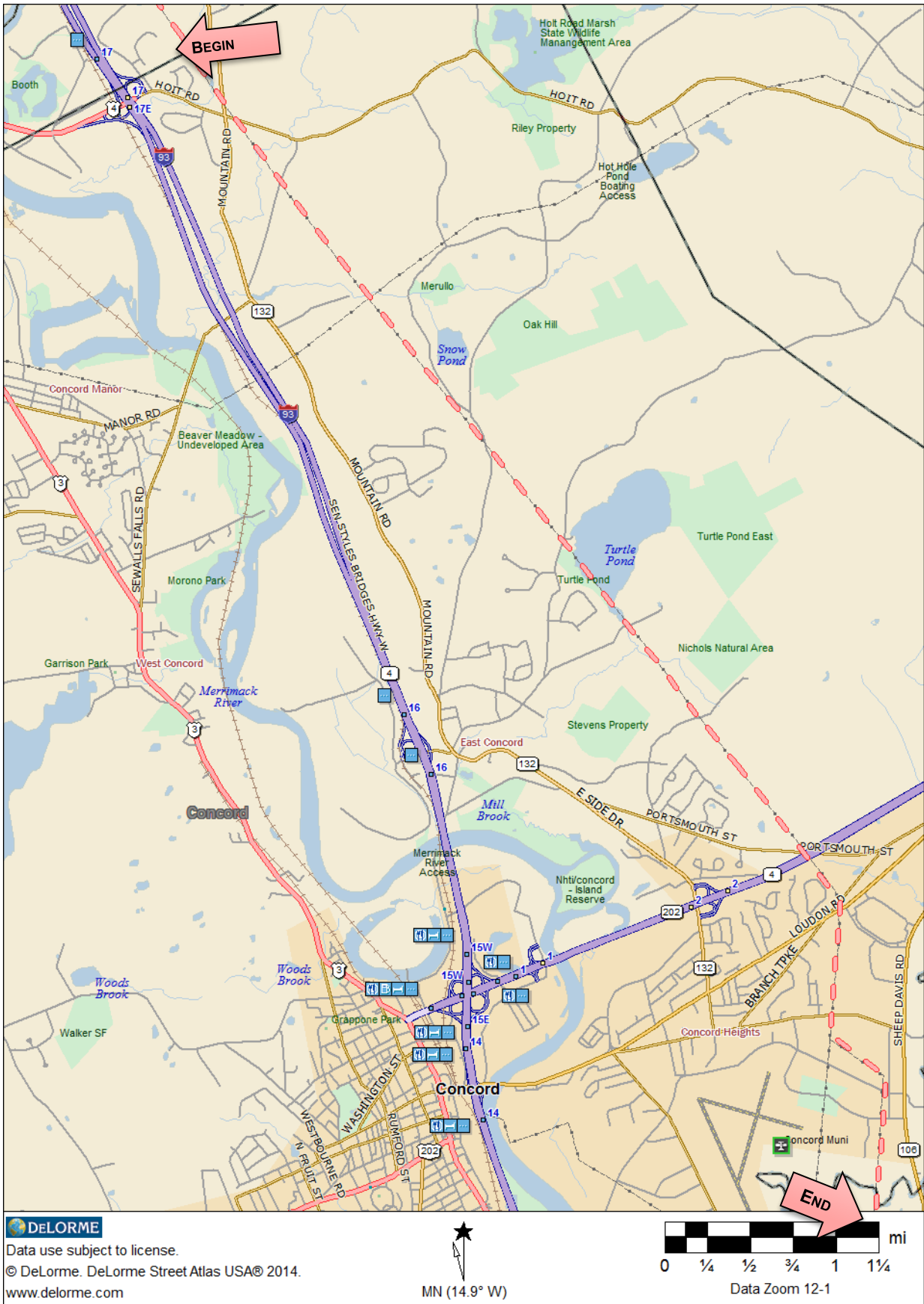






# CONCORD

### LOCATION MAP





## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement crosses into the northern section of Concord near Exit 17 from I-93 at Hoit Road. The line travels through the city generally in a northwest/southeast direction to the Pembroke town line east of the Concord Municipal Airport. The line is 8.1 miles in length with an existing easement area of 10,374,792 square feet or 238.17 acres of which 2,189,511 square feet or 50.26 acres will be encumbered with the exclusive section of the NPT easement. Another 3,310,994 square feet or 76.01 acres will be shared with PSNH; there are no uneconomic remnants to the main easement area. The fee owners which are encumbered by the ROW easement in Concord total 99. Where the ROW crosses individual properties, two of the sites are over 100 acres in size; twenty seven parcels are between 5 acres and 100 acres; and the remaining parcels contain less than 5 acres of land. As compared to most of the land north, this section of ROW in Concord crosses through residential, commercial and industrial neighborhoods.

The ROW located in the northern section of Concord is slightly rolling in terrain and crosses Hoit and Farmwood Roads—a quality residential area (where there is a utility substation). Along Snow Pond Road the ROW is close the roadway. At Shaker Road, the ROW veers southeast over Oak Hill Street (improved with single-family homes) and then through Concord's Turtle Town Conservation area. The ROW continues through conservation areas until the land uses change as the ROW crosses over I-93. Land uses take an abrupt change at Route 9 (Loudon Road) where the ROW crosses through a shopping center. Traveling southerly towards Pembroke the uses change to industrial and commercial through basically flat terrain. As the ROW travels southerly the land uses include single family residential in addition to the industrial land uses. Just after passing Pembroke Road and north of Regional Drive the ROW doglegs east then resumes a southerly course through an industrial area. At the end of Henniker Street the Pembroke town line commences. Overall the area between Route 9 and the Pembroke town line is generally level and an urban area with commercial and industrial and some single family residential.

LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acres	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
<b>CONCORD</b>																			
7924	Solsky, Lisabritt L.	122	5	19	Medium Density Residential	0.77	1010	1060	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	505	-	-
7904	Judd, Jason T. & Quinn, Shannon Y.	122	5	26	Medium Density Residential	1.71	1010	1061	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	52,158	16,868	11,926
7905	Spencer, Michelle T. & Brett M.	122	5	27	Medium Density Residential	1.62	1010	1063	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	52,924	17,138	12,286
7906	Kucman Taras W. & Marta M.	122	5	22	Medium Density Residential	1.18	1010	1064	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	37,129	13,112	9,344
7907	Beatty William III & Bettyann	122	5	23	Medium Density Residential	1.11	1010	1065	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	31,858	10,799	10,592
7903	Mulroy, Kelly A. & Lafave, Patrick J.	122	5	4	Medium Density Residential	6.30	1010	1066	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	635	-	-
7909	Rompala, Ronald & Marie	122	5	24	Medium Density Residential	1.04	1010	1067	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	22,160	7,933	3,348
7911	Davis, Aubrey R. & Ruth W.	122	5	16	Medium Density Residential	0.96	1010	1068	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	11,890	2,031	-
7912	Sclafani, Philip A.	122	5	17	Medium Density Residential	0.76	1010	1069	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	4,905	-	-
7908	Roberts, George J. & Laura M.	122	5	8	Medium Density Residential	6.00	1010	1070	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	153,115	48,815	32,748
7935	Woods, Dorothy A.	122	5	6	Medium Density Residential	1.61	1010	1071	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	51,748	18,280	15,977
7933	Guarino, Stephen J. Jr. & Porter, Robyn A.	122	5	11	Medium Density Residential	1.00	1010	1072	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	13,257	3,348	769
7934	Maria Andrijivna Yevtushenko & Derik Ogg	122	5	10	Medium Density Residential	1.94	1010	1073	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	63,635	23,352	17,559
7943	Spear, Sylvia J.	123	1	18	Open Space Residential	18.26	0130	1074	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	29,002	7,856	3,198
7944	Mongeon, William E. & Robin	122A	2	25	Medium Density Residential	-	1020	1075	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	4,433	-	-
7963	Farwell, Roy H. & Roxanne L.	122	3	8	Medium Density Residential	2.72	1040	1078	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	82,213	29,966	23,540
7964	Moreau, Ronald L.	122	3	6	Medium Density Residential	1.33	1010	1079	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	15,214	3,408	307
7965	Morrill Hiram C. & Marybeth H.	122	3	16	Medium Density Residential	1.85	1010	1080	Abutter <15	Land - Private	S1-2	0.00	250.00	-37.80	31.15	-	1,188	-	-
7962	Daniels, Donald E. Estate	122	3	12	Medium Density Residential	16.50	6100	1081	Abutter <15	Land - Private	S1-2,S1-3	0.00	0.00	0.00	0.00	-	267,767	94,055	69,165
7966	Jones, Alvin R. & Yolanda	122	3	15	Medium Density Residential	2.00	1010	1082	Abutter <15	Land - Private	S1-2,S1-3	0.00	0.00	0.00	0.00	-	7,650	-	-
7968	Lajoie, Lee G.	122	3	14	Medium Density Residential	2.97	1010	1083	Abutter <15	Land - Private	S1-3	0.00	257.50	-37.80	31.15	-	8,431	-	-
7982	Kenison, Frederick D. II & Susan L.	122	3	24	Medium Density Residential	4.70	1010	1084	Abutter <15	Land - Private	S1-3	0.00	257.50	-37.80	31.15	-	1,897	-	-
7972	Cowan F. Duene & Marianne K.	122	3	17	Medium Density Residential	5.61	1010	1085	Abutter <15	Land - Private	S1-3	0.00	257.50	-37.80	31.15	-	27,602	2,699	-
7981	Bartlett, Peter & Christine	122	3	25	Medium Density Residential	3.40	1010	1086	Abutter <15	Land - Private	S1-3	0.00	257.50	-37.80	31.15	-	16,220	3,979	1,413

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LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
7980	Sarette, James C. & Cherie L.	122	3	10	Medium Density Residential	4.39	1010	1087	Abutter <15	Land - Private	S1-3	0.00	257.50	-37.80	31.15	-	68,609	26,710	21,012
7979	Brook Shire Crossing, LLC	122	3	21	Medium Density Residential	7.19	1300	1088	Abutter <15	Land - Private	S1-3	0.00	257.50	-37.80	31.15	-	159,307	49,250	34,579
7988	Powerline Properties, LLC	122	2	26	Medium Density Residential	8.30	1010	1089	Abutter <15	Land - Private	S1-3	0.00	257.50	-37.80	31.15	-	146,980	45,784	32,513
7995	City of Concord	122	2	46	Open Space Residential	70.00	8001	1090	Abutter <15	Land - Municipal	S1-3	0.00	257.50	-37.80	31.15	-	508,599	159,756	114,164
7996	City of Concord	122C	1	19	Open Space Residential	51.08	8204	1091	Abutter <15	Land - Municipal	S1-3	0.00	257.50	-37.80	31.15	-	175,327	53,391	37,182
7998	Public Service Company of New Hampshire	122	2	28	Open Space Residential	64.86	4240	1092	Abutter <15	Land - PSNH	S1-3,S1-4,S1-5	0.00	0.00	0.00	0.00	-	325,829	102,839	73,985
8004	Dienes, Klee	121	3	15	Open Space Residential	5.83	1010	1093	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	23,721	6,414	3,103
8013	Rattee, Steven R.	121	3	2	Open Space Residential	145.00	1010	1094	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	516,316	162,402	110,416
8006	Hunter, Donald R. & Lorraine L.	121	3	11	Open Space Residential	3.92	1010	1095	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	27,556	8,213	10,166
8007	Dore, Charles & Wescott Sandra	121	3	26	Open Space Residential	3.72	1010	1096	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	20,232	6,282	6,898
8014	Rattee, Steven R.	121	3	34	Open Space Residential	2.31	6103	1097	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	53,550	16,645	11,847
8015	Lawrence, William S.	121	3	33	Open Space Residential	3.61	1010	1098	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	56,027	17,603	12,536
8030	Rattee, Steven R.	121	3	14	Open Space Residential	32.79	6304	1099	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	363,895	111,373	79,049
8040	Terrell, Elizabeth E.	121	3	12	Medium Density Residential	38.71	1010	1100	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	418,208	128,686	90,786
8043	City of Concord	120	1	16	Open Space Residential	46.00	8304	1101	Abutter <15	Land - Municipal	S1-4	0.00	257.50	-37.80	31.15	-	339,423	108,156	78,013
8046	Terrell, Elizabeth E.	121	3	17	Medium Density Residential	58.29	1300	1102	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	72,716	22,272	16,510
8045	Wilber Dean Trust & Wilber Margaret Trst; Wilber Dean E. & Paula A.	120	1	18	Open Space Residential	22.20	1010	1103	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	278,303	86,143	61,319
8048	Holt, Jeffrey W. & Alyson E.	118F	1	1	Medium Density Residential	17.19	6204	1104	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	197,753	73,117	52,212
8049	Towle, Ryan R. & Paula A.	118F	1	5	Open Space Residential	3.24	1010	1105	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	38,566	455	-
8055	Perron, Kevin	118F	2	11	Open Space Residential	2.34	1013	1106	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	27,090	8,675	6,491
8062	City of Concord	118F	2	17	Open Space Residential	24.42	9030	1107	Abutter <15	Land - Municipal	S1-4	0.00	257.50	-37.80	31.15	-	332,430	105,798	82,999

LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
8075	Federal National Mortgage Association	118F	2	9	Medium Density Residential	-	1021	1108	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	3,558	-	-
8074.01	Murphy, Mary Ann	118F	2	8	Downtown Residential	-	1021	1110	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	9,560	950	-
8074	Nevers, Patricia A. Trust	118F	2	55	Downtown Residential	-	1021	1111	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	16,104	5,212	266
8073.01	Gleason, Diane M.	118F	2	31	Downtown Residential	-	1021	1112	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	14,165	4,811	1,208
8073	Holland, Matthew E.	118F	2	59	Downtown Residential	-	1021	1113	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	17,194	5,914	1,454
8072	Schneider, Jeffrey & Christine	118F	2	26	Medium Density Residential	3.26	1010	1114	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	40,021	12,948	1,619
8085	Dusavitch, Jennifer B.	118	2	5	Medium Density Residential	18.00	1010	1115	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	88,107	27,313	15,927
8077	Fitzgerald, Joseph J. & Eckhardt, Raina J.	118	2	3	Open Space Residential	23.21	1010	1116	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	40,522	8,203	468
8086	Thompson, Joseph A. & Diane M.	118	2	15	Medium Density Residential	0.84	1010	1117	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	1,905	-	-
8088	Thurston, Jeffrey A. & Laurie A.	118	1	23	Medium Density Residential	3.00	1040	1118	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	1,343	-	-
8091	SLP Investments Ltd	118	1	43	Open Space Residential	51.54	6001	1119	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	547,379	183,925	130,850
8084	Nelson, Clarence & Beverly	118	1	44	Open Space Residential	13.33	6001	1120	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	40,302	-	-
8093	Stevens, Reed	118	1	2	Open Space Residential	54.75	1300	1122	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	313,743	98,754	70,511
8094	Stevens, Reed	113	3	1	Open Space Residential	10.90	1300	1123	Abutter <15	Land - Private	S1-4	0.00	257.50	-37.80	31.15	-	54,313	16,551	11,561
8096	Unitil Energy Systems Inc. Attn Mr. Kevin Sprague, Director of	113	2	11	Open Space Residential	132.18	6304	1124	Abutter <15	Land - Private	S1-4,S1-5	0.00	0.00	0.00	0.00	-	983,251	324,139	202,806
8101	City of Concord	113	2	9	Open Space Residential	70.07	1300	1125	Abutter <15	Land - Municipal	S1-5,S1-6	0.00	0.00	0.00	0.00	-	283,719	95,315	60,380
8148	Hodges Development Corp.	111C	1	13	RM	5.75		1129	Abutter <15	Land - Private	S1-7,S1-6	0.00	0.00	0.00	0.00	-	324,847	107,614	69,963
8152	Unitil Energy Systems Inc. Attn Mr. Kevin Sprague, Director of	111C	1	9	RH	3.57	ELECSUBSTA	1130	Abutter <15	Land - Private	S1-7,S1-6	0.00	0.00	0.00	0.00	-	62,922	21,086	15,283
8163	Johnson Estates Inc.	111E	2	1	RM	13.00	APT 4-7UNT MDL-01	1131	Abutter <15	Land - Private	S1-7,S1-6	0.00	0.00	0.00	0.00	-	14,171	1,303	-
8153	Andrew, Mary Joanne	111C	1	11	RH	0.71	Multi Hses MDL-01	1134	Abutter <15	Land - Private	S1-7	0.00	245.00	-44.35	16.15	-	10,946	62	-
8158	Capri Real Estate Holdings LLC	111C	2	1	GWP	0.50	Pot Devel	1135	Abutter <15	Land - Private	S1-7	0.00	245.00	-44.35	16.15	-	22,229	8,931	3,261
8170	Centerco Concord LLC	111B	3	14	GWP	2.94	Shopngmall MDL-94	1137	Abutter <15	Land - Private	S1-7	0.00	245.00	-44.35	16.15	-	11,995	-	-



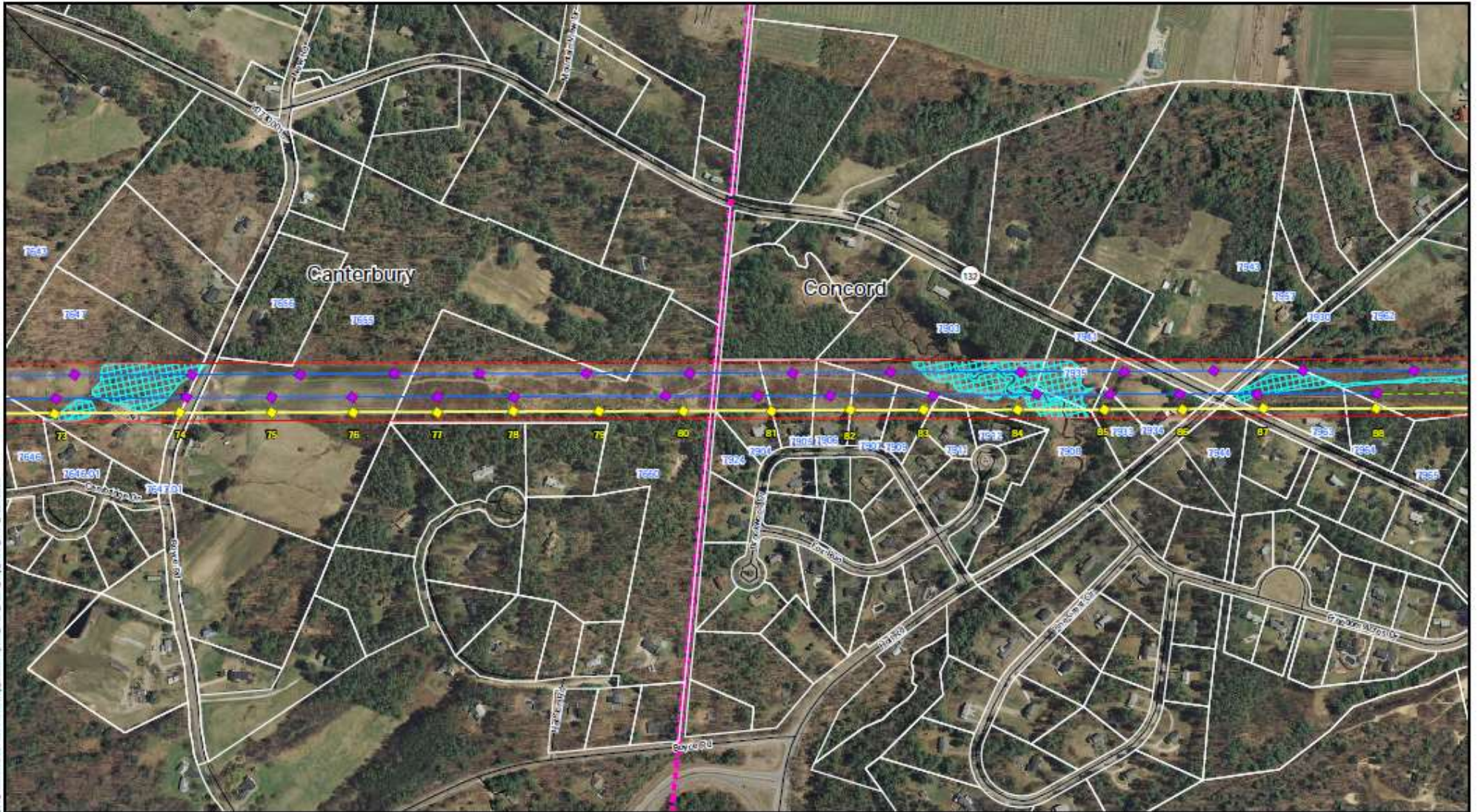
LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
8171	NSM Investment Associates LLC	111D	2	2	GWP	10.67	Shopngmall MDL-94	1138	Abutter <15	Land - Private	S1-7,S1-8	0.00	0.00	0.00	0.00	-	121,539	45,435	11,273
8172	McKenna's Purchase					-	Condomain	1139	Abutter <15	Land - Private	S1-7,S1-8	0.00	0.00	0.00	0.00	-	387,043	133,857	78,329
8174	Center at Triangle Park Inc.	111H	4	22	GWP	8.33	Charitable MDL-94	1140	Abutter <15	Land - Private	S1-8	0.00	245.00	-42.80	26.15	-	12,125	4,272	-
8176	Hodges Development Corp.	111B	1	7	OFF	5.36	Pri Comm MDL-01	1141	Abutter <15	Land - Private	S1-8	0.00	245.00	-42.80	26.15	-	30	-	-
8177	City of Concord	111B	1	4	RM	3.00	Municipal MDL-00	1142	Abutter <15	Land - Municipal	S1-8	0.00	245.00	-42.80	26.15	-	110,432	44,504	27,243
8178	Prescott Road Jr. & Ha Irrev Tr	111B	1	1	RM	3.76	Single Fam MDL-01	1143	Abutter <15	Land - Private	S1-8	0.00	245.00	-42.80	26.15	-	16,053	-	-
8179	Lamoureux, Jon-Paul & Jennifer	111B	1	15	RM	0.56	Single Fam MDL-02	1144	Abutter <15	Land - Private	S1-8	0.00	245.00	-42.80	26.15	-	19,356	94	-
8184	Hodges Development Corp.	111B	1	3	OFF	2.69	IND LD DV	1145	Abutter <15	Land - Private	S1-8	0.00	245.00	-42.80	26.15	-	57,332	27,865	20,160
8182	Prescott Road Jr. & Ha Irrev Tr	111B	1	1	RM	3.76	Single Fam MDL-01	1146	Abutter <15	Land - Private	S1-8	0.00	245.00	-42.80	26.15	-	32,620	10,584	4,904
8180	Prescott Road Jr. & Ha Irrev Tr	111B	1	1	RM	3.76	Single Fam MDL-01	1147	Abutter <15	Land - Private	S1-8	0.00	245.00	-42.80	26.15	-	913	-	-
8183	Public Service Company of New Hampshire	111B	1	2	RM	0.15	ELEC ROW	1148	Nearby Property	Land - PSNH	S1-8	0.00	245.00	-42.80	26.15	-	6,124	2,395	-
8200	Praxair Surface Technologies Inc.	111G	1	5	IN	20.46	Factory MDL-96	1149	Abutter <15	Land - Private	S1-8,S1-9	0.00	0.00	0.00	0.00	-	299,643	102,145	67,948
8204	McCarthy, Gerald P.	111G	1	33	IN	5.98	Office Bld MDL-94	1150	Abutter <15	Land - Private	S1-8,S1-9	0.00	0.00	0.00	0.00	-	30,223	6,828	4,736
8205	New Hampshire Distributors	111G	1	32	IN	15.54	Ind Whses MDL-96	1151	Abutter <15	Land - Municipal	S1-9	0.00	265.00	-42.80	26.15	-	176,385	54,922	27,644
8206	McCarthy, Gerald P. Trustee	111G	1	12	IN	19.00	Factory MDL-96	1152	Abutter <15	Land - Private	S1-9	0.00	265.00	-42.80	26.15	-	57	-	-
8207	EnergyNorth Propane Inc.	111G	1	3	IN	4.25	IND LD DV	1153	Abutter <15	Land - Private	S1-9	0.00	265.00	-42.80	26.15	-	72,782	23,518	14,411
8208	EnergyNorth Propane Inc.	111G	1	25	IN	3.10	Office Bld MDL-94	1154	Abutter <15	Land - Private	S1-9	0.00	265.00	-42.80	26.15	-	55,239	17,486	10,690
8211	Sabbow And Co. Inc.	111G	1	18	IN	4.33	Factory MDL-96	1155	Abutter <15	Land - Private	S1-9	0.00	265.00	-42.80	26.15	-	73,475	27,847	17,361
8212	Sabbow And Co. Inc.	111G	1	26	IN	4.38	Ind Whses MDL-96	1156	Abutter <15	Land - Private	S1-9,S1-10	0.00	0.00	0.00	0.00	-	115,605	35,261	21,281
8218	McLaren, Linda D. Trust 2007 & McLaren Keith & Ryan	111G	1	23	IN	3.13	Factory MDL-96	1157	Abutter <15	Land - Private	S1-10	0.00	265.00	-42.80	26.15	-	113,672	36,264	22,199
8220	Schwans Sales Enterprises Inc.	111G	1	22	IN	2.40	COMM WHSE MDL-96	1159	Abutter <15	Land - Private	S1-10	0.00	265.00	-42.80	26.15	-	100,101	32,342	19,808
8227	NH Excavation LLC	111G	1	66	IN	3.47	Devel Land MDL-00	1160	Abutter <15	Land - Private	S1-10	0.00	265.00	-42.80	26.15	-	73,391	30,835	19,112
8228	Karner Group Business Condo	111G	1	68	IN	0.42	Open Space	1161	Nearby Property	Land - Private	S1-10	0.00	265.00	-42.80	26.15	-	18,155	8,394	9,761

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PARCEL PLANS



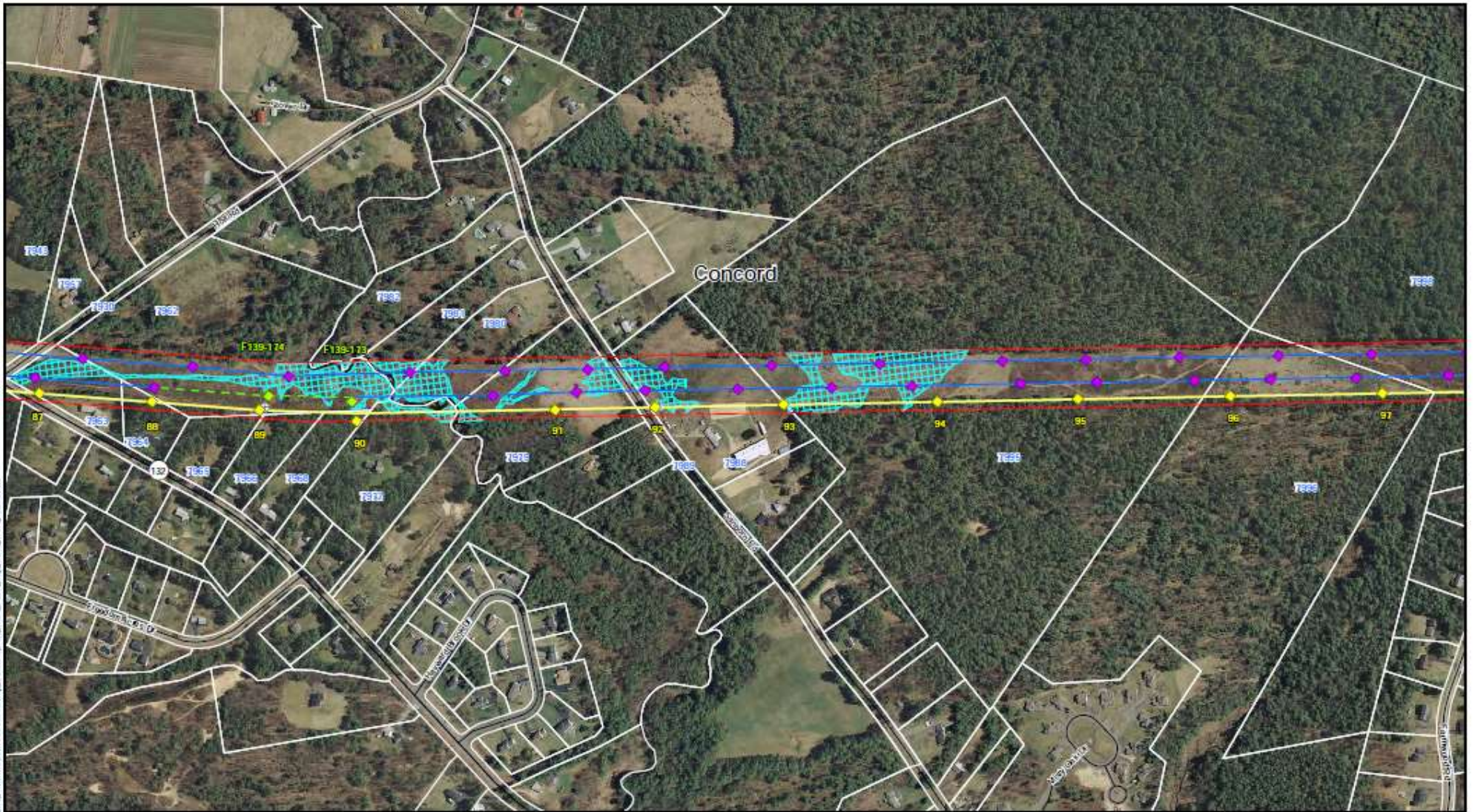
<p>400 200 0 400 Feet</p> <p>089000</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<table border="0"> <tr> <td> HVDC Line</td> <td> 115-kV Line to be Relocated</td> <td> Proposed 345-KV Structure</td> </tr> <tr> <td> 345-kV Line</td> <td> ROW Boundary</td> <td> Relocated Structure</td> </tr> <tr> <td> Existing 345-kV Line</td> <td> Existing Structure</td> <td> Delineated Wetlands</td> </tr> <tr> <td> Existing 115-kV Line</td> <td> Existing Structure - Removed</td> <td> Town Boundary</td> </tr> <tr> <td> Relocated 115-kV Line</td> <td> Proposed HVDC Structure</td> <td> 3582 Property Owner Identification</td> </tr> </table>	HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure	345-kV Line	ROW Boundary	Relocated Structure	Existing 345-kV Line	Existing Structure	Delineated Wetlands	Existing 115-kV Line	Existing Structure - Removed	Town Boundary	Relocated 115-kV Line	Proposed HVDC Structure	3582 Property Owner Identification		<p>The Northern Pass Transmission Line Project Proposed Route Canterbury, Concord</p> <p><b>PRELIMINARY ENGINEERING</b></p>
HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure																
345-kV Line	ROW Boundary	Relocated Structure																
Existing 345-kV Line	Existing Structure	Delineated Wetlands																
Existing 115-kV Line	Existing Structure - Removed	Town Boundary																
Relocated 115-kV Line	Proposed HVDC Structure	3582 Property Owner Identification																



Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

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<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: blue;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">—</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid cyan;"> </span> Delineated Wetlands</li> <li><span style="color: purple;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Concord</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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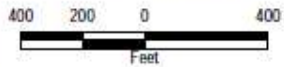
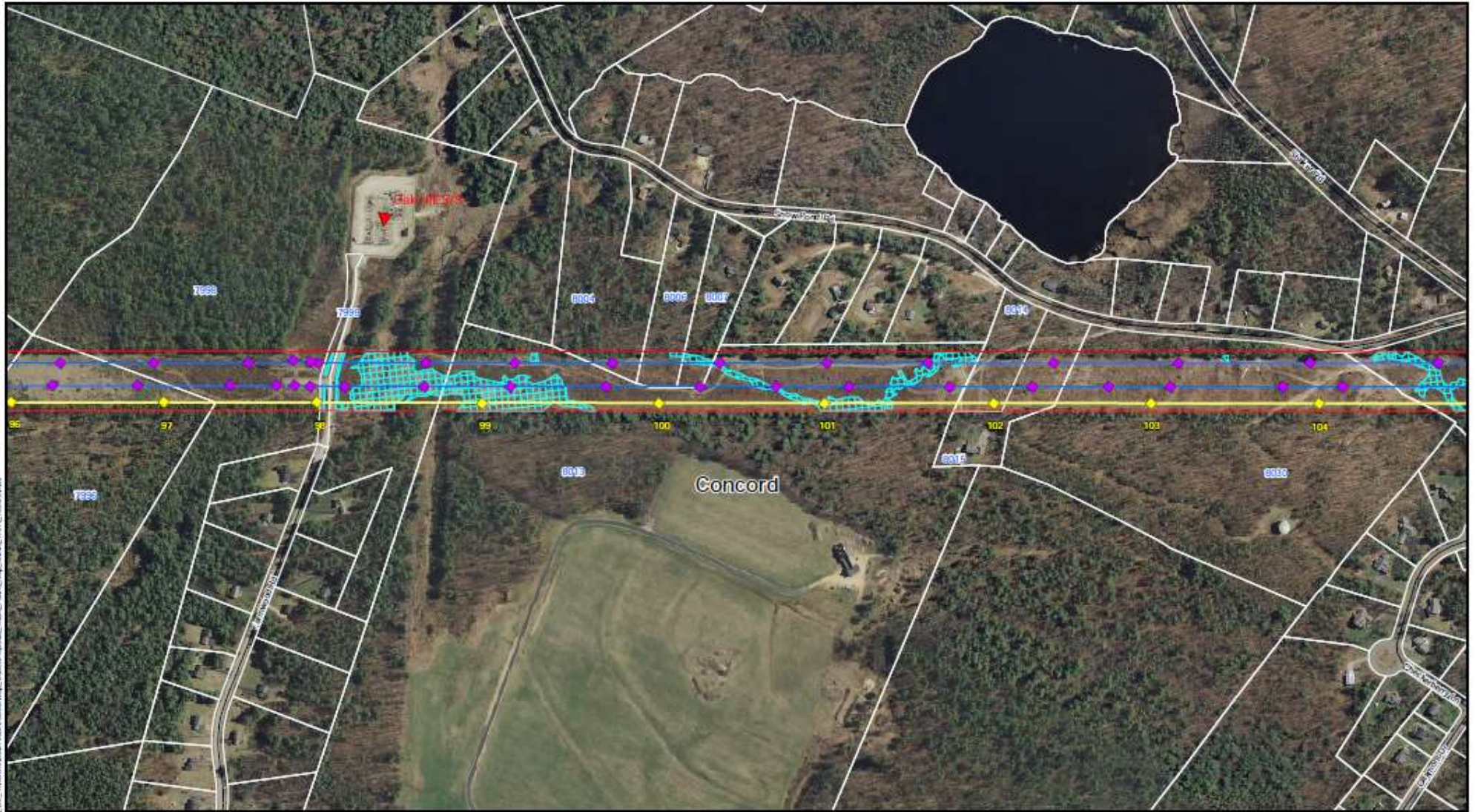
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colortone; Normandau; Burns & McDonnell.

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PRELIMINARY - NOT FOR CONSTRUCTION

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|-----------------------|------------------------------|------------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure          |
| 345-kV Line           | ROW Boundary                 | Relocated Structure                |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands                |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                      |
| Relocated 115-kV Line | Proposed HVDC Structure      | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Concord

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandou; Burns & McDonnell.

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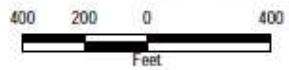
December 20, 2012

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PRELIMINARY - NOT FOR CONSTRUCTION

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|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-kV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Concord

PRELIMINARY ENGINEERING

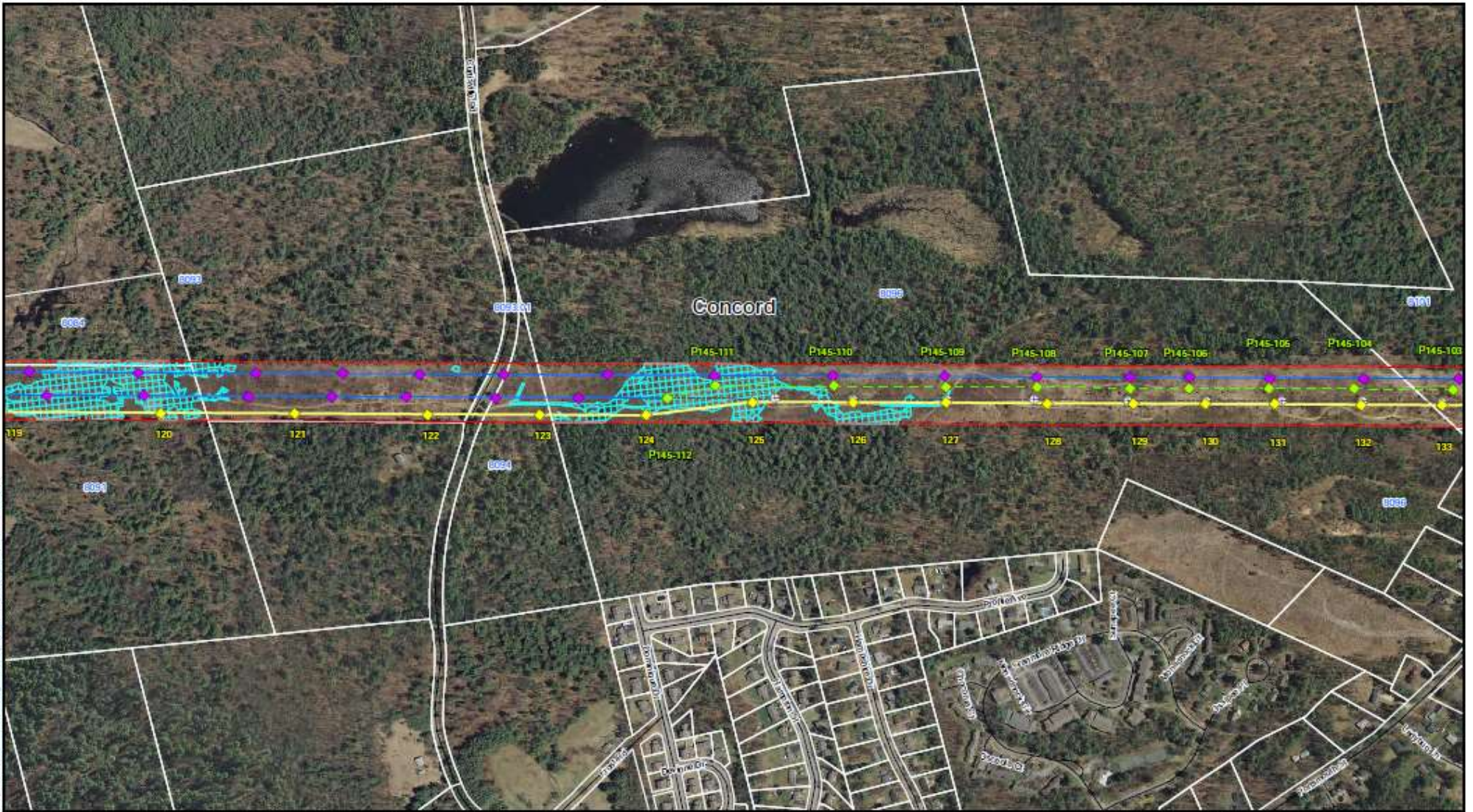
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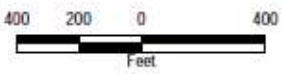
December 20, 2012

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**PRELIMINARY - NOT FOR CONSTRUCTION**

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |

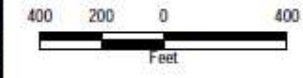


The Northern Pass  
Transmission Line Project  
Proposed Route  
Concord  
**PRELIMINARY ENGINEERING**

000585

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantonio; Normandau; Burns & McDonnell.





PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- ⊗ Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- Delineated Wetlands
- Town Boundary
- Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Concord

PRELIMINARY ENGINEERING

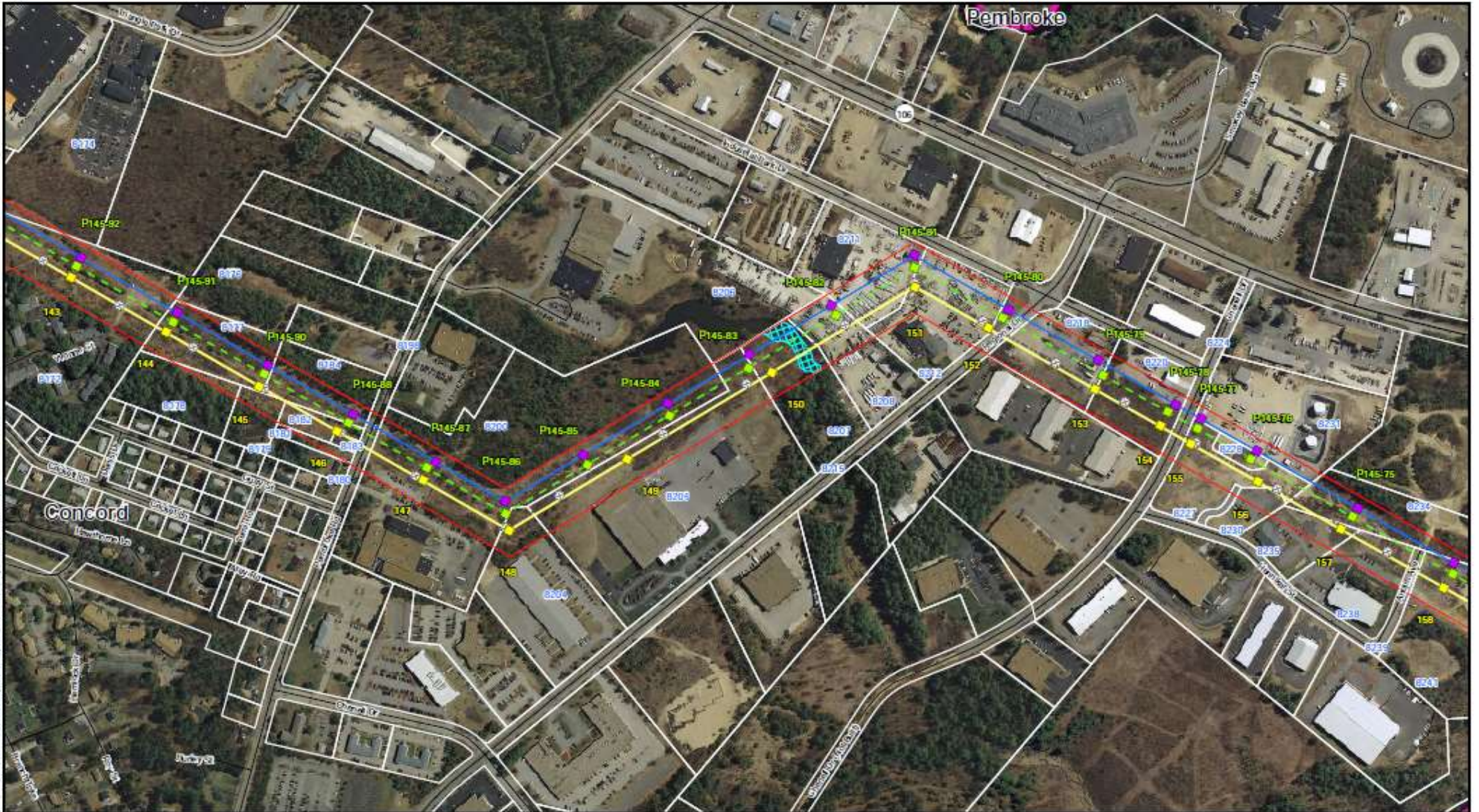
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandou; Burns & McDonnell.

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<p>400 200 0 400 Feet</p>		<ul style="list-style-type: none"> <li>— HVDC Line</li> <li>— 345-kV Line</li> <li>— Existing 345-kV Line</li> <li>— Existing 115-kV Line</li> <li>— Relocated 115-kV Line</li> <li>--- 115-kV Line to be Relocated</li> <li>— ROW Boundary</li> <li>⊗ Existing Structure</li> <li>⊗ Existing Structure - Removed</li> <li>■ Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li>■ Proposed 345-kV Structure</li> <li>■ Relocated Structure</li> <li>⊗ Delineated Wetlands</li> <li>■ Town Boundary</li> <li>3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Concord</p>
<p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>		<p>3582</p>		<p><b>PRELIMINARY ENGINEERING</b></p>	

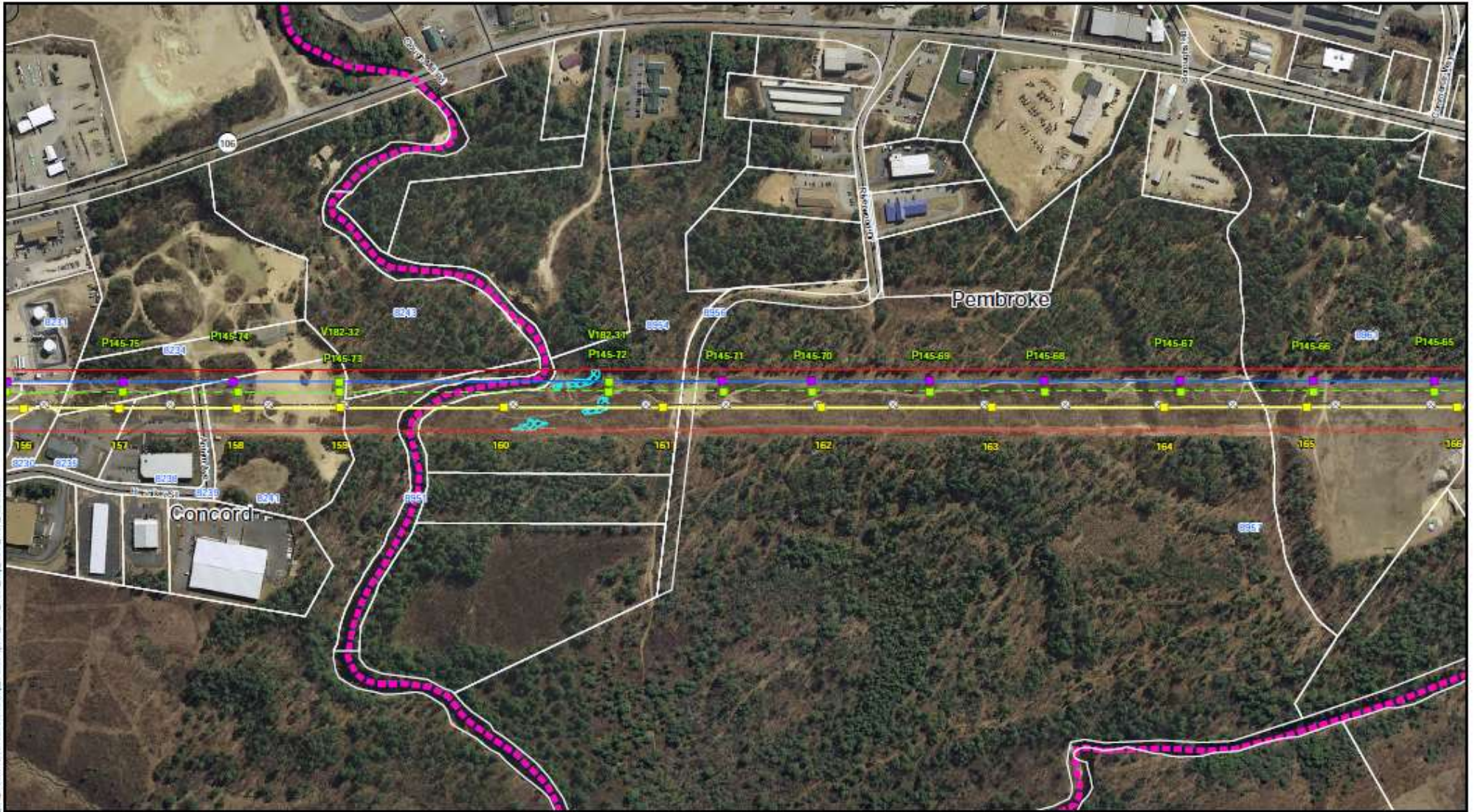
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantoni; Normandau; Burns & McDonnell

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December 20, 2012

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<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: magenta;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">—</span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Concord, Pembroke</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normandau; Burns & McDonnell.

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PRELIMINARY - NOT FOR CONSTRUCTION

- |                         |                                 |                                    |
|-------------------------|---------------------------------|------------------------------------|
| — HVDC Line             | --- 115-kV Line to be Relocated | ■ Proposed 345-KV Structure        |
| — 345-kV Line           | — ROW Boundary                  | ■ Relocated Structure              |
| — Existing 345-kV Line  | ■ Existing Structure            | ⊗ Delineated Wetlands              |
| — Existing 115-kV Line  | ⊗ Existing Structure - Removed  | ⊗ Town Boundary                    |
| — Relocated 115-kV Line | ■ Proposed HVDC Structure       | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Concord, Pembroke

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantonio; Normandau; Burns & McDonnell.

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December 20, 2012

689000



**SUBJECT PHOTOGRAPHS**



Appleton Street. Scattered single family land uses in neighborhood



Appleton Street



Chenille Drive- Industrial neighborhood mostly unused land. Crosses parking lot heading south



Chenille Drive



Curtisville Drive Industrial neighborhood mostly unused land.



Curtisville Drive



Farmwood Road near utility transfer station



Farmwood Road showing utility transfer station



Holt Road at Mountain Road. Scattered single family mostly semi-rural section in North Concord



Oak Hill Road by Turtle Town Conservation area which was a 23 acre gift to the City



Oak Hill Road



Old Loudon Road looking across Branch Turnpike





End of Henniker Street industrial neighborhood



Off Henniker Street



Loudon Road Shaw's Plaza parking lot



Loudon Road Shaw's Plaza parking lot



2 Pembroke Road North side.



Pembroke Road. South side contains industrial properties and north side single-family residential.



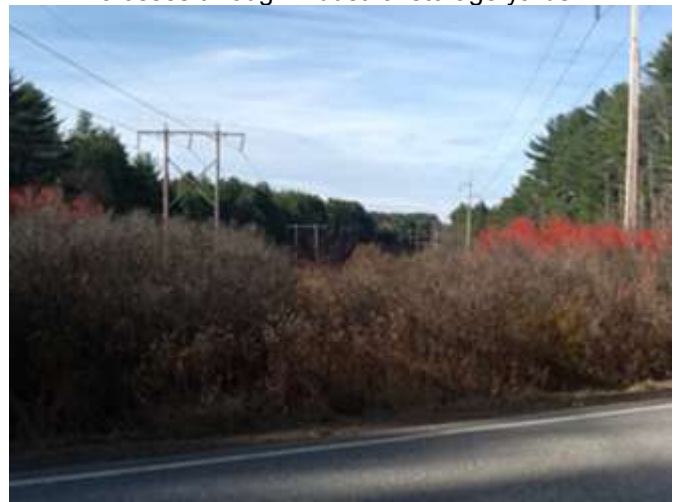
Portsmouth Street Concord crossing I-393



Regional Drive Both north and south the easement crosses through industrial storage yards.



Regional Drive



Sanborn Road. Single family and vacant land



Sanborn Road Field looking south.





Shaker Road Semi-rural area scattered single family



Shaker Road

## ZONING

The Concord properties are reported to be on one of the following Zoning Districts: Open Space Residential, Medium Density Residential District; Downtown Residential District, High Density Residential District, Gateway Performance District; Office Park Performance District or Industrial District.

### ***Partial List of Allowed Uses “As-of Right”:***

Open Space Residential (RO) Single-family detached dwelling; cluster development; cemeteries; publicly owned recreational facility; agricultural and horticultural operations (except aquaculture); stables and equestrian centers, nursery; and raising or keeping of bees.

Medium Density Residential (RM) Single-family detached dwelling, duplex or two-family dwelling; cluster development and planned unit development; multi-family dwelling units for the elderly including congregate dwelling units and assisted living residence; elementary and secondary schools; cemeteries; publicly owned recreational facility and agricultural and horticultural operations (except aquaculture);

Downtown Residential (RD) Single-family detached dwelling, duplex or two-family dwelling; attached dwellings; multi-family dwellings; manufactured housing subdivision; elementary and secondary schools; monasteries and convents;

High-density Residential (RH): Single-family detached dwelling, duplex or two-family dwelling; attached dwellings; multi-family dwellings; manufactured housing subdivision; planned unit development; elementary and secondary schools; monasteries and convents; nursing homes;

Gateway Performance (GWP): Privately owned indoor health and fitness centers; service uses occupying up to or more than 5,000 sf of gross floor area; offices of healthcare practitioners including clinics and outpatient healthcare; banking and general business, financial, professional and governmental offices; hotels, motels and inns; retail trade, garden center; and restaurant;

Office Park Performance (OFP): Privately owned indoor health and fitness centers; service uses occupying up to 5,000 sf of gross floor area; medical and dental laboratories; banking and general business, financial, professional and governmental offices; hotels, motels and inns; residential post-secondary schools or colleges with dormitories; child day care facility or nursery school and adult day care facility.

Industrial (IN): Nonresidential post-secondary schools or colleges; child day care facility or nursery school; banking and general business, financial, professional and governmental offices; sale of construction materials and similar goods requiring extensive outside storage or display as part of the principal use; automotive service repair, service and towing including body work; and truck or rail terminal.



*General Dimensional Regulations*

	Minimum SF Land Area	Minimum Buildable SF Land Area	Min. Lot Frontage (Ft)	Minimum Yard Requirements			Maximum Height (Ft)	Maximum Lot Coverage (%)
				Front	Rear	Side		
Open Space Residential	87,120	20,000	200	50	50	40	35	10
Medium density Residential								
without sewer	40,000	20,000	200	25	25	15	35	20
with sewer	12,500	6,250	100	25	25	15	35	40
Downtown Residential	7,500	5,000	75	10	20	10	35	60
High Density Residential	10,000	5,000	80	50	50	25	35	60
Gateway Performance	n/a	n/a	300	25	25	25	45	85
Office Park Performance	n/a	n/a	200	25	25	25	45	60
Industrial	40,000	20,000	200	50	30	25	45	85

**VALUATION**

We have located twenty land sales in Concord. These sales are viewed in the following way:

- Sales less than 10 acres are for the most part either house lots or commercial/industrial lots. House lots have sold for up to \$171,600 and have a wide range of pricing depending upon location and lot size. Commercial and industrial lots have been viewed more on a price per acre or price square foot unit of comparison rather than on a per lot basis which residential lots can be viewed.
- There are five acreage sites that are zoned either commercially residential (multifamily) or industrial.
- Land pricing in Concord is more complex as it is the capital city and the most urbanized along the corridor.
- Concord has the greatest diversity of land uses as compared to the other communities along the corridor route.
- There is a limited land transaction market in the retail and industrial sector which was expected as this land component for small cities transact on a more limited basis.
- Land sales are located on east and west of the Merrimack River. The subject corridor is on the east side of the Merrimack River.

The unit prices on a price per square foot varied for the six residential lot sales. They are

	<b>Price</b>	<b>Land Area Acres</b>	<b>Unit Price PSF</b>
Sale 1	\$31,500	.32	\$2.26
Sale 2	\$49,900	.32	\$3.58
Sale 5	\$88,900	.73	\$2.80
Sale 6	\$136,300	.80	\$3.91
Sale 12	\$70,000	2.78	\$.58

Of the sales over 10 acres the following pricing characteristics were found:

	<b>Price</b>	<b>Land Area Acres</b>	<b>Unit Price Per Acre</b>	<b>Comment</b>
Sale 16	\$430,000	22.89	\$18,785	commercial acreage
Sale 17	\$180,000	26.00	\$6,923	cluster or PUD development allowed
Sale 18	\$160,000	27.04	\$5,918	rural acreage
Sale 19	\$890,000	54.68	\$16,277	two lots industrial land
Sale 20	\$310,000	188.6	\$1,644	rural acreage

The remaining land sales fall between 1 to 10 acres and have varying highest and best uses.

Of the ATF parcels, Concord has 19 parcels under 10 acres. Three properties are over 100 acres and the remaining 20 parcels fall between 10 to 100 acres. The ATF values reflect the size category of each ATF parcel and within the under 10 acre size adjustments were made the smaller the parcel on the per acre pricing.



With regard to the 101 ATF parcel sizes only two of the sites are over 100 acres in total land area; twenty seven parcels are between 5 acres and 100 acres; and the remainder (seventy two) is less than 5 acres in land area.

Land uses run a broad range from rural residential, small city residential, multifamily and commercial retail notably along Loudon Road and industrial uses south of Loudon Road. As such there is a broad range of ATF values that apply to the Concord sector of the corridor.

Concord Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE/ ACRE	ZONING	COMMENTS
1	149 Rumford St	William Young Properties	Osterio Family Trust	9/30/11	\$31,500	13,939	0.32	\$2.26	\$98,438	Residential	A level, residential city lot.
2	1 Branch Turnpike	B. D. Noonan	D. Timsina & I. Khatwoda	8/11/14	\$49,900	13,939	0.32	\$3.58	\$155,938	Residential	A level residential building lot.
3	205 N. Main Street	League of New Hampshire	NH Sea Building Corp.	9/1/11	\$420,000	20,473	0.47	\$20.51	\$893,617	CU	Level parcel of commercial development land. As of 2014, no construction has commenced.
4	Curtisville Road	Reed Stevens	Unitil Energy Systems, Inc.	11/25/13	\$6,000	21,130	0.49	\$0.28	\$12,369	Residential	Irregularly shaped , rural acreage parcel. According to the city's maps, the land is shown as being adjacent to power lines.
5	263 South Street	Shawmut Holdings LLC	Paul Rizzi, Jr.	10/24/14	\$89,000	31,799	0.73	\$2.80	\$121,918	RS	This corner residential lot is irregular in shape and has level topography.
6	34 N. Foxcroft Circle	Ellen M. Burger, Tr.	Susan M. Perry	7/9/14	\$136,300	34,848	0.80	\$3.91	\$170,375	RS	Level residential site in the Mountain Green neighborhood abutting golf course.
7	83 West Parish Road	Arthur Ellison RET	Richard Morrill et al	6/26/14	\$17,300	47,045	1.08	\$0.37	\$16,019	RO	This is rural residential acreage which is irregular in shape and has level topography.
8	15 Appleton Street	Joseph Jaworski RET	William Young Properties	5/19/14	\$171,600	54,450	1.25	\$3.15	\$137,280	RM	This is an irregularly shaped residential lot with level topography located in a rural neighborhood.
9	13 Triangle Park Drive	New Hampshire Sea Building Assoc.	13 Triangle Park, LLC	7/28/10	\$225,000	77,972	1.79	\$2.89	\$125,698	GWP	This is a level commercial land parcel which is anticipated to be developed for retail and office use.
10	373 South Main Street	First Presbyterian Church	Donna Olszak	6/22/12	\$47,500	98,010	2.25	\$0.48	\$21,111	RS	This is a wooded residentially zoned parcel with rolling topography. Possible development of commercial // mixed-use / residential purposes.
11	8 Integra Drive	Robert Aranosian	Kevin Long & Joanne Holmes	3/2/11	\$310,000	104,544	2.40	\$2.97	\$129,167	Industrial	This is an irregularly shaped commercial/industrial parcel with level topography. Possible development with commercial or industrial uses.

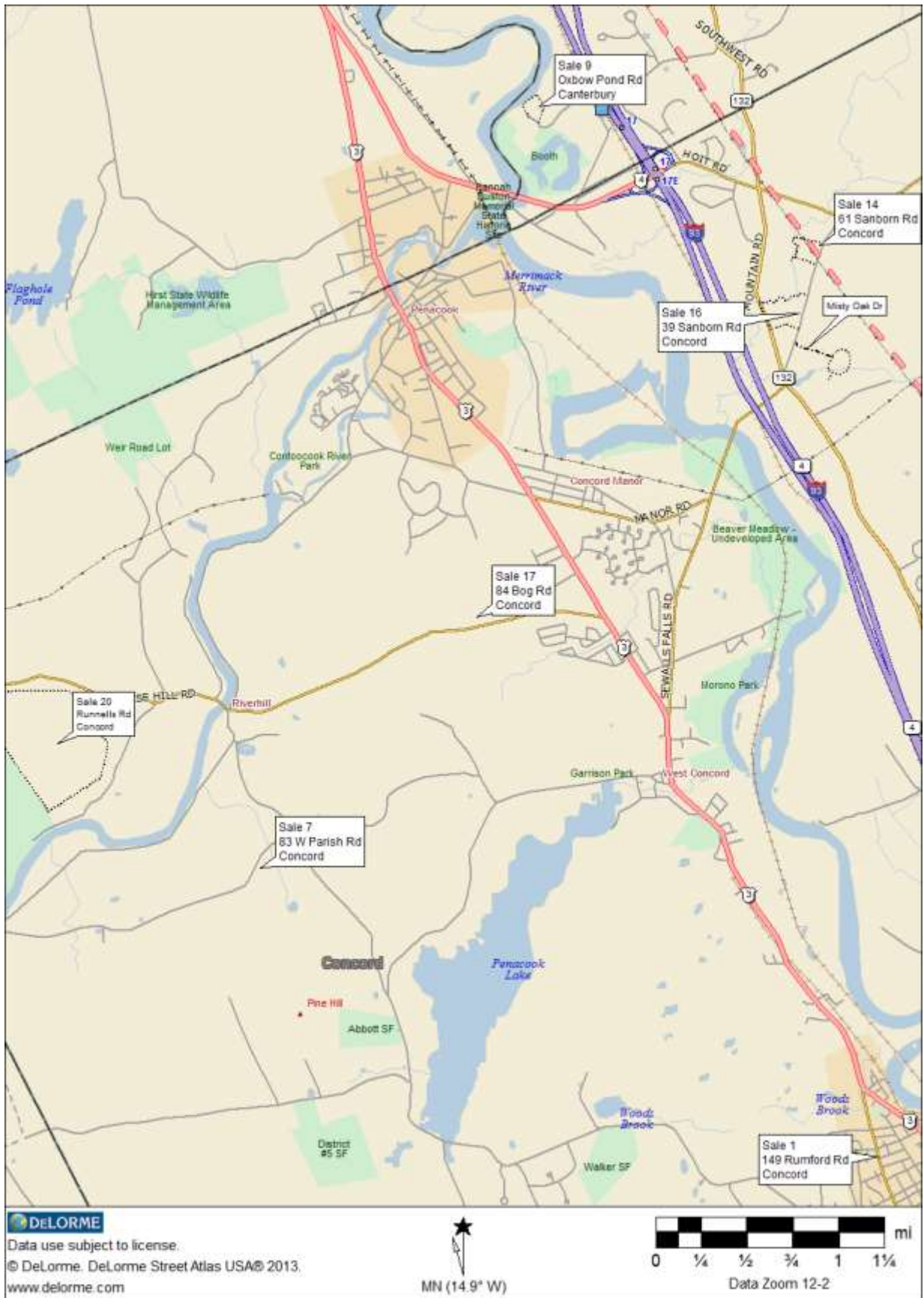
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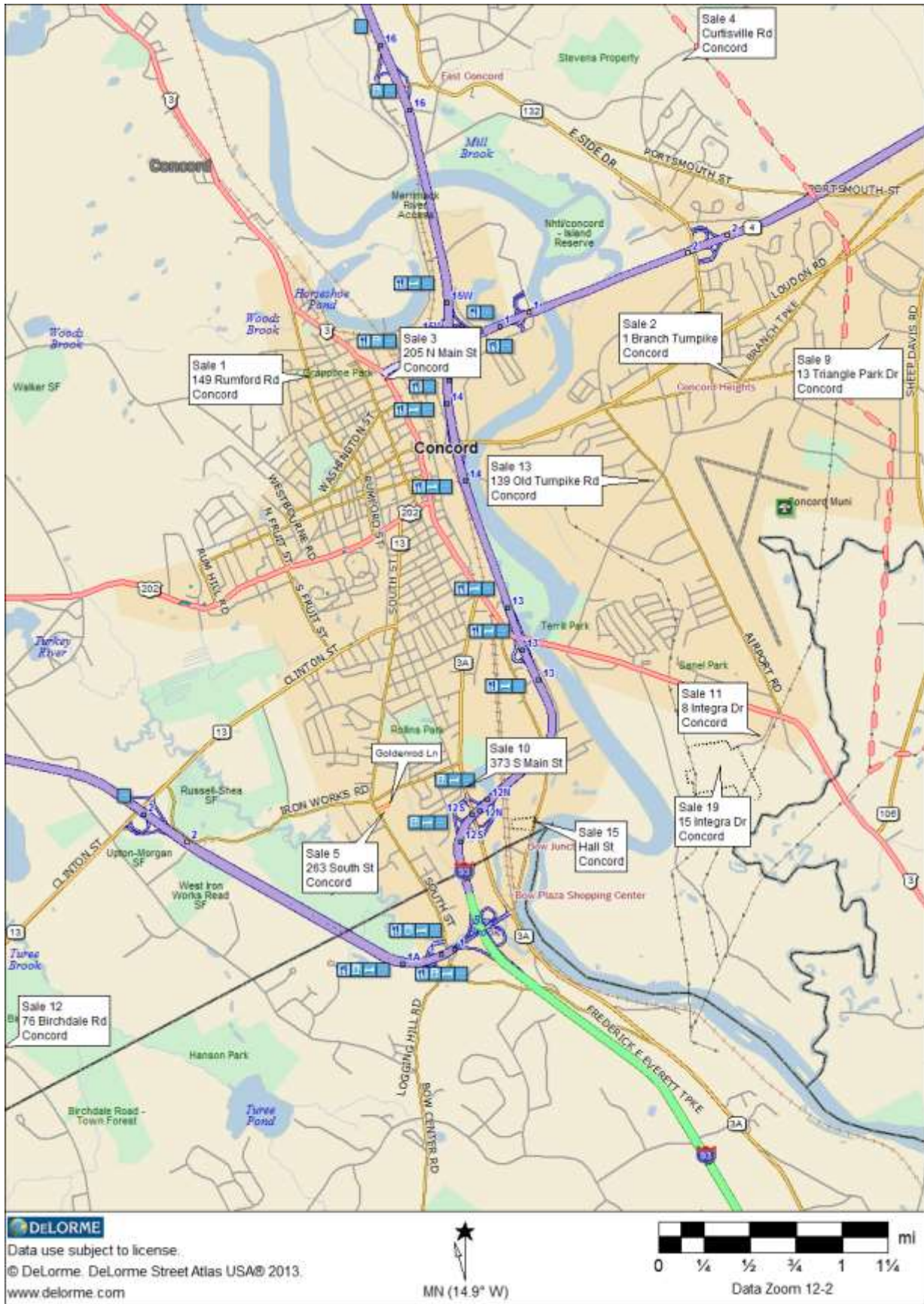
Concord Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE/ ACRE	ZONING	COMMENTS
12	76 Birchdale Road	M. & C. Beretta	E.J. & J.J. Collins	5/31/12	\$70,000	121,097	2.78	\$0.58	\$25,180	Residential	This is a lot of rural residential land; its topography is mostly level.
13	139 Old Turnpike Road	Concord School District	Burr-Mecum R.E. Holdings, LLC	7/31/13	\$160,000	137,214	3.15	\$1.17	\$50,794	RM, IN	This is a sloping parcel of raw land located on a busy road providing high visibility.
14	61 Sanborn Road	Marian & Byers Smith Trust	Brook Shire Crossing LLC	9/12/14	\$47,500	313,196	7.19	\$0.15	\$6,606	Medium Density Residential	Power line easement splits the site
15	Hall Street	Barley Equities 4, LLC	Amoskeag Beverages, LLC	8/29/12	\$500,000	318,424	7.31	\$1.57	\$68,399	Industrial	This is an industrial parcel with level topography.
16	39 Sanborn Road	H. Byers & Narian B. Smith, Tr.	Strategic Contracting	8/22/14	\$430,000	997,088	22.89	\$0.43	\$18,785	RM	Commercial land located in a highly desirable location in East Concord.
17	84 Bog Road	Estate of Martha J. LaPierre, et al	Private Reserve, LLC	1/6/15	\$180,000	1,132,560	26.00	\$0.16	\$6,923	RM & RO	Wooded site that was previously developed. Zoning allows for a variety of residential uses including a PUD or Cluster Development.
18	Sheep Davis Road	A. D. Moore Holdings Realty	Kara Realty Associates, LLC	3/22/11	\$160,000	1,177,688	27.04	\$0.14	\$5,918	RO	This is rural acreage with generally level topography.
19	15 Integra Drive	B&D Houston Enterprises, LLC	15 Integra Drive, LLC	12/30/11	\$890,000	2,381,861	54.68	\$0.37	\$16,277	Industrial	This is two lots of mostly level industrial land.
20	Runnells Road	Estate of Eleanor B. Lacey	Joyce and Charles Rose, Jr.	7/23/14	\$310,000	8,215,416	188.60	\$0.04	\$1,644	RO	Rural, wooded acreage with rolling topography.
	Minimum for sales			7/28/10	\$ 6,000	13,939	0.32	\$0.04	\$ 1,644		
	Average for Sales			4/3/13	\$ 212,580	765,635	17.58	\$2.39	\$104,123		
	Maximum for sales			1/6/15	\$ 890,000	8,215,416	188.60	\$20.51	\$893,617		
	Averages for sales <10 ac.			3/6/13	\$ 152,107	93,872	2.16	\$3.11	\$135,527		
	Averages for sales over 10 ac.			6/26/13	\$ 394,000	2,780,923	63.84	\$0.23	\$ 9,909		

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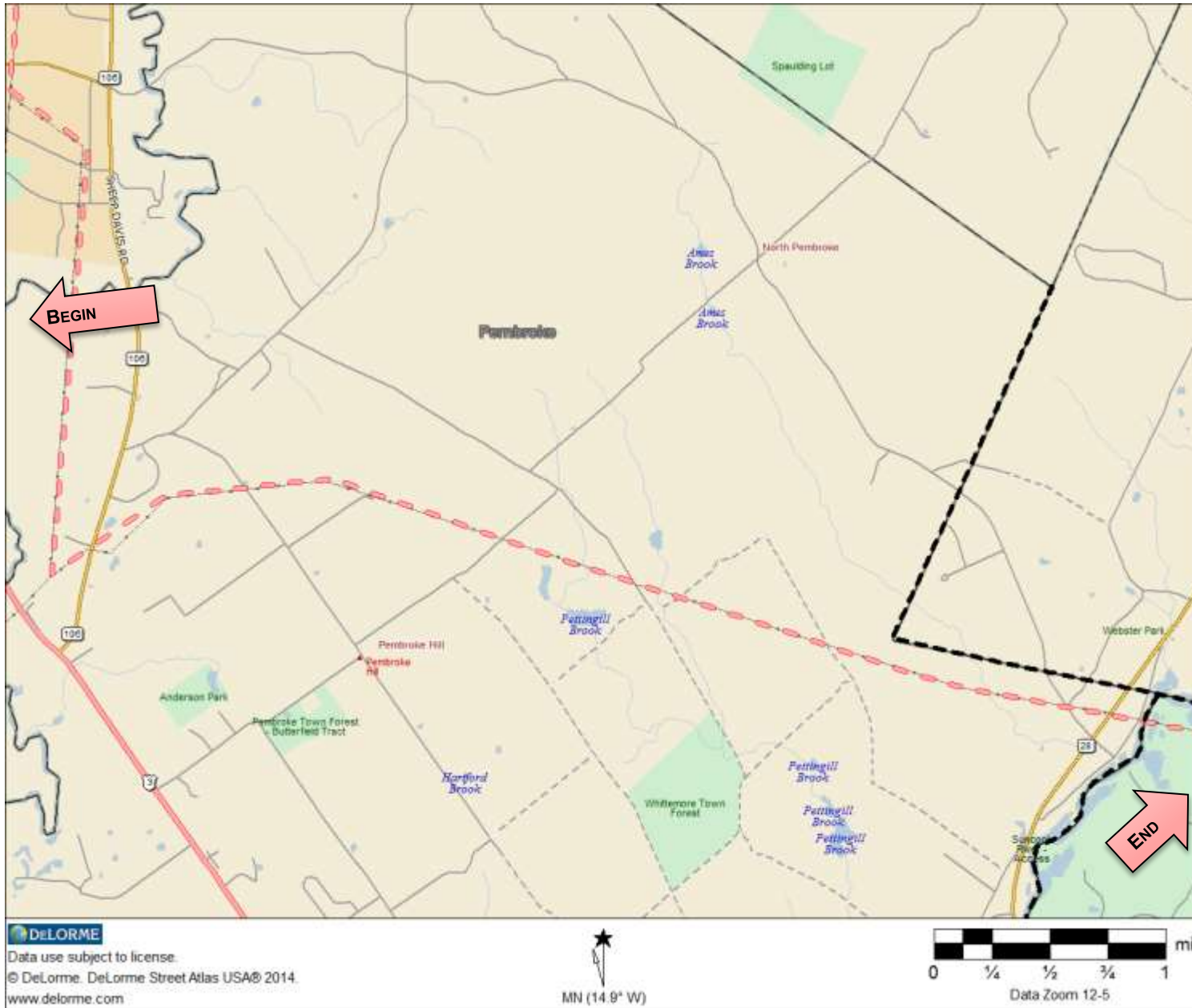




# PEMBROKE



### LOCATION MAP



000604

## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement crosses into north section of Pembroke north of Riverwood Drive. The line traverses the town in a southerly direction then takes a nearly 90 degree turn westerly following and running closely parallel to the Epsom town line where it ends at the Allentown line near to Route 28. The line is 6.25 miles in length with an existing easement area of 5,472,983 square feet or 125.64 acres of which 1,797,035 square feet or 41.25 acres will be encumbered with the exclusive section of the NPT easement. Another 1,512,511 square feet or 34.72 acres will be shared with PSNH and there is 92,909 square feet or 2.13 acres classified as uneconomic remnants to the main easement area. The fee owners which are encumbered by the ROW easement in Pembroke total 50. Where the ROW crosses individual properties, three of the sites are over 100 acres in total land area; twenty eight parcels are between 5 acres and 100 acres; and the remainder (eighteen) is less than 5 acres in land area.

The ROW land uses are industrial south to the point of the 90 degree bend then transition to single family residential and vacant forest land. The land geography thru the industrial area is mostly gentle rolling in character. South of Riverwood Street on the east side of the ROW there is new industrial development. On the west side of the ROW there is vacant land down to the Suncook River. At the ROW the industrial land continues a short distance and the topography becomes hilly. Land uses quickly transition to scattered residential homes and vacant forest land. The vacant hilly forest land character continues to Route 28 where there are scattered single family residences.



LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
<b>PEMBROKE</b>																			
8954	State of New Hampshire - Adjutant General's Department	632		18	C-1	19.60	Vacant Land	1171	Easement Crossing	Land - State	S1-11	0.00	265.00	-42.80	26.15	-	232,494	70,995	47,642
8957	State of New Hampshire - Adjutant General's Department	632		18	C-1	190.00	Vacant Land	1172	Easement Crossing	Land - State	S1-11,S1-15	0.00	0.00	0.00	0.00	-	652,441	209,874	128,468
8961	Foster, Gerald, Trustee, Gerald Foster Trust 7/18/02	632		11	C-1	44.37	Vacant Land	1173	Abutter <15	Land - Private	S1-11	0.00	265.00	-42.80	26.15	-	174,663	56,616	42,392
8963	Red Rock Investments LLC	632		8	C-1A	31.90	Ind Bldg, Ind Vac Un	1174	Abutter <15	Land - Private	S1-11,S1-12	75-75	0.00	0.00	0.00	62,477	372,388	86,655	45,819
8963.01	Laprop LLC	632		4	C-1	3.50	Rec Vac PD	1175	Abutter <15	Land - Private	S1-12,S1-13	75-75	0.00	0.00	0.00	30,432	143,416	35,157	28,962
8963.02	Pembroke Water Works Pump Station	632		3	C-1	12.00	Municipal	1176	Abutter <15	Land - Municipal	S1-12	75.00	265.00	-42.80	26.15	-	7,973	-	-
8963.03	Public Service Company of New Hampshire	632		2	C-1	8.00	Pub Util	1177	Abutter <15	Land - PSNH	S1-12,S1-13	75-75	0.00	0.00	0.00	-	124,325	7,979	28,212
8963.09	89 Concord Street LLC	632		8	C-1A	3.05	Comm Bldg	1178	Abutter <15	Land - Private	S1-13	0.00	150.00	-57.65	61.15	-	8,382	2,746	3,383
8963.1	Laprop LLC	632		8	C-1A	2.43	Store/Shop	1179	Abutter <15	Land - Private	S1-13	0.00	150.00	-57.65	61.15	-	33,153	10,725	13,434
8963.2	Lewis, John G. R. & Barbara D., Trustees	632		8	C-1A	2.59	Auto Repr	1180	Abutter <15	Land - Private	S1-14,S1-13	0.00	0.00	0.00	0.00	-	65,473	19,496	26,064
8968.01	Abrasives & Tools of NH Inc.	563		1	C-1	2.54	Comm Whse	1181	Abutter <15	Land - Private	S1-15,S1-14	0.00	0.00	0.00	0.00	-	44,987	11,372	17,643
8968.02	Exchange Authority, LLC, Trustee/ Whitten 15905 Parking Trust	563		2	C-1A	20.51	Ind Bld	1182	Abutter <15	Land - Private	S1-15,S1-14	0.00	0.00	0.00	0.00	-	38,320	10,507	19,958
8968	55 Sheep Davis Road LLC c/o Ray Wentzell	561		10	C-1	25.70	Single Fam, Farm, WP U	1183	Abutter <15	Land - Private	S1-15	0.00	150.00	-40.45	56.15	-	129,752	35,020	49,234
8971	Ric Brown, Inc. (Formerly Central - Ric, Inc.)	561		5	C-1A	3.69	Ind Whses	1184	Abutter <15	Land - Private	S1-15	0.00	150.00	-40.45	56.15	-	24,099	2,567	-
8971.01	Ammi Commerce Way Realty, LLC	561		5	C-1A	4.11	Ind Whses	1184.5	Abutter <15	Land - Private	S1-15	0.00	150.00	-40.45	56.15	-	31,384	8,621	2,155
8971.02	Ric Brown, Inc. (Formerly Central - Ric, Inc.)	561		5	C-1A	10.98	Ind Whses	1184.6	Abutter <15	Land - Private	S1-15	0.00	150.00	-40.45	56.15	-	105,343	33,168	54,635
8973	Riverwood Commercial Properties Inc, Patriot Investment	561		4	R-3D	81.40	Oth U R	1185	Abutter <15	Land - Private	S1-16	0.00	195.00	-42.80	101.15	-	226,006	65,569	82,836
8975	Faggion-Elliott, Mary K.	561		2	R-3D	5.06	Single Fam	1186	Abutter <15	Land - Private	S1-16	0.00	195.00	-42.80	101.15	-	4,120	7	4,113
8978	Smith, Andrea J.	561		112	R-3D	44.42	Farm, Wp U	1188	Abutter <15	Land - Private	S1-16	0.00	195.00	-42.80	101.15	-	206,335	67,769	70,122
8978.01	Renewable Properties, Inc (Formerly Marshall, Nelson G. & Joan)	561		112	R-3D	7.00		1189	Abutter <15	Land - RPI	S1-16	0.00	195.00	-42.80	101.15	-	21,982	-	21,982

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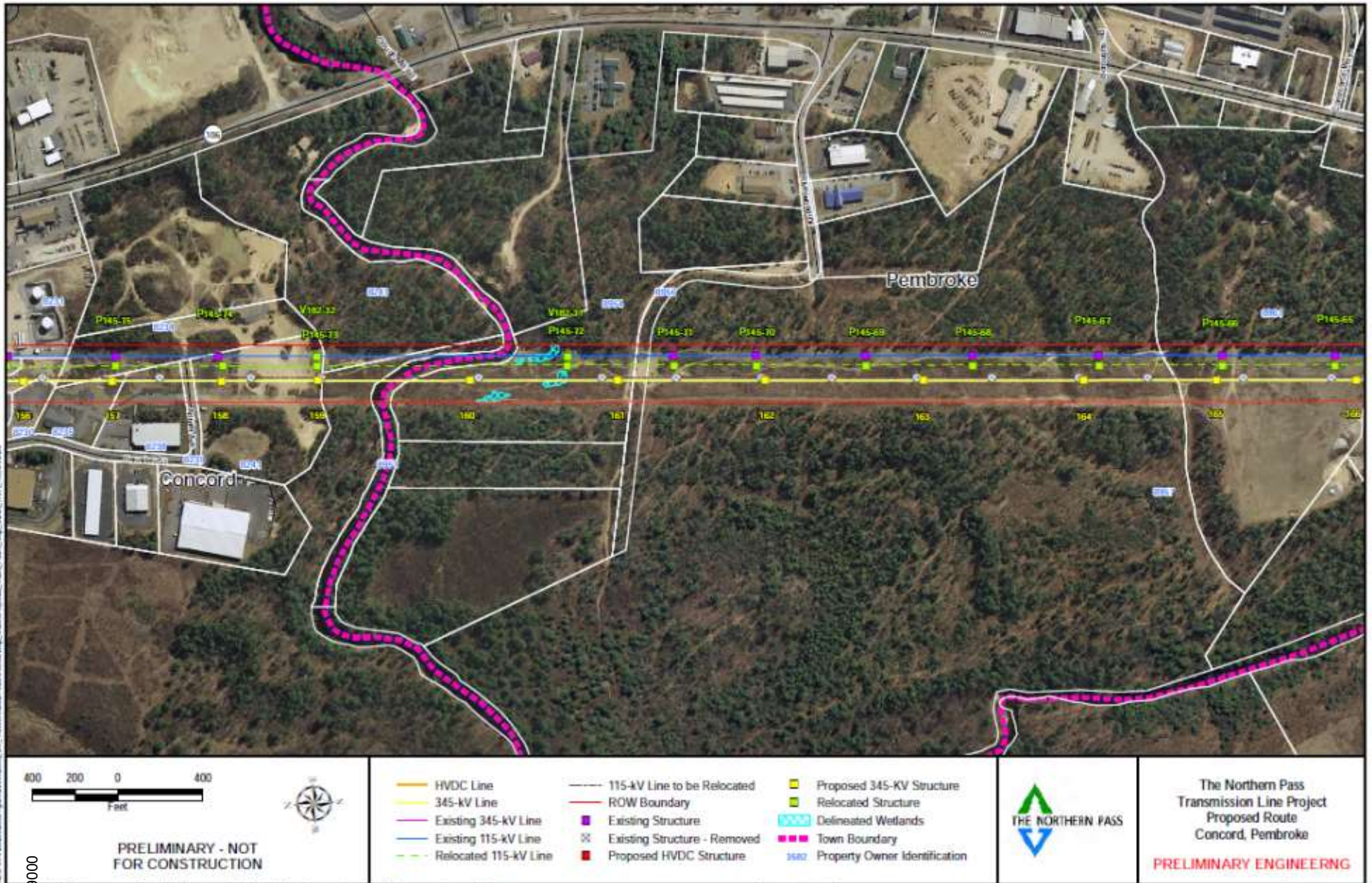
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8980	Wheeler, Robert S. & Margaret S.	561		113	R-3D	12.50	Vacant Land	1190	Abutter <15	Land - Private	S1-16	0.00	195.00	-42.80	101.15	-	2,276	-	2,276
8981	Renewable Properties, Inc. (Formerly Pembroke Timber LLC)	260		39	R-3D	80.32	WP U	1191	Abutter <15	Land - RPI	S1-17,S1-16	0.00	0.00	0.00	0.00	-	171,412	46,412	96,762
8984	Renewable Properties Inc. (formerly Shoemaker Jr., William D., Trustee; Shoemaker, Francoeur, Gary J. & Tracy A.	260		38	R-3D	11.90	Single Fam, Wp u, Farm, Unpro Wet	1192	Abutter <15	Land - Private	S1-17	0.00	150.00	-40.25	83.55	-	68,188	16,603	43,091
8985		260		37	R-3D	11.90	Single Fam, hw u r, Unpro r	1193	Abutter <15	Land - Private	S1-17,S1-18	0.00	0.00	0.00	0.00	-	76,661	22,612	36,003
8987	Fleury, Jeffrey S.	260		35	R-3D	31.00	Vacant Land	1194	Abutter <15	Land - Private	S1-18	0.00	195.00	-42.80	101.15	-	58,387	16,840	15,754
8988	Whittemore, Laura, Et. Al.	262		23	R-3D	57.70	Vacant Land	1195	Abutter <15	Land - Private	S1-18,S1-19	0.00	0.00	0.00	0.00	-	240,011	78,500	87,254
8991	Noel, Marc J. & Karen L.	262		26	R-3D	25.50	Single Fam, WP U	1197	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	148,871	40,201	55,592
8992	Town of Pembroke	262		27	R-3D	14.00	Vacant Land	1198	Abutter <15	Land - Municipal	S1-19	0.00	150.00	-40.45	56.15	-	90,451	24,424	33,622
8994	Quinzani, James P. & Donna L.	262		54	R-3D	13.60	Single Fam, WP U	1199	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	116,667	31,502	43,442
8996	Whittemore, Trustee, Gayle	262		52	R-3D	69.00	Vacant Land	1200	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	111,307	29,962	46,342
8887	Arsenault, David	937		23	R-3D	70.00	7000 Wp U	1201	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	144,302	39,067	48,562
8888	Whittemore, Trustee, Gayle	937		22	R-3D	120.20	7000 Wp U	1202	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	295,185	79,634	111,172
8889	Seaworth, G. Brian & Ieva E.	937		21	R-3D	105.00	7000 Wp U	1203	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	238,293	64,239	93,788
8900	Whittemore, Bert R., Trustee - Bert R. Whittemore Rev Trust	937		16	R-3D	44.00	7000 Wp U	1204	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	10,568	2,621	275
8901	Mathes Family Ltd Partnership c/o Roger V. Mathes	937		18	R-3D	44.00	7110 Wp M R	1205	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	176,990	48,099	66,453
8905	Bussmann Heiser, A M Trustee - A M Bussmann Heiser Rev Trust	937		18	R-3D	61.50	7000 Wp U	1206	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	126,030	34,013	47,559
8906	O'Connell, Derek & Christina	868		36	R-3D	11.00	7000 Wp U ; 7200 Hw U	1207	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	81,344	23,297	21,192
8907	Champagne, Arthur B. & Violette	868		30	R-3D	132.00	1012 SFR/In-law ; 6000 Farm ; 7000 Wp U ; 7200 Hw U	1208	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	105,615	27,056	54,831
8910	Town of Pembroke	868		35	R-3D	25.00	1320 Res Vac Un	1209	Abutter <15	Land - Municipal	S1-19	0.00	150.00	-40.45	56.15	-	177,200	48,158	65,164

000607





PARCEL PLANS



Source: NH-DOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorworks; Niemannhaus; Burns & McDonnell

Sheet 00162 of 0179 Version 1

December 20, 2012





PRELIMINARY - NOT FOR CONSTRUCTION

- |                         |                                 |                                    |
|-------------------------|---------------------------------|------------------------------------|
| — HVDC Line             | --- 115-kV Line to be Relocated | ■ Proposed 345-KV Structure        |
| — 345-kV Line           | — ROW Boundary                  | ■ Relocated Structure              |
| — Existing 345-kV Line  | ■ Existing Structure            | ■ Delineated Wetlands              |
| — Existing 115-kV Line  | ⊗ Existing Structure - Removed  | ■ Town Boundary                    |
| — Relocated 115-kV Line | ■ Proposed HVDC Structure       | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Concord, Pembroke  
**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normandiau; Burns & McDonnell.



Sheet 00163 of 0179 Version 1

December 20, 2012

000610





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: red;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">---</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: red;">■</span> Relocated Structure</li> <li><span style="color: cyan;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Pembroke</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell.

Sheet 00164 of 0179 Version 1

December 20, 2012

000611





PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Pembroke

PRELIMINARY ENGINEERING

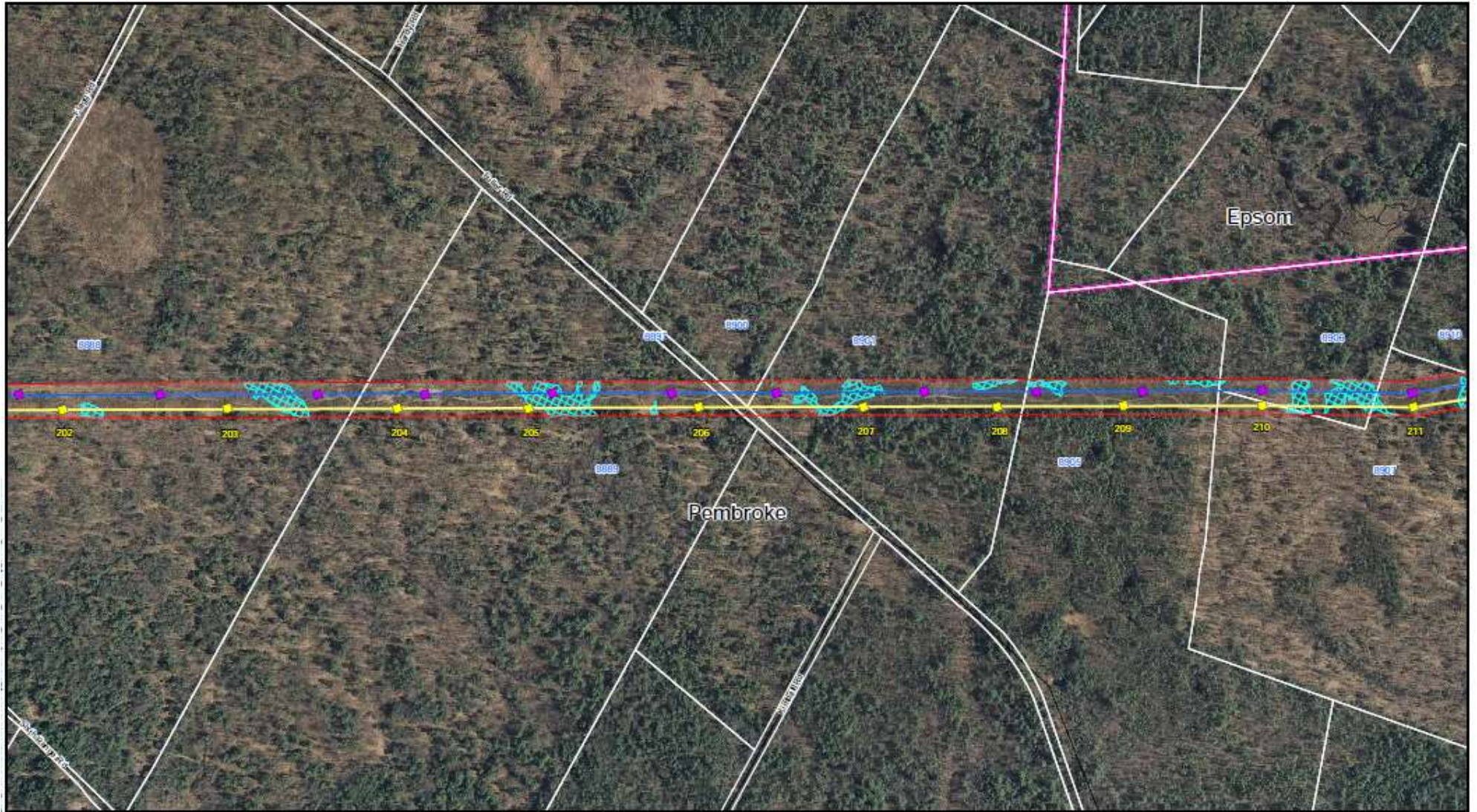
000012



Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coter & Colantonio; Normandeau; Burns & McDonnell.

Sheet 00165 of 0179 Version 1

December 20, 2012





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: blue;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">⊗</span> Delineated Wetlands</li> <li><span style="color: pink;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Pembroke, Epsom</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandou; Burns & McDonnell.

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December 20, 2012

000613





PRELIMINARY - NOT FOR CONSTRUCTION

- |                         |                                 |                                    |
|-------------------------|---------------------------------|------------------------------------|
| — HVDC Line             | --- 115-kV Line to be Relocated | ■ Proposed 345-KV Structure        |
| — 345-kV Line           | — ROW Boundary                  | ■ Relocated Structure              |
| — Existing 345-kV Line  | ■ Existing Structure            | ▨ Delineated Wetlands              |
| — Existing 115-kV Line  | ⊗ Existing Structure - Removed  | ■ Town Boundary                    |
| — Relocated 115-kV Line | ■ Proposed HVDC Structure       | 3582 Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Pembroke, Allenstown, Epsom

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantoni; Normandou; Burns & McDonnell

Sheet 00167 of 0179 Version 1

December 20, 2012

000914



**SUBJECT PHOTOGRAPHS**



Cross Country Road one house abuts the ROW. Rest is rural residential.



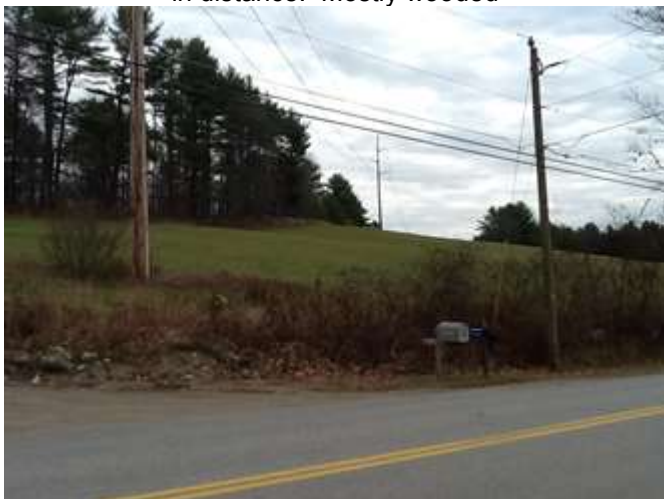
Cross Country Road



End of River Wood Drive. New construction easement in distance. Mostly wooded



View from 4<sup>th</sup> Range Road



Pembroke Road. Single family and vacant land field looks towards Route 28 (out of photo).



North side of Pembroke Road.





Route 106 at Keith Street. Industrial neighborhood.



Route 106 at Keith Street



Photo along Route 28. Single family residence at frontage mostly rolling land 2



Route 28 frontage



Route 28 frontage

## ZONING

According to the exhibit provided to us by the client, the properties located in Pembroke are zoned either Commercial/Light Industrial (C-1) or Rural/Agricultural-Residential (R-3)

### ***Partial List of Allowed Uses “As-of Right”:***

Commercial/Light Industrial: Town buildings fire stations, police stations and public libraries; commercial agricultural uses such as agriculture, floriculture and agricultural retail outlets and commercial green house; commercial kennel; veterinary hospital; retail establishments; eating and drinking places; professional and business offices and services; and hotels and motels.

Rural/Agricultural-Residential: Single-, two, and multi-family dwellings not to exceed six dwelling units; manufactured housing park; church or other religious purpose; nonprofit recreational facility not including a membership club; town buildings such as fire or police station; commercial agricultural uses such as agriculture, floriculture and agricultural retail outlets; commercial green houses and the raising and/or keeping of livestock, horses and poultry not including the raising or swine or fur animals for commercial use.

## General Dimensional Regulations

Zoning District (Any Permitted Use)	Min. Lot Area (SF)	Minimum Contiguous Frontage			Lot Depth	Front	Side	Rear	Height (feet)	Pervious Space
		Duplex	Multi-family							
<b>Rural/Agricultural-Residential</b>										
w/ only Town Water Available (Plus 75,000 sf for each dwelling unit more than one per building)	75,000	180	210	--	180	55	25	55	35	70
w/o Town Water & Sewer Available (Plus 80,000 sf for each dwelling unit more than one per building)	80,000	200	230	--	200	60	30	60	35	70
<b>Commercial/Light Industrial</b>	87,120	200	--	--	200	50	25	40	35	30



## VALUATION

We have located nine land sales in Pembroke. These sales are viewed in the following way

- Sales less than 10 acres are for the most part house lots. House lots have sold from \$37,500 to \$75,000 with the majority pricing to be around \$65,000 for a large acreage lot. On an acreage basis and eliminating the high and low prices, the per acre pricing is \$9,836 to \$15,000. All of the lots are 2.5 acres or larger.
- The three acreage sales are woodland parcels. The largest was 80.32 acres.

The acreage parcel sales have a tighter per acre range. They are:

Sale 2 is a 42.66 acre parcel that sold for \$3,446 per acre;  
 Sale 3 is a 42.3 acre parcel that sold for \$1,773 per acre;  
 Sale 7 is an 80.32 acre parcel that sold for \$3,735 per acre.

The unit prices on a price per square foot varied for the six residential lot sales. They are

	<b>Price</b>	<b>Land Area</b>	<b>Unit Price Acre</b>	<b>Comment</b>
Sale 1	\$90,000	9.15 acres	\$9,836	2 lots
Sale 4	\$37,500	2.5 acres	\$15,000	
Sale 6	\$72,500	3.12 acres	\$22,237	
Sale 8	\$120,000	8.7 acres	\$13,793	2 lots
Sale 9	\$75,000	8.03 acres	\$9,340	

Of the 50 ATF parcels, Pembroke has eighteen parcels under 10 acres. Three of the sites are over 100 acres and the remaining twenty eight parcels are between 10 to 100 acres. In addition the section of the corridor commencing at the Concord city line is characterized as industrial and commercial land. With these sites we reviewed the commercial and industrial land sales in Concord.

Pembroke Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
1	506 & 508 Borough Road	P. Spiewak	Strategic Contracting Co.	5/23/14	\$90,000	398,574	9.15	\$ 0.23	\$9,836	Residential	This is actually two lots sold to one buyer. The combined property is irregular in shape and has sloping topography. Electricity is available at the street, but an on-site well and on-site septic system will be necessary.
2	301 Beacon Hill Road	R.W.W. LLC	Town of Pembroke	10/16/14	\$147,000	1,858,270	42.66	\$ 0.08	\$3,446	R-1 & R-3	This is a heavily forested site with sloping topography. Electricity is available at the street, but on-site well and septic system will be necessary. Cable is also available.
3	450-464 Seventh Range Road	P.J. Giancola	R.A. & J. Berube	5/20/13	\$75,000	1,842,588	42.30	\$ 0.04	\$1,773	R3D	This is a heavily forested site with sloping topography. Per 2012 Planning Board decision, the Town is not allowing residential use of the lot at this time. Electricity is available at the street.
4	304 Dearborn Road	Hazel & Edward Daley, Jr.	Strategic Contracting Co.	5/29/12	\$37,500	108,900	2.50	\$ 0.34	\$15,000	Rural Residential	This is a rural residential lot with rolling topography. Electricity and public water are available at the street; on-site septic will be necessary.
5	666 Cross Country Road	W.E. Perron	A.R. Jones Real Estate Tr.	4/30/12	\$86,000	529,995	12.17	\$ 0.16	\$7,068	Rural Residential	This residential lot is in a wooded, rural setting and has sloping topography. At the time of sale, the property was being used for timber purposes. Electricity is available at the street, but on-site well and septic system will be necessary.
6	644-646 Haleighs Court	Richard D. Bartlett, 2nd	Strategic Contracting Company	5/1/113	\$72,500	135,907	3.12	\$ 0.53	\$23,237	Rural Residential	This lot is located in a small cul-de-sac road on the northerly side of Pembroke offering a distant view of the mountains. The site requires on-site well and on-site septic system, but electricity is available at the street.
7	552-578 Sixth Range Road	Pembroke Timber	Renewable Properties, Inc.	7/8/14	\$300,000	3,498,739	80.32	\$ 0.09	\$3,735	R-3D	Commercial land located in a residential zone. The site is irregular in shape and has rolling topography.
8	116 North Pembroke Road	Village Square Builders	David R. Roark, et al	3/18/13	\$120,000	378,972	8.70	\$ 0.32	\$13,793	R-3D	This is the sale of two adjacent residential lots in a small, four-lot subdivision. This property is located in a rural, wooded location and contains both level and rolling land.
9	738 Borough Road	Jacquelyn R. Kate	Robert W. Tonkin	10/25/12	\$75,000	349,787	8.03	\$ 0.21	\$9,340	R-3D	This is a rural residential parcel in a country setting. This property is secluded with woodland and a pond setting. There are also wetlands on the site.
	Minimum for sales			4/30/12	\$ 37,500	108,900	2.50	\$ 0.04	\$1,773		
	Average for Sales			6/24/13	\$ 114,125	1,087,895	24.97	\$ 0.22	\$9,674		
	Maximum for sales			10/16/14	\$ 300,000	3,498,739	80.32	\$ 0.53	\$23,237		
	Averages for residential lots			3/16/13	\$ 79,000	274,428	6.30	\$ 0.33	\$14,241		
	Averages for residential acreage			10/2/13	\$ 152,000	1,932,398	44.36	\$ 0.09	\$ 4,006		

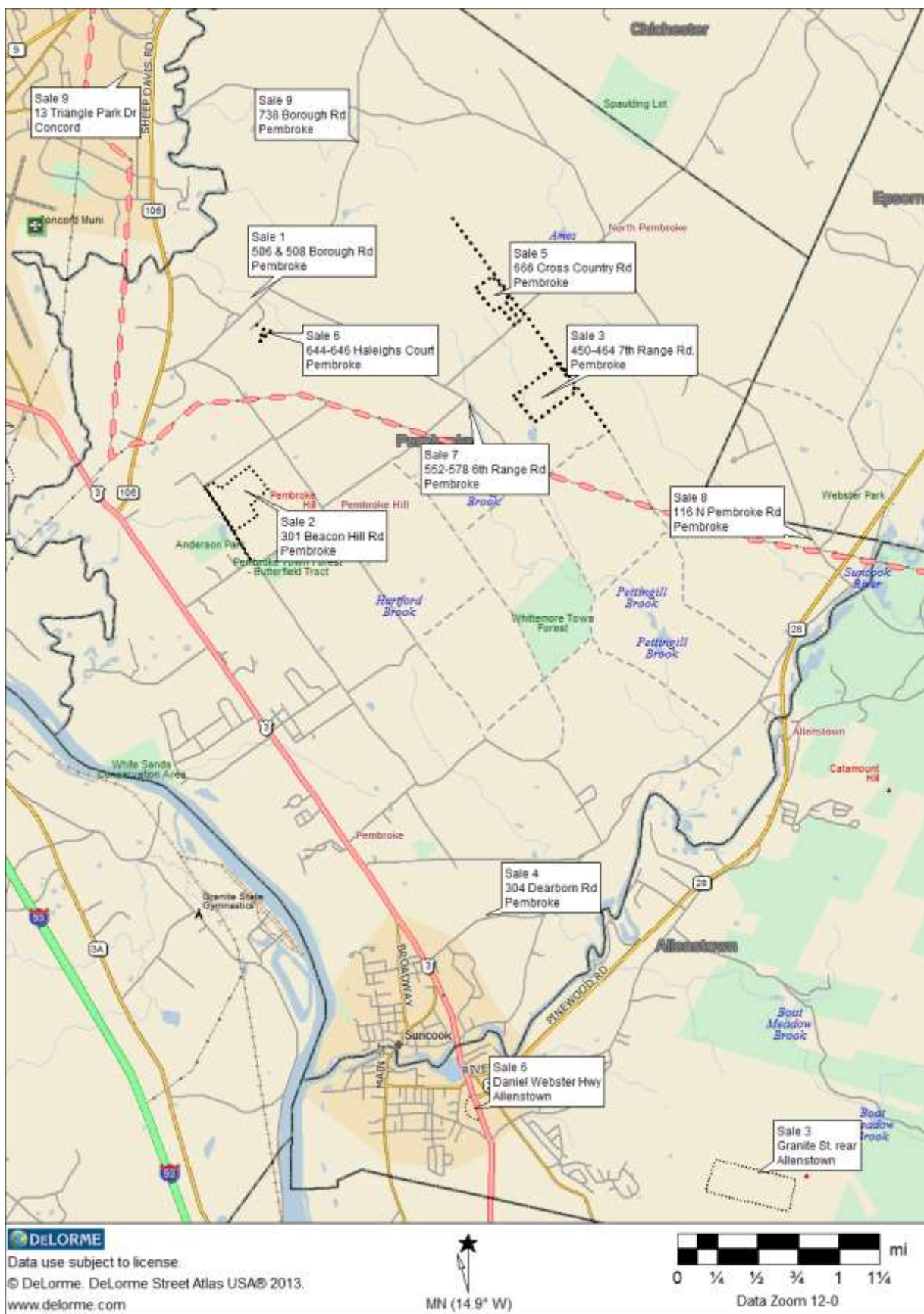
000619



Pembroke Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
1	506 & 508 Borough Road	P. Spiewak	Strategic Contracting Co.	5/23/14	\$90,000	398,574	9.15	\$ 0.23	\$9,836	Residential	This is actually two lots sold to one buyer. The combined property is irregular in shape and has sloping topography. Electricity is available at the street, but an on-site well and on-site septic system will be necessary.
2	301 Beacon Hill Road	R.W.W. LLC	Town of Pembroke	10/16/14	\$147,000	1,858,270	42.66	\$ 0.08	\$3,446	R-1 & R-3	This is a heavily forested site with sloping topography. Electricity is available at the street, but on-site well and septic system will be necessary. Cable is also available.
3	450-464 Seventh Range Road	P.J. Giancola	R.A. & J. Berube	5/20/13	\$75,000	1,842,588	42.30	\$ 0.04	\$1,773	R3D	This is a heavily forested site with sloping topography. Per 2012 Planning Board decision, the Town is not allowing residential use of the lot at this time. Electricity is available at the street.
4	304 Dearborn Road	Hazel & Edwad Daley, Jr.	Strategic Contracting Co.	5/29/12	\$37,500	108,900	2.50	\$ 0.34	\$15,000	Rural Residential	This is a rural residential lot with rolling topography. Electricity and public water are available at the street; on-site septic will be necessary.
5	666 Cross Country Road	W.E. Perron	A.R. Jones Real Estate Tr.	4/30/12	\$86,000	529,995	12.17	\$ 0.16	\$7,068	Rural Residential	This residential lot is in a wooded, rural setting and has sloping topography. At the time of sale, the property was being used for timber purposes. Electricity is available at the street, but on-site well and septic system will be necessary.
6	644-646 Haleighs Court	Richard D. Bartlett, 2nd	Strategic Contracting Company	5/1/113	\$72,500	135,907	3.12	\$ 0.53	\$23,237	Rural Residential	This lot is located in a small cul-de-sac road on the northerly side of Pembroke offering a distant view of the mountains. The site requires on-site well and on-site septic system, but electricity is available at the street.
7	552-578 Sixth Range Road	Pembroke Timber	Renewable Properties, Inc.	7/8/14	\$300,000	3,498,739	80.32	\$ 0.09	\$3,735	R-3D	Commercial land located in a residential zone. The site is irregular in shape and has rolling topography.
8	116 North Pembroke Road	Village Square Builders	David R. Roark, et al	3/18/13	\$120,000	378,972	8.70	\$ 0.32	\$13,793	R-3D	This is the sale of two adjacent residential lots in a small, four-lot subdivision. This property is located in a rural, wooded location and contains both level and rolling land.
9	738 Borough Road	Jacquelyn R. Kate	Robert W. Tonkin	10/25/12	\$75,000	349,787	8.03	\$ 0.21	\$9,340	R-3D	This is a rural residential parcel in a country setting. This property is secluded with woodland and a pond setting. There are also wetlands on the site.
	Minimum for sales			4/30/12	\$ 37,500	108,900	2.50	\$ 0.04	\$1,773		
	Average for Sales			5/8/13	\$ 114,125	1,087,895	24.97	\$ 0.22	\$9,674		
	Maximum for sales			10/16/14	\$ 300,000	3,498,739	80.32	\$ 0.53	\$23,237		
	Averages for residential lots			5/26/13	\$ 63,750	253,737	5.83	\$ 0.29	\$12,418		
	Averages for residential acreage			7/2/13	\$ 102,667	1,410,284	32.38	\$ 0.09	\$ 4,096		

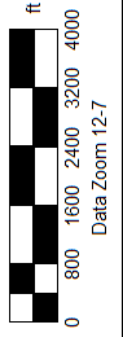
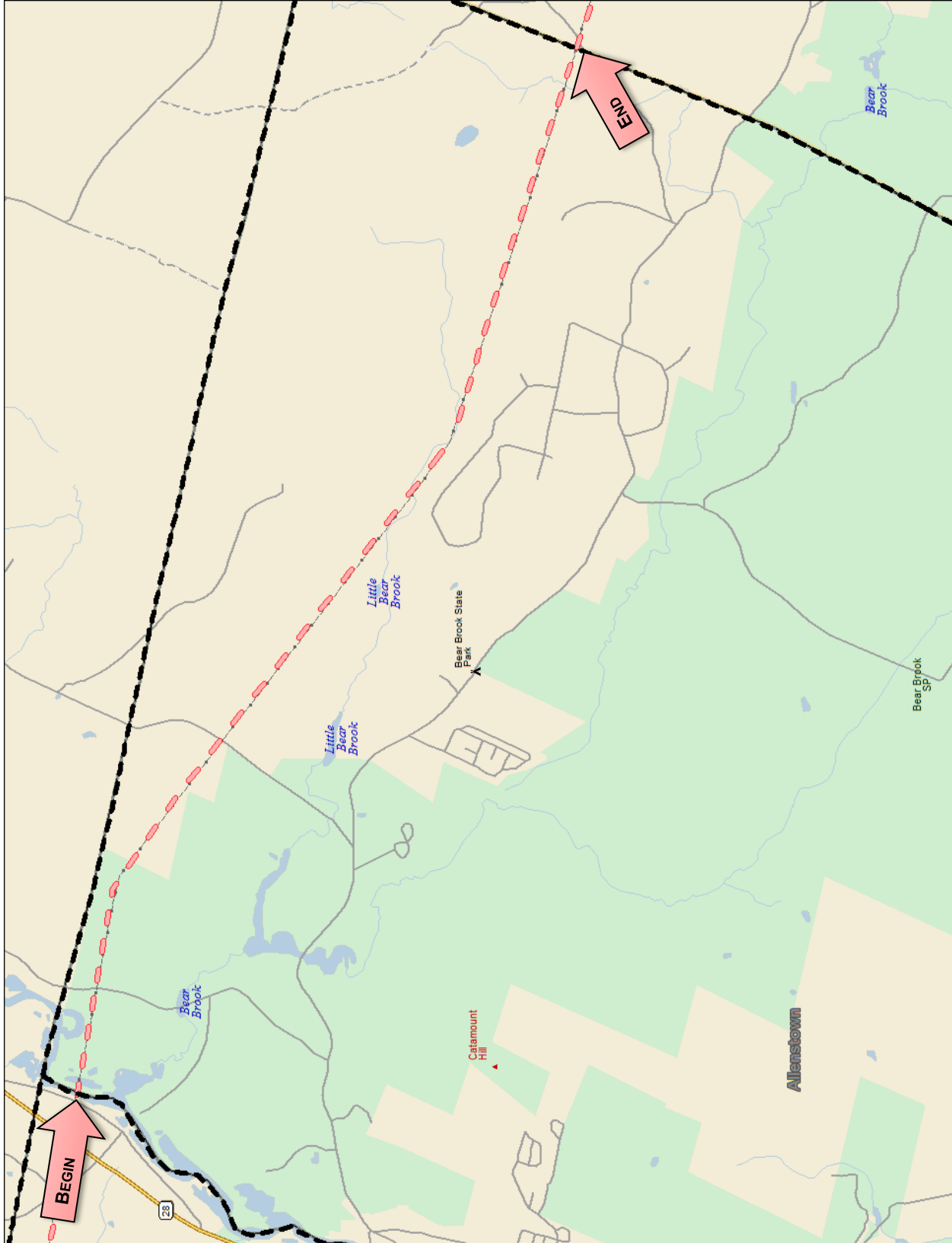
000620






# ALLENSTOWN

LOCATION MAP




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 www.delorme.com



## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement crosses into the westerly end of Allenstown close to Route 28. The line runs mostly parallel to but south of the Epsom town line. The line traverses the town in a generally west to east direction crossing into Deerfield at Mount Delight Road. The line is 5.04 miles in length with an existing easement area of 3,160,684 square feet or 72.56 acres of which 1,184,166 square feet or 27.18 acres will be encumbered with the exclusive section of the NPT easement. Another 853,386 square feet or 19.59 acres will be shared with PSNH and there is no acreage classified as uneconomic remnants to the main easement area. The fee owners which are encumbered by the ROW easement in Allentown total 38. Where the ROW crosses individual properties, one site is over 100 acres in total land area; twenty four parcels are between 5 acres and 100 acres; and the remainder (thirteen) is less than 5 acres in land area.

The ROW land uses are either single family (where it crosses roads) or vacant forest land and a public park. The ROW crosses into Ashland from Pembroke over the Suncook River and almost immediately traverses the north end of New Hampshire's Bear Brook State Park. Here the land is rolling and forested. As the ROW crosses New Rye Road there are scattered single-family homes located along the street. The ROW continues through hilly forest line coming close to a small single-family subdivision along Chestnut Drive and at the end of Dowst Road. The ROW continues through vacant forest land where it crosses over Mount Delight Road in Deerfield.

PARCEL IDENTIFICATION SHEET

LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
<b>ALLENSTOWN</b>																			
9300	State of New Hampshire - Dept. of Resources and Economic Development	408		1	Open Space And Farming	650.00	E - 900	1222	Easement Crossing	Land - State	S1-19	0.00	150.00	-40.45	56.15	-	673,610	181,881	252,114
9301	McGourty Jr., John J. & McGourty, Louise R.	408		3	Open Space And Farming	50.00	R - 101	1223	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	255,909	69,224	90,110
9302.01	Thorpe, William H. & Chelia R.	408		2.1	Open Space And Farming	7.27	R - 101	1224	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	54,530	14,823	21,773
9302.02	Hannisian, Paul B.	408		2.2	Open Space And Farming	6.58	R - 130	1225	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	64,547	17,205	28,328
9304	Garland, Jeffrey B.	408		14	Open Space And Farming	3.80	R - 101	1226	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	14,449	3,329	267
9305	Pfefferle, Cheryl B.	408		15	Open Space And Farming	13.96	R - 101	1227	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	188,307	51,389	76,055
9309	Sawyer, Phyllis M. Rev Trust; Proctor, Elva S.	408		8	Open Space And Farming	60.00	R - 130	1228	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	236,928	63,969	88,802
9312	Trowbridge, Philip & Bonk, Laura M.	407		14.2	Open Space And Farming	29.00	R - 130	1229	Abutter <15	Land - Private	S1-19,S1-19	0.00	0.00	0.00	0.00	-	128,026	34,556	46,848
9312.01	Roberts, James	402		1	Open Space And Farming	16.00	R - 101	1230	Abutter <15	Land - Private	S1-19,S1-19	0.00	0.00	0.00	0.00	-	134,814	36,399	51,630
9317	Beaucher, David W.	401		4.2	Open Space And Farming	47.00	R - 130	1232	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	66,240	18,068	16,606
9316	Whogas LLC	402		29	Open Space And Farming	5.89	R - 130	1233	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	24,907	6,356	17,035
9318	Lussier, Kevin M. & Boucher, Nicole R.	402		30	Open Space And Farming	2.67	R - 101	1234	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	32,861	9,068	12,388
9319	Lanouette, Ronald J. & Lanouette, Mildred A.	402		31	Open Space And Farming	3.10	R - 101	1235	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	38,009	10,271	13,858
9320	Donigian Properties	402		32	Open Space And Farming	2.80	R - 130	1236	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	29,328	7,918	11,010
9322	Packard, Stephen E. & Packard, Michelle M.	402		33	Open Space And Farming	3.32	R - 101	1237	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	30,776	8,310	11,498
9323	Donigian Properties	402		34	Open Space And Farming	3.68	R - 130	1238	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	30,278	8,175	11,336
9324	Whogas LLC	402		35	Open Space And Farming	4.05	R - 130	1239	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	30,875	8,338	11,491
9325	Dube, Dennis & Mottram, Misty	402		36	Open Space And Farming	4.48	R - 101	1240	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	33,577	9,067	12,589

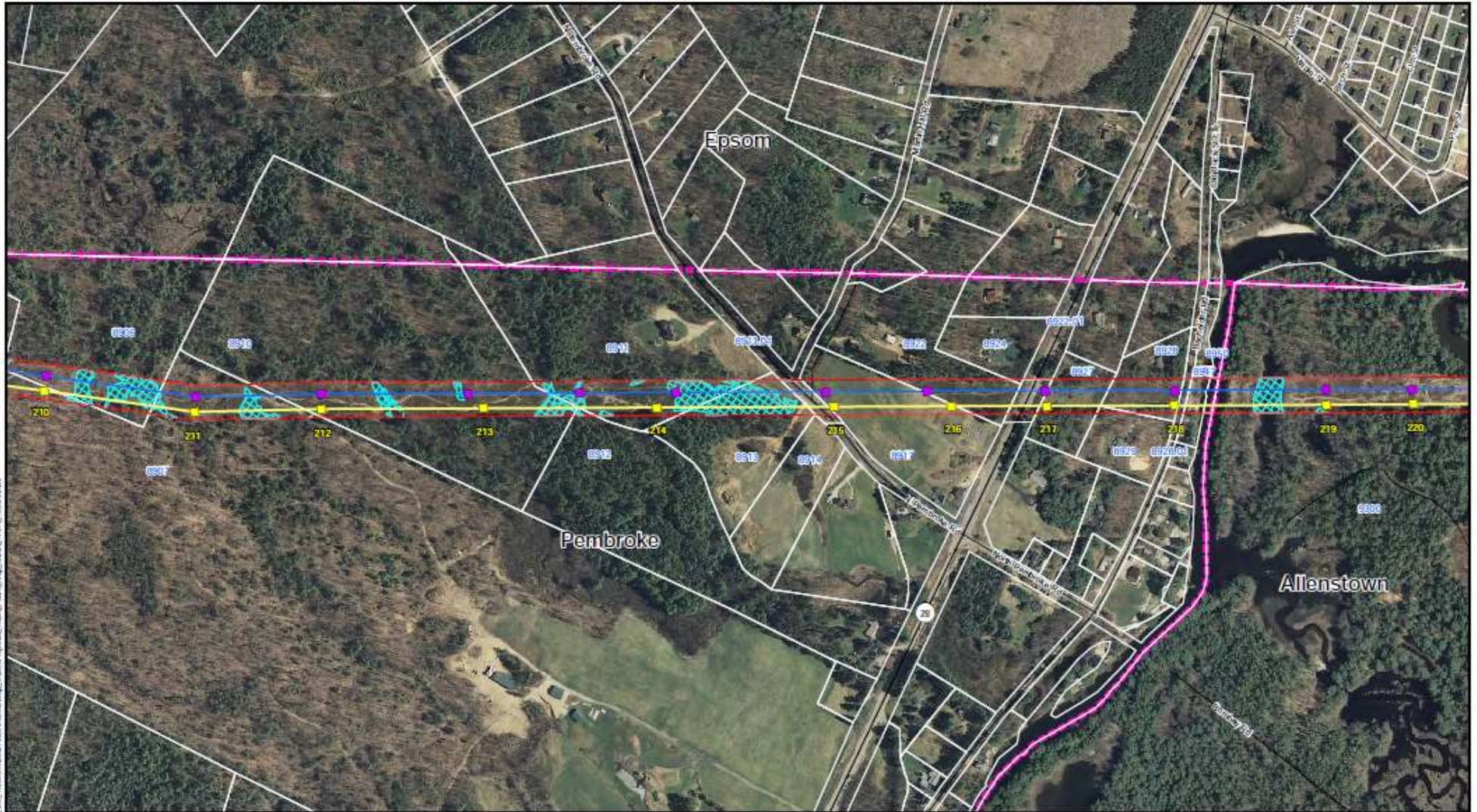
000625







PARCEL PLANS



PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- ROW Boundary
- Existing Structure
- ⊗ Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-KV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Pembroke, Allenstown, Epsom

PRELIMINARY ENGINEERING

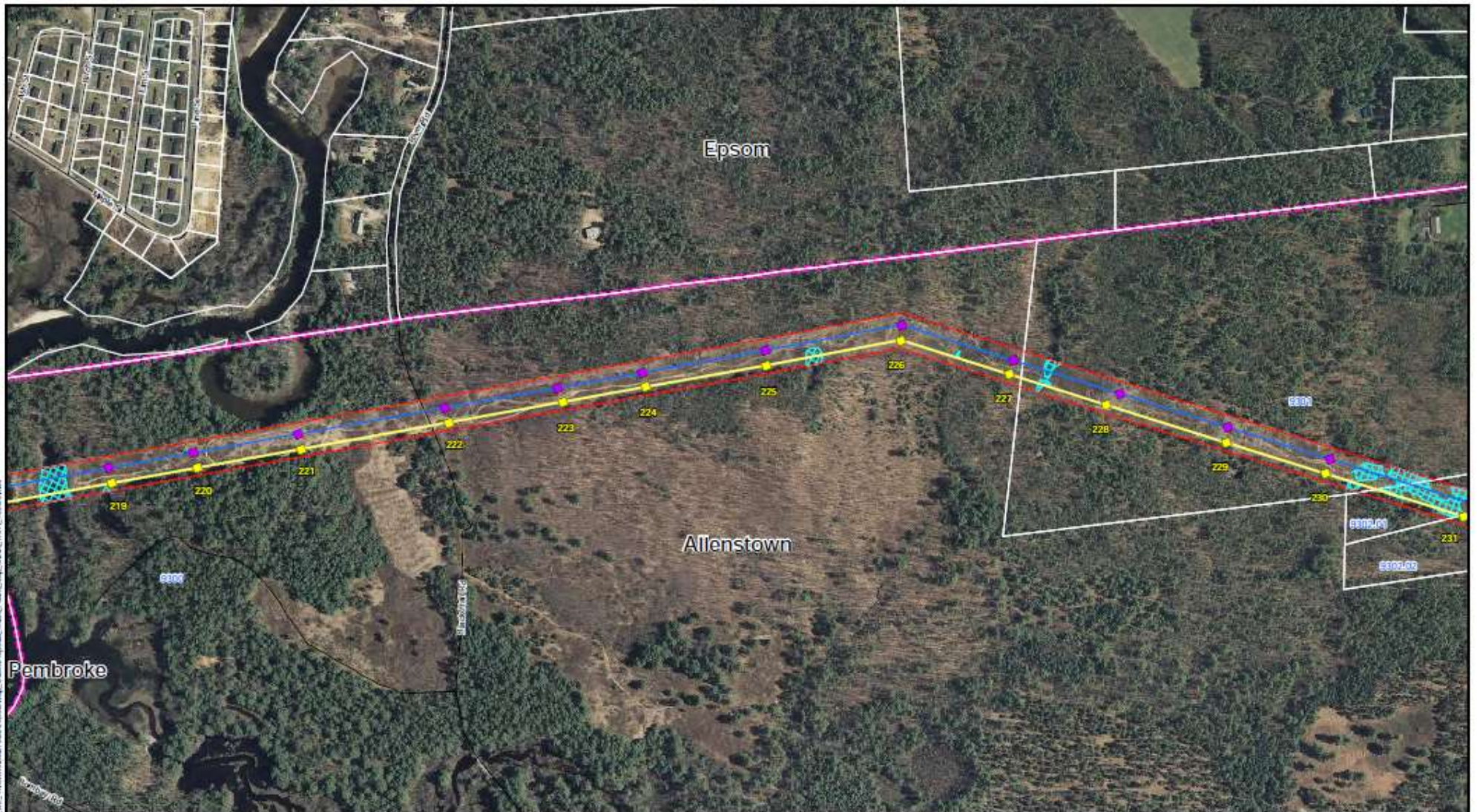
000627



Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 00167 of 0179 Version 1

December 20, 2012





<p>400 200 0 400 Feet</p>  <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: magenta;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: blue;">▨</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Allenstown, Epsom</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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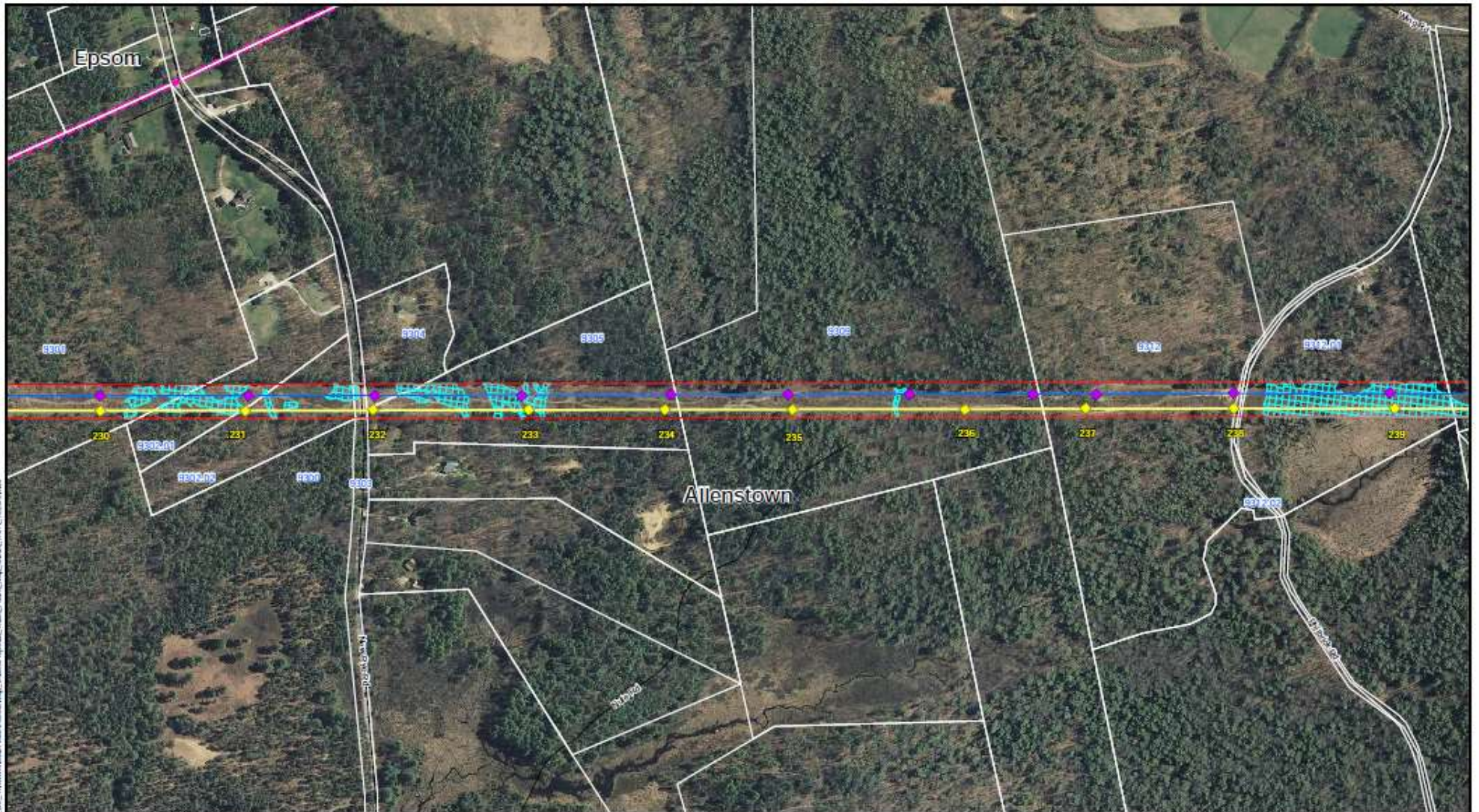
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

Sheet 00168 of 0179 Version 1

December 20, 2012

000628





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: magenta;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">---</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: purple;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">■</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> 3582 Property Owner Identification</li> </ul>	<p>THE NORTHERN PASS</p>	<p>The Northern Pass Transmission Line Project Proposed Route Allenstown, Epsom</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burris & McDonnell.

Sheet 00159 of 0179 Version 1

December 20, 2012

000929





<p>400 200 0 400 Feet</p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: purple;">—</span> 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 345-kV Line</li> <li><span style="color: red;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">---</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: red;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow;">■</span> Proposed 345-kV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="color: cyan;">⊗</span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: magenta;">■</span> 3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Allenstown</p>
<p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>				<p><b>PRELIMINARY ENGINEERING</b></p>

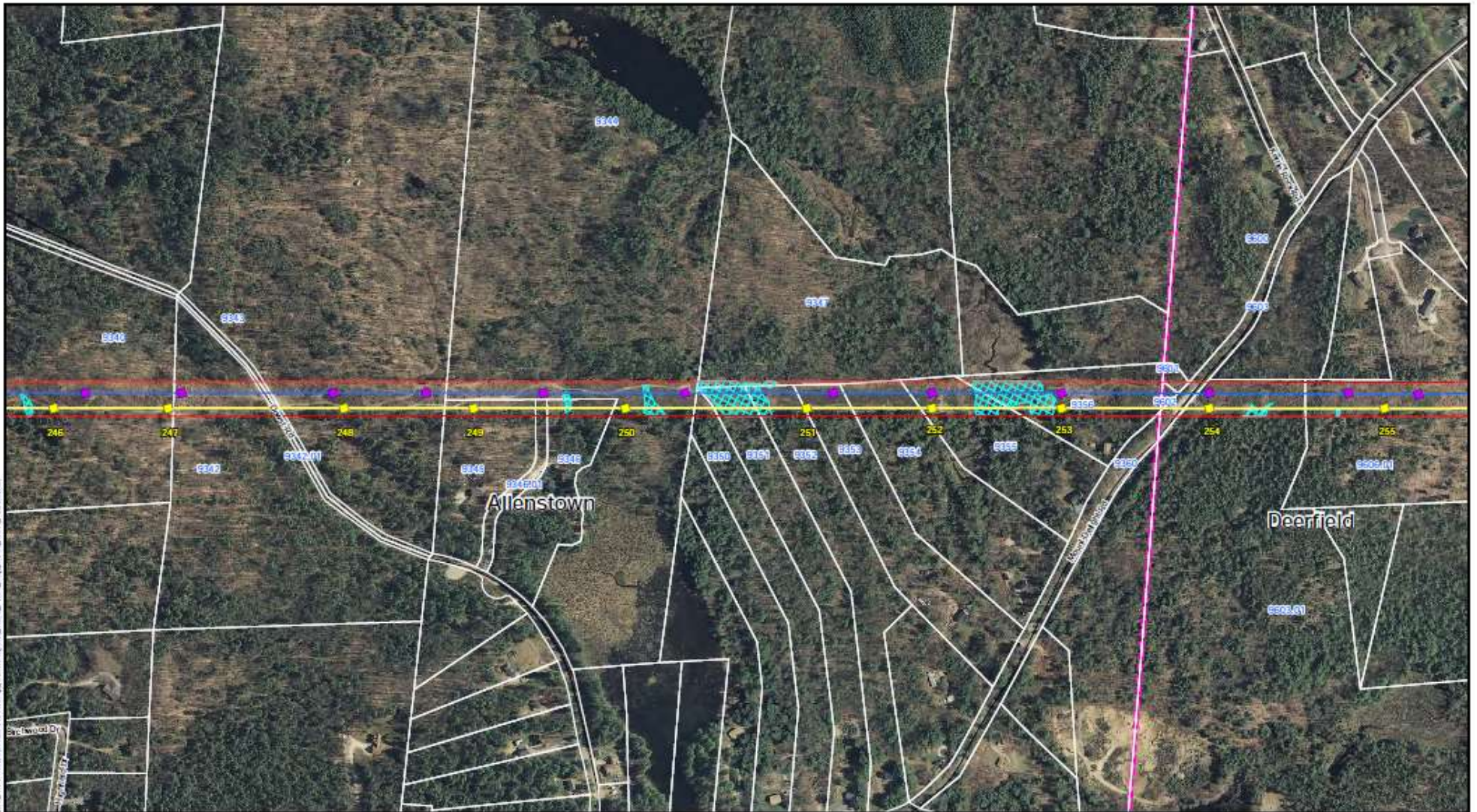
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Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandeau; Burns & McDonnell.

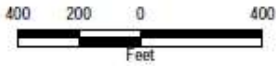
Sheet 00170 of 0179 Version 1

December 20, 2012





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**PRELIMINARY - NOT FOR CONSTRUCTION**

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Allenstown, Deerfield

**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colorants; Normanda; Burns & McDonnell.

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December 20, 2012

00631



**SUBJECT PHOTOGRAPHS**



Mount Delight Allenstown looking into Deerfield



Mount Delight Road looking back into Allenstown



Mount Delight Road Allentown



Rye Road Frontage



Rye Road Frontage

**ZONING**

All of the Allenstown properties involved with the Northern Pass Project are located in an Open Space and Farming District.

*Partial List of Allowed Uses "As-of Right":*

Open Space and Farming: Single- and two-family dwellings; family child care home; general-purpose farms; forestry, agriculture, nurseries or the selling of produce; municipal recreation and golf courses.

*General Dimensional Regulations*

Allenstown

	Min. Lot Area (Acres)	Min. Frontage (Ft.)	Min. Front Yard (Ft.)	Min. Side & Rear Yard (Ft.)
<b>Open Space and Farming</b>			20	30
Single-family dwellings	5.0	200		
Two-family dwellings	10.0	200		



## VALUATION

We have located six land sales in Allenstown. As compared to neighboring towns of Pembroke and Deerfield, Allenstown has a less active land market. These sales are viewed in the following way:

- Sales less than 10 acres are for the most part house lots. The one exception is a 15.26 acre sale of three house lots. House lots have sold from \$50,000 (three lots) to \$65,000 for a single lot. On an acreage basis the pricing is \$8,830 to \$16,273 per acre.
- The three acreage sales are woodland parcels ranging from a 10 acre land locked parcel to a 42 acre parcel.

The acreage parcel sales have a per acre range as follows:

Sale 3 is a 42 acre parcel that sold for \$1,429 per acre;

Sale 4 is a 10 acre parcel of land locked land that sold for \$500 per acre;

Sale 5 is a 37 acre parcel that sold for \$3,243 per acre.

One sale is a five acre, commercially zoned parcel located on the Daniel Webster Highway which sold for \$41,750 per acre.

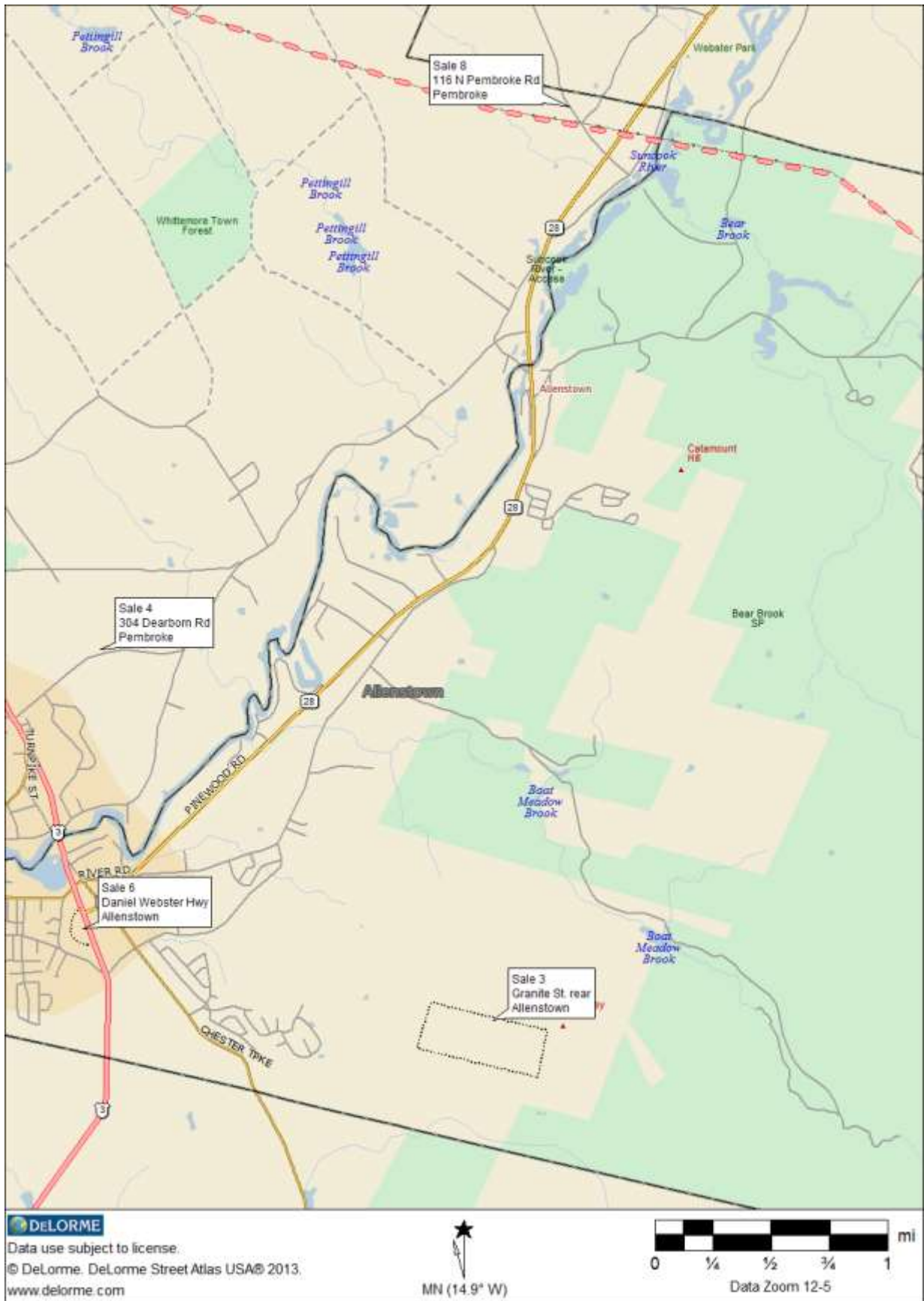
The fee owners which are encumbered by the ROW easement in Allentown total 38. Where the ROW crosses individual properties, one site is over 100 acres in total land area; six parcels are between 10 acres and 100 acres; and the remainder (31) is less than 10 acres in land area.

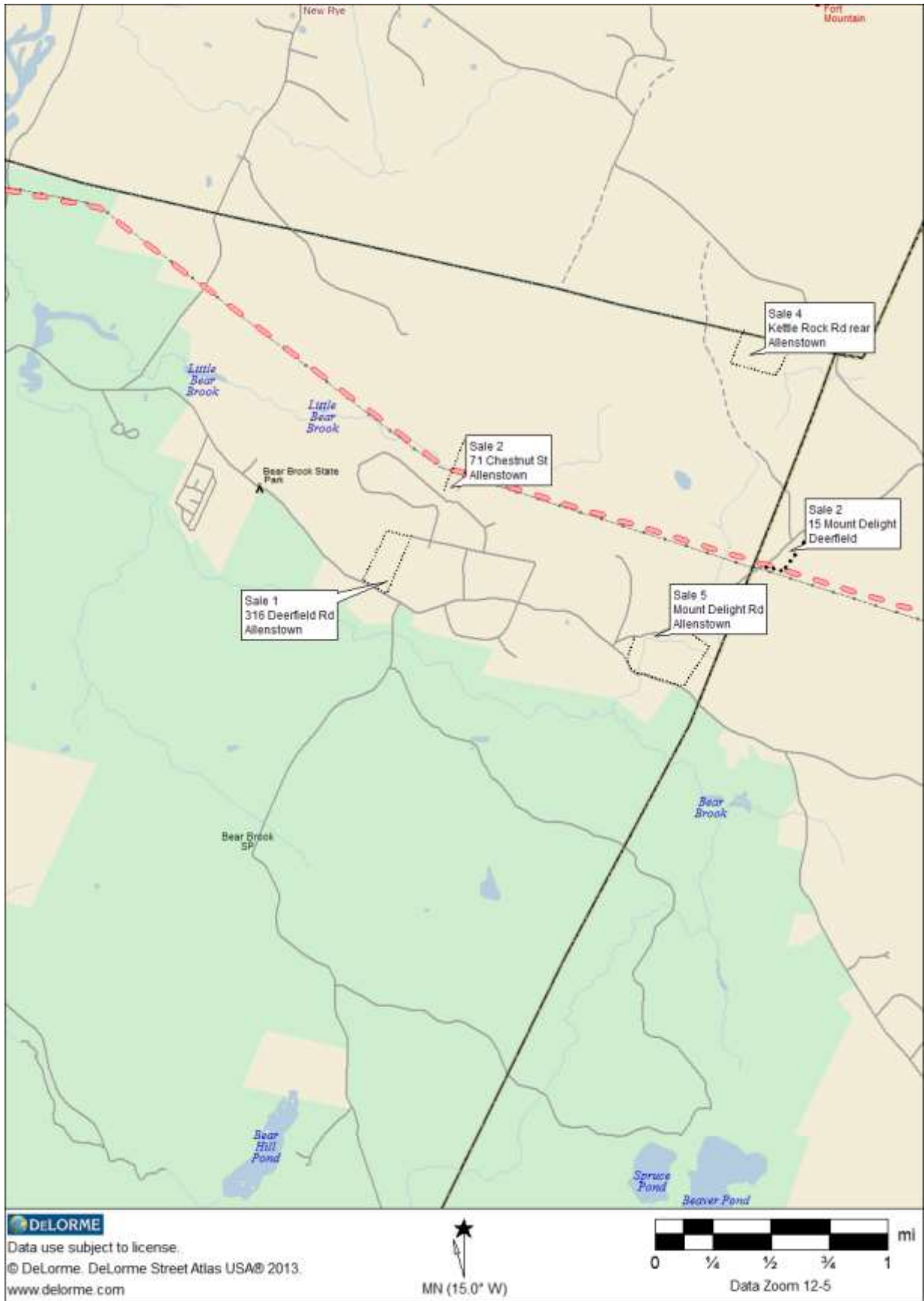
Allenstown Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE/ ACRE	ZONING	COMMENTS
1	316 Deerfield Road	Eagle Investments LLC	James & Constance Saucier	4/25/12	\$150,000	664,726	15.26	\$ 0.23	\$ 9,830	Residential	This is the sale of three adjacent parcels in a three-lot subdivision. The site is irregular in shape and mostly level., irregularly shaped lot in a three-lot subdivision. Electricity is available at the street, but on-site water well and on-site septic system will be necessary.
2	19 Chestnut Drive	Donnigan Properties, LLC	R. Downing Quality Hc	8/26/13	\$65,000	173,994	3.99	\$ 0.37	\$ 16,273	OSF	This is a house lot. The buyer constructed a house and sold it for \$223,900.
3	Granite Street (rear)	David K. Ladd	Allenstown Aggregate LLC	11/22/10	\$60,000	1,829,520	42.00	\$ 0.03	\$ 1,429	OSF	
4	Kettle Rock Road-Rear	Estate of Stella Peters	Jeffrey & Rachael Eams	8/5/10	\$5,000	435,600	10.00	\$ 0.01	\$ 500	OSF	Ten acre parcel sited to the rear of Kettle Rock Road abutting the Epsom, New Hampshire town line.
5	402-151 Mount Delight Road	Estate of John T, Hayes	Arthur Corson, Jr.	2/1/12	\$120,000	1,611,720	37.00	\$ 0.07	\$ 3,243	OSF	Large parcel with rolling topography and frontage along two streets. The setting is rural, wooded, and has a stream passing through it; the site also has wetlands.
6	Daniel Webster Highway	KW Commercial	CMBE, LLC	2/14/12	\$210,000	219,107	5.03	\$ 0.96	\$ 41,750	Commercial	This irregularly shaped site has more than 750 feet of road frontage with curbs, gutters, and sidewalk.
	Minimum for sales			8/5/10	\$ 5,000	173,994	3.99	\$ 0.01	\$ 500		
	Average for Sales			12/11/11	\$101,667	822,444	18.88	\$ 0.28	\$ 12,171		
	Maximum for sales			8/26/13	\$210,000	1,829,520	42.00	\$ 0.96	\$ 41,750		
	Averages for residential lots			11/19/12	\$137,500	196,550	4.51	\$ 0.67	\$ 29,011		
	Averages for residential acreage			6/21/11	\$83,750	1,135,391	26.07	\$ 0.09	\$ 3,750		

000635



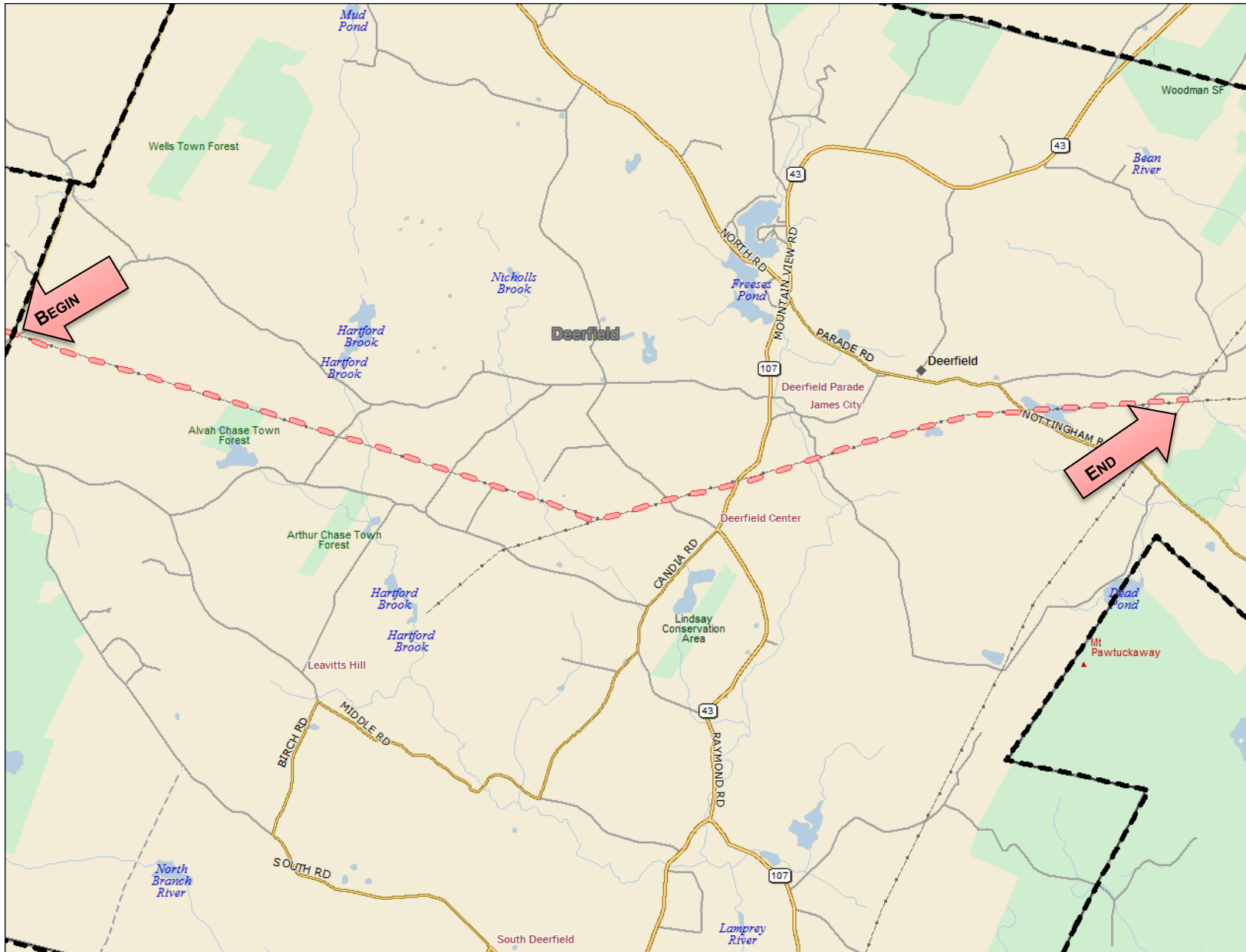




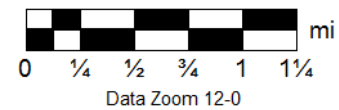
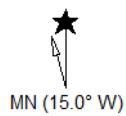


# DEERFIELD

LOCATION MAP



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 www.delorme.com



000639



## GENERAL NEIGHBORHOOD & PROPERTY DESCRIPTIONS

The existing ROW easement enters into the westerly section of Deerfield at Mount Delight Road. The line runs southeasterly then makes a 45 degree bend traveling northeasterly to its terminus at the end of Cate Road. The line is 7.38 miles in length with an existing easement area of 6,613,145 square feet or 151.82 acres, 2,092,235 square feet or 48.03 acres of which will be encumbered with the exclusive section of the NPT easement. Another 1,544,151 square feet or 35.45 acres will be shared with PSNH and there is no acreage classified as uneconomic remnants to the main easement area.

The fee owners which are encumbered by the ROW easement in Deerfield total 71. Where the ROW crosses individual properties, two sites are over 100 acres in total land area; forty three parcels are between 10 acres and 100 acres; and the remainder (twenty three parcels) is less than 10 acres in land area.

Between Mt Delight Road and Thurston Pond Road this is a more remote forested area of the town as it crosses through the Alvah Chase town forest. The land is has rolling topography.

Between Thurston Pond Road and Haynes Road the land is mostly forest land with one single-family residence until it crosses Haynes Road which has many homes along this town way. From Haynes Road to Old Center Road the ROW crosses through vacant woodland. At this point the ROW heads 45 degrees northeast as it crosses Church Street and then Route 107 aka Candia Road where there are scattered single family homes. The ROW then crosses Mountain Road and a moderately long stretch to Nottingham Road. Where it crosses these roads there are homes along the road otherwise the stretches between the roads is vacant forested land including wetland areas. The last stretch from Nottingham Road the ROW crosses through a more extensive wetland area. At the substation terminus the land uses around the substation are more rural and wooded.

LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
<b>DEERFIELD</b>																			
9602	Town of Deerfield	411		16	Agricultural - Residential	0.16		1261	Easement Crossing	Land - Municipal	S1-19	0.00	150.00	-40.45	56.15	-	8,708	2,601	1,327
9601	Boyle, Joseph R. & Caroline A.	411		17	Agricultural - Residential	0.55		1262	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	744	-	-
9603.01	4NH Homes, LLC	413		62	Agricultural - Residential	41.25	Unmngd hardwd	1265	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	72,291	19,455	29,303
9606.01	Hollis, John W.	411		13	Agricultural - Residential	20.10	1F Res	1267	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	160,142	43,215	61,644
9609	Burzycki, Jennifer	411		13	Agricultural - Residential	8.40		1268	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	34,418	9,295	12,827
9610	Taylor, Wayne H. Rev Trust; Taylor, Wayne H. Trustee	411		13	Agricultural - Residential	7.45		1269	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	15,042	4,111	3,406
9616	Boyle, Joseph R. & Caroline A.	411		12	Agricultural - Residential	86.00		1270	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	122,361	33,039	45,759
9620	Bognaski, Matthew	411		9	Agricultural - Residential	90.92		1271	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	136,340	36,791	52,035
9622	Bognaski, Matthew	411		10	Agricultural - Residential	-		1272	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	27,471	7,439	9,330
9626	Baker, Donald E.	411		8	Agricultural - Residential	75.00		1273	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	121,304	32,754	45,385
9627	Cook, Steven W. & Kaatz, Marilyn	411		7	Agricultural - Residential	65.00		1274	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	136,543	36,863	51,328
9633	Kline, Michael D. & Van Raalte, Jeanne H.	413		79	Agricultural - Residential	41.44		1276	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	27,284	2,636	24,648
9628	Renshaw, Robert L. & Renshaw, Sandra A.	411		3	Agricultural - Residential	94.00		1277	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	218,306	59,519	60,125
9632	Town of Deerfield	413		96	Agricultural - Residential	10.90		1278	Easement Crossing	Land - Municipal	S1-19	0.00	150.00	-40.45	56.15	-	54,008	18,740	27,288
9629	Baker, Anthony C., Jr.	411		1	Agricultural - Residential	24.00		1279	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	42,573	11,495	15,946
9630	Lamy, Daniel S.	410		31	Agricultural - Residential	24.00		1280	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	49,362	13,331	18,448
9637	Thompson Jr., George - Trustee; The GHT Realty Nominee Trust	413		97	Agricultural - Residential	71.00		1281	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	265,538	72,035	100,103
9631	Judd, J. Brian & Judd, Torin L.	410		25	Agricultural - Residential	48.15		1282	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	1,277	-	-
9653	Bradbury, Jo Anne, Trustee; Bradbury, JoAnne Rev LV TRST	414		148	Agricultural - Residential	30.10		1283	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	109,539	29,585	40,426



LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
9653.01	Bradbury, Jo Anne, Trustee; Bradbury, JoAnne Rev LV TRST	414		143	Agricultural - Residential	12.00		1284	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	33,025	8,916	12,942
9652	Annmageo, LLC	414		75	Agricultural - Residential	48.00		1285	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	158,133	42,683	59,816
9651	Annmageo, LLC	414		76	Agricultural - Residential	25.00		1286	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	122,342	33,044	45,291
9650	Davidson, Philip E. Tte of The Philip E. Davidson Rev Trust	414		77	Agricultural - Residential	22.79		1287	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	69,679	18,814	26,092
9646	Haynes Rd., LLC (formerly Neily, Stephen J. & Gina A.)	414		130	Agricultural - Residential	10.71		1288	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	88,675	23,940	64,734
9645	Bartley, Christopher A.; McDowell, Mary Helen	414		131	Agricultural - Residential	6.76		1289	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	84,158	22,714	-
9657	Whitcher, Julie A. & Charles E.	414		120	Agricultural - Residential	5.00		1290	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	48,229	7,503	40,726
9658	Riley, Reginald H. & Linda J.	414		119	Agricultural - Residential	5.00		1291	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	75,593	25,901	5,539
9662	Cannata Jr., Michael D. & Cannata, Linda J.	414		85	Agricultural - Residential	37.45		1292	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	159,695	43,115	59,950
9664	Barry, Kevin J. & Barry, Faith A.	414		109	Agricultural - Residential	18.20		1293	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	119,100	32,173	44,645
9669	Berry Sr., John C. & Jacqueline C.	414		91	Agricultural - Residential	37.40		1294	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	153,956	41,549	57,626
9671	Dorothy J. Ege Revocable Trust	414		92	Agricultural - Residential	10.21		1296	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	29,807	8,048	11,152
9672	Chouinard Jr., Edward & Chouinard, Jean	414		93	Agricultural - Residential	10.20		1297	Abutter <15	Land - Private	S1-19	0.00	150.00	-40.45	56.15	-	30,425	8,215	11,371
9673	McSheffrey Jr., Charles	414		95	Agricultural - Residential	78.90		1298	Abutter <15	Land - Private	S1-20,S1-19	0.00	0.00	0.00	0.00	-	200,701	51,377	74,639
9677	Campbell, Janice G.	414		105	Agricultural - Residential	33.40		1299	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	269,267	54,396	63,315
9681	Syrek, Robyn	414		104	Agricultural - Residential	4.00		1300	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	11,205	1,677	9,528
9680	Campbell, Janice G.	414		104	Agricultural - Residential	4.30		1301	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	89,908	21,228	23,446
9684	Deerfield Community Church	210		8	Agricultural - Residential	5.00		1302	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	53,378	12,589	19,109

LL NUMBER											Cross Section Reference	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel			
Line List	Owner Name (From Title Report or Tax Card)	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	On Line Property Order North to South	Extent of Easement Impact (From GIS)	Property Type	Cross Section Reference	Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"
9685	SNHS Deerfield Elderly Housing, Limited Partnership	210		9	Agricultural - Residential	14.65		1303	Abutter <15	Land - Municipal	S1-20	0.00	200.00	-42.60	54.00	-	187,323	39,743	48,119
9686	Tierra Investments LLC	210		9	Agricultural - Residential	26.32		1304	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	24,482	3,546	989
9692	Klug, Rana & Leeds, Anthony J.	210		18	Agricultural - Residential	5.50		1305	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	36,127	8,590	13,295
9688	Garland, John	210		20	Agricultural - Residential	16.91		1306	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	133,348	27,048	31,091
9689	Burt, Russell E.	210		21	Agricultural - Residential	5.23		1307	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	6,516	-	-
9694	Lahr, Eric R. & Lahr, Sandra A.	210		55	Agricultural - Residential	1.10		1308	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	6,941	971	5,971
9695	Lahr, Eric R. & Lahr, Sandra A.	210		56	Agricultural - Residential	12.80		1309	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	139,121	31,048	33,973
9699	JCR Construction Co	210		54	Agricultural - Residential	96.43		1310	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	139,169	32,361	48,999
9698	Public Service Company of New Hampshire	210		53	Agricultural - Residential	38.34		1311	Abutter <15	Land - PSNH	S1-20	0.00	200.00	-42.60	54.00	-	147,057	29,372	32,916
9702	JCR Construction Co	210		53	Agricultural - Residential	4.66		1312	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	81,534	17,638	20,675
9703	Dias, David A.	210		47	Agricultural - Residential	3.04		1313	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	2,234	-	2,234
9707	Brigati Jr., Edward J.	210		39	Agricultural - Residential	6.60		1314	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	43,365	4,688	1,625
9708	Cini, Kevin B. & Lisa A.; Cini, Brian A.	210		40	Agricultural - Residential	8.50		1315	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	44,858	14,420	23,713
9711	Berglund, Erick B. & Kathleen A.	210		34	Agricultural - Residential	8.70	Wetland Reserve Program (WRP) conservation easements held by the	1316	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	100,738	21,060	25,886
9709	Adami, Bruce A. & Cote, Robert	210		41	Agricultural - Residential	26.00		1317	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	30,223	6,659	9,044
9710.02	Berglund, Erick B. & Kathleen A.	210		33	Agricultural - Residential	5.80	Wetland Reserve Program (WRP) conservation easements held by the	1318	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	102,840	20,871	26,457
9711.01	Robinson, Harvey E. & Robinson, Caroline M.	409		69	Agricultural - Residential	25.00	1F Res, Unmngd Hardwd	1319	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	117,778	23,715	25,619
9712	Menard Family Forest Partnership	415		57	Agricultural - Residential	229.00		1320	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	280,786	59,837	76,053
9713	Menard, Peter & Burnett, Anne K.	409		62	Agricultural - Residential	33.40		1321	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	225,622	49,162	61,375
9714	Melinda L. Geddes Trustee; Melinda L. Geddes Trust	409		60	Agricultural - Residential	57.80		1322	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	127,760	26,280	34,238
9715	Mathes Family Ltd Partnership c/o Roger V. Mathes	415		54	Agricultural - Residential	103.00		1323	Abutter <15	Land - Private	S1-20	0.00	200.00	-42.60	54.00	-	286,225	63,119	85,418

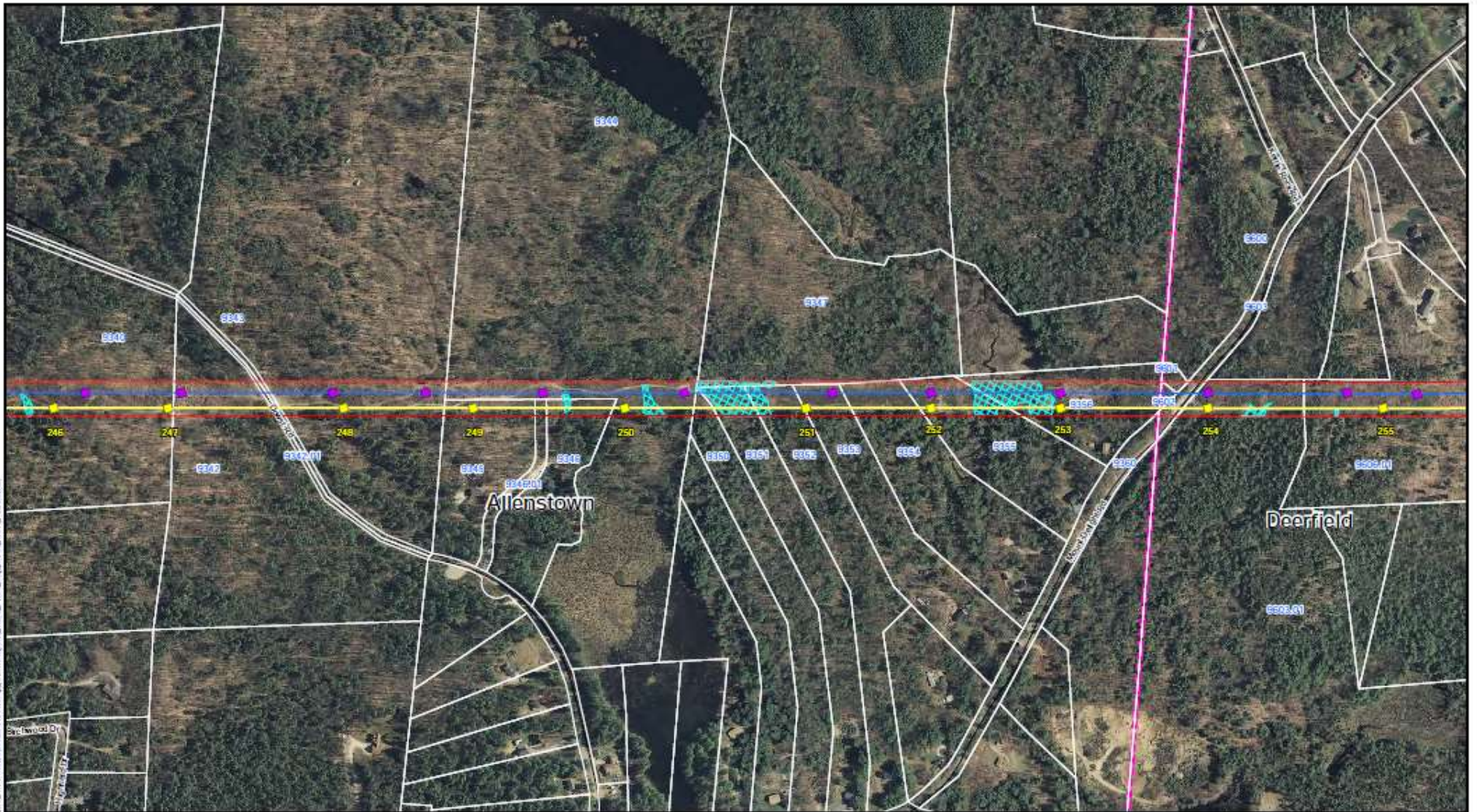
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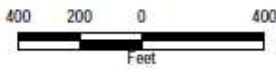




PARCEL PLANS



K:\SPS\Visual\Deerfield\0102008.DWG, TheCityOfAllenstown\Map, Enk\Drawn, State, Date, Map, Sheet, 01/11/12/03/2012



**PRELIMINARY - NOT FOR CONSTRUCTION**

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Allenstown, Deerfield

**PRELIMINARY ENGINEERING**

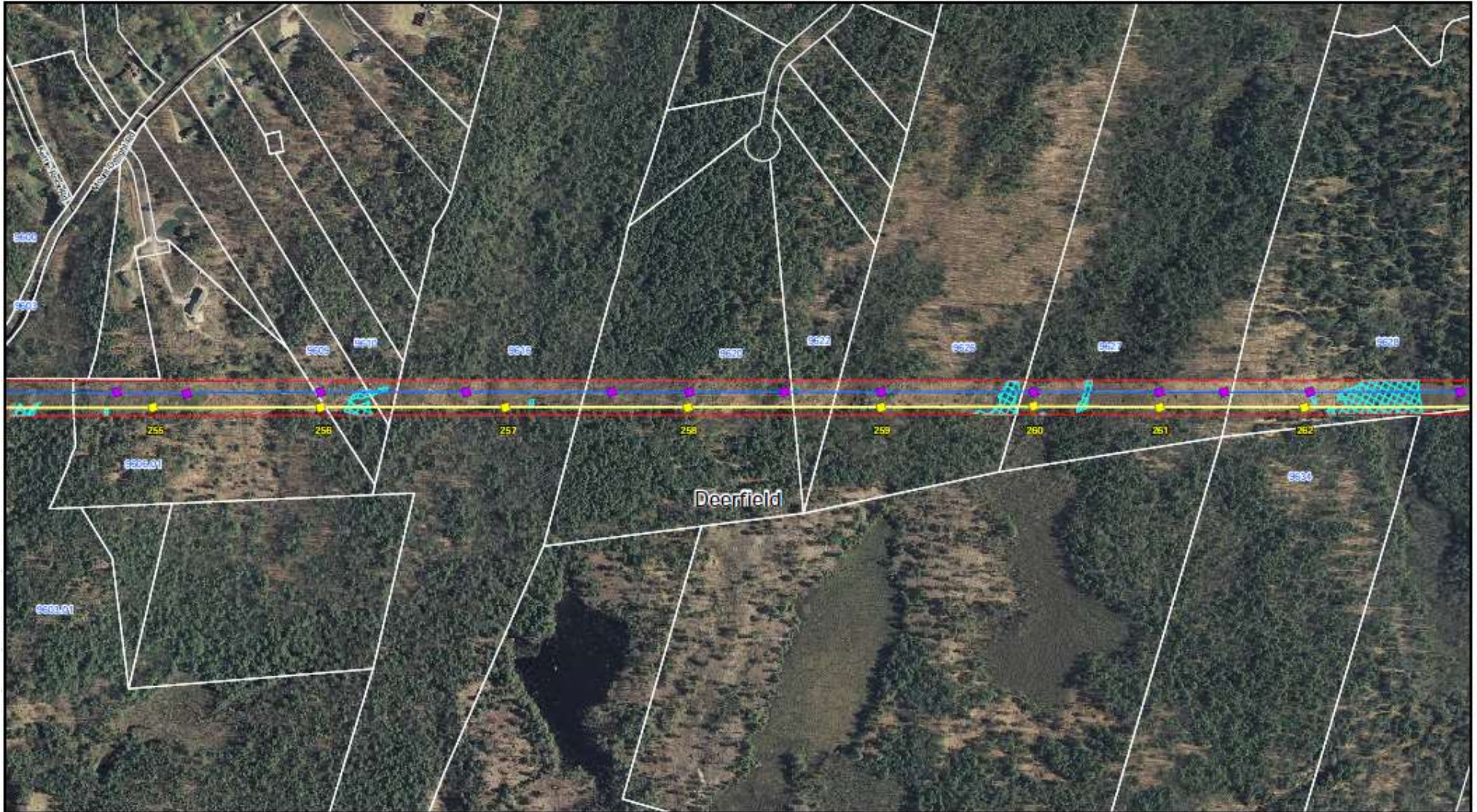
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantonio; Normandaau; Burns & McDonnell.


Sheet 001171 of 0179 Version 1

December 20, 2012

000645





<p>400 200 0 400 Feet</p> <p>PRELIMINARY - NOT FOR CONSTRUCTION</p>	<ul style="list-style-type: none"> <li><span style="color: orange;">—</span> HVDC Line</li> <li><span style="color: yellow;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">---</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">---</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: blue;">⊗</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Proposed 345-KV Structure</li> <li><span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 15px; opacity: 0.5;"></span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 15px; opacity: 0.5;"></span> Delineated Wetlands</li> <li><span style="border: 2px solid magenta; display: inline-block; width: 15px; height: 15px;"></span> Town Boundary</li> <li><span style="color: blue;">3582</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Deerfield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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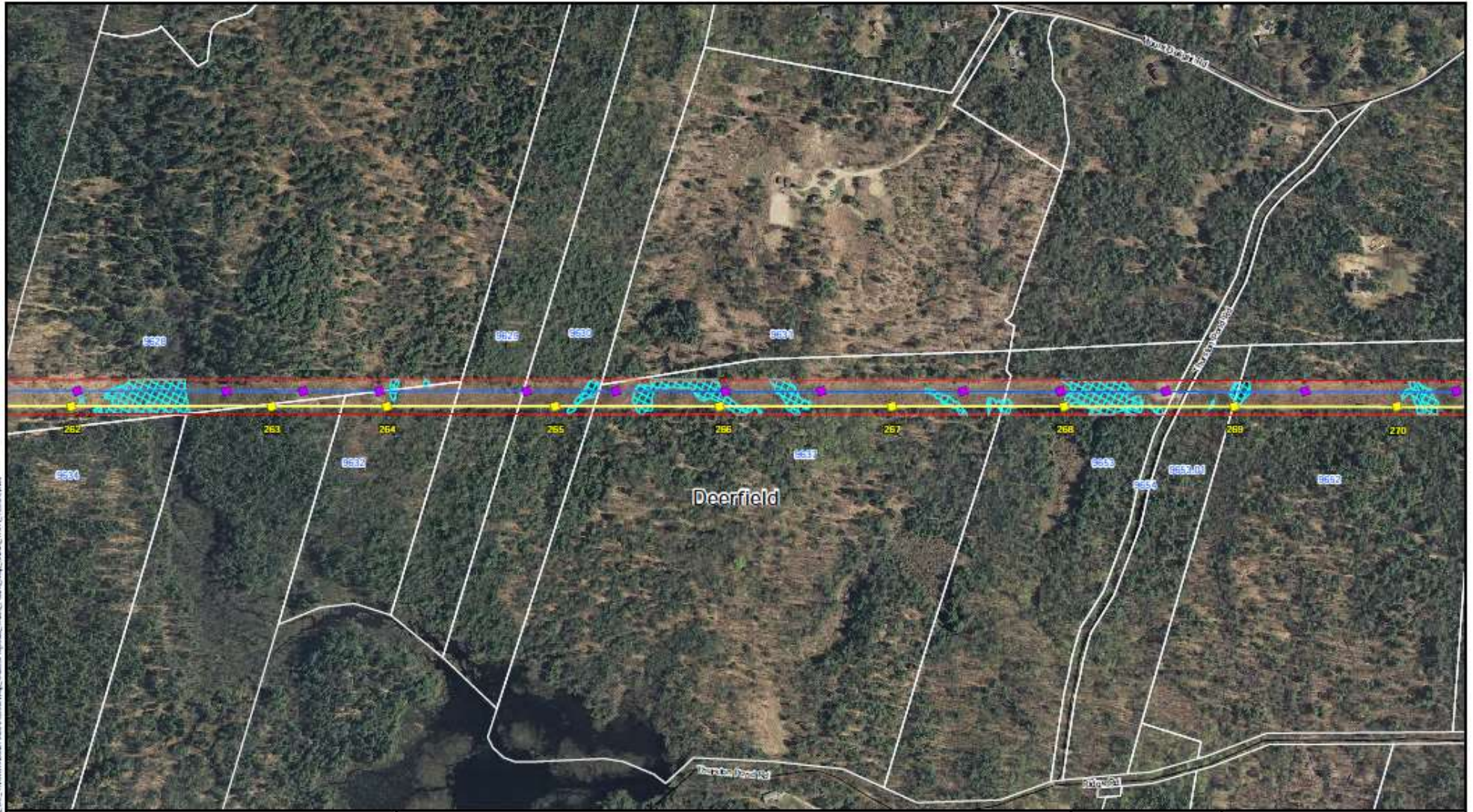
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandaau; Burns & McDonnell.

Sheet 00172 of 0179 Version 1

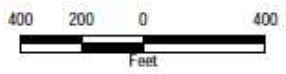
December 20, 2012

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Deerfield



PRELIMINARY - NOT FOR CONSTRUCTION

- HVDC Line
- 345-kV Line
- Existing 345-kV Line
- Existing 115-kV Line
- - - Relocated 115-kV Line
- - - 115-kV Line to be Relocated
- - - ROW Boundary
- Existing Structure
- Existing Structure - Removed
- Proposed HVDC Structure
- Proposed 345-kV Structure
- Relocated Structure
- ▨ Delineated Wetlands
- - - Town Boundary
- 3582 Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Deerfield  
**PRELIMINARY ENGINEERING**

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantoni; Normandau; Burns & McDonnell.

Sheet 00173 of 0179 Version 1

December 20, 2012

000647





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<table border="0"> <tr> <td>— HVDC Line</td> <td>--- 115-kV Line to be Relocated</td> <td>■ Proposed 345-KV Structure</td> </tr> <tr> <td>— 345-kV Line</td> <td>— ROW Boundary</td> <td>■ Relocated Structure</td> </tr> <tr> <td>— Existing 345-kV Line</td> <td>■ Existing Structure</td> <td>▨ Delineated Wetlands</td> </tr> <tr> <td>— Existing 115-kV Line</td> <td>⊗ Existing Structure - Removed</td> <td>■ Town Boundary</td> </tr> <tr> <td>— Relocated 115-kV Line</td> <td>■ Proposed HVDC Structure</td> <td>3582 Property Owner Identification</td> </tr> </table>	— HVDC Line	--- 115-kV Line to be Relocated	■ Proposed 345-KV Structure	— 345-kV Line	— ROW Boundary	■ Relocated Structure	— Existing 345-kV Line	■ Existing Structure	▨ Delineated Wetlands	— Existing 115-kV Line	⊗ Existing Structure - Removed	■ Town Boundary	— Relocated 115-kV Line	■ Proposed HVDC Structure	3582 Property Owner Identification		<p>The Northern Pass Transmission Line Project Proposed Route Deerfield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
— HVDC Line	--- 115-kV Line to be Relocated	■ Proposed 345-KV Structure																
— 345-kV Line	— ROW Boundary	■ Relocated Structure																
— Existing 345-kV Line	■ Existing Structure	▨ Delineated Wetlands																
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— Relocated 115-kV Line	■ Proposed HVDC Structure	3582 Property Owner Identification																

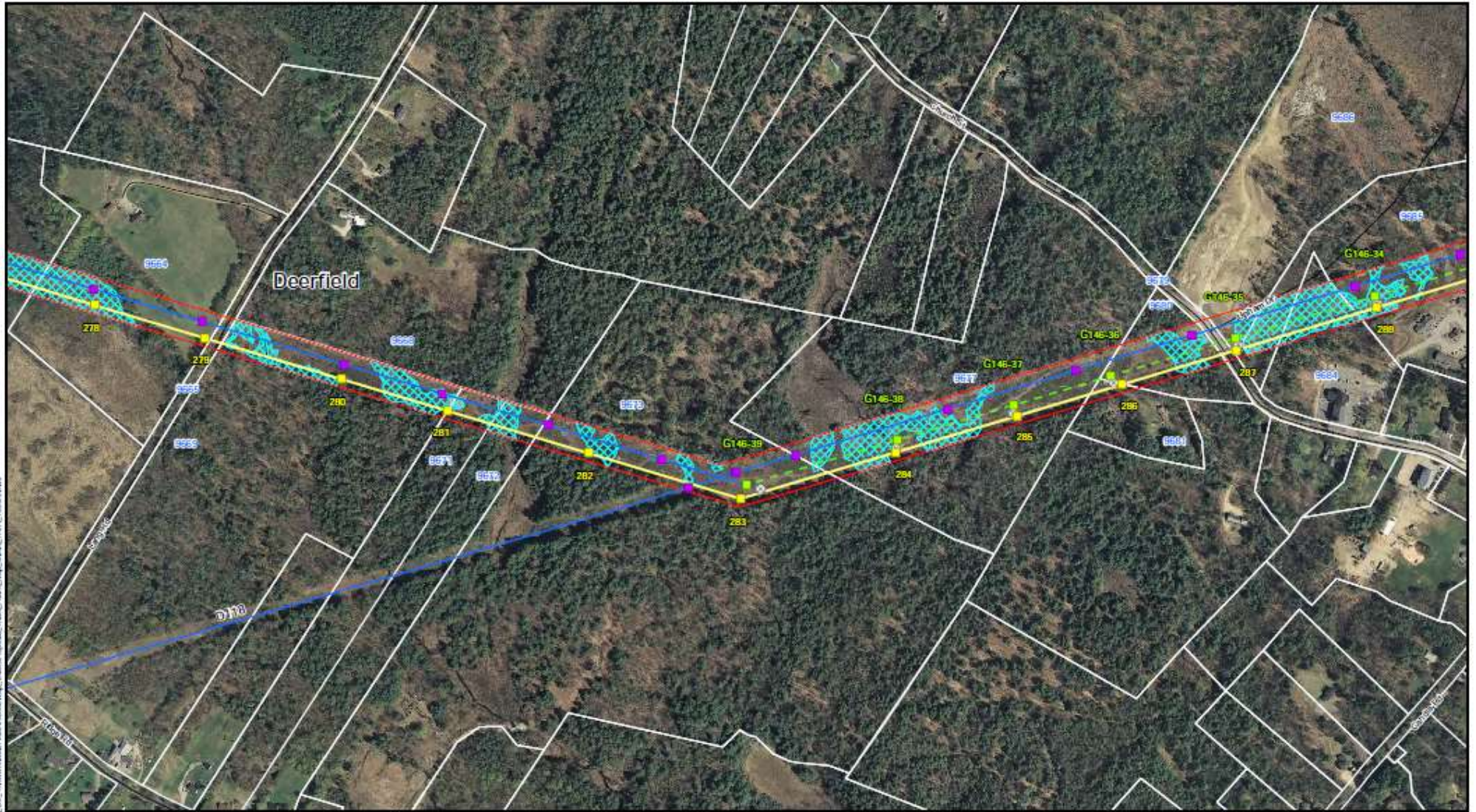
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Contour: Normandeau; Burns & McDonnell.

Sheet 00114 of 0139 Version 1

December 20, 2012

000648





<p>400 200 0 400 Feet</p> <p>PRELIMINARY - NOT FOR CONSTRUCTION</p>	<ul style="list-style-type: none"> <li>— HVDC Line</li> <li>— 345-kV Line</li> <li>— Existing 345-kV Line</li> <li>— Existing 115-kV Line</li> <li>— Relocated 115-kV Line</li> </ul>	<ul style="list-style-type: none"> <li>--- 115-kV Line to be Relocated</li> <li>— ROW Boundary</li> <li>■ Existing Structure</li> <li>⊗ Existing Structure - Removed</li> <li>■ Proposed HVDC Structure</li> </ul>	<ul style="list-style-type: none"> <li>■ Proposed 345-KV Structure</li> <li>■ Relocated Structure</li> <li>⊗ Delineated Wetlands</li> <li>■ Town Boundary</li> <li>3582 Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Deerfield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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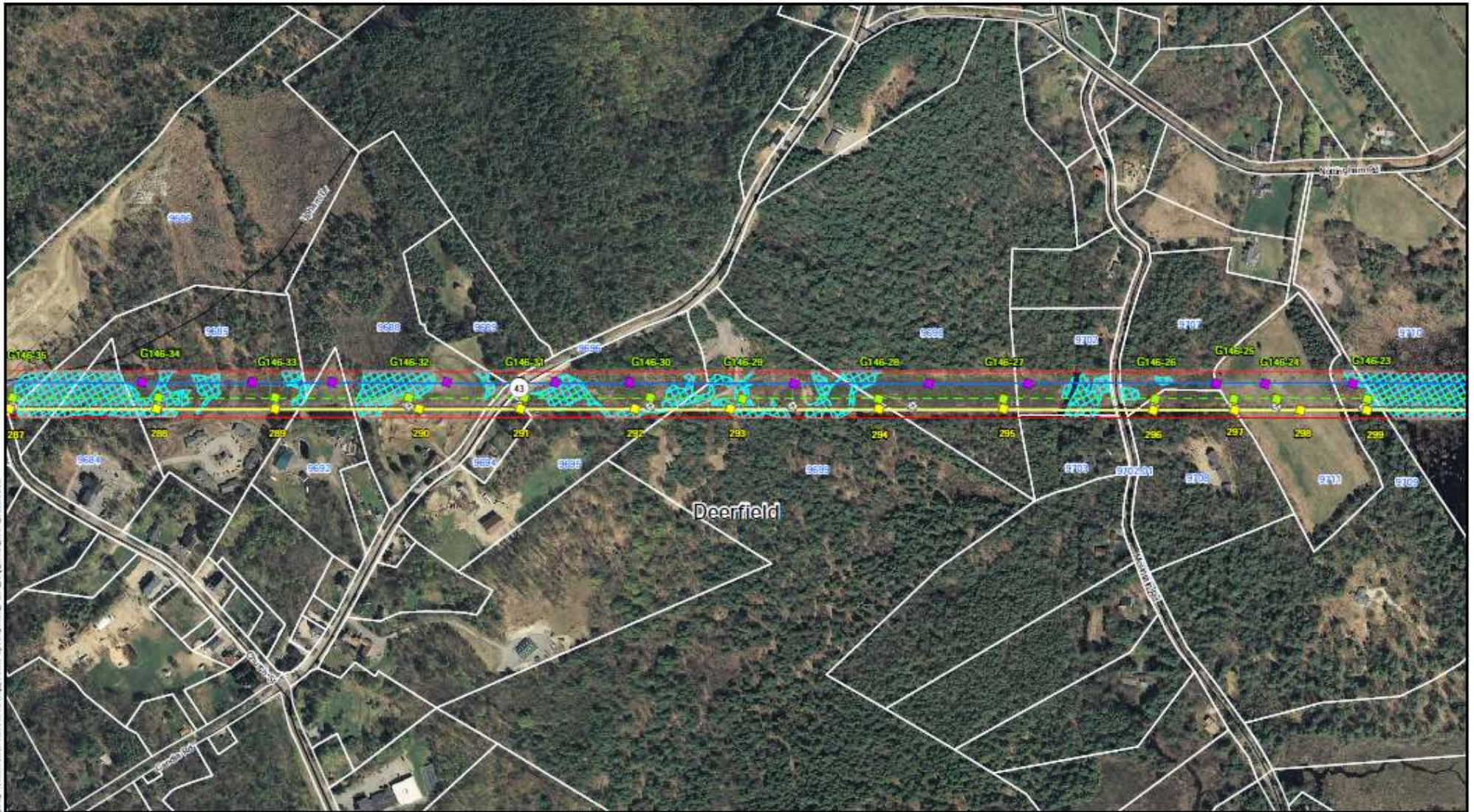
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normando; Burns & McDonnell.

Sheet 00175 of 0179 Version 1

December 20, 2012

000649





<p>400 200 0 400 Feet</p> <p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p>	<ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> HVDC Line</li> <li><span style="color: red;">—</span> 345-kV Line</li> <li><span style="color: purple;">—</span> Existing 345-kV Line</li> <li><span style="color: blue;">—</span> Existing 115-kV Line</li> <li><span style="color: green;">—</span> Relocated 115-kV Line</li> <li><span style="color: red;">- - -</span> 115-kV Line to be Relocated</li> <li><span style="color: red;">—</span> ROW Boundary</li> <li><span style="color: purple;">■</span> Existing Structure</li> <li><span style="color: blue;">■</span> Existing Structure - Removed</li> <li><span style="color: red;">■</span> Proposed HVDC Structure</li> <li><span style="color: yellow;">■</span> Proposed 345-KV Structure</li> <li><span style="color: green;">■</span> Relocated Structure</li> <li><span style="background-color: cyan; border: 1px solid cyan;"> </span> Delineated Wetlands</li> <li><span style="color: magenta;">■</span> Town Boundary</li> <li><span style="color: blue;">■</span> Property Owner Identification</li> </ul>		<p>The Northern Pass Transmission Line Project Proposed Route Deerfield</p> <p><b>PRELIMINARY ENGINEERING</b></p>
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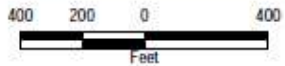
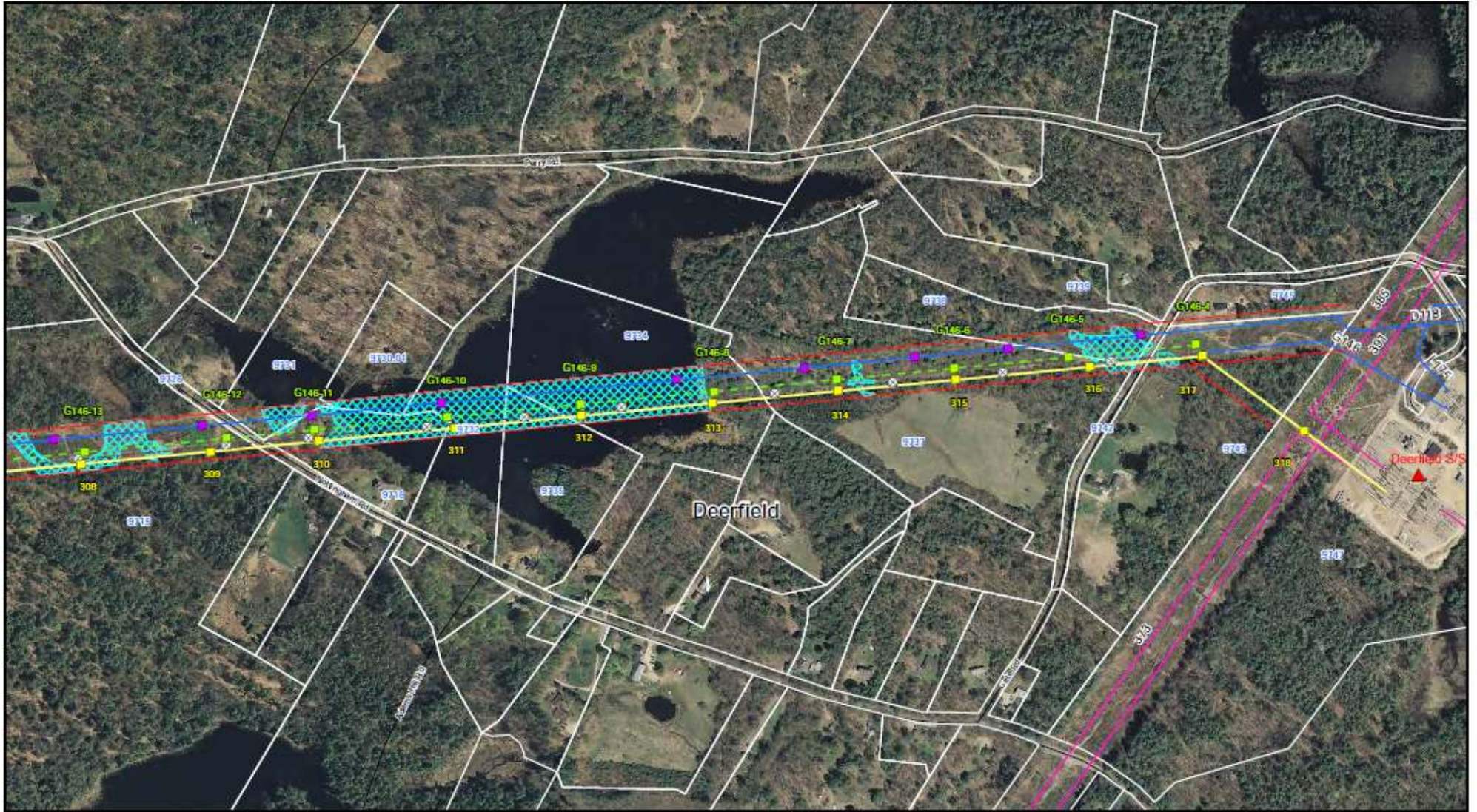
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Cole & Colantonio; Normandeau; Burns & McDonnell. Sheet 00176 of 0179 Version 1. December 20, 2012

000650









PRELIMINARY - NOT FOR CONSTRUCTION

- |                       |                              |                               |
|-----------------------|------------------------------|-------------------------------|
| HVDC Line             | 115-kV Line to be Relocated  | Proposed 345-KV Structure     |
| 345-kV Line           | ROW Boundary                 | Relocated Structure           |
| Existing 345-kV Line  | Existing Structure           | Delineated Wetlands           |
| Existing 115-kV Line  | Existing Structure - Removed | Town Boundary                 |
| Relocated 115-kV Line | Proposed HVDC Structure      | Property Owner Identification |



The Northern Pass  
Transmission Line Project  
Proposed Route  
Deerfield

PRELIMINARY ENGINEERING

Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Coler & Colantonio; Normandau; Burns & McDonnell.

Sheet 00178 of 0179 Version 1

December 20, 2012

000652





400 200 0 400  
Feet

**PRELIMINARY - NOT FOR CONSTRUCTION**

HVDC Line	115-kV Line to be Relocated	Proposed 345-KV Structure
345-kV Line	ROW Boundary	Relocated Structure
Existing 345-kV Line	Existing Structure	Delineated Wetlands
Existing 115-kV Line	Existing Structure - Removed	Town Boundary
Relocated 115-kV Line	Proposed HVDC Structure	Property Owner Identification



The Northern Pass  
Transmission Line Project  
Proposed Route  
Deerfield  
**PRELIMINARY ENGINEERING**

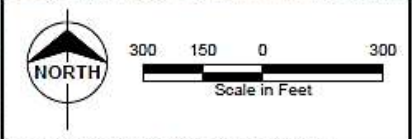
Source: NHDOT 2010 and 2011 Aerials; New Hampshire GRANIT GIS Data; Color & Colantoni; Normandou; Burns & McDonnell

Sheet 00179 of 0179 Version 1

December 20, 2012

000653





LEGEND	
	NPT / PSNH d/b/a Eversource Lease Area
	Property Line
	Deerfield Substation Fence
	Proposed 345-kV Line



NPT Conceptual Easement Plan  
Deerfield Substation  
February 26, 2015

Source: New Hampshire DOT 2010 Aerials; Burns & McDonnell.

Revised: 2/29/2015

000654



**SUBJECT PHOTOGRAPHS**



Cate Road. Scattered homes about the ROW



Church Street - One single family home along the street the remainder is vacant woodland



Church Street Deerfield.



Haynes Road one residence abuts the ROW



Nottingham Road One single family residence wetlands area



Nottingham Road crossing of ROW





Mountain Road single family along street. Vacant woods beyond. Rolling topography



Mountain Road



Route 107



Route 107 ROW crossing. One home adjacent to ROW



Deerfield substation



Deerfield substation

**ZONING**

All of the properties in Deerfield are reported to be located in the Agricultural-Residential “AR” Zoning District.

*Partial List of Allowed Uses “As-of Right”:*

Agricultural-Residential: Agricultural; single- and two-family dwelling; seasonal dwelling; accessory use outbuildings; home occupations; family day care home; portable saw mills and bed & breakfast use.

*General Dimensional Regulations*

**Deerfield**

	Min. Lot Area (Acres)	Min. Frontage (Ft.)	Min. Front Yard (Ft.)	Min. Side & Rear Yard (Ft.)	Maximum Lot Coverage
<b>Agricultural-Residential</b>	3.0	200	40	37.5	25%



## VALUATION

We have located seventeen land sales in Deerfield. These sales are viewed in the following way

- For the most part, sales with fewer than 10 acres are house lots. House lots have sold from \$23,800 to \$87,500 with the majority pricing to be around \$60,000 for a large acreage lot. On an acreage basis and eliminating the high and low prices, the pricing is \$8,310 to \$29,500 per acre.

The unit prices on a price per square foot varied for the six residential lot sales. They are:

	<u>Price</u>	<u>Land Area</u>	<u>Unit Price Acre</u>
Sale 1	\$60,000	3.19 aces	\$18,809
Sale 2	\$59,000	7.1 acres	\$8,310
Sale 5	\$23,800	6.4 acres	\$3,119
Sale 7	\$45,000	1.22 acres	\$36,885
Sale 9	\$50,000	4.66 acres	\$10,730
Sale 10	\$47,000	1.59 acres	\$29,560
Sale 11	\$87,500	6.7 acres	\$13,060
Sale 14	\$70,000	4.4 acres	\$15,909

- The eight acreage sales are woodland parcels. The largest was 110.37 acres.

The acreage parcel sales have a tighter per acre range. They are:

- Sale 3 is a 24 acre parcel that sold for \$2,917 per acre;
- Sale 4 is a 23.2 acre parcel that sold for \$2,586 per acre;
- Sale 7 is a 12.41 acre parcel that sold for \$3,022 per acre.
- Sale 12 is a 110.37 acre parcel that sold for \$3,171 per acre;
- Sale 13 is a 10.98 acre parcel that sold for \$6,439 per acre;
- Sale 15 is an 18.57 acre parcel that sold for \$4,631 per acre.
- Sale 16 is a 46.06 acre parcel that sold for \$2,605 per acre.
- Sale 17 is a 56.2 acre parcel that sold for \$1,381 per acre after allocating a house from the price.

The fee owners which are encumbered by the ROW easement in Deerfield total 71. Where the ROW crosses individual properties, two sites are over 100 acres in total land area; forty three parcels are between 10 acres and 100 acres; and the remainder (twenty three parcels) is less than 10 acres in land area.

## Deerfield Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
1	Griffin Road	Diane Shores	Cathrine & Alden Dill	9/30/14	\$60,000	138,956	3.19	\$ 0.43	\$ 18,809	AR, A	Rural lot of open residential land.
2	15 Mount Delight Road	Maureen Platt & Bruce W. Rogers	Strategic Contracting Co	6/2/14	\$59,000	309,276	7.10	\$ 0.19	\$ 8,310	AR, A	Located in a rural location near Bear Brook State Park. This site is wooded and has both level and sloping topography. Possible views and access to trails along the power line.
3	118 Mount Delight Road	William T. Garley F.T.	Anthony C. Baker Jr.	11/6/13	\$70,000	1,045,440	24.00	\$ 0.07	\$ 2,917	AR, A	Secluded, 24 acre parcel in a country setting. The site is wooded and backs up to the Thurston Pond. Access to trail is close by.
4	Reservation Road	Keith & Sheila Freischlag	Randal & Susan Frotton	7/2/12	\$60,000	1,010,592	23.20	\$ 0.06	\$ 2,586	AR, A	This is a wooded parcel located on a quiet road nearby to Pawtucket State Park.
5	North Road	Philip W. Sidmore RET	Krist & Wendy Nelson	1/22/14	\$23,800	278,784	6.40	\$ 0.09	\$ 3,719	AR, A	Irregularly shaped parcel of vacant farm land with level and slightly sloping topography.
7	Hartford Brook Road	Gina G. White RET	Signature Homes LLC	4/17/14	\$45,000	53,143	1.22	\$ 0.85	\$ 36,885	AR, A	Parcel of residential land with rolling topography and nearly triangular in shape.
8	Mountain Road	Larry Alan Oneal	Alan Cohen Dev LLC	9/27/13	\$37,500	540,580	12.41	\$ 0.07	\$ 3,022	AR, A	This is a wooded lot in a secluded, rural setting with a quiet brook running through part of the site. Located adjacent to power lines and in close proximity to walking trails.
9	15-A Mountain Road	Dorothy & Donald Seeley	JCR Construction Co.	4/22/13	\$50,000	202,990	4.66	\$ 0.25	\$ 10,730	AR-LAG	According to the Assessors' field card, the Lamprey river runs through the center of the property. The parcel is encumbered by a PSNH easement.
10	North Road	R S & N S Robertson RET	Diana M. Stevens RET	1/6/14	\$47,000	69,260	1.59	\$ 0.68	\$ 29,560	AR, A	This is a wooded lot in a rural setting with sloping topography. A variance was granted to this site with regard to lot size required by zoning.

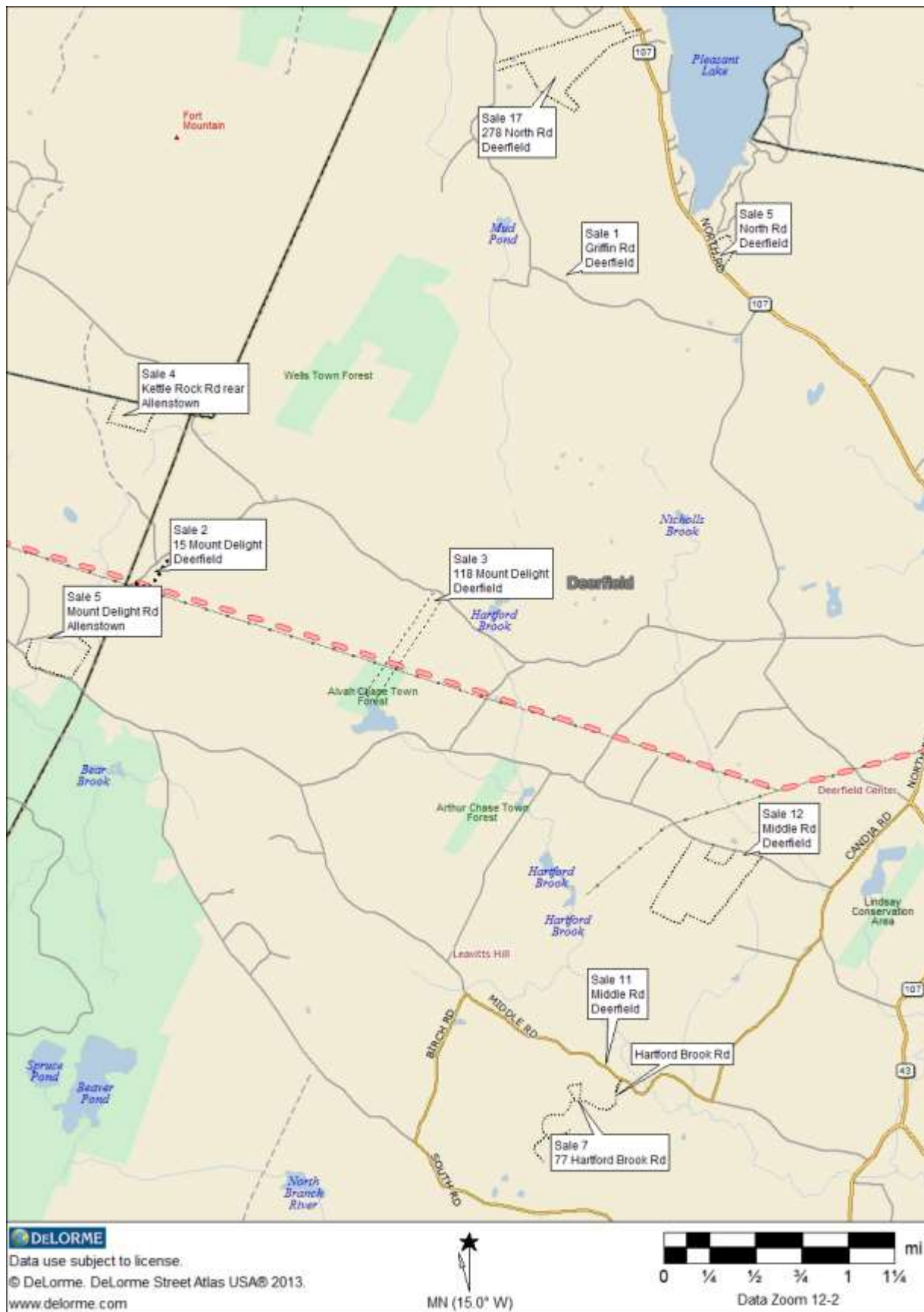
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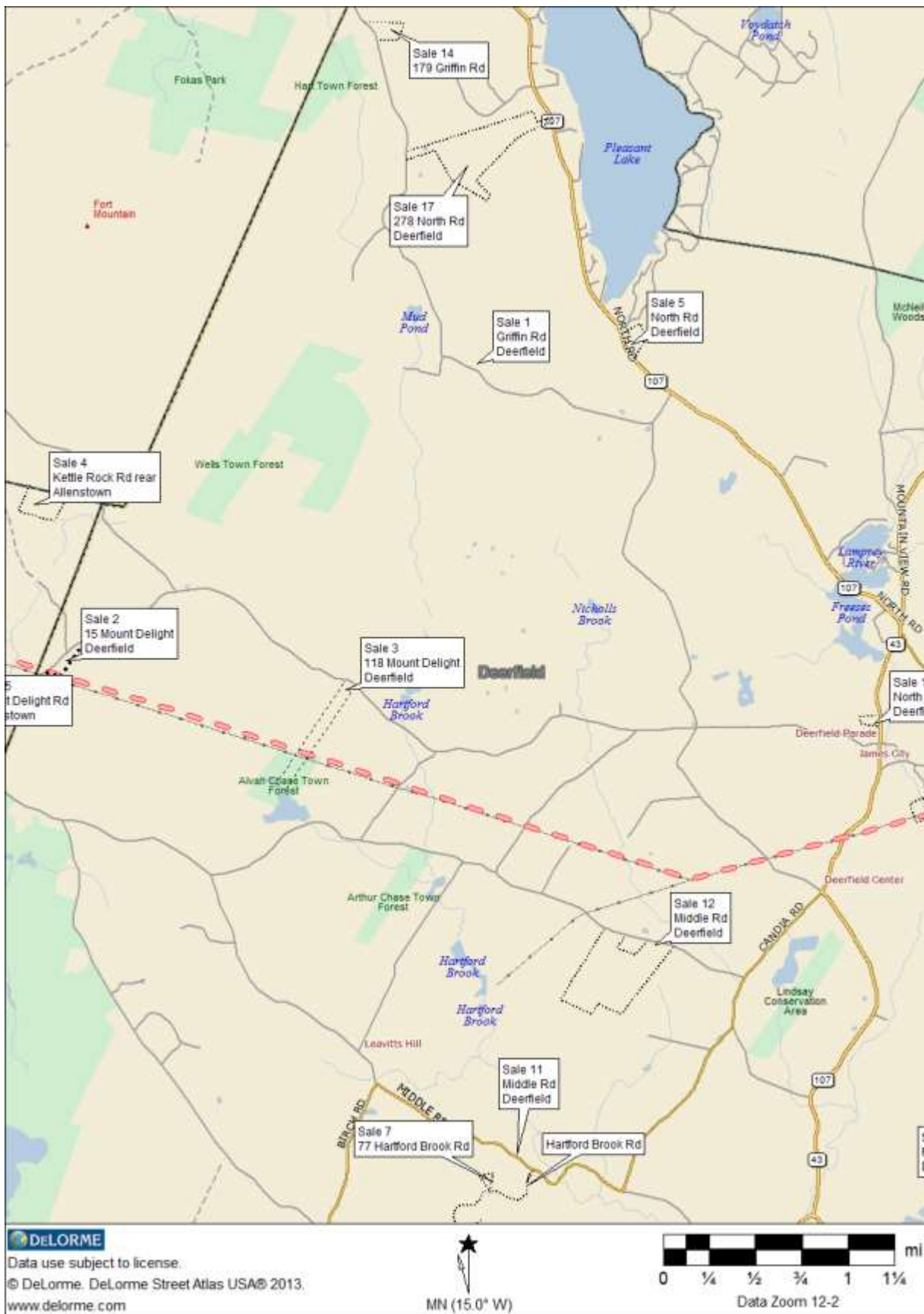
Deerfield Land Sales

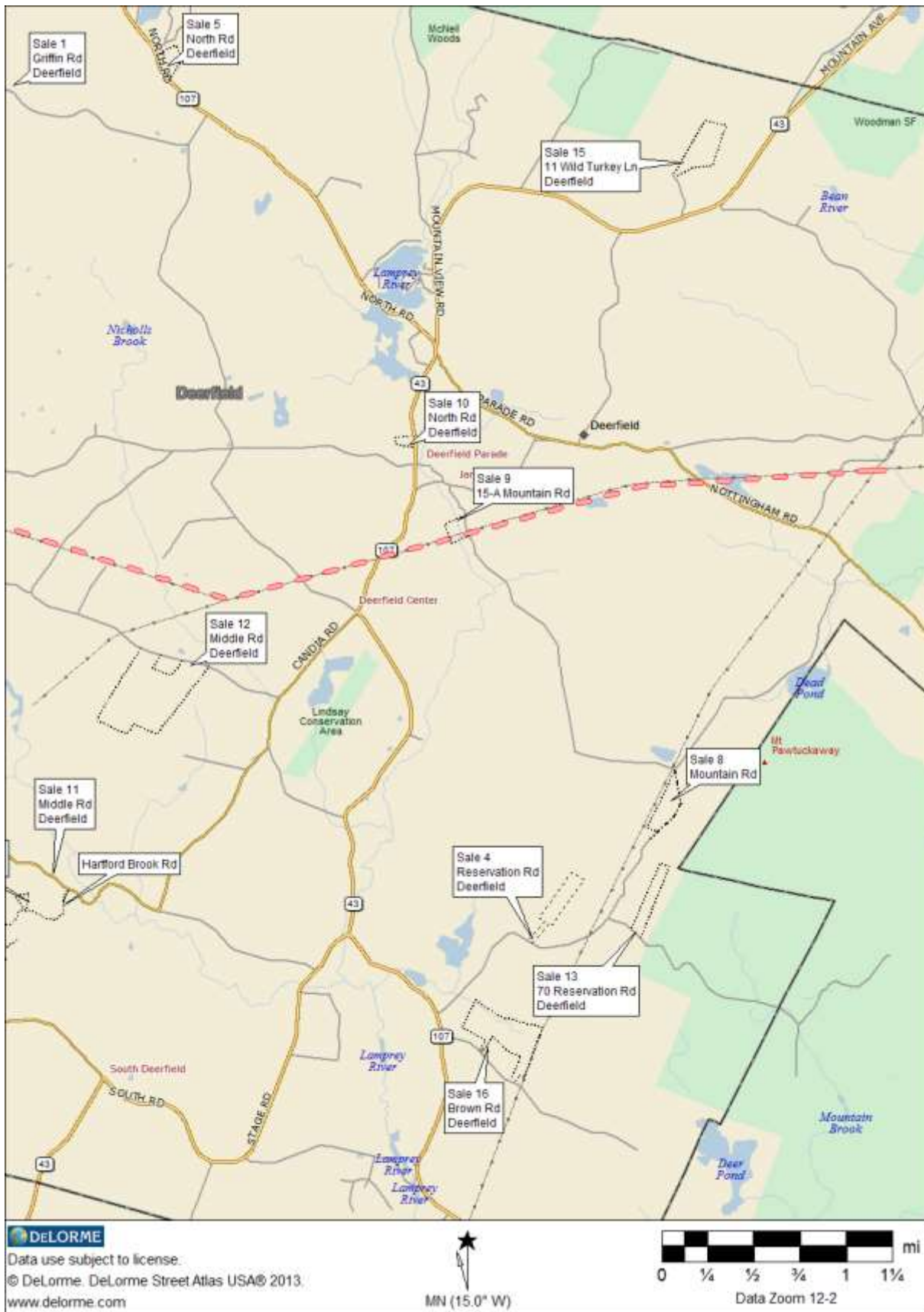
STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
11 Middle Road	Steven Giovinelli & Lisa Devitto-Giovinelli	Joseph & Meredith Gately	6/3/13	\$87,500	291,852	6.70	\$ 0.30	\$ 13,060	AR, A	This "pork-chop" lot has narrow road frontage. The front portion of the lot has been cleared and a driveway has been partially roughed-in.
12 Ridge Road	Estate of Roger C. King	Richard & Janice Clark	1/29/13	\$350,000	4,807,717	110.37	\$ 0.07	\$ 3,171	AR., A	This vacant site consists of fields and woods.
13 70 Reservation Road	David G. Heath	Josaeph W. Piro	11/20/13	\$70,700	478,289	10.98	\$ 0.15	\$ 6,439	AR, A	This is a wooded parcel with rolling topography with some wetlands.
14 179 Griffin Road	R L & M D Leonard QPRT	Scott Brewster & Joahanna Greenway	8/14/14	\$70,000	191,664	4.40	\$ 0.37	\$ 15,909	AR, A	This lot of agricultural residential land contains both open fields and wooded buffer and offers good southern exposure.
15 Wild Turkey Rd	BW Land Company	Steuart Markley	9/23/13	\$86,000	808,909	18.57	\$ 0.11	\$ 4,631	AR, A	This is a wooded parcel sited on a cul-de-sac in an established subdivision of attractive homes.
16 Brown Road	James & Sandra Logan	David & Brittany Park	11/18/11	\$120,000	2,006,374	46.06	\$ 0.06	\$ 2,605	AR, A	Large parcel of wooded land in a rural neighborhood. Ten acres of the site have been cleared and stumped making it suitable for horseback riding. A second lot could be possible by variance.
17 278 North Rd	Robert B. Casian	J. Brian & Deidre M. Stone	5/6/13	\$77,627 *	2,448,072	56.20	\$ 0.03	\$ 1,381		
										* price allocated to land
			11/18/11	\$ 23,800	53,143	1.22	\$ 0.03	\$ 1,381		
			9/5/13	\$ 82,133	917,619	21.07	\$ 0.23	\$ 10,233		
			9/30/14	\$350,000	4,807,717	110.37	\$ 0.85	\$ 36,885		
			2/9/14	\$ 55,288	191,991	4.41	\$ 0.39	\$ 17,123		
			4/1/13	\$100,481	1,613,269	37.04	\$ 0.07	\$ 3,087		

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# **VALUATION OF NORTHERN PASS PROJECT—SOUTHERN SEGMENT**

## VALUATION OF THE SOUTHERN SEGMENT

The subject property consists of an easement on a portion of an existing Power Line Corridor from Bridgewater to Deerfield in New Hampshire. Most of the existing corridor consists of contiguous easements purchased by Public Service Company of New Hampshire from the property owners who granted the right to “erect, repair, maintain, rebuild, operate and patrol electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations, together with wires strung upon and extending between the same, for the transmission of electric current, together with all the necessary cross-arms, braces, anchors, wires and guys, over and across a strip of land.....being a part of the lands owned by the grantor in the town of.....”. A few properties were purchased in fee with a portion developed with a power line corridor consistent in dimensions to the adjoining easement corridor.

The subject of this appraisal is an easement ROW corridor to be leased for basically the identical uses outlined above which were quoted from a typical deed in the original assemblage 60 +/- years ago. The deed also provided “*the right to cut, trim and remove all trees and underbrush, and to remove all structures or obstructions which are now or may hereinafter be found within the limits of the above described right of way strip and (2) the right to remove from the premises of the grantor above described such trees as in the judgment of the grantee may interfere with or endanger said lines or their operation.*”

*All timber and wood cut by the grantee hereunder shall remain the property of the grantor; but the grantee, by accepting this deed, agrees to cut said timber into 2-14-16 foot lengths and said wood into 4 foot lengths.”*

Where the subject easement is within the existing easement, 100% of the rights owned by PSNH would be transferred for the term of the lease. Where the subject easement is on land owned in fee by PSNH, a fraction of the bundle of rights for the stated uses and consistent in dimension with the corridor would be leased as an easement. In that instance, PSNH would retain a fractional interest in the underlying fee interest subject to the easement. It is our opinion that the easement for the stated uses includes subterranean, surface and air rights and represents 75% of the total bundle of rights and, therefore, has a unit value that is 75% of the fee simple unit value.

An outline of the physical characteristics of the corridor is provided below:

Number of Towns	12
Existing Easement Area (sq. ft.)	63,260,868
Area (acres)	1,452.27
Number of Properties	521
Length (feet)	317,359
Length (miles)	60.11
Width	150 to 315 feet
Number of Crossings	69
Proposed NPT Easement ROW Area	19,597,087 s.f.
	or 449.89 acres
Shared Easement ROW Area	13,925,566 s.f.
	or 319.69 acres
“Leftover” Easement ROW Area	2,391,233 s.f.
	or 54.90 acres

000665



The **Proposed Solely NPT Easement ROW Area** is the proposed leased easement that would be exclusive to the tenant. The **Shared Easement ROW Area** is a strip between the new power line and the existing power line that is needed as a buffer to allow room for the swing of the cables of both power lines due to wind conditions. Since this area is equally shared by the lessor and lessee, the unit value to the lessee is 50% of the proposed leased easement ROW unit value.

The **“Leftover” Easement ROW Area** is land within the existing easement that is cut off by the new leased power line easement ROW from the bulk of the existing easement ROW. This “Leftover” area does not exist continuously for the entire 60.11 mile length of the Southern Segment. It varies in width and for significant portions it does not exist. Therefore, it is not a corridor, but a series of disconnected irregularly shaped strips. Again, most of it consists of easement strips owned by PSNH. Because it is not needed by the lessee and is not readily usable by the lessor, these areas have a reduced utility and unit value as compared to the unit value of the existing ROW easement or the proposed easement to be leased which remain as corridors. It is our opinion that the utility and unit value are reduced by 50% as compared to the corridor easements. It may have value to some abutters if PSNH decided to sell their easement rights and it may have some value to the lessee and/or lessor if there ever is a need to adjust the locations of the leased area(s). Ultimately, it preserves the consistent width of the existing easement ROW when the lease ends and the leased easement strip reverts to PSNH.

With respect to the subject corridor land, it is considered to have access throughout its length by reason of the 69 street and highway crossings. Sections that are closer to the centers of the communities where the ATF land parcels tend to be smaller and include commercial and industrial uses would tend to have higher unit values. Sections in residential or rural undeveloped areas, where the ATF land parcels tend to be larger and with longer stretches between streets, would tend to have unit values closer to the lower end of the unit price range as evidenced by the larger land sales in the communities of Bridgewater, Ashland, New Hampton, Bristol, Hill, Franklin, Northfield, Canterbury, Concord, Pembroke, Allentown and Deerfield.

Unlike conventional land appraisals, which rely on a direct comparison of the appraised property with adjusted comparable sales, this analysis deals with the corridor value of the subject, which requires a knowledge of the level of adjacent land values represented by adjusted sales in the vicinity. Accordingly, the appraisers have examined land sales in Bridgewater, Ashland, New Hampton, Bristol, Hill, Franklin, Northfield, Canterbury, Concord, Pembroke, Allentown and Deerfield, as reported herein and have utilized those sales for estimating the across-the-fence (ATF) unit value levels.

For appraisal purposes, the subject has been divided into 521 valuation zones. The valuation zone boundaries have been selected as the property lines of each property that the easement encumbers.

The fee simple unit value of each zone is measured as the value of the abutting land, often referred to as the across-the-fence (ATF) value. That is shown in Easement Valuation column “A” as value per acre and value per square foot of land area. Column “I” shows the easement unit value which is calculated as 75% of the fee simple value. Column “H” shows the Shared Easement unit value which is calculated as 50% of the easement unit value in column “I”. Column “B” shows the reduction in the unit value of the “Leftover” land which is calculated as 50% of the existing easement unit value shown in Column “I”.

The last column shows the market value of the proposed leased easement and the damages, if any, to the existing easement ROW that is on that property or valuation zone. The calculation consists of multiplying the unit value in Column “I” times the square foot area in Column “I”; the unit value in

Column "H" times the land area in Column "H" and the same for the unit value and land areas in Column "B" and adding the three resulting values. The multi-page spreadsheets provided on the following pages present the list of the 521 properties or value zones with selected characteristics and the valuation. The land areas and the market value estimate for each town are sub-totaled.

The summary for the Southern Segment of the corridor is presented below:

Southern Segment									
	Length in feet	Length in miles	Number of Prop.	Existing Easement Area (s.f.)	NPT Easement Land Area (s.f.)	Shared Easement Land Area (s.f.)	"Leftover" Easement Land Area (s.f.)	"Leftover" Easement Market Value	Combined ATF Market Value
Bridgewater 1	2,669	0.51	5	515,448	188,282	66,446	64,214	\$ 5,138	\$ 38,824
Ashland	8,444	1.60	4	1,818,628	535,212	300,072	122,261	\$ 4,245	\$ 51,427
New Hampton 1	18,682	3.54	28	3,826,252	1,358,428	510,883	402,225	\$ 11,693	\$ 105,040
Bridgewater 2	8,111	1.54	8	1,740,403	699,054	128,919	67,755	\$ 1,071	\$ 33,754
Bristol	12,990	2.46	21	3,307,343	1,071,723	206,399	447,008	\$ 7,007	\$ 52,955
New Hampton 2	20,225	3.83	23	3,923,174	1,489,561	533,854	506,246	\$ 14,406	\$ 116,160
Hill	12,969	2.46	20	2,541,426	974,593	297,740	285,467	\$ 5,777	\$ 61,981
Franklin	52,396	9.92	100	11,319,773	3,817,611	1,570,508	403,148	\$ 15,655	\$ 359,650
Northfield	8,152	1.54	12	1,799,336	458,339	643,987	-	\$ -	\$ 30,444
Canterbury	31,358	5.94	42	6,847,481	1,741,337	2,445,716	-	\$ -	\$ 207,357
Concord	42,763	8.10	99	10,374,792	2,189,511	3,310,994	-	\$ -	\$ 2,433,444
Pembroke	33,006	6.25	50	5,472,983	1,797,035	1,512,511	92,909	\$ 26,611	\$ 433,781
Allentown	26,625	5.04	38	3,160,684	1,184,166	853,386	-	\$ -	\$ 145,755
Deerfield	38,969	7.38	71	6,613,145	2,092,235	1,544,151	-	\$ -	\$ 237,419
Sub-total acres	317,359	60.11	521	63,260,868 1,452.27	19,597,087 449.89	13,925,566 319.69	2,391,233 54.90 ac	\$ 91,605	\$ 4,307,991





VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS				AREAS				EASEMENT VALUATION						
								Cross Section Data Showing Widths in Feet				Cross Section Data showing Square Footage per Parcel				"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	of NPT easement unit value	
														100%	calculated	75.0%	50.0%	50.0%				
														per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"			
<b>NEW HAMPTON</b>																						
6101	R20	69		General Res1; Pemigewasset Overlav. General Residential	112.00	1060 Vac W Imp ; 600r Farm W/Spi ; 7100 W Pine R - 7300 Hwood R 600r Farm W/Spi	Land - Private	25-25	0.00	0.00	0.00	112,529	980,266	127,026	344,138	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 16,357	
6108	R20	40		General Residential	15.60		Land - Private	25.00	225.00	-29.20	77.65	28,358	293,041	40,709	98,411	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 11,433	
6115	R20	16		General Residential	2.20	1010 1 Fam Mdl-01	Land - Private	25.00	225.00	-29.20	77.65	5,985	19,981	491	13,505	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 3,449	
6114	R20	18		General Residential	0.41	9030 Municipal	Land - Municipal	25.00	225.00	-29.20	77.65	-	26,211	5,676	5,229	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 694	
6116	R20	13		General Residential	5.30	3900 Devel Land	Land - Private	25.00	225.00	-29.20	77.65	2,919	4,796	-	1,877	\$ 7,500	\$ 0.172	\$ 0.129	\$ 0.065	\$ 0.065	\$ 432	
6117	R20	12		General Residential	3.55	1010 Fam Mdl-01	Land - Private	25.00	225.00	-29.20	77.65	11,382	100,693	13,480	38,126	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 10,415	
6120	R20	19		General Residential	1.00	7400 Other	Land - Private	25.00	225.00	-29.20	77.65	-	42,605	6,320	15,987	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 4,940	
6119	R20	11		General Residential	1.02	1010 1 Fam Mdl-01	Land - Private	25.00	225.00	-29.20	77.65	5,332	6,049	-	717	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 873	
6122	R20	21		General Residential	2.08	1010 1 Fam Mdl-01	Land - Private	25.00	225.00	-29.20	77.65	-	13,805	-	-	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ -	
6121	R20	10		General Residential	0.80	1010 1 Fam Mdl-01	Land - Private	25.00	225.00	-29.20	77.65	2,936	21,190	4,904	10,676	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 3,766	
6124	R20	8		General Residential	1.48	3222 Comm Bldg Mdl-94	Land - Private	25.00	225.00	-29.20	77.65	8,918	64,794	10,209	27,446	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 9,548	
6125	R20	22		General Residential	3.70	1010 1 Fam Mdl-01	Land - Private	25.00	225.00	-29.20	77.65	-	16,356	-	-	\$ 10,000	\$ 0.230	\$ 0.173	\$ 0.087	\$ 0.087	\$ -	
6126	R20	7		General Residential	1.25	1300 Vac Dev Mdl-00	Land - Private	25.00	225.00	-29.20	77.65	2,407	20,873	2,704	7,340	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 2,553	

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VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS				AREAS				EASEMENT VALUATION						
								Cross Section Data Showing Widths in Feet				Cross Section Data showing Square Footage per Parcel				"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	of NPT easement unit value	
														100%	calculated	75.0%	50.0%	50.0%				
														per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"			
<b>FRANKLIN</b>																						
7080	9		403	Conservation	8.06		Land - Private	25.00	225.00	-29.20	77.65	11,361	102,146	13,270	35,311	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 4,096	
7000	9		403	Conservation District	19.70	R - 101	Land - Private	25.00	225.00	-29.20	77.65	-	148	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7082	9		403		-		Land - Private	25.00	225.00	-29.20	77.65	15,088	185,079	27,255	54,220	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 6,484	
7085	26		2	Conservation	2.68	R-101	Land - Private	25.00	225.00	-29.20	77.65	10,545	38,126	1,827	25,754	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 13,772	
7087	27		3	Conservation District	1.87	R-101	Land - Private	25.00	225.00	-29.20	77.65	405	1,382	-	977	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 509	
7089	27		1	Conservation District	1.02	R-130	Land - Private	25.00	225.00	-29.20	77.65	1,368	1,741	-	374	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 457	
7006	27		401	Conservation District	97.57	R - 130	Land - Private	25.00	225.00	-29.20	77.65	1,091	74,667	10,177	15,013	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 537	
7090	27		401	Conservation District	7.02	R-103	Land - Private	25.00	225.00	-29.20	77.65	11,779	78,443	9,999	31,694	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 3,662	
7092	27		401	Conservation District	7.09	R-130	Land - Private	25.00	225.00	-29.20	77.65	7,971	61,660	7,940	22,988	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 2,661	
7096	27		401	Conservation District	6.95	R-101	Land - Private	25.00	225.00	-29.20	77.65	7,988	67,953	8,794	24,128	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 2,797	
7097	27		401	Conservation District	7.11	R-101	Land - Private	25.00	225.00	-29.20	77.65	9,036	76,237	9,862	27,182	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 3,150	
7098	27		401	Conservation District	19.56	R-130	Land - Private	25.00	225.00	-29.20	77.65	14,477	164,496	23,021	53,535	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 3,127	
7100	27		401	Conservation District	18.32	R-130	Land - Private	25.00	225.00	-29.20	77.65	-	13,985	438	-	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 10	
7101	27		402	Conservation District	7.86	R-101	Land - Private	25-25	0.00	0.00	0.00	13,387	109,728	14,173	39,699	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 4,599	
7099	26		403	Conservation District	76.00	E-900	Land - US ACOE	25.00	225.00	-29.20	77.65	23,039	86,908	-	63,870	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 1,960	
7105	69		403	Conservation District	30.95	R-130	Land - Private	25.00	225.00	-29.20	77.65	-	16,367	678	-	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 9	
7106	68		401	Conservation District	25.29	R-130	Land - Private	25.00	225.00	-29.20	77.65	40,212	327,613	42,369	119,083	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 4,170	
7111	69		4	Conservation District	0.40	R-132	Land - Private	25.00	225.00	-29.20	77.65	1,061	16,828	3,728	7,329	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 4,193	
7112	69		2	Conservation District	13.78	C-387	Land - Private	25.00	225.00	-29.20	77.65	17,724	160,135	20,656	54,922	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 3,206	
7123	69		401	Conservation District	139.92	R-130	Land - Private	25.00	225.00	-29.20	77.65	86,777	769,659	99,677	266,448	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 9,352	
7125	90		404	Conservation District	204.39	R-130	Land - Private	25.00	225.00	-29.20	77.65	45,788	423,340	55,147	145,548	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 5,096	
7130	72		6	Lake Protection District	5.63	R-101	Land - Private	25.00	225.00	-29.20	77.65	6,501	108,057	14,350	29,016	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 3,392	
7134	72		1	Lake Protection District	0.92	I-131	Land - PI	25-25	0.00	0.00	0.00	-	6,105	-	-	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ -	
7132	90		403	Conservation District	67.52	R-101	Land - Private	25-25	0.00	0.00	0.00	3,839	5,127	-	-	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 50	
7133	91		401	Conservation District	3.02	I-423	Land - PSNH	25-25	0.00	0.00	0.00	-	130,827	18,252	56,315	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 28,214	
7138	92		401	R1	124.95	R-130	Land - Private	0.00	225.00	-29.20	17.65	-	821,685	108,416	235,892	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 7,543	
7139.06	72		402	Lake Protection District	130.48	E-901	Land - State	0.00	225.00	-29.20	17.65	-	54	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7139.07	93		12	R1	5.84	R-101	Land - Private	0.00	225.00	-29.20	17.65	-	63,889	8,399	18,351	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 1,939	
7142	93		8	R1	8.41	R-101	Land - Private	0.00	225.00	-29.20	17.65	-	106,914	13,880	30,608	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 3,229	
7143	74		43	Lake Protection District	33.90	E-903	Land - Municipal	0.00	225.00	-29.20	17.65	-	36,725	60	2,380	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 63	

000676

VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Line List	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION					
									Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"	"H"	"B"	Combined Market Value of Proposed Easement ROW	
									100%	calculated	75.0%	50.0%	50.0%	per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"			
7144	93		6	R1	1.74	E-903	Land - Private	0.00	225.00	-29.20	17.65	-	67,553	11,725	26,310	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 13,872	
7153	93		20	R1	2.80	R-101	Land - Private	0.00	225.00	-29.20	17.65	-	23,279	6,474	2,137	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 2,319	
7155	93		401	R1	54.09	R-130	Land - Private	25-25	0.00	0.00	0.00	21,287	296,692	39,894	93,695	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 3,231	
7158	74		401	Lake Protection District	41.66	R-101	Land - Private	25-25	0.00	0.00	0.00	24,441	239,992	29,684	92,856	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 3,118	
7159.01	94		1	R1	2.17	R-132	Land - PSNH	25.00	225.00	-29.20	77.65	-	1,210	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7159.03	75		401	R1	8.95	R-130	Land - Private	25.00	225.00	-29.20	77.65	3,019	73,036	9,721	17,089	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 2,017	
7164	75		19	Lake Protection District	1.03	R-101	Land - Private	25.00	225.00	-29.20	77.65	1,574	2,791	-	1,217	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 865	
7209	75		1	Lake Protection District	0.87	R-130	Land - Private	25.00	225.00	-29.20	77.65	478	478	-	-	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 103	
7230	76		95	R1	1.20	R-130	Land - Private	25.00	225.00	-29.20	77.65	-	332	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7229	76		407	Lake Protection District	2.75	R-101	Land - Private	25.00	225.00	-29.20	77.65	12,118	88,851	11,534	35,093	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 20,234	
7228	76		48	Lake Protection District	1.69	R-101	Land - Private	25.00	225.00	-29.20	77.65	2,792	47,287	6,845	13,348	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 4,687	
7227	76		47	Lake Protection District	0.52	R-132	Land - Private	25.00	225.00	-29.20	77.65	5,285	22,694	2,839	13,561	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 7,600	
7220	76		89	Lake Protection District	1.35	R-103	Land - Private	25-25	0.00	0.00	0.00	2,717	5,690	-	2,917	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 1,844	
7236	76		42	Lake Protection District	0.38	R-101	Land - Private	25.00	225.00	-29.20	77.65	-	277	-	-	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ -	
7245	76		40	Lake Protection District	1.01	R-103	Land - Private	25-25	0.00	0.00	0.00	-	29,247	4,311	11,470	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 5,875	
7246	76		26	Lake Protection District	0.25	R-101	Land - Private	0.00	200.00	-29.20	77.65	-	3,022	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7247	76		44	Lake Protection District	0.13	E-903	Land - Municipal	0.00	200.00	-29.20	77.65	-	5,146	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7248	76		25	Lake Protection District	0.25	R-132	Land - Private	0.00	200.00	-29.20	77.65	-	10,989	3,447	1,963	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 3,176	
7249	76		45	Lake Protection District	0.38	R-130	Land - PSNH	0.00	200.00	-29.20	77.65	-	10,351	866	9,484	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 8,539	
7297	76		20	Lake Protection District	0.13	E-903	Land - Municipal	0.00	200.00	-29.20	77.65	-	875	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7298	76		65	Lake Protection District	0.38	R-130	Land - PSNH	0.00	200.00	-29.20	77.65	-	14,561	1,950	349	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 1,141	
7299	76		46	Lake Protection District	0.25	R-130	Land - PSNH	0.00	200.00	-29.20	77.65	-	10,751	2,392	7,671	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 7,636	
7302	76		61	Lake Protection District	0.76	R-103	Land - Private	0.00	200.00	-29.20	77.65	-	4,606	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7300	76		12	Lake Protection District	0.25	R-103	Land - Private	0.00	200.00	-29.20	77.65	-	3,428	-	3,428	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 2,952	
7301	76		155	Lake Protection District	0.51	R-131	Land - Private	0.00	200.00	-29.20	77.65	-	21,734	4,366	7,925	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 8,705	
7284	76		55	Lake Protection District	0.11	R-101	Land - Private	0.00	200.00	-29.20	77.65	-	1,138	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7275	76		66	Lake Protection District	0.13	R-130	Land - PSNH	0.00	200.00	-29.20	77.65	-	932	-	932	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 802	
7283	76		54	Lake Protection District	0.32	R-132	Land - Private	0.00	200.00	-29.20	77.65	-	12,822	1,654	186	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 873	
7282	76		67	Lake Protection District	0.34	R-130	Land - PSNH	0.00	200.00	-29.20	77.65	-	12,837	2,315	9,899	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 9,521	
7308	76		146	Lake Protection District	1.22	R-101	Land - Private	0.00	200.00	-29.20	77.65	-	153	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7309	76		148	Lake Protection District	1.09	C-331	Land - Private	0.00	200.00	-29.20	77.65	-	38,783	5,534	9,797	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 5,418	
7318	76		1	R1	11.42	I-424	Land - PSNH	0.00	0.00	0.00	0.00	-	126,693	10,321	23,440	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 2,460	
7316	76		5	Conservation	1.89	R-101	Land - Private	0.00	200.00	-30.70	76.15	-	44,333	7,455	19,808	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 10,148	
7322	77		402	R1	1.59	R-106	Land - Private	0.00	200.00	-30.70	76.15	-	28,665	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

000677



VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Line List	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION										
									Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	100%	calculated	75.0%	50.0%	50.0%	ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	Combined Market Value of Proposed Easement ROW
7325	77			406	Conservation	0.58	E-903	Land - Municipal	0.00	200.00	-30.70	76.15	-	9,427	905	2,902	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 1,446					
7031.02	77			13	Conservation District	3.30	R - 101	Land - Private	0.00	200.00	-30.70	76.15	-	86,683	11,476	32,046	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 9,748					
7031.01	77			12	Conservation District	3.05	R - 101	Land - Private	0.00	200.00	-30.70	76.15	-	32,600	1,979	432	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 367					
7031	77			401	Conservation District	50.92	R - 130	Land - Private	0.00	0.00	0.00	0.00	-	185,415	25,910	68,198	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 2,110					
7032	78			402	Conservation District	64.70	C - 390	Land - PI	0.00	300.00	-30.70	76.15	-	398,456	53,986	134,856	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 4,208					
7034	78			401	Conservation District	39.53	C - 390	Land - PI	0.00	300.00	-30.70	76.15	-	195,754	25,740	57,681	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 1,834					
7036	37			402	Conservation District	366.62	E - 903	Land - Municipal	0.00	300.00	-30.70	76.15	-	364,557	50,168	141,517	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 4,332					
7038	79			401	Conservation District	26.13	R - 130	Land - Private	0.00	300.00	-30.70	76.15	-	86,492	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
7039	40			401	Conservation District	296.13	E - 903	Land - Municipal	0.00	300.00	-30.70	76.15	-	434,018	65,131	197,345	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 5,978					
7040	57			401	Conservation District	99.94	E - 903	Land - Municipal	0.00	300.00	-30.70	76.15	-	577,769	76,430	234,194	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 7,083					
7041	82			403	Conservation District	78.14	E - 903	Land - Municipal	0.00	300.00	-30.70	76.15	-	357,864	53,353	74,630	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 2,634					
7042	82			402	Conservation District	9.18	R - 101	Land - Private	0.00	300.00	-30.70	76.15	-	51,340	-	51,343	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 4,415					
7045	82			1	Low-density Residential	0.17	I - 423	Land - PSNH	0.00	300.00	-30.70	76.15	-	2,552	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
7046	82			8	Conservation District	5.24	R - 101	Land - Private	0.00	300.00	-30.70	76.15	-	6,240	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
7044	82			401	Conservation District	50.26	E - 901	Land - Municipal	0.00	0.00	0.00	0.00	-	346,464	48,252	117,786	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 3,690					
7049	83			7	Conservation District	0.87	R - 106	Land - Private	0.00	225.00	-30.70	76.15	-	5,710	-	5,710	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 2,461					
7048	82			409	Industrial District	78.23	E - 901	Land - Municipal	0.00	225.00	-30.70	76.15	-	7,129	-	-	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ -					
7050	83			6	Conservation District	1.38	R - 101	Land - Private	0.00	225.00	-30.70	76.15	-	8,804	-	8,804	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 3,795					
7047	83			10	Conservation District	7.25	E - 901	Land - Municipal	0.00	225.00	-30.70	76.15	-	266,161	42,721	64,806	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 7,410					
7051	83			5	Conservation District	0.69	R - 101	Land - Private	0.00	225.00	-30.70	76.15	-	4,399	-	4,399	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 3,788					
7052	83			4	Conservation District	0.69	R - 101	Land - Private	0.00	225.00	-30.70	76.15	-	4,396	-	4,396	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 3,785					
7053	83			3	Conservation District	0.92	R - 104	Land - Private	0.00	225.00	-30.70	76.15	-	5,858	-	5,858	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 5,044					
7054	83			2	Conservation District	1.41	E - 101	Land - Municipal	0.00	225.00	-30.70	76.15	-	9,698	-	9,698	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 4,180					
7055	83			9	Conservation District	0.35	E - 901	Land - Municipal	0.00	225.00	-30.70	76.15	-	922	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
7057	83			402	Conservation District	5.74	R - 130	Land - Private	0.00	225.00	-30.70	76.15	-	49,570	8,522	15,591	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 1,707					
7058	84			401	Conservation District	14.42	R - 130	Land - Private	0.00	225.00	-30.70	76.15	-	7,930	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -					
7059	59			401	Conservation District	75.88	R - 132	Land - Private	0.00	225.00	-30.70	76.15	-	237,821	33,692	168,953	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 4,831					
7060	103			402	Conservation District	87.70	R - 130	Land - Private	0.00	225.00	-30.70	76.15	-	311,200	40,510	21,927	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 1,097					
7062	85			2	Conservation District	2.01	R - 101	Land - Private	0.00	225.00	-30.70	76.15	-	4,801	-	4,801	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 2,069					
7061	85			11	Conservation District	1.38	I - 423	Land - PSNH	0.00	225.00	-30.70	76.15	-	24,491	3,896	5,871	\$ 25,000	\$ 0.574	\$ 0.431	\$ 0.216	\$ 0.216	\$ 3,372					
7066	85			401	Conservation District	254.88	R-130	Land - Private	0.00	225.00	-30.70	76.15	-	1,280,893	175,366	444,439	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 13,835					

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VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION						
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value		
														100%	calculated	75.0%	50.0%	50.0%				
														per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"			
<b>NORTHFIELD</b>																						
7402	R02		3	Conservation	76.00		Land - Private	0.00	225.00	-37.80	31.15	-	271,746	96,382	68,422	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 4,130	
7405	R02		48A	Conservation	6.47		Land - Private	0.00	225.00	-37.80	31.15	-	35,667	12,844	8,208	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 1,258	
7406	R02		48	Conservation	39.16		Land - Private	0.00	225.00	-37.80	31.15	-	448,553	160,361	115,146	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 6,917	
7410	R02		46	Conservation	4.00		Land - Private	0.00	225.00	-37.80	31.15	-	93,250	33,750	24,054	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 3,520	
7411	R02		47	Conservation	2.33		Land - Private	0.00	225.00	-37.80	31.15	-	969	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7417	R03		5	Conservation	16.11		Land - Private	0.00	225.00	-37.80	31.15	-	4,802	68	-	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 1	
7413	R03		4	Conservation	34.00		Land - Private	0.00	225.00	-37.80	31.15	-	217,688	79,522	56,731	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 3,417	
7418	R03		6	Residential	50.00		Land - Private	0.00	225.00	-37.80	31.15	-	226,178	81,300	57,826	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 3,487	
7419	R03		8	Conservation	200.00		Land - Private	0.00	225.00	-37.80	31.15	-	107,330	39,264	27,712	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 1,677	
7421	R03		7	Residential	72.00		Land - Private	0.00	225.00	-37.80	31.15	-	235,551	83,767	59,894	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 3,604	
7422	R03		12	Residential	23.00		Land - Private	0.00	225.00	-37.80	31.15	-	153,848	56,729	40,346	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 2,433	
7423	R03		11	Residential	1.00		Land - Private	0.00	225.00	-37.80	31.15	-	3,754	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12																						
							Land Areas						-	1,799,336	643,987	458,339				Sub-Total	\$ 30,444	
							Acres						-	41.31	14.78	10.52						
							"H" + "I"								1,102,326							
							"H"+"I"+"B"						1,102,326									

089000





VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION						
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	per acre of land area	
7641	263		37	Residential	1.36		Land - Private	0.00	0.00	0.00	0.00	-	17,296	5,564	3,632	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 5,525	
7642	263		38	Residential	1.33		Land - Private	0.00	0.00	0.00	0.00	-	26,469	7,682	5,015	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 7,629	
7643	263		48	Residential	43.00		Land - Private	0.00	0.00	0.00	0.00	-	207,824	69,276	50,161	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 3,003	
7644	263		39	Residential	1.18		Land - Private	0.00	250.00	-37.80	31.15	-	1,427	-	-	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ -	
7645	263		40	Residential	3.80		Land - Municipal	0.00	250.00	-37.80	31.15	-	16,882	4,485	3,341	\$ 15,000	\$ 0.344	\$ 0.258	\$ 0.129	\$ 0.129	\$ 1,441	
7646	263		41	Residential	1.54		Land - Private	0.00	250.00	-37.80	31.15	-	15,454	3,997	1,351	\$ 18,000	\$ 0.413	\$ 0.310	\$ 0.155	\$ 0.155	\$ 1,038	
7646.01	263		42	Residential	1.10		Land - Private	0.00	250.00	-37.80	31.15	-	184	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7647	263		45	Residential	11.40		Land - Private	0.00	250.00	-37.80	31.15	-	197,759	65,670	48,075	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 6,958	
7656	263		7	Residential	3.83		Land - Private	0.00	250.00	-37.80	31.15	-	3,091	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7655	263		8	Residential	32.00		Land - Private	0.00	250.00	-37.80	31.15	-	231,807	74,196	50,678	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 3,109	
7660	267		18	Residential	20.10		Land - Private	0.00	250.00	-37.80	31.15	-	318,876	104,126	76,240	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 4,543	
42																						
							Land Areas						-	6,847,481	2,445,716	1,741,337				Sub-Total		\$ 207,357
							Acres						-	157.20	56.15	39.98						
							"H" + "I"								4,187,053							
							"H"+"I"+"B"						4,187,053									

000682





VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION						
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	per acre of land area	
7980	122	3	10	Medium Density Residential	4.39	1010	Land - Private	0.00	257.50	-37.80	31.15	-	68,609	26,710	21,012	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 29,603	
7979	122	3	21	Medium Density Residential	7.19	1300	Land - Private	0.00	257.50	-37.80	31.15	-	159,307	49,250	34,579	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 50,999	
7988	122	2	26	Medium Density Residential	8.30	1010	Land - Private	0.00	257.50	-37.80	31.15	-	146,980	45,784	32,513	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 47,727	
7995	122	2	46	Open Space Residential	70.00	8001	Land - Municipal	0.00	257.50	-37.80	31.15	-	508,599	159,756	114,164	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 58,601	
7996	122C	1	19	Open Space Residential	51.08	8204	Land - Municipal	0.00	257.50	-37.80	31.15	-	175,327	53,391	37,182	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 19,291	
7998	122	2	28	Open Space Residential	64.86	4240	Land - PSNH	0.00	0.00	0.00	0.00	-	325,829	102,839	73,985	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 37,872	
8004	121	3	15	Open Space Residential	5.83	1010	Land - Private	0.00	257.50	-37.80	31.15	-	23,721	6,414	3,103	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 5,436	
8013	121	3	2	Open Space Residential	145.00	1010	Land - Private	0.00	257.50	-37.80	31.15	-	516,316	162,402	110,416	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 57,868	
8006	121	3	11	Open Space Residential	3.92	1010	Land - Private	0.00	257.50	-37.80	31.15	-	27,556	8,213	10,166	\$ 75,000	\$ 1.722	\$ 1.292	\$ 0.646	\$ 0.646	\$ 18,440	
8007	121	3	26	Open Space Residential	3.72	1010	Land - Private	0.00	257.50	-37.80	31.15	-	20,232	6,282	6,898	\$ 75,000	\$ 1.722	\$ 1.292	\$ 0.646	\$ 0.646	\$ 12,970	
8014	121	3	34	Open Space Residential	2.31	6103	Land - Private	0.00	257.50	-37.80	31.15	-	53,550	16,645	11,847	\$ 75,000	\$ 1.722	\$ 1.292	\$ 0.646	\$ 0.646	\$ 26,059	
8015	121	3	33	Open Space Residential	3.61	1010	Land - Private	0.00	257.50	-37.80	31.15	-	56,027	17,603	12,536	\$ 75,000	\$ 1.722	\$ 1.292	\$ 0.646	\$ 0.646	\$ 27,568	
8030	121	3	14	Open Space Residential	32.79	6304	Land - Private	0.00	257.50	-37.80	31.15	-	363,895	111,373	79,049	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 40,690	
8040	121	3	12	Medium Density Residential	38.71	1010	Land - Private	0.00	257.50	-37.80	31.15	-	418,208	128,686	90,786	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 46,849	
8043	120	1	16	Open Space Residential	46.00	8304	Land - Municipal	0.00	257.50	-37.80	31.15	-	339,423	108,156	78,013	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 39,891	
8046	121	3	17	Medium Density Residential	58.29	1300	Land - Private	0.00	257.50	-37.80	31.15	-	72,716	22,272	16,510	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 8,349	
8045	120	1	18	Open Space Residential	22.20	1010	Land - Private	0.00	257.50	-37.80	31.15	-	278,303	86,143	61,319	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 31,526	
8048	118F	1	1	Medium Density Residential	17.19	6204	Land - Private	0.00	257.50	-37.80	31.15	-	197,753	73,117	52,212	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 26,809	
8049	118F	1	5	Open Space Residential	3.24	1010	Land - Private	0.00	257.50	-37.80	31.15	-	38,566	455	-	\$ 76,230	\$ 1.750	\$ 1.313	\$ 0.657	\$ 0.657	\$ 299	
8055	118F	2	11	Open Space Residential	2.34	1013	Land - Private	0.00	257.50	-37.80	31.15	-	27,090	8,675	6,491	\$ 76,230	\$ 1.750	\$ 1.313	\$ 0.657	\$ 0.657	\$ 14,222	
8062	118F	2	17	Open Space Residential	24.42	9030	Land - Municipal	0.00	257.50	-37.80	31.15	-	332,430	105,798	82,999	\$ 17,500	\$ 0.402	\$ 0.302	\$ 0.151	\$ 0.151	\$ 41,041	

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VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION						
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	of Proposed Easement ROW	
8171	111D	2	2	GWP	10.67	Shopngmall MDL-94	Land - Private	0.00	0.00	0.00	0.00	-	121,539	45,435	11,273	\$ 100,000	\$ 2.296	\$ 1.722	\$ 0.861	\$ 0.861	\$ 58,532	
8172					-	Condomain	Land - Private	0.00	0.00	0.00	0.00	-	387,043	133,857	78,329	\$ 100,000	\$ 2.296	\$ 1.722	\$ 0.861	\$ 0.861	\$ 250,133	
8174	111H	4	22	GWP	8.33	Charitable MDL-94	Land - Private	0.00	245.00	-42.80	26.15	-	12,125	4,272	-	\$ 100,000	\$ 2.296	\$ 1.722	\$ 0.861	\$ 0.861	\$ 3,678	
8176	111B	1	7	OFF	5.36	Pri Comm MDL-01	Land - Private	0.00	245.00	-42.80	26.15	-	30	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8177	111B	1	4	RM	3.00	Municipal MDL-00	Land - Municipal	0.00	245.00	-42.80	26.15	-	110,432	44,504	27,243	\$ 65,000	\$ 1.492	\$ 1.119	\$ 0.560	\$ 0.560	\$ 55,407	
8178	111B	1	1	RM	3.76	Single Fam MDL-01	Land - Private	0.00	245.00	-42.80	26.15	-	16,053	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8179	111B	1	15	RM	0.56	Single Fam MDL-02	Land - Private	0.00	245.00	-42.80	26.15	-	19,356	94	-	\$ 165,000	\$ 3.788	\$ 2.841	\$ 1.421	\$ 1.421	\$ 134	
8184	111B	1	3	OFF	2.69	IND LD DV	Land - Private	0.00	245.00	-42.80	26.15	-	57,332	27,865	20,160	\$ 65,000	\$ 1.492	\$ 1.119	\$ 0.560	\$ 0.560	\$ 38,163	
8182	111B	1	1	RM	3.76	Single Fam MDL-01	Land - Private	0.00	245.00	-42.80	26.15	-	32,620	10,584	4,904	\$ 65,000	\$ 1.492	\$ 1.119	\$ 0.560	\$ 0.560	\$ 11,415	
8180	111B	1	1	RM	3.76	Single Fam MDL-01	Land - Private	0.00	245.00	-42.80	26.15	-	913	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8183	111B	1	2	RM	0.15	ELEC ROW	Land - PSNH	0.00	245.00	-42.80	26.15	-	6,124	2,395	-	\$ 165,000	\$ 3.788	\$ 2.841	\$ 1.421	\$ 1.421	\$ 3,403	
8200	111G	1	5	IN	20.46	Factory MDL-96	Land - Private	0.00	0.00	0.00	0.00	-	299,643	102,145	67,948	\$ 40,000	\$ 0.918	\$ 0.689	\$ 0.345	\$ 0.345	\$ 82,056	
8204	111G	1	33	IN	5.98	Office Bld MDL-94	Land - Private	0.00	0.00	0.00	0.00	-	30,223	6,828	4,736	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 11,231	
8205	111G	1	32	IN	15.54	Ind Whses MDL-96	Land - Municipal	0.00	265.00	-42.80	26.15	-	176,385	54,922	27,644	\$ 35,000	\$ 0.803	\$ 0.602	\$ 0.301	\$ 0.301	\$ 33,173	
8206	111G	1	12	IN	19.00	Factory MDL-96	Land - Private	0.00	265.00	-42.80	26.15	-	57	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8207	111G	1	3	IN	4.25	IND LD DV	Land - Private	0.00	265.00	-42.80	26.15	-	72,782	23,518	14,411	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 36,062	
8208	111G	1	25	IN	3.10	Office Bld MDL-94	Land - Private	0.00	265.00	-42.80	26.15	-	55,239	17,486	10,690	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 26,779	
8211	111G	1	18	IN	4.33	Factory MDL-96	Land - Private	0.00	265.00	-42.80	26.15	-	73,475	27,847	17,361	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 43,110	
8212	111G	1	26	IN	4.38	Ind Whses MDL-96	Land - Private	0.00	0.00	0.00	0.00	-	115,605	35,261	21,281	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 53,620	
8218	111G	1	23	IN	3.13	Factory MDL-96	Land - Private	0.00	265.00	-42.80	26.15	-	113,672	36,264	22,199	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 55,576	
8220	111G	1	22	IN	2.40	COMM WHSE MDL-96	Land - Private	0.00	265.00	-42.80	26.15	-	100,101	32,342	19,808	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 49,579	
8227	111G	1	66	IN	3.47	Devel Land MDL-00	Land - Private	0.00	265.00	-42.80	26.15	-	73,391	30,835	19,112	\$ 80,000	\$ 1.837	\$ 1.378	\$ 0.689	\$ 0.689	\$ 47,582	
8228	111G	1	68	IN	0.42	Open Space	Land - Private	0.00	265.00	-42.80	26.15	-	18,155	8,394	9,761	\$ 125,000	\$ 2.870	\$ 2.153	\$ 1.077	\$ 1.077	\$ 30,056	

989000







VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION					
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"	Combined Market Value of Proposed Easement ROW
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	
8980	561		113	R-3D	12.50	Vacant Land	Land - Private	0.00	195.00	-42.80	101.15	-	2,276	-	2,276	\$ 7,000	\$ 0.161	\$ 0.121	\$ 0.061	\$ 0.061	\$ 275
8981	260		39	R-3D	80.32	WP U	Land - RPI	0.00	0.00	0.00	0.00	-	171,412	46,412	96,762	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 10,317
8984	260		38	R-3D	11.90	Single Fam, Wp u, Farm, Unpro Wet	Land - Private	0.00	150.00	-40.25	83.55	-	68,188	16,603	43,091	\$ 7,000	\$ 0.161	\$ 0.121	\$ 0.061	\$ 0.061	\$ 6,227
8985	260		37	R-3D	11.90	Single Fam, hw u r, Unpro r	Land - Private	0.00	0.00	0.00	0.00	-	76,661	22,612	36,003	\$ 7,000	\$ 0.161	\$ 0.121	\$ 0.061	\$ 0.061	\$ 5,736
8987	260		35	R-3D	31.00	Vacant Land	Land - Private	0.00	195.00	-42.80	101.15	-	58,387	16,840	15,754	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 1,450
8988	262		23	R-3D	57.70	Vacant Land	Land - Private	0.00	0.00	0.00	0.00	-	240,011	78,500	87,254	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 7,590
8991	262		26	R-3D	25.50	Single Fam, WP U	Land - Private	0.00	150.00	-40.45	56.15	-	148,871	40,201	55,592	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 4,542
8992	262		27	R-3D	14.00	Vacant Land	Land - Municipal	0.00	150.00	-40.45	56.15	-	90,451	24,424	33,622	\$ 7,000	\$ 0.161	\$ 0.121	\$ 0.061	\$ 0.061	\$ 5,558
8994	262		54	R-3D	13.60	Single Fam, WP U	Land - Private	0.00	150.00	-40.45	56.15	-	116,667	31,502	43,442	\$ 7,000	\$ 0.161	\$ 0.121	\$ 0.061	\$ 0.061	\$ 7,178
8996	262		52	R-3D	69.00	Vacant Land	Land - Private	0.00	150.00	-40.45	56.15	-	111,307	29,962	46,342	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 3,679
8887	937		23	R-3D	70.00	7000 Wp U	Land - Private	0.00	150.00	-40.45	56.15	-	144,302	39,067	48,562	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 4,086
8888	937		22	R-3D	120.20	7000 Wp U	Land - Private	0.00	150.00	-40.45	56.15	-	295,185	79,634	111,172	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 9,059
8889	937		21	R-3D	105.00	7000 Wp U	Land - Private	0.00	150.00	-40.45	56.15	-	238,293	64,239	93,788	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 7,554
8900	937		16	R-3D	44.00	7000 Wp U	Land - Private	0.00	150.00	-40.45	56.15	-	10,568	2,621	275	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 95
8901	937		18	R-3D	44.00	7110 Wp M R	Land - Private	0.00	150.00	-40.45	56.15	-	176,990	48,099	66,453	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 5,430
8905	937		18	R-3D	61.50	7000 Wp U	Land - Private	0.00	150.00	-40.45	56.15	-	126,030	34,013	47,559	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 3,874
8906	868		36	R-3D	11.00	7000 Wp U ; 7200 Hw U	Land - Private	0.00	150.00	-40.45	56.15	-	81,344	23,297	21,192	\$ 7,000	\$ 0.161	\$ 0.121	\$ 0.061	\$ 0.061	\$ 3,985
8907	868		30	R-3D	132.00	1012 SFR/In-law ; 6000 Farm ; 7000 Wp U ; 7200 Hw U	Land - Private	0.00	150.00	-40.45	56.15	-	105,615	27,056	54,831	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 4,102
8910	868		35	R-3D	25.00	1320 Res Vac Un	Land - Municipal	0.00	150.00	-40.45	56.15	-	177,200	48,158	65,164	\$ 3,500	\$ 0.080	\$ 0.060	\$ 0.030	\$ 0.030	\$ 5,355

689000





VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION						
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	of Proposed Easement ROW	
															100%	calculated	75.0%	50.0%	50.0%			
															per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"		
<b>ALLENSTOWN</b>																						
9300	408		1	Open Space And Farming	650.00	E - 900	Land - State	0.00	150.00	-40.45	56.15	-	673,610	181,881	252,114	\$ 1,500	\$ 0.034	\$ 0.026	\$ 0.013	\$ 0.013	\$ 8,919	
9301	408		3	Open Space And Farming	50.00	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	255,909	69,224	90,110	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 4,400	
9302.01	408		2.1	Open Space And Farming	7.27	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	54,530	14,823	21,773	\$ 8,000	\$ 0.184	\$ 0.138	\$ 0.069	\$ 0.069	\$ 4,027	
9302.02	408		2.2	Open Space And Farming	6.58	R - 130	Land - Private	0.00	150.00	-40.45	56.15	-	64,547	17,205	28,328	\$ 8,000	\$ 0.184	\$ 0.138	\$ 0.069	\$ 0.069	\$ 5,096	
9304	408		14	Open Space And Farming	3.80	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	14,449	3,329	267	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 398	
9305	408		15	Open Space And Farming	13.96	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	188,307	51,389	76,055	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 8,750	
9309	408		8	Open Space And Farming	60.00	R - 130	Land - Private	0.00	150.00	-40.45	56.15	-	236,928	63,969	88,802	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 4,260	
9312	407		14.2	Open Space And Farming	29.00	R - 130	Land - Private	0.00	0.00	0.00	0.00	-	128,026	34,556	46,848	\$ 3,000	\$ 0.069	\$ 0.052	\$ 0.026	\$ 0.026	\$ 3,335	
9312.01	402		1	Open Space And Farming	16.00	R - 101	Land - Private	0.00	0.00	0.00	0.00	-	134,814	36,399	51,630	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 6,005	
9317	401		4.2	Open Space And Farming	47.00	R - 130	Land - Private	0.00	150.00	-40.45	56.15	-	66,240	18,068	16,606	\$ 2,000	\$ 0.046	\$ 0.035	\$ 0.018	\$ 0.018	\$ 906	
9316	402		29	Open Space And Farming	5.89	R - 130	Land - Private	0.00	150.00	-40.45	56.15	-	24,907	6,356	17,035	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 4,164	
9318	402		30	Open Space And Farming	2.67	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	32,861	9,068	12,388	\$ 20,000	\$ 0.459	\$ 0.344	\$ 0.172	\$ 0.172	\$ 5,821	
9319	402		31	Open Space And Farming	3.10	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	38,009	10,271	13,858	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 3,913	
9320	402		32	Open Space And Farming	2.80	R - 130	Land - Private	0.00	150.00	-40.45	56.15	-	29,328	7,918	11,010	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 3,084	
9322	402		33	Open Space And Farming	3.32	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	30,776	8,310	11,498	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 3,225	
9323	402		34	Open Space And Farming	3.68	R - 130	Land - Private	0.00	150.00	-40.45	56.15	-	30,278	8,175	11,336	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 3,177	
9324	402		35	Open Space And Farming	4.05	R - 130	Land - Private	0.00	150.00	-40.45	56.15	-	30,875	8,338	11,491	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 3,226	
9325	402		36	Open Space And Farming	4.48	R - 101	Land - Private	0.00	150.00	-40.45	56.15	-	33,577	9,067	12,589	\$ 12,000	\$ 0.275	\$ 0.206	\$ 0.103	\$ 0.103	\$ 3,527	

000691





VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION					
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"	
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	Combined Market Value of Proposed Easement ROW
Line List														per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"		
<b>DEERFIELD</b>																					
9602	411		16	Agricultural - Residential	0.16		Land - Municipal	0.00	150.00	-40.45	56.15	-	8,708	2,601	1,327	\$ 50,000	\$ 1.148	\$ 0.861	\$ 0.431	\$ 0.431	\$ 2,264
9601	411		17	Agricultural - Residential	0.55		Land - Private	0.00	150.00	-40.45	56.15	-	744	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9603.01	413		62	Agricultural - Residential	41.25	Unmngd hardwd	Land - Private	0.00	150.00	-40.45	56.15	-	72,291	19,455	29,303	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 2,156
9606.01	411		13	Agricultural - Residential	20.10	1F Res	Land - Private	0.00	150.00	-40.45	56.15	-	160,142	43,215	61,644	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 4,600
9609	411		13	Agricultural - Residential	8.40		Land - Private	0.00	150.00	-40.45	56.15	-	34,418	9,295	12,827	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 3,762
9610	411		13	Agricultural - Residential	7.45		Land - Private	0.00	150.00	-40.45	56.15	-	15,042	4,111	3,406	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 1,176
9616	411		12	Agricultural - Residential	86.00		Land - Private	0.00	150.00	-40.45	56.15	-	122,361	33,039	45,759	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,442
9620	411		9	Agricultural - Residential	90.92		Land - Private	0.00	150.00	-40.45	56.15	-	136,340	36,791	52,035	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,892
9622	411		10	Agricultural - Residential	-		Land - Private	0.00	150.00	-40.45	56.15	-	27,471	7,439	9,330	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 721
9626	411		8	Agricultural - Residential	75.00		Land - Private	0.00	150.00	-40.45	56.15	-	121,304	32,754	45,385	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,413
9627	411		7	Agricultural - Residential	65.00		Land - Private	0.00	150.00	-40.45	56.15	-	136,543	36,863	51,328	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,855
9633	413		79	Agricultural - Residential	41.44		Land - Private	0.00	150.00	-40.45	56.15	-	27,284	2,636	24,648	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 1,429
9628	411		3	Agricultural - Residential	94.00		Land - Private	0.00	150.00	-40.45	56.15	-	218,306	59,519	60,125	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 4,973
9632	413		96	Agricultural - Residential	10.90		Land - Municipal	0.00	150.00	-40.45	56.15	-	54,008	18,740	27,288	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 7,891
9629	411		1	Agricultural - Residential	24.00		Land - Private	0.00	150.00	-40.45	56.15	-	42,573	11,495	15,946	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 1,199
9630	410		31	Agricultural - Residential	24.00		Land - Private	0.00	150.00	-40.45	56.15	-	49,362	13,331	18,448	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 1,388
9637	413		97	Agricultural - Residential	71.00		Land - Private	0.00	150.00	-40.45	56.15	-	265,538	72,035	100,103	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 7,523
9631	410		25	Agricultural - Residential	48.15		Land - Private	0.00	150.00	-40.45	56.15	-	1,277	-	-	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ -
9653	414		148	Agricultural - Residential	30.10		Land - Private	0.00	150.00	-40.45	56.15	-	109,539	29,585	40,426	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,052

000693



VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION						
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
																100%	calculated	75.0%	50.0%	50.0%	ATF Fee Simple Unit Value	
Line List														per acre of land area	per square foot of land area	of fee simple unit value	of NPT easement unit value	of NPT easement unit value	"I" + "H" + "B"			
9653.01	414		143	Agricultural - Residential	12.00		Land - Private	0.00	150.00	-40.45	56.15	-	33,025	8,916	12,942	\$ 6,000	\$ 0.138	\$ 0.104	\$ 0.052	\$ 0.052	\$ 1,810	
9652	414		75	Agricultural - Residential	48.00		Land - Private	0.00	150.00	-40.45	56.15	-	158,133	42,683	59,816	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 4,485	
9651	414		76	Agricultural - Residential	25.00		Land - Private	0.00	150.00	-40.45	56.15	-	122,342	33,044	45,291	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,416	
9650	414		77	Agricultural - Residential	22.79		Land - Private	0.00	150.00	-40.45	56.15	-	69,679	18,814	26,092	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 1,962	
9646	414		130	Agricultural - Residential	10.71		Land - Private	0.00	150.00	-40.45	56.15	-	88,675	23,940	64,734	\$ 6,000	\$ 0.138	\$ 0.104	\$ 0.052	\$ 0.052	\$ 7,977	
9645	414		131	Agricultural - Residential	6.76		Land - Private	0.00	150.00	-40.45	56.15	-	84,158	22,714	-	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 2,453	
9657	414		120	Agricultural - Residential	5.00		Land - Private	0.00	150.00	-40.45	56.15	-	48,229	7,503	40,726	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 9,566	
9658	414		119	Agricultural - Residential	5.00		Land - Private	0.00	150.00	-40.45	56.15	-	75,593	25,901	5,539	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 3,988	
9662	414		85	Agricultural - Residential	37.45		Land - Private	0.00	150.00	-40.45	56.15	-	159,695	43,115	59,950	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 4,504	
9664	414		109	Agricultural - Residential	18.20		Land - Private	0.00	150.00	-40.45	56.15	-	119,100	32,173	44,645	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,356	
9669	414		91	Agricultural - Residential	37.40		Land - Private	0.00	150.00	-40.45	56.15	-	153,956	41,549	57,626	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 4,333	
9671	414		92	Agricultural - Residential	10.21		Land - Private	0.00	150.00	-40.45	56.15	-	29,807	8,048	11,152	\$ 10,000	\$ 0.230	\$ 0.173	\$ 0.087	\$ 0.087	\$ 2,629	
9672	414		93	Agricultural - Residential	10.20		Land - Private	0.00	150.00	-40.45	56.15	-	30,425	8,215	11,371	\$ 10,000	\$ 0.230	\$ 0.173	\$ 0.087	\$ 0.087	\$ 2,682	
9673	414		95	Agricultural - Residential	78.90		Land - Private	0.00	0.00	0.00	0.00	-	200,701	51,377	74,639	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 5,544	
9677	414		105	Agricultural - Residential	33.40		Land - Private	0.00	200.00	-42.60	54.00	-	269,267	54,396	63,315	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 5,005	
9681	414		104	Agricultural - Residential	4.00		Land - Private	0.00	200.00	-42.60	54.00	-	11,205	1,677	9,528	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 2,230	
9680	414		104	Agricultural - Residential	4.30		Land - Private	0.00	200.00	-42.60	54.00	-	89,908	21,228	23,446	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 7,334	
9684	210		8	Agricultural - Residential	5.00		Land - Private	0.00	200.00	-42.60	54.00	-	53,378	12,589	19,109	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 5,468	

000694

VALUATION OF THE SOUTHERN SEGMENT OF THE NORTHERN PASS PROJECT

J140244

Parcel List for Appraisers Preferred Northern Route Northern Pass Project Current as of 7-31-15

LL NUMBER	Map	Block	Lot	Zoning	Acreage	Land Use (Per Assessor Card, Aerials, or Other)	Property Type	WIDTHS Cross Section Data Showing Widths in Feet				AREAS Cross Section Data showing Square Footage per Parcel				EASEMENT VALUATION						
								Leftover ("B")	Existing ROW ("E")	Shared ROW ("H")	Solely NPT ROW ("I")	Leftover ("B")	Existing ROW ("E")	Shared ROW "H"	Solely NPT ROW "I"	"A"	"I"		"H"	"B"		Combined Market Value of Proposed Easement ROW
																ATF Fee Simple Unit Value	ATF Fee Simple Unit Value	Solely NPT Easement Unit Value	Shared ROW Unit Value	"Leftover" Land Easement loss in Unit Value	of Fee Simple Unit Value	
9685	210		9	Agricultural - Residential	14.65		Land - Municipal	0.00	200.00	-42.60	54.00	-	187,323	39,743	48,119	\$ 4,500	\$ 0.103	\$ 0.077	\$ 0.039	\$ 0.039	\$ 5,255	
9686	210		9	Agricultural - Residential	26.32		Land - Private	0.00	200.00	-42.60	54.00	-	24,482	3,546	989	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 154	
9692	210		18	Agricultural - Residential	5.50		Land - Private	0.00	200.00	-42.60	54.00	-	36,127	8,590	13,295	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 3,786	
9688	210		20	Agricultural - Residential	16.91		Land - Private	0.00	200.00	-42.60	54.00	-	133,348	27,048	31,091	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 2,467	
9689	210		21	Agricultural - Residential	5.23		Land - Private	0.00	200.00	-42.60	54.00	-	6,516	-	-	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ -	
9694	210		55	Agricultural - Residential	1.10		Land - Private	0.00	200.00	-42.60	54.00	-	6,941	971	5,971	\$ 40,000	\$ 0.918	\$ 0.689	\$ 0.345	\$ 0.345	\$ 4,449	
9695	210		56	Agricultural - Residential	12.80		Land - Private	0.00	200.00	-42.60	54.00	-	139,121	31,048	33,973	\$ 5,000	\$ 0.115	\$ 0.086	\$ 0.043	\$ 0.043	\$ 4,257	
9699	210		54	Agricultural - Residential	96.43		Land - Private	0.00	200.00	-42.60	54.00	-	139,169	32,361	48,999	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 3,601	
9698	210		53	Agricultural - Residential	38.34		Land - PSNH	0.00	200.00	-42.60	54.00	-	147,057	29,372	32,916	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 2,633	
9702	210		53	Agricultural - Residential	4.66		Land - Private	0.00	200.00	-42.60	54.00	-	81,534	17,638	20,675	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 6,350	
9703	210		47	Agricultural - Residential	3.04		Land - Private	0.00	200.00	-42.60	54.00	-	2,234	-	2,234	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 480	
9707	210		39	Agricultural - Residential	6.60		Land - Private	0.00	200.00	-42.60	54.00	-	43,365	4,688	1,625	\$ 12,500	\$ 0.287	\$ 0.215	\$ 0.108	\$ 0.108	\$ 856	
9708	210		40	Agricultural - Residential	8.50		Land - Private	0.00	200.00	-42.60	54.00	-	44,858	14,420	23,713	\$ 10,000	\$ 0.230	\$ 0.173	\$ 0.087	\$ 0.087	\$ 5,357	
9711	210		34	Agricultural - Residential	8.70	Wetland Reserve Program (WRP) conservation	Land - Private	0.00	200.00	-42.60	54.00	-	100,738	21,060	25,886	\$ 10,000	\$ 0.230	\$ 0.173	\$ 0.087	\$ 0.087	\$ 6,310	
9709	210		41	Agricultural - Residential	26.00	Wetland Reserve Program (WRP) conservation	Land - Private	0.00	200.00	-42.60	54.00	-	30,223	6,659	9,044	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 684	
9710.02	210		33	Agricultural - Residential	5.80	Wetland Reserve Program (WRP) conservation	Land - Private	0.00	200.00	-42.60	54.00	-	102,840	20,871	26,457	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 2,040	
9711.01	409		69	Agricultural - Residential	25.00	1F Res. Unmgd Hardwd	Land - Private	0.00	200.00	-42.60	54.00	-	117,778	23,715	25,619	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 2,073	
9712	415		57	Agricultural - Residential	229.00		Land - Private	0.00	200.00	-42.60	54.00	-	280,786	59,837	76,053	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 4,587	
9713	409		62	Agricultural - Residential	33.40		Land - Private	0.00	200.00	-42.60	54.00	-	225,622	49,162	61,375	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 4,752	
9714	409		60	Agricultural - Residential	57.80		Land - Private	0.00	200.00	-42.60	54.00	-	127,760	26,280	34,238	\$ 3,200	\$ 0.073	\$ 0.055	\$ 0.028	\$ 0.028	\$ 2,619	
9715	415		54	Agricultural - Residential	103.00		Land - Private	0.00	200.00	-42.60	54.00	-	286,225	63,119	85,418	\$ 2,500	\$ 0.057	\$ 0.043	\$ 0.022	\$ 0.022	\$ 5,062	

0000965







## **REAL ESTATE APPRAISAL**

### **VOLUME IV – PART 1 NORTHERN SEGMENT SALE DATA**

#### **NORTHERN PASS TRANSMISSION PROJECT FROM DUMMER IN COOS COUNTY TO DEERFIELD IN ROCKINGHAM COUNTY NEW HAMPSHIRE**

NOVEMBER 14, 2014

*Colliers File #:* J140244

*Prepared For:*

Mr. Christopher J. Allwarden  
Senior Counsel – Eversource Energy Legal  
Eversource Energy Service Company  
Energy Park  
Manchester, NH 03101

PREPARED BY  
**COLLIERS INTERNATIONAL**  
**VALUATION & ADVISORY SERVICES**



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# DUMMER



## Dummer Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	NH Route 16	Jacqueline Catello	Daniel M. Lambert	9/6/12	\$ 35,000	87,120	2.00	\$ 0.40	\$ 17,500	None	Partly wooded along the road and fronting on the Androscoggin River. It has wetlands and flood plain on it.
2	Dummer Pond Rd.	Bayroot LLC	Granite Reliable Power	8/29/11	\$ 19,400	422,096	9.69	\$ 0.05	\$ 2,002	None	This was a parcel of cutover woodland and a portion of a ROW. See Exhibit C in the deed for Scope and Limits of Use of the Easement Area.
3	Dummer Pond Rd.	Bayroot LLC	Granite Reliable Power	8/29/11	\$ 12,800	277,477	6.37	\$ 0.05	\$ 2,009	None	This is an elongated, rolling parcel of cutover woodland with a very irregular shape. This parcel has over 1,000 feet of frontage on the west side of Dummer Pond Road, a private road.
4	NH Route 16	Oneil J. Croteau, Tr.	Wayne E. Gauthier	10/17/13	\$ 50,000	536,224	12.31	\$ 0.09	\$ 4,062	None	This is an irregularly shaped, elongated parcel of rolling land. This is a parcel of cutover woodland and a portion of an ROW.
	Minimum for sales			8/29/11	\$ 12,800	87,120	2.00	\$ 0.05	\$ 2,002		
	Average for Sales			6/12/12	\$ 29,300	330,729	7.59	\$ 0.15	\$ 6,393		
	Maximum for sales			10/17/13	\$ 50,000	536,224	12.31	\$ 0.40	\$ 17,500		

000700

**SALE #1**

**LOCATION:** NH Route 16, Dummer, NH

**GRANTOR:** Jacqueline I. Catello

**GRANTEE:** Daniel M. Lambert

**REGISTRY REFERENCE:** Book: 1358, Page 744  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** U118

**SALE PRICE:** \$35,000

**SALE DATE:** 9/6/12

**LAND AREA:** 2+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant land on the Androscoggin River

**ZONING:** Residential

**UTILITIES:** None

**SHAPE:** Irregular

**FRONTAGE:** There is 500'+- frontage on the Androscoggin River and 500'+- frontage on NH Route 16.

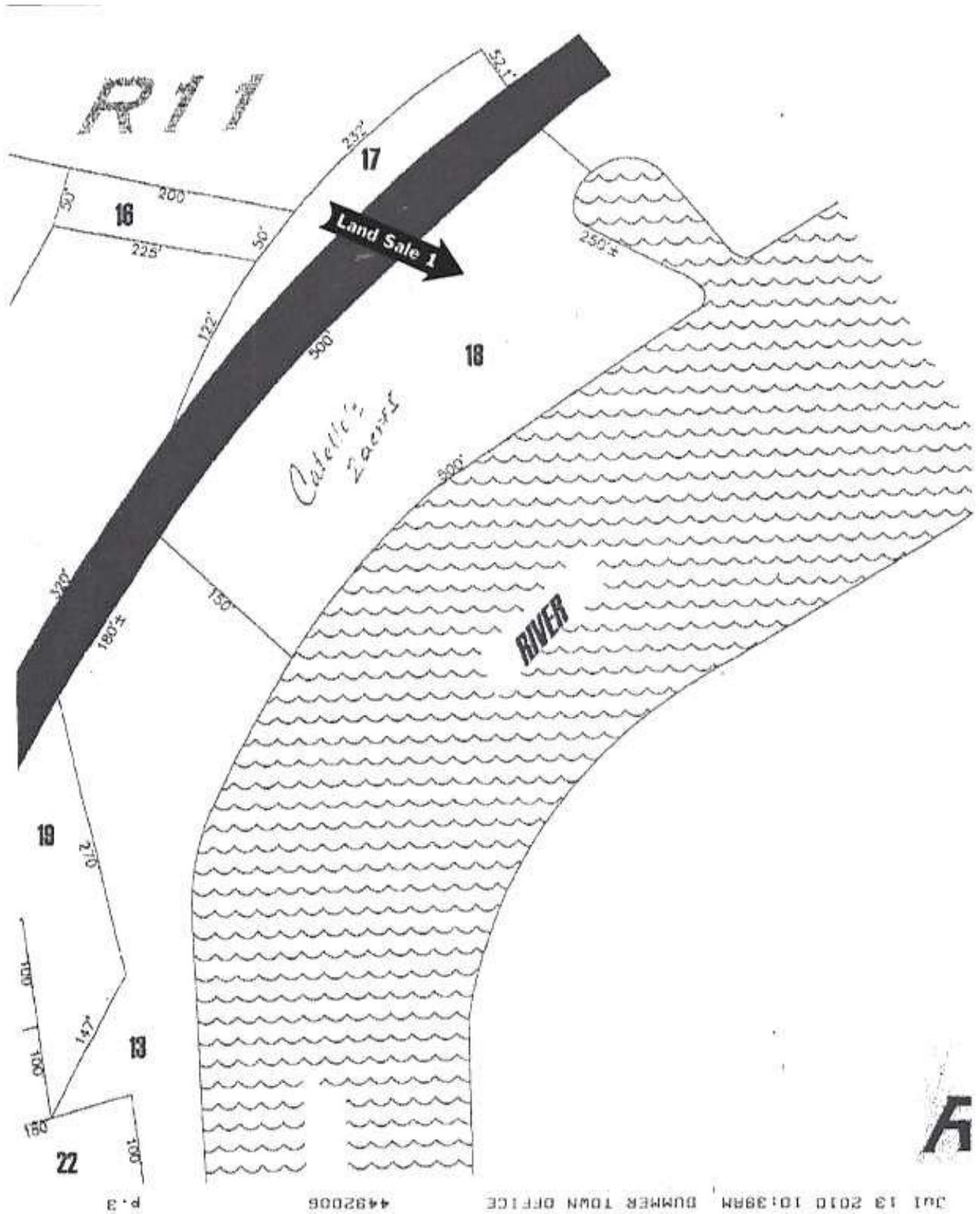
**TOPOGRAPHY:** Very gently rolling.

**COMMENTS:** Parcel was partly wooded along the road and had a small mowed field in it. The most attractive part of it was that it fronted on the Androscoggin River. It has wetlands and flood plain on it.

**UNIT PRICE/ACRE:** \$17,500

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## SALE #2

**LOCATION:** Dummer Pond Road, Dummer, NH

**GRANTOR:** Bayroot LLC

**GRANTEE:** Granite Reliable Power

**REGISTRY REFERENCE:** Book: 1333, Page 455  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** Not available. Tax maps not updated.

**SALE PRICE:** \$19,400

**SALE DATE:** 8/29/11

**LAND AREA:** 9.69+- acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Woodland and ROW

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside on RT 16.

**SHAPE:** Very Irregular, elongated.

**FRONTAGE:** There is frontage on Dummer Pond Road. See plan attached.

**TOPOGRAPHY:** Rolling, cutover woodland

**COMMENTS:** This was a parcel of cutover woodland and a portion of a ROW. See Exhibit C for Scope and Limits of Use of the Easement Area (prohibits most utility use of that area).

**UNIT PRICE/ACRE:** \$2002





**SALE #3**

**LOCATION:** Dummer Pond Road, Dummer, NH

**GRANTOR:** Bayroot LLC

**GRANTEE:** Granite Reliable Power

**REGISTRY REFERENCE:** Book: 1333, Page 467  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** Not available. Tax map not updated.

**SALE PRICE:** \$12,800

**SALE DATE:** 8/29/11

**LAND AREA:** 6.37+- acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Right-of-way

**ZONING:** None

**UTILITIES:** None at time of purchase.

**SHAPE:** Very Irregular, elongated.

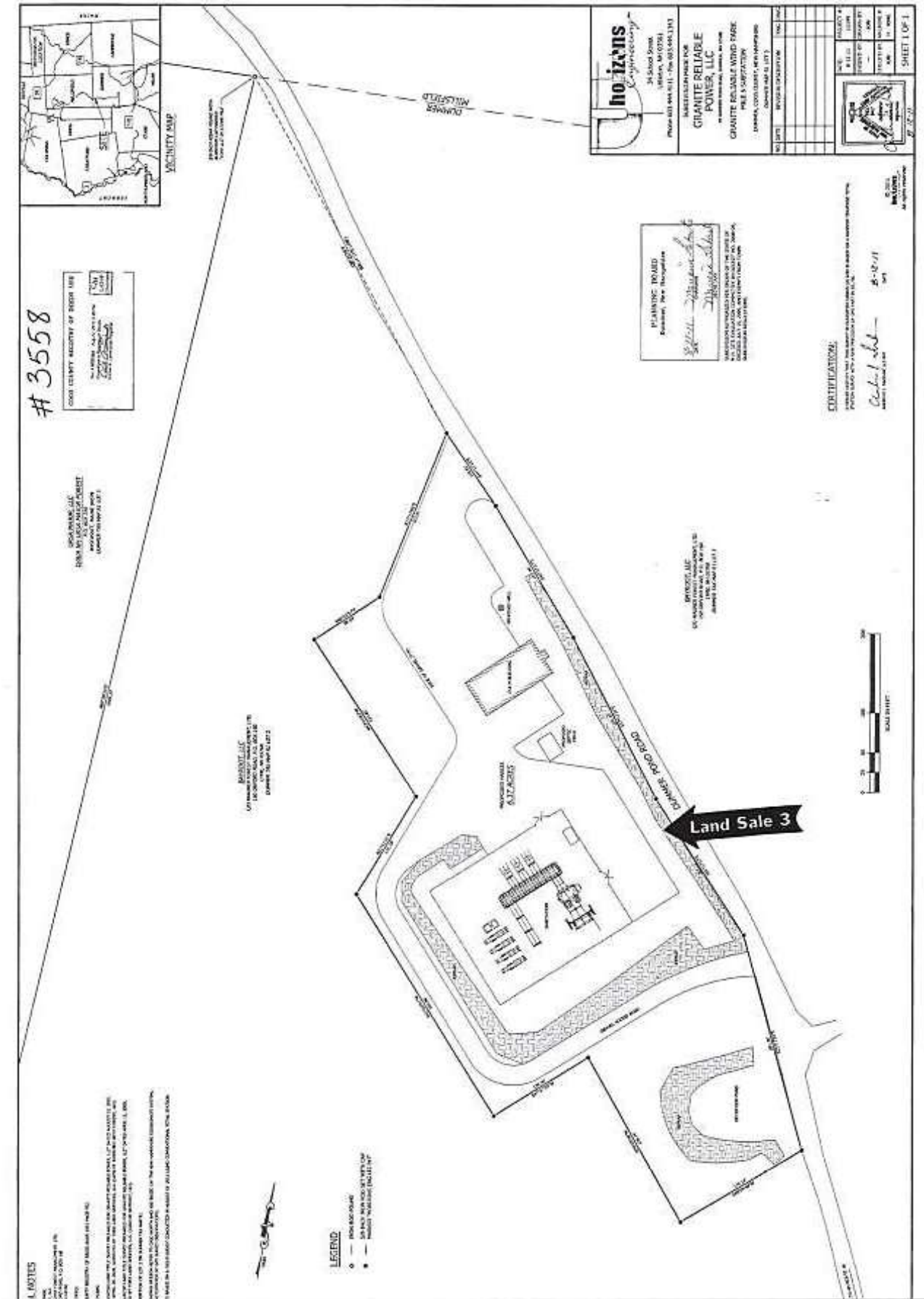
**FRONTAGE:** There is 1019.17+- frontage on the west side of Dummer Pond Road, a private road at this point.

**TOPOGRAPHY:** Rolling, cutover woodland

**COMMENTS:** We note the Grantor reserved a ROW over this parcel.

**UNIT PRICE/ACRE:** \$2009





**SALE #4**

**LOCATION:** NH Route 16

**GRANTOR:** Oneill J. Croteau, et al

**GRANTEE:** Wayne Gauthier

**REGISTRY REFERENCE:** Coos County Registry of Deeds  
Book:1388, Page 140

**TAX MAP PARCEL:** R20-049

**SALE PRICE:** \$50,000

**SALE DATE:** October 17, 2013

**LAND AREA:** 12.31 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman & Registry of Deeds

**USE:** Open Field

**ZONING:** R1 R

**UTILITIES:**

**SHAPE:** Irregular

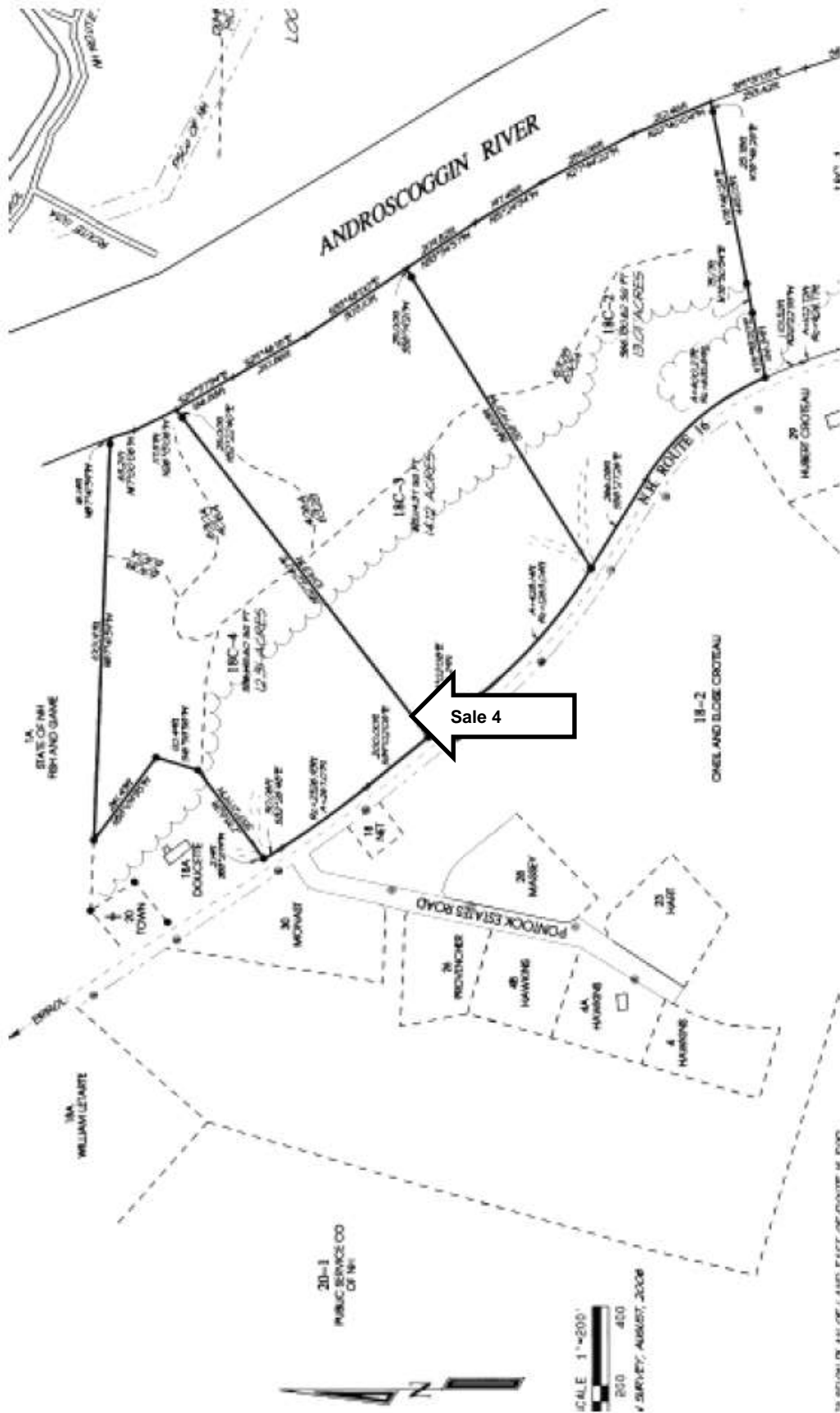
**FRONTAGE:** Route 16 and Androscoggin River

**TOPOGRAPHY:** Level, at grade

**COMMENTS:** This is a level parcel of remote residential land with distant views.

**UNIT PRICE PER ACRE:** \$4,062





**STARK**



Stark Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	322 Cloutier Drive	John Chapman	Andrew H. & Leeann Chase	4/2/12	\$25,000	224,770	5.16	\$ 0.11	\$ 4,845	N/A	No zoning in place--use will be residential
2	Forbush Road	Maurice Forbush	Gregory E. & Jeanette C. Smith	11/9/12	\$65,000	2,395,800	55.00	\$ 0.03	\$ 1,182	N/A	Woodland with potential for residential development
3	Off Town Garage Road	Bradley Hopps	Claude Coulombe	11/8/12	\$13,000	579,784	13.31	\$ 0.02	\$ 977	N/A	Woodland suitable for residential development
4	Meacham Road	Deborah J. Herman & Otto H. Hermann, Jr.	Tyler Dory	3/27/13	\$80,000	3,136,320	72.00	\$ 0.03	\$ 1,111	N/A	Agricultural and recreational land located in the Flood Plain. Electricity and telephone are available at the roadside.
5	Potter Road	Louis E. and Bobbi Jo Perry	Charles Ellis	6/18/14	\$19,000	927,828	21.30	\$ 0.02	\$ 892	N/A	Residential or woodland. Electricity and telephone available at roadside.
6	Potter Road	Hicks Logging LLC	Thomas Dictman	11/22/10	\$115,000	4,965,840	114.00	\$ 0.02	\$ 1,009	N/A	Woodland, recreational--electricity and telephone available at the roadside.
7	NH Route 110	Richard C. Gilman	Ralph & Barbara DePino	1/31/11	\$45,000	400,752	9.20	\$ 0.11	\$ 4,891	N/A	Agricultural or residential. Electricity and telephone available at roadside.
8	Paris Road	Daniel J. Dalphonse	Thomas J. Libbey, V and Thomas H. IV, Libbey	5/25/14	\$30,000	291,852	6.70	\$ 0.10	\$ 4,478	N/A	At grade, wooded lot with river frontage. Paris Road is a gravel road with electricity. It is near the existing easement ROW.
9	Lots 1, 2 & 3, Nash Stream Road	Robert Kidder	Keith A. and Kerrtin A. Rounds	8/8/14	\$40,000	203,861	4.68	\$ 0.20	\$ 8,547	N/A	Residential. Electricity and telephone available at roadside. Three adjacent, 1.5+ acre lots
	Minimum for sales			11/22/10	\$ 13,000	203,861	4.68	\$ 0.02	\$ 892		
	Average for Sales			12/16/12	\$ 48,000	1,458,534	33.48	\$ 0.07	\$ 3,103		
	Maximum for sales			8/8/14	\$115,000	4,965,840	114.00	\$ 0.20	\$ 8,547		
	Averages for res lots			1/30/13	\$35,000	280,309	6.44	\$ 0.13	\$ 5,690		
	Averages for res acreage			11/10/12	\$58,400	2,401,114	55.12	\$ 0.02	\$ 1,034		

000710

**SALE #1**

**LOCATION:** 322 Cloutier Drive, Stark NH

**GRANTOR:** John Chapman

**GRANTEE:** Andrew H. and Leeann Chase

**REGISTRY REFERENCE:** Book: 1346, Page 990  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 401-11

**SALE PRICE:** \$25,000

**SALE DATE:** 3/30/12

**LAND AREA:** 5.16+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** None

**UTILITIES:** Electricity and telephone available.

**SHAPE:** Irregular

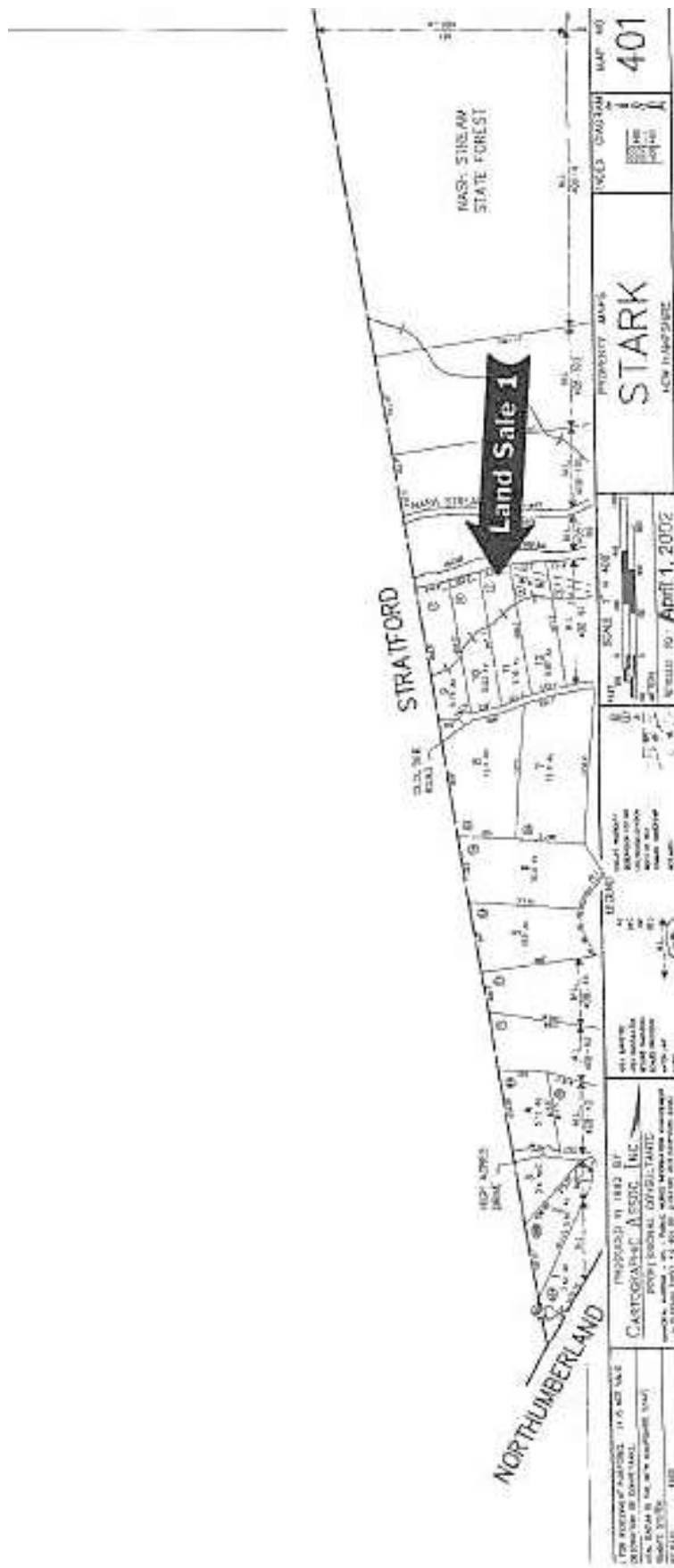
**FRONTAGE:** There is 232'+- frontage on a gravel road.

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** Good view

**UNIT PRICE/ACRE:** \$4844





**SALE #2**

**LOCATION:** Forbush Road, Stark NH

**GRANTOR:** Maurice Forbush

**GRANTEE:** Gregory E. and Jeanette C. Smith

**REGISTRY REFERENCE:** Book: 1363, Page 826  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 412-6 (Not available)

**SALE PRICE:** \$65,000

**SALE DATE:** 11/9/12

**LAND AREA:** 55+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland, potential for residential

**ZONING:** None

**UTILITIES:** There was an older mobile home on this site with septic only. Electricity and telephone available.

**SHAPE:** Irregular

**FRONTAGE:** There is a considerable amount of frontage on the Upper Ammonoosuc River and Phillips Brook.

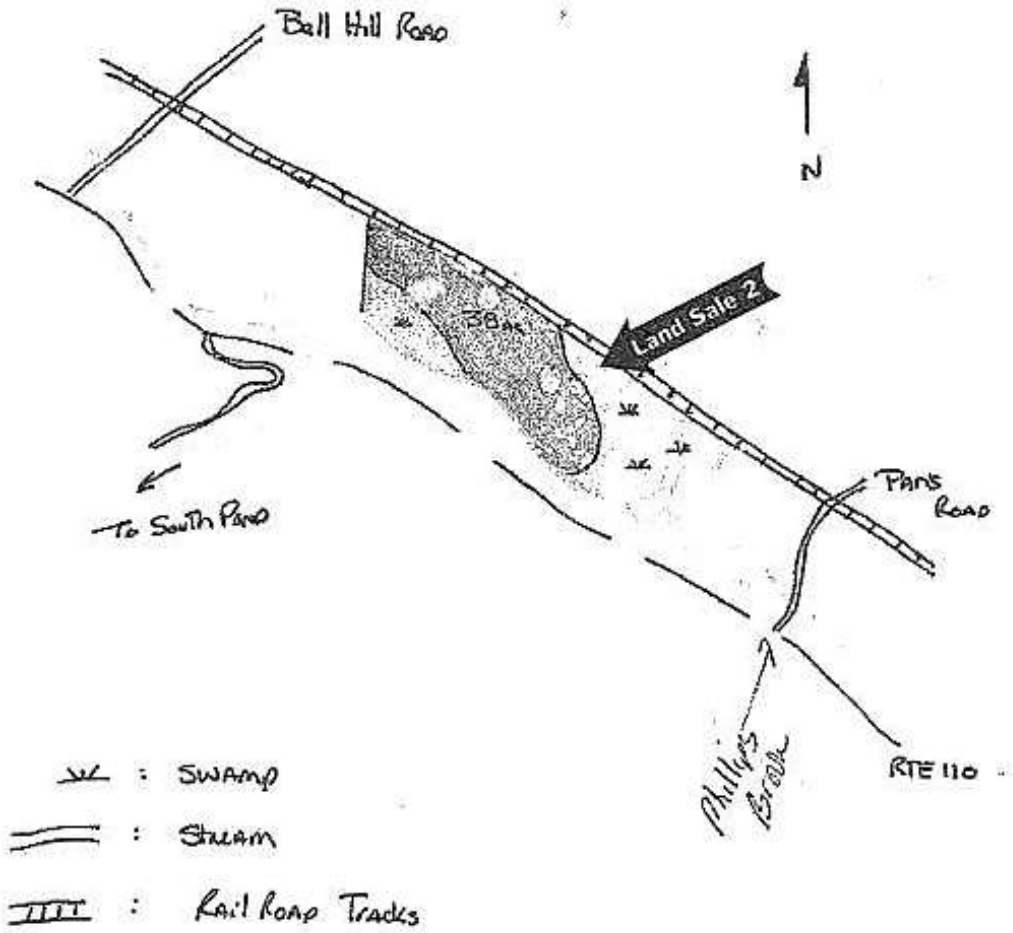
**TOPOGRAPHY:** Rolling

**COMMENTS:** This was a cutover parcel of woodland. Did not inspect. Had no tax map for this parcel.

**UNIT PRICE/ACRE:** \$1181



Curran Woodlot  
Stark, N.H.  
600 Acres



Scale 1" = 1320'

  
**THE SILVICS COMPANY, INC.**  
 Conservation Through Management  
 FROM : SALLYPRAITREALESTATE

Aug. 26 2010 03:25PM P2

FAX NO. : 8662551302

**SALE #3**

**LOCATION:** Off Town Garage Road, Stark NH

**GRANTOR:** Bradley Hopps

**GRANTEE:** Claude Coulombe

**REGISTRY REFERENCE:** Book: 1363, Page 758  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 201-12

**SALE PRICE:** \$13,000

**SALE DATE:** 11/8/12

**LAND AREA:** 13.31+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland, suitable for residential

**ZONING:** None

**UTILITIES:** None

**SHAPE:** Irregular

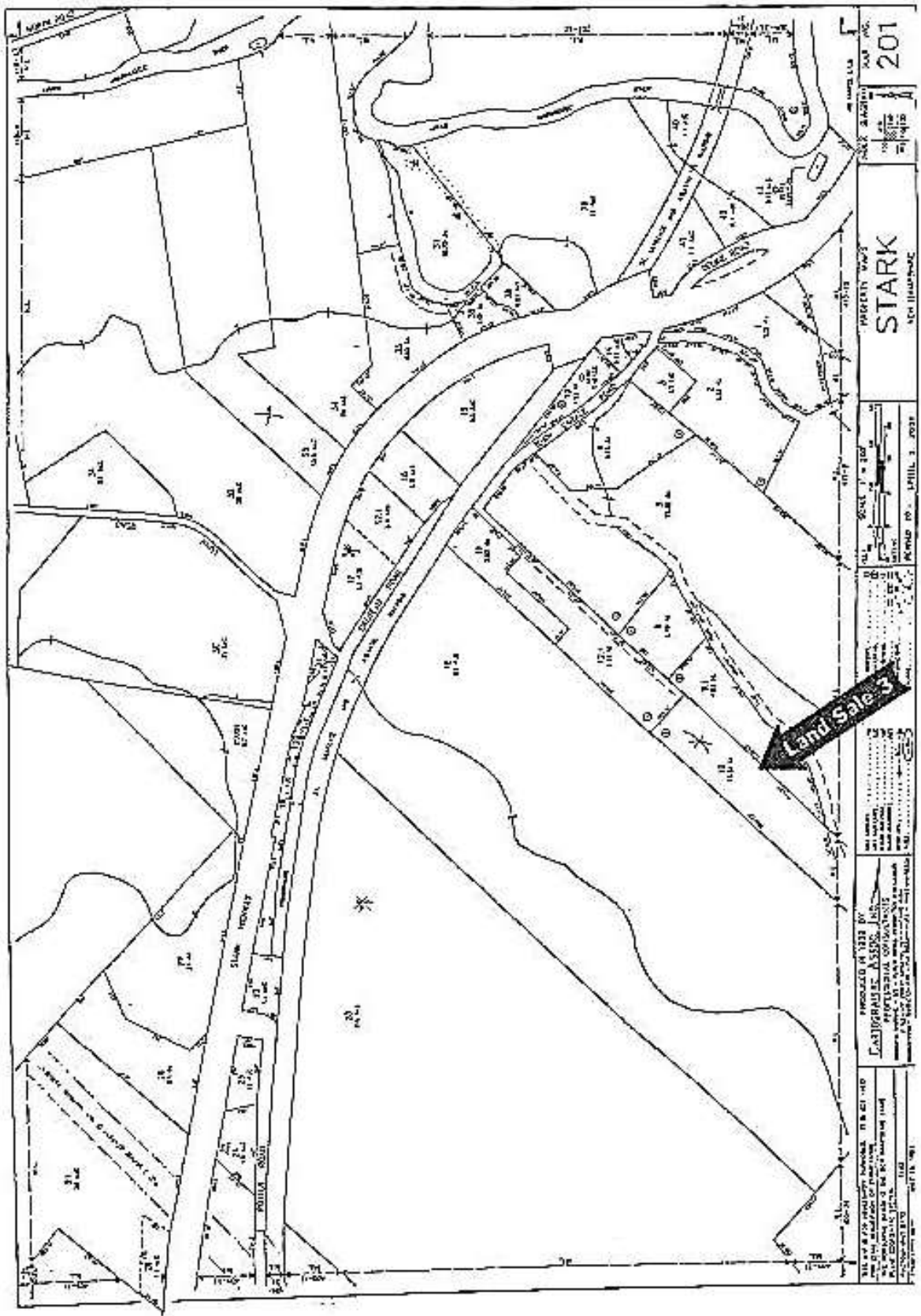
**FRONTAGE:** There is no frontage to this parcel. Access is by ROW.

**TOPOGRAPHY:** Rolling

**COMMENTS:** This parcel of land lies across the railroad tracks but it apparently has the right to cross that.

**UNIT PRICE/ACRE:** \$976





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**SALE #4**

**LOCATION:** Meacham Road, Stark NH

**GRANTOR:** Otto H. Jr. and Deborah J. Herrmann

**GRANTEE:** Tyler Dory

**REGISTRY REFERENCE:** Book: 1373, Page 664  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 204-24

**SALE PRICE:** \$80,000

**SALE DATE:** 3/27/13

**LAND AREA:** 72+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Agricultural and Recreational

**ZONING:** None but in Flood Plain.

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

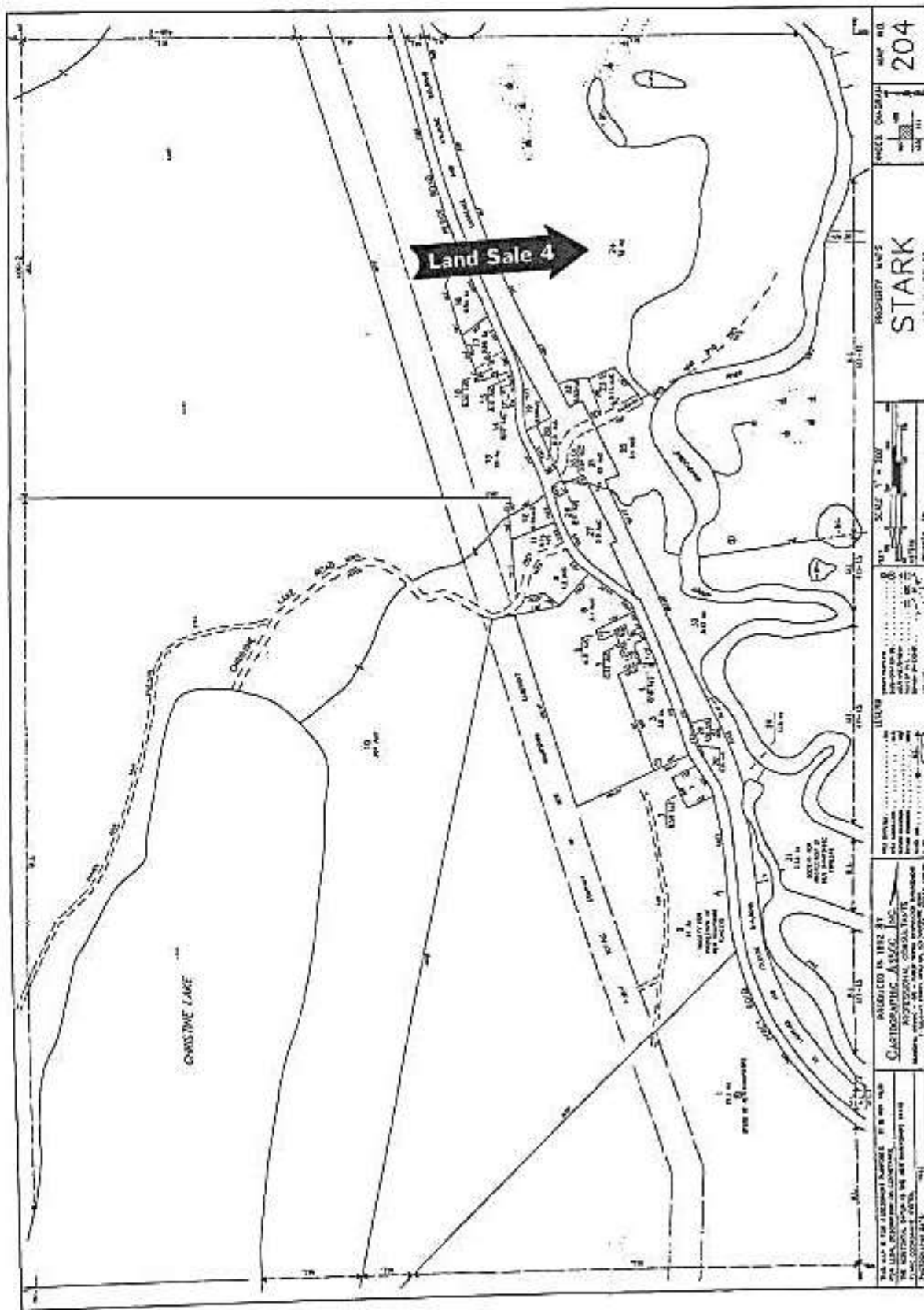
**FRONTAGE:** The subject parcel has over 2000'+- frontage on the Upper Ammonoosuc River.

**TOPOGRAPHY:** Very gently rolling with a considerable amount of open fields.

**COMMENTS:** This is a riverfront lot with access across a railroad track.

**UNIT PRICE/ACRE:** \$1111





**SALE #5**

**LOCATION:** Potter Road, Stark NH

**GRANTOR:** Louis E. and Bobbi Jo Perry

**GRANTEE:** Charles Ellis

**REGISTRY REFERENCE:** Book: 1401, Page 279  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 409-17

**SALE PRICE:** \$19,000

**SALE DATE:** 6/18/14

**LAND AREA:** 21.3+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Residential or Woodland

**ZONING:** None

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

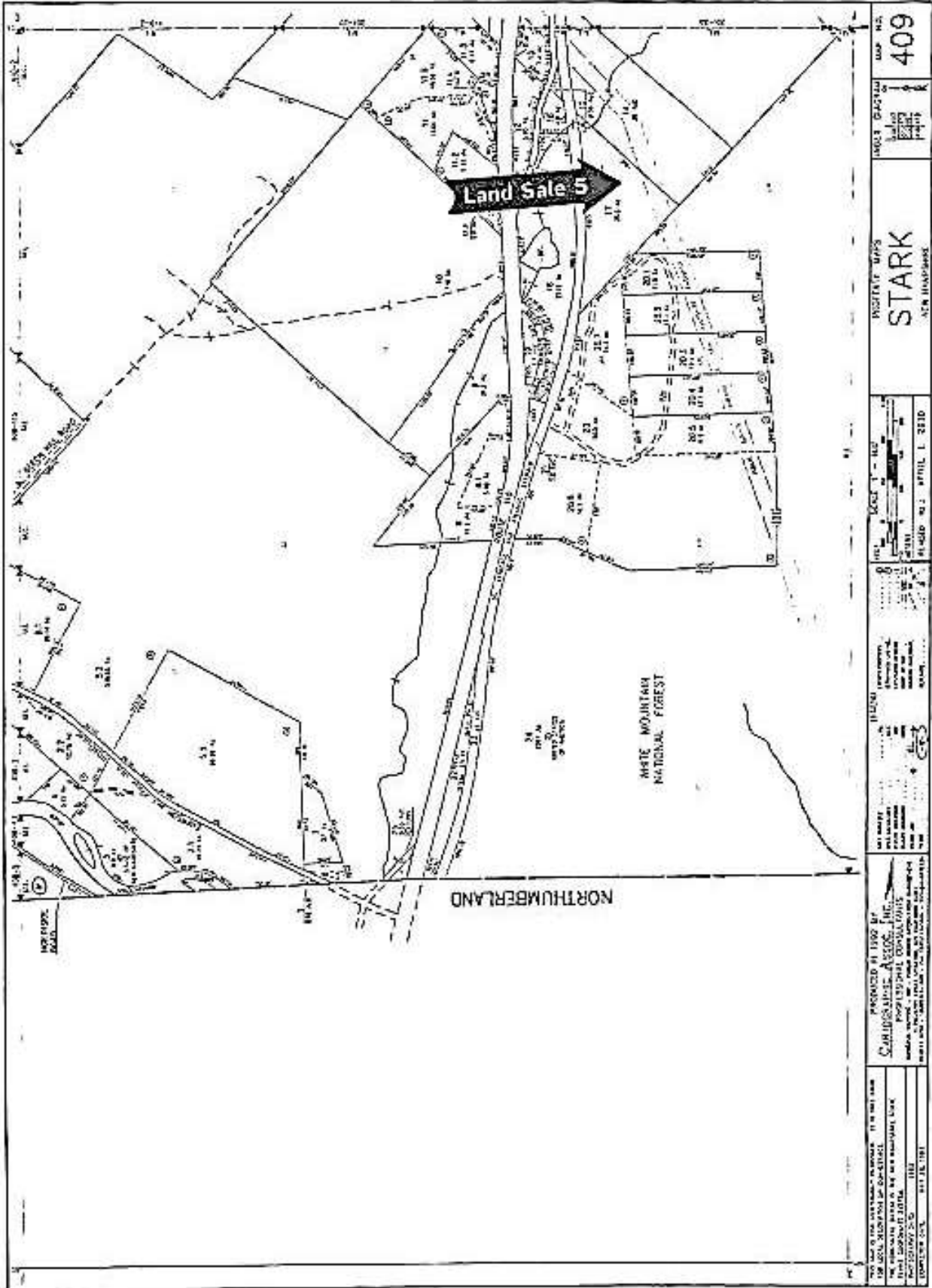
**FRONTAGE:** The subject parcel has 40'+- of access.

**TOPOGRAPHY:** Gently rolling, slightly wooded

**COMMENTS:** Site for a camping trailer. There is an easement across the sale property. Access is by a 40'+- deeded ROW.

**UNIT PRICE/ACRE:** \$892





**SALE #6**

**LOCATION:** Potter Road, Stark NH

**GRANTOR:** Hicks Logging LLC

**GRANTEE:** Thomas Dictman

**REGISTRY REFERENCE:** Book: 1315, Page 808  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 201-23

**SALE PRICE:** \$115,000

**SALE DATE:** 11/22/10

**LAND AREA:** 114+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland, Recreational

**ZONING:** None

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is no road frontage to this parcel. Access is by right-of-way.

**TOPOGRAPHY:** Very rolling parcel of land.

**COMMENTS:** This is a cutover parcel of woodland that borders the National Forest. It has good views.

**UNIT PRICE/ACRE:** \$1008





**SALE #7**

**LOCATION:** NH Route 110, Stark NH

**GRANTOR:** Richard C. Gilman

**GRANTEE:** Ralph and Barbara DePino

**REGISTRY REFERENCE:** Book: 1337, Page 520  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 201-33

**SALE PRICE:** \$45,000

**SALE DATE:** 10/31/11

**LAND AREA:** 9.2+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Agricultural or Residential

**ZONING:** None

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is 250'+- of road frontage.

**TOPOGRAPHY:** Very gently rolling parcel of land, mostly open.

**COMMENTS:** Very desirable site for a site for a residence or agricultural with good views.

**UNIT PRICE/ACRE:** \$4891





**SALE #8**

**LOCATION:** 53C Paris Road, Stark NH

**GRANTOR:** Daniel J. Dalphonse

**GRANTEE:** Thomas J. V. and Thomas H. IV Libbey

**REGISTRY REFERENCE:** Book: 1399, Page 853  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 405-53

**SALE PRICE:** \$24,000

**SALE DATE:** 5/28/14

**LAND AREA:** 7.3+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant land, will be residential or camp site.

**ZONING:** None

**UTILITIES:** Electricity and telephone available.

**SHAPE:** Irregular

**FRONTAGE:** There is 574.68'+- frontage on Paris Road and 725'+- on Philips Brook.

**TOPOGRAPHY:** Nearly flat parcel

**COMMENTS:** Lightly covered with brush and trees. Note: In same neighborhood as electric ROW.

**UNIT PRICE/ACRE:** \$3287





**SALE #9**

**LOCATION:** Lots 1, 2, and 3, Nash Stream, Stark NH

**GRANTOR:** Robert Kidder

**GRANTEE:** Keith A. and Kerrin A. Rounds

**REGISTRY REFERENCE:** Book: 1404, Page 287  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** Not Available

**SALE PRICE:** \$40,000

**SALE DATE:** 8/8/14

**LAND AREA:** 4.68+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Residential

**ZONING:** None

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

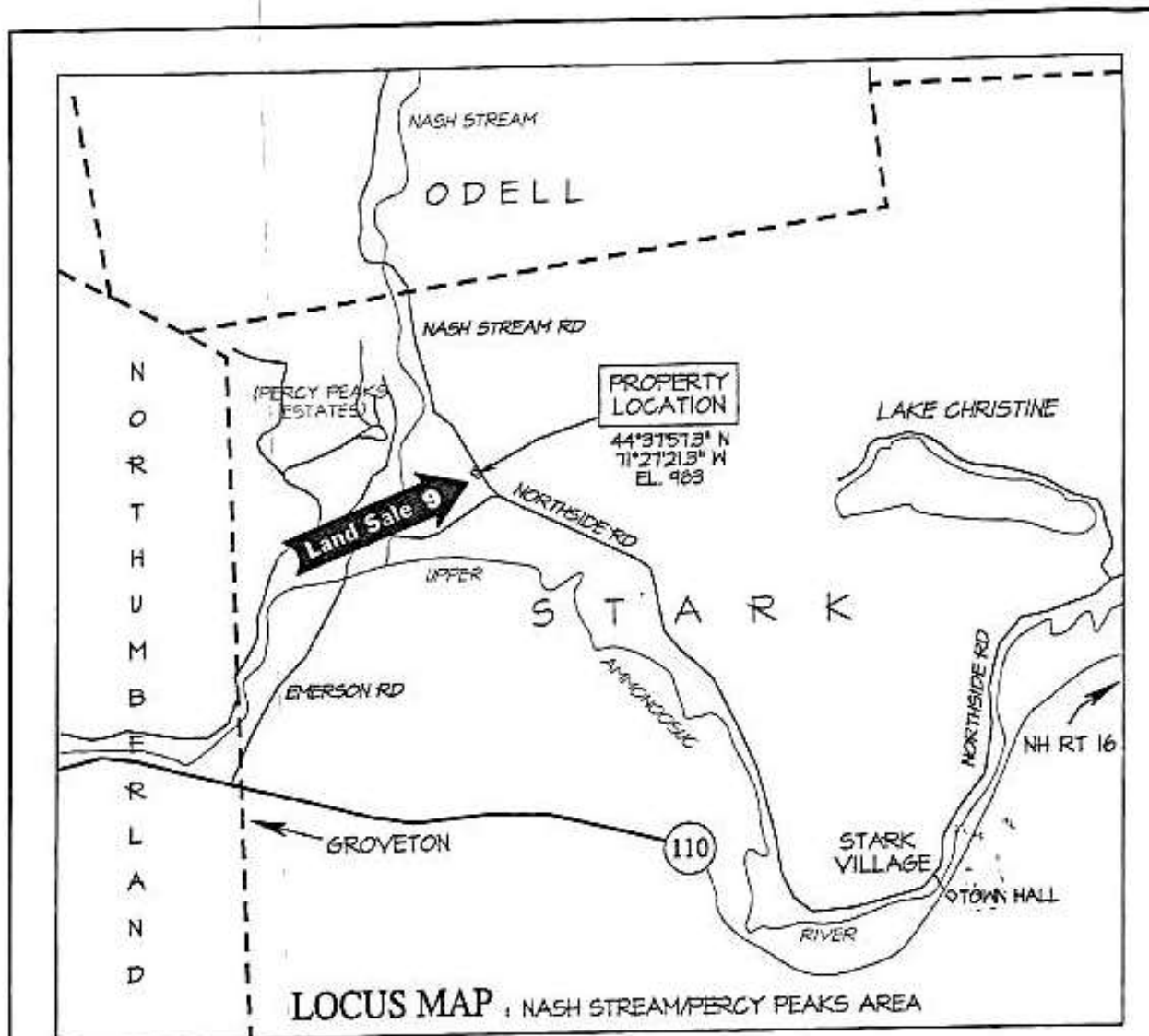
**FRONTAGE:** There is 200'+- frontage.

**TOPOGRAPHY:** Nearly flat parcel of land.

**COMMENTS:** This property is one of several in the immediate area purchased for residential building. No particular view.

**UNIT PRICE/ACRE:** \$8547





REFERENCE PLANS

REFER TO PLAN ENTITLED: "SUBDIVISION PLAN FOR: ROBERT W. KIDDER." PREPARED BY TIMOTHY W. SUTHERLAND, DATED MAY 2013. RECORDED AS PLAN #3785, COOS COUNTY REGISTRY OF DEEDS. NHDES SUBDIVISION APPROVAL NO. SA2013010187, DATED 6/25/2013.

REFER TO PLAN ENTITLED: "BOUNDARY LINE ADJUSTMENT FOR: MARION H. AND ROBERT R. MASON. PREPARED BY COLIN F. SUTHERLAND, DATED AUGUST, 2002. RECORDED AS PLAN #1874, COOS COL REGISTRY OF DEEDS.

REFER TO PLAN ENTITLED: "COOK PROPERTY, NASH STREAM ROAD." PREPARED BY PIERSON D. EN DATED MAY 18, 1973.

# **NORTHUMBERLAND**



## Northumberland Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Page Hill Road	Douglas B. & Rosie M. Menzies	Wesley O. Wicks	10/14/11	\$ 59,900	1,102,068	25.30	\$ 0.05	\$ 2,368	A	Woodland--potential residential. Electricity and telephone at roadside.
2	Lost Nation Road	Estate of Michael W. McMann	Marcus Perry	6/15/12	\$ 60,000	2,265,120	52.00	\$ 0.03	\$ 1,154	TM	Woodland--cutover, but still more trees on it. Electricity and telephone at roadside. Good views.
3	Lost Nation Road	Charles J. & Tammy L. Cosseboom	Jane E. Jackson Revocable Trust	10/31/13	\$ 75,000	2,968,178	68.14	\$ 0.03	\$ 1,101	TM	Woodland. Electricity and telephone available.
4	Lost Nation Road	Wilbur J. & Dorothy Barnett	Joseph R. & Elaine C. Bigness	10/13/10	\$ 80,000	1,481,040	34.00	\$ 0.05	\$ 2,353	A	Woodland and pasture. Electricity and telephone available.
5	Lost Nation Road	Christopher E. & Tracy E. Nelson	Thomas Dittman	11/20/12	\$ 106,450	6,236,485	143.17	\$ 0.02	\$ 744	TM	Woodland, cutover, but now suitable for residential use. Electricity and telephone available.
6	Page Hill Road	Andres J. & Andriana Solares	Robert K. Benson	6/11/10	\$ 162,000	5,672,819	130.23	\$ 0.03	\$ 1,244	A	Woodland parcel which has been subdivided into five acre lots. Electricity and telephone are available.
7	Chellie Lane	Kevin Terry	Paul & Cynthia D. Reps	7/27/11	\$ 60,000	500,504	11.49	\$ 0.12	\$ 5,222	TM	Residential. Electricity and telephone are available. Has frontage on a subdivision road.
8	Chellie Lane	Janet R. & Chester C. Savage, Jr.	Steven Kenison	5/27/10	\$ 21,000	94,961	2.18	\$ 0.22	\$ 9,633	A	Currently unimproved; will be developed for residential. Electricity and telephone are available.
9	Chellie Lane	Dan Kenison	Paul & Cynthia D. Reps	1/11/11	\$ 35,000	274,428	6.30	\$ 0.13	\$ 5,556	A	Residential site that nearly abuts power line at the rear. Electricity and telephone are available.
10	Chellie Lane	Janet R. & Chester C. Savage, Jr.	John F., Patricia J. & Patrick Ackerly	2/18/11	\$ 37,000	528,818	12.14	\$ 0.07	\$ 3,048	A	Currently unimproved; will be developed for residential. Electricity and telephone are available. A power line crosses this parcel.
11	8 Chellie Lane	Janet R. & Chester C. Savage, Jr.	Robert J. & David R. Sullivan	7/23/10	\$ 24,000	230,868	5.30	\$ 0.10	\$ 4,528	A	Currently unimproved; will be developed for residential. Electricity and telephone are available.
	Minimum for sales			5/27/10	\$ 21,000	94,961	2.18	\$ 0.02	\$ 744		
	Average for Sales			7/14/11	\$ 65,486	1,941,390	44.57	\$ 0.08	\$ 3,359		
	Maximum for sales			10/31/13	\$ 162,000	6,236,485	143.17	\$ 0.22	\$ 9,633		
	Averages for res lots			12/8/10	\$ 35,400	325,916	7.48	\$ 0.13	\$ 5,597		
	Averages for res acreage			1/12/12	\$ 90,558	3,287,618	75.47	\$ 0.03	\$ 1,494		

000730

**SALE #1**

**LOCATION:** Page Hill Road, Northumberland, NH

**GRANTOR:** Douglas B. and Rosie M. Menzies

**GRANTEE:** Wesley O. Wicks

**REGISTRY REFERENCE:** Book: 1336 Page: 491  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 246-20 & 21

**SALE PRICE:** \$59,900

**SALE DATE:** 10/14/11

**LAND AREA:** 25.3+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland, potential residential

**ZONING:** A

**UTILITIES:** Electricity and telephone at roadside.

**SHAPE:** Irregular

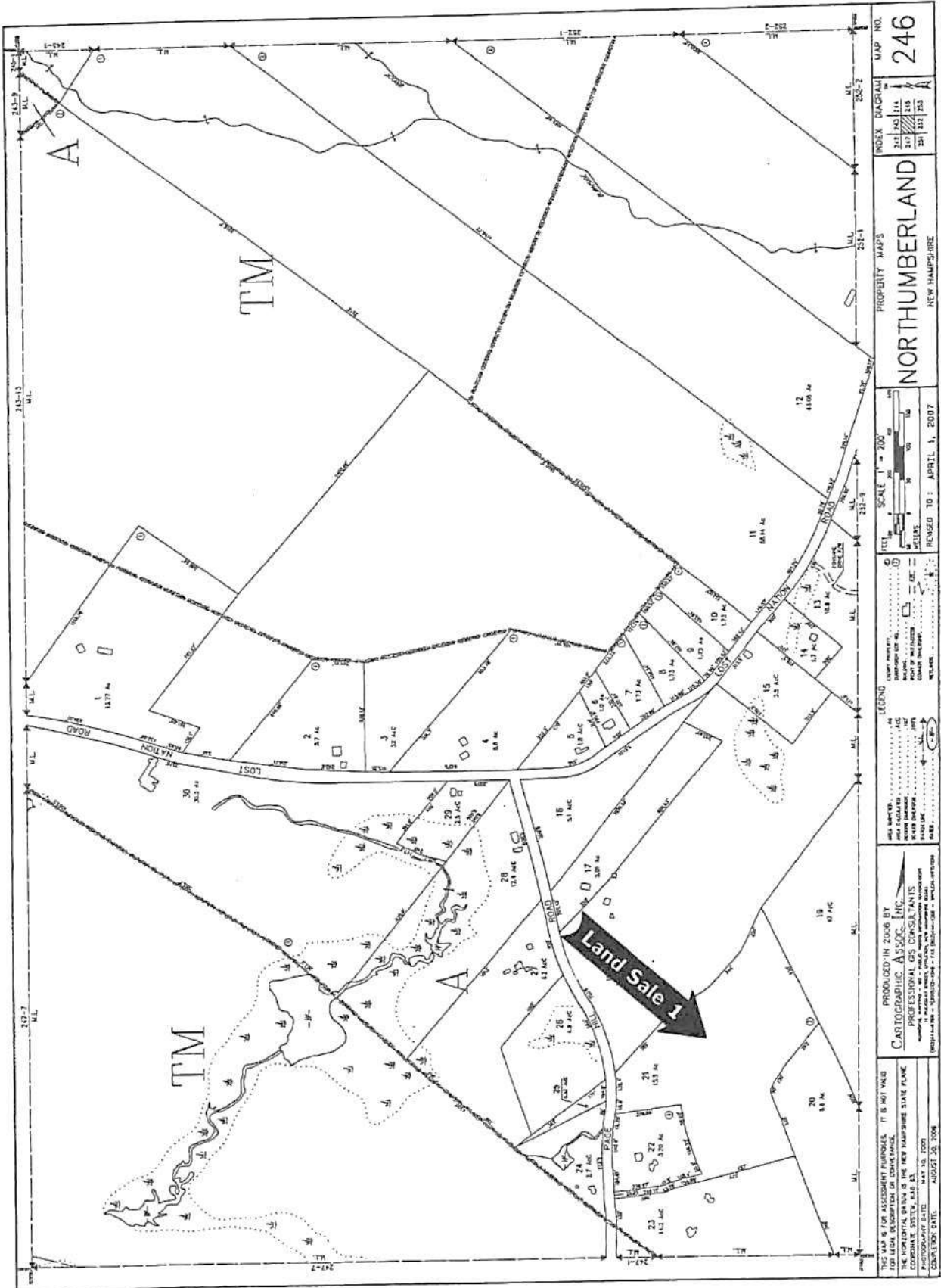
**FRONTAGE:** There is 232' frontage.

**TOPOGRAPHY:** Rolling parcel of land.

**COMMENTS:** This is a parcel of cutover woodland but provides good views.

**UNIT PRICE/ACRE:** \$2367





**SALE #2**

**LOCATION:** Lost Nation Road, Northumberland, NH

**GRANTOR:** Michael W. McMann Estate

**GRANTEE:** Marcus Perry

**REGISTRY REFERENCE:** Book: 1352 Page 602  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** 246-3

**SALE PRICE:** \$60,000

**SALE DATE:** 6/15/12

**LAND AREA:** 52+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland, cutover but still more trees on it.

**ZONING:** TM

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

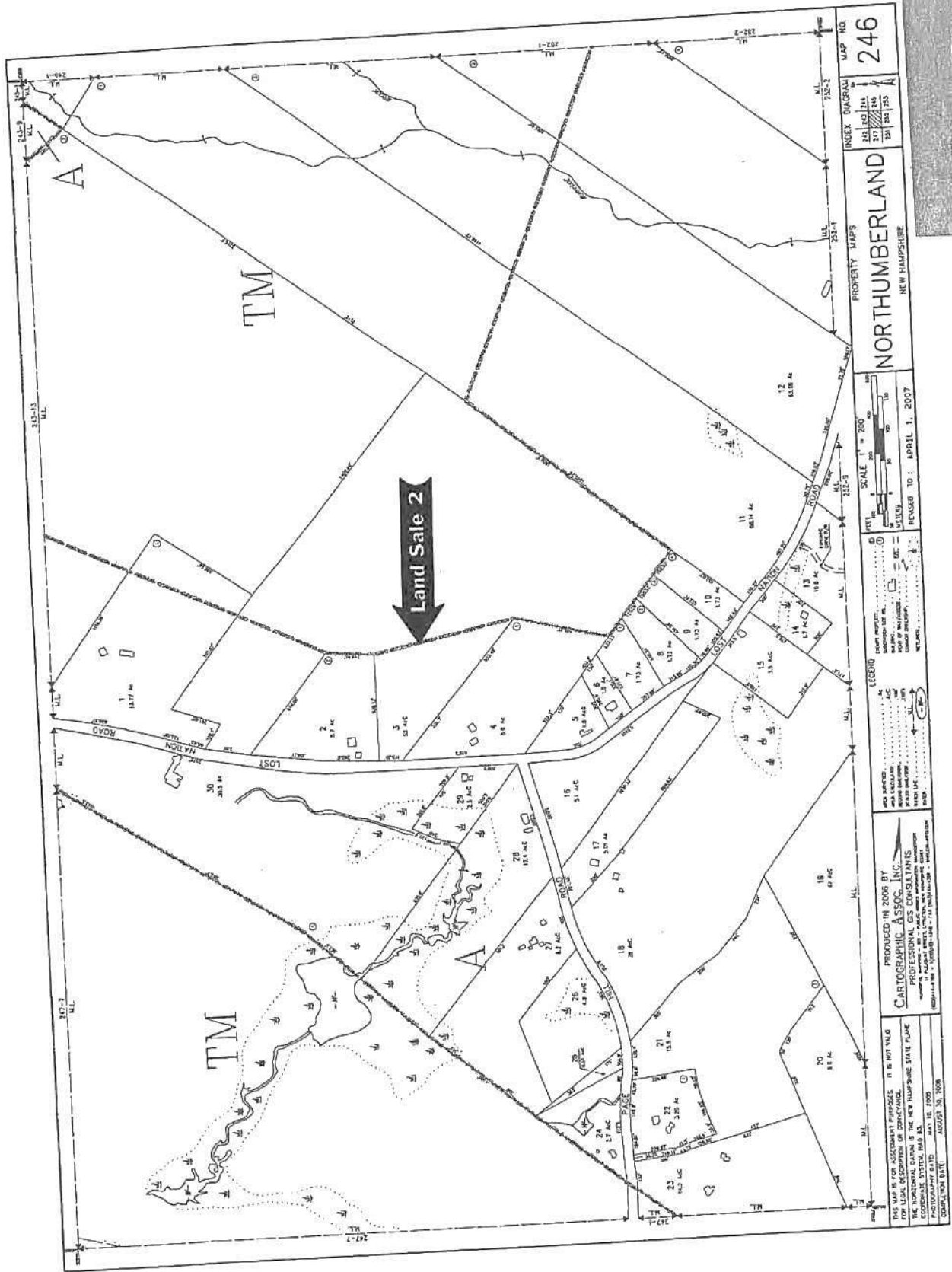
**FRONTAGE:** There is 173'+- frontage.

**TOPOGRAPHY:** Rolling parcel.

**COMMENTS:** There was a roughed in driveway. It had good views.

**UNIT PRICE/ACRE:** \$1153





PRODUCED IN 2008 BY  
CARTOGRAPHIC ASSOC. INC.  
CARTOGRAPHIC ASSOCIATION OF NEW HAMPSHIRE  
1000 W. MAIN STREET, SUITE 200  
NORTHUMBERLAND, NH 03201  
PHONE: 603-882-7100 FAX: 603-882-7101  
WWW.CARTOGRAPHICASSOC.COM

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTIONS IN THE NEW HAMPSHIRE STATE PLANS.  
THE SOURCE DATA FOR THIS MAP IS THE NEW HAMPSHIRE STATE PLANS.  
PHOTOGRAPHY DATE: MAY 15, 2008  
COMPLETION DATE: AUGUST 20, 2008

**SALE #3**

**LOCATION:** Lost Nation Road, Northumberland, NH

**GRANTOR:** Charles J. and Tammy L. Cousseboom

**GRANTEE:** Jane E. Jackson Revocable Trust

**REGISTRY REFERENCE:** Book: 1388 Page 884  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 246-11

**SALE PRICE:** \$75,000

**SALE DATE:** 9/26/13

**LAND AREA:** 68.14+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland

**ZONING:** TM

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

**FRONTAGE:** There is 708'+- frontage on Lost Nation Road.

**TOPOGRAPHY:** Rolling parcel.

**COMMENTS:** It is a wooded lot that could be built on.

**UNIT PRICE/ACRE:** \$1100





## SALE #4

**LOCATION:** Lost Nation Road, Northumberland, NH

**GRANTOR:** Wilbur J. and Dorothy Barnett

**GRANTEE:** Joseph R. and Elaine C. Bigness

**REGISTRY REFERENCE:** Book: 1313 Page 66  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 253-1

**SALE PRICE:** \$80,000

**SALE DATE:** 10/13/10

**LAND AREA:** 34+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland and pasture

**ZONING:** A

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

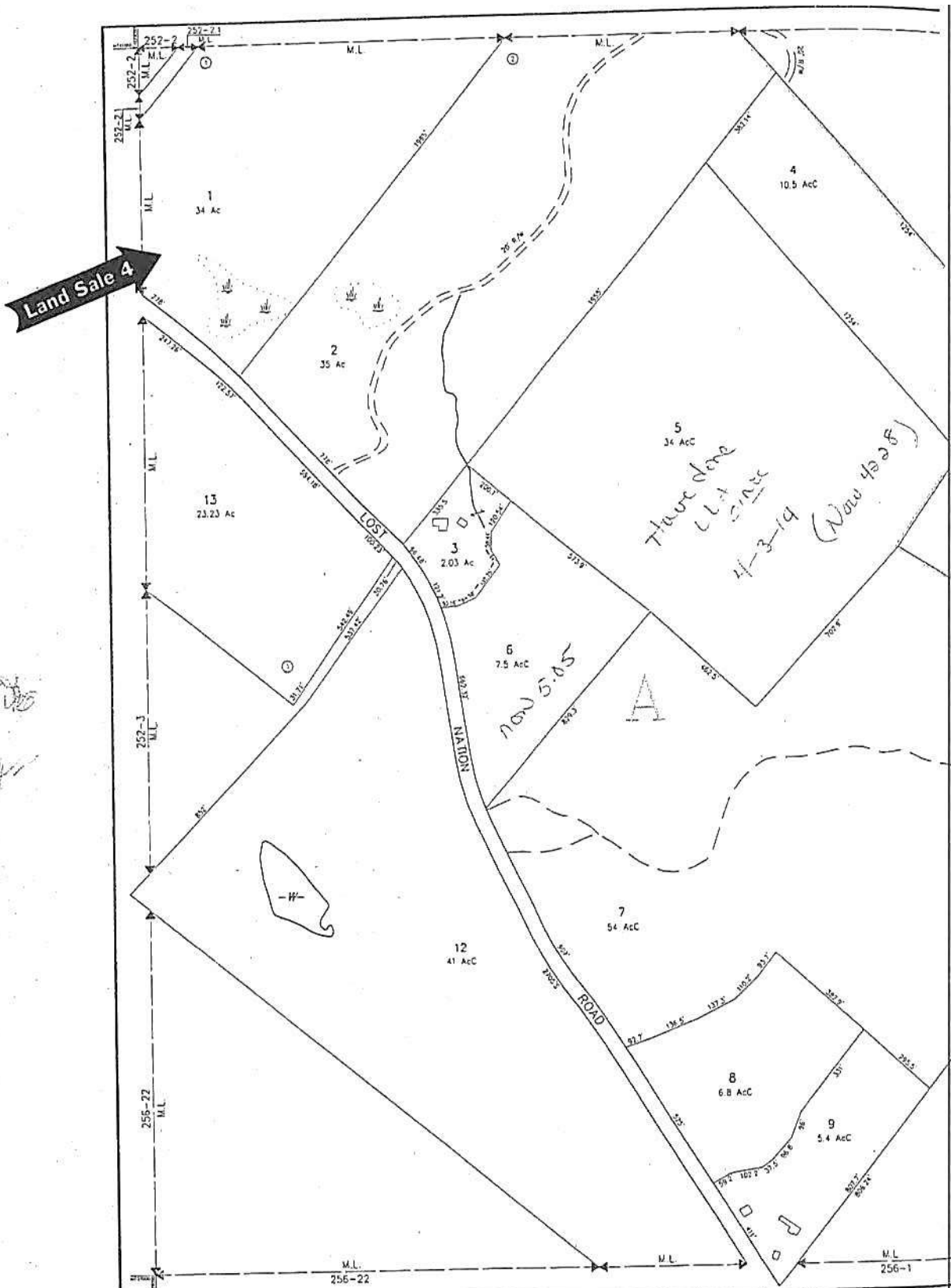
**FRONTAGE:** There is 770'+- frontage on Lost Nation Road.

**TOPOGRAPHY:** Gently rolling parcel.

**COMMENTS:** This parcel is an attractive site with some open land but mostly wooded but according to MLS, there are a lot of natural fruits and berries on this site. The parcel has potential for good views.

**UNIT PRICE/ACRE:** \$2352





**Land Sale 4**

*Have done  
L.L. since  
4-3-14 (Now 4328)*

*Now 5.05*

THIS MAP IS FOR ASSESSMENT PURPOSES IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83  
 PHOTOGRAPHY DATE: MAY 10, 2005  
 COMPLETION DATE: AUGUST 30, 2006

PRODUCED IN 2006 BY  
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 PROFESSIONAL GIS CONSULTANTS  
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 11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561  
 (603)444-6748 - (800)322-4540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

AREA SURVEYED	AC
AREA CALCULATED	AC
RECORD DIMENSION	100'S
SCALED DIMENSION	100'S
MATCH LINE	M.L.
WATER	-W-

**SALE #5**

**LOCATION:** Lost Nation Road, Northumberland, NH

**GRANTOR:** Christopher E. and Tracy E. Nelson

**GRANTEE:** Thomas Dittman

**REGISTRY REFERENCE:** Book: 1364 Page 734  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 256-1

**SALE PRICE:** \$106,450

**SALE DATE:** 11/20/12

**LAND AREA:** 143.17+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland, cutover, but now suitable for residential use.

**ZONING:** TM

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

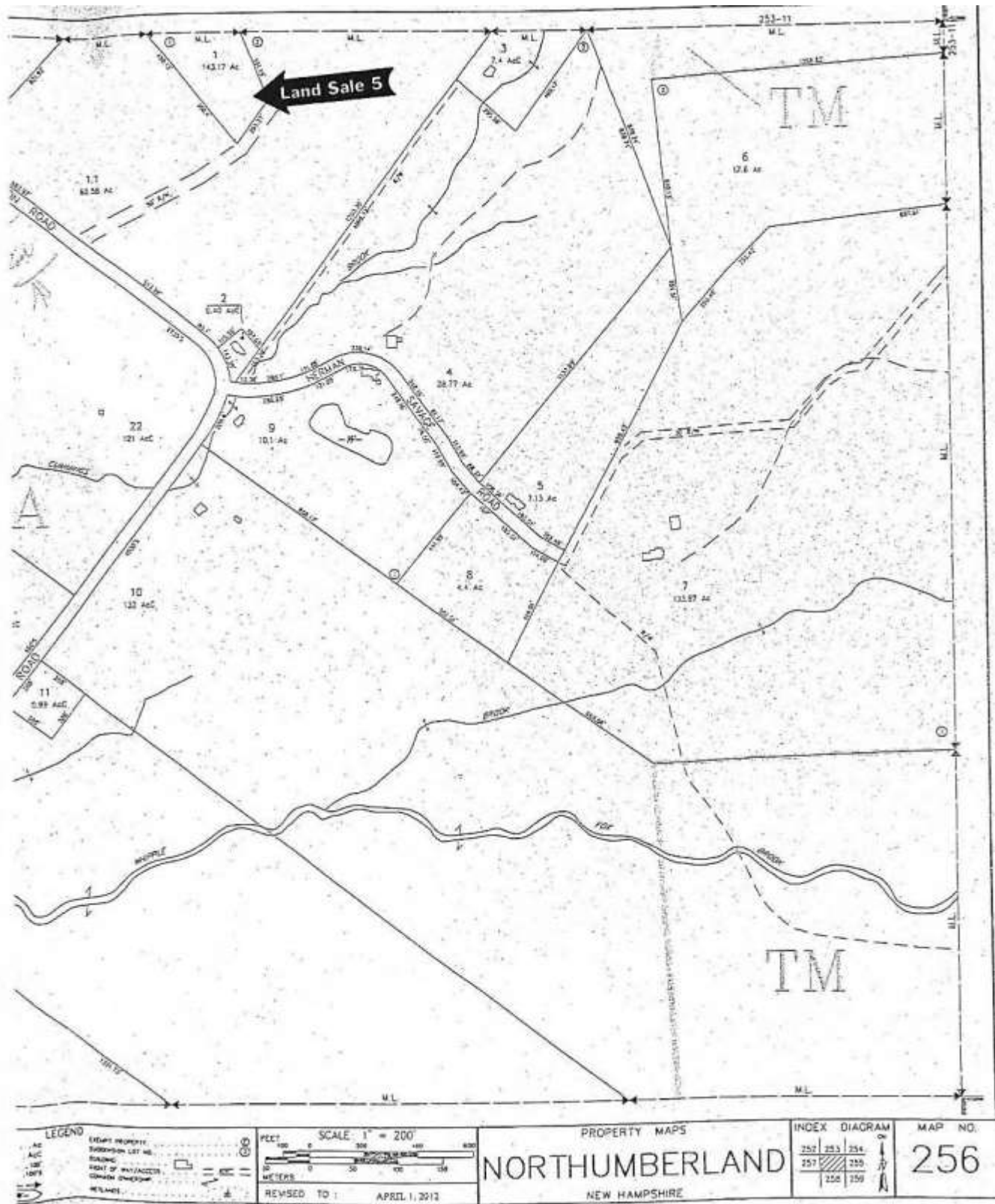
**FRONTAGE:** There is 629+- frontage on Lost Nation Road.

**TOPOGRAPHY:** Rolling parcel.

**COMMENTS:** This parcel was cutover. It has a lot of good views and abuts the national forest.

**UNIT PRICE/ACRE:** \$743





**SALE #6**

**LOCATION:** Page Hill Road, Northumberland, NH

**GRANTOR:** Andres J. and Andriana Solares

**GRANTEE:** Robert K. Benson

**REGISTRY REFERENCE:** Book: 1304 Page 572  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 251-24.05

**SALE PRICE:** \$162,000

**SALE DATE:** 6/11/10

**LAND AREA:** 130.23+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Woodland parcel that had been subdivided into five acre lots.

**ZONING:** A

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

**FRONTAGE:** There is 2053'+- frontage on Page Hill Road.

**TOPOGRAPHY:** Rolling

**COMMENTS:** This parcel of land is suitable for subdivision for residential building. It has good views and frontage. Each lot has 200'+ frontage.

**UNIT PRICE/ACRE:** \$1243





**SALE #7**

**LOCATION:** Chellie Lane, Northumberland, NH

**GRANTOR:** Kevin Terry

**GRANTEE:** Paul and Cynthia D. Reps

**REGISTRY REFERENCE:** Book: 1331 Page 480  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 247-2.2 and 2.3

**SALE PRICE:** \$60,000

**SALE DATE:** 7/27/11

**LAND AREA:** 11.49+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Residential

**ZONING:** TM

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

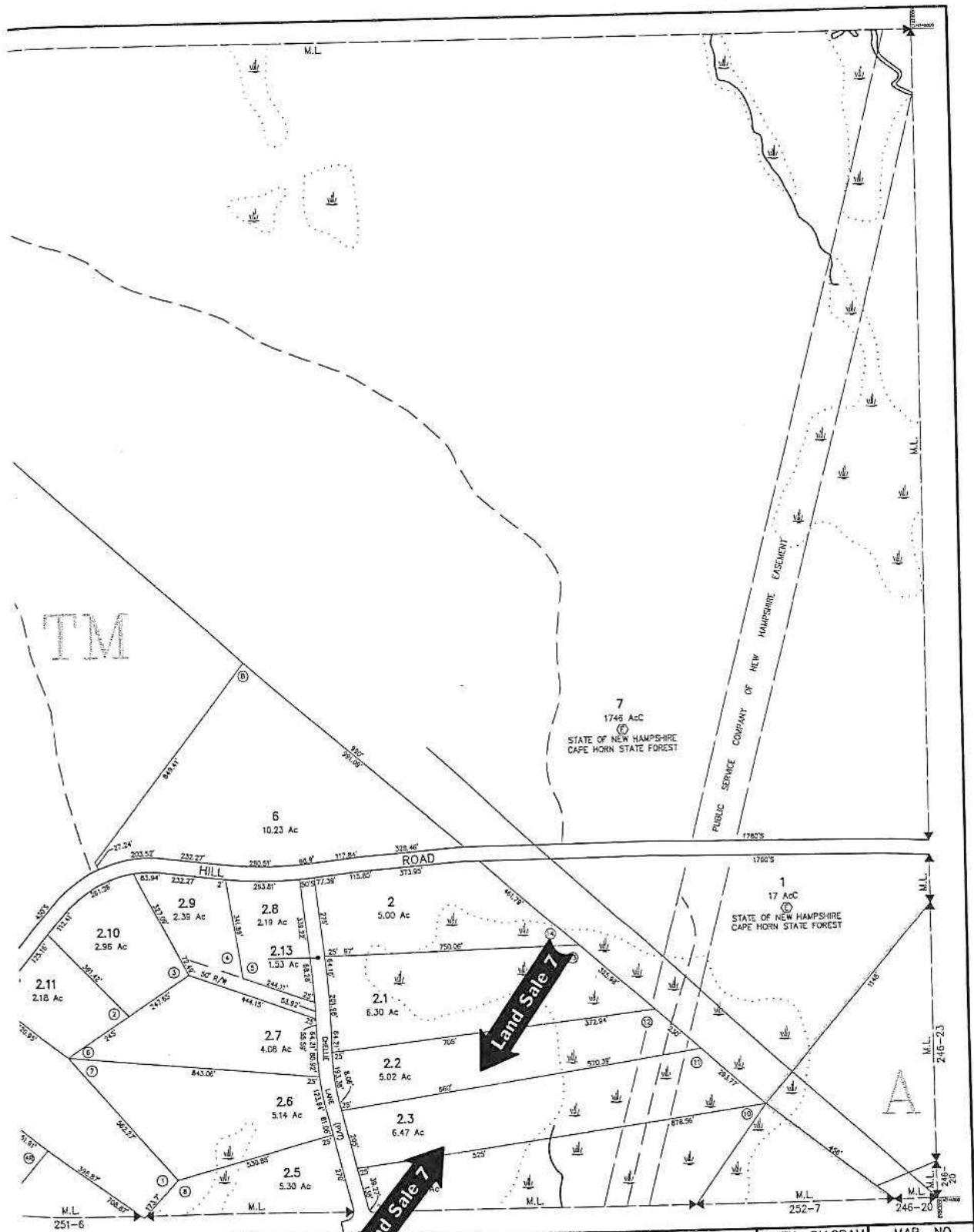
**FRONTAGE:** There is frontage on a subdivision road.

**TOPOGRAPHY:** Very gently rolling

**COMMENTS:** This site has a very good view. We note that the power line crosses this parcel.

**UNIT PRICE/ACRE:** \$5221





MPT PROPERTY DIVISION LOT NO. DMC RT OF WAY/ACCESS TOWN OWNERSHIP LANDS	FEET 0 100 200 300 400 500 600 METERS 0 50 100 150 200	SCALE 1" = 20' REVISED TO : APRIL 1, 2013	PROPERTY MAPS <b>NORTHUMBERLAND</b> NEW HAMPSHIRE	INDEX DIAGRAM <table border="1"> <tr><td>241</td><td>242</td><td>243</td></tr> <tr><td>248</td><td>246</td><td>246</td></tr> <tr><td>250</td><td>251</td><td>252</td></tr> </table>	241	242	243	248	246	246	250	251	252	MAP NO. <b>247</b>
	241	242	243											
248	246	246												
250	251	252												

**SALE #8**

**LOCATION:** Chellie Lane, Northumberland, NH

**GRANTOR:** Chester C. and Janet R. Savage Jr.

**GRANTEE:** Steven Kenison

**REGISTRY REFERENCE:** Book: 1303 Page 941  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 247-2.8

**SALE PRICE:** \$21,000

**SALE DATE:** 5/27/10

**LAND AREA:** 2.18+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Unimproved parcel, will be residential.

**ZONING:** A

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

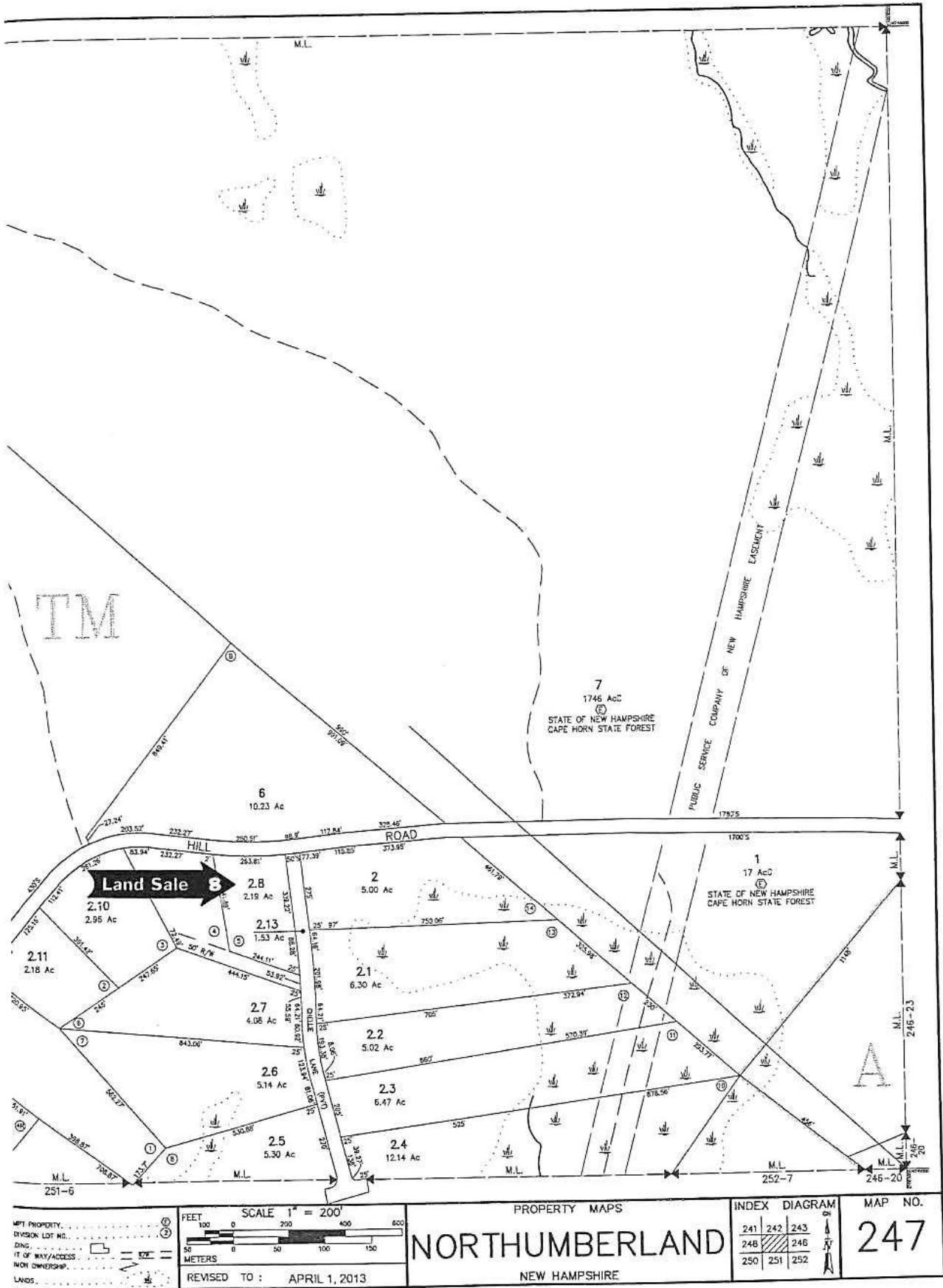
**FRONTAGE:** There is 427.4'+- frontage on Chellie Lane Pvt. And  
263.81'+- frontage on Page Hill Road.

**TOPOGRAPHY:** Very gently rolling

**COMMENTS:** This site has a very good view.

**UNIT PRICE/ACRE:** \$9633





**SALE #9**

**LOCATION:** Chellie Lane, Northumberland, NH

**GRANTOR:** Dan Kenison

**GRANTEE:** Paul and Cynthia Reps

**REGISTRY REFERENCE:** Book: 1319 Page 856  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 247-2.1

**SALE PRICE:** \$35,000

**SALE DATE:** 1/11/11

**LAND AREA:** 6.3+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Residential

**ZONING:** A

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

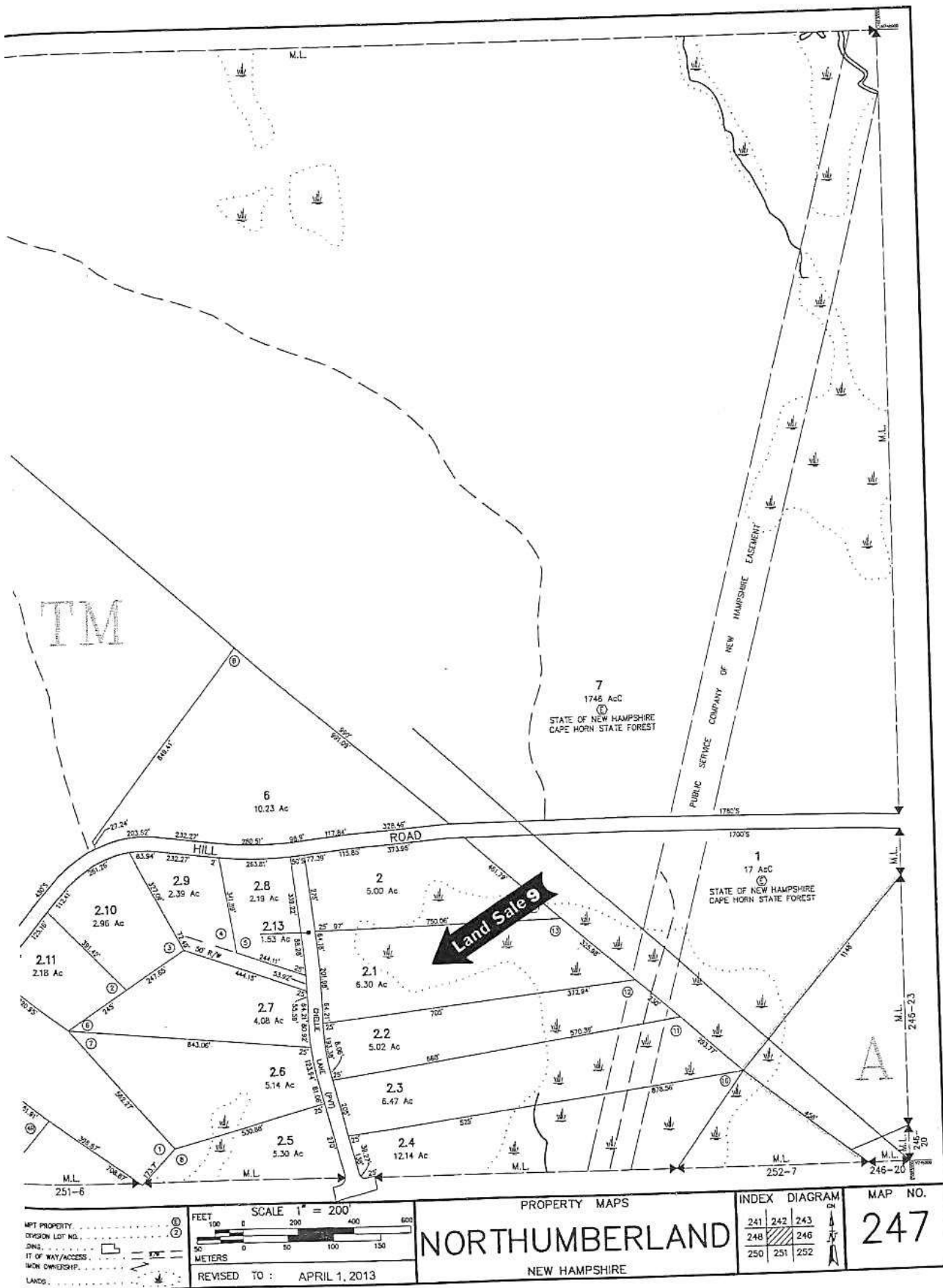
**FRONTAGE:** There is 330.35'+- frontage on Chellie Lane Pvt.

**TOPOGRAPHY:** Very gently rolling

**COMMENTS:** This site has a very good view. It nearly abuts the power line at the rear.

**UNIT PRICE/ACRE:** \$5555





**SALE #10**

**LOCATION:** Chellie Lane, Northumberland, NH

**GRANTOR:** Chester C. and Janet R. Savage Jr.

**GRANTEE:** John F., Patricia J. and Patrick Ackerly

**REGISTRY REFERENCE:** Book: 1322 Page 216  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 247-2.4

**SALE PRICE:** \$37,000

**SALE DATE:** 2/18/11

**LAND AREA:** 12.14+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Unimproved parcel, will be residential

**ZONING:** A

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

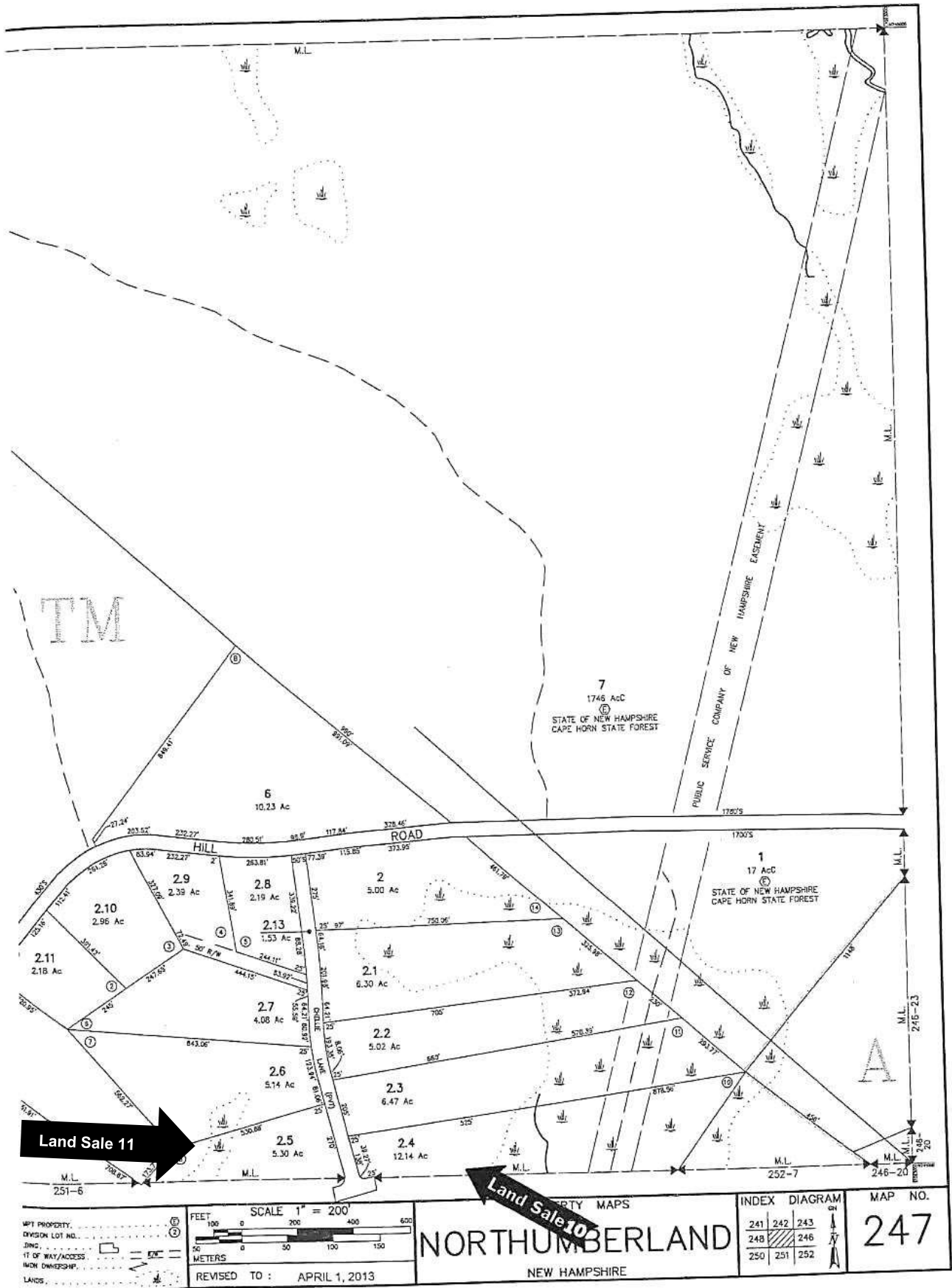
**FRONTAGE:** There is 138'+- frontage on Chellie Lane Pvt.

**TOPOGRAPHY:** Very gently rolling

**COMMENTS:** This site has a very good view. We note that the power line crosses this parcel.

**UNIT PRICE/ACRE:** \$3047





**Land Sale 11**

**Land Sale 10**

**SALE #11**

**LOCATION:** 8 Chellie Lane, Northumberland, NH

**GRANTOR:** Chester C. and Janet R. Savage Jr.

**GRANTEE:** Robert J. and David R. Sullivan

**REGISTRY REFERENCE:** Book: 1307 Page 579  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 247-2.5

**SALE PRICE:** \$24,000

**SALE DATE:** 7/23/10

**LAND AREA:** 5.3+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Unimproved parcel, will be residential.

**ZONING:** A

**UTILITIES:** Electricity and telephone are available.

**SHAPE:** Irregular

**FRONTAGE:** There is 270'+- frontage on Chellie Lane.

**TOPOGRAPHY:** Very gently rolling

**COMMENTS:** This site has a very good view.

**UNIT PRICE/ACRE:** \$4528

# LANCASTER



## Lancaster Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Page Hill Rd.	Emmanuel Marceau	Patrick J. Root et al	4/19/13	\$10,500	998,395	22.92	\$ 0.01	\$458	Residential / Agricultural	Tree and brush covered residential land. Electricity and telephone are available.
2	19 Gore Rd.	Barry P. & Beverly M Riddell	Mark A. & Wendy L. Goddard	2/23/12	\$38,000	136,343	3.13	\$ 0.28	\$12,141	Residential / Agricultural	Residential parcel on a designated scenic road. Electricity and telephone are available.
3	Wesson Rd.	Crosen Trust	Eric A. & Tiffany E. Ranfos	3/21/13	\$27,500	994,475	22.83	\$ 0.03	\$1,205	Agricultural	Rural land parcel crossed by an electric ROW. Electricity and telephone are available. Has a good view.
4	Route 135	Carol L. Herzig Krampetz	Nancy LaFrambois	4/30/09	\$70,000	3,484,800	80.00	\$ 0.02	\$875	Agricultural	Residential land abutting the Connecticut River. Electricity and telephone are available. Has local mountain views.
5	Brickyard Rd.	Savage Construction LLC	Weeks Medical Center	6/24/14	\$45,000	220,414	5.06	\$ 0.20	\$8,893	Residential - Commercial	In town residential lot located near the hospital. There is a power line ROW on the lot. Electricity and telephone are available.
6	Garland Rd.	Norman & Jennifer Gouveia	Crystal Savage	9/20/10	\$65,000	2,528,222	58.04	\$ 0.03	\$1,120	Agricultural	Open and wooded residential parcel with partial view. Electricity and telephone are available. Frontage of 352 feet on town highway.
7	8 Pleasant Valley Rd.	John Swift	Joseph J & Francis Briere	10/11/13	\$26,000	352,836	8.10	\$ 0.07	\$3,210	Residential - Agricultural	Residential. Electricity and telephone are available. Located on designated scenic road--it offers good views.
8	Spaulding Hill Rd.	Mark Lubeski et al	Janet R. & Chester C. Savage, Jr.	10/20/11	\$34,000	909,097	20.87	\$ 0.04	\$1,629	Agricultural	Irregularly shaped, rolling residential parcel on an unmaintained, Class VI road. Electricity and telephone are available.
9	Pleasant Valley Rd.	Robert A. & William H. Bishop	Steven P. Smith IRA Account	6/27/11	\$150,000	2,445,458	56.14	\$ 0.06	\$2,672	Agricultural	Residential lot with open land and some wooded area. Parcel offers good views. Electricity and telephone are available.
	Minimum for sales			4/30/09	\$10,500	136,343	3.13	\$ 0.01	\$458		
	Average for Sales			4/1/12	\$51,778	1,341,116	30.79	\$ 0.08	\$3,578		
	Maximum for sales			6/24/14	\$150,000	3,484,800	80.00	\$ 0.28	\$12,141		
	Averages for res lots			6/19/13	\$36,333	236,531	5.43	\$ 0.19	\$8,081		
	Averages for res acreage			8/23/11	\$59,500	1,893,408	43.47	\$ 0.03	\$1,326		

000753

**SALE #1**

**LOCATION:** Page Hill Road, Lancaster, NH

**GRANTOR:** Emmanuel Marceau

**GRANTEE:** Patrick J. Root et al.

**REGISTRY REFERENCE:** Book: 1375, Page 616  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** R2-56

**SALE PRICE:** \$10,500

**SALE DATE:** 4/19/13

**LAND AREA:** 22.92+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Residential/Agricultural

**UTILITIES:** Electricity and telephone available.

**SHAPE:** Irregular

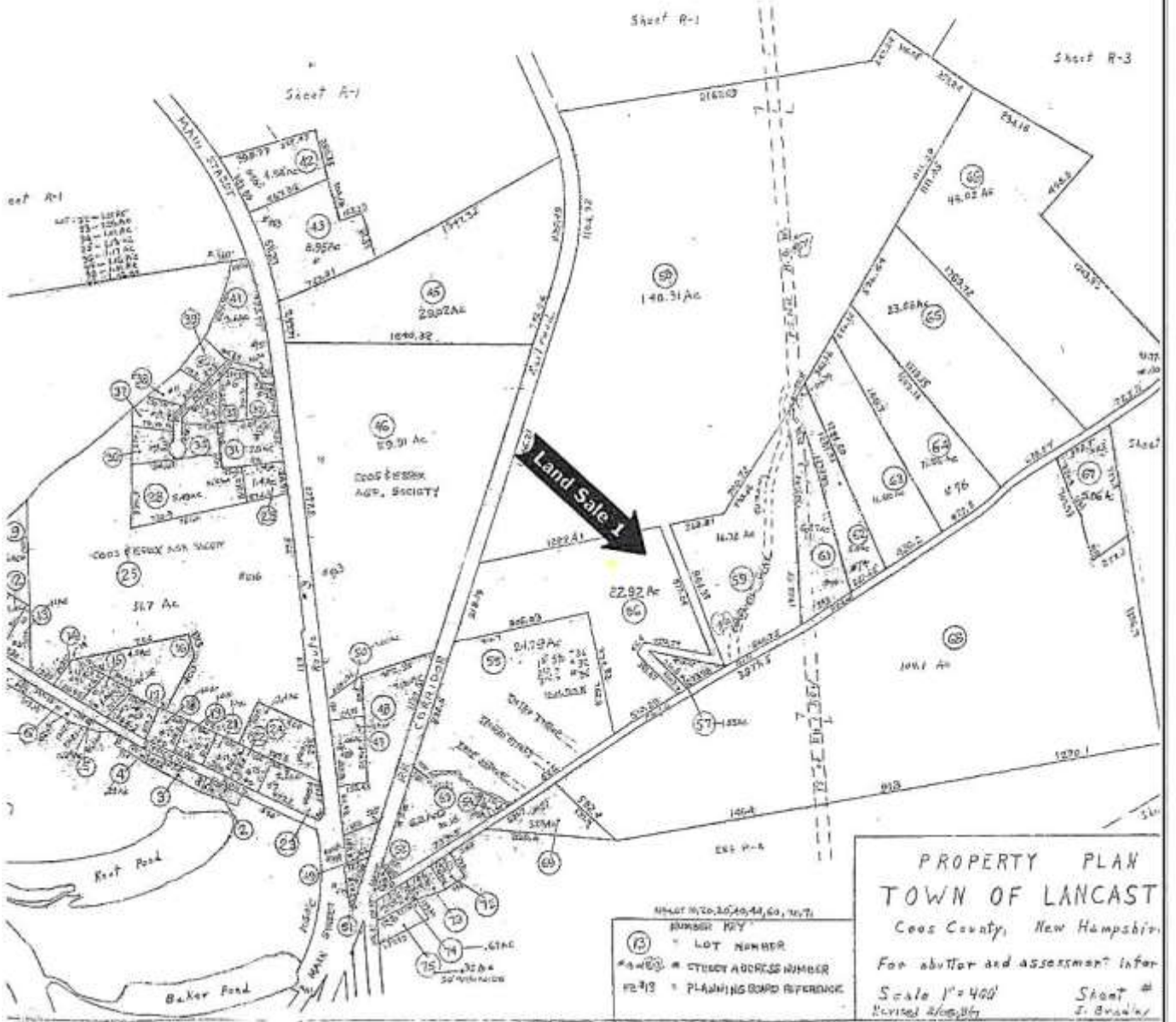
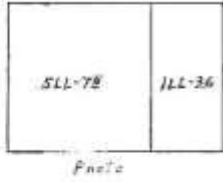
**FRONTAGE:** There is 561'+- frontage on Page Hill Road.

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** Tree and brush covered. Approximately 50% is wetland.

**UNIT PRICE/ACRE:** \$458

Sheet R-1





**SALE #2**

**LOCATION:** 19 Gore Road, Lancaster, NH

**GRANTOR:** Barry P. and Beverly M. Riddell

**GRANTEE:** Mark A. and Wendy L. Goodard

**REGISTRY REFERENCE:** Book: 1344, Page 695  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** R19-19

**SALE PRICE:** \$38,000

**SALE DATE:** 2/23/12

**LAND AREA:** 3.13+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Residential-Agricultural

**UTILITIES:** Electricity and Telephone available.

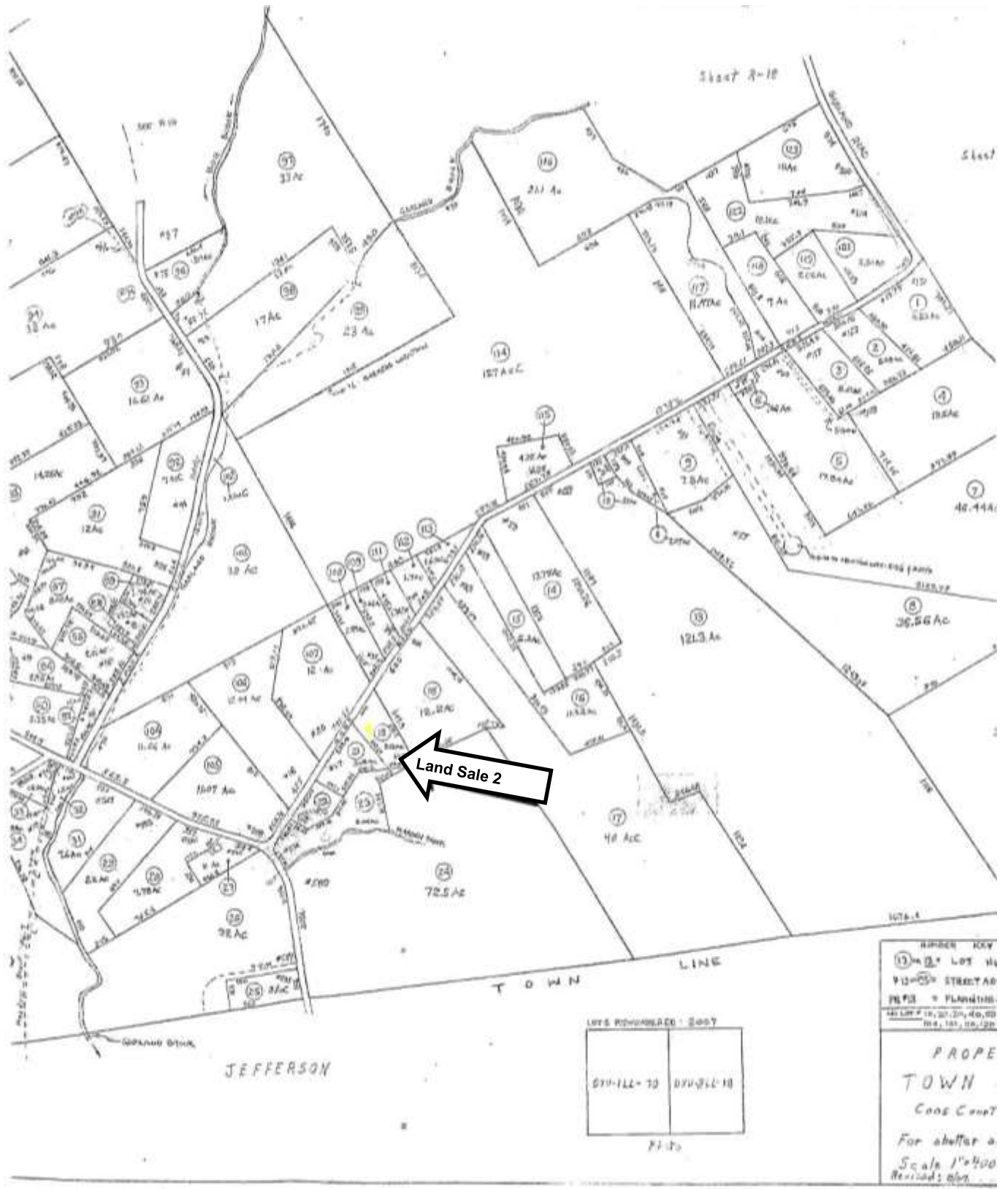
**SHAPE:** Irregular

**FRONTAGE:** There is 300'+- frontage on the town road and 200'+- on a year-round stream.

**TOPOGRAPHY:** Gently rolling, partly open and partly wooded.

**COMMENTS:** This parcel is on a designated scenic road.

**UNIT PRICE/ACRE:** \$12,140



**SALE #3**

**LOCATION:** Wesson Road, Lancaster, NH

**GRANTOR:** Crosen Trust

**GRANTEE:** Eric A. and Tiffany E. Ranfos

**REGISTRY REFERENCE:** Book: 1373, Page 378  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** R24-46 through 48

**SALE PRICE:** \$27,500

**SALE DATE:** 3/21/13

**LAND AREA:** 22.83+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Rural land

**ZONING:** Agricultural

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

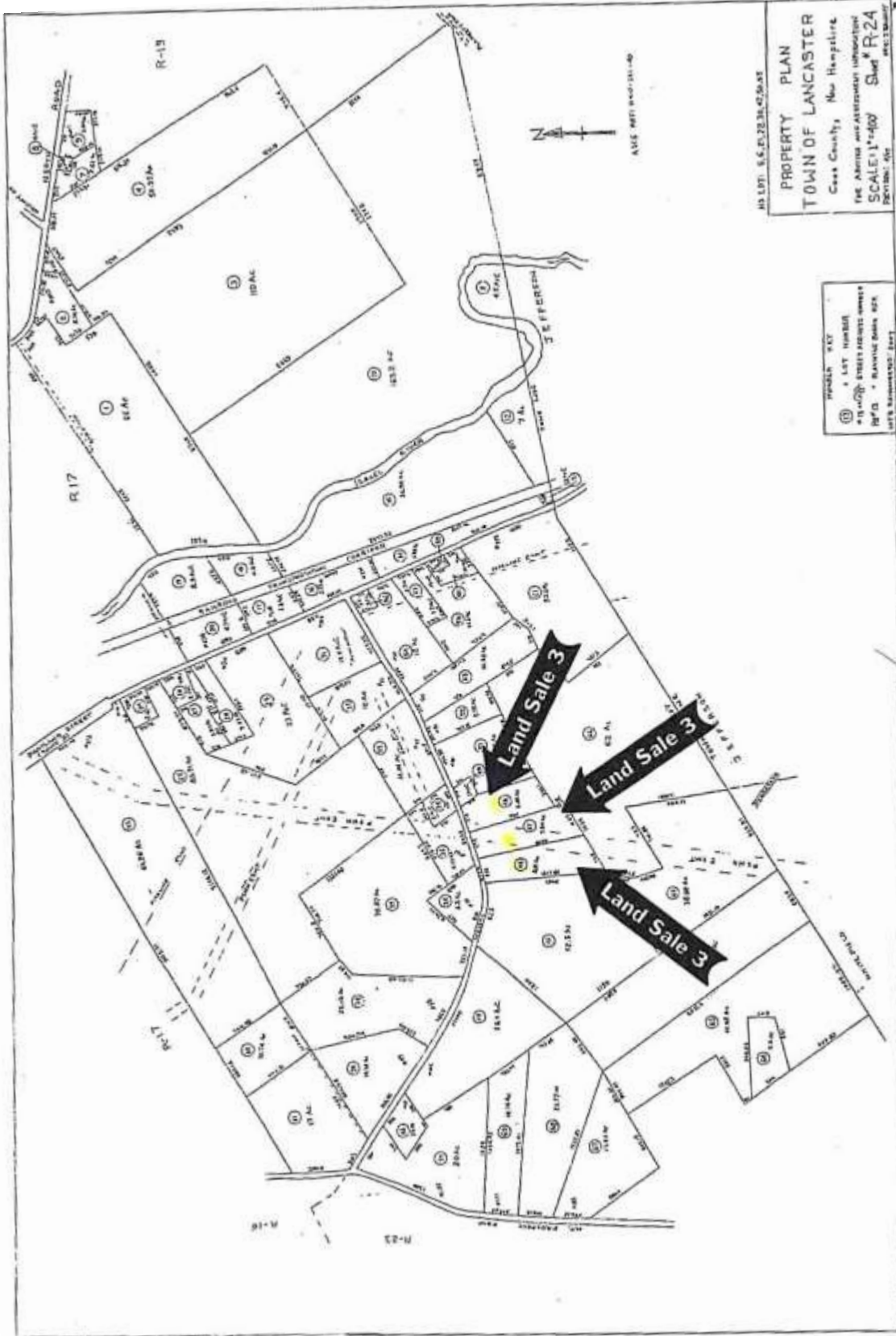
**FRONTAGE:** There is 802'+- frontage on the Wesson Road, a gravel town highway.

**TOPOGRAPHY:** Gently rolling, slopes downward from road grade.

**COMMENTS:** The subject parcel is crossed by an electric ROW. It has a good view.

**UNIT PRICE/ACRE:** \$1204





15-227-41-48

## SALE #4

**LOCATION:** Route 135, Lancaster, NH

**GRANTOR:** Carol L. Herzig Krampetz

**GRANTEE:** Nancy LaFrambois

**REGISTRY REFERENCE:** Book: 1381 Page: 592  
Coos County Registry of Deeds, Lancaster, NH  
Note: Current Deed not included.

**TAX MAP PARCEL:** R25-2

**SALE PRICE:** \$70,000

**SALE DATE:** 7/15/13

**LAND AREA:** 80+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Agricultural

**UTILITIES:** Electricity and Telephone available.

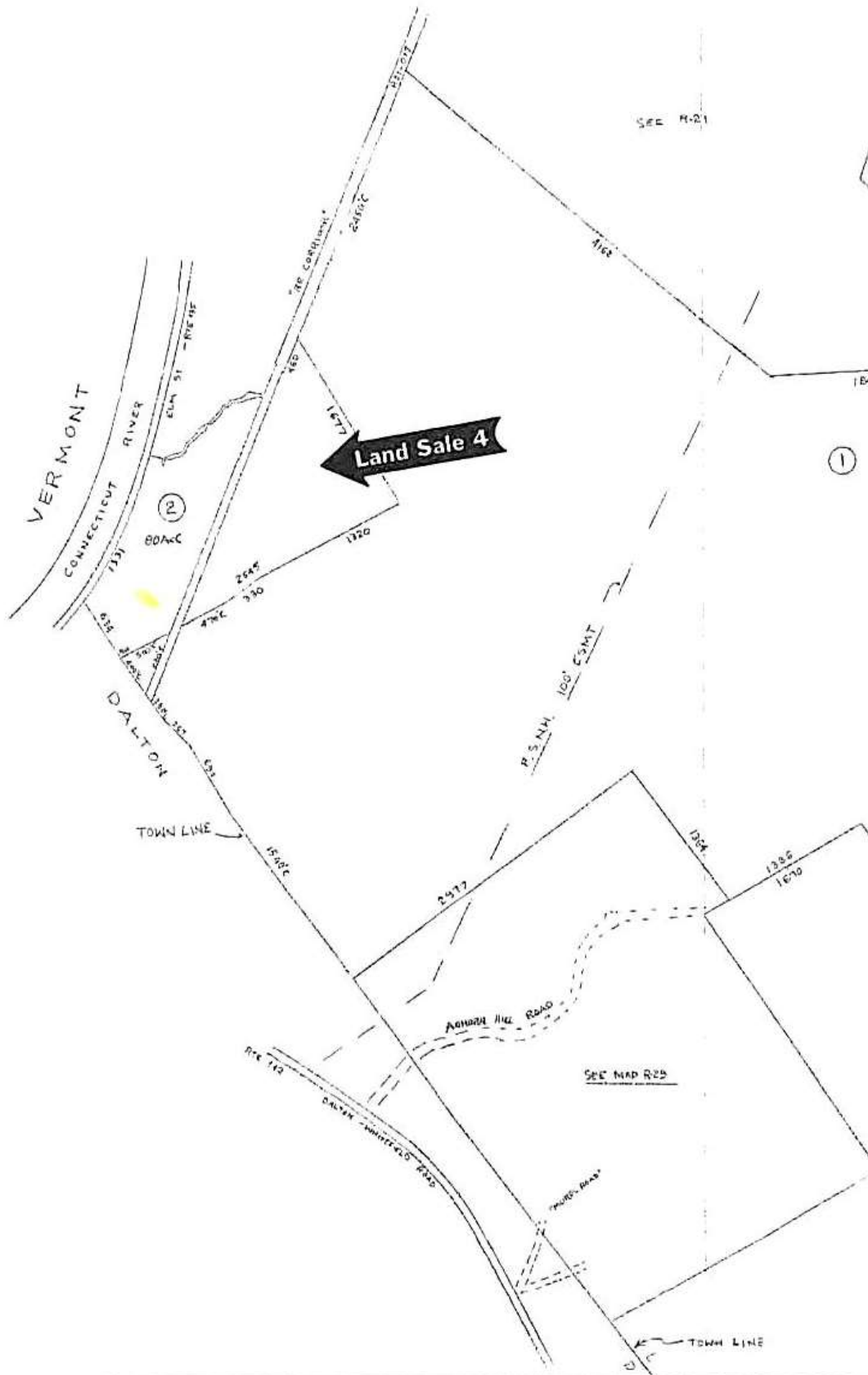
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on the Connecticut River and NH Route 135. Very little access.

**TOPOGRAPHY:** Gently rolling parcel of land.

**COMMENTS:** Abuts the Connecticut River and has local mountain views.

**UNIT PRICE/ACRE:** \$875





## SALE #5

**LOCATION:** Brickyard Road, Lancaster, NH

**GRANTOR:** Savage Construction LLC

**GRANTEE:** Weeks Medical Center

**REGISTRY REFERENCE:** Book: 1401, Page 542  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** P12-25, P12-26 and P12-27

**SALE PRICE:** \$45,000

**SALE DATE:** 6/24/14

**LAND AREA:** 5.06+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Residential-Commercial

**UTILITIES:** Electricity and Telephone available as well as town water and sewer at street.

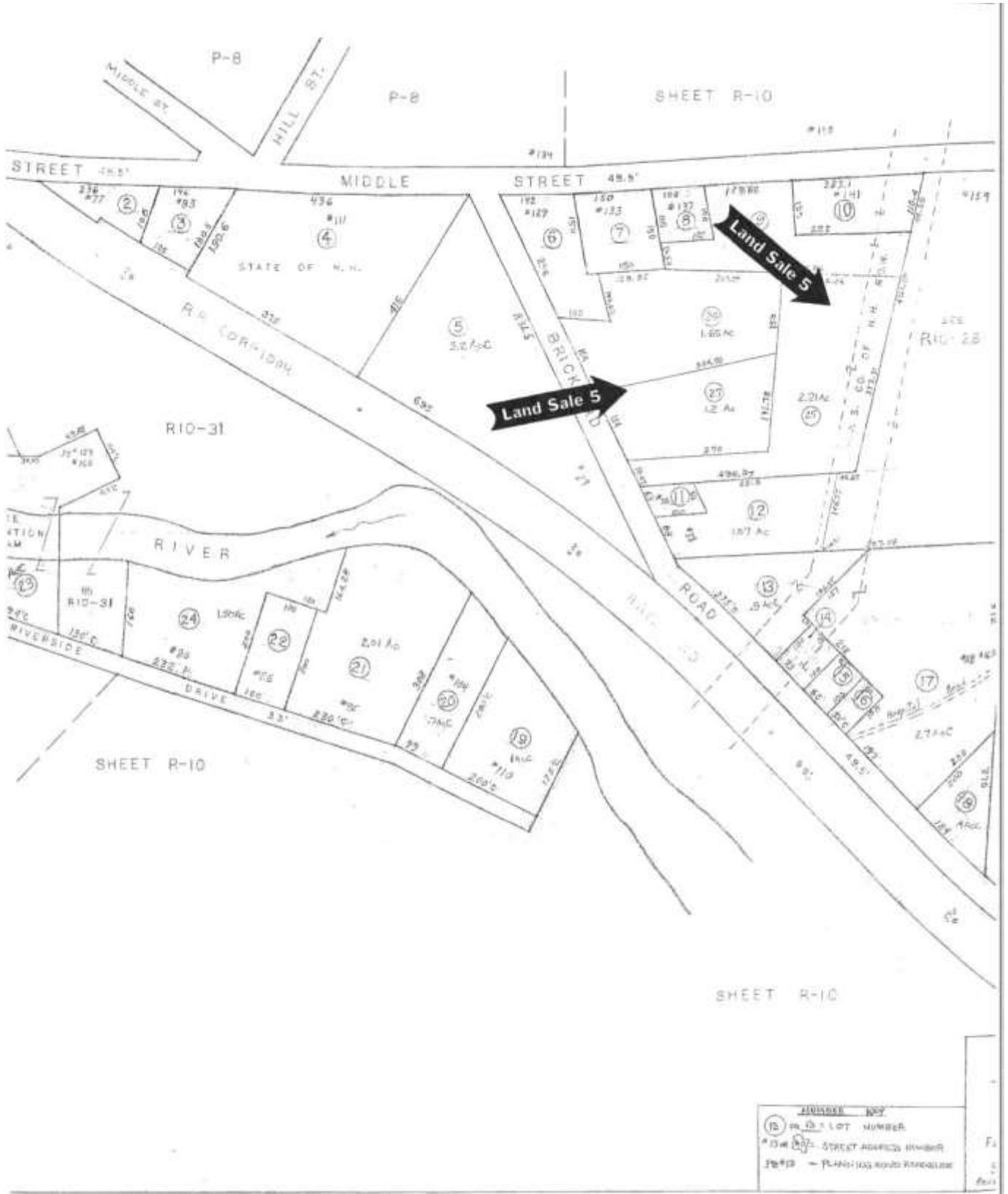
**SHAPE:** Irregular

**FRONTAGE:** There was 308'+- frontage on the highway.

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** This is an in-town lot and near the hospital and the hospital bought it for parking or expansion. Has power line ROW on it.

**UNIT PRICE/ACRE:** \$8893



**SALE #6**

**LOCATION:** Garland Road, Lancaster, NH

**GRANTOR:** Norman and Jennifer Gouveia

**GRANTEE:** Crystal Savage

**REGISTRY REFERENCE:** Book: 1311, Page 219 Not included  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** R12-40

**SALE PRICE:** \$65,000

**SALE DATE:** 9/20/10

**LAND AREA:** 58.04+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Agricultural

**UTILITIES:** Electricity and Telephone available.

**SHAPE:** Irregular

**FRONTAGE:** There was 352'+- frontage on a town highway.

**TOPOGRAPHY:** Gently rolling parcel of land.

**COMMENTS:** Parcel is both open and wooded with some view.

**UNIT PRICE/ACRE:** \$1119





**SALE #7**

**LOCATION:** 8 Pleasant Valley Road, Lancaster, NH

**GRANTOR:** John Swift

**GRANTEE:** Joseph J. and Frances Briere

**REGISTRY REFERENCE:** Book: 1387, Page 892  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** R13-8

**SALE PRICE:** \$26,000

**SALE DATE:** 9/26/13

**LAND AREA:** 8.1+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Residential-Agricultural

**UTILITIES:** Electricity and Telephone available.

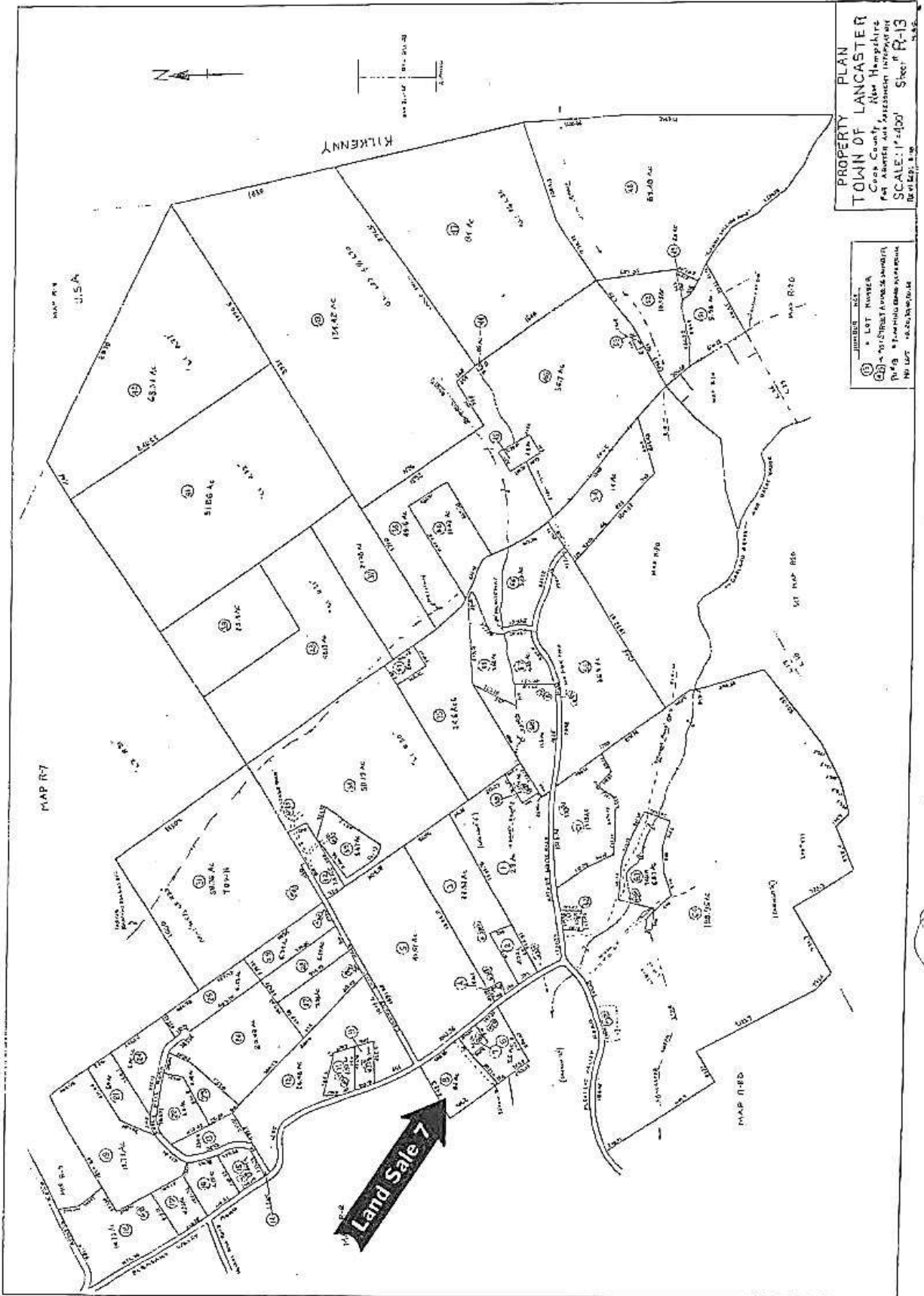
**SHAPE:** Irregular

**FRONTAGE:** There was 496'+- frontage on the town road.

**TOPOGRAPHY:** Gently rolling parcel of land.

**COMMENTS:** This is on one of Lancaster's designated scenic roads so it offers good views. The parcel is a small pasture with woodland.

**UNIT PRICE/ACRE:** \$3209





## SALE #8

**LOCATION:** Spaulding Hill Road, Lancaster, NH

**GRANTOR:** Mark Lubeski et al.

**GRANTEE:** Chester C. and Janet R. Savage Jr.

**REGISTRY REFERENCE:** Book: 1336, Page 793  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** R1-23

**SALE PRICE:** \$34,000

**SALE DATE:** 10/20/11

**LAND AREA:** 20.87+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Agricultural

**UTILITIES:** Electricity and telephone available.

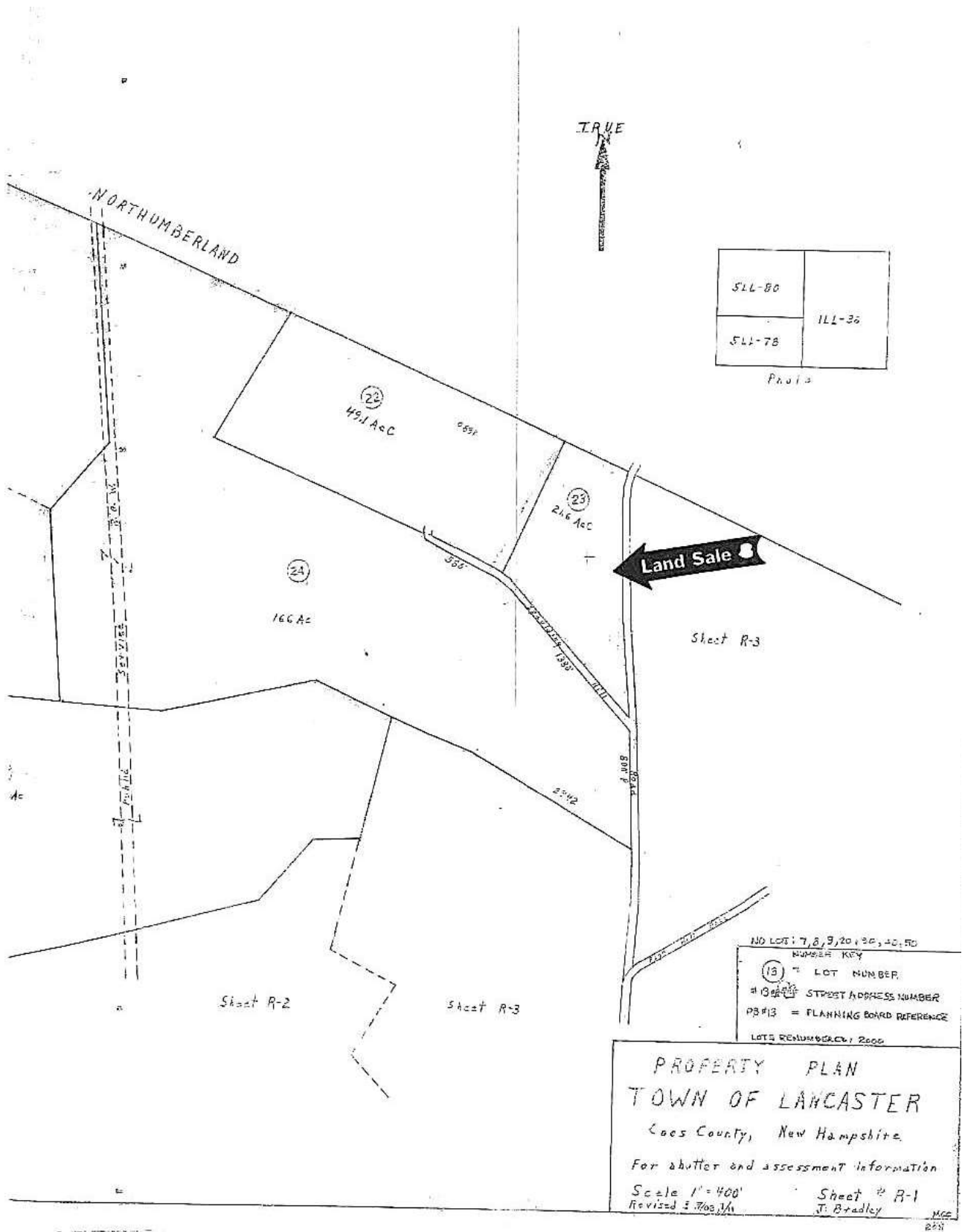
**SHAPE:** Irregular

**FRONTAGE:** There was 2906'+- frontage on a town highway.

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is on an unmaintained Class VI road. It did have some timber value on it at the time of purchase but no long range view potential.

**UNIT PRICE/ACRE:** \$1634



511-80	
511-78	111-36

Plans

NO LOT: 7, 8, 9, 20, 26, 40, 50  
 NUMBER KEY  
 (13) = LOT NUMBER  
 #13/26 = STREET ADDRESS NUMBER  
 PB #13 = PLANNING BOARD REFERENCE  
 LOTS RENUMBERED 2000

**PROPERTY PLAN**  
**TOWN OF LANCASTER**  
 Coos County, New Hampshire  
 For abutter and assessment information  
 Scale 1" = 400'  
 Revised 3/7/03, JH  
 Sheet # R-1  
 J. Bradley  
 MCE  
 RBH

**SALE #9**

**LOCATION:** Pleasant Valley Road, Lancaster, NH

**GRANTOR:** Robert A. and William H. Bishop

**GRANTEE:** Steven P. Smith IRA Account

**REGISTRY REFERENCE:** Book: 1329, Page 628  
Coos County Registry of Deeds, Lancaster, NH

**TAX MAP PARCEL:** R12-6

**SALE PRICE:** \$150,000

**SALE DATE:** 6/27/11

**LAND AREA:** 45+- acres

**SOURCE OF INFORMATION:** Broker, MLS and Real Estate Tax Form

**USE:** Residential

**ZONING:** Agricultural

**UTILITIES:** Electricity and Telephone available.

**SHAPE:** Irregular

**FRONTAGE:** There is 3445'+- frontage on a town highway.

**TOPOGRAPHY:** Gently rolling for the most part.

**COMMENTS:** There is a considerable amount of open land and some wooded area. The parcel does provide good views.

**UNIT PRICE/ACRE:** \$333





# DALTON

## Dalton Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Route 135	Northwood Marquis Land & Timber LLC	James G. & Alexandra M. Dannis	3/6/13	\$90,000	2,819,203	64.72	\$ 0.03	\$1,391	N/A	No zoning code in place. This is a parcel of cutover woodland. The majority of the acreage is on the east side of the highway with a smaller portion on the westerly side on the Connecticut River. Electric and telephone available at roadside.
2	Route 135	Dennis & Doris Fekay	Michael J. & Cynthia Swainsigner	8/28/13	\$40,000	625,086	14.35	\$ 0.06	\$2,787	N/A	This is a wooded parcel with a small portion of pasture. This lot has rolling topography and 325 feet of frontage on NH Route 135. Electric and telephone available at roadside.
3	Hunter Farm Rd.	Alan A. & Scott T. Astle	Carl B. & Debrah L. Howes	11/4/11	\$118,000	1,606,493	36.88	\$ 0.07	\$3,200	N/A	This wooded parcel has more than 700 feet of frontage on a town highway that is not maintained year round. This wooded parcel is quite remote, but does have an attractive view. The use will be for recreation or off-the-grid residence.
4	Route 142/ Whitefield Rd.	Shari Souliere	Kenneth G. & Rosemary Boisvert	8/15/14	\$39,000	640,332	14.70	\$ 0.06	\$2,653	N/A	This is an irregularly shaped, gently rolling parcel with 375+/- feet of frontage on Route 142. This parcel was cutover some time ago resulting in attractive views from the site. Electricity and telephone are available at roadside.
5	Buck Rd.	Robert & Judy Erickson	Robert Chenelle	6/24/14	\$23,500	219,107	5.03	\$ 0.11	\$4,672	N/A	This is an irregularly shaped, wooded parcel with gently rolling topography. Access to this site is poor as Buck Road is an unmaintained gravel road. Electricity and telephone are available at roadside.
	Minimum for			11/4/11	\$ 23,500	219,107	5.03	\$ 0.03	\$1,391		
	Average for			7/21/13	\$ 62,100	1,182,044	27.14	\$ 0.07	\$2,941		
	Maximum for			8/15/14	\$ 118,000	2,819,203	64.72	\$ 0.11	\$4,672		
	Averages for res lots			6/24/14	\$ 23,500	219,107	5.03	\$ 0.11	\$ 4,672		
	Averages for res acreage			4/28/13	\$ 71,750	1,422,779	32.66	\$ 0.06	\$ 2,508		

000773



**SALE #1**

**LOCATION:** Route 135, Dalton, NH

**GRANTOR:** Northwood Marquis Land & Timber LLC

**GRANTEE:** James G. and Alexandra M. Dannis

**REGISTRY REFERENCE:** Book: 1372 Page: 541  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 403-86 & 40

**SALE PRICE:** \$90,000

**SALE DATE:** 3/6/13

**LAND AREA:** 64.72+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Can be residential

**ZONING:** None

**UTILITIES:** Electricity and telephone available at roadside.

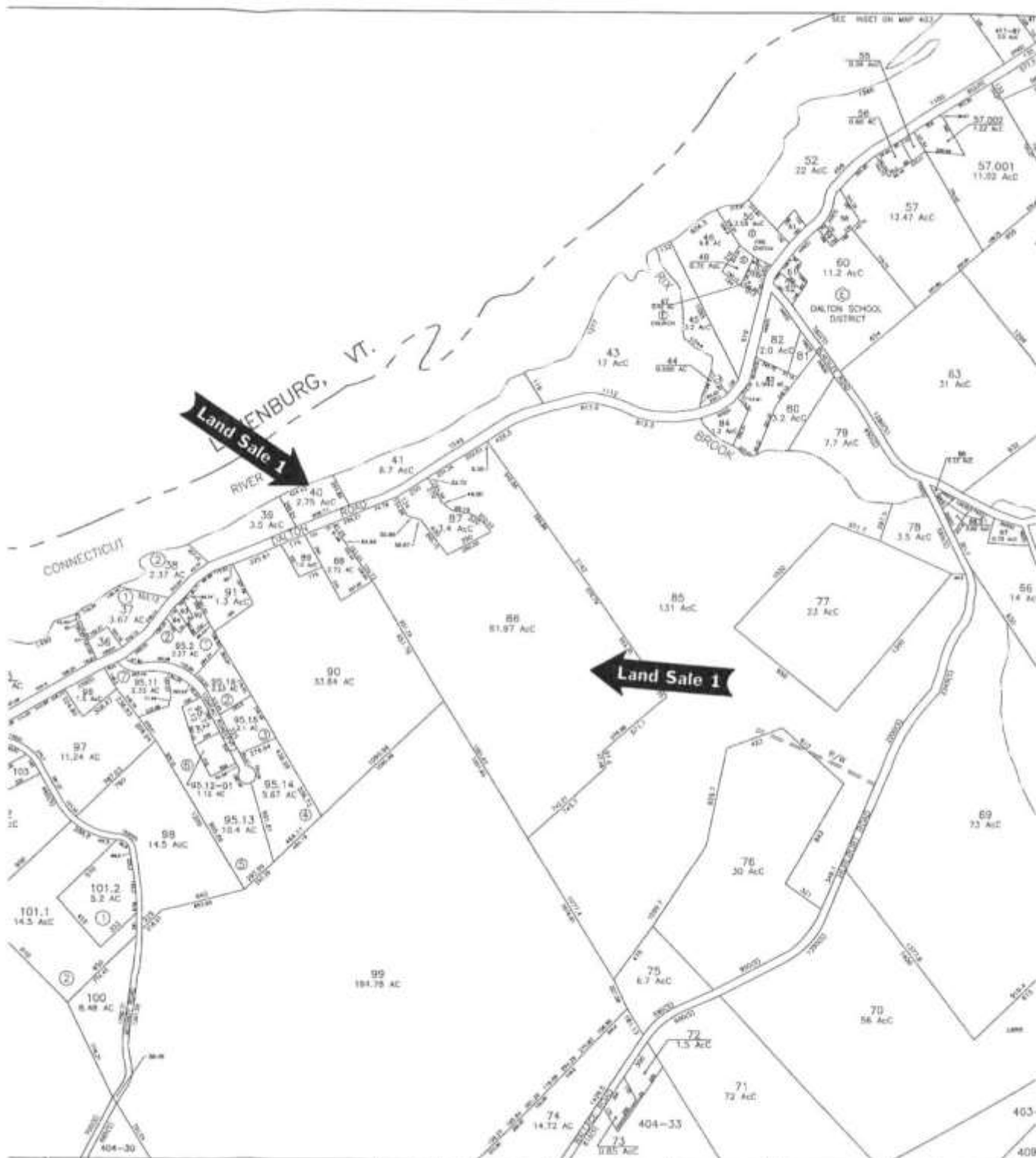
**SHAPE:** Irregular

**FRONTAGE:** There is 940.67+-' frontage on NH Route 135 and 425'+- frontage on the Connecticut River.

**TOPOGRAPHY:** Rolling parcel of land.

**COMMENTS:** The larger part of the land is on the easterly side of the highway and the smaller parcel on the westerly side is on the river. This is a parcel of cutover woodland and has some of its value in the Connecticut River frontage. It has views from the parcel.

**UNIT PRICE/ACRE:** \$1390



TOWN OF DALTON  
NEW HAMPSHIRE  
TAX MAP

**EDM**  
EAST COAST MAPPING, INC.  
8 BROADVIEW DR.  
ROSELAND, NH  
TEL: 603-472-3400  
FAX: 603-472-3404

THE HORIZONTAL DATUM IS THE  
NEW HAMPSHIRE STATE PLANE  
COORDINATE SYSTEM.  
PHOTOGRAPHY DATE: OCTOBER 1980  
COMPILED DATE: DECEMBER 31, 1988  
BY: SD4895

INDEX DIAGRAM



REVISION	DATE
ADD LOTS	08-07-00
LOT 57 RITE LOT# 57 & 58	01-10-00
LOT 57, 61, 62, 63, 64, 65, 66, 67, 68	01-13-00
LOT 69, 70, 71, 72, 73, 74, 75	01-13-00
BARRETT LOT# 115 & 116	01-10-01
114, 120, 120.01, 120.02 & 120.03	
BARRETT LOT# 120.01, 120.02	04-10-01
LOT# 1 & 120.011 & 120.012	
LOT# 120.01, 120.02 & 120.03	04-10-01
BARRETT LOT# 120.01, 120.02 & 120.03	04-10-01

INDEX SHEET  
NUMBER

40

**SALE #2**

**LOCATION:** Route 135, Dalton, NH

**GRANTOR:** Dennis and Doris Fekay

**GRANTEE:** Michael J. and Cynthia Swansigner

**REGISTRY REFERENCE:** Book: 1385 Page: 267  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 401-7.0001

**SALE PRICE:** \$40,000

**SALE DATE:** 8/28/13

**LAND AREA:** 14.35+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Can be residential

**ZONING:** None

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

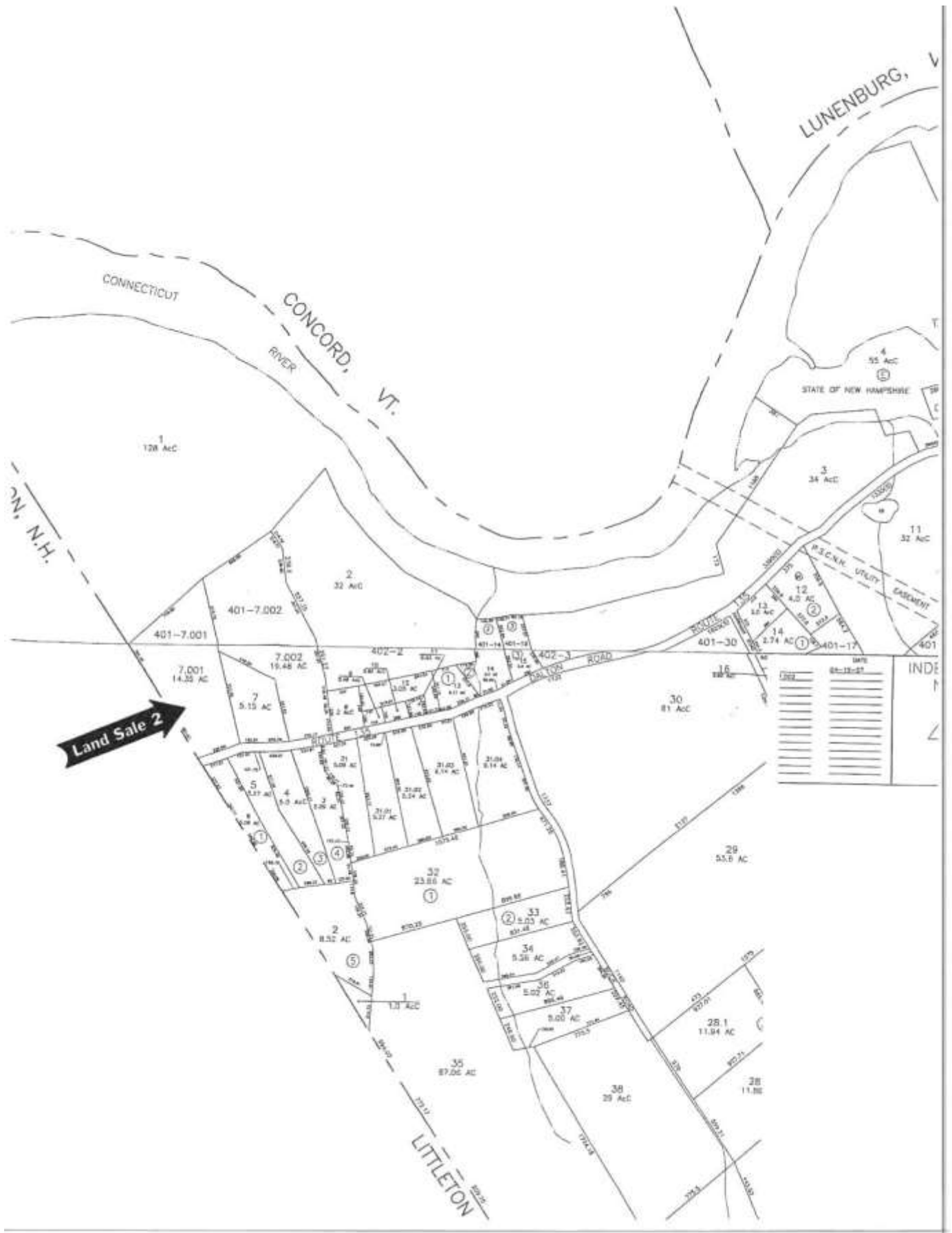
**FRONTAGE:** There is 325 +- ' frontage on NH Route 135.

**TOPOGRAPHY:** Rolling parcel of land.

**COMMENTS:** The parcel is wooded with a small amount of pasture on it.

**UNIT PRICE/ACRE:** \$2787





**SALE #3**

**LOCATION:** Hunter Farm Road, Dalton, NH

**GRANTOR:** Alan A. and Scott T. Astle

**GRANTEE:** Carl B and Debrah L. Howes

**REGISTRY REFERENCE:** Book: 1337 Page: 907  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 407-001

**SALE PRICE:** \$118,000

**SALE DATE:** 11/4/11

**LAND AREA:** 36.88+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Recreation or off the grid residence

**ZONING:** None

**UTILITIES:** None

**SHAPE:** Irregular

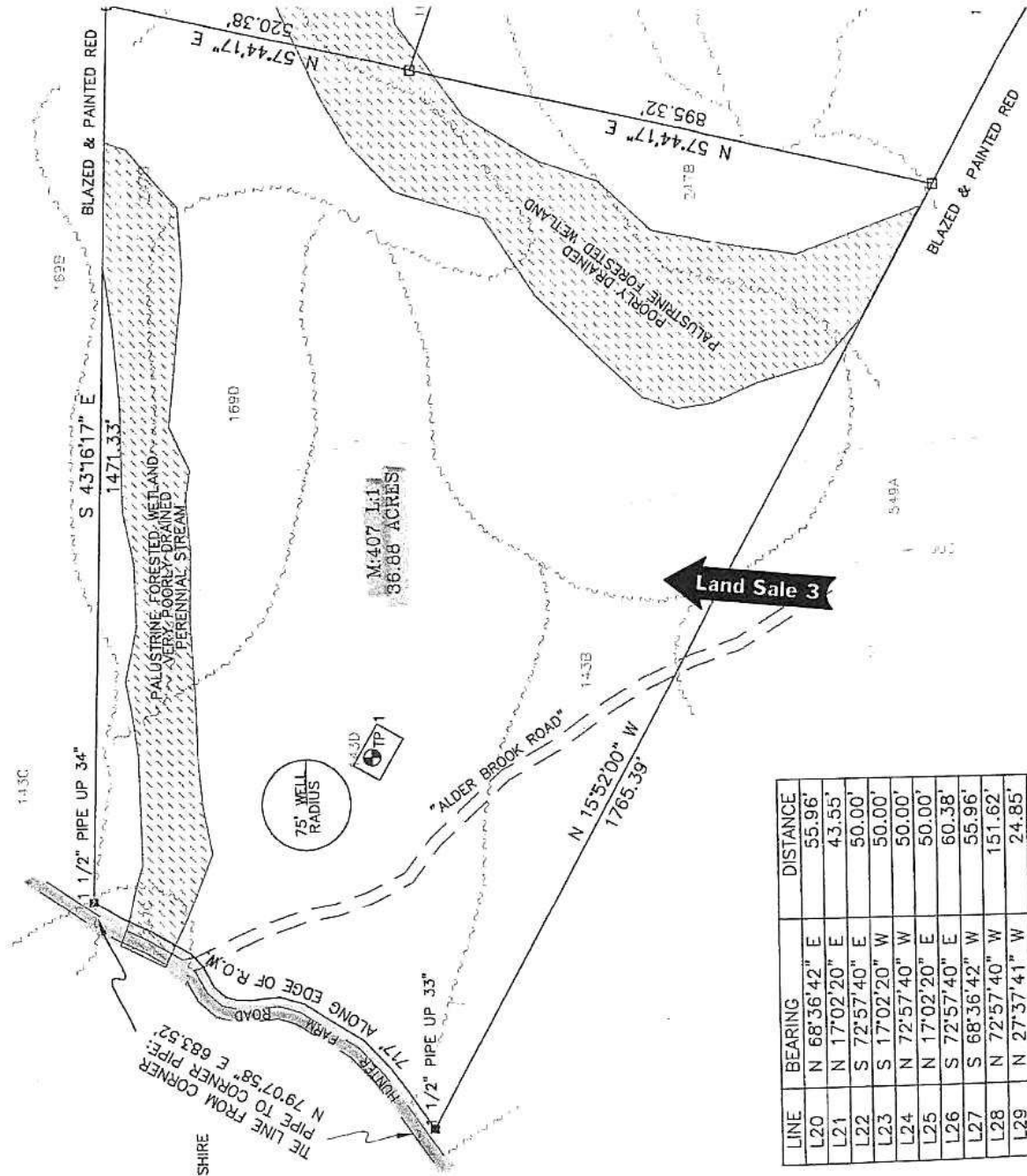
**FRONTAGE:** There is 717+-' frontage on a Class VI highway. The road is not maintained year-round.

**TOPOGRAPHY:** Rolling parcel of land.

**COMMENTS:** This is a wooded parcel, quite remote on an unmaintained town highway but does have a good view with it. Price seems out of typical range.

**UNIT PRICE/ACRE:** \$3199

STATE OF NEW HAMPSHIRE



LINE	BEARING	DISTANCE
L20	N 68°36'42" E	55.96'
L21	N 17°02'20" E	43.55'
L22	S 72°57'40" E	50.00'
L23	S 17°02'20" W	50.00'
L24	N 72°57'40" W	50.00'
L25	N 17°02'20" E	50.00'
L26	S 72°57'40" E	60.38'
L27	S 68°36'42" W	55.96'
L28	N 72°57'40" W	151.62'
L29	N 27°37'41" W	24.85'
L30	S 37°17'34" E	97.10'
L31	N 37°17'34" W	97.10'

DISTANCE
5" W
50.02'
5" W
3.15'
1" W
100.09'
7" W
100.82'
22" W
102.72'
18" W
99.04'
51" E
99.37'
53" W
100.40'
02" E
102.32'
47" W
64.74'
08" W
226.75'
41" W
119.87'
21" W
101.68'

M:408, L: 6  
STATE OF NEW HAMPSHIRE

M:406, L: 3  
J.W. CHIPPING INC.  
787/584



**SALE #4**

**LOCATION:** Route 142/Whitefield Road, Dalton, NH

**GRANTOR:** Shari Souliere

**GRANTEE:** Kenneth G. and Rosemary Boisvert

**REGISTRY REFERENCE:** Book: 1404 Page: 545  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 412-7.1

**SALE PRICE:** \$39,000

**SALE DATE:** 8/15/14

**LAND AREA:** 14.7+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** None

**UTILITIES:** Electricity and Telephone available at roadside.

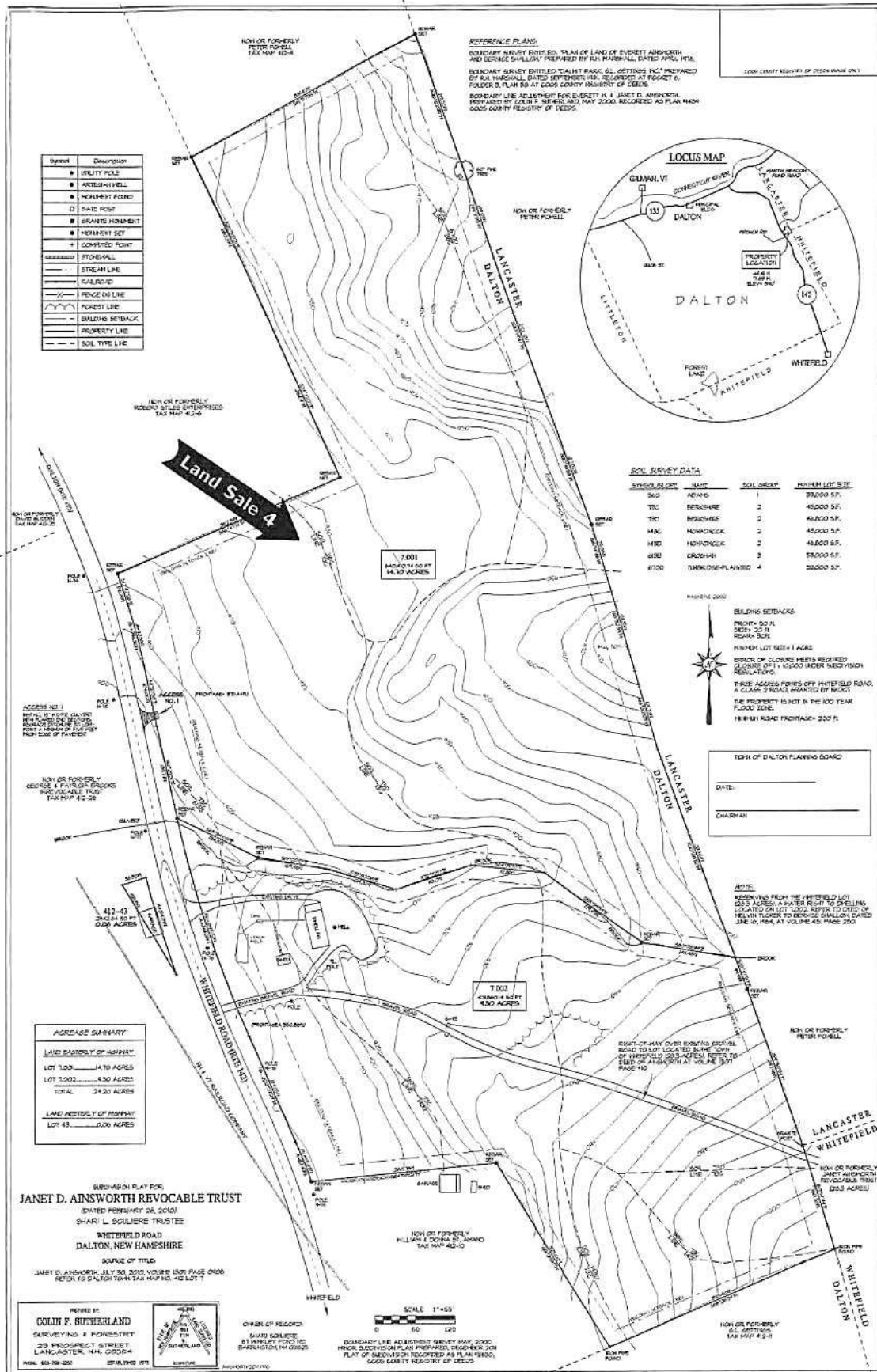
**SHAPE:** Irregular

**FRONTAGE:** There is 375.44'+- frontage on Route 142.

**TOPOGRAPHY:** Gently rolling.

**COMMENTS:** This parcel was cutoff years ago and it does have good views from it.

**UNIT PRICE/ACRE:** \$2653



## SALE #5

**LOCATION:** Buck Road, Dalton, NH

**GRANTOR:** Robert and Judy Erickson

**GRANTEE:** Robert Chenelle

**REGISTRY REFERENCE:** Book: 1401 Page: 534  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 401-34

**SALE PRICE:** \$23,500

**SALE DATE:** 6/24/14

**LAND AREA:** 5.03+- acres

**SOURCE OF INFORMATION:** Assessor and Public Records

**USE:** Undeveloped, will be residential

**ZONING:** None

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is 255.67'+- frontage on Buck Road, an unmaintained gravel road.

**TOPOGRAPHY:** Gently rolling, lightly wooded, only view through trees.

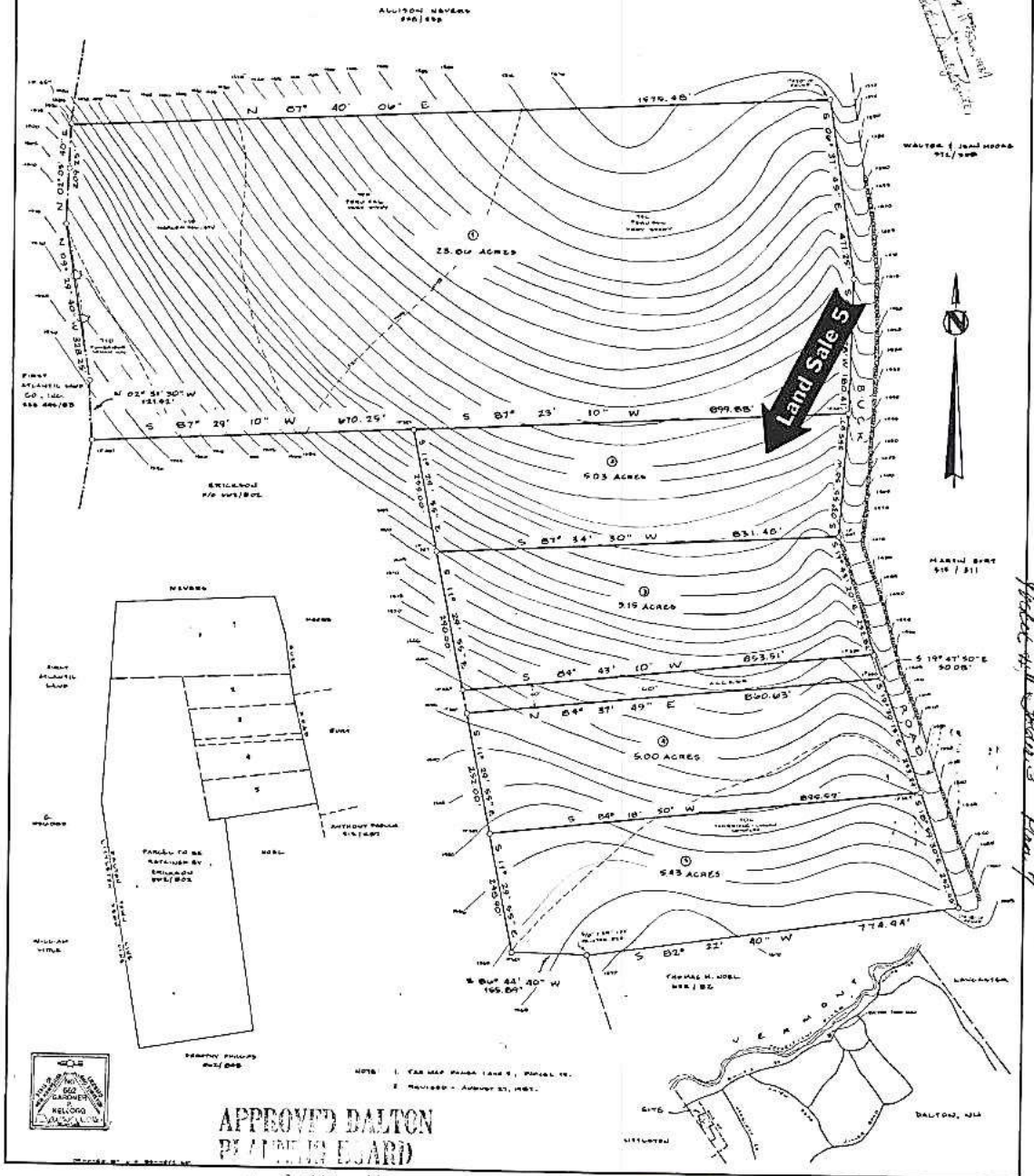
**COMMENTS:** Could be a residence or camp. Access is not good.

**UNIT PRICE/ACRE:** \$4671



SUBDIVISION OF LAND FOR  
**ROBERT & JUDY ERICKSON**  
 DALTON, NEW HAMPSHIRE

SURVEYED BY GARDNER KELLOGG, L.L.C., LITTLETON, NEW HAMPSHIRE  
 JULY 1987



**APPROVED DALTON**  
**PLANNING BOARD**

*9/11 [Signature]*

# WHITEFIELD

Whitefield Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price/Acre	ZONING	COMMENTS
1	116-118 Lancaster Road	Joan H. Jones	Kostantinos A. Koxarakis	10/28/11	\$12,000	130,680	3.00	\$ 0.09	\$ 4,000	N/A	No zoning code in place. Vacant, wooded site at time of purchase. Will be used for residential development. Electric and telephone available at roadside.
2	Forest Lake Road	Nathan D & Joyce B. Anderson	Douglas P. & Amanda A. Durand	3/25/10	\$20,000	222,592	5.11	\$ 0.09	\$ 3,914	N/A	Vacant rural residential lot located very near the power line. Electric and telephone available at roadside.
3	28 Shirlaw Drive	Anthony J. Antonucci	Howard & Rebecca Marx	7/10/13	\$25,000	36,590	0.84	\$ 0.68	\$ 29,762	N/A	This lot was part of a larger, rural residential subdivision. Was vacant at the time of purchase and will be used for residential development. Electric and telephone available at roadside.
4 & 5	Route 116	Kenneth C. Miller	Norman Girouard	3/26/14	\$59,100	1,171,764	26.90	\$ 0.05	\$ 2,197	N/A	Two vacant lot at time of sale to be used for residential purposes. These lots have no frontage on Jefferson Road, only on a 30+/- foot ROW that is shared by others. Electric and telephone are available.
6	Lot 1, Vansandt Drive	Janet R. & Chestger C. Savage, Jr.	Gordon J. Greenberg	8/20/14	\$37,500	411,206	9.44	\$ 0.09	\$ 3,972	N/A	Vacant lot purchased for residential purposes. Access is only fair as it is a long distance from the main road. Electric and telephone are available.
7	4 Longwood Drive	Hicks Logging LLC	Thomas & Tracy Russo	8/13/10	\$39,000	253,519	5.82	\$ 0.15	\$ 6,701	N/A	Vacant lot purchased for residential use. This is an attractive site with 176 feet of frontage on Longwood Drive and 300+/- feet on Old East Road.
8	East side of Old East Road	Douglas & Joseph Glidden	Edward W. & Loretta M. Merrow	1/7/11	\$55,000	1,437,480	33.00	\$ 0.04	\$ 1,667	N/A	Large parcel of cutover woodland with short frontage. The land is at grade and fairly level. It will provide good local views. Large adjacent parcel has been developed with a large residence.
9	205 Jefferson Road	Barbara Davis et al	Jeremie A & Katie L. Marquis	7/30/13	\$57,000	445,183	10.22	\$ 0.13	\$ 5,577	N/A	This mostly open parcel has excellent views and will be used for residential development.
10	Kimball Hill Road	Janet Savage	Michaels & Diana Kraics	10/16/14	\$50,000	852,469	19.57	\$ 0.06	\$ 2,555	N/A	One of a three lot subdivision of 65 acres. This is an L-shaped lot that drops off steeply from the road. It would have good views with some tree removal.

000785



Whitefield Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price/Acre	ZONING	COMMENTS
11	Lancaster Road	Northern land Holdings	Ronald Carroll	2/17/12	\$26,700	2,539,548	58.30	\$ 0.01	\$ 458	N/A	This parcel is along Route 3 in an area that is slowly developing. Due to its wet soils it probably cannot be used for anything but woodland.
12	Kimball Hill Road	Carol Strout	Janet Savage	2/28/14	\$79,000	2,831,400	65.00	\$ 0.03	\$ 1,215	N/A	This is an L-shaped parcel that drops off steeply from the road. It would have good views with some tree removal. It has been re-engineered into a three lot subdivision of 65 acres.
13	Kimball Hill Road	Janet Savage	Charles Agnew	7/24/14	\$59,000	1,867,417	42.87	\$ 0.03	\$ 1,376	N/A	One of a three lot subdivision of 65 acres. This is an L-shaped lot that drops off steeply from the road. It would have good views with some tree removal.
	Minimum for sales			3/25/10	\$ 12,000	36,590	0.84	\$ 0.01	\$ 458		
	Average for Sales			12/9/12	\$ 43,275	1,016,654	23.34	\$ 0.12	\$ 5,283		
	Maximum for sales			10/16/14	\$ 79,000	2,831,400	65.00	\$ 0.68	\$ 29,762		
	Averages for res lots			3/1/12	\$ 22,250	175,765	4.04	\$ 0.18	\$ 8,058		
	Averages for res acreage			6/30/13	\$ 55,114	1,592,180	36.55	\$ 0.05	\$ 2,149		

**SALE #1**

**LOCATION:** 116-118 Lancaster Road, Whitefield NH

**GRANTOR:** Joan H. Jones

**GRANTEE:** Kostantinos A. Koxarakis

**REGISTRY REFERENCE:** Book: 1337 Page: 399  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 212-11

**SALE PRICE:** \$12,000

**SALE DATE:** 10/28/11

**LAND AREA:** 3+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

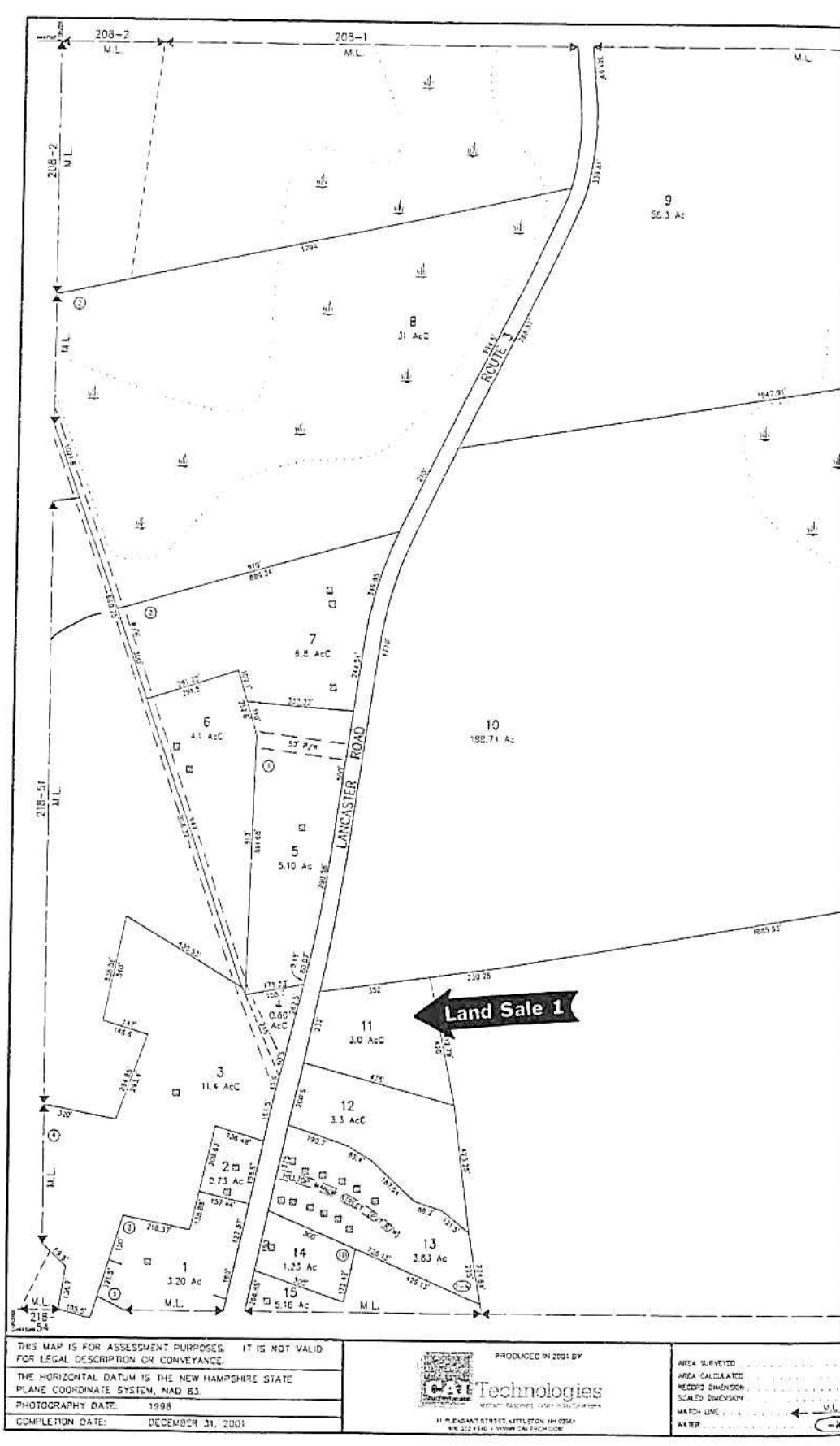
**SHAPE:** Irregular

**FRONTAGE:** 232'+- frontage on Lancaster Road.

**TOPOGRAPHY:** Gently rolling parcel of land.

**COMMENTS:** Wooded site near small commercial developing strip along the highway.

**UNIT PRICE/ACRE:** \$4000





## SALE #2

**LOCATION:** Forest Lake Road, Whitefield NH

**GRANTOR:** Nathan D. and Joyce B. Anderson

**GRANTEE:** Douglas P. and Amanda A. Durand

**REGISTRY REFERENCE:** Book: 1299 Page: 951  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 244-39

**SALE PRICE:** \$20,000

**SALE DATE:** 3/25/10

**LAND AREA:** 5.11+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is 289.98'+- frontage on Forest Lake Road.

**TOPOGRAPHY:** Nearly flat parcel of land at street grade.

**COMMENTS:** This is a rural residential lot with little view. Very near power line.

**UNIT PRICE/ACRE:** \$3913



## SALE #3

**LOCATION:** 28 Shirlaw Drive, Whitefield NH

**GRANTOR:** Anthony Joseph Antonucci

**GRANTEE:** Howard and Rebecca Marx

**REGISTRY REFERENCE:** Book: 1381 Page: 338  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 226-27

**SALE PRICE:** \$25,000

**SALE DATE:** 7/10/13

**LAND AREA:** .84+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

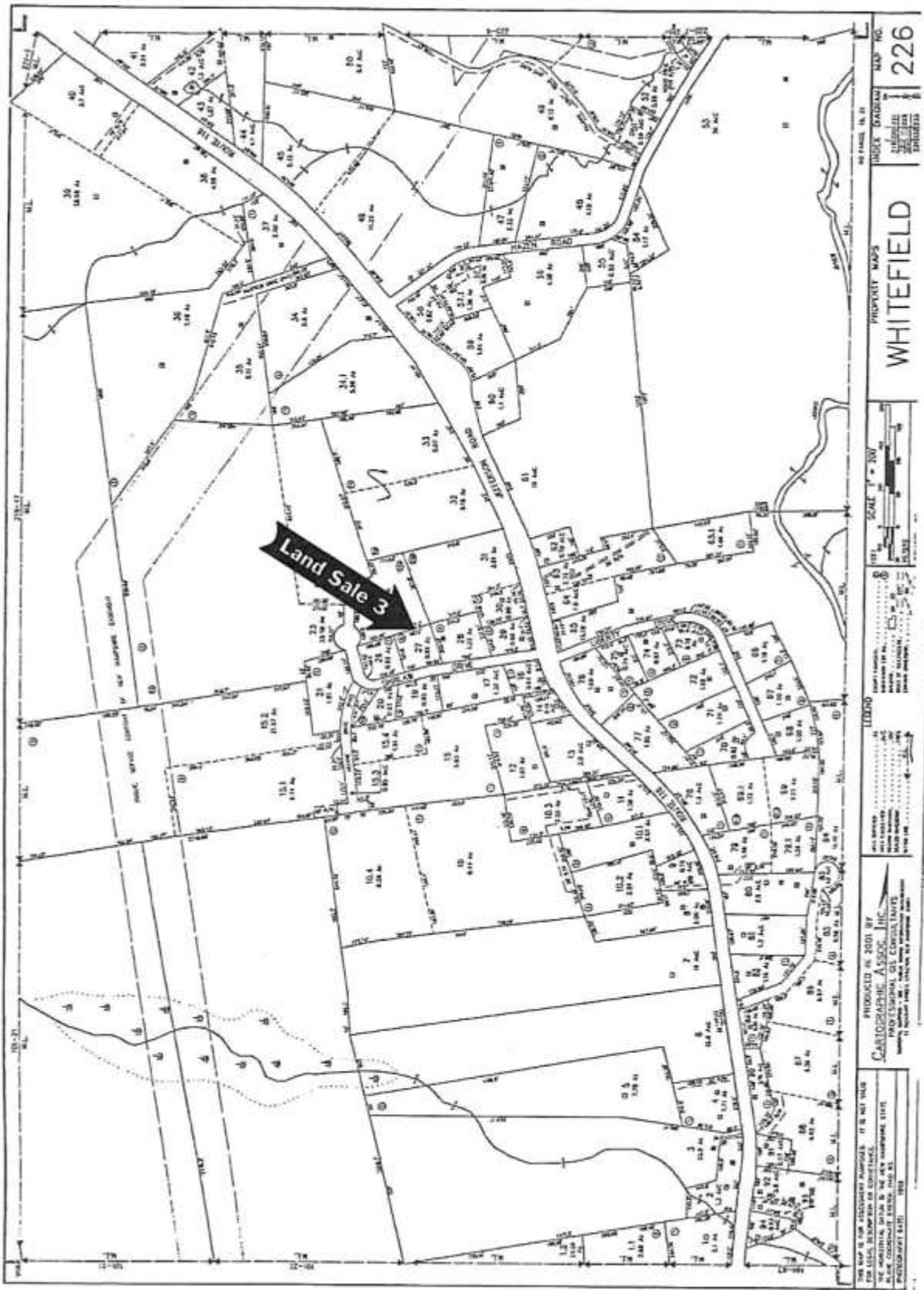
**FRONTAGE:** 120'+- frontage on Shirlaw Drive.

**TOPOGRAPHY:** Nearly flat parcel.

**COMMENTS:** This was part of a larger rural residential subdivision and all the lots in here appear to have been a cutover parcel that was growing up with small trees and brush and all the lots provide a good view. This is one of many lots in this area.

**UNIT PRICE/ACRE:** \$29,761





## SALE #4

**LOCATION:** Route 116, Jefferson Road, Whitefield NH

**GRANTOR:** Kenneth C. Miller

**GRANTEE:** Norman Girouard

**REGISTRY REFERENCE:** Book: 1396 Page: 298  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 215-17

**SALE PRICE:** \$22,800

**SALE DATE:** 3/26/14

**LAND AREA:** 10.4+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

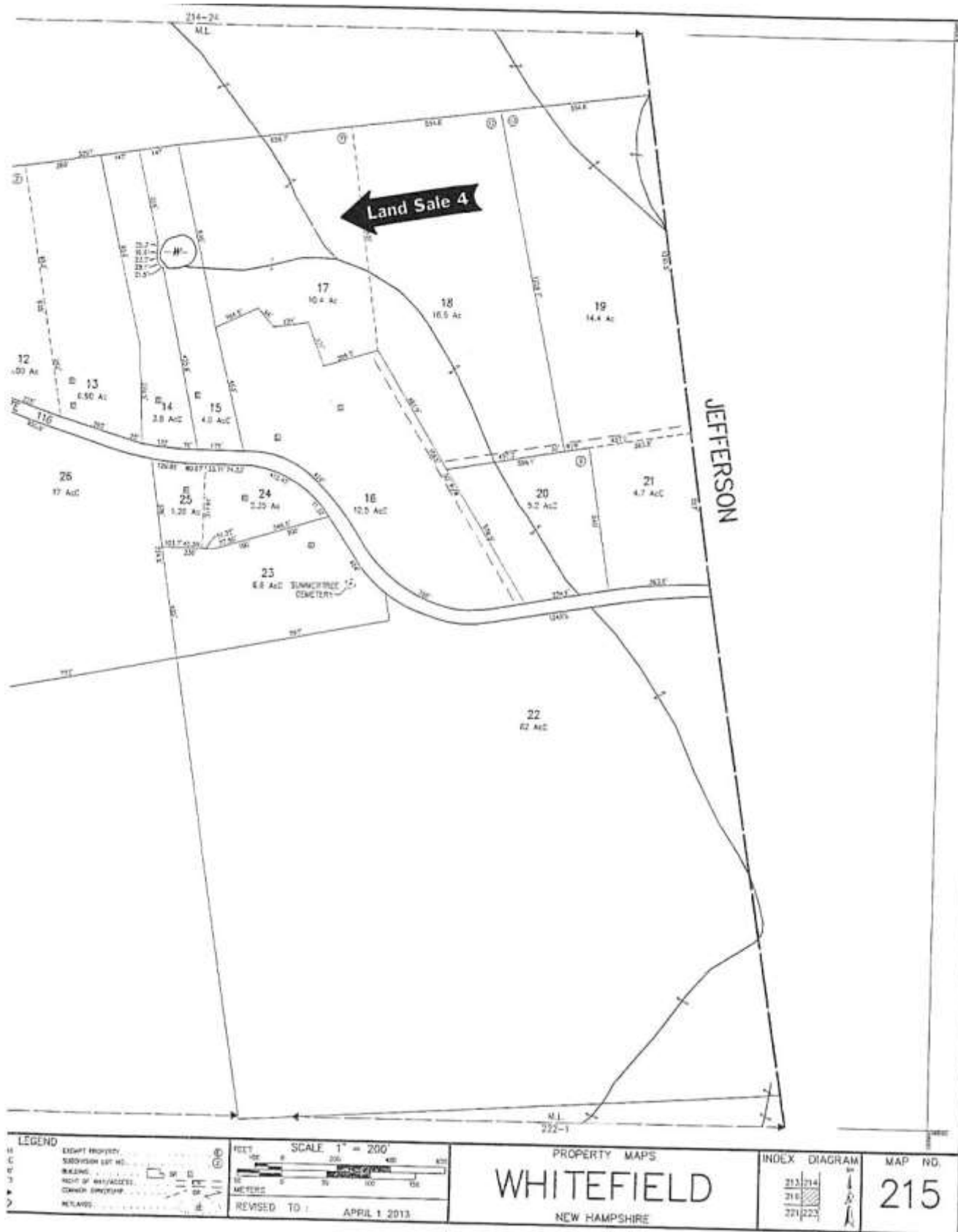
**SHAPE:** Irregular

**FRONTAGE:** 30'+- ROW. No owned frontage on Jefferson Road.

**TOPOGRAPHY:** Very gently rolling

**COMMENTS:** Excellent views.

**UNIT PRICE/ACRE:** \$2192





## SALE #5

**LOCATION:** Route 116, Jefferson Road, Whitefield NH

**GRANTOR:** Kenneth C. Miller

**GRANTEE:** Norman J. Girouard

**REGISTRY REFERENCE:** Book: 1396 Page: 298  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 215-18

**SALE PRICE:** \$36,300

**SALE DATE:** 3/26/14

**LAND AREA:** 16.5+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** 30'+- ROW access shared by others. No frontage on Jefferson Road.

**TOPOGRAPHY:** Very gently rolling

**COMMENTS:** Excellent views.

**UNIT PRICE/ACRE:** \$2200



<b>LEGEND</b> ■ GRANT PROPERTY ■ SWICHSON LOT 14 ■ BUILDING ■ RIGHT OF WAY/ACCESS ■ CONDUIT/SANITARY ■ WETLAND	FEET 0 100 200 300 400 500 METERS 0 50 100 150	SCALE 1" = 200' PROPERTY MAPS <b>WHITEFIELD</b> NEW HAMPSHIRE	<b>INDEX DIAGRAM</b> <table border="1"> <tr><td>213</td><td>214</td></tr> <tr><td>216</td><td>217</td></tr> <tr><td>221</td><td>222</td></tr> </table>	213	214	216	217	221	222	<b>MAP NO.</b> <b>215</b>
	213	214								
216	217									
221	222									
REVISED TO : APRIL 1 2013										

**SALE #6**

**LOCATION:** Lot 1, Vansandt Drive, Whitefield NH

**GRANTOR:** Chester C. and Janet R. Savage Jr.

**GRANTEE:** Gordon J. Greenberg

**REGISTRY REFERENCE:** Book: 1404 Page: 777  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 226-10

**SALE PRICE:** \$37,500

**SALE DATE:** 8/20/14

**LAND AREA:** 9.44+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

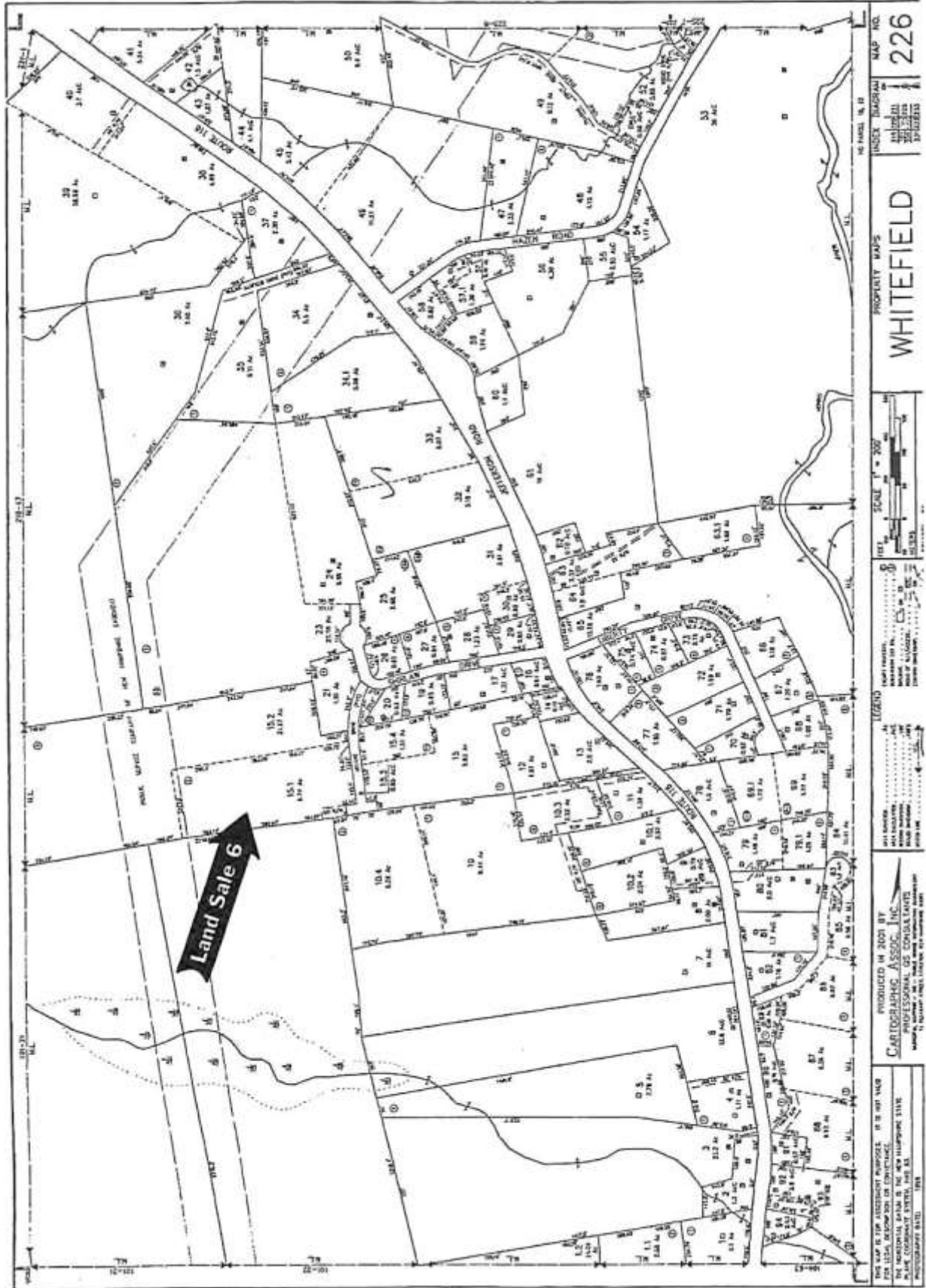
**FRONTAGE:** There is no frontage on a town highway. Access is off a long private driveway over a right-of-way.

**TOPOGRAPHY:** Gently rolling to rolling.

**COMMENTS:** This parcel of land was a cutover parcel of woodland that apparently might have been sold prior as a site that was never developed. It does have a good view. Access is fair because it is a long distance off a main road.

**UNIT PRICE/ACRE:** \$3972





**Land Sale 6**

THIS MAP IS FOR REFERENCE PURPOSES. IT IS NOT VALID FOR TITLE, RECORDING OR CONVEYANCE. FOR THE MOST CURRENT INFORMATION, PLEASE CONTACT THE REGISTRAR OF DEEDS, 100 STATE STREET, CONCORD, NH 03301. PHOTOGRAPHY © 2013.

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**CARTOGRAPHIC ASSOC., INC.**  
 PROFESSIONAL GEODETIC SURVEYORS  
 100 STATE STREET, CONCORD, NH 03301

**LEGEND**  
 ROAD RIGHTS OF WAY  
 WATER  
 TERRAIN  
 UNDEVELOPED LAND  
 DEVELOPED LAND  
 UNDEVELOPED WOODLAND  
 DEVELOPED WOODLAND  
 OPEN SPACE  
 OTHER

SCALE 1" = 200'  
 TOTAL AREA 1,000 AC  
 UNDEVELOPED LAND 800 AC  
 DEVELOPED LAND 200 AC

UNDER DRAWING MAP NO. 226  
**WHITEFIELD**

**SALE #7**

**LOCATION:** 4 Longwood Drive, Whitefield NH

**GRANTOR:** Hicks Logging LLC

**GRANTEE:** Thomas and Tracey Russo

**REGISTRY REFERENCE:** Book: 1308 Page: 856  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 207-11.3

**SALE PRICE:** \$39,000

**SALE DATE:** 8/13/10

**LAND AREA:** 5.82+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

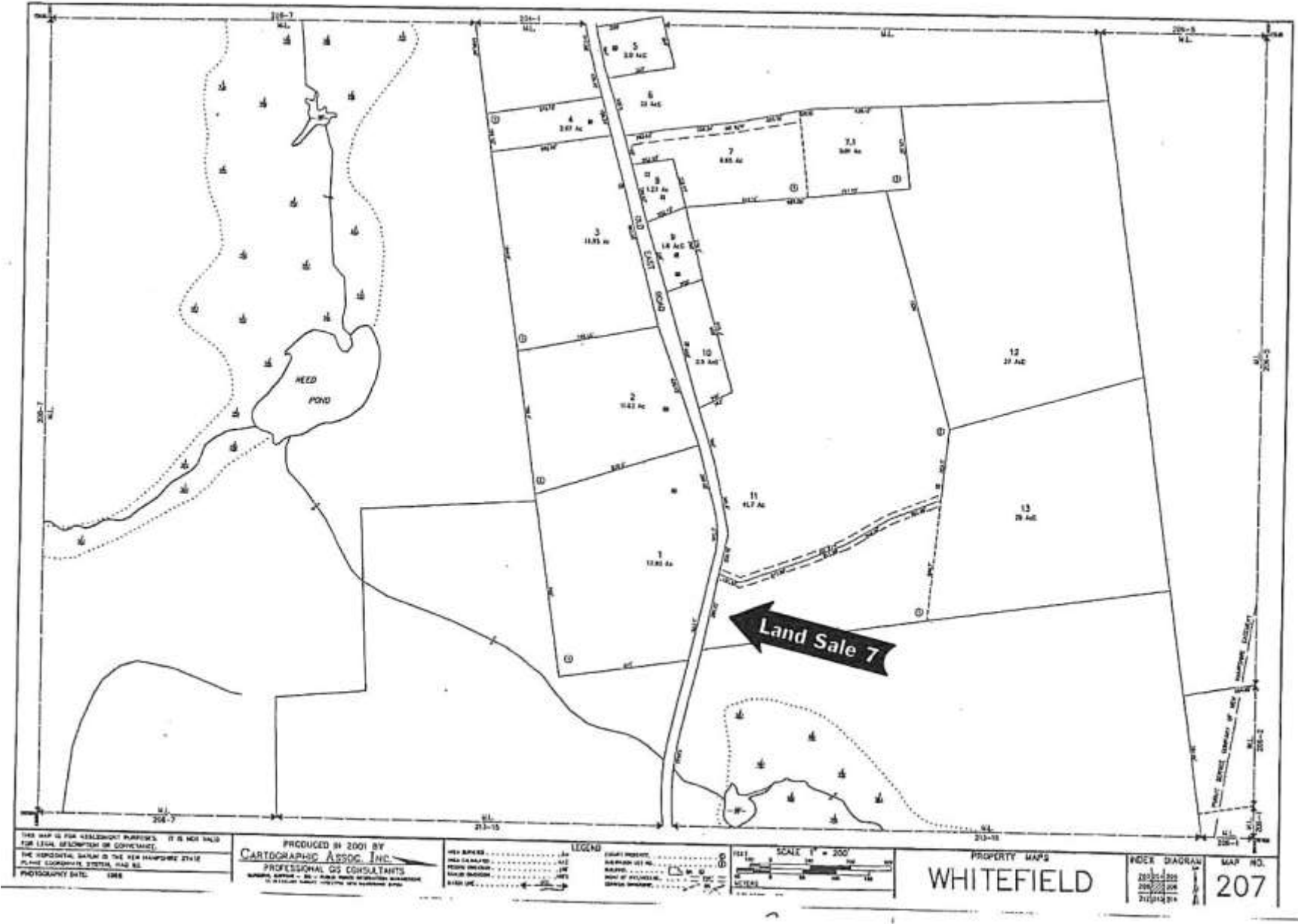
**SHAPE:** Irregular

**FRONTAGE:** 175.55'+- frontage on Longwood Drive and 300.31'+- frontage on Old East Road.

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** Attractive site with good views and large trees on site and some open land.

**UNIT PRICE/ACRE:** \$6701



THIS MAP IS FOR RECREATION PURPOSES. IT IS NOT MADE FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL SCALE IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.  
 PHOTOGRAPHY DATE: 1988

PRODUCED IN 2001 BY  
**CARTOGRAPHIC ASSOC. INC.**  
 PROFESSIONAL QS CONSULTANTS  
 100 W. MAIN ST. SUITE 200  
 WHITEFIELD, VT 05771

**KEY SYMBOLS**  
 OPEN SPACE - Dotted line  
 HIGHWAY - Solid line with double dashes  
 RAILROAD - Solid line with cross-ticks  
 WATER - Wavy line  
 BOUNDARY - Solid line  
 EASEMENT - Dashed line  
 ELEC. LINE - Dotted line with cross-ticks  
 ELEC. POLE - Small circle with cross

**LEGEND**  
 (SOLID) PROPERTY  
 (DASHED) SETBACK  
 (WAVE) WATER  
 (CROSS-TICK) POINT OF INTEREST  
 (CROSS) CORNER MARKER

**SCALE 1" = 200'**  
 0 50 100 150 200  
 FEET  
 0 5 10 15 20  
 METERS

PROPERTY MAPS  
**WHITEFIELD**

**INDEX DIAGRAM**  
 200-1  
 200-2  
 200-3  
 200-4  
 200-5  
 200-6  
 200-7  
 200-8  
 200-9  
 200-10  
 200-11  
 200-12  
 200-13  
 200-14  
 200-15

MAP NO.  
**207**



**SALE #8**

**LOCATION:** East side of Old East Road, Whitefield NH

**GRANTOR:** Douglas and Joseph Todd Glidden

**GRANTEE:** Edward W. and Loretta M. Merrow

**REGISTRY REFERENCE:** Book: 1398 Page: 688  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 207-6

**SALE PRICE:** \$55,000

**SALE DATE:** 1/7/11

**LAND AREA:** 33+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

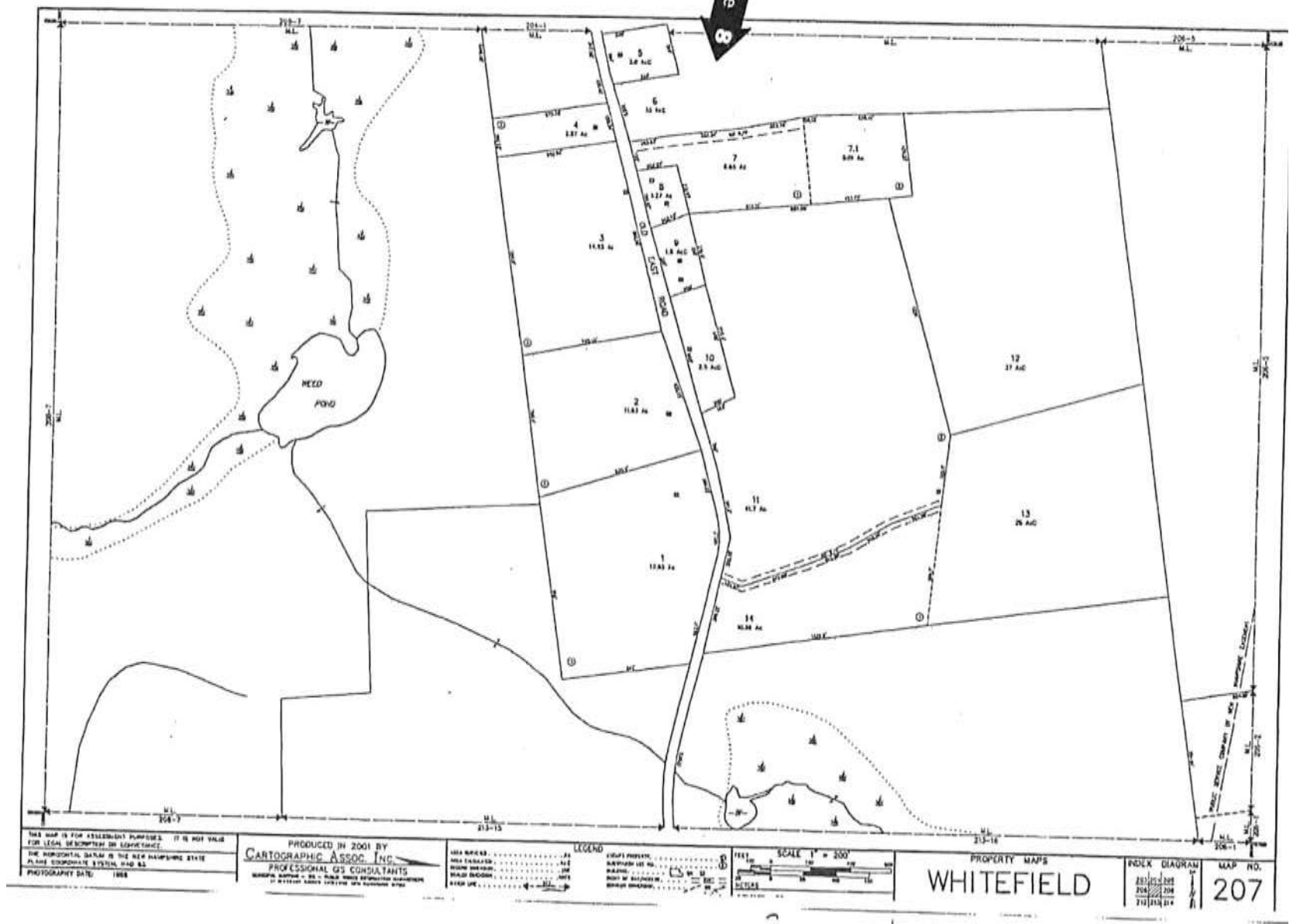
**FRONTAGE:** 305'+- frontage on Old East Road.

**TOPOGRAPHY:** Rolling parcel of land.

**COMMENTS:** This is a cutover parcel of woodland and will not be used for a residential site as it does provide good local views but no long range view. It is still an attractive site.

**UNIT PRICE/ACRE:** \$1666

Land Sale 8



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL OR SURVEY OR ENGINEERING PURPOSES.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.  
 PHOTOGRAPHY DATE: 1988

PRODUCED IN 2001 BY  
**CARTOGRAPHIC ASSOC. INC.**  
 PROFESSIONAL GIS CONSULTANTS  
 1000 STATE ST. SUITE 200  
 PORTLAND, ME 04102

**SALE #9**

**LOCATION:** 305 Jefferson Road, Whitefield NH

**GRANTOR:** Barbara Davis et al.

**GRANTEE:** Jeremie A. and Katie L. Marquis

**REGISTRY REFERENCE:** Book: 1382 Page: 789  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 226-32

**SALE PRICE:** \$57,000

**SALE DATE:** 7/30/13

**LAND AREA:** 10.22+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Vacant at time of purchase. Will be used for residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

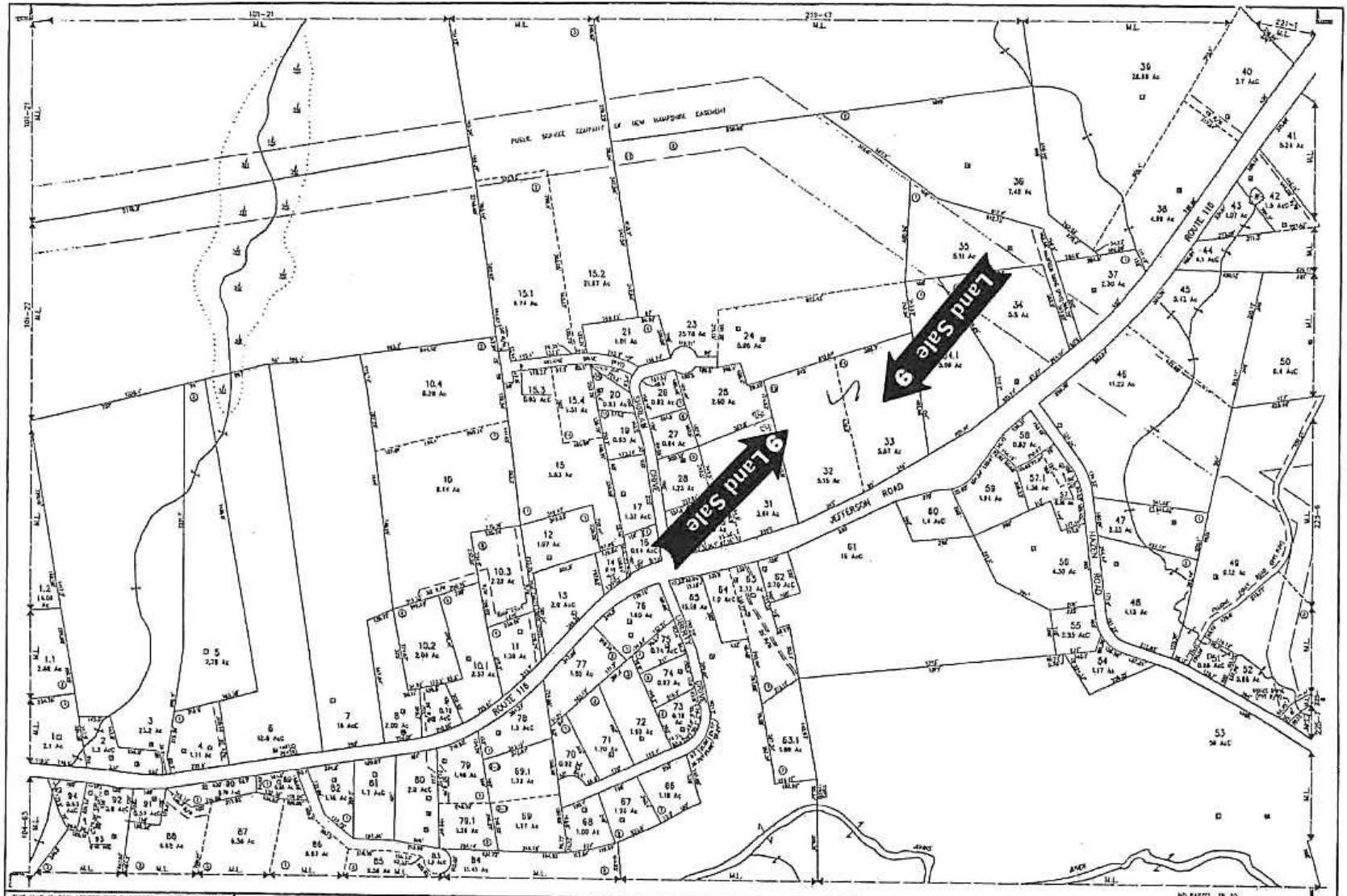
**FRONTAGE:** 686'+- frontage on the northerly side of Jefferson Road.

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** Mostly open parcel with excellent views.

**UNIT PRICE/ACRE:** \$5577





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL, DEEDS, EASES OR COVENANTS.  
 THE HORIZONTAL DATA IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.  
 PHOTOGRAPHY DATE: 1988

PRODUCED IN 2001 BY  
**CARTOGRAPHIC ASSOC. INC.**  
 PROFESSIONAL GIS CONSULTANTS  
 MANCHESTER, NEW HAMPSHIRE  
 10 RICHMOND STREET, LITTLETON, NEW HAMPSHIRE 03042

**LEGEND**  
 AREA SURVEYED ..... 1/4 AC  
 AREA EXCLUDED ..... 1/4 AC  
 BOUNDARY ..... 1/4 AC  
 ROAD ..... 1/4 AC  
 RAILROAD ..... 1/4 AC  
 WATER ..... 1/4 AC  
 UNDEVELOPED ..... 1/4 AC

SCALE 1" = 200'  
 FEET  
 METERS

PROPERTY MAPS  
**WHITEFIELD**  
 INDEX DIAGRAM  
 MAP NO. **226**

**LAND SALE 10**

**LOCATION:** Kimball Hill Road, Whitefield NH

**GRANTOR:** Janet R. Savage

**GRANTEE:** Michael R. and Dayna L. Kraics

**REGISTRY REFERENCE:** Book: 1408 Page: 564  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** Subdivision - Lot 3

**SALE PRICE:** \$50,000

**SALE DATE:** 10/16/14

**LAND AREA:** 19.57+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Woodland

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** 236.80'+- frontage on Kimball Hill Road.

**TOPOGRAPHY:** Very rolling, drops steeply off roadside and is wooded but could have a good view if some trees were removed.

**COMMENTS:** Located on a little traveled road.

**UNIT PRICE/ACRE:** \$2554







## SALE #11

**LOCATION:** Lancaster Road, Route 3, Whitefield NH

**GRANTOR:** Northern Land Holdings and Management

**GRANTEE:** Ronald J. Carroll

**REGISTRY REFERENCE:** Book: 1366 Page: 981  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 212-9

**SALE PRICE:** \$26,700

**SALE DATE:** 2/17/12

**LAND AREA:** 58.3+- acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Residential/Woodland

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

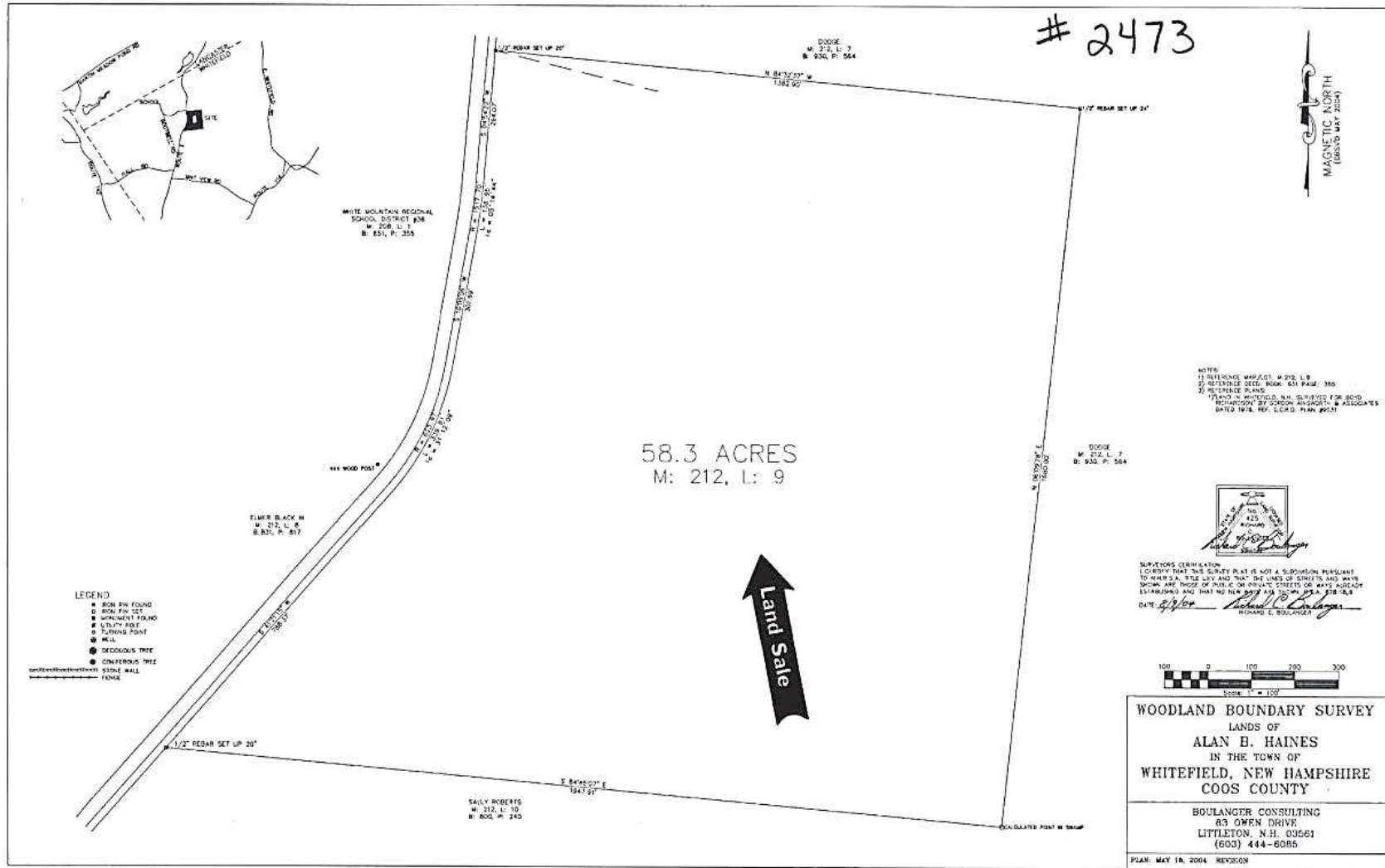
**FRONTAGE:** There is 1947.91'+- frontage on the easterly side of RT 3.

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** This parcel of land is along Route 3 in an area that is developing slowly to commercial use. However, due to its wet soils, it probably cannot be used for anything other than woodland. We noted there was a preponderance of fir balsam trees on site which prefer damp soils and are usually used for pulp and Christmas trees if properly managed.

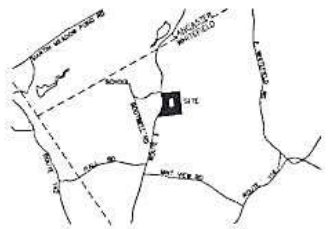
**UNIT PRICE/ACRE:** \$457

# 2473



58.3 ACRES  
M: 212, L: 9

Land Sale



WHITE MOUNTAIN REGIONAL  
SCHOOL DISTRICT #16  
M: 208, L: 1  
B: 835, P: 353

ELDER BLACK #1  
M: 212, L: 8  
B: 835, P: 817

- LEGEND
- IRON PIN FOUND
  - IRON PIN SET
  - SPOREMARK FOUND
  - UTILITY POLE
  - TURNING POINT
  - WELL
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - STONE WALL
  - FENCE

SALLY ROBERTS  
M: 212, L: 10  
B: 806, P: 240

DOOSE  
M: 212, L: 7  
B: 836, P: 564

DOOSE  
M: 212, L: 7  
B: 836, P: 564

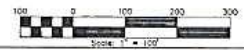
NOTES

- 1) REFERENCE MAP/LOT M:212, L:9
- 2) REFERENCE DEED, BOOK: 651 PAGE: 385
- 3) REFERENCE PLANS

ALAN B. HAINES, N.H. SURVEYOR # 2000  
 REGISTERED BY GEORGE W. BOURGEOIS, R. ASSOCIATES  
 DATED 1978, REF. LOCAL PLAN #2001



SURVEYORS CERTIFICATION  
 I CERTIFY THAT THE SURVEY PLAT IS NOT A SUBDIVISION REQUIRING TO BE FILED IN THE OFFICE OF THE CLERK OF COURTS AND THAT THE LINES OF SURVEY AND MARKS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW PAVED OR UNPAVED STREETS OR WAYS ARE SHOWN.  
 DATE: 5/15/04  
 Richard E. Boulanger  
 RICHARD E. BOULANGER



WOODLAND BOUNDARY SURVEY  
 LANDS OF  
 ALAN B. HAINES  
 IN THE TOWN OF  
 WHITEFIELD, NEW HAMPSHIRE  
 COOS COUNTY

BOULANGER CONSULTING  
 83 OWEN DRIVE  
 LITTLETON, N.H. 03561  
 (603) 444-6085

PLAN: MAY 18, 2004 REVISION

RECEIVED  
 MAY 11 2004 11:13  
 Jody Littlefield  
 Planning Department

**SALE #12**

**LOCATION:** Kimball Hill Road, Whitefield NH

**GRANTOR:** Carol A. Strout

**GRANTEE:** Janet R. Savage

**REGISTRY REFERENCE:** Book: 1395 Page: 228  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 241-5

**SALE PRICE:** \$79,000

**SALE DATE:** 2/28/14

**LAND AREA:** 65+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Woodland; residential subdivision after.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** 926'+- frontage on Kimball Hill Road.

**TOPOGRAPHY:** Very rolling, drops steeply off roadside and is wooded but could have a good view if some trees were removed.

**COMMENTS:** Located on a little traveled road.

**UNIT PRICE/ACRE:** \$1215

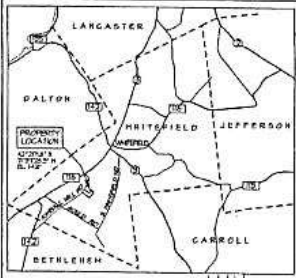


#3888

SOIL DATA REPORT, ENV. NO. 1005038, HIGHWAY LOT SUBD. RESIDENTIAL

SOIL NO.	NAME	SOIL GROUP	HYDRAULIC LOG SIZE	ACRES
57D	BECKETT FINE SANDY LOAM	3	63,000 SQ FT	LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

- REFERENCE PLANS:
1. SURVEY PLAN FOR... PREPARED BY RUI HARSHALL, DATED SEPTEMBER, 1974, RECORDED AT ROCKET 1 PLAN 49.
  2. SUBDIVISION PLAN FOR... WHITE HOOKS, PREPARED BY LEWIS RICH, DATED DECEMBER, 1974, RECORDED AT ROCKET 3 PLAN 50.
  3. SUBDIVISION PLAN OF... SUPERVISOR, PREPARED BY PAVEL HILL, SUBDIVISION FOR... AND ANNETTE HENNING, RECORDED AT ROCKET 5 FOLIO 1 PLAN 10 AND 1.



Symbol	Description
—	INCREMENT FOUND
—	UTILITY POLE
—	UTILITY SET
—	TEST PIT
—	COMPUTED POINT
—	STAKE
—	SHANK LINE
—	STREAM LINE
—	FENCE OR LINE
—	20' BUILDING SETBACK
—	BOUNDARY LINE
—	SOIL TYPE LINE

- GENERAL NOTES:
1. ALL THREE LOTS WILL NOT BE SURVEYED BY JOHN HATHAWAY.
  2. GENERAL HILL ROAD IS A CLASS B AND IS DESIGNATED AS A RURAL ROAD.
  3. APPLICATION IS REQUESTING THREE POINTS OF ACCESS OFF GENERAL HILL ROAD.
  4. BUILDING SETBACK REQUIREMENT: MINIMUM THIRTY-FIVE (35) FEET.
  5. PROLOGATION AND TEST PIT DATA RESULTS BY EQUIN L. DUBOIS, JR. OF PROLOGATION TESTING GROUP, 50 ST. JOHN STREET, WHITEFIELD, NEW HAMPSHIRE, 03591, HAS BEEN SUBMITTED TO THE WHITEFIELD PLANNING BOARD FOR REVIEW.

PLAN OF SUBDIVISION FOR  
**WOODLAND HILLS**  
 KIDBALL HILL ROAD  
 WHITEFIELD, NEW HAMPSHIRE

SOURCE OF TITLE:  
 CAROL A. STREET, FEBRUARY 28, 2004, BOOK 1293 PAGE 0226  
 REFER TO WHITEFIELD TAX MAP 241 LOT 5

OWNER OF RECORD:  
 JANEY LAWRENCE  
 BY JACOB AVILES  
 JEFFERSON, NH 03050

ACREAGE SUMMARY

LOT 1	1746 ACRES
LOT 2	252 ACRES
LOT 3	451 ACRES
TOTAL	2449 ACRES

WHITEFIELD PLANNING BOARD  
 APPROVAL # 2780 DATE 2-8-14  
 This plan is hereby approved by the Whitefield Planning Board as of the above date.  
 J. C. BROWN  
 CHAIRMAN

SCALE 1"=100'  
 0 100 200  
 PHYSICAL BUSINESS SURVEY  
 NAD 83 TOTAL STATION, MAY 2014

TIMOTHY W. SUTHERLAND  
 LAND SURVEYING  
 10 LONGVIEW DRIVE  
 LANCASTER, NH 03034  
 PHONE 603-760-2300 FAX 603-760-4876  
 EMAIL: TWSUTHER@TWSUTHERLAND.COM

Land Sale #1

Land Sale #2

**SALE #13**

**LOCATION:** Kimball Hill Road, Whitefield NH

**GRANTOR:** Janet R. Savage

**GRANTEE:** Charles D. Agnew

**REGISTRY REFERENCE:** Book: 1403 Page: 165  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** 241-5

**SALE PRICE:** \$59,000

**SALE DATE:** 7/24/14

**LAND AREA:** 42.87+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Woodland at time of sale, possible residential.

**ZONING:** None

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

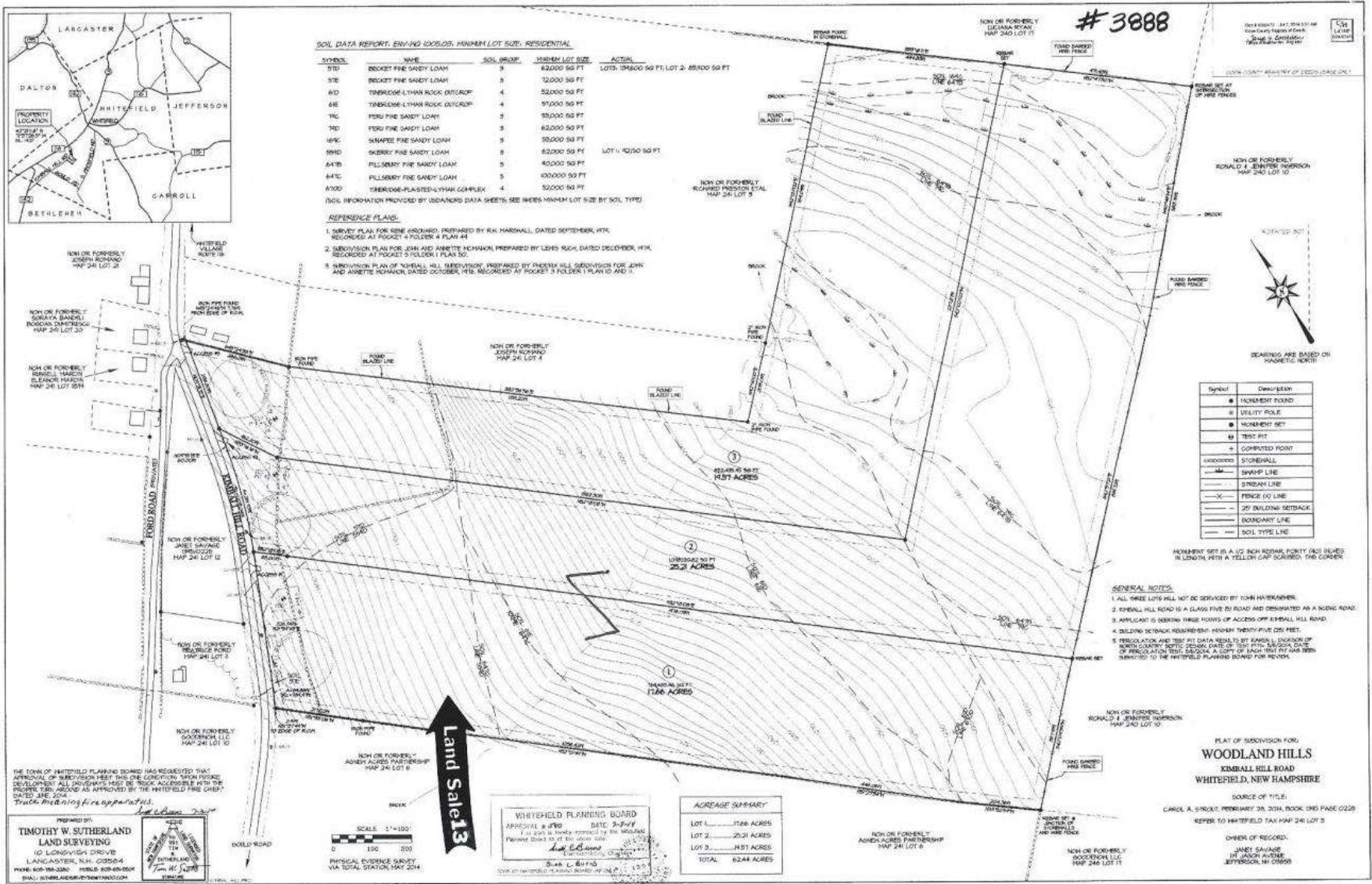
**FRONTAGE:** 717.9'+- frontage on Kimball Hill Road.

**TOPOGRAPHY:** Very rolling, drops steeply off roadside and is wooded but could have a good view if some trees were removed.

**COMMENTS:** This is Lots 1 and 2 of a prior sale. Quiet country road for development.

**UNIT PRICE/ACRE:** \$1376







# BETHLEHEM

## Bethlehem Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	Stony Acrese Drive	Susan Debrino	Glenn W. Raymond & Suzanne N. Raymond	4/16/12	\$53,500	506,167	11.62	\$ 0.11	\$ 4,604	District 2	This parcel will be used for residential purposes. It provides excellent views and has frontage on a private, gravel road-- however, there is a power line across the property. A driveway and septic system are in place and electricity and telephone are available at roadside.
2	Wilson Heights	Richard & Cindyann Winslow	Antonia & Kimberly Pereira	2/15/13	\$30,000	675,180	15.50	\$ 0.04	\$ 1,935	District 2	This is a parcel in a small rural subdivision on Wilson Heights Road, a graveled highway. The use will be residential. Electricity and telephone are available at roadside.
3	Lot 2.6, Mountain Lafayette Way	Adele K. Shanbar, Tr., S&S Realty Trust	Joseph P. Sullivan	8/21/14	\$27,000	218,671	5.02	\$ 0.12	\$ 5,378	District 2	This is a wooded parcel of land; views from the site could be possible after some clearing. There is 500+/- feet of frontage on a gravel road and electricity and telephone are available at roadside. The use will be residential.
4	Lot 88, Cherry Valley Road	Thomas & Sally Blodgett	George D. Dupree	8/27/14	\$12,900	114,563	2.63	\$ 0.11	\$ 4,905	District 2	This parcel is irregular in shape and has rolling topography which slopes upward from the grade of the road. The use will be residential. Electricity and telephone are available at roadside.
5	Lot 6, Ranch Road	Susan A. & Christopher J. Matheson	William O. Heath, Jr. & Lori A. Heath	10/9/13	\$27,000	90,605	2.08	\$ 0.30	\$ 12,981	District 2	The use of this lot will be for residential purposes. This parcel is partially open and part wooded and there is a good view toward the southwest. It has 200 feet of frontage along a private road.
6	Ranch Road	Lucien D. Richardi	Ross & Brenna Audino	10/10/12	\$15,000	84,071	1.93	\$ 0.18	\$ 7,772	District 2	The use of this lot will be for residential purposes. This parcel is wooded, so any views it may have are obscured. It has 200 feet of frontage along a private road and electricity and telephone are available at roadside.
7	Hazen Road	John C. Keller	Gabriella M. Horvath & Steven C. Farrell	10/9/12	\$30,000	230,868	5.30	\$ 0.13	\$ 5,660	District 2	The use of this parcel will be for residential purposes. The site is irregular in shape and is mostly wooded with light tree cover. There is 200 feet of frontage on a private road and electricity and telephone are available.
8	Route 116	James W. Powers, Inc.	Robert & Irene Dupont	10/10/13	\$37,500	219,978	5.05	\$ 0.17	\$ 7,426	District 2	This is an attractive site beside a small, flowing stream. The parcel is nearly at street grade at the frontage along Route 116, but then drops down, plateaus and then drops down again.

000814

## Bethlehem Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND		UNIT		ZONING	COMMENTS
							AREA	ACRES	PRICE /SF	Unit Price Per Acre		
9	Lot 10, Thom Hill Road	Louis Falocco	Loren A. Cleary	10/29/12	\$18,000	80,586	1.85	\$ 0.22	\$ 9,730	District 2	This parcel has gently rolling topography that has 234 feet of slightly below grade frontage on a paved road. This property will be used for residential purposes.	
10	Maple Street	Gene Walter & Linda Schroer	North of the Notch Land Co. LLC	3/6/13	\$24,000	439,956	10.10	\$ 0.05	\$ 2,376	District 2	This is an irregularly shaped, wooded parcel that has gently rolling topography and a small brook running across it. There is a power line easement across the front of this parcel. The use will be residential. Electricity and telephone are available at roadside.	
11	Main St	Rising Star Nominee Trust	Community Living at Lloyd's Hill L.P.	10/9/14	\$150,000	1,937,113	44.47	\$ 0.08	\$ 3,373	District 2	This is a deep parcel with short frontage. It slopes up the side of a hill and would have views	
	Minimum for sales			4/16/12	\$ 12,900	80,586	1.85	\$ 0.04	\$ 1,935			
	Average for Sales			7/4/13	\$ 38,627	417,978	9.60	\$ 0.14	\$ 6,013			
	Maximum for sales			10/9/14	\$ 150,000	1,937,113	44.47	\$ 0.30	\$ 12,981			
	Averages for res lots			8/7/13	\$ 23,914	148,477	3.41	\$ 0.18	\$ 7,693			
	acreage			5/4/13	\$ 64,375	889,604	20.42	\$ 0.07	\$ 3,072			



**SALE #1**

**LOCATION:** **Stony Acres Drive, Bethlehem, NH**

**GRANTOR:** **Susan Debrino**

**GRANTEE:** **Glenn W. Raymond and Suzanne N. Raymond**

**REGISTRY REFERENCE:** **Book: 3873 Page: 945**  
**Grafton County Registry of Deeds, North Haverhill NH**

**TAX MAP PARCEL:** **404-35-05 & 06**

**SALE PRICE:** **\$53,500**

**SALE DATE:** **4/16/12**

**LAND AREA:** **11.62+- acres**

**SOURCE OF INFORMATION:** **MLS and Public Records**

**USE:** **Will be residential**

**ZONING:** **District 2**

**UTILITIES:** **Electricity and telephone available at roadside.**

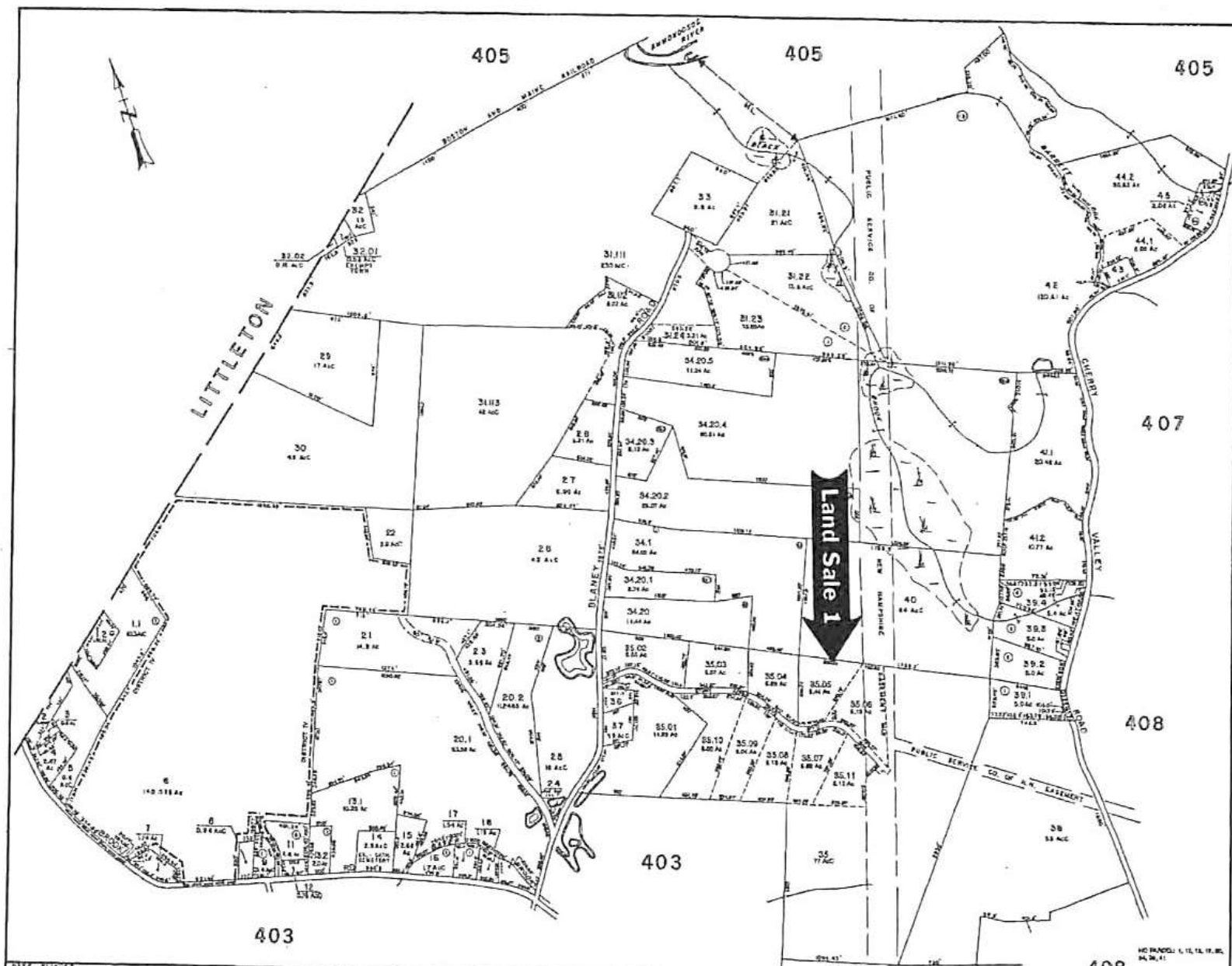
**SHAPE:** **Irregular**

**FRONTAGE:** **There is 989'+- frontage on a graveled private road.**

**TOPOGRAPHY:** **Gently rolling**

**COMMENTS:** **This parcel of land has a driveway and septic system in place. The site provides excellent views but had a power line across it.**

**UNIT PRICE/ACRE:** **\$4604**



DATE FLIGHT  
APRIL 25, 1964  
DATE DELIVERY  
JULY 31, 1965

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION NOR CONVEYANCE.

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MUNICIPAL MAPPING CONSULTANTS  
11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03641

ADJACENT SHEET No. 7  
AREA CALCULATED  
AREA SURVEYED  
BLOCK LIMIT  
BLOCK NUMBER

**LEGEND**  
COMMON OWNERSHIP / OR  
DEVELOPMENT LOT No. 1  
MATCH LINE  
BENT OF WAY  
SCALES DIMENSION

201 SCALE  
1 INCH = 400 FEET  
FEET  
400 800 1200

TOWN OF  
**BETHLEHEM**  
MAP NO. 404

## SALE #2

**LOCATION:** Wilson Heights, Bethlehem, NH

**GRANTOR:** Richard and Cindyann Winslow

**GRANTEE:** Antonia and Kimberly Pereira

**REGISTRY REFERENCE:** Book: 3955 Page: 989  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 407-35.23, 35.24, 35.25, and 35.26

**SALE PRICE:** \$30,000

**SALE DATE:** 2/15/13

**LAND AREA:** 15.5+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

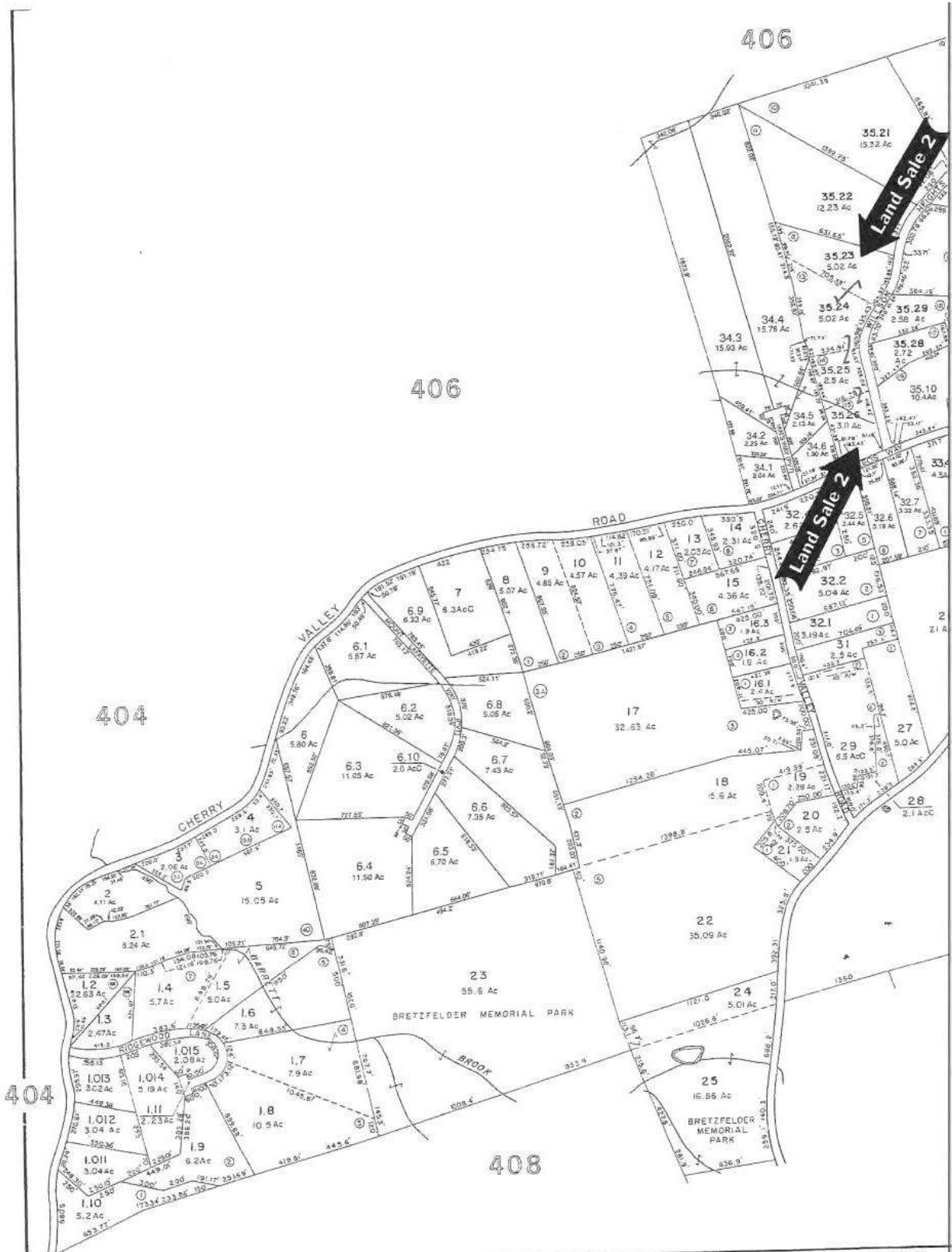
**FRONTAGE:** There is over 1000'+- frontage on Wilson Heights Road, a graveled highway.

**TOPOGRAPHY:** Rolling parcel of land.

**COMMENTS:** This parcel of land is in a small rural subdivision. There is possible view with clearing of this site.

**UNIT PRICE/ACRE:** \$1935





DATE FLIGHT APRIL 28, 1994	THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION NOR CONVEYANCE.	 11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561 603.322.4540 - WWW.CAI-TECH.COM	LEGEND ADJACENT SHEET No. 7 AREA CALCULATED 8.2Ac AREA SURVEYED 8.3Ac BLOCK LIMIT 82 BLOCK NUMBER 82
DATE DELIVERY JULY 31, 1995			COMMON DEVELOPMENT MATCH RIGHT OF SCALE

**SALE #3**

**LOCATION:** Lot 2.6, Mountain Lafayette Way, Bethlehem, NH

**GRANTOR:** Adele K. Shanbar, Trustee of the S&S Realty Trust

**GRANTEE:** Joseph P. Sullivan

**REGISTRY REFERENCE:** Book: 4078 Page: 79  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 407-6.2

**SALE PRICE:** \$27,000

**SALE DATE:** 8/21/14

**LAND AREA:** 5.02+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

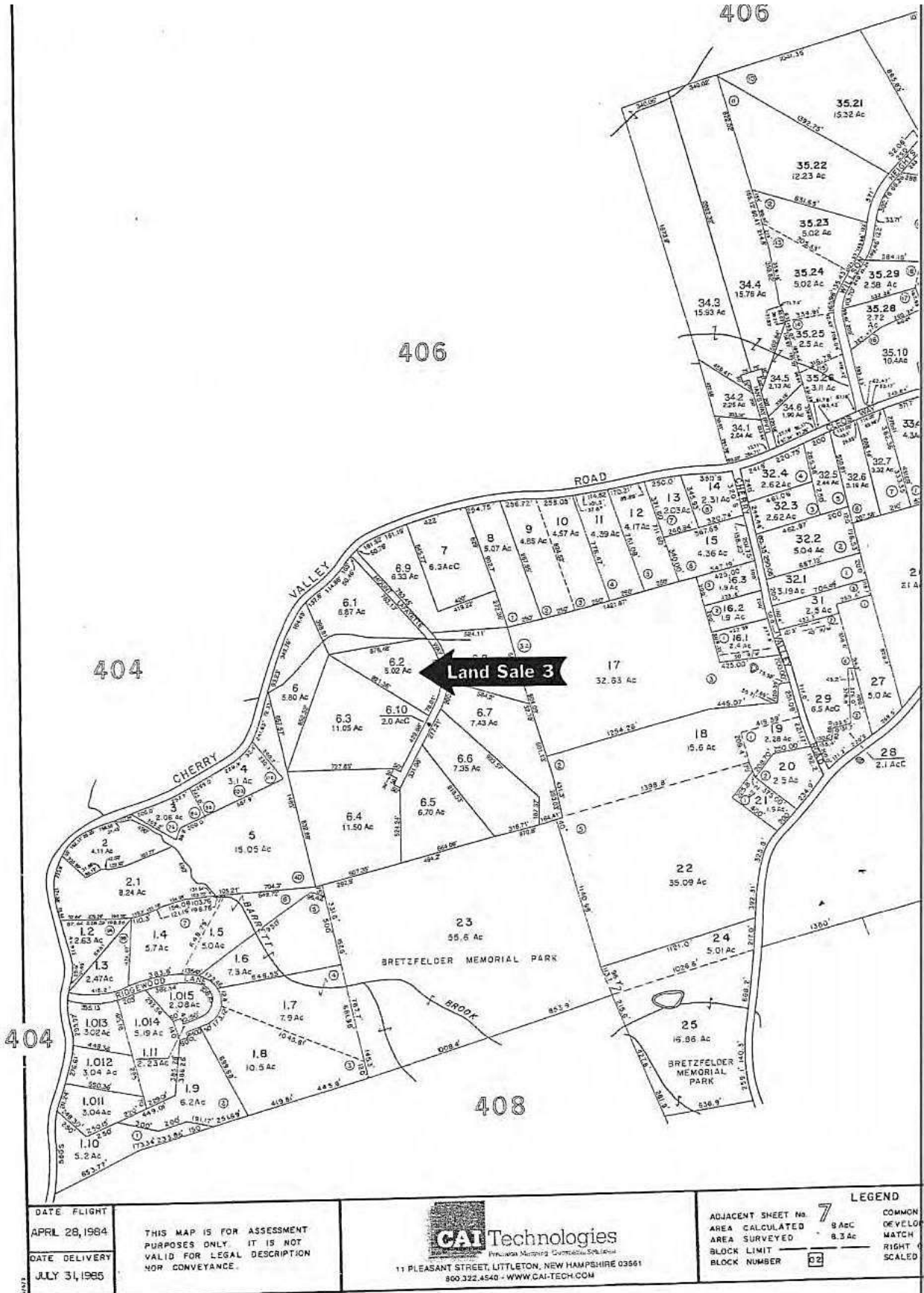
**SHAPE:** Irregular

**FRONTAGE:** There is 504'+- frontage on a graveled road.

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** The lot is wooded with a possible view after some clearing.

**UNIT PRICE/ACRE:** \$5378



DATE FLIGHT  
APRIL 28, 1984

DATE DELIVERY  
JULY 31, 1985

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LEGEND	
ADJACENT SHEET No.	7
AREA CALCULATED	9 Ac
AREA SURVEYED	8.3 Ac
BLOCK LIMIT	
BLOCK NUMBER	22
COMMON DEVELOPMENT MATCH RIGHT OF SCALE	



**SALE #4**

**LOCATION:** Lot 88, Cherry Valley Road, Bethlehem, NH

**GRANTOR:** Thomas and Sally Blodgett

**GRANTEE:** George D. Dupree

**REGISTRY REFERENCE:** Book: 4079 Page: 182  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 407-1.2

**SALE PRICE:** \$12,900

**SALE DATE:** 8/27/14

**LAND AREA:** 2.63+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is 469'+- frontage on the road.

**TOPOGRAPHY:** Rolling, lightly wooded lot.

**COMMENTS:** This parcel slopes upward from road grade.

**UNIT PRICE/ACRE:** \$4904



**Land Sale 4** →

DATE FLIGHT  
APRIL 28, 1984

DATE DELIVERY  
JULY 31, 1985

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LEGEND	
ADJACENT SHEET No. 7	COMMON DEVELOPMENT
AREA CALCULATED 8.5Ac	WATCH RIGHT OF WAY
AREA SURVEYED 8.5Ac	SCALED
BLOCK LIMIT	
BLOCK NUMBER 02	

**SALE #5**

**LOCATION:** Lot 6, Ranch Road, Bethlehem, NH

**GRANTOR:** Susan A. and Christopher J. Matheson

**GRANTEE:** William O. Heath Jr. and Lori A. Heath

**REGISTRY REFERENCE:** Book: 4017 Page: 868  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 406-32.007

**SALE PRICE:** \$27,000

**SALE DATE:** 10/9/13

**LAND AREA:** 2.08+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

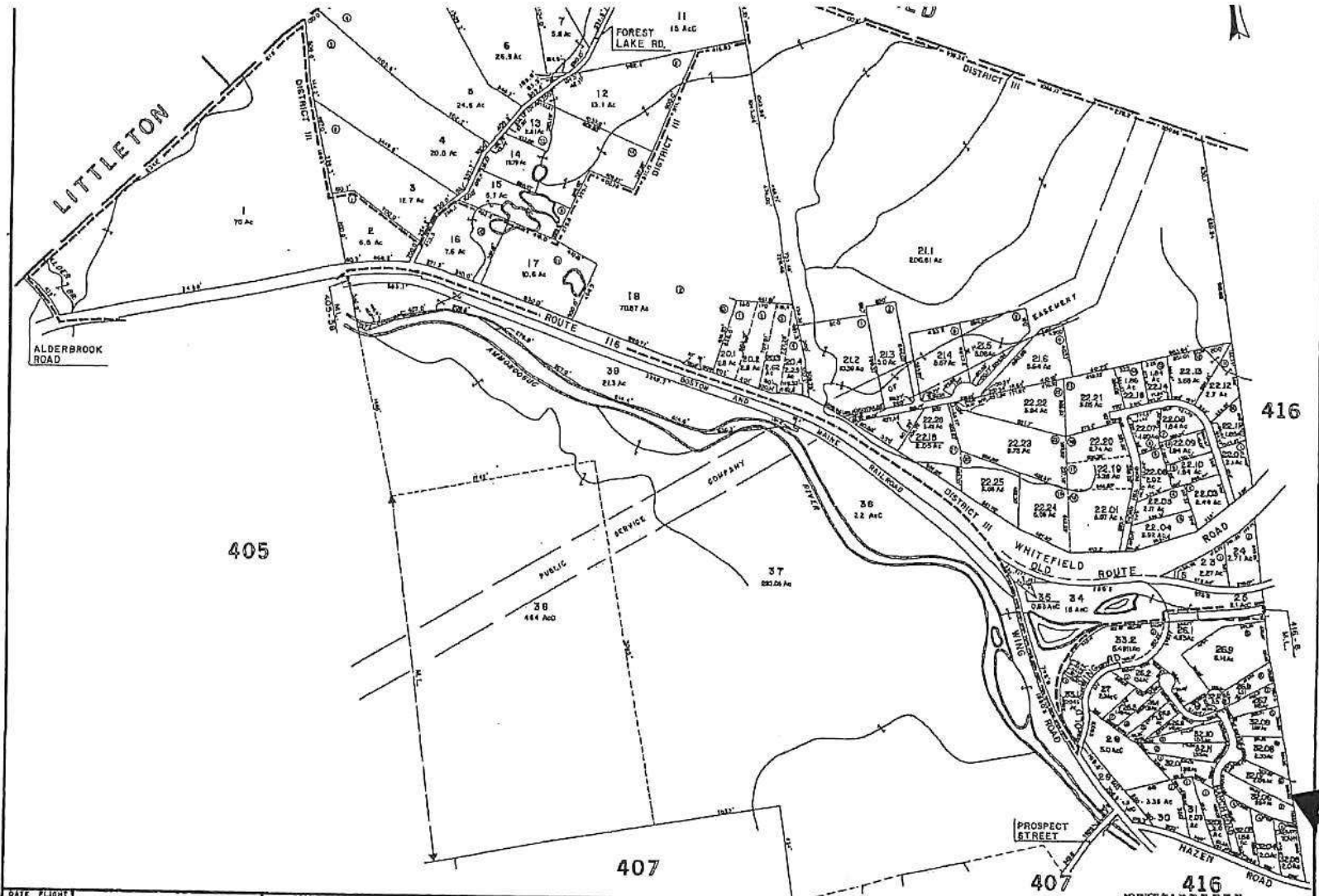
**FRONTAGE:** There is 200'+- frontage on a private road.

**TOPOGRAPHY:** Rolling parcel but partly open, partly wooded.

**COMMENTS:** Good view toward the southwest.

**UNIT PRICE/ACRE:** \$15,384





DATE FLIGHT APRIL 28, 1984	THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION NOR CONVEYANCE.	CARTOGRAPHIC ASSOC., INC. MUNICIPAL MAPPING CONSULTANTS P.O. BOX 287 LITTLETON, NEW HAMPSHIRE 03641	ADJACENT SHEET NO. 7	LEGEND	SCALE 1 INCH = 400 FEET	TOWN OF <b>BETHLEHEM</b>	MAP NO. <b>406</b>
DATE DELIVERY JULY 31, 1985			AREA CALCULATED 8.8 AC	COMMON OWNERSHIP DEVELOPMENT LOT NO. 1	1 INCH = 400 FEET 0 200 400 600 FEET	NO PARCELS 1, 14, 20, 21, 22, 23, 24	

**SALE #6**

**LOCATION:** Ranch Road, Bethlehem, NH

**GRANTOR:** Lucien D. Richardi

**GRANTEE:** Ross and Brenna Audino

**REGISTRY REFERENCE:** Book: 3923 Page: 108  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 406-32.11

**SALE PRICE:** \$15,000

**SALE DATE:** 10/10/12

**LAND AREA:** 1.93+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is 200'+- frontage on a private road.

**TOPOGRAPHY:** Gently rolling parcel of land.

**COMMENTS:** There does not appear to be any great view prospects from this lot as it is wooded.

**UNIT PRICE/ACRE:** \$7772





**SALE #7**

**LOCATION:** Hazen Road, Bethlehem, NH

**GRANTOR:** John C. Keller

**GRANTEE:** Gabriella M. Horvath and Steven C. Farrell

**REGISTRY REFERENCE:** Book: 3922 Page: 479  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 416-44.1

**SALE PRICE:** \$30,000

**SALE DATE:** 10/9/12

**LAND AREA:** 5.3+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

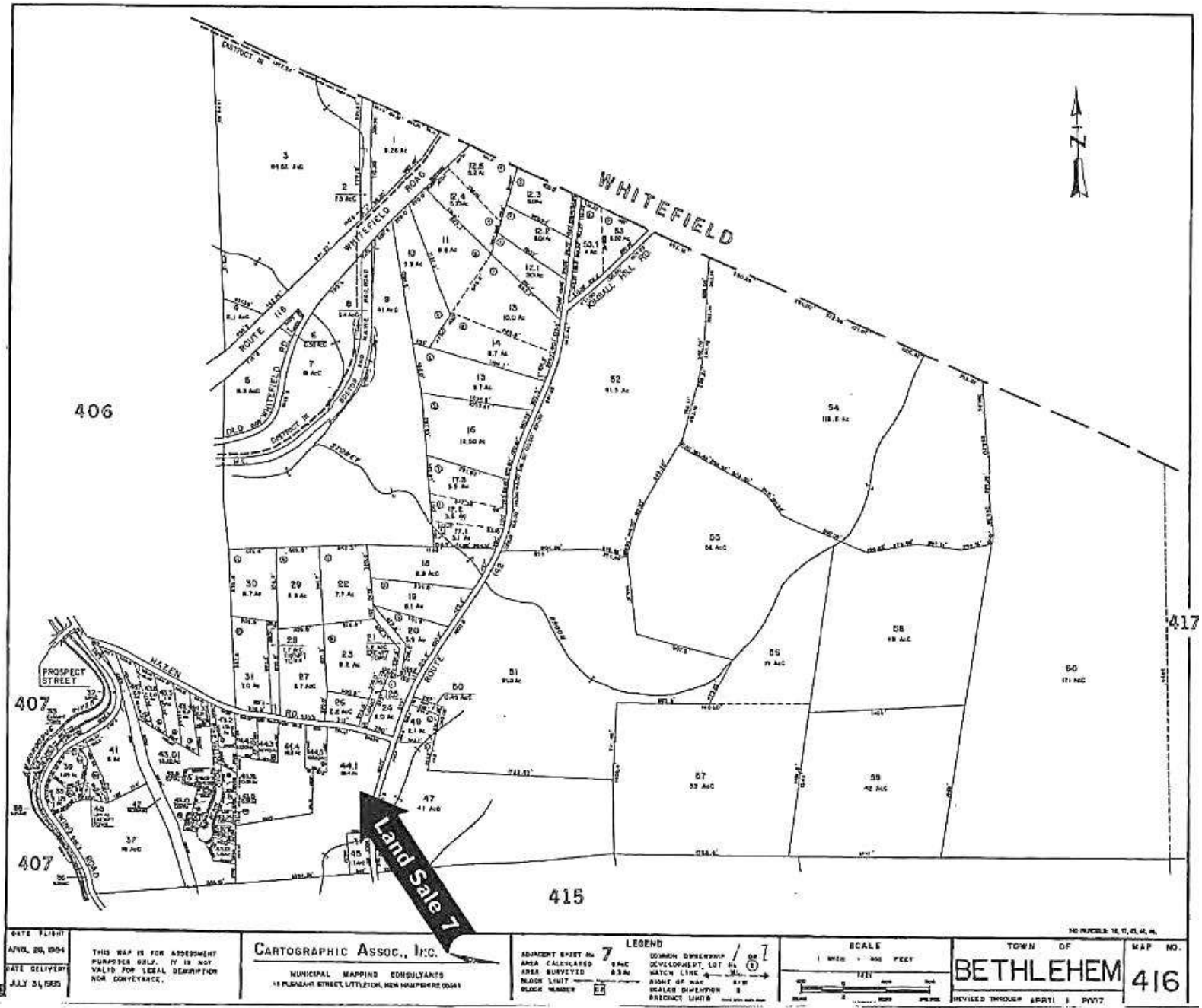
**SHAPE:** Irregular

**FRONTAGE:** There is 200'+- frontage on a private road.

**TOPOGRAPHY:** Gently rolling.

**COMMENTS:** Mostly wooded or lightly tree covered.

**UNIT PRICE/ACRE:** \$5,660



DATE PLATTED  
APRIL 20, 1904  
DATE DELIVERED  
JULY 31, 1905

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ADJACENT BIRTH No. 7  
AREA CALCULATED 8.9 AC  
AREA SURVEYED 8.9 AC  
BLOCK LIMIT 1/4  
BLOCK NUMBER 53

**LEGEND**  
COMMON DEVELOPMENT DEVELOPMENT LOT No. 107  
WATCH LINE  
ASPECT OF WAY  
SCALES DIMENSION 8  
PRECINCT LIMITS

**SCALE**  
1 INCH = 400 FEET  
FEET  
0 100 200 300 400

TOWN OF  
**BETHLEHEM**

MAP NO.  
**416**

REVISED THROUGH 68211 1 P.077

**SALE #8**

**LOCATION:** Route 116, Bethlehem, NH

**GRANTOR:** James W. Powers Inc.

**GRANTEE:** Robert and Irene Dupont

**REGISTRY REFERENCE:** Book: 4001 Page: 371  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 405-54

**SALE PRICE:** \$37,500

**SALE DATE:** 10/10/13

**LAND AREA:** 5.05+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

**SHAPE:** Irregular

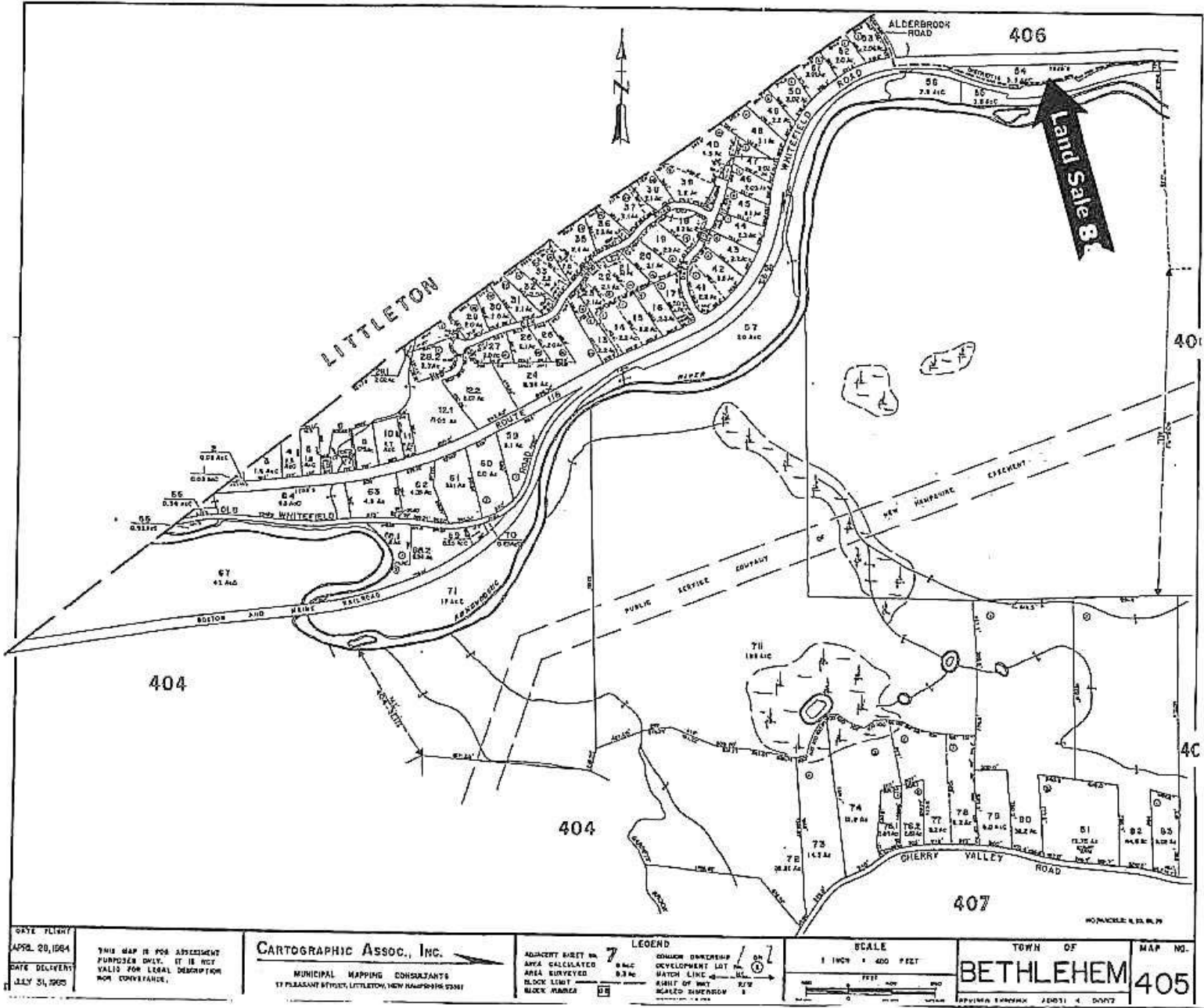
**FRONTAGE:** There is 1950'+- frontage along the southeasterly side of Route 116, a paved state highway.

**TOPOGRAPHY:** Rolling parcel of land that sits at about road grade at street and then drops down to the railroad track and then drops down again to a small plateau before it drops again to the river.

**COMMENTS:** It is an attractive site beside a small flowing stream. It is also very convenient to highway travel.

**UNIT PRICE/ACRE:** \$7425





DATE PLATTED  
APRIL 20, 1984  
DATE DELIVERED  
JULY 31, 2000

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**CARTOGRAPHIC Assoc., Inc.**

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ADJACENT BUREAU NO. 7  
AREA CALCULATED 0.8 AC  
AREA SURVEYED 0.8 AC  
BLOCK LIMIT  
BLOCK NUMBER 08

**LEGEND**

CONTOUR OVERLAP  
DEVELOPMENT LOT  
BATCH LINE  
RIGHT OF WAY  
NEW  
SCALE SUPERSEDED

**SCALE**  
1 INCH = 400 FEET

TOWN OF  
**BETHLEHEM**  
MAP NO. 405

**SALE #9**

**LOCATION:** Lot 10, Thorn Hill Road, Bethlehem, NH

**GRANTOR:** Louis Falocco

**GRANTEE:** Loren A. Cleary

**REGISTRY REFERENCE:** Book: 3928 Page: 78  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 406-22.11

**SALE PRICE:** \$18,000

**SALE DATE:** 10/29/12

**LAND AREA:** 1.85+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

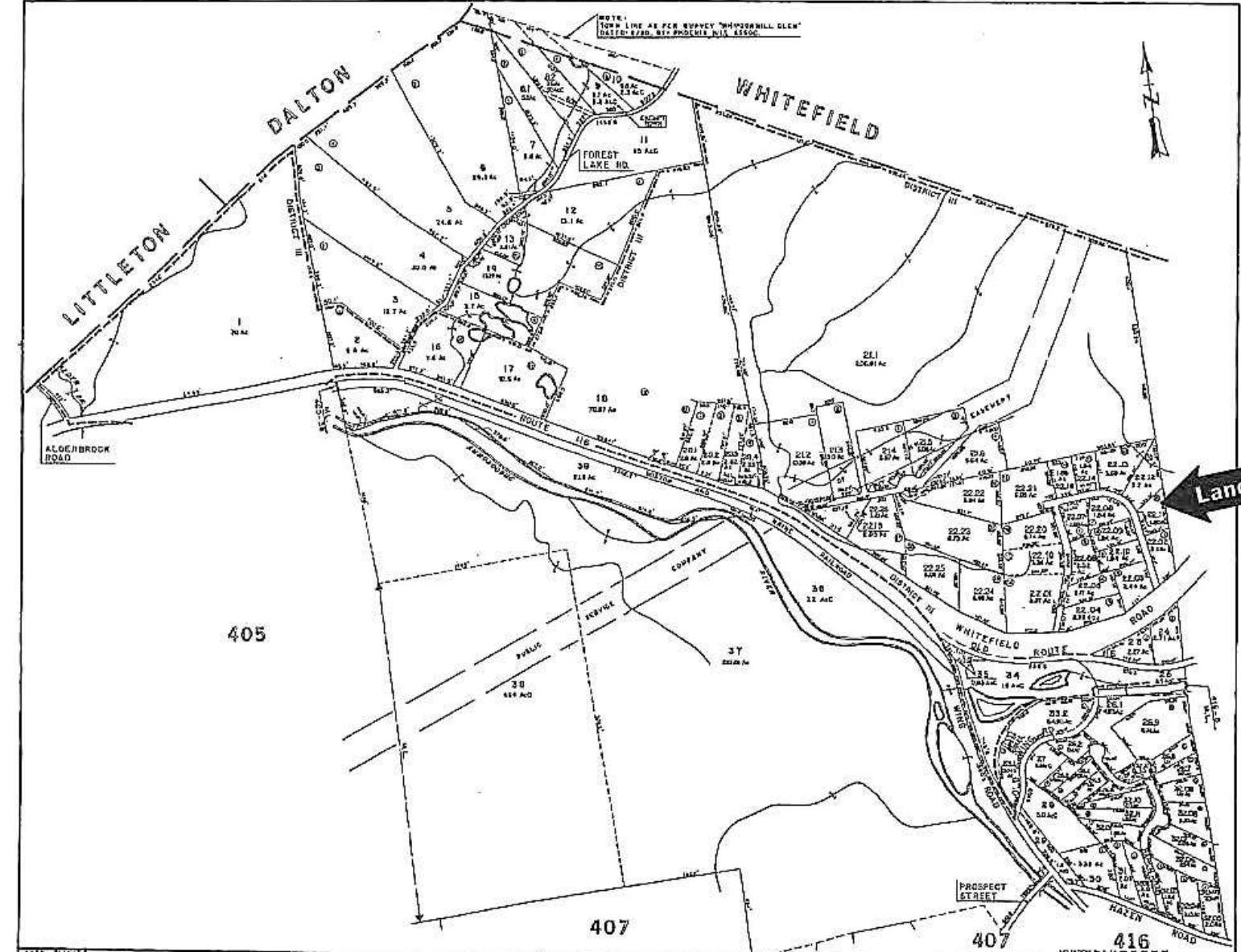
**SHAPE:** Irregular

**FRONTAGE:** There is 234'+- frontage on a paved road.

**TOPOGRAPHY:** Gently rolling parcel, slightly below road grade.

**COMMENTS:** No particular view from this site that we could observe.

**UNIT PRICE/ACRE:** \$9729



DATE FLIGHT APRIL 29, 1934 DATE DELIVERY JULY 31, 1935	THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.	<b>CARTOGRAPHIC ASSOC., INC.</b> MUNICIPAL MAPPING CONSULTANTS 202 BOX 347 LITTLETON, NEW HAMPSHIRE 03451	<b>LEGEND</b> ADJACENT EASEY IN 7 AREA CALCULATED 9.42 AREA SURVEYED 9.34 BLOCK LIMIT BLOCK NUMBER 82	COMMON OWNERSHIP DEVELOPMENT LOT MATCH LINE RIGHT OF WAY BEALED DIMENSION	<b>SCALE</b> 1 INCH = 400 FEET 	TOWN OF <b>BETHLEHEM</b> MAP NO. 406
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**SALE #10**

**LOCATION:** Maple Street, Bethlehem, NH

**GRANTOR:** Gene Walter and Linda Schroer

**GRANTEE:** North of the Notch Land Company LLC

**REGISTRY REFERENCE:** Book: 3960 Page: 278  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 415-54

**SALE PRICE:** \$24,000

**SALE DATE:** 3/6/13

**LAND AREA:** 10.1+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Will be residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside.

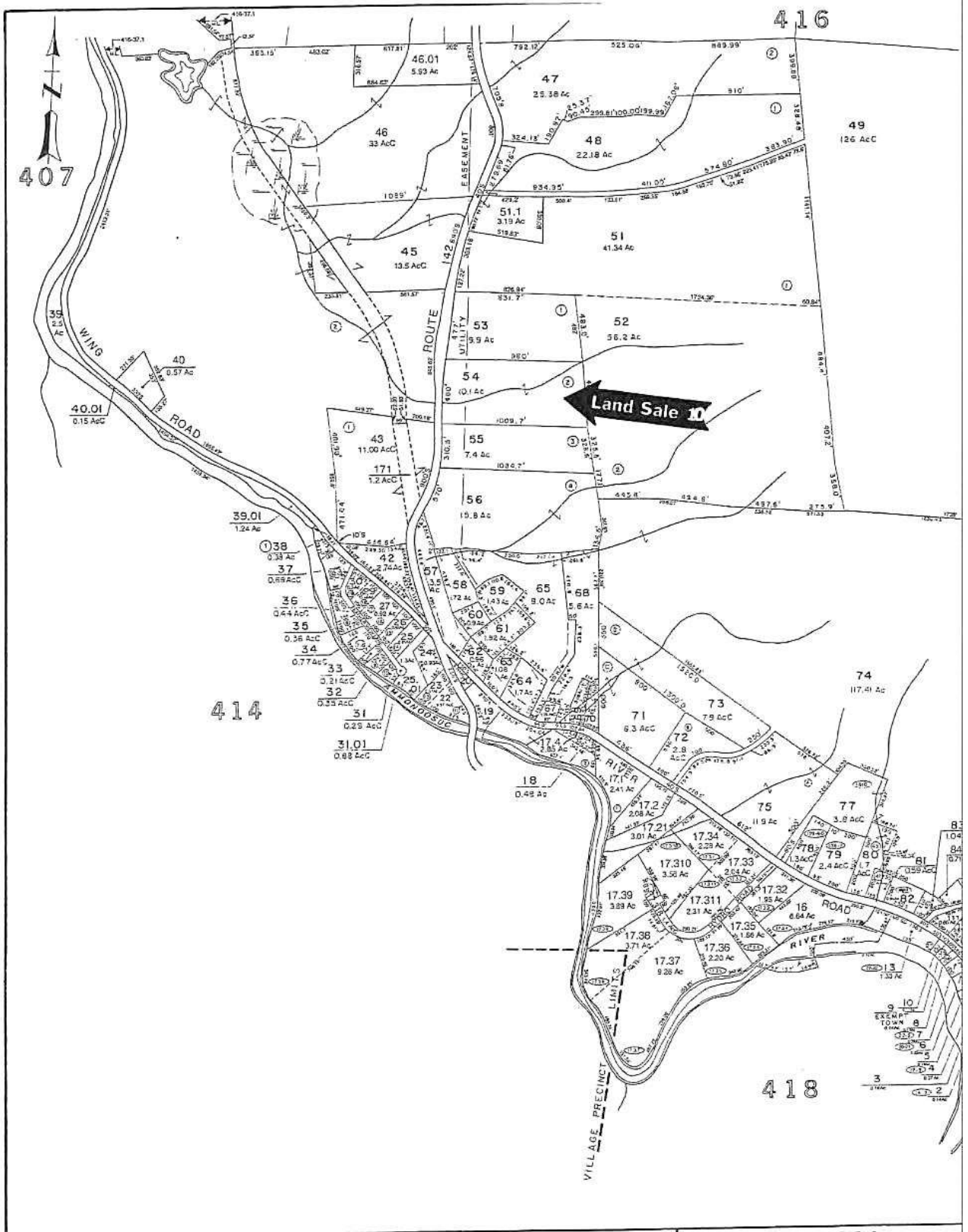
**SHAPE:** Irregular

**FRONTAGE:** There is 460'+- frontage on the northerly side of the highway.

**TOPOGRAPHY:** Gently rolling wooded lot with a small brook running across it.

**COMMENTS:** There is a power line easement across the front of this parcel.

**UNIT PRICE/ACRE:** \$2376



DATE FLIGHT  
APRIL 28, 1984

DATE DELIVERY  
JULY 31, 1985

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LEGEND	
ADJACENT SHEET No. 7	COMMON OWNERSHIP
AREA CALCULATED 8.6 AC	DEVELOPMENT LOT
AREA SURVEYED 8.3 AC	MATCH LINE
BLOCK LIMIT	RIGHT OF WAY
BLOCK NUMBER 02	SCALED DIMENSION
	PRECINCT LIMITS

**LAND SALE 11**

**LOCATION:** Main Street, Bethlehem, NH

**GRANTOR:** Rising Star Nominee Trust, Richard Gould Trustee

**GRANTEE:** Community Living at Lloyd's Hill Ltd. Partnership

**REGISTRY REFERENCE:** Book: 4087 Page: 464  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 205-255

**SALE PRICE:** \$150,000

**SALE DATE:** 10/9/14

**LAND AREA:** 44.47+- acres

**SOURCE OF INFORMATION:** Assessor and Public Records

**USE:** Residential

**ZONING:** District 2

**UTILITIES:** Electricity and telephone available at roadside. Sewer and water also available.

**SHAPE:** Irregular

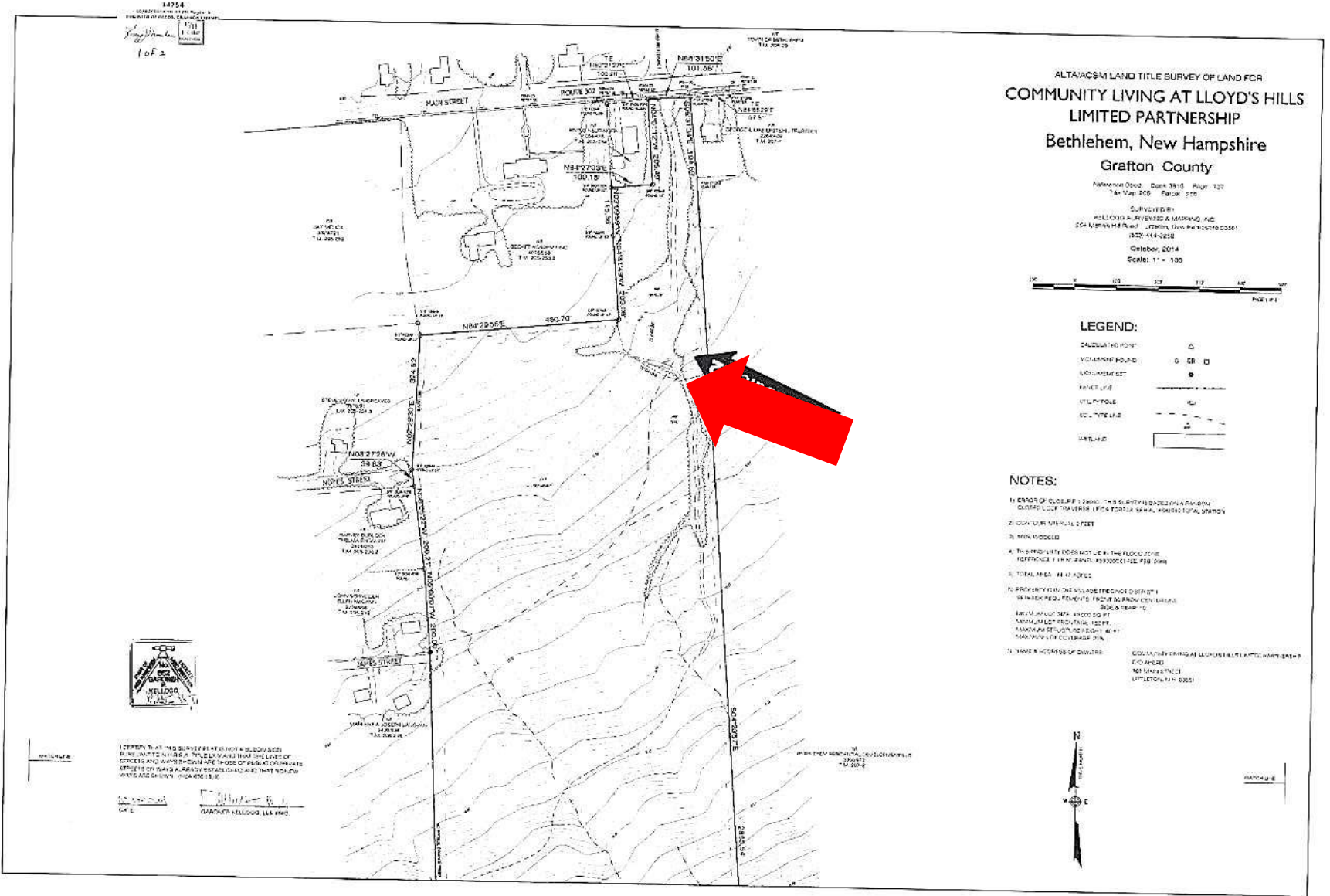
**FRONTAGE:** There is 101.56'+- frontage on the southerly side of Main Street or Route 302 in Bethlehem.

**TOPOGRAPHY:** Rolling

**COMMENTS:** This parcel of land sits among other developing parcels near other proposed village developments. But these other proposed developments have seen no progress for many years.

**UNIT PRICE/ACRE:** \$3373







**REAL ESTATE APPRAISAL  
VOLUME IV - PART 2  
SOUTHERN SEGMENT MARKET DATA**

**NORTHERN PASS TRANSMISSION PROJECT  
FROM DUMMER IN COOS COUNTY TO  
DEERFIELD IN ROCKINGHAM COUNTY  
NEW HAMPSHIRE**

NOVEMBER 14, 2014  
*Colliers File #:* J140244

*Prepared For:*

Mr. Christopher J. Allwarden  
Senior Counsel – Eversource Energy Legal  
Eversource Energy Service Company  
Energy Park  
Manchester, NH 03101

PREPARED BY  
**COLLIERS INTERNATIONAL**  
**VALUATION & ADVISORY SERVICES**

## **CONTENTS**

**ASHLAND**

**NEW HAMPTON**

**BRIDGEWATER**

**BRISTOL**

**HILL**

**FRANKLIN**

**NORTHFIELD**

**CANTERBURY**

**CONCORD**

**PEMBROKE**

**ALLENSTOWN**

**DEERFIELD**



# ASHLAND

## Ashland Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	33 Owl Brook Rd.	Ronald & Elizabeth Thebearage	Armand J. & Diane S. Chenelle	9/28/10	\$35,000	83,635	1.92	\$ 0.42	\$18,229	Residential	This residential lot is irregularly shaped, is wooded and has sloping topography; there are local mountain views. There is frontage on Owl Brook Road, a gravel town road. Available utilities include electricity and telephone.
2	Glove Street	Sherburne & Patricia Dame	Pemi-Valley Habitat for Humanity, Inc.	7/15/11	\$10,000	11,326	0.26	\$ 0.88	\$38,462	Village Residential	This is an open, in-town lot with a residential view. The parcel is rectangular in shape with level topography and frontage on Glove Street—a paved town road. Utilities include electricity and telephone.
3	37 Thompson Street	Thomas Carbone	Steven & Colleen Raposa	11/14/12	\$29,500	40,511	0.93	\$ 0.73	\$31,720	Village Residential with Squam River Overlay	This is an open, in-town lot with an irregular shape. This parcel has frontage on Thompson Street, a paved town way, as well as frontage along the Squam River. The site slopes away from the street to the Squam River; the location provides both a residential and river view.
4	46 West Street	Joshua Bixby	The Harold Leonard Cummings Family Trust / Leonard Cummings, Trustee	3/13/13	\$45,000	87,120	2.00	\$ 0.52	\$22,500	Commercial & Rural Residential	This is a long, narrow lot on West Street (a paved, dead-end town road). The parcel is open and wooded with moderately sloping topography. This is close to Route I-93 and adjacent to commercial buildings. Utilities include electricity and telephone.
5	177 North Ashland Rd.	Estate of Brenda Lee Boynton, Gary Sharrow, Executor	Alan T. Mann	3/25/13	\$48,000	226,512	5.20	\$ 0.21	\$9,231	Residential W/ Pemi River Overlay	This property has frontage along North Ashland Road (a paved town road) as well as along the Pemigewasset River. The land is both level and open / sloping and wooded and is used for residential and recreational use. The site has a limited mountain view. Utilities include electricity and telephone.
6	Hicks Hill Rd.	Hillary Moore	Abear Family Revocable Trust	11/12/13	\$33,500	87,120	2.00	\$ 0.38	\$16,750	Rural Residential	This is an irregularly shaped, wooded residential parcel with level topography. The site has frontage on Hicks Hill Road, a paved, dead end town road. Utilities include electricity and telephone.

000841

## Ashland Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
7	Hicks Hill Rd.	Catherine Philbrook, et al	John Collidge & Anne Richards	10/7/14	\$25,000	126,324	2.90	\$ 0.20	\$8,621	Rural Residential	This lot is irregular in shape with sloping topography which offers local mountain views. This property is used for farm pasture and residential purposes. Utilities include electricity and telephone.
8	177 North Ashland Rd.	Alan T. Mann	Steven D. Baker	10/28/14	\$65,000	226,512	5.20	\$ 0.29	\$12,500	Residential w/ Pemi River Overlay	Resale of Land Sale 5 above.
9	91 Blue Sky Drive	West Street Development, LLC	Craig Allen Souza	8/1/13	\$75,000	277,913	6.38	\$ 0.27	\$9,231	Village Residential	This is an irregularly shaped, wooded parcel with very rolling topography. Electricity and telephone are available at street, but no sewer or water is available. The site has frontage on a paved town highway and it has an excellent view.
10	Blue Sky Drive	West Street Development, LLC	Brian Moriarty	7/13/11	\$80,000	350,658	8.05	\$ 0.23	\$9,938	Village Residential	This is an irregularly shaped, wooded parcel with very rolling topography. Electricity and telephone are available at street, but no sewer or water is available. The site has frontage on a paved town highway and it has an excellent view.
	Minimum for sales			9/28/10	\$ 10,000	11,326	0.26	\$ 0.20	\$8,621		
	Average for Sales			1/5/13	\$ 44,600	151,763	3.48	\$ 0.41	\$17,718		
	Maximum for sales			10/28/14	\$ 80,000	350,658	8.05	\$ 0.88	\$38,462		



## SALE #: 1

**LOCATION:** 33 Owl Brook Road, Ashland, NH 03217

**GRANTOR:** Ronald L. & Elizabeth H. Thebearage

**GRANTEE:** Armand J. Chenelle, SR. & Diane S. Chenelle

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 3734 Page 630

**TAX MAP PARCEL:** 010-003-033

**SALE PRICE:** \$ 35,000

**SALE DATE:** 09/ 28/ 2010

**LAND AREA:** 1.92 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential

**ZONING:** Rural Residential

**UTILITIES:** Electricity and phone

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Owl Brook Road, a gravel town road

**TOPOGRAPHY:** Wooded, sloping.

**COMMENTS:** Local mountain views.

**UNIT PRICE:** \$ 18,229 / acre



## SALE #: 2

LOCATION: Glove Street, Ashland, NH 03217

GRANTOR: Sherburne A. & Patricia A. Dame

GRANTEE: Pemi-Valley Habitat for Humanity Inc.

REGISTRY REFERENCE: Grafton County Registry of Deeds  
Bk 3806 Page 448

TAX MAP PARCEL: 017-003-004

SALE PRICE: \$ 10,000

SALE DATE: 07/15/2011

LAND AREA: .26 acres

SOURCE OF INFORMATION: Broker's and Land Records

USE: Residential

ZONING: Village Residential

UTILITIES: Electricity and phone

SHAPE: Rectangular

FRONTAGE: There is frontage on Glove Street, a paved town street.

TOPOGRAPHY: Level, open.

COMMENTS: In town lot. Residential view.

UNIT PRICE: \$ 38,461 / acre





## SALE #: 3

LOCATION: 37 Thompson Street, Ashland, NH 03217

GRANTOR: Thomas Carbone

GRANTEE: Steven Anthony & Colleen Joyce Raposa

REGISTRY REFERENCE: Grafton County Registry of Deeds  
Bk 3932 Page 529

TAX MAP PARCEL: 016-009-019

SALE PRICE: \$ 29,500

SALE DATE: 11/14/2012

LAND AREA: .93 acres

SOURCE OF INFORMATION: Broker's and Land Records

USE: Residential

ZONING: Village Residential with Squam River Overlay

UTILITIES: Electricity and phone

SHAPE: Irregular

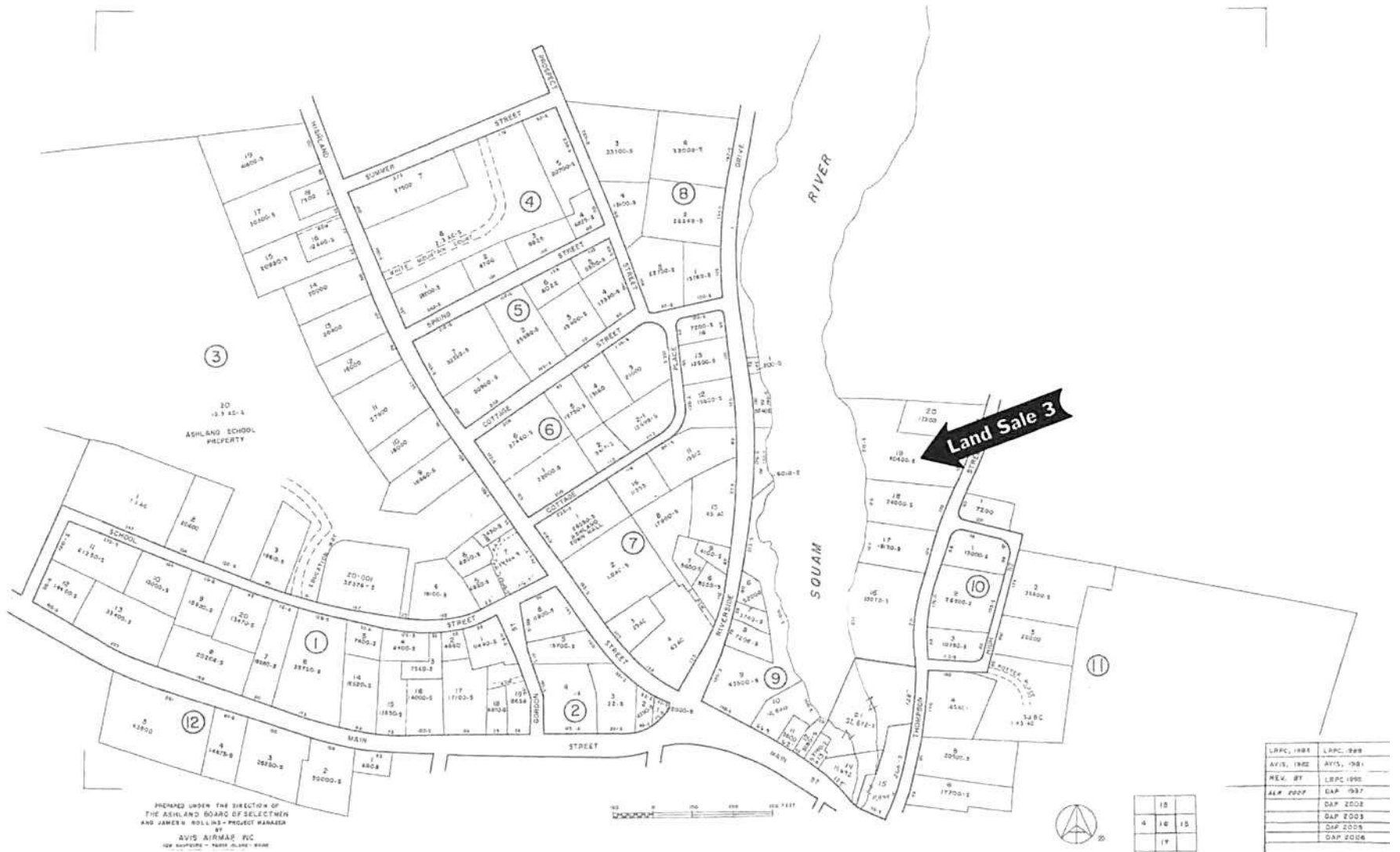
FRONTAGE: There is frontage on Thompson Street, a paved town street. There is frontage on Squam River.

TOPOGRAPHY: Open, sloping down away from street to Squam River.

COMMENTS: In town lot. Residential and river view.

UNIT PRICE: \$ 31,720 / acre

TOWN OF ASHLAND, NEW HAMPSHIRE  
ASSESSORS MAP



PREPARED UNDER THE DIRECTION OF  
THE ASHLAND BOARD OF SELECTMEN  
AND JAMES W. ROLLINS - PROJECT MANAGER  
BY  
AVIS AIRMAR, P.C.  
100 WASHINGTON - NORTH ASHLAND - NH

LRPC, 1981	LAPC, 1988
AVIS, 1982	AVIS, 1981
REV. BY	LRPC 1990
44.8 1007	DAP 1997
	DAP 2002
	DAP 2003
	DAP 2005
	DAP 2006

000848



## SALE #: 4

LOCATION: 46 West Street, Ashland, NH 03217

GRANTOR: Joshua Bixby

GRANTEE: The Harold Leonard Cummings Family Trust, Leonard Cummings, Trustee .

REGISTRY REFERENCE: Grafton County Registry of Deeds  
Bk 3962 Page 52

TAX MAP PARCEL: 004-002-003

SALE PRICE: \$ 45,000

SALE DATE: 03/13/2013

LAND AREA: 2.0 acres

SOURCE OF INFORMATION: Broker's and Land Records

USE: Commercial, Rural Residential

ZONING: Village Residential with Squam River Overlay

UTILITIES: Electricity and phone

SHAPE: Irregular

FRONTAGE: There is 33 ff +/- frontage on West Street, a paved town street.

TOPOGRAPHY: Sloping to increasing moderate, open and wooded.

COMMENTS: Close to I-93 and adjacent to commercial buildings. Located on dead-end street. Long narrow lot.

UNIT PRICE: \$ 22,500 / acre



PREPARED UNDER THE SUPERVISION OF  
 THE ASHLAND BOARD OF SELECTMEN  
 AND JAMES A. BOLLIER, PRESENT MANAGER  
 BY  
 RYAN SURMAN INC.  
 1000 DUNDAS STREET WEST, SUITE 100  
 MISSISSAUGA, ONTARIO L4X 1L3



1	2
3	4
5	6

1891	1898	1905
1912	1919	1926
1933	1940	1947
1954	1961	1968
1975	1982	1989
1996	2003	2010
2017	2024	2031

000850

## SALE #: 5

**LOCATION:** 177 North Ashland Road, Ashland, NH 03217

**GRANTOR:** Brenda Lee Boynton Estate, Gary L. Sharrow, Executor

**GRANTEE:** Alan T. Mann

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 3964 Page 0757

**TAX MAP PARCEL:** 006-001-010

**SALE PRICE:** \$ 48,000

**SALE DATE:** 03/25/2013

**LAND AREA:** 5.2 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential, Recreational

**ZONING:** Rural Residential with Pemi River Overlay

**UTILITIES:** Electricity and phone

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on North Ashland Road, a paved town road. There is frontage on Pemigewasset River.

**TOPOGRAPHY:** Level and open, sloping and wooded.

**COMMENTS:** Site contains two car garage. Views: woods with limited mountain view.

**UNIT PRICE:** \$ 9,230 / acre





## SALE #: 6

**LOCATION:** Hicks Hill Road, Ashland, NH 03217

**GRANTOR:** Hillary L. Moore

**GRANTEE:** Abear Family Recovable Trust

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 4024 Page 469

**TAX MAP PARCEL:** 007-000-029

**SALE PRICE:** \$ 33,500.00

**SALE DATE:** 11 /12 /2013

**LAND AREA:** 2.0 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential

**ZONING:** Rural Residential

**UTILITIES:** Electricity and phone

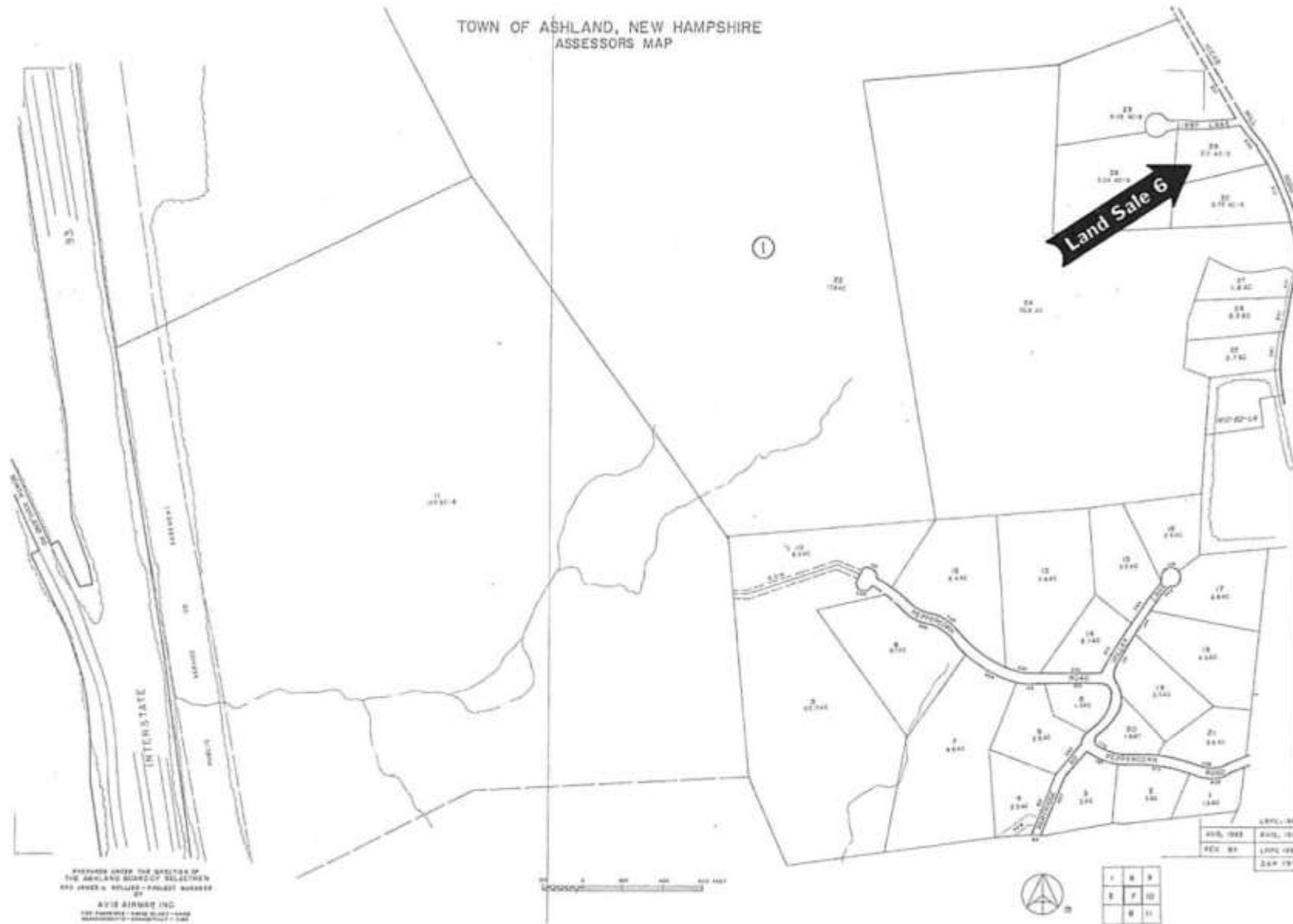
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Hicks Hill Road a paved town road.

**TOPOGRAPHY:** Level, wooded.

**COMMENTS:** Wooded views. Located on dead end road.

**UNIT PRICE:** \$ 16,750 / acre





**SALE #: 7**

**LOCATION:** Hicks Hill Road, Ashland, NH 03217

**GRANTOR:** Catherine M. Philbrook, ET. AL.

**GRANTEE:** John H. Coolidge & Anne H. Richards

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 4087 Page 51

**TAX MAP PARCEL:** 011-002-001

**SALE PRICE:** \$ 25,000.00

**SALE DATE:** 10/07/2014

**LAND AREA:** 2.9 acres

**SOURCE OF INFORMATION:** Land Records

**USE:** Farm pasture, residential.

**ZONING:** Rural Residential

**UTILITIES:** Electricity and phone

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Hicks Hill Road, a paved town road

**TOPOGRAPHY:** Open, sloping.

**COMMENTS:** Local mountain views, located on dead end road.

**UNIT PRICE:** \$ 8,620 / acre



## SALE #: 8

**LOCATION:** 177 North Ashland Road, Ashland, NH 03217

**GRANTOR:** Alan T. Mann

**GRANTEE:** Steven D. Baker

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 4091 Page 0478

**TAX MAP PARCEL:** 006-001-010

**SALE PRICE:** \$ 65,000

**SALE DATE:** 10/28/2014

**LAND AREA:** 5.2 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential, Recreational

**ZONING:** Rural Residential with Pemi River Overlay

**UTILITIES:** Electricity and phone

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on North Ashland Road, a paved town road. There is frontage on Pemigewasset River.

**TOPOGRAPHY:** Level and open, sloping and wooded.

**COMMENTS:** Site contains two car garage. Views: wooded with limited mountain.

**UNIT PRICE:** \$ 12,500 / acre





**SALE 9**

**LOCATION:** 91 Blue Sky Drive, Ashland, NH

**GRANTOR:** West Street Development LLC

**GRANTEE:** Craig Allen Souza

**REGISTRY REFERENCE:** Book: 4000 Page: 528  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 8-1-38

**SALE PRICE:** \$75,000

**SALE DATE:** 8/1/13

**LAND AREA:** 6.38+- acres

**SOURCE OF INFORMATION:** Real Data and Public Records

**USE:** Residential after purchase

**ZONING:** Village Residential

**UTILITIES:** Electricity and telephone available at street. No sewer or water available

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on a paved town highway.

**TOPOGRAPHY:** Very rolling and wooded.

**COMMENTS:** This lot has an excellent view from it. Note: Electric ROW crosses the lot but well below residential site. The view takes precedence.

**UNIT PRICE/ACRE:** \$11,755





**SALE 10**

**LOCATION:** Blue Sky Drive, Ashland, NH

**GRANTOR:** West Street Development LLC

**GRANTEE:** Brian P. Moriarty

**REGISTRY REFERENCE:** Book: 3805 Page: 804  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 8-1-35

**SALE PRICE:** \$80,000

**SALE DATE:** 7/13/11

**LAND AREA:** 8.05+- acres

**SOURCE OF INFORMATION:** Real Data and Public Records

**USE:** Residential after purchase

**ZONING:** Village Residential

**UTILITIES:** Electricity and telephone available at street. No sewer or water available

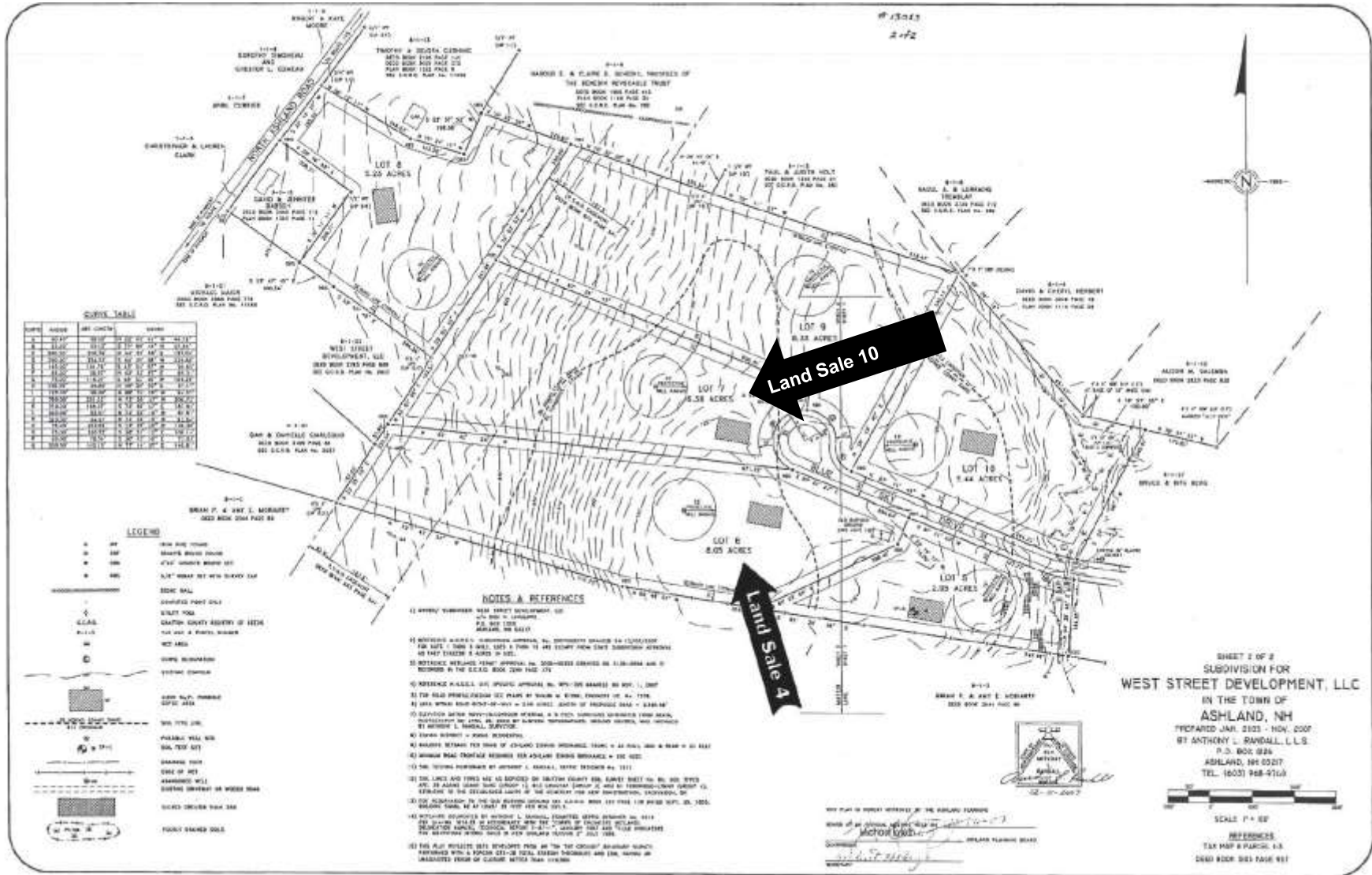
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on a paved town highway.

**TOPOGRAPHY:** Very rolling and wooded.

**COMMENTS:** This lot has an excellent view from it. Note: Electric ROW crosses the lot but well below residential site. The view takes precedence.

**UNIT PRICE/ACRE:** \$9937



# NEW HAMPTON



New Hampton Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	Old Bristol Road	Christopher W. & Amy Higgins	Robert E. Broadhurst, Jr.	3/23/10	\$430,000	3,123,688	71.71	\$ 0.14	\$ 5,996	General Residential	This is the sale of four tracts of land--three of which are contiguous to create a sloping, wooded parcel with clearings used for recreational, timber and residential purposes. They will have moountain views. This sale has 590.27 feet of frontage on Old Bristol Road-a paved town way. Electricity and telephone are available at street grade.
2	Old Bristol Road	Bankruptcy Estate of Jeannie and Albert J. Kelly, Jr.	Robert E. Broadhurst, Jr.	4/19/10	\$115,000	1,506,305	34.58	\$ 0.08	\$ 3,326	General Residential with Pemi Overlay	PSNH Easement. Sale is subject to zoning regulations pertaining to Pemi Overlay. The buyer also purchased adjacent parcels on Old Bristol Road across from this property. The use of the sale is for recreational, timber and residential purposes. It has 338.49 feet of frontage on Old Bristol Road as well as 1,300 feet of frontage on the Pemigewasset River. Electricity and telephone are available at the street.
3	Sanborn and Winona Roads	Jason A. & Emily Easton	Jacinthe F. Demers	6/24/10	\$54,900	177,812	4.08	\$ 0.31	\$ 13,449	General Residential	This is used for recreational purposes--residential use is limited by the wetlands on the site. The lot has both level and rolling topography and is both open and wooded. The site has 804.98 feet of frontage on Sanborn Road, a paved town way and 379 feet of frontage along the Ames Brook.
4	3A Old Bristol Road	Gifford & Christine Hamill	Thomas A. Clardy	7/8/10	\$32,500	140,263	3.22	\$ 0.23	\$ 10,093	General Residential	This sale is in close proximity to Public Service Company easements. The lot was vacant at the time of sale but is now used for residential purposes. This parcel is lightly wooded and has sloping topography offering limited mountain views.
5	Carter Mountain Road	Barone Salvatore	Jeremy J. Hiltz Revocable Trust	10/28/10	\$80,000	209,088	4.80	\$ 0.38	\$ 16,667	General Residential	This residential parcel with 395.06 feet of frontage on Carter Mountain Road, a gravel town road, and deeded right of access to the Pemigewasset River. The wooded site is irregular in shape with sloping topography. Electricity and telephone are available.
6	Clement Road	Wendy A. Malette	Jeremy J. Hiltz Revocable Trust	2/21/12	\$12,500	43,560	1.00	\$ 0.29	\$ 12,500	General Residential	This is an irregularly shaped, wooded residential parcel with rolling topography. The site has frontage of 132+/- feet on Hicks Hill Road, a gravel Class VI road. Electricity and telephone are available at the street.

000864

New Hampton Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
7	Old Bristol Road	Gifford & Christine Hamill	Leah & Joseph Wolczko Revocable Trust	12/19/12	\$25,000	448,668	10.30	\$ 0.06	\$ 2,427	General Residential with Pemi Overlay	This parcel has been developed for residential purposes. The wooded site is irregular in shape and has sloping topography. There is frontage of 453.67+/- feet along Old Bristol Road and frontage along the Pemigewasset River as well as Winnie Brook. Electricity and telephone are available at the street.
8	55 Boynton Road	Gene & Wilfred Boynton	Geoffrey Oulette	10/10/12	\$109,000	1,426,154	32.74	\$ 0.08	\$ 3,329	General Residential	This parcel consists has open field and pastures and some wooded areas. The topography is sloping and benefits from a view easement; the site has pastoral and mountain views. There is 820.38+/- feet of frontage on Boynton Road, a dead end, gravel town road. The parcel is burdened with a restricted use easement limiting building placement and limiting further subdivision. Electricity and telephone are available at the street.
9	NH Route 132N	Jeffrey G. & Janet E. Hiltz	Philip K. Harker, Tr., Sentient Retirement Trust	8/26/13	\$70,000	2,787,840	64.00	\$ 0.03	\$ 1,094	General Residential	Consisting of two two vacant lots, this parcel is used for recreational purposes. The site has no road frontage but access is via a deeded ROW allowing access for residential or commercial use. PSNH easement runs the length of both parcels. DID NOT INSPECT DUE TO NO TRESPASSING SIGNS.--SEE SALE SHEET
10	Packard Drive	L.W. Packard & Co., Inc.	367 Route 108 LLC	10/30/13	\$142,000	459,122	10.54	\$ 0.31	\$ 13,472	General Business Commercial 2	This sale has a mix of open and wooded areas and level topography. Packard Drive is a paved, private, dead-end street. The property has been developed for commercial purposes. The adjacent parcels are also used primarily for commercial purposes.
11	NH Route 132N	Joyce Blythe	Mark Templeton	1/7/14	\$29,000	219,978	5.05	\$ 0.13	\$ 5,743	General Residential	This is an irregularly shaped, wooded parcel with moderately sloping topography. There is 258+/- feet of frontage on NH Route 132 N. The power lines of the Public Service Company are visible from the property and the traffic along I-93 is audible. This was a vacant lot at the time of sale and will likely be used for recreation or residential purposes.
12	Winona Road	Robert P. Boynton, Jr.	Philip Preston	1/13/14	\$75,000	653,400	15.00	\$ 0.11	\$ 5,000	General Residential	This property was being used for recreational and timber uses at the time of sale, but residential use is likely in the future. This irregularly shaped parcel had rolling and sloping topography and is wooded. The property is subject to deed right of easement to NH Electric Cooperative, Inc. The site has frontage on Winona Road (a paved town road) and along Lambert Road, a gravel road. Electricity and telephone are available at the street.

000865

New Hampton Land Sales

STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
13 Old Bristol Road	Paul & Roberta Gatehouse	Joseph & Linda Collins	5/1/14	\$110,000	479,160	11.00	\$ 0.23	\$ 10,000	General Residential with Pemi Overlay	This is an open and wooded parcel with sloping topography providing pastoral valley and mountain views. The site is subject to deeded Public Service Co. easements. It is also subject to a deeded conservation easement and a Pemi Overlay which restricts a 500 foot corridor on each side of the river which restricts building structures.
14 Sanborn Road	Mark A. Abramson 2009 Trust, et al	Jacinthe Demers-Lamos	7/17/14	\$31,000	131,116	3.01	\$ 0.24	\$ 10,299	General Residential	This vacant recreational site is wooded and has level topography. The property has frontage on Sanborn Road, a paved town road, as well as frontage along the Ames Brook. Placement of a building will be limited due to the wetlands near the brook. Electricity and telephone are available at the street.
15 160 Blake Street	Everett Hackett	Joyce Karnis Patterson	10/17/14	\$60,000	406,850	9.34	\$ 0.15	\$ 6,424	General Residential	This property borders conserved land and has 660 feet of frontage on Blake Hill Road and also frontage on Blake Brook. The parcel is a mix of overgrown pasture and wooded area. The site has generally level topography but has low lying areas near the brook.
Minimum for sales			3/23/10	\$ 12,500	43,560	1.00	\$ 0.03	\$ 1,094		
Average for Sales			8/17/12	\$ 91,727	814,200	18.69	\$ 0.18	\$ 7,988		
Maximum for sales			10/17/14	\$ 430,000	3,123,688	71.71	\$ 0.38	\$ 16,667		
Averages for residential lots			6/21/12	\$ 42,843	189,810	4.36	\$ 0.25	\$ 10,739		
Averages for residential acreage			10/5/12	\$ 134,500	1,360,542	31.23	\$ 0.13	\$ 5,581		

000866



## SALE #: 1

**LOCATION:** Old Bristol Road, New Hampton, N.H. 03256

**GRANTOR:** Christopher W. and Amy L. Higgins

**GRANTEE:** Robert E. Broadhurst Jr.

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2631 Page 69

**TAX MAP PARCEL:** R13-11-A00, B00, C00 and F00

**SALE PRICE:** \$ 430,000

**SALE DATE:** 03/23/2010

**LAND AREA:** 71.71 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Recreational, Timber, Residential

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

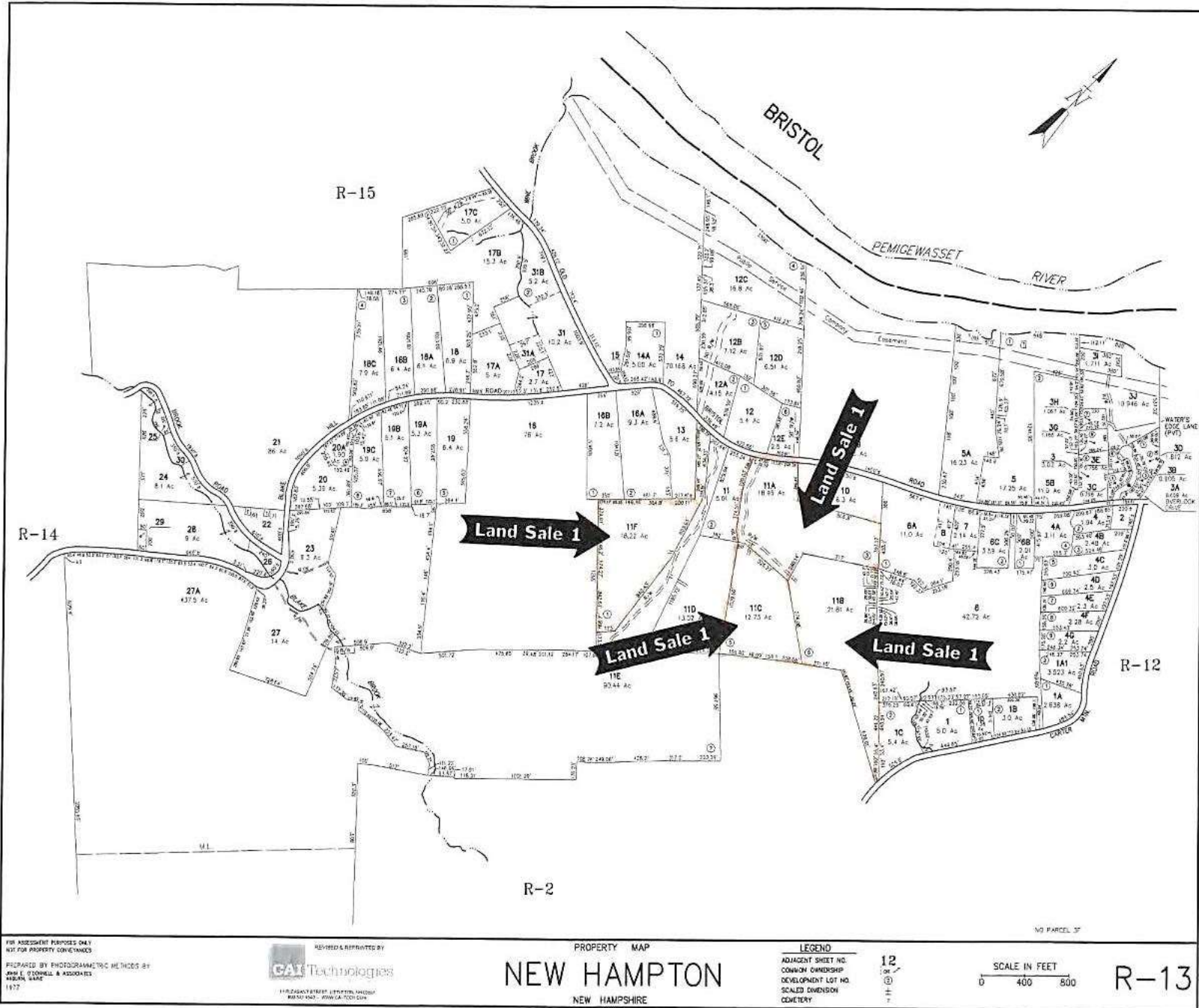
**SHAPE:** Irregular

**FRONTAGE:** There is 590.27 feet of frontage on Old Bristol Road, a paved town road.

**TOPOGRAPHY:** Sloping, wooded with clearings.

**COMMENTS:** Parcel F is not contiguous with parcels A,B and C. Valley and mountain views from A, B and C. Mnt Views likely from parcel F.

**UNIT PRICE:** \$ 5,996 / acre



898000

## SALE #: 2

**LOCATION:** Old Bristol Road, New Hampton, N.H. 03256

**GRANTOR:** Albert J. Kelley JR. & Jeannine G. Kelley Bankruptcy Estate

**GRANTEE:** Robert E. Broadhurst Jr.

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2635 Page 495

**TAX MAP PARCEL:** R13-12-A00,B00,C00 and D00

**SALE PRICE:** \$ 115,000

**SALE DATE:** 04/19/2010

**LAND AREA:** 34.58 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Recreational, Timber, Residential

**ZONING:** General Residential with Pemi Overlay

**UTILITIES:** Electricity and Phone at street.

**SHAPE:** Irregular

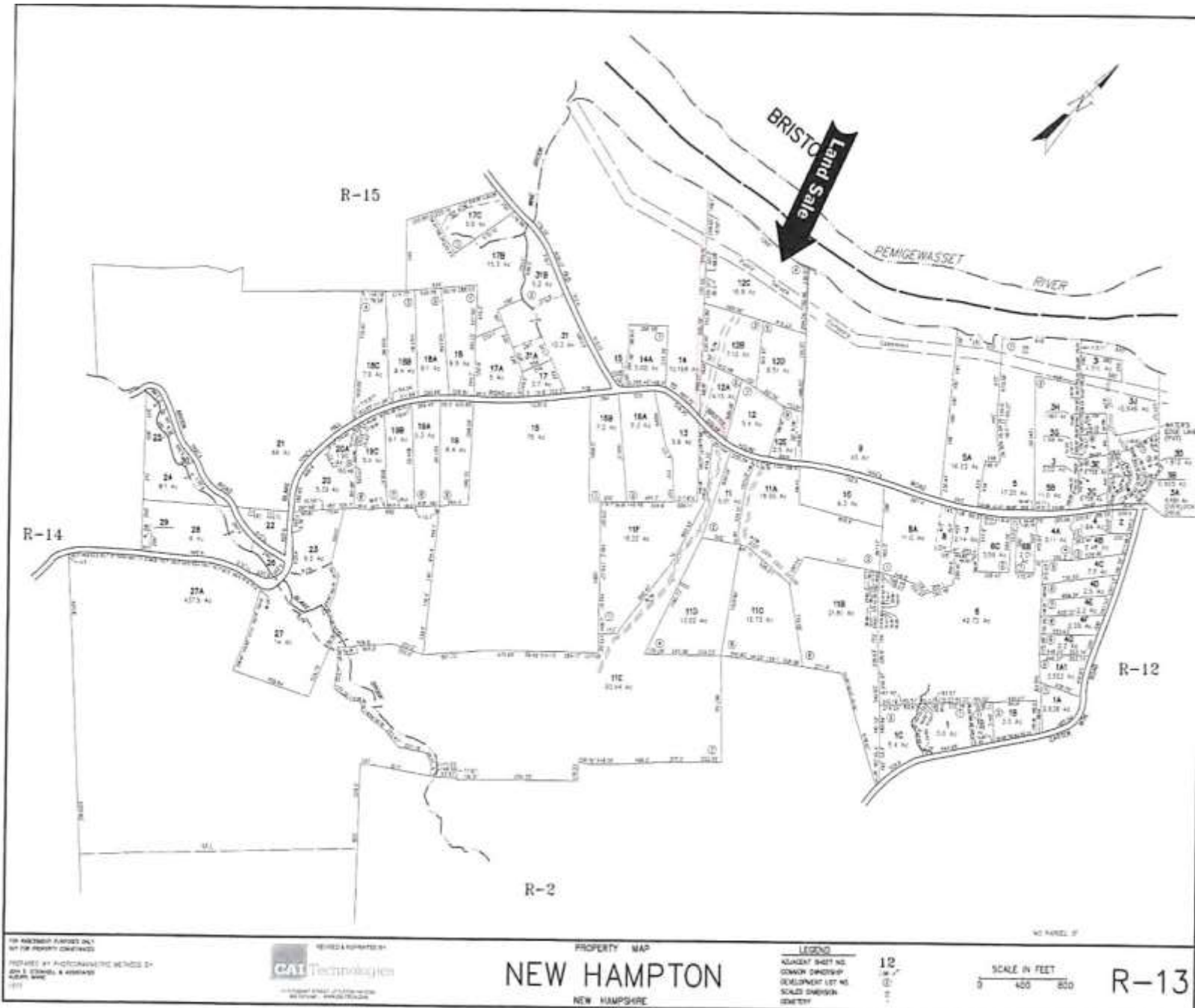
**FRONTAGE:** There is 338.49 +/- feet of frontage on Old Bristol Road, a paved town road.  
There is 1300 +/- feet of frontage on Pemigawassette River.

**TOPOGRAPHY:** Level, sloping, wooded.

**COMMENTS:** Public Service Co. Easement. Seller was bankruptcy estate. Buyer purchased adjacent parcels across from this parcel on Old Bristol Road. Parcel subject to zoning regulations pertaining to Pemi Overlay.

**UNIT PRICE:** \$ 3,325 / acre





000870

## SALE #: 3

**LOCATION:** Sanborn Road & Winona Road, New Hampton, N.H. 03256

**GRANTOR:** Jason A. & Emily A. Easton

**GRANTEE:** Jacinthe F. Demers

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2647 Page 969

**TAX MAP PARCEL:** R19-23-00

**SALE PRICE:** \$ 54,900

**SALE DATE:** 06/24/2010

**LAND AREA:** 4.082 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Recreational; residential use limited by wetlands of site.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

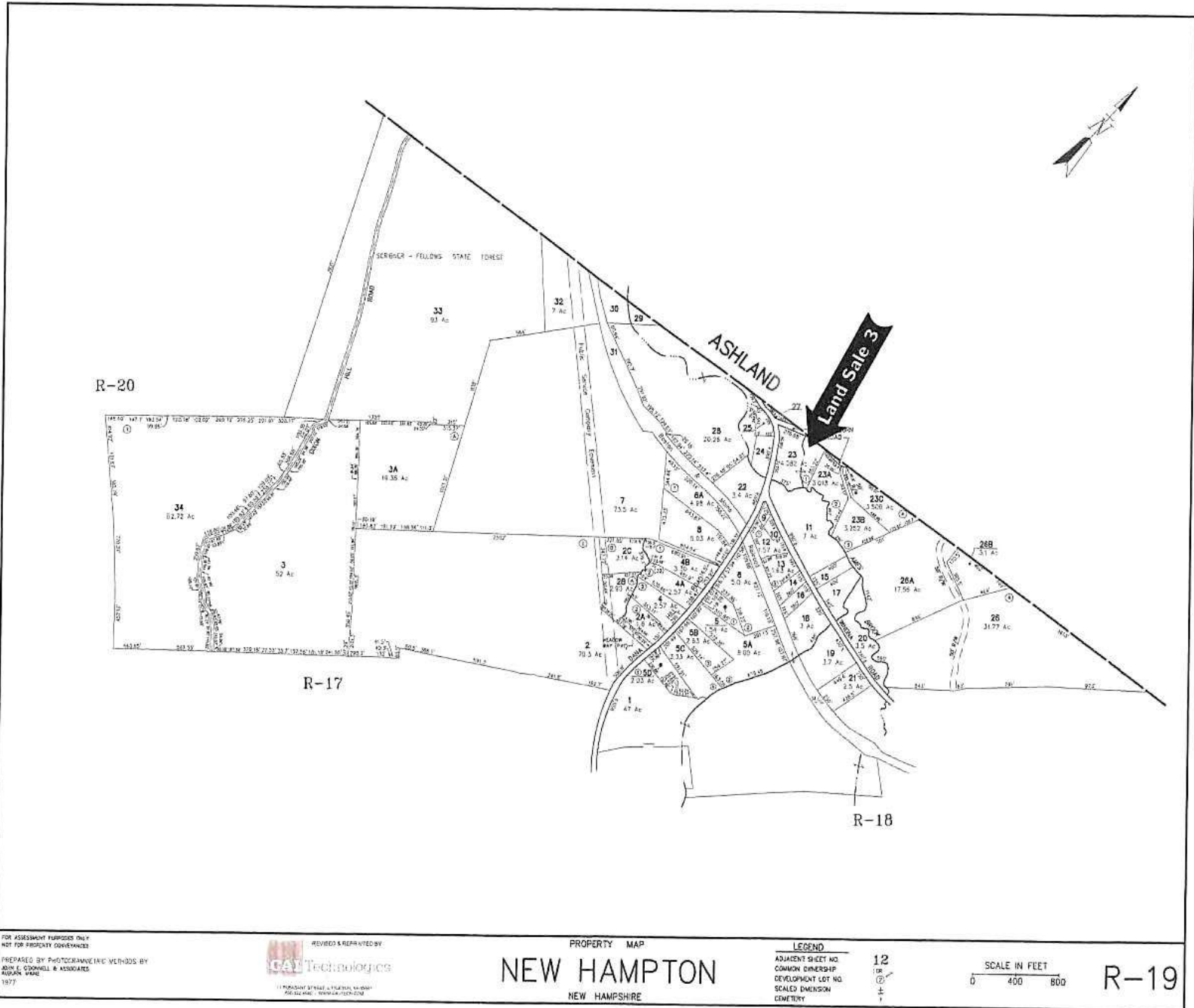
**SHAPE:** Irregular

**FRONTAGE:** There is 804.98 +/- feet of frontage on Sanborn Road, a paved town road.  
There is 379 +/- feet of frontage on Ames Brook.

**TOPOGRAPHY:** Level, rolling, open, wooded.

**COMMENTS:** Site contains wetland.

**UNIT PRICE:** \$ 13,449 / acre



000872



## SALE #: 4

**LOCATION:** 3A Old Bristol Road, New Hampton, N.H. 03256

**GRANTOR:** Gifford & Christine Hamill

**GRANTEE:** Thomas A. Clardy

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2650 Page 580

**TAX MAP PARCEL:** R15-3-A00

**SALE PRICE:** \$ 32,500

**SALE DATE:** 07/08/2010

**LAND AREA:** 3.22 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Vacant lot at time of sale; currently residential.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

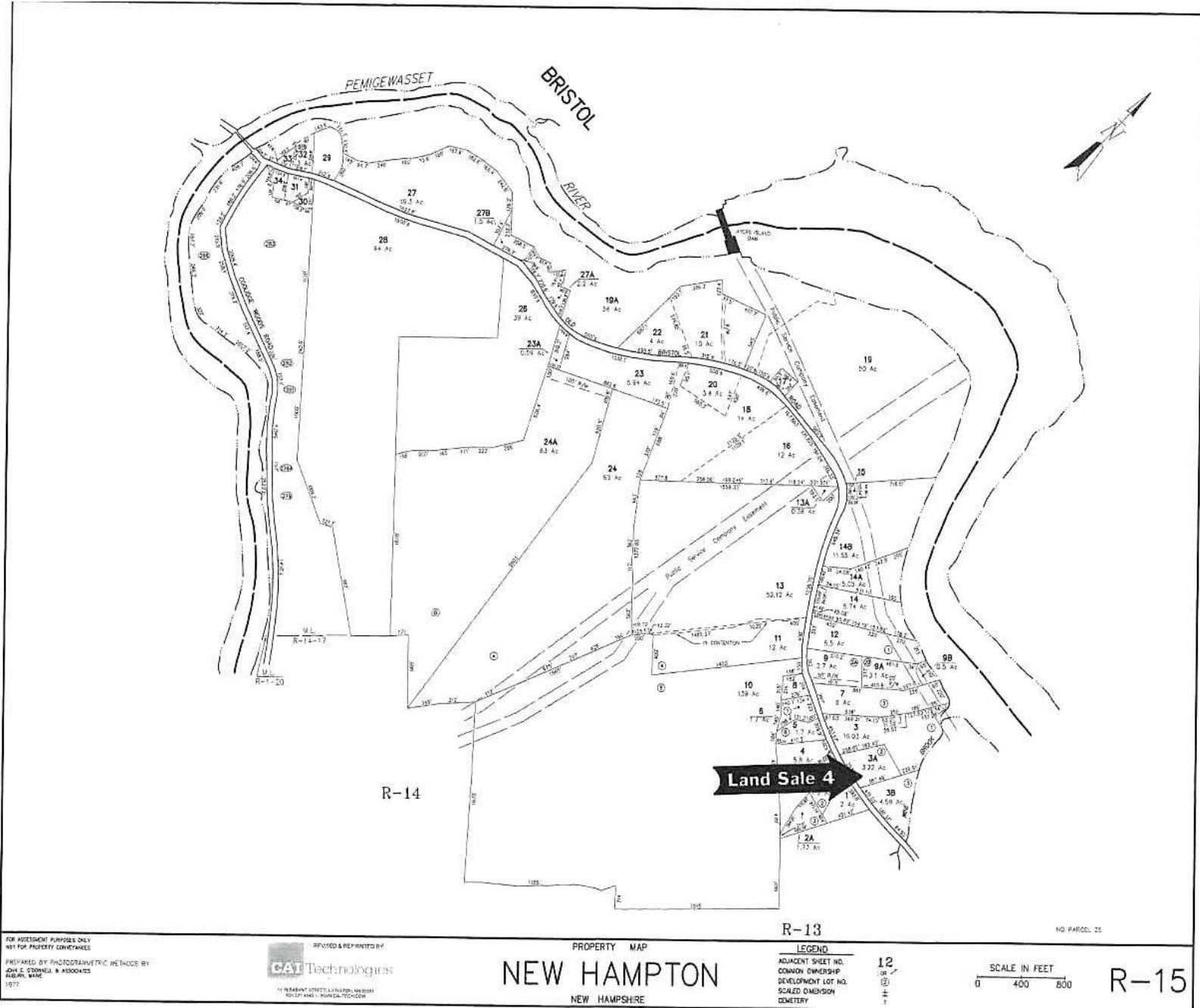
**SHAPE:** Irregular

**FRONTAGE:** There is 393.44 +/- feet of frontage on Old Bristol Road, a paved town road.

**TOPOGRAPHY:** Sloping, lightly wooded.

**COMMENTS:** Limited mountain views.  
Sale is in close proximity to Public Service Co. easements.

**UNIT PRICE:** \$ 10,093 / acre



FOR ASSESSMENT PURPOSES ONLY  
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 FISHKILL, N.Y.  
 1977

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PROPERTY MAP  
**NEW HAMPTON**  
 NEW HAMPSHIRE

LEGEND

ADJACENT SHEET NO.  
 DOWN OWNERSHIP  
 DEVELOPMENT LOT NO.  
 SCALED DIMENSION  
 DIMETRY

12  
 or  
 11

SCALE IN FEET  
 0 400 800

R-15

000874

## SALE #: 5

**LOCATION:** Carter Mountain Road, New Hampton, N.H. 03256

**GRANTOR:** Barone Salvatore

**GRANTEE:** Jeremy J. Hiltz Revocable Trust

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2671 Page 734

**TAX MAP PARCEL:** R13-4-E00 and R13-4-D00

**SALE PRICE:** \$ 80,000

**SALE DATE:** 10/28/2010

**LAND AREA:** 4.8 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

**SHAPE:** Irregular

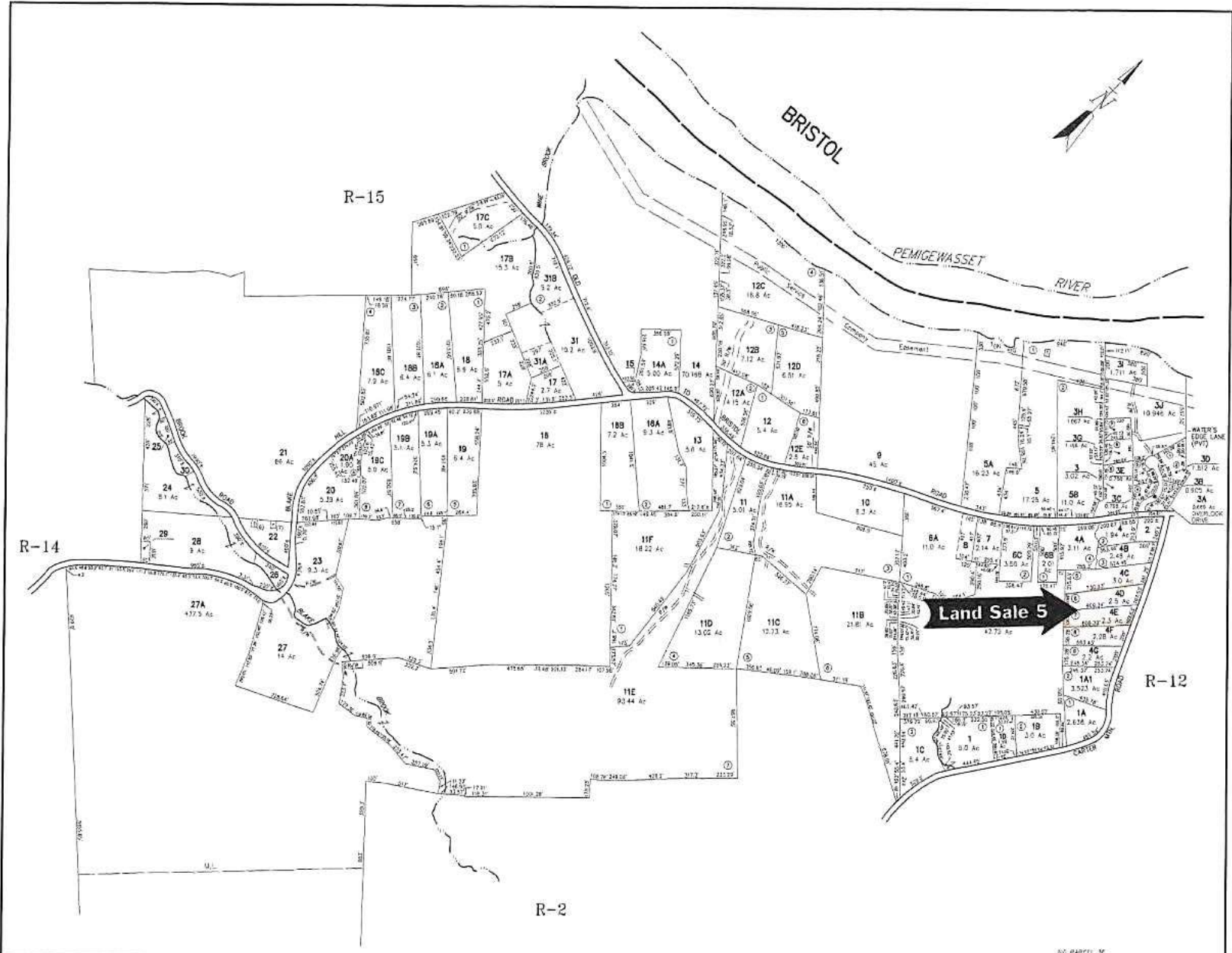
**FRONTAGE:** There is 395.06 +/- feet of frontage on Carter Mountain, a gravel town road.  
There is deeded right of access to Pemigewasset River.

**TOPOGRAPHY:** Sloping, wooded.

**COMMENTS:** Wooded views.

**UNIT PRICE:** \$ 16,666 / acre





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1977

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PROPERTY MAP  
**NEW HAMPTON**  
NEW HAMPSHIRE

LEGEND  
ADJACENT SHEET NO.  
COMMON OWNERSHIP  
DEVELOPMENT LOT NO.  
SCALED DIMENSION  
COURTNEY

12  
of 12  
±  
±

SCALE IN FEET  
0 400 800

R-13

000876

## SALE #: 6

**LOCATION:** Clement Road, New Hampton, N.H. 03256

**GRANTOR:** Wendy A. Malette

**GRANTEE:** Jeremy J. Hiltz Revocable Trust

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2756 Page 71

**TAX MAP PARCEL:** R2-4-0

**SALE PRICE:** \$ 12,500

**SALE DATE:** 02/21/2012

**LAND AREA:** 1.0 acre

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Recreational parcel at time of sale; however, residential probable.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

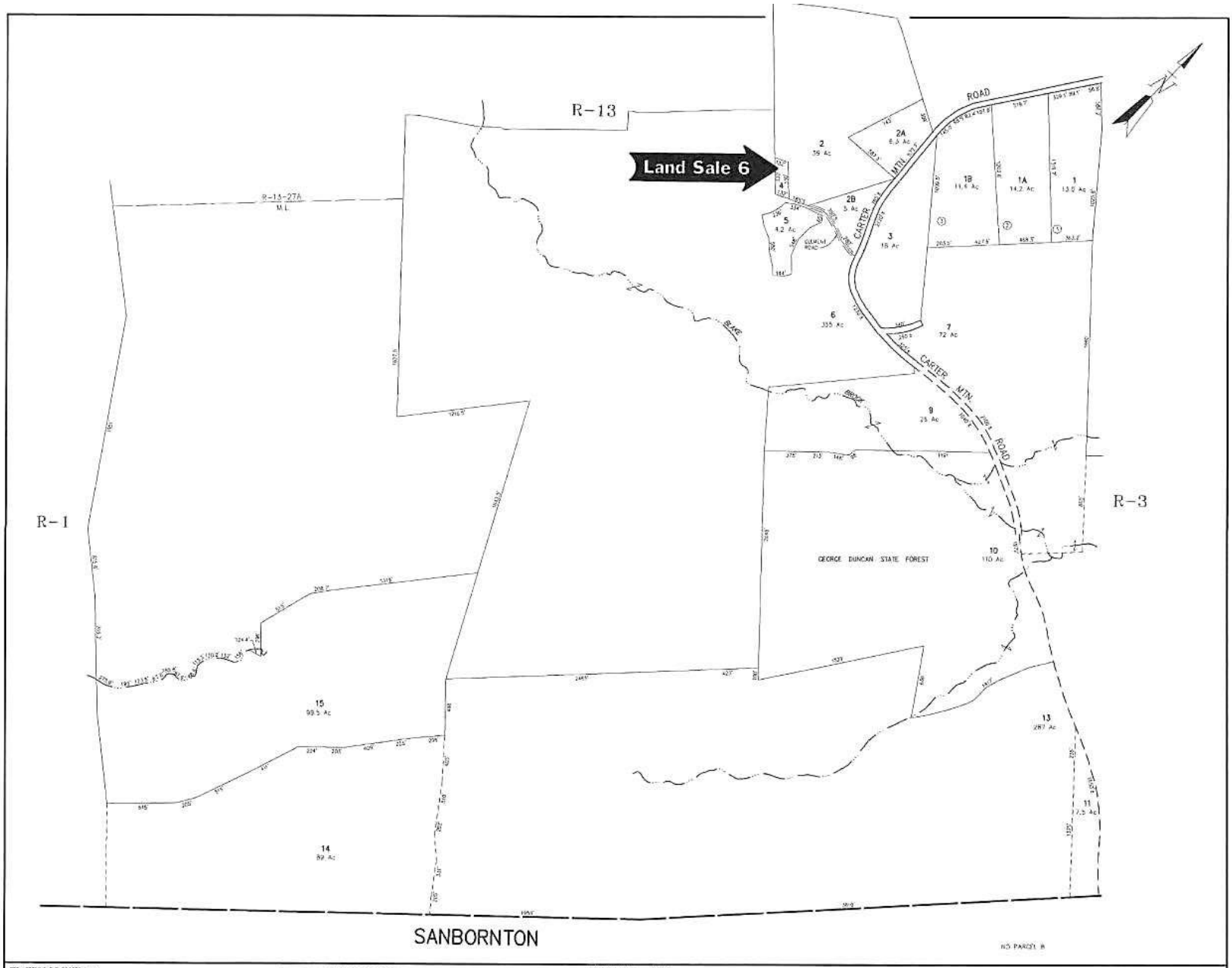
**SHAPE:** Irregular

**FRONTAGE:** There is 132 +/- feet frontage on Clement Road, a gravel class VI road.

**TOPOGRAPHY:** Rolling, wooded.

**COMMENTS:** Clement Road is a dead end road. Lot is nearing height of land.

**UNIT PRICE:** \$ 12,500 / acre



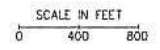
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1977



PROPERTY MAP  
**NEW HAMPTON**  
MAP NO. 1140244

LEGEND  
ADJACENT SHEET NO. 12  
COMMISSION OVERSHP. DEVELOPMENT LOT NO. 1  
SCALED DIMENSION



R-2



## SALE #: 7

**LOCATION:** Old Bristol Road, New Hampton, N.H. 03256

**GRANTOR:** Gifford L. & Christine R. Hamill

**GRANTEE:** Leah J. & Joseph E. Wolczko Revocable Trust

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2819 Page 943

**TAX MAP PARCEL:** R15-3-0

**SALE PRICE:** \$ 25,000

**SALE DATE:** 12/19/2012

**LAND AREA:** 10.30 acres

**SOURCE OF INFORMATION:** Land Records

**USE:** Vacant at time of sale; currently residential.

**ZONING:** General Residential with Pemi Overlay

**UTILITIES:** Electricity and Phone at street.

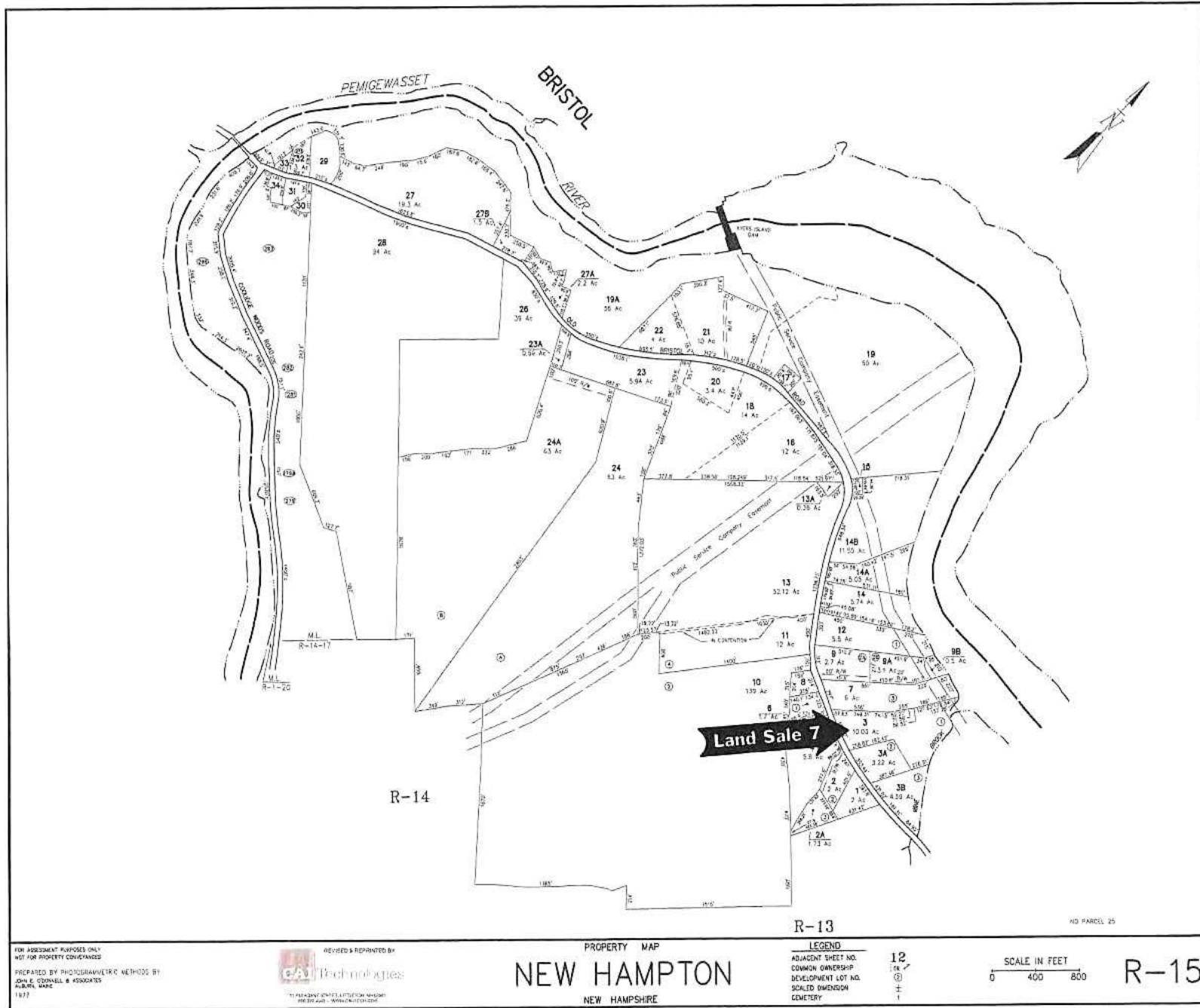
**SHAPE:** Irregular

**FRONTAGE:** There is 453.67 +/- feet of frontage on Old Bristol Road, a paved town road.  
There is 192.30 +/- feet of frontage on Pemigewasset River.  
There is 513.50 +/- feet of frontage on Wine Brook.

**TOPOGRAPHY:** Sloping, lightly wooded.

**COMMENTS:** Limited Mountain views. Electric Transmission Line Easements referenced in Deed: Bk 2149, Pg 459.

**UNIT PRICE:** \$ 2,427 / acre



088000

## SALE #: 8

**LOCATION:** 55 Boynton Road, New Hampton, N.H. 03256

**GRANTOR:** Gene L. & Winnifred L. Boynton

**GRANTEE:** Geoffrey Oullette

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2804 Page 365

**TAX MAP PARCEL:** R18-31-0

**SALE PRICE:** \$ 109,000

**SALE DATE:** 10/10/2012

**LAND AREA:** 32.74 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Farm, Recreation, Residential.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

**SHAPE:** Irregular

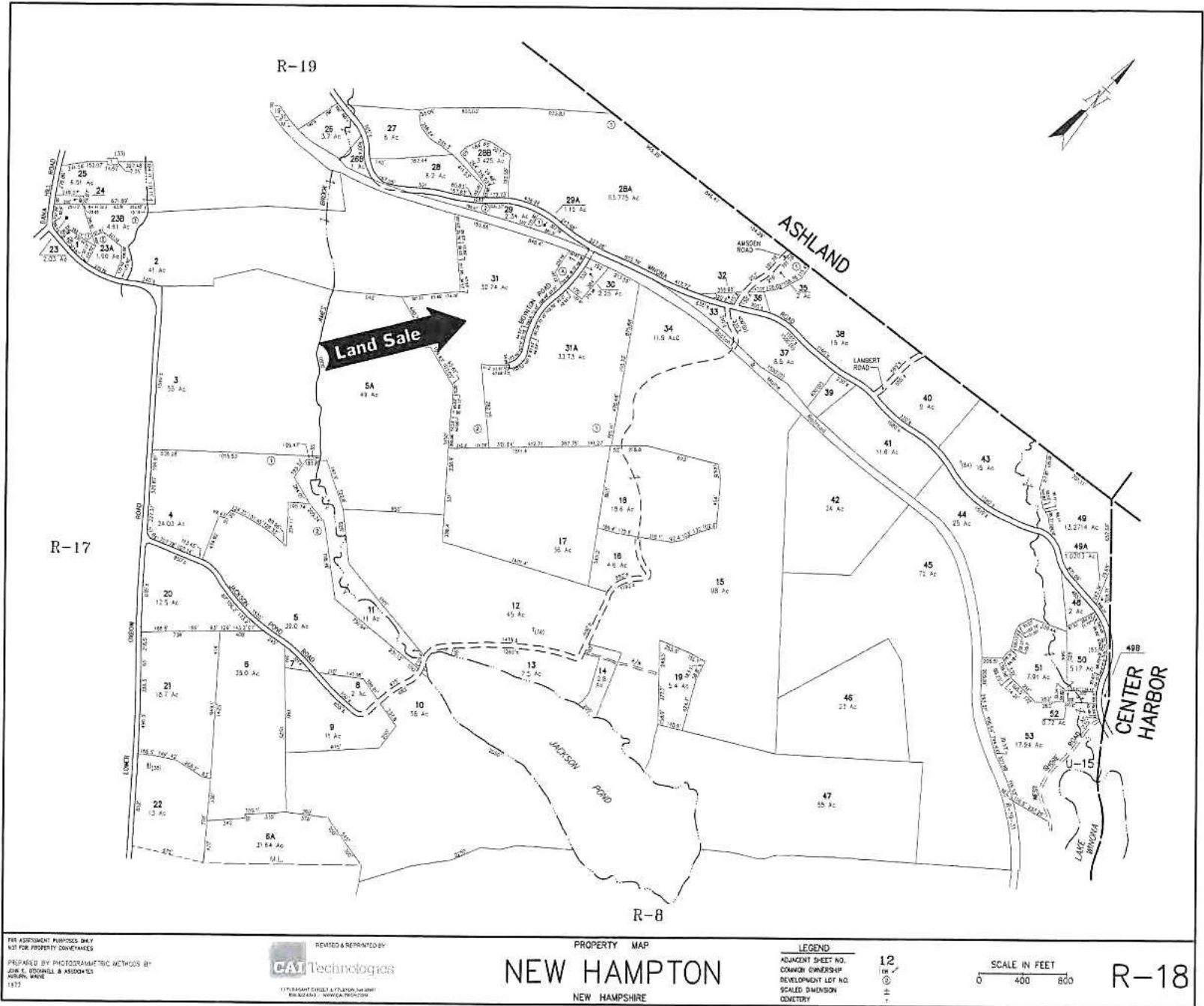
**FRONTAGE:** There is 820.38 +/- feet of frontage on Boynton Road, a gravel town road.

**TOPOGRAPHY:** Sloping, open field & pasture, some wooded area.

**COMMENTS:** Boynton Road is a dead end road. Pastoral & mountain views. Parcel benefits from view easement. Parcel is burdened with restricted use easement of limited building placement. Parcel is limited in scope of further subdivision.

**UNIT PRICE:** \$ 3,329 / acre





THE ASSIGNMENT PURPOSES ONLY NOT FOR PROPERTY CONVEYANCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY JOHN E. O'DONNELL & ASSOCIATES NEWTON, MASS 01577



117 BROADWAY SUITE 117 NEWTON MASS 01577 TEL: 617-552-1177 FAX: 617-552-1178 WWW.CAITECH.COM

REVISED & REPRINTED BY:

PROPERTY MAP

NEW HAMPTON NEW HAMPSHIRE

LEGEND

ADJACENT SHEET NO. COMMON OWNERSHIP DEVELOPMENT LOT NO. SCALED DIMENSION COTERMINY

12 (or 11) 12

SCALE IN FEET 0 400 800

R-18

000882

## SALE #: 9

**LOCATION:** NH Route 132N, New Hampton, N.H. 03256

**GRANTOR:** Jeffrey G. and Janet E. Hiltz

**GRANTEE:** Phillip K. Harker, Trustee of the Sentient Retirement Trust

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2871 Page 0870

**TAX MAP PARCEL:** R20-4-0 and R16-11-0

**SALE PRICE:** \$ 70,000

**SALE DATE:** 08/26/2013

**LAND AREA:** 64 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Vacant parcel: recreation. Deed ROW allows access for residential or commercial use.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone along Route 132 which is close proximity to northern parcel, R20-004 only.

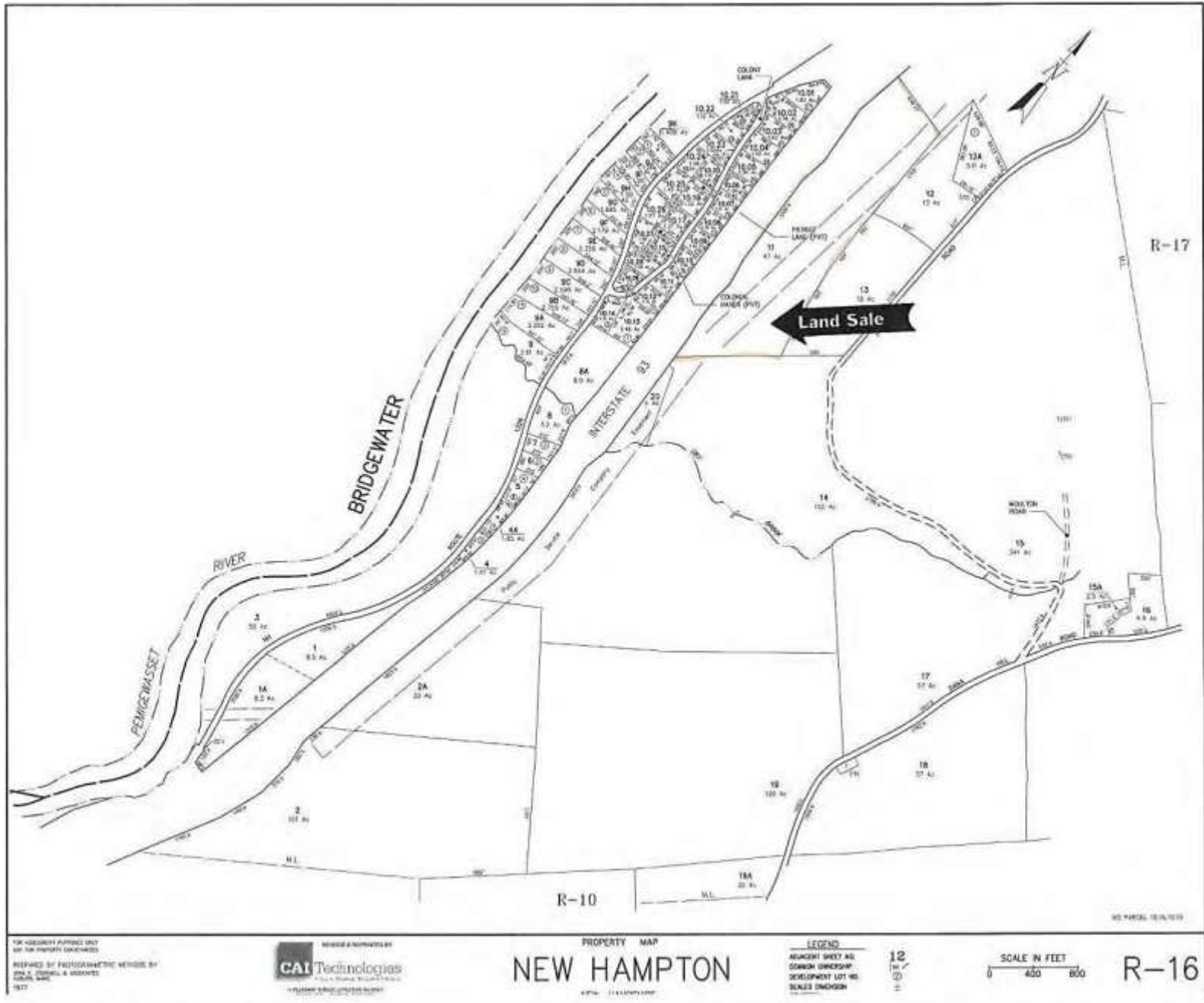
**SHAPE:** Irregular

**FRONTAGE:** None. Access is deeded ROW.

**TOPOGRAPHY:** Level, sloping, moderate with mix of open and wooded area.

**COMMENTS:** Public Service Co. Easement runs length of both parcels. Did not inspect due to no-trespassing signs. Northern end of parcel R20-004 appears to have been excavated for gravel at prior time; this area sits below grade. Broker's records state Mountain views; parcel is adjacent to I93, which is audible. Northern end would not be as desirable for residential use; Commercial buildings in place on adjacent lot to ROW.

**UNIT PRICE:** \$ 1,093/ acre



000884





## SALE #: 10

LOCATION: Packard Drive, New Hampton, N.H. 03256

GRANTOR: L.W. Packard & Company Inc.

GRANTEE: 367 RTE 108 LLC

REGISTRY REFERENCE: Belknap County Registry of Deeds  
Bk 2884 Page 421

TAX MAP PARCEL: R11-23-0

SALE PRICE: \$ 142,000

SALE DATE: 10/30/2013

LAND AREA: 10.54 acres

SOURCE OF INFORMATION: Broker's and Land Records

USE: Vacant lot at time of sale; Commercial.

ZONING: BC2: General Business Commercial 2

UTILITIES: Electricity and Phone at street.

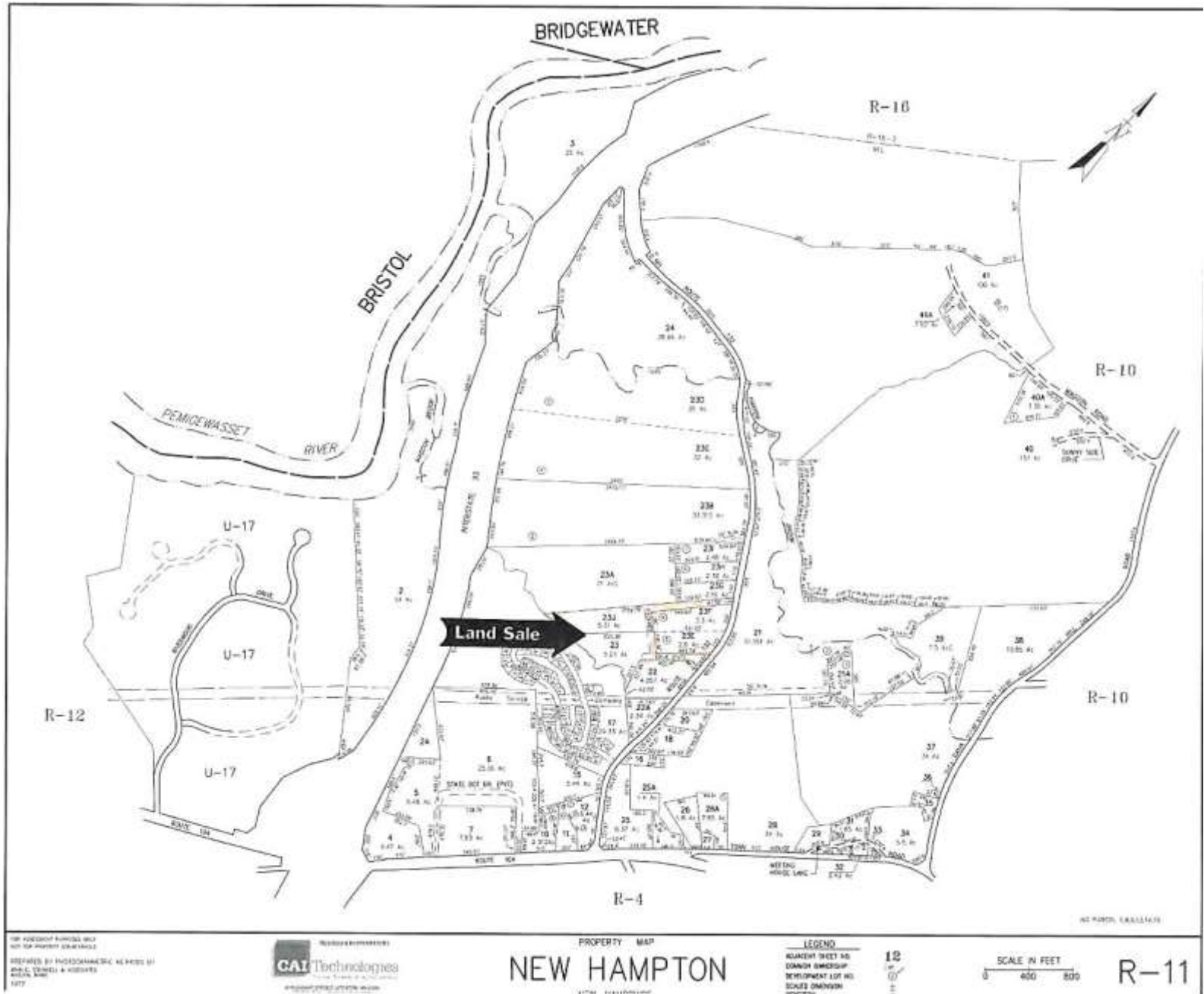
SHAPE: Irregular

FRONTAGE: There is 216.64 +/- feet of frontage for access on Route 132 N, a state paved highway.

TOPOGRAPHY: Level, mix of open and wooded area.

COMMENTS: Packard Drive is a private paved dead end drive for which there are shared expenses for driveway upkeep. Deeded right of use of well on adjacent lot. Adjacent parcels are primarily commercial use.

UNIT PRICE: \$ 13,472 / acre



000887



## SALE #: 11

**LOCATION:** NH Route 132N, New Hampton, N.H. 03256

**GRANTOR:** Joyce B. Blythe

**GRANTEE:** Mark A. Templeton

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2895 Page 306

**TAX MAP PARCEL:** R20-49-C00

**SALE PRICE:** \$ 29,000

**SALE DATE:** 01/07/2014

**LAND AREA:** 5.05 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Vacant lot at time of sale; recreation, residential likely.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

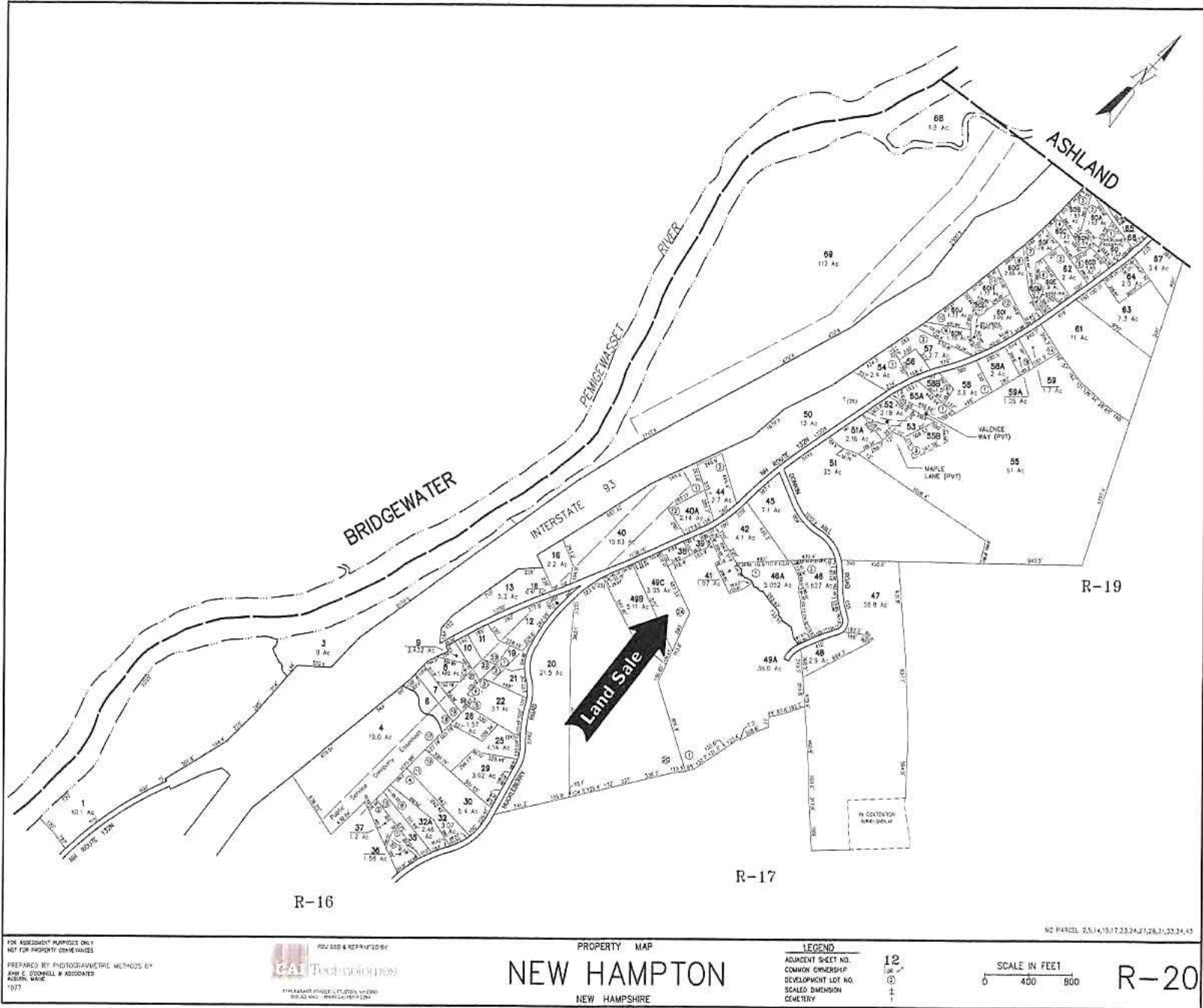
**SHAPE:** Irregular

**FRONTAGE:** There is 258 +/- feet of frontage on NH Route 132 N, a paved state highway.

**TOPOGRAPHY:** Sloping, moderately steep wooded parcel.

**COMMENTS:** Public Service Co. power lines are visible from parcel. 193 is audible. Potential mountain views.

**UNIT PRICE:** \$ 5,742 / acre



688000

## SALE #: 12

**LOCATION:** Winona Road, New Hampton, N.H. 03256

**GRANTOR:** Robert P. Boynton Jr.

**GRANTEE:** Philip Preston

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2895 Page 977

**TAX MAP PARCEL:** R18-38-0

**SALE PRICE:** \$ 75,000

**SALE DATE:** 01/13/2014

**LAND AREA:** 15.00 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Recreation and timber at time of sale; residential likely.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

**SHAPE:** Irregular

**FRONTAGE:** There is 1190 +/- feet of frontage on Winona Road, a paved town road.  
There is 565 +/- feet of frontage on Lambert Road, a gravel road.

**TOPOGRAPHY:** Rolling, sloping, wooded parcel.

**COMMENTS:** Potential local mountain views. Deeded right of easement to NH Electric Cooperative Inc.

**UNIT PRICE:** \$ 5,000 / acre





## SALE #: 13

**LOCATION:** Old Bristol Road, New Hampton, N.H. 03256

**GRANTOR:** Paul W. & Roberta W. Gatehouse

**GRANTEE:** Joseph P. & Linda E. Collins

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2910 Page 108

**TAX MAP PARCEL:** R13-5-B00

**SALE PRICE:** \$ 110,000

**SALE DATE:** 05/01/2014

**LAND AREA:** 11.0 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential, recreation, small farm.

**ZONING:** General Residential with Pemigewasset Overlay.

**UTILITIES:** Electricity and Phone at street.

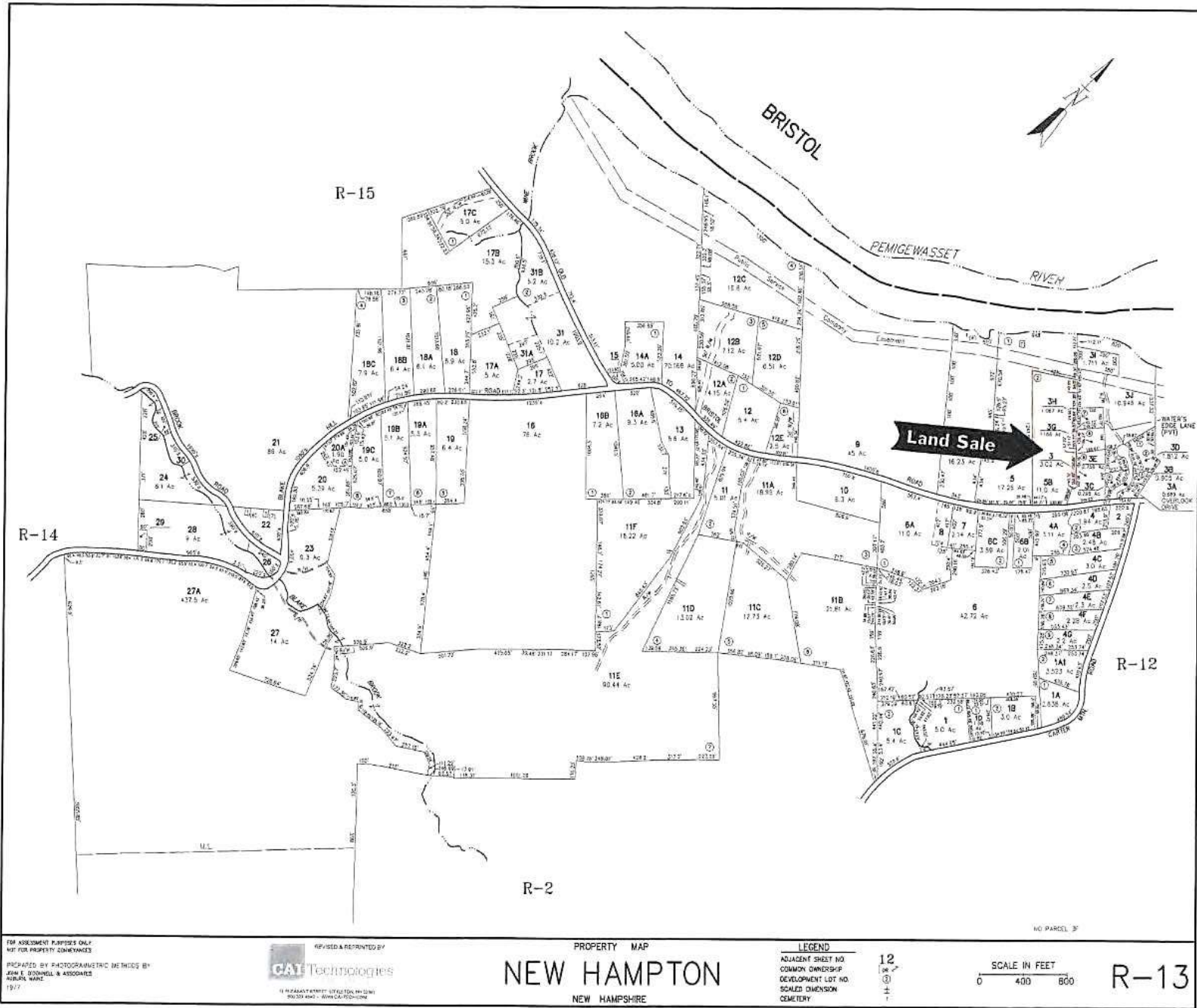
**SHAPE:** Irregular

**FRONTAGE:** There is 321.37 +/- feet of frontage on Old Bristol Road, a paved town road.

**TOPOGRAPHY:** Sloping, open and wooded parcel.

**COMMENTS:** Pastoral, valley and mountain views. Subject to deeded Public Service Co. easements. Subject to deeded conservation easement and Pemi Overlay a 500 ft corridor each side of river which restricts building structures.

**UNIT PRICE:** \$ 10,000 / acre



000893



## SALE #: 14

**LOCATION:** Sanborn Road, New Hampton, N.H. 03256

**GRANTOR:** Mark A. Abramson 2009 Trust ET AL

**GRANTEE:** Jacinthe Demers-Lamos

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2921 Page 831

**TAX MAP PARCEL:** R19-23-A00

**SALE PRICE:** \$ 31,000

**SALE DATE:** 07/17/2014

**LAND AREA:** 3.01 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Vacant recreational site; residential potential limited by wetlands.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone at street.

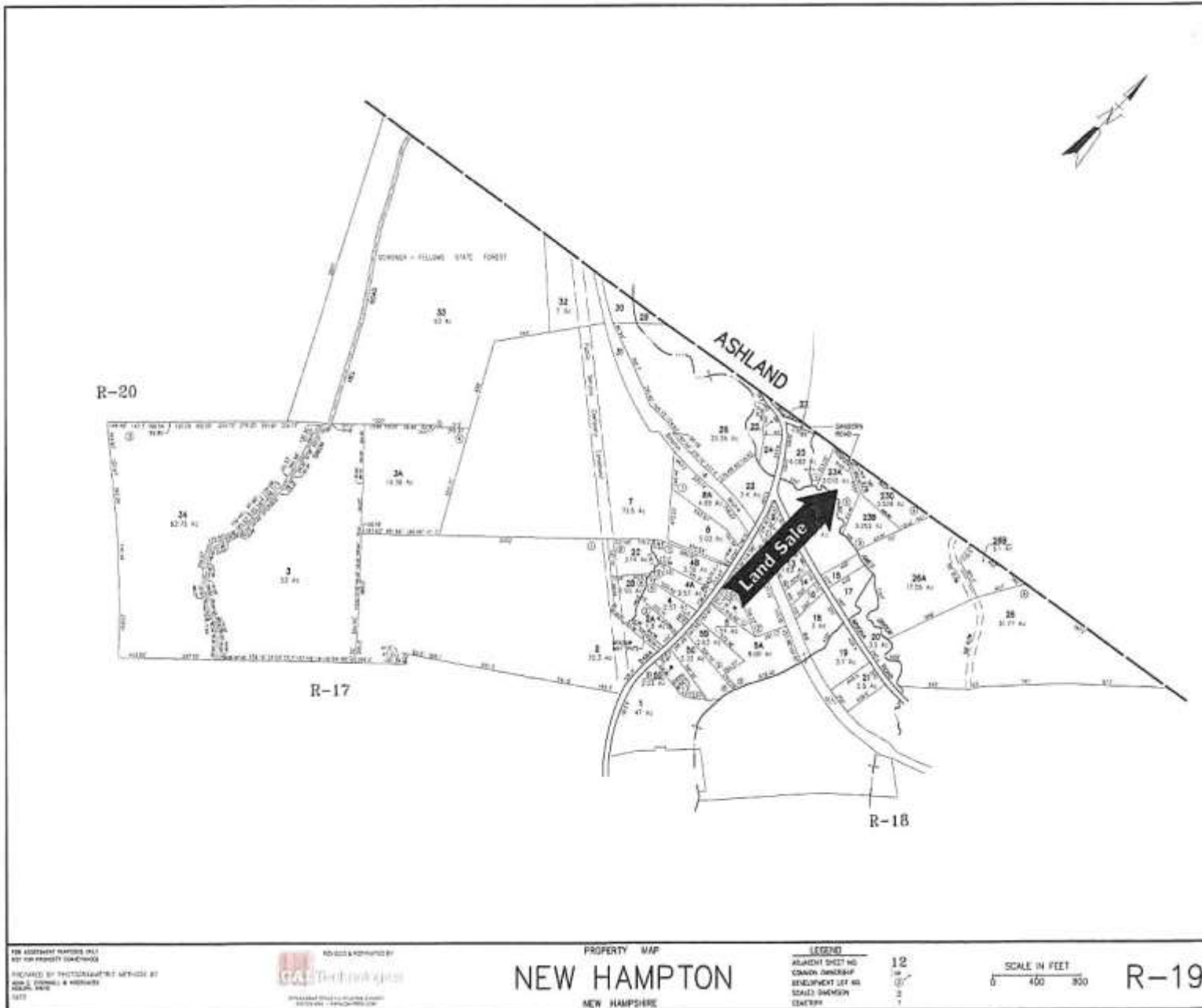
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Sanborn Road, a paved town road.  
There is frontage on Ames Brook.

**TOPOGRAPHY:** Level, wooded.

**COMMENTS:** Building placement limited due to wetlands areas near brook.

**UNIT PRICE:** \$ 10,299 / acre



## SALE #: 15

**LOCATION:** 160 Blake Hill Road, New Hampton, N.H. 03256

**GRANTOR:** Everett H. Hackett

**GRANTEE:** Joyce Karnis Patterson

**REGISTRY REFERENCE:** Belknap County Registry of Deeds  
Bk 2937 Page 604

**TAX MAP PARCEL:** R13-23-0

**SALE PRICE:** \$ 60,000

**SALE DATE:** 10/17/2014

**LAND AREA:** 9.34 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Recreational; residential probable.

**ZONING:** General Residential

**UTILITIES:** Electricity and Phone

**SHAPE:** Irregular

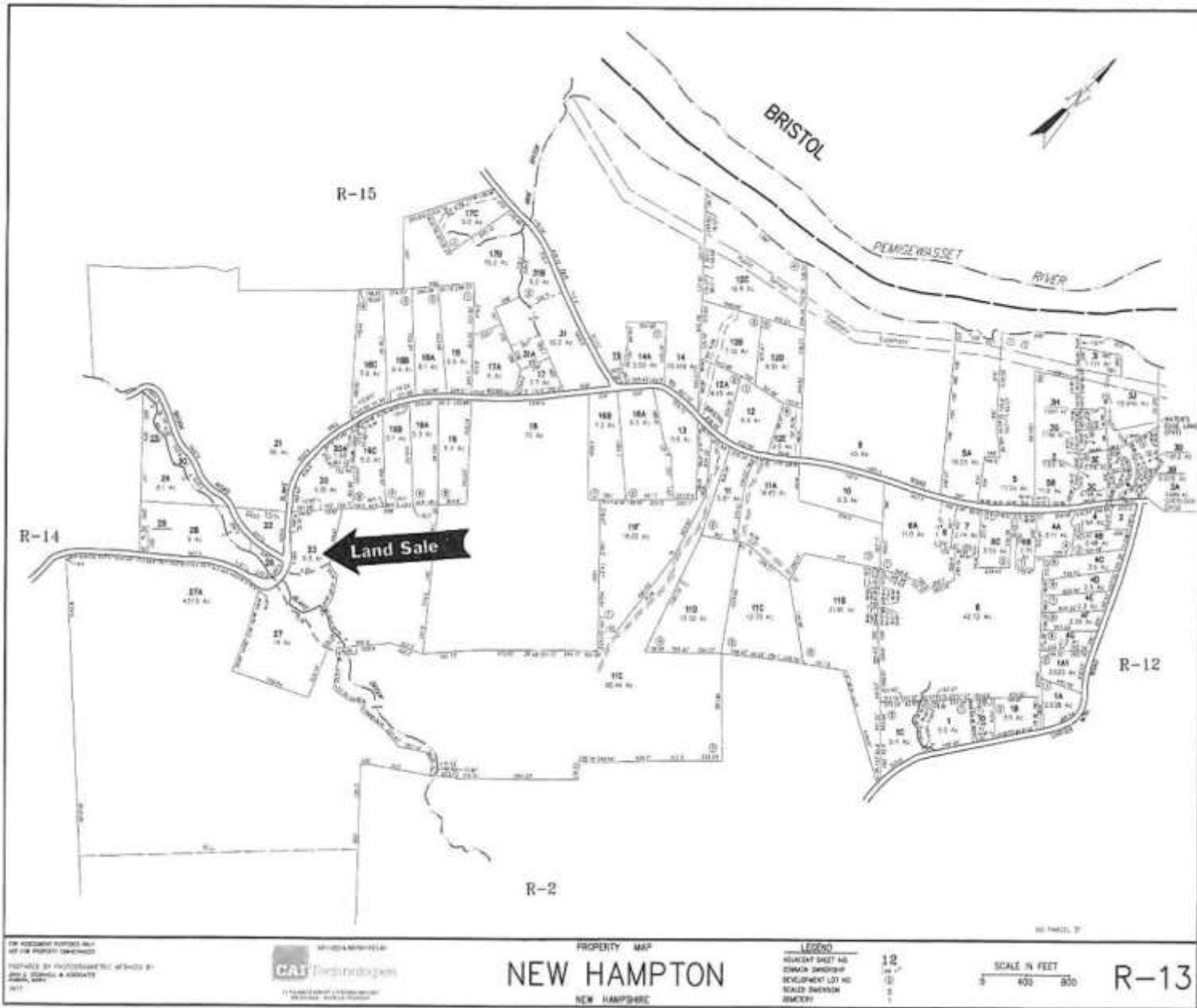
**FRONTAGE:** There is 660+/- feet of frontage on Blake Hill Road, a paved town road.  
There is frontage on Blake Brook.

**TOPOGRAPHY:** Rolling with mix of overgrown pasture and wooded area.

**COMMENTS:** Site has low lying areas near brook. Borders Conserved Land. Site contained old camp with no value considered.

**UNIT PRICE:** \$ 6,423 / acre





000897

# BRIDGEWATER

## Bridgewater Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	Hammond Hill Road	Kenny Belanger	John Ockenga	4/17/12	\$57,000	683,892	15.70	\$ 0.08	\$ 3,631	Rural Residential	This property is located in a rural residential zone and is used for recreation and timber. The parcel is part of a larger subsequent sale of adjacent parcels. The site is wooded and has rolling topography with frontage on Hammond Hill Road (a gravel road not maintained during winter months). Electricity is available on the adjacent property.
2	2641 River Road	Charles & Judith Solari Irrevocable Trust	Kendall Perkins	7/30/14	\$137,500	91,912	2.11	\$ 1.50	\$ 65,166	General Residential	This is a level, mostly open lot with frontage on the Pemigewasset River and River Road. The site contains improvements of well, septic screened porch and camper landing. The parcel is used for recreation and residential purposes. Electricity and telephone are available.
3	1482 River Road	Cary Casoli	Claudia & Everett D. Mills, Jr.	5/20/11	\$195,000	4,758,494	109.24	\$ 0.04	\$ 1,785	General Residential	This is a wooded parcel with moderately rolling topography that appears to be partially cutover. The parcel has frontage on River Road and along Cass Road, a gravel, Class VI road. The site is used for timber and recreational purposes. Electricity and telephone are available.
4	2958 River Road	William P. & Nancy E. Walsh	Steven P. & Robin H. Woods	4/30/14	\$215,000	5,035,536	115.60	\$ 0.04	\$ 1,604	General Residential	This irregularly shaped parcel has site improvements consisting of a well and septic as well as a camp structure having an assessed value of \$29,600. The Fogg Brook runs through the length of this property which has only a small amount of frontage on River Road. Electricity and telephone are available.
	Minimum for sales			5/20/11	\$ 57,000	91,912	2.11	\$ 0.04	\$ 1,604		
	Average for Sales			2/22/13	\$151,125	2,642,459	60.66	\$ 0.42	\$ 18,046		
	Maximum for sales			7/30/14	\$215,000	5,035,536	115.60	\$ 1.50	\$ 65,166		
	Averages for residential lots			7/30/14	\$137,500	91,912	2.11	\$ 1.50	\$ 65,166		
	Averages for residential acreage			8/31/12	\$155,667	3,492,641	80.18	\$ 0.06	\$ 2,340		

668000



## SALE #1

**LOCATION:** Hammond Hill Road, Bridgewater, NH

**GRANTOR:** Kenny Belanger

**GRANTEE:** John Ockenga

**REGISTRY REFERENCE:** Book: 3874 Page: 196  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 406-07

**SALE PRICE:** \$57,000

**SALE DATE:** 4/17/12

**LAND AREA:** 15.7+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Recreation, Timber

**ZONING:** Rural Residential

**UTILITIES:** Electric on adjacent property.

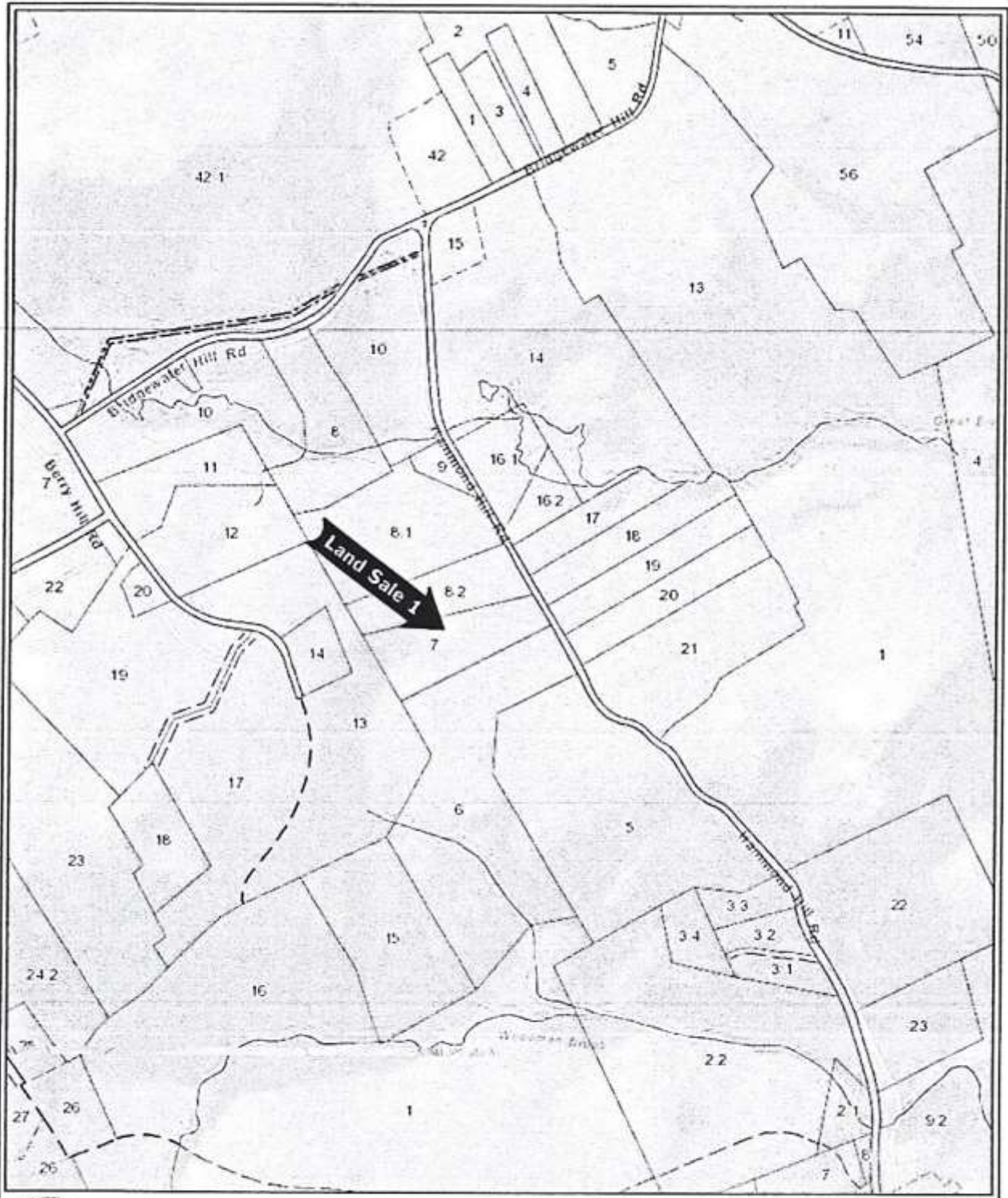
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Hammond Hill Road, a gravel road not maintained in the winter.

**TOPOGRAPHY:** Rolling, wooded

**COMMENTS:** This parcel is part of a larger subsequent sale of adjacent parcels, 12/14/12.

**UNIT PRICE/ACRE:** \$3630



Bridgewater, NH  
1 Inch = 1121 Feet  
November 04, 2014



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## SALE #2

**LOCATION:** 2641 River Road, Bridgewater, NH

**GRANTOR:** Charles and Judith Solari Irrevocable Trust

**GRANTEE:** Kendall Perkins

**REGISTRY REFERENCE:** Book: 4073 Page: 233  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 207-38

**SALE PRICE:** \$137,500

**SALE DATE:** 7/30/14

**LAND AREA:** 2.11+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Recreation, Residential

**ZONING:** General Residential

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Rectangle

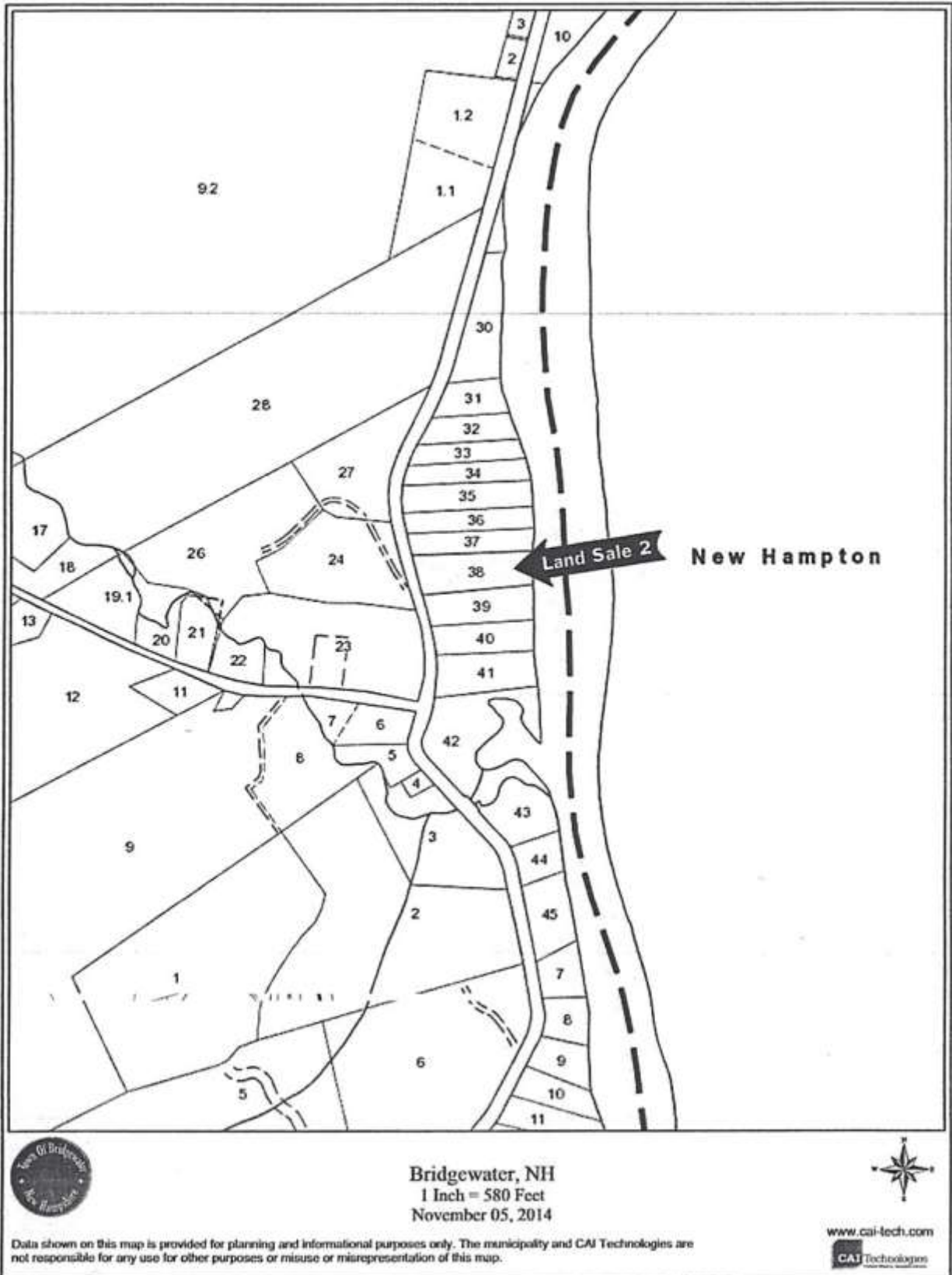
**FRONTAGE:** There is frontage on River Road, a paved town road and frontage on the Pemigewasset River.

**TOPOGRAPHY:** Level, mostly open

**COMMENTS:** Contains site improvements of well, septic and screened porch, camper landing. Assessed value: \$12,200.

**UNIT PRICE/ACRE:** \$65,165





## SALE #3

**LOCATION:** 1482 River Road, Bridgewater, NH

**GRANTOR:** Cary Casoli

**GRANTEE:** Everett D. and Claudia L. Mills Jr.

**REGISTRY REFERENCE:** Book: 3793 Page: 901  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 204-2

**SALE PRICE:** \$195,000

**SALE DATE:** 5/20/11

**LAND AREA:** 109.24+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Timber, Recreation

**ZONING:** General Residential

**UTILITIES:** Electric and telephone available at roadside.

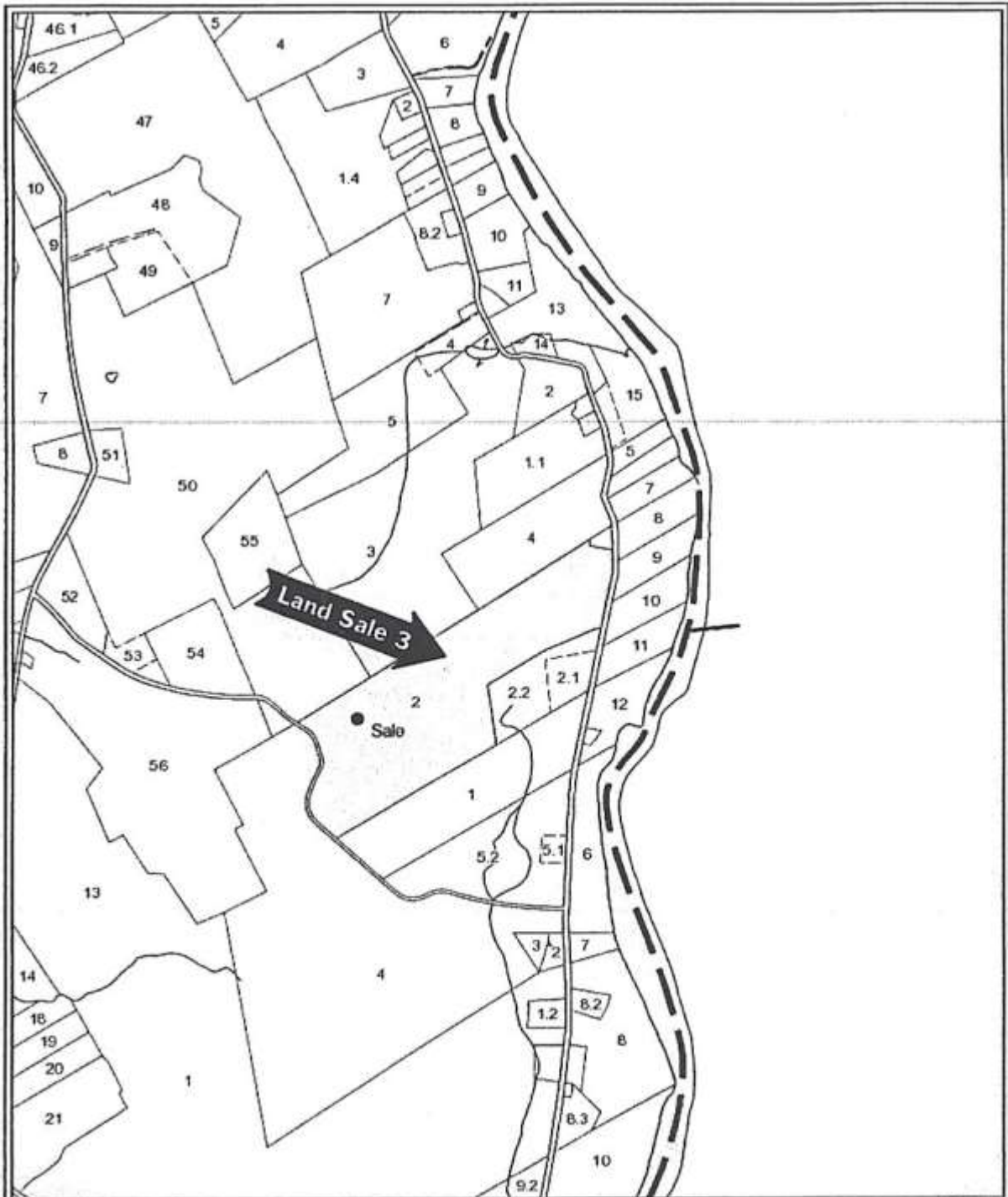
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on River Road, a paved town highway and frontage on Cass Road, a gravel Class VI road.

**TOPOGRAPHY:** Rolling, moderate, wooded, from aerial views, it appears partially cutover.

**COMMENTS:** Sale included small shed of 240 SF. See MLS #4033774 for aerial views.

**UNIT PRICE/ACRE:** \$1785.06

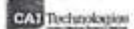


1482 River Road MAP 204/002  
Bridgewater, NH  
1 Inch = 1518 Feet  
November 08, 2014



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## SALE #4

**LOCATION:** 2958 River Road, Bridgewater, NH

**GRANTOR:** William P. and Nancy E. Walsh

**GRANTEE:** Steven P. and Robin H. Woods

**REGISTRY REFERENCE:** Book: 4052 Page: 663  
Grafton County Registry of Deeds, North Haverhill NH

**TAX MAP PARCEL:** 208-5

**SALE PRICE:** \$215,000

**SALE DATE:** 4/30/14

**LAND AREA:** 115.6+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Recreation, Timber

**ZONING:** General Residential

**UTILITIES:** Electric and telephone available at roadside.

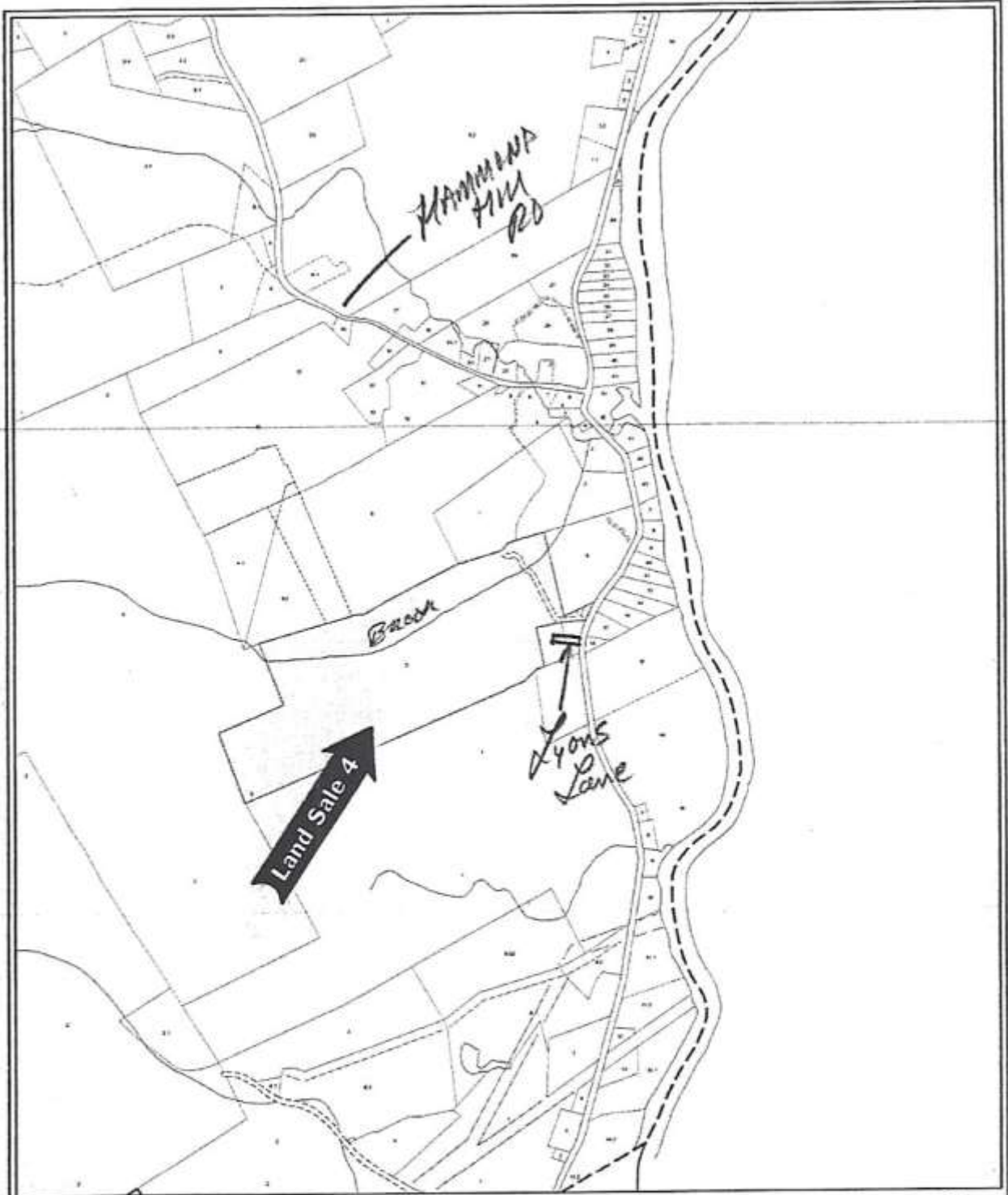
**SHAPE:** Irregular

**FRONTAGE:** There is a small amount of frontage on River Road, a paved town road.

**TOPOGRAPHY:** Rolling parcel of land.

**COMMENTS:** Site improvements of well and septic. Improved with camp structure with assessed value of \$29,600. Fogg Brook runs through length of property.

**UNIT PRICE/ACRE:** \$1603.81, without camp



Parcel Map 208/005  
Bridgewater, NH  
1 Inch = 1372 Feet  
November 07, 2014



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CAI Technologies

# BRISTOL



## Bristol Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	Unit Price Per Acre	ZONING	COMMENTS
1	4300 River Road	Virginia L. Waite et al	Michael F. Sharp et al	9/2/11	\$45,000	936,540	21.50	\$ 0.05	\$ 2,093	Rural Residential	This is an open parcel with rolling topography offering pastoral views. There is frontage on River Road, a paved town road. It is used for residential purposes. Electricity and telephone are available.
2	Summer Street	David R. & Judy K. Whitcher	Keith G. & Kimberly A. Bennett	3/6/12	\$32,000	2,352,240	54.00	\$ 0.01	\$ 593	Rural Residential	This is an irregularly shaped, wooded parcel with moderately sloping topography. There is no frontage on town or state highway--access is via an ROW over Sugar Hill Drive, a paved private drive off Summer Street. The property is used for timber and recreation purposes. Electricity and telephone are near the end of the ROW.
3	Hall Road	Tracy A. Field	James M. & Catherine H. Peschke	6/20/12	\$50,000	1,742,400	40.00	\$ 0.03	\$ 1,250	Rural	This sale is used for timber and recreation purposes and is a wooded parcel with moderately sloping topography. Access to this property is 1,875 feet off Hall Road, a paved town road. Electricity and telephone are available.
4	100 Jonelle Drive	Michelle Layton et al	Daniel J. Schweitzer	12/10/12	\$23,750	116,305	2.67	\$ 0.20	\$ 8,895	Rural	This is an open and wooded parcel with moderate to steep slopes. There is frontage along Jonelle Drive, a private gravel road, but access is off Danforth Brook Road to Ernest Drive (also a private, gravel way). The site is used for residential purposes and electricity and telephone are available.
5	River Road	John C. & Jane S. Everitt	David W. Cady	8/26/13	\$73,500	477,853	10.97	\$ 0.15	\$ 6,700	Rural	The parcel is wooded and has moderate to steep topography. There is frontage on River Road; electricity and telephone are available. NOTE: The deeded sale price was \$38,500; however, the seller purchased land from the buyer in Groton; buyer was given a \$35,000 credit for this property against the purchase price of the Groton property.
6	Maple Grove Lane	Michael F. Sharp et al	Kenneth A. & Linda D. Rossi	9/2/14	\$35,000	261,360	6.00	\$ 0.13	\$ 5,833	Village Residential	This is an irregularly shaped, wooded parcel with rolling topography. The property has frontage on Maple Grove Lane, a paved town road, and is used for residential purposes. Electricity and telephone are available.
	Minimum for sales			9/2/11	\$ 23,750	116,305	2.67	\$ 0.01	\$ 593		
	Average for Sales			12/5/12	\$ 43,208	981,116	22.52	\$ 0.10	\$ 4,227		
	Maximum for sales			9/2/14	\$ 73,500	2,352,240	54.00	\$ 0.20	\$ 8,895		
	Averages for residential lots			10/21/13	\$ 29,375	188,833	4.34	\$ 0.17	\$ 7,364		
	Averages for residential acreage			6/28/12	\$ 50,125	1,377,258	31.62	\$ 0.06	\$ 2,659		

606000

**SALE #: 1**

**LOCATION:** 4300 River Road, Bristol, N.H. 03222

**GRANTOR:** Virginia L. Waite ET AL

**GRANTEE:** Michael F. Sharp ET AL

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 3818 Page 264

**TAX MAP PARCEL:** 209-003-00

**SALE PRICE:** \$ 45,000.00

**SALE DATE:** 09/02/2011

**LAND AREA:** 21.5 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential.

**ZONING:** Rural

**UTILITIES:** Electricity and phone

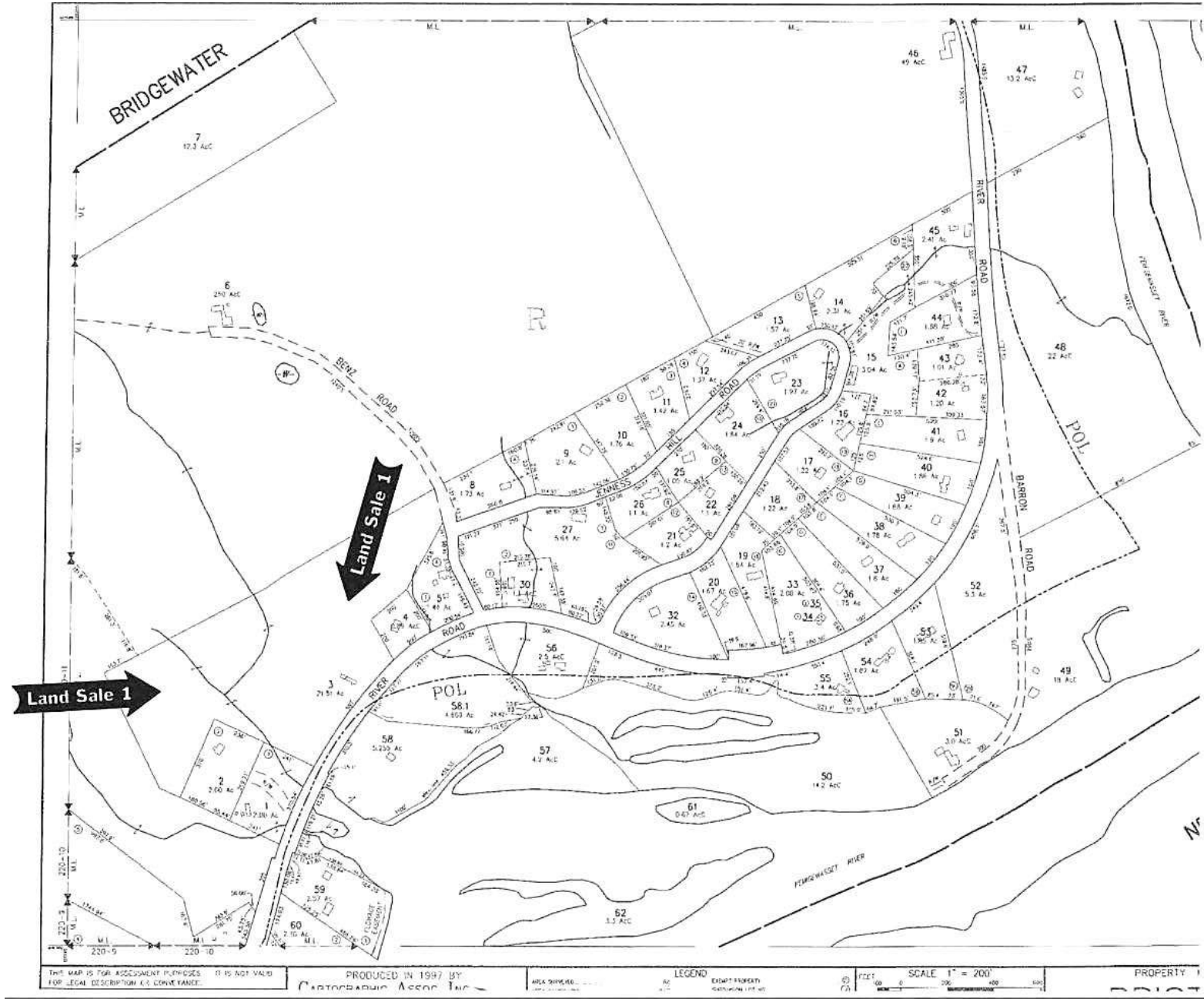
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on River Road, a paved town road.

**TOPOGRAPHY:** Open, rolling.

**COMMENTS:** Pastoral views.

**UNIT PRICE:** \$ 2,093 / acre



000911



**SALE #: 2**

**LOCATION:** Summer Street, Bristol, N.H. 03222

**GRANTOR:** David R. & Judy K. Whitcher

**GRANTEE:** Keith G. & Kimberly A. Bennett

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 3863 Page 155

**TAX MAP PARCEL:** 223-023

**SALE PRICE:** \$ 32,000.00

**SALE DATE:** 03/06/2012

**LAND AREA:** 54.0 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Timber, Recreation

**ZONING:** Rural

**UTILITIES:** Electricity and phone near end of ROW.

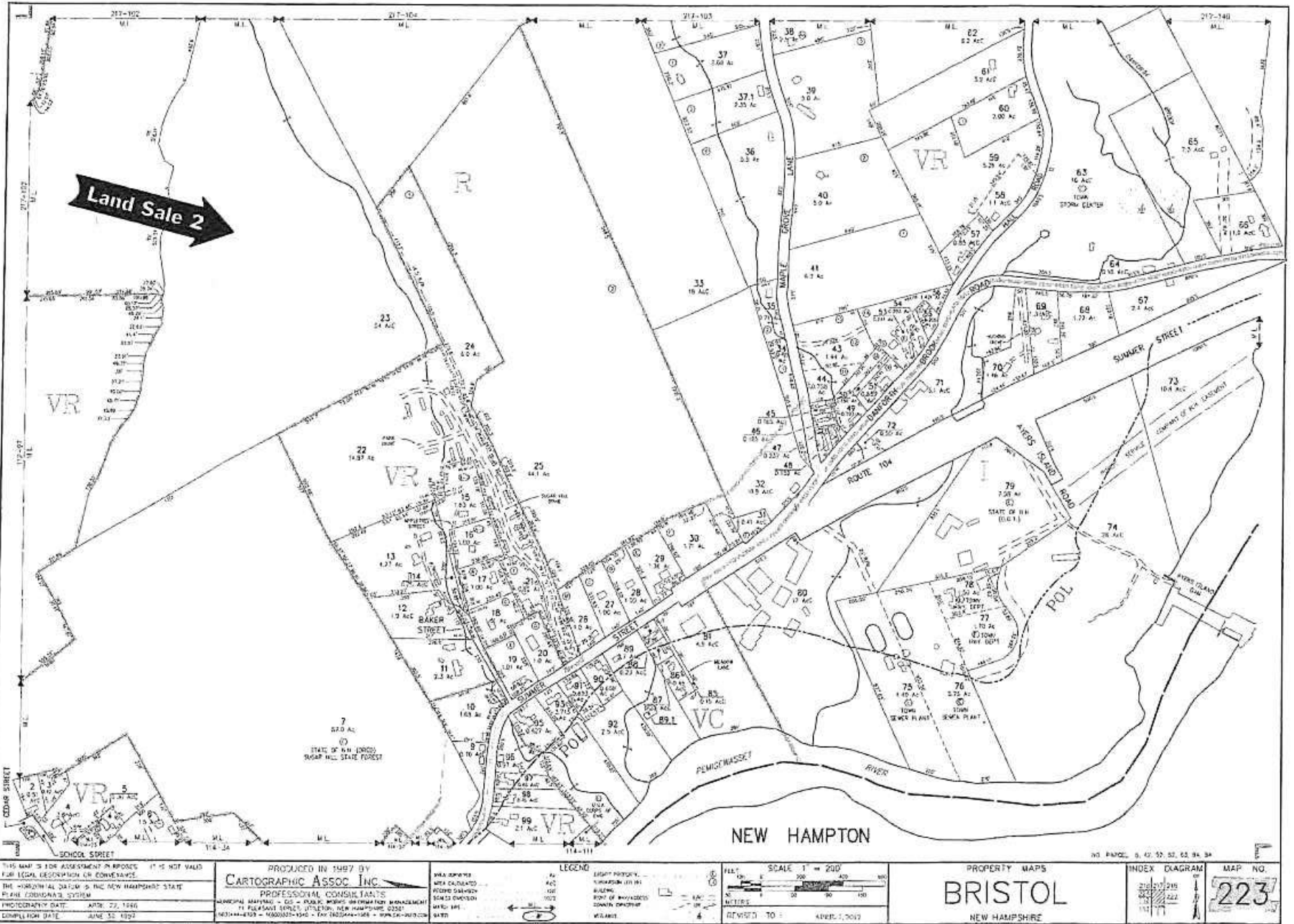
**SHAPE:** Irregular

**FRONTAGE:** No frontage on town or state highway. Access if via ROW.

**TOPOGRAPHY:** Sloping to moderate, wooded parcel.

**COMMENTS:** Potential mountain views. Access is 1565 ft +/- ROW over Sugar Hill Drive, a private paved drive off Summer Street.

**UNIT PRICE:** \$ 592.59 / acre



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.  
 PHOTOGRAPHY DATE: APRIL 22, 1986  
 COMPLETION DATE: JUNE 22, 1987

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 FROM DATA  
 FROM DRAWINGS  
 SHOWS DIMENSIONS  
 MAPS: 891  
 892

**LEGEND**  
 LIGHT PROPERTY  
 SHADINGS (SEE 891)  
 BUILDING  
 BOUNDARY OF UNIMPROVED  
 CONVEYANCE  
 COUNTY CENTER  
 891-892

**SCALE 1" = 200'**  
 FEET: 0 100 200 400 600  
 METERS: 0 30 60 90 120  
 REVISED TO: APRIL 1, 2013

PROPERTY MAPS  
**BRISTOL**  
 NEW HAMPSHIRE

INDEX DIAGRAM  
 218 217 216  
 82 81 80  
 13 12 11

MAP NO.  
**223**

000913

**SALE #: 3**

**LOCATION:** Hall Road, Bristol, N.H. 03222

**GRANTOR:** Tracy A Field

**GRANTEE:** James M. & Catherine H. M. Peschke

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 3892 Page 842

**TAX MAP PARCEL:** 211-001

**SALE PRICE:** \$ 50,000

**SALE DATE:** 06/20/2012

**LAND AREA:** 40.0 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Timber, Recreation

**ZONING:** Rural

**UTILITIES:** Electricity and phone.

**SHAPE:** Irregular

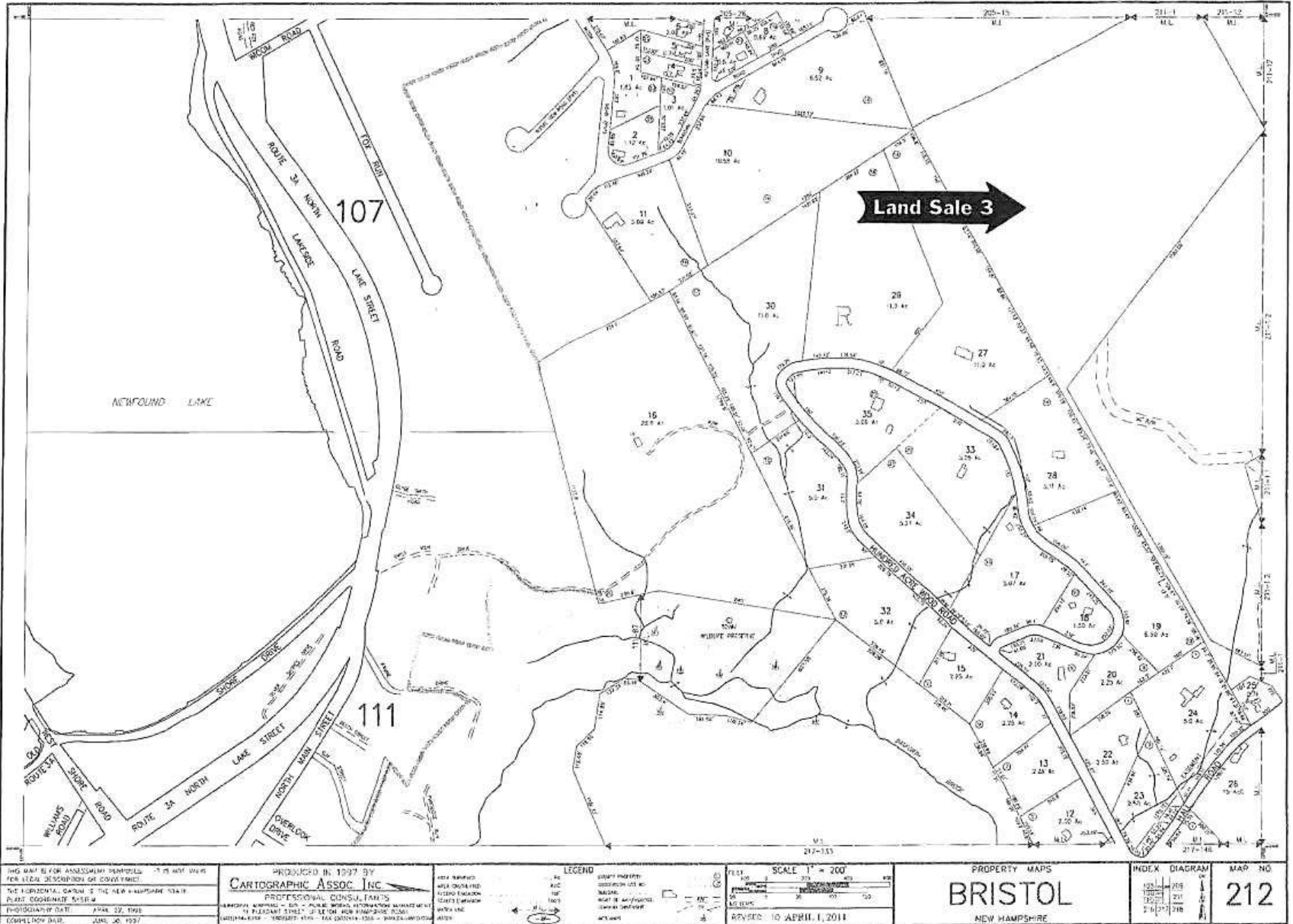
**FRONTAGE:** There is frontage on Hall Road, a paved town road.

**TOPOGRAPHY:** Sloping to moderate, wooded parcel.

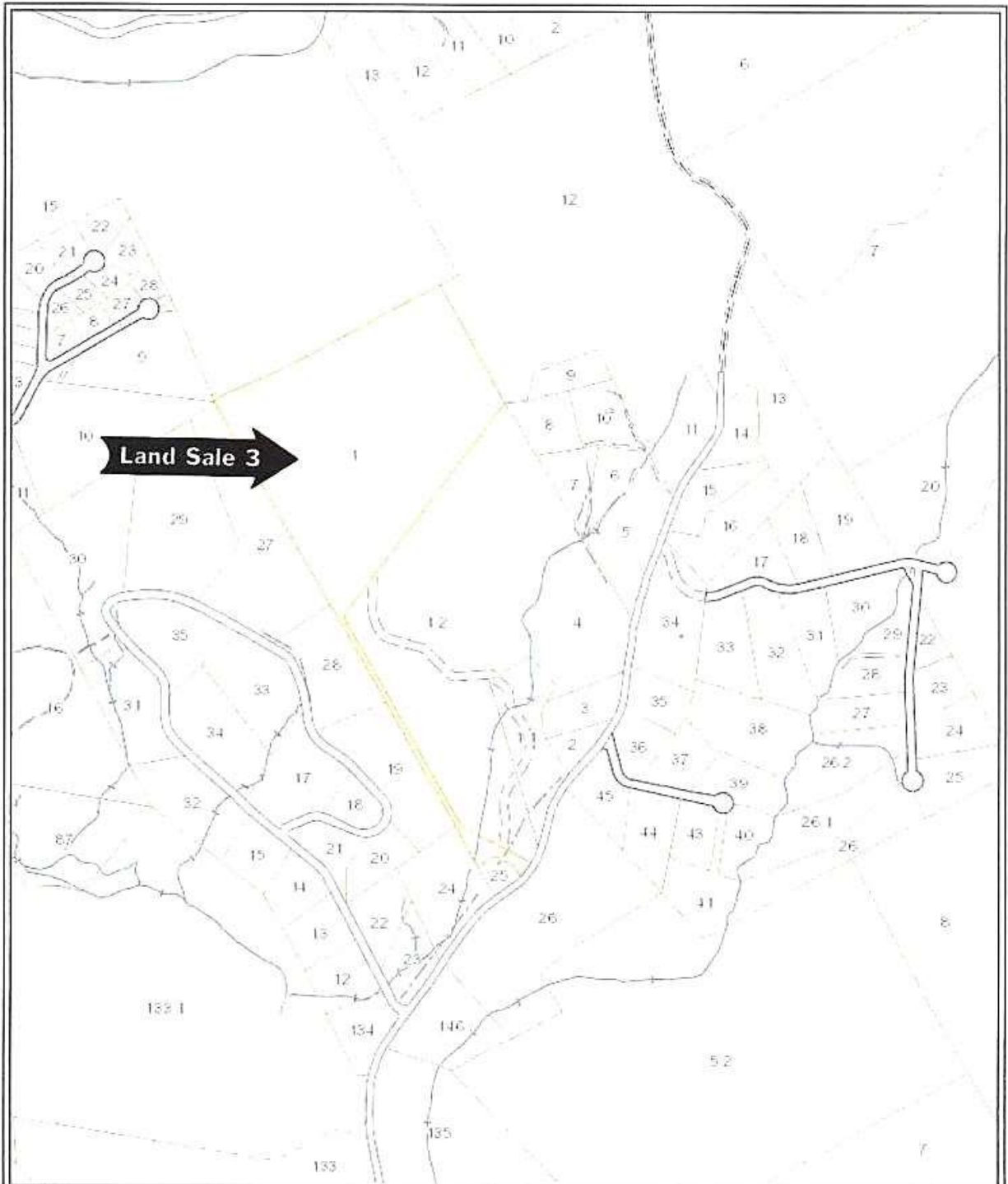
**COMMENTS:** The access off Hall Road is 1875 +/- long and narrow to largest portion of parcel. Potential mountain views.

**UNIT PRICE:** \$ 1,250 / acre





000915

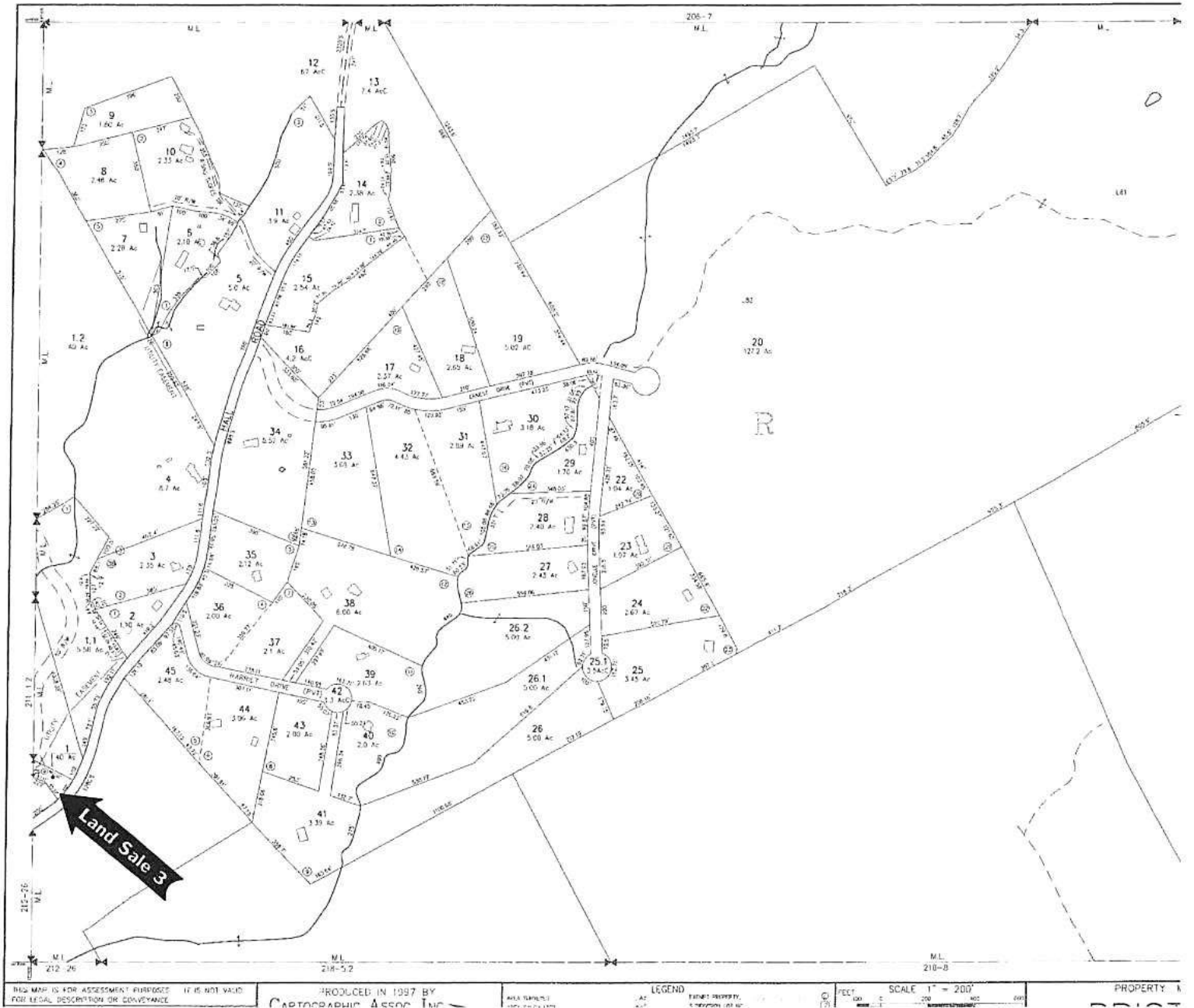


Map Parcel # 211-001  
Bristol, NH  
1 Inch = 780 Feet  
November 11, 2014



Data shown on this map is provided for assessment and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map. It is not valid for legal description and conveyance.

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000917



**SALE #: 4**

**LOCATION:** 100 Jonelle Drive, Bristol, N.H. 03222

**GRANTOR:** Michelle Layton ET AL

**GRANTEE:** Daniel J. Schweitzer

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 3938 Page 736

**TAX MAP PARCEL:** 211-24

**SALE PRICE:** \$ 23,750

**SALE DATE:** 12/10/2012

**LAND AREA:** 2.67 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential

**ZONING:** Rural

**UTILITIES:** Electricity and phone.

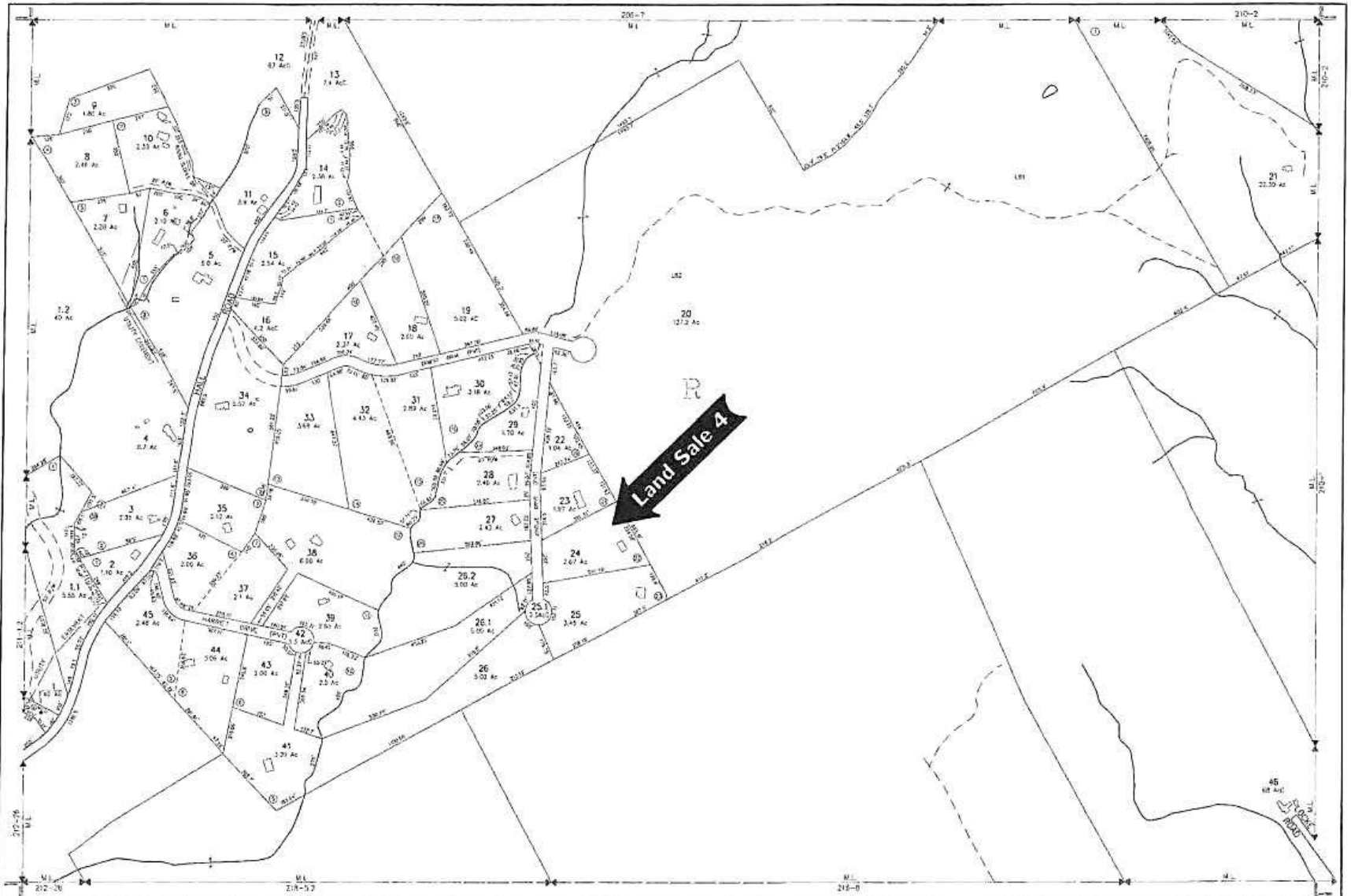
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Jonelle a private gravel drive.

**TOPOGRAPHY:** Moderate to steep, open and wooded parcel.

**COMMENTS:** The access is off Danforth Brook Road to Ernest Drive a gravel private drive to Jonelle drive a dead end gravel private drive. Mountain views. Parcel is located before cul-de-sac.

**UNIT PRICE:** \$ 8,895 / acre



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.  
 PHOTOGRAPHY DATE: APRIL 22, 1936  
 COMPLETION DATE: JUNE 30, 1937

PRODUCED IN 1997 BY  
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AREA SHOWN WITH CURVATURE, EQUALS BATHYMETRIC, SCALED TO SHOW WATER AND ELEVATION.

**LEGEND**  
 Parcel Boundary  
 Subdivision of No. 100000  
 Water of Massachusetts  
 Elevation Contour  
 Wetland  
 M.L. (Municipal Line)

SCALE 1" = 200'  
 REVISION TO: APRIL 1, 2012

PROPERTY MAPS  
**BRISTOL**  
 NEW HAMPSHIRE

INDEX DIAGRAM  
 MAP NO. **211**

000919

**SALE #: 5**

**LOCATION:** River Road, Bristol, N.H. 03222

**GRANTOR:** John C. & Jane S. Everitt

**GRANTEE:** David W. Cady

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 4006 Page 772

**TAX MAP PARCEL:** 220-08

**SALE PRICE:** \$ 73,500 \*

**SALE DATE:** 08/26/2013

**LAND AREA:** 10.97 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Recreation, Residential

**ZONING:** Rural

**UTILITIES:** Electricity and phone.

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on River Road, a paved town road.

**TOPOGRAPHY:** Moderate to steep, wooded parcel.

**COMMENTS:** Water and mountain views.

Please note: Deeded Sale Price \$ 38,500; however, seller purchased land from buyer in Groton; buyer was given a \$ 35,000.00 credit for this property against the purchase price of Groton Property.

**UNIT PRICE:** \$ 6,700 / acre





**SALE #: 6**

**LOCATION:** Maple Grove Lane, Bristol, N.H. 03222

**GRANTOR:** Michael F. Sharp ET AL

**GRANTEE:** Kenneth A. & Linda D. Rossi

**REGISTRY REFERENCE:** Grafton County Registry of Deeds  
Bk 4080 Page 141

**TAX MAP PARCEL:** 223-41

**SALE PRICE:** \$ 35,000.00

**SALE DATE:** 09/02/2014

**LAND AREA:** 6.0 acres

**SOURCE OF INFORMATION:** Broker's and Land Records

**USE:** Residential

**ZONING:** Village Residential

**UTILITIES:** Electricity and phone

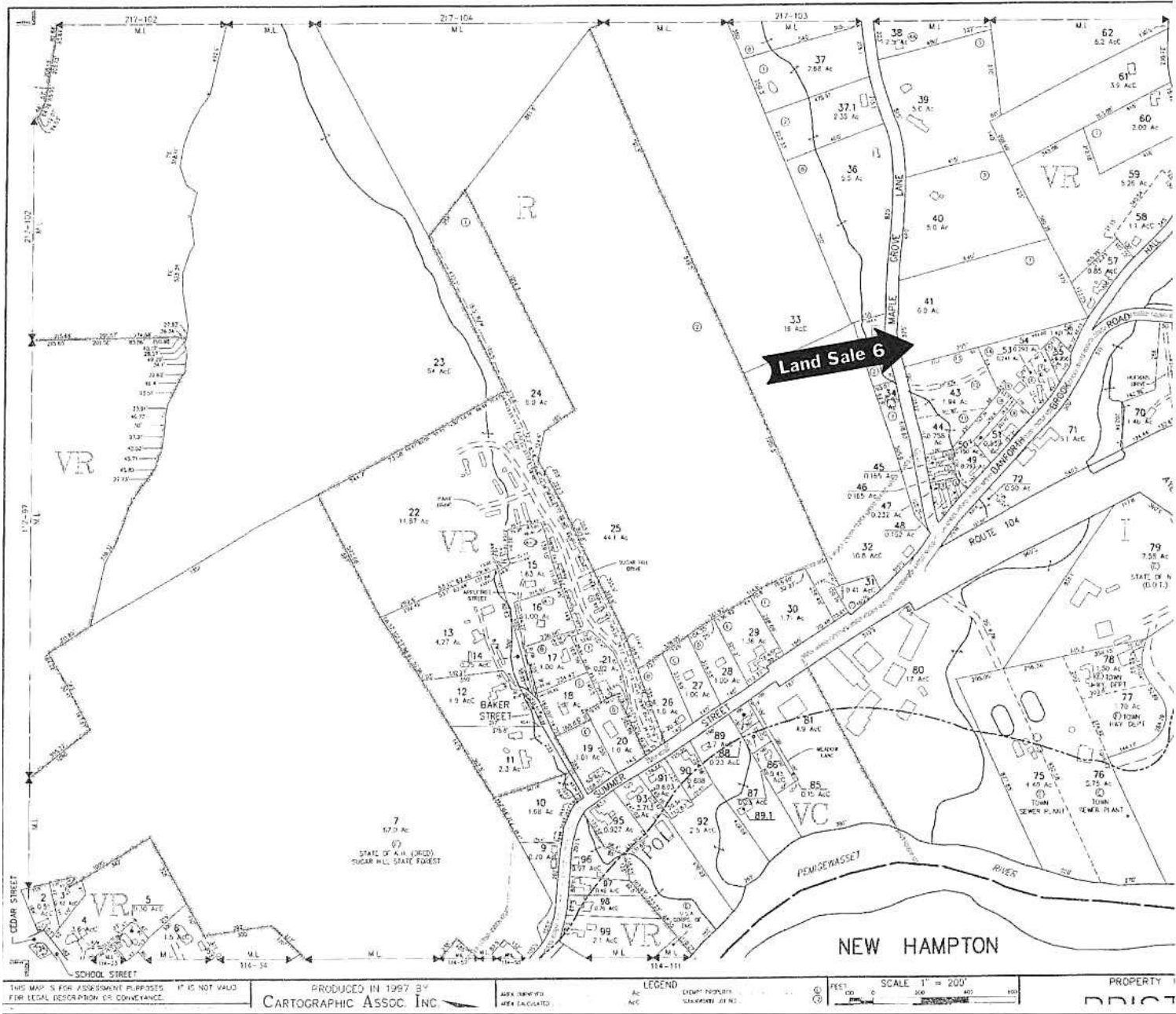
**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Maple Grove Lane, a paved town road.

**TOPOGRAPHY:** Rolling, open and wooded parcel.

**COMMENTS:** Limited mountain views.

**UNIT PRICE:** \$ 5,833 / acre



000923



**HILL**

## Hill Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Lot 20-1, Murray Hill Rd.	Susan & Christopher Blair	Samantha Trombley	2/22/12	\$ 8,500	193,842	4.45	\$ 0.04	\$ 1,910	Rural Residential	This lot will be used for residential purposes. The parcel has rolling topography and is wooded with small growth. It has frontage along Murray Hill Road (a paved town road) where electric and telephone are available.
2	Cass Mill Rd.	Thomas Holmes	Peter Thompson	9/27/10	\$ 29,000	631,620	14.50	\$ 0.05	\$ 2,000	Rural Residential	This was a sale between abutting property owners. The wooded parcel is irregular in shape and has moderately sloping topography. Properties located on Cass Mill Road (paved town road) have mountain views. Although there is frontage along Cass Mill Road, access to the property is limited due to slope. Electric and telephone are available.
3	Cass Mill Rd.	Land Rock LLC	Michael D. Cameron	10/1/10	\$ 37,500	131,116	3.01	\$ 0.29	\$ 12,458	Residential	This is a moderately open residential parcel with rolling topography. It is located adjacent to a NH Power Co. ROW whose power lines are visible. Electric and telephone are available.
4	Tioga Rd.	Christopher W. & Linda Jennison	Joseph C. Ronchetti	8/31/12	\$ 48,900	763,171	17.52	\$ 0.06	\$ 2,791	Residential	The property zoning is residential but use of the parcel is for timber and recreational use. This land is wooded and has rolling topography with frontage along Tioga Road, a graveled town road.. No utilities are available to the site. Electricity is estimated to be approximately 400 feet away.
5	Tioga Rd.	Jette-Schroeder Partnership	David C. & Margaret Saucier	11/25/13	\$ 46,000	764,478	17.55	\$ 0.06	\$ 2,621	Residential	The property zoning is residential; use of the parcel is for timber and recreational use. This land is wooded and has both rolling and level topography with frontage along Tioga and Poverty Pond Roads, both gravel covered town roads. No utilities are readily available to the site; electricity is estimated to be approximately 400 feet away.
6	Murray Hill Rd.	Estate of Carl F. Tinnerholm c/o Karen J. Tinnerholm	Robert E. & Jean A. Reed	2/18/13	\$ 35,000	163,350	3.75	\$ 0.21	\$ 9,333	Residential	This is a rectangular shaped residential parcel with rolling and wooded topography. The site has frontage along Murray Hill Road, a paved town road. Electricity and telephone are available. The grantor in this sale also has had 2 other lots on the market for over 1,318 days. One of the available lots is adjacent to this sale.
7	142 Smith River Rd.	Douglas W. & Ssan Gray	Peter Thompson	7/6/11	\$ 85,000	324,522	7.45	\$ 0.26	\$ 11,409	Residential	This parcel of residentially zoned land used for recreational purposes. The irregularly shaped property has gently rolling topography with frontage on Smith River Road (paved town road); it abuts conservation land. This site has on-site septic, on-site buried power and a dug well.
8	Poverty Pond Rd.	John T. Mather Memorial Hospital	Robert K. Benson	11/30/11	\$ 125,000	6,316,200	145.00	\$ 0.02	\$ 862	Residential	This wooded parcel with moderately rolling topography is used for recreational and timber purposes. It is irregular in shape and has 2,250 feet of frontage on a Class III portion of Poverty Pond Road.

## Hill Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA ACRES	UNIT PRICE /ACRE	ZONING	COMMENTS
9	58 Murray Hill Rd.	Chester & Ellen Smart	Sunny Hill Herb Farm, LLC	4/19/13	\$ 143,000	2,414,531	55.43 \$ 0.06	\$ 2,580 Residential	Sale included improvements valued at \$25,000, net land price is \$143,000. Used for farm, recreation, residential and timber purposes. This is the sale of conserved land with 2.14 acres not within the conservation easement.
10	Poverty Pond Rd. & March Hill Pasture	Markley Holmes Boyer	Green Acres Woodlands, Inc.	5/21/13	\$ 720,000	44,015,202	1,010.45 \$ 0.02	\$ 713 Residential	Used for Timber / Recreation. This is an irregularly shaped parcel with rolling topography and no street frontage. NOT INSPECTED, ROW, EASEMENTS AND COVENANTS. 890.89 ACRES ARE SUBJECT TO CONSERVATION EASEMENT.
	Minimum for sales		9/27/10	\$ 8,500	131,116	3.01 \$ 0.02	\$ 713		
	Average for Sales		5/5/12	\$ 127,790	5,571,803	127.91 \$ 0.11	\$ 4,668		
	Maximum for sales		11/25/13	\$ 720,000	44,015,202	1,010.45 \$ 0.29	\$ 12,458		
	Averages for residential lots		11/19/11	\$ 41,500	\$ 203,207	4.67 \$ 0.20	\$ 8,778		
	Averages for residential acreage		8/25/12	\$ 185,317	\$ 9,150,867	210.08 \$ 0.04	\$ 1,928		



## SALE #1

**LOCATION:** Lot 20-1, Murray Hill Road, Hill, NH

**GRANTOR:** Susan and Christopher Blair

**GRANTEE:** Samantha Trombley

**REGISTRY REFERENCE:** Book: 3298 Page: 1689  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R6-20-1

**SALE PRICE:** \$8500

**SALE DATE:** 2/22/12

**LAND AREA:** 4.45+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Residential

**ZONING:** Rural Residential

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Murray Hill Road, a paved town road.

**TOPOGRAPHY:** Rolling, small growth wooded

**COMMENTS:** Broker stated seller motivation was typical; therefore, at market.

**UNIT PRICE/ACRE:** \$1910



**SALE #2**

**LOCATION:** Cass Mill Road, Hill, NH

**GRANTOR:** Thomas Holmes

**GRANTEE:** Peter Thompson

**REGISTRY REFERENCE:** Book: 3216 Page: 3  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R3-41-1B

**SALE PRICE:** \$29,000

**SALE DATE:** 9/27/10

**LAND AREA:** 14.5+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Residential, Recreation

**ZONING:** Rural Residential

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

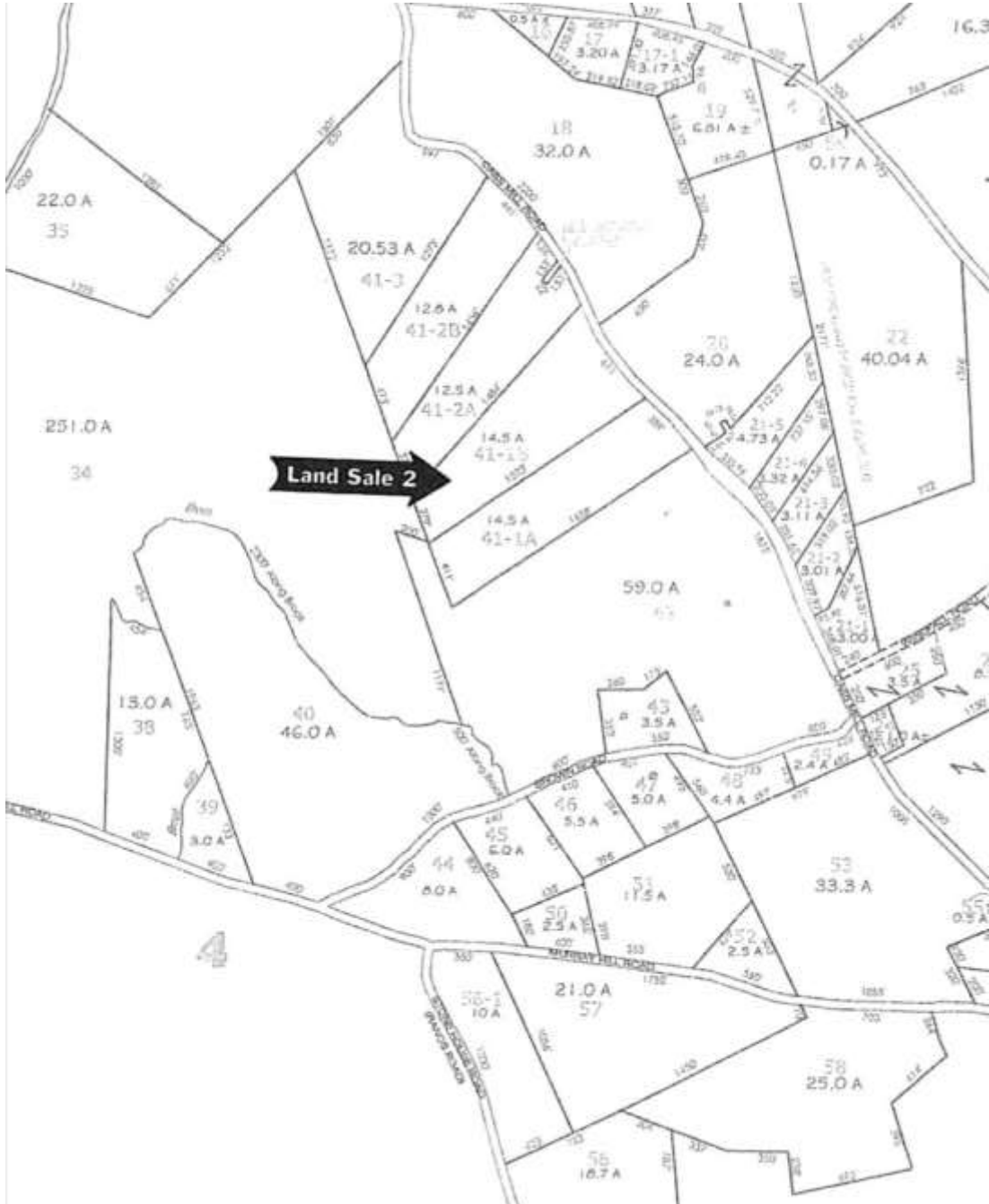
**FRONTAGE:** There is frontage on Cass Mill Road, a paved town road.

**TOPOGRAPHY:** Sloping to moderate, wooded

**COMMENTS:** Sale was between owners of abutting properties. Parcels across and along Cass Mill Road from sale have mountain views. Access along Cass Mill Road is limited due to slope of Cass Mill Road and slope of lot.

**UNIT PRICE/ACRE:** \$2000





**SALE #3**

**LOCATION:** Cass Mill Road, Hill, NH

**GRANTOR:** Land Rock LLC

**GRANTEE:** Michael D. Cameron

**REGISTRY REFERENCE:** Book: 3217 Page: 8  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R3-21-2

**SALE PRICE:** \$37,500

**SALE DATE:** 10/1/10

**LAND AREA:** 3.01+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Residential

**ZONING:** Residential

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Cass Mill Road, a paved town road.

**TOPOGRAPHY:** Rolling, moderately open.

**COMMENTS:** Adjacent to NH Power Co. ROW with power line visible;  
has mountain views

**UNIT PRICE/ACRE:** \$12,458.47





**SALE #4**

**LOCATION:** Tioga Road, Hill, NH

**GRANTOR:** Christopher W. and Linda V. Jennison

**GRANTEE:** Joseph C. Ronchetti

**REGISTRY REFERENCE:** Book: 3335 Page: 1083  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R13-03-03

**SALE PRICE:** \$48,900

**SALE DATE:** 8/31/12

**LAND AREA:** 17.52+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Timber, Recreational

**ZONING:** Residential

**UTILITIES:** None, estimated 400'+- to electricity.

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Tioga Road, a gravel town road.

**TOPOGRAPHY:** Rolling, wooded

**COMMENTS:** Access is on downhill slope of Tioga Road.

**UNIT PRICE/ACRE:** \$2791.10



**SALE #5**

**LOCATION:** Tioga Road, Hill, NH

**GRANTOR:** Jette-Schroeder Partnership

**GRANTEE:** David C. and Margaret L. Saucier

**REGISTRY REFERENCE:** Book: 3421 Page: 1508  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R13-12

**SALE PRICE:** \$46,000

**SALE DATE:** 11/25/13

**LAND AREA:** 17.55+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Recreational and Timber

**ZONING:** Residential

**UTILITIES:** None, proximity to electricity is estimated at 400'+-.

**SHAPE:** Irregular

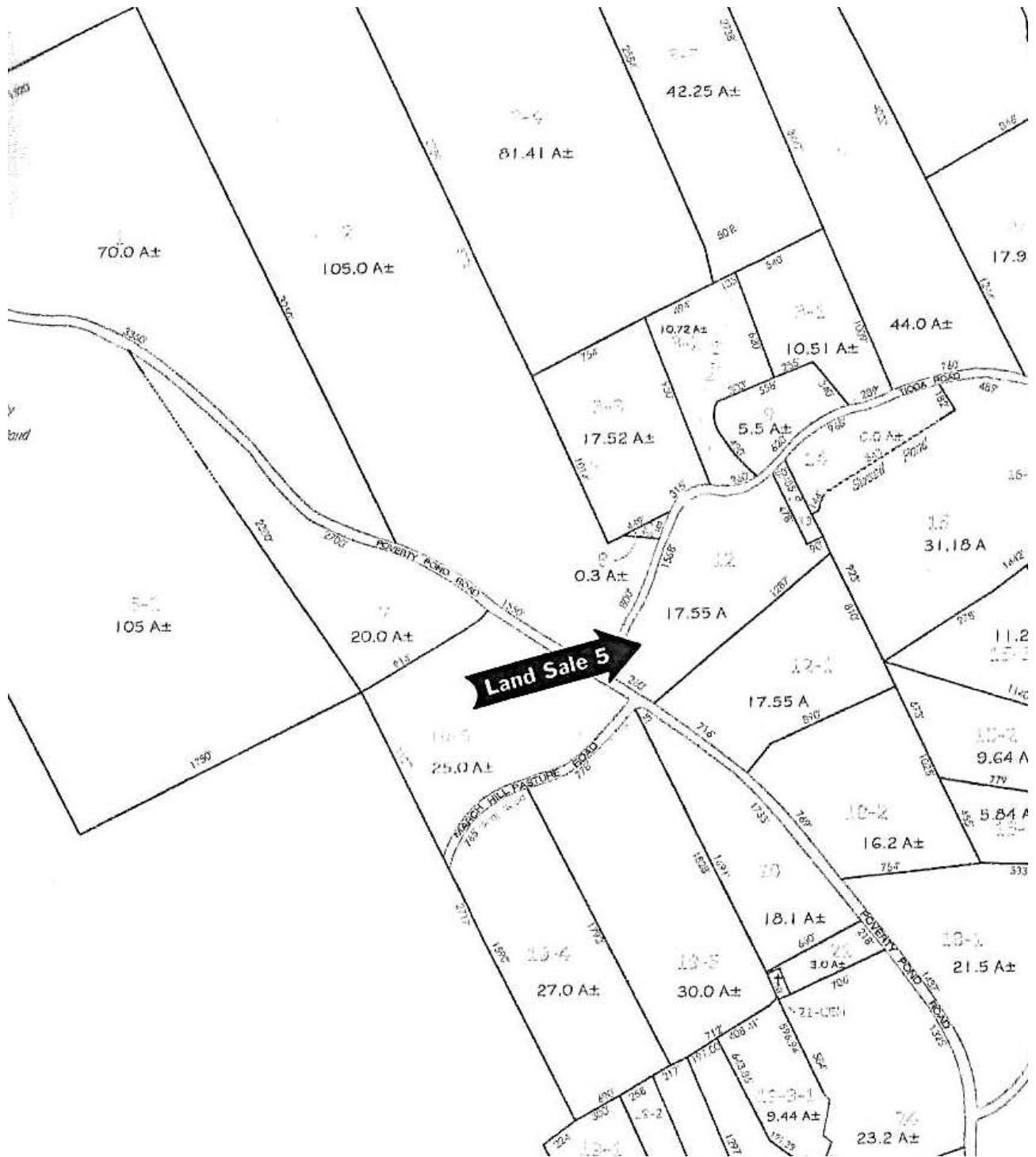
**FRONTAGE:** There is frontage on Tioga Road and Poverty Pond Road,  
both gravel town roads.

**TOPOGRAPHY:** Level, rolling, sloping, wooded

**COMMENTS:**

**UNIT PRICE/ACRE:** \$2621.08





## SALE #6

**LOCATION:** Murray Hill Road, Hill, NH

**GRANTOR:** Carl F. and Karen J. Tinnerholm Estate

**GRANTEE:** Robert E. and Jean A. Reed

**REGISTRY REFERENCE:** Book: 3368 Page: 128  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R7-05-2-7

**SALE PRICE:** \$35,000

**SALE DATE:** 2/18/13

**LAND AREA:** 3.75+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Residential

**ZONING:** Residential

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Rectangular

**FRONTAGE:** There is frontage off Murray Hill Road, a paved town road.

**TOPOGRAPHY:** Rolling, wooded.

**COMMENTS:** Site sits slightly uphill from road. Same seller has two lots on market over 1318 days; Lot 8 is adjacent to sale. Lot 8 is 3.75 acres with a list price of \$52,900 and Lot 9 is 4.0 acres with a list price of \$56,900.

**UNIT PRICE/ACRE:** \$9333





## SALE #7

**LOCATION:** 142 Smith River Road, Hill, NH

**GRANTOR:** Douglas W. and Susan G. Gray

**GRANTEE:** Peter Thompson

**REGISTRY REFERENCE:** Book: 3262 Page: 329  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R4-02-04

**SALE PRICE:** \$85,000

**SALE DATE:** 7/6/11

**LAND AREA:** 7.45+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Recreation

**ZONING:** Residential

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on Smith River Road, a paved town road.

**TOPOGRAPHY:** Gently rolling parcel of land.

**COMMENTS:** On site buried power, dug well, onsite septic. 1073 SF camp built in 2002 with an assessed value of \$15,900. Smith River is audible from site. Abuts conserved land, R4-02-05.

**UNIT PRICE/ACRE:** \$7248.32



**SALE #8**

**LOCATION:** Poverty Pond Road, Hill, NH

**GRANTOR:**

**GRANTEE:** Robert K. Benson

**REGISTRY REFERENCE:** Book: 3285 Page: 638  
Coos County Registry of Deeds, Lancaster NH

**TAX MAP PARCEL:** R8/18 and R14/3

**SALE PRICE:** \$125,000

**SALE DATE:** 11/30/11

**LAND AREA:** 115+- and 30+-acres = 145+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Recreation, Timber

**ZONING:** Residential

**UTILITIES:** Electricity available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** 2250'+- frontage on Class III portion of Poverty Pond Road.

**TOPOGRAPHY:** Rolling, moderate, wooded

**COMMENTS:** Access is via gravel town road to Class VI road which is narrow and unmaintained.

**UNIT PRICE/ACRE:** \$862.07





**SALE #9**

**LOCATION:** 58 Murray Hill Road, Hill, NH

**GRANTOR:** Chester and Ellen E. Smart

**GRANTEE:** Sunny Hill Herb Farm LLC

**REGISTRY REFERENCE:** Book: 3381 Page: 386  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R6-46 and R6-47

**SALE PRICE:** \$168,000

**SALE DATE:** 4/19/13

**LAND AREA:** 55.43+- acres

**SOURCE OF INFORMATION:** Broker and Public Records

**USE:** Farm, Recreation, Residential, Timber

**ZONING:** Residential

**UTILITIES:** Electric and telephone available at roadside.

**SHAPE:** Irregular

**FRONTAGE:** There is frontage on paved Murray Hill Road.

**TOPOGRAPHY:** Open, level, rolling, moderate wooded

**COMMENTS:** This is a conserved parcel with 2.14+- acres not in conservation easement.

**UNIT PRICE/ACRE:** Sale included excluded improvements of a newer 11 stall horse barn and pole barn with estimate value of \$25,000.





**SALE #10**

**LOCATION:** Poverty Pond Road and March Hill Pasture, Hill, NH

**GRANTOR:** Markley Holmes Boyer

**GRANTEE:** Green Acres Woodlands Inc.

**REGISTRY REFERENCE:** Book: 3388 Page: 60  
Merrimack County Registry of Deeds, Concord NH

**TAX MAP PARCEL:** R14, Lots 7, 8 & 9

**SALE PRICE:** \$720,000

**SALE DATE:** 5/21/13

**LAND AREA:** 489.45 + 521 = 1010.45+- acres

**SOURCE OF INFORMATION:** MLS and Public Records

**USE:** Timber, Recreation

**ZONING:** Residential

**UTILITIES:** None

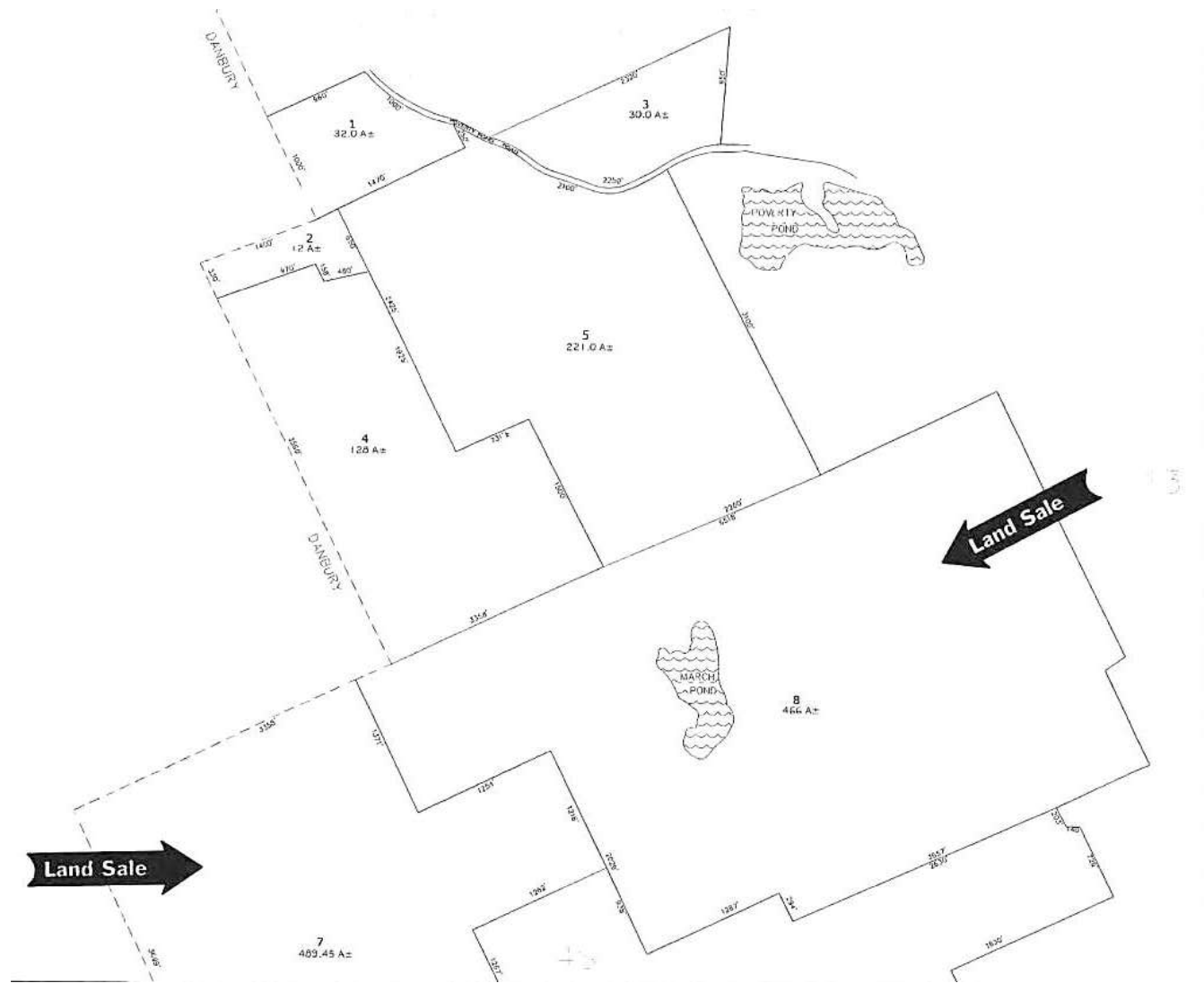
**SHAPE:** Irregular

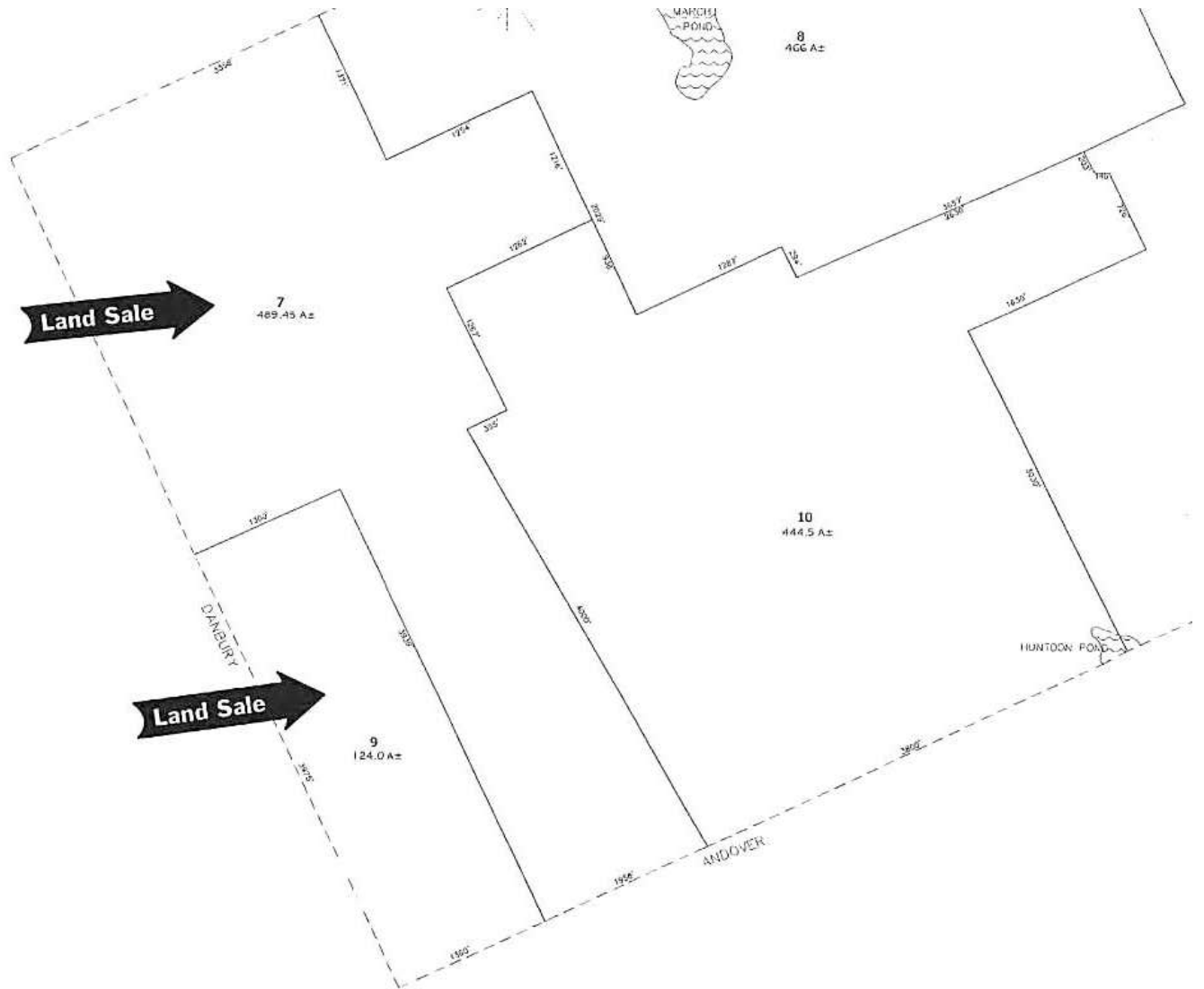
**FRONTAGE:** No road frontage.

**TOPOGRAPHY:** Rolling

**COMMENTS:** Not inspected, ROW, easements and covenants. 890.89+- acres are subject to conservation easement.

**UNIT PRICE/ACRE:** \$712.55







# FRANKLIN

## Franklin Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	50 Gile Road	John Gile Living Trust	B. & P. Dupont	6/3/14	\$42,750	196,891	4.52	\$ 0.22	\$ 9,458	Rural Residential	This is a wooded parcel in a country setting overlooking fields and mountains. The parcel has frontage of 228 feet along Gile Road. The only utility is electricity which is at the street.
2	18 Sky Meadow Lane	L.J. Pichette	S. Drolet	8/1/14	\$45,000	65,776	1.51	\$ 0.68	\$ 29,801	Rural Residential	This is the sale of Lot 18 in the Sky Meadow subdivision--a newer subdivision with 20 lots located in a country setting near a golf course. The only available utility is electricity which is at the street. On-site septic will be necessary as will an on-site well for water.
3	Madeline Street	A. Welch & M. Perkins	David T. Hill Construction, LLC	6/15/11	\$13,000	14,810	0.34	\$ 0.88	\$ 38,235	Residential	This is a level parcel with 100 feet of frontage along Madeline Street in a neighborhood setting. Public water and electricity are available at the street; private, on-site septic is necessary.
4	Ward Hill Road	W.J. & C.M. Hamel	R.L. & J.L. Taylor	9/30/14	\$135,000	4,907,905	112.67	\$ 0.03	\$ 1,198	Rural Residential	This is the bulk sale of wooded, residential land with rolling topography. A conceptual residential subdivision for 21 lots has been prepared; however, no approvals have been granted by the City of Franklin for development. Electricity and public sewer are available at the street.
5	Off Flaghole Road	Rebecca Rausch et al	Wade A. Reed et al	4/11/12	\$62,533	2,609,680	59.91	\$ 0.02	\$ 1,044	C	Wooded parcel abutting conservation land. Access to parcel is via a 50 foot ROW. Electricity available at street, on-site well and septic system is required.
6	Hill Road	Property Locators LLC	Serel Revocable Trust	4/25/11	\$120,000	5,187,996	119.10	\$ 0.02	\$ 1,008	Conservation	This is a bulk acreage sale of residential land with rolling topography. Electricity is available at the street. Top of site provides very attractive views.
7	Chance Pond Road	Arlene E. Tilton	Joseph Gameau	9/19/14	\$27,700	953,528	21.89	\$ 0.03	\$ 1,265	Conservation	This is the bulk sale of residential land with rolling topography.
8	Chance Pond Road	Karen L. Gray	Scott & Sarah Stanley Family Trust	4/6/12	\$70,000	2,224,174	51.06	\$ 0.03	\$ 1,371	Conservation	This is an irregularly shaped parcel of land with level and rolling topography. The site provides 1,100 feet of frontage along Chance Pond Road, a paved public road. The site is wooded and had been used for both timber and recreation.

## Franklin Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
9	South Main Street	T N Peters Tr.	C&T Property Management	7/2/14	\$22,500	78,844	1.81	\$ 0.29	\$ 12,431	B1	This small lot is located between US Route 3 (South Main Street) and the tracks of the B&M Railroad.
10	Sturtevant St.	Magenta Holdings , Inc.	Christine & Charles Farmer, Jr.	3/5/10	\$20,000	86,249	1.98	\$ 0.23	\$ 10,101	R2	Located off Sturtevant Street. Access via easement from Tannery Street.
11	91 Range Road	F.E.D.D. Holdings New Hampshire, LLC	Father and Sons One Realty Trust	2/1/13	\$100,000	460,865	10.58	\$ 0.22	\$ 9,452	I-1, R-2	This industrial / residential parcel is actually the sale of two adjoining parcels--one 4.47 acres of this property are zoned industrial and 6.11 acres are zoned residential. The site has 908 feet of frontage along Range Road and is served by all public utilities.
12	Lake Shore Drive	Todd M. Workman	Rand Currier	1/10/14	\$150,000	6,743,524	154.81	\$ 0.02	\$ 969	C	Part of land subject to easements. Mostly backland.
13	726 Salisbury Road	Wane E. Burgress	Candi J. Poitras	9/26/14	\$85,000	2,583,108	59.30	\$ 0.03	\$ 1,433	Conservation	Large wooded parcel of level and rolling land located at the Salisbury town line abutting state forest.
14	Tannery Street	Magenta Holdings, Inc.	Paul Street Realty	3/2/10	\$7,000	85,813	1.97	\$ 0.08	\$ 3,553	B-1	Level parcel of raw commercial land. Electric, gas, sewer and water available at street.
	Minimum for sales			3/2/10	\$ 7,000	14,810	0.34	\$ 0.02	\$ 969		
	Average for Sales			1/12/13	\$ 64,320	1,871,369	42.96	\$ 0.20	\$ 8,666		
	Maximum for sales			9/30/14	\$ 150,000	6,743,524	154.81	\$ 0.88	\$ 38,235		
	Averages for residential lots			7/19/12	\$ 25,042	88,064	2.02	\$ 0.40	\$ 17,263		
	Averages for residential acreage			5/24/13	\$ 93,779	3,208,847	73.67	\$ 0.05	\$ 2,217		



**SALE # 1**

**LOCATION:** 50 Gile Road, Franklin, NH

**GRANTOR:** John Gile Living Trust

**GRANTEE:** B. & P. Dupont

**REGISTRY REFERENCE:** 3442/895

**TAX MAP PARCEL:** 140-1-9

**SALE PRICE:** \$42,750

**SALE DATE:** 6/3/2014

**LAND AREA:** 196,891 SF  
4.52 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Residential Land

**ZONING:** Rural Residential

**UTILITIES:** Electricity at street

**SHAPE:** Rectangular

**FRONTAGE:** 228 feet along Gile Road

**TOPOGRAPHY:** Generally level

**COMMENTS:** This is a wooded parcel in a country setting overlooking fields and mountains. The parcel has frontage of 228 feet along Gile Road. The only utility is electricity which is at the street.

**UNIT PRICE:** \$0.22/SF  
\$9,458/Acre



**SALE # 2**

**LOCATION:** 18 Sky Meadow Lane, Franklin, NH

**GRANTOR:** L.J. Pichette

**GRANTEE:** S. Drolet

**REGISTRY REFERENCE:** 3450/506

**TAX MAP PARCEL:** 121-403-18

**SALE PRICE:** \$45,000

**SALE DATE:** 8/1/2014

**LAND AREA:** 65,776 SF  
1.51 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Residential land

**ZONING:** Rural Residential

**UTILITIES:** Electric at street; on-site well and septic system needed.

**SHAPE:** Irregular

**FRONTAGE:** Adequate frontage along Sky Meadow Lane

**TOPOGRAPHY:** Level

**COMMENTS:** This is the sale of Lot 18 in the Sky Meadow subdivision--a newer subdivision with 20 lots located in a country setting near a golf course. The only available utility is electricity which is at the street. On-site septic will be necessary as will an on-site well for water.

**UNIT PRICE:** \$0.68/SF  
\$29,801/Acre





**SALE # 3**

**LOCATION:** Madeline Street, Franklin, NH

**GRANTOR:** A. Welch & M. Perkins

**GRANTEE:** David T. Hill Construction, LLC

**REGISTRY REFERENCE:** 3259/183

**TAX MAP PARCEL:** 113-18

**SALE PRICE:** \$13,000

**SALE DATE:** 6/15/2011

**LAND AREA:** 14,810 SF  
0.34 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Residential Land

**ZONING:** Residential

**UTILITIES:** Electric and water at street; on-site septic system required

**SHAPE:** Nearly square

**FRONTAGE:** 100 feet along Madeline Street

**TOPOGRAPHY:** Level

**COMMENTS:** This is a level parcel with 100 feet of frontage along Madeline Street in a neighborhood setting. Public water and electricity are available at the street; private, on-site septic is necessary.

**UNIT PRICE:** \$0.88/SF  
\$38,235/Acre





**SALE # 4**

**LOCATION:** Ward Hill Road, Franklin, NH

**GRANTOR:** W.J. & C.M. Hamel

**GRANTEE:** R.L. & J.L. Taylor

**REGISTRY REFERENCE:** 3457/268

**TAX MAP PARCEL:** 131-404

**SALE PRICE:** \$135,000

**SALE DATE:** 9/30/2014

**LAND AREA:** 4,907,905 SF  
112.67 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Residential Land

**ZONING:** Rural Residential

**UTILITIES:** None

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Ward Hill Road and Hillary Drive

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is the bulk sale of wooded, residential land with rolling topography. A conceptual residential subdivision for 21 lots has been prepared; however, no approvals have been granted by the City of Franklin for development. Electricity and public sewer are available at the street.

**UNIT PRICE:** \$0.03/SF  
\$1,198/Acre



**SALE # 5**

**LOCATION:** Off Flaghole Road, Franklin, NH

**GRANTOR:** Rebecca Rausch et al

**GRANTEE:** Wade A. Reed et al

**REGISTRY REFERENCE:** 3354/1821

**TAX MAP PARCEL:** 37-403

**SALE PRICE:** \$62,533

**SALE DATE:** 4/11/2012

**LAND AREA:** 2,609,680 SF  
59.91 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Mixed Use

**ZONING:** C

**UTILITIES:** Electric at street; on-site water and septic system required.

**SHAPE:** Quadrangular

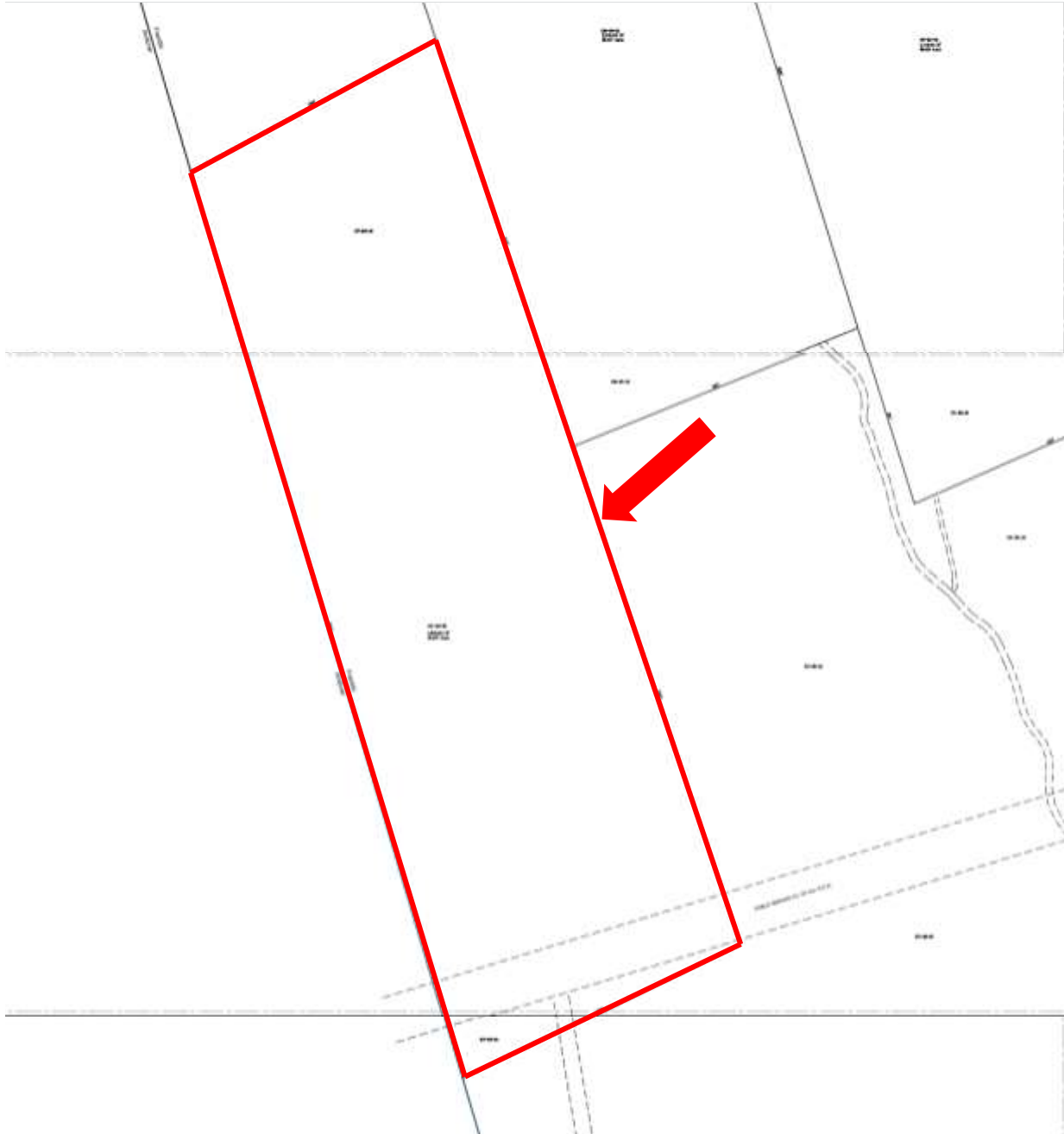
**FRONTAGE:** None—Parcel of backland

**TOPOGRAPHY:** Generally level

**COMMENTS:** Wooded parcel abutting conservation land. Access to parcel is via a 50 foot ROW. Electricity available at street, on-site well and septic system is required.

**UNIT PRICE:** \$0.02/SF  
\$1,044/Acre





**SALE # 6**

**LOCATION:** Hill Road, Franklin, NH

**GRANTOR:** Property Locators LLC

**GRANTEE:** Serel Revocable Trust

**REGISTRY REFERENCE:** 3252/109

**TAX MAP PARCEL:** 90-402

**SALE PRICE:** \$120,000

**SALE DATE:** 4/25/2011

**LAND AREA:** 5,187,996 SF  
119.1 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Residential Land

**ZONING:** Conservation

**UTILITIES:** Electric at street; on-site well and septic system needed

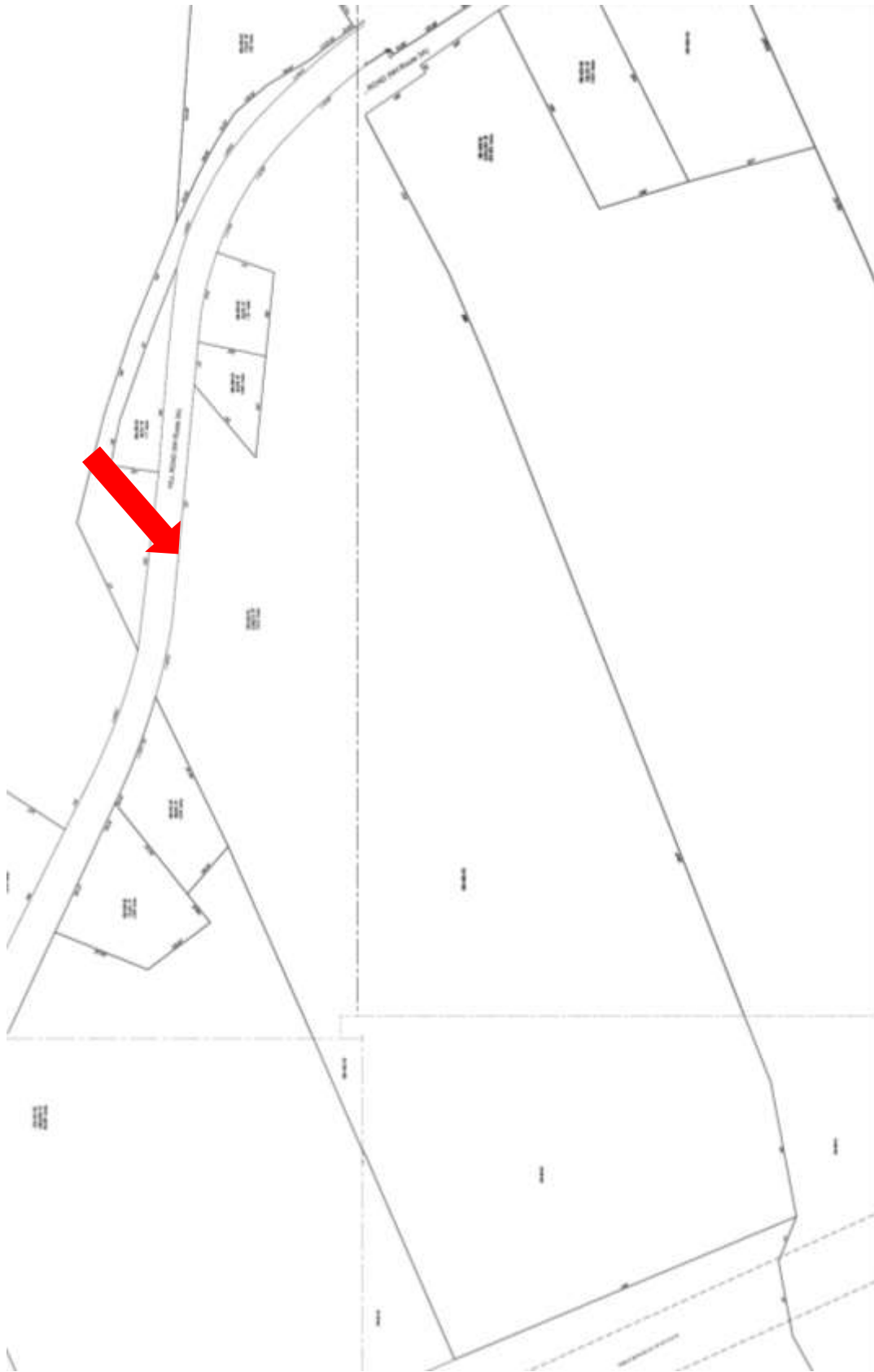
**SHAPE:** Irregular

**FRONTAGE:** 1,865 feet along Hill Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is a bulk acreage sale of residential land with rolling topography. Electricity is available at the street. Top of site provides very attractive views.

**UNIT PRICE:** \$0.02/SF  
\$1,008/Acre





**SALE # 7**

**LOCATION:** Chance Pond Road, Franklin, NH

**GRANTOR:** Arlene E. Tilton

**GRANTEE:** Joseph Garneau

**REGISTRY REFERENCE:** 3455/1561

**TAX MAP PARCEL:** 76-403

**SALE PRICE:** \$27,700

**SALE DATE:** 9/19/2014

**LAND AREA:** 953,528 SF  
22 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman & Registry of Deeds

**USE:** Residential Land

**ZONING:** Conservation

**UTILITIES:** Not known, but all are assumed available to site

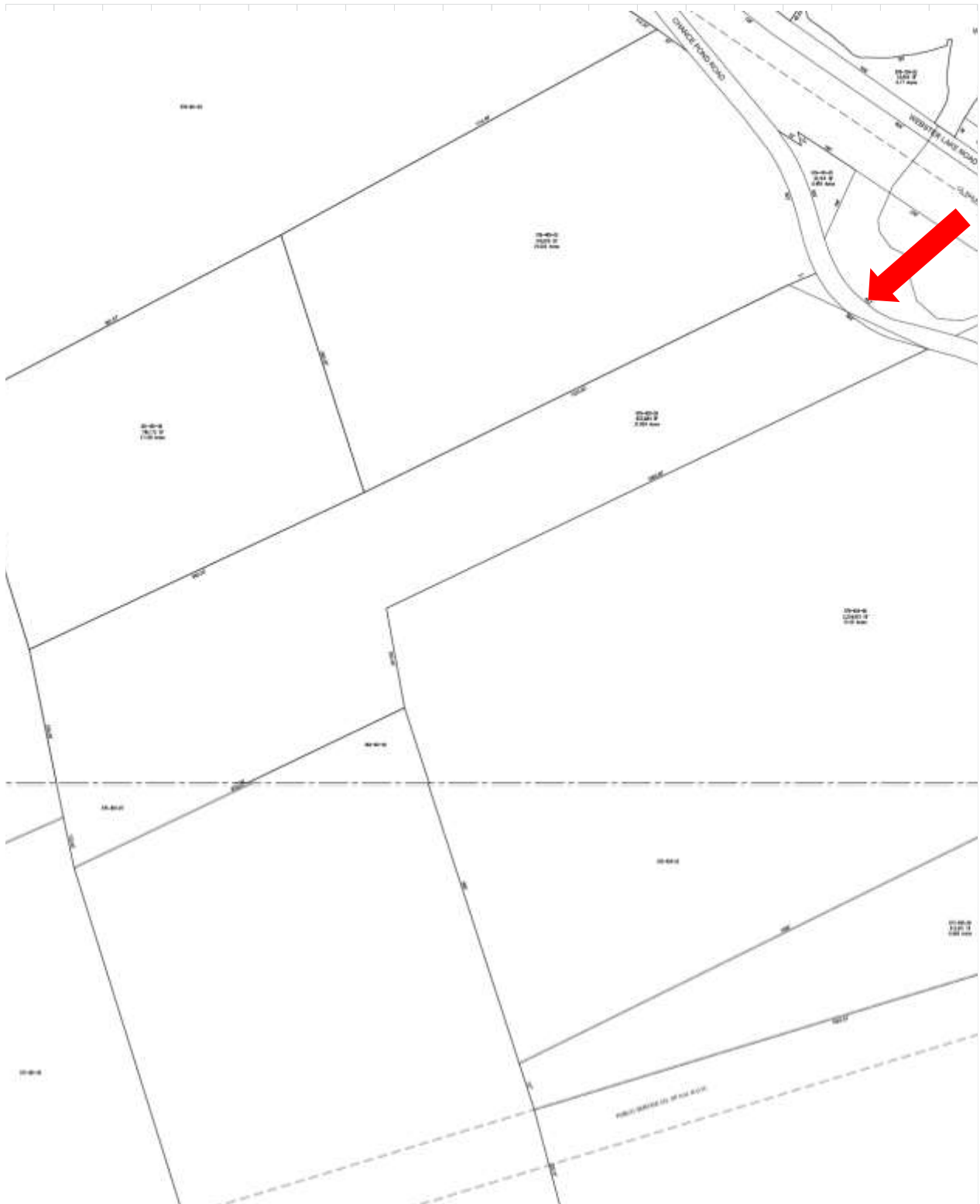
**SHAPE:** Irregular

**FRONTAGE:** 38.4 feet along Chance Pond Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is the bulk sale of residential land with rolling topography.

**UNIT PRICE:** \$0.03/SF  
\$12,65/Acre



**SALE # 8**

**LOCATION:** Chance Pond Road, Franklin, NH

**GRANTOR:** Karen L. Gray

**GRANTEE:** Scott & Sarah Stanley Family Trust

**REGISTRY REFERENCE:** 3307/913

**TAX MAP PARCEL:** 076-404

**SALE PRICE:** \$70,000

**SALE DATE:** 4/6/2012

**LAND AREA:** 2,224,173SF  
51.1 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Residential Land

**ZONING:** Conservation

**UTILITIES:** None known, but all assumed to be available

**SHAPE:** Irregular

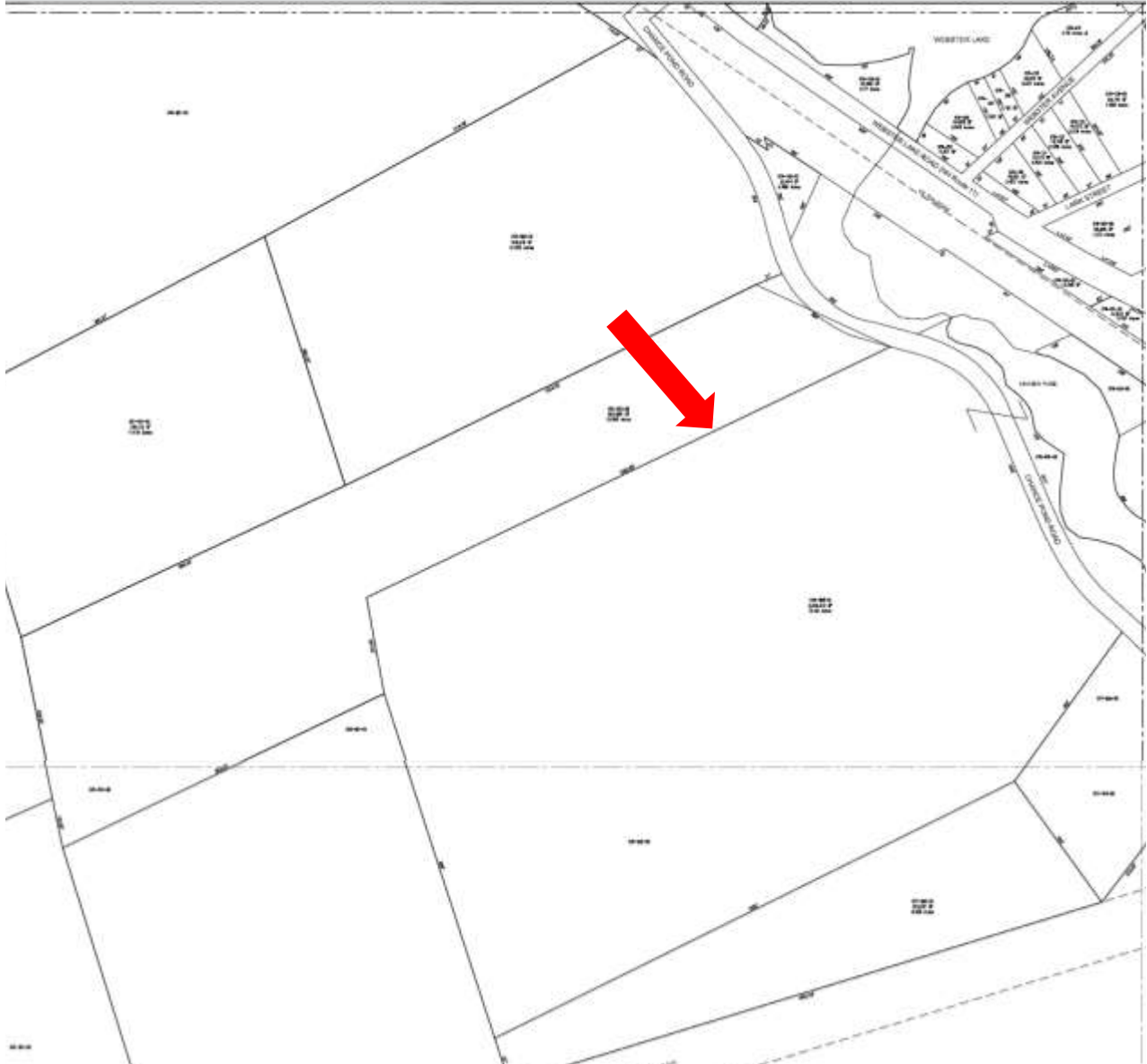
**FRONTAGE:** Frontage along Chance Pond Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is an irregularly shaped parcel of land with level and rolling topography. The site provides 1,100 feet of frontage along Chance Pond Road, a paved public road. The site is wooded and had been used for both timber and recreation.

**UNIT PRICE:** \$0.03/SF  
\$1,371/Acre





**Sale 9**

**LOCATION:** South Main Street, Franklin, NH

**GRANTOR:** T N Peters Tr.

**GRANTEE:** C&T Property Management

**REGISTRY REFERENCE:** 3446/880

**TAX MAP PARCEL:** 119-03

**SALE PRICE:** \$22,500

**SALE DATE:** 7/2/2014

**LAND AREA:** 78,844 SF  
1.8 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, & Registry of Deeds

**USE:** Commercial development land

**ZONING:** B1

**UTILITIES:** Not known, but all assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage along South Main Street

**TOPOGRAPHY:** Generally level

**COMMENTS:** This small lot is located between US Route 3 (South Main Street) and the tracks of the B&M Railroad.

**UNIT PRICE:** \$0.29/SF  
\$12,431/Acre





**Sale 10**

**LOCATION:** Off Sturtevant Street, Franklin, NH

**GRANTOR:** Magenta Holdings, Inc.

**GRANTEE:** Charles B. Farmer, Jr., et al

**REGISTRY REFERENCE:** Book 3182, Page 1380

**TAX MAP PARCEL:** Map 86 Lot 402

**SALE PRICE:** \$20,000

**SALE DATE:** 3/5/2010

**LAND AREA:** 1.98

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman and Registry of Deeds

**USE:** Industrial development land

**ZONING:** R2

**UTILITIES:** Electricity telephone cable

**SHAPE:** Quadrangular

**FRONTAGE:** No direct frontage

**TOPOGRAPHY:** Level

**COMMENTS:** Located off of Route 11 in downtown area

**UNIT PRICE/ACRE:** \$10,101



**SALE # 11**

**LOCATION:** 91 Range Road, Franklin, NH

**GRANTOR:** F.E.D.D. Holdings New Hampshire, LLC

**GRANTEE:** Father and Sons One Realty Trust

**REGISTRY REFERENCE:** 3366/1463

**TAX MAP PARCEL:** 77-420

**SALE PRICE:** \$100,000

**SALE DATE:** 2/1/2013

**LAND AREA:** 460,865 SF  
10.58 Acres

**SOURCE OF INFORMATION:** Public records, Multiple Listing Service, Banker & Tradesman & Registry of Deeds

**USE:** Industrial & Residential land

**ZONING:** I-1, R-2

**UTILITIES:** All utilities available to this property

**SHAPE:** Irregular

**FRONTAGE:** 908 feet along Range Road

**TOPOGRAPHY:** Level

**COMMENTS:** This industrial / residential parcel is actually the sale of two adjoining parcels--one 4.47 acres of this property are zoned industrial and 6.11 acres are zoned residential. The site has 908 feet of frontage along Range Road and is served by all public utilities. Both parcels are encumbered by a PSNH easement.

**UNIT PRICE:** \$0.22/SF  
\$9,452/Acre





**SALE # 12**

**LOCATION:** Lake Shore Drive, Franklin, NH

**GRANTOR:** Todd M. Workman

**GRANTEE:** Rand Currier

**REGISTRY REFERENCE:** 3427/1498

**TAX MAP PARCEL:** 014-401

**SALE PRICE:** \$150,000

**SALE DATE:** 1/10/2014

**LAND AREA:** 6,743,524 SF  
154.81 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman & Registry of Deeds

**USE:** Residential Land

**ZONING:** C

**UTILITIES:** All assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Lake Shore Drive

**TOPOGRAPHY:** Level and rolling

**COMMENTS:** Part of land subject to easements. Mostly backland.

**UNIT PRICE:** \$0.02/SF  
\$969/Acre

NO PLAN AVAILABLE AT THIS TIME.

**SALE # 13**

**LOCATION:** 726 Salisbury Road, Franklin, NH

**GRANTOR:** Wane E. Burgress

**GRANTEE:** Candi J. Poitras

**REGISTRY REFERENCE:** 3456/1330

**TAX MAP PARCEL:** 046-403

**SALE PRICE:** \$85,000

**SALE DATE:** 9/26/2014

**LAND AREA:** 2,583,108 SF  
59.3 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Residential Land

**ZONING:** Conservation

**UTILITIES:** Electric at street

**SHAPE:** Irregular

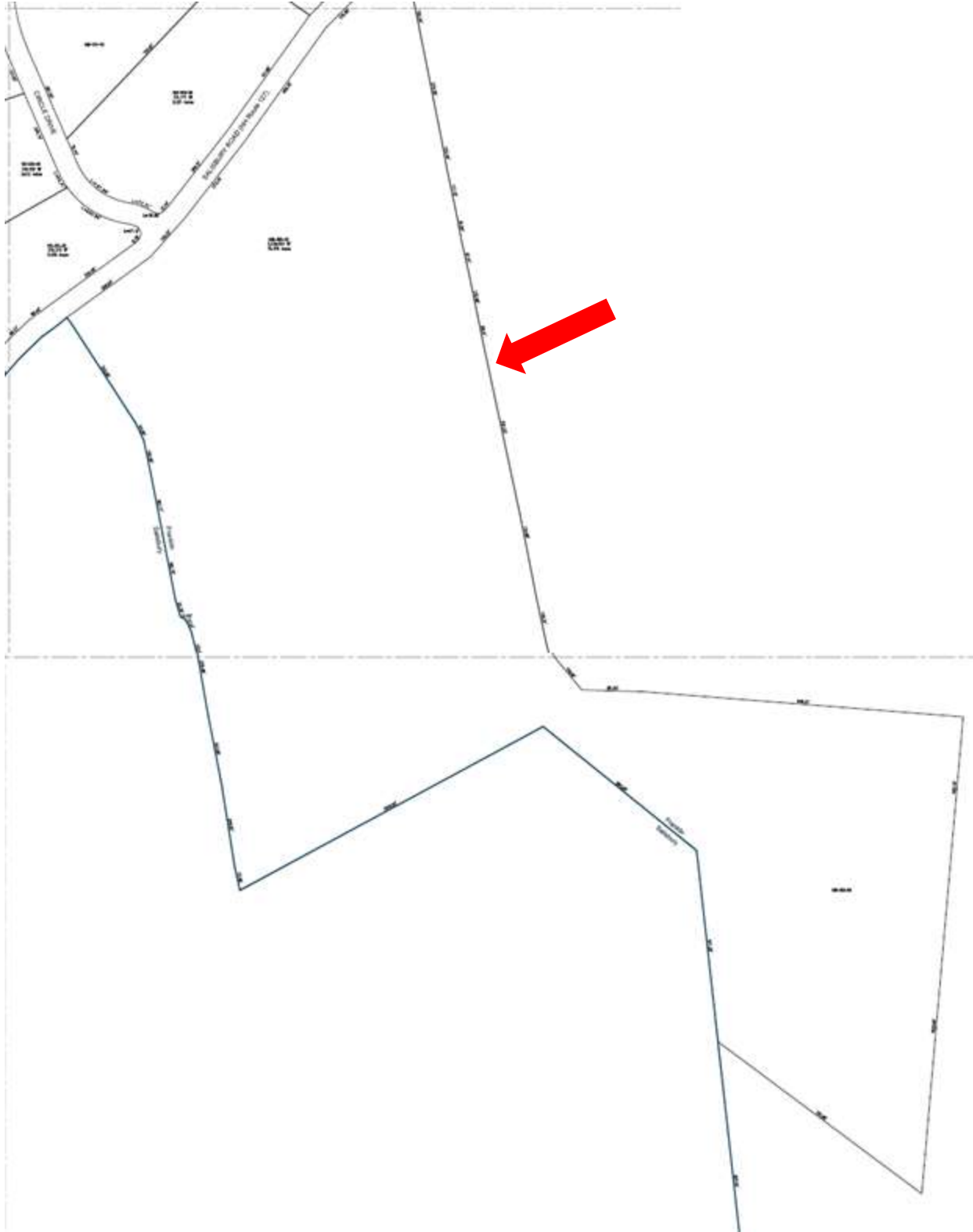
**FRONTAGE:** 403 feet along Salisbury Road

**TOPOGRAPHY:** Level and rolling

**COMMENTS:** Large wooded parcel of level and rolling land located at the Salisbury town line abutting state forest.

**UNIT PRICE:** \$0.03/SF  
\$1,433/Acre





**SALE # 14**

**LOCATION:** Tannery Street, Franklin, NH

**GRANTOR:** Magenta Holdings, Inc.

**GRANTEE:** Paul Street Realty

**REGISTRY REFERENCE:** 3181/191

**TAX MAP PARCEL:** 116-171

**SALE PRICE:** \$7000

**SALE DATE:** 3/2/2010

**LAND AREA:** 85,813 SF  
1.97 Acres

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Multiple Listing Service & Registry of Deeds

**USE:** Commercial land

**ZONING:** B-1

**UTILITIES:** All available at street.

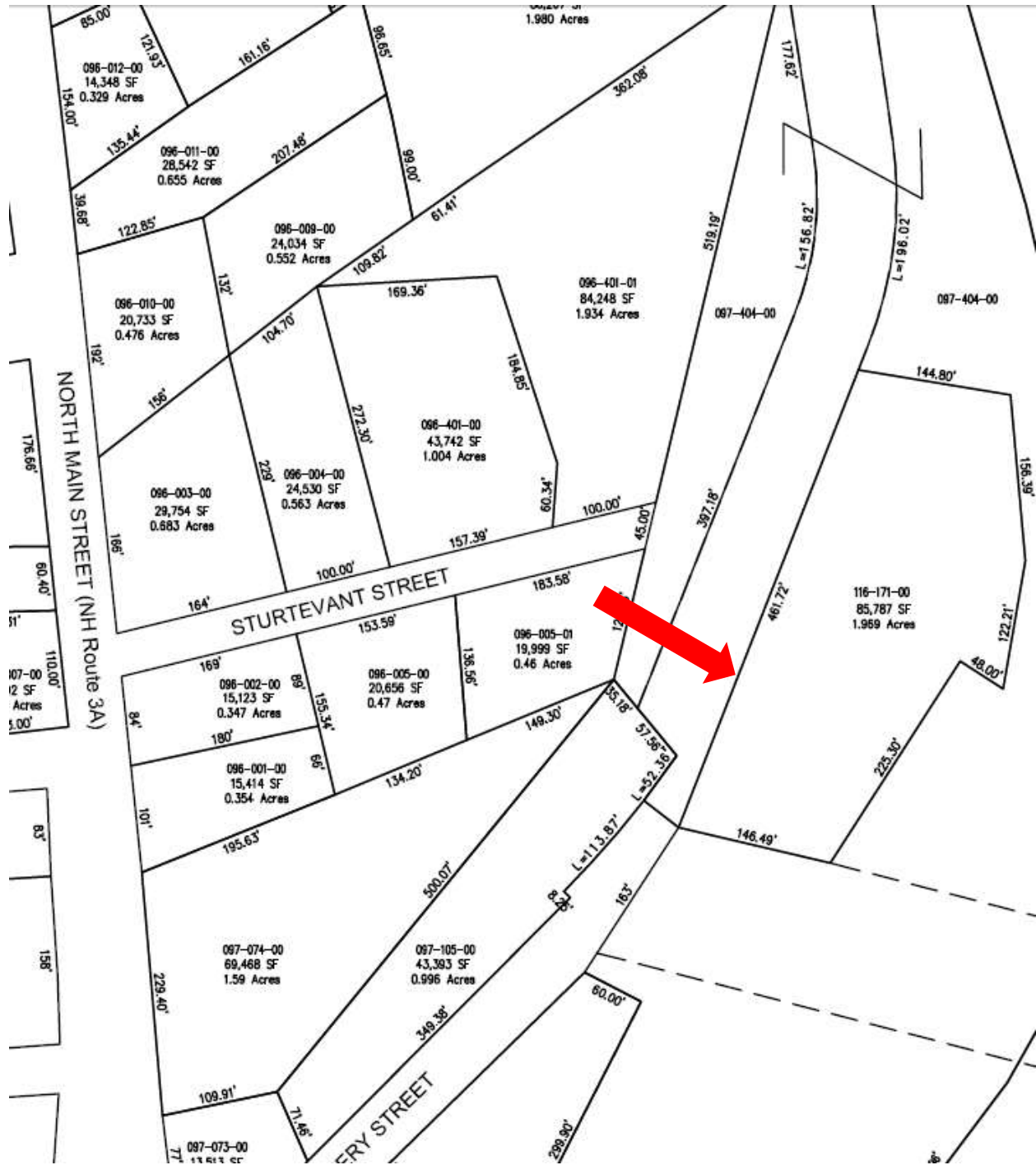
**SHAPE:** Irregular

**FRONTAGE:** None

**TOPOGRAPHY:** Level

**COMMENTS:** Level parcel of raw commercial land. Electric, gas, sewer and water available at street.

**UNIT PRICE:** \$0.08/SF  
\$3,553/Acre





# **NORTHFIELD**

## Northfield Land Sales

SALE #	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
1	Bean Hill Road	William J. Ware, III	Cheryl L. Avery	5/9/14	\$120,000	211,266	4.85	\$ 0.57	\$24,742	R1, SF, S	Irregularly shaped parcel with rolling topography. According to Town records, the seller subdivided this tract.
2	Zion Hill Road	Estate of Edna W. Southwick	Ronald R. Huckins	5/9/14	\$29,900	130,680	3.00	\$ 0.23	\$ 9,967	R1, SF, SS	Irregularly shaped residential parcel with a rolling topography. Plat shows frontage on Zion Hill & Scribner Roads
3	Bay Hill Road	Joseph S. Wasiuk	David & Lisa Brabant	12/6/13	\$25,000	44,431	1.02	\$ 0.56	\$24,510	R1, SF, S	This is an irregularly shaped parcel with rolling topography. According to the deed, the seller took back paper in the amount of \$20,000.
4	Fellows Hill Road	Craig Briggs	Edward Rutko et ux	12/10/13	\$312,500	2,178,000	50.00	\$ 0.14	\$ 6,250	CONSV	Land in Canterbury and Northfield
5	Cross Mill Road	Robert E. Vigneault	Bir Bikram Shah	11/14/12	\$54,000	1,974,139	45.32	\$ 0.03	\$ 1,192	R1, SF S	Large tract of rear land at Franklin town line. There are two 50 foot wide access strips from Cross Mill Road.
6	Hidden Lane	Young	James & Renee Bickford	7/10/12	\$38,000	831,996	19.10	\$ 0.05	\$ 1,990	R1, FS S	Rural acreage, driveway access, adjacent to Route I-93
7	Fellows Hill Road	Jared Hebert	Charles Heslam, III et ux	10/21/11	\$30,000	105,415	2.42	\$ 0.28	\$12,397	R1, SF, SS	Single house lot
8	Windfall Road	James mcAtee et ux	Dylan McGuffin	12/22/14	\$52,500	1,524,600	35.00	\$ 0.03	\$ 1,500	R1, SF S	Access from Canterbury
9	Pollyham Road	Drew Dubla	Philip Comtole et ux	11/15/10	\$20,000	511,394	11.74	\$ 0.04	\$ 1,704	R1, FS S	Two adjoining lots
	Minimum for sales			11/15/10	\$ 20,000	44,431	1.02	\$ 0.03	\$ 1,192		
	Average for Sales			4/16/13	\$ 75,767	834,658	19.16	\$ 0.21	\$ 9,361		
	Maximum for sales			12/22/14	\$ 312,500	2,178,000	50.00	\$ 0.57	\$24,742		
	Averages for residential lots			8/10/13	\$ 51,225	122,948	2.82	\$ 0.41	\$17,904		
	Averages for residential acreage			4/3/13	\$ 99,500	1,205,233	27.67	\$ 0.14	\$ 6,229		

**SALE # 1**

**LOCATION:** Bean Hill Road, Northfield, NH

**GRANTOR:** William J. Ware, III

**GRANTEE:** Cheryl L. Avery

**REGISTRY REFERENCE:** 3439/332

**TAX MAP PARCEL:** R17/25/01

**SALE PRICE:** \$120,000

**SALE DATE:** 5/9/2014

**LAND AREA:** 211,266 SF  
4.85 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Northfield Assessors' Office and Registry of Deeds.

**USE:** Residential Land

**ZONING:** R1, SF, S

**UTILITIES:** Unknown, but all utilities assumed to be available.

**SHAPE:** Irregular

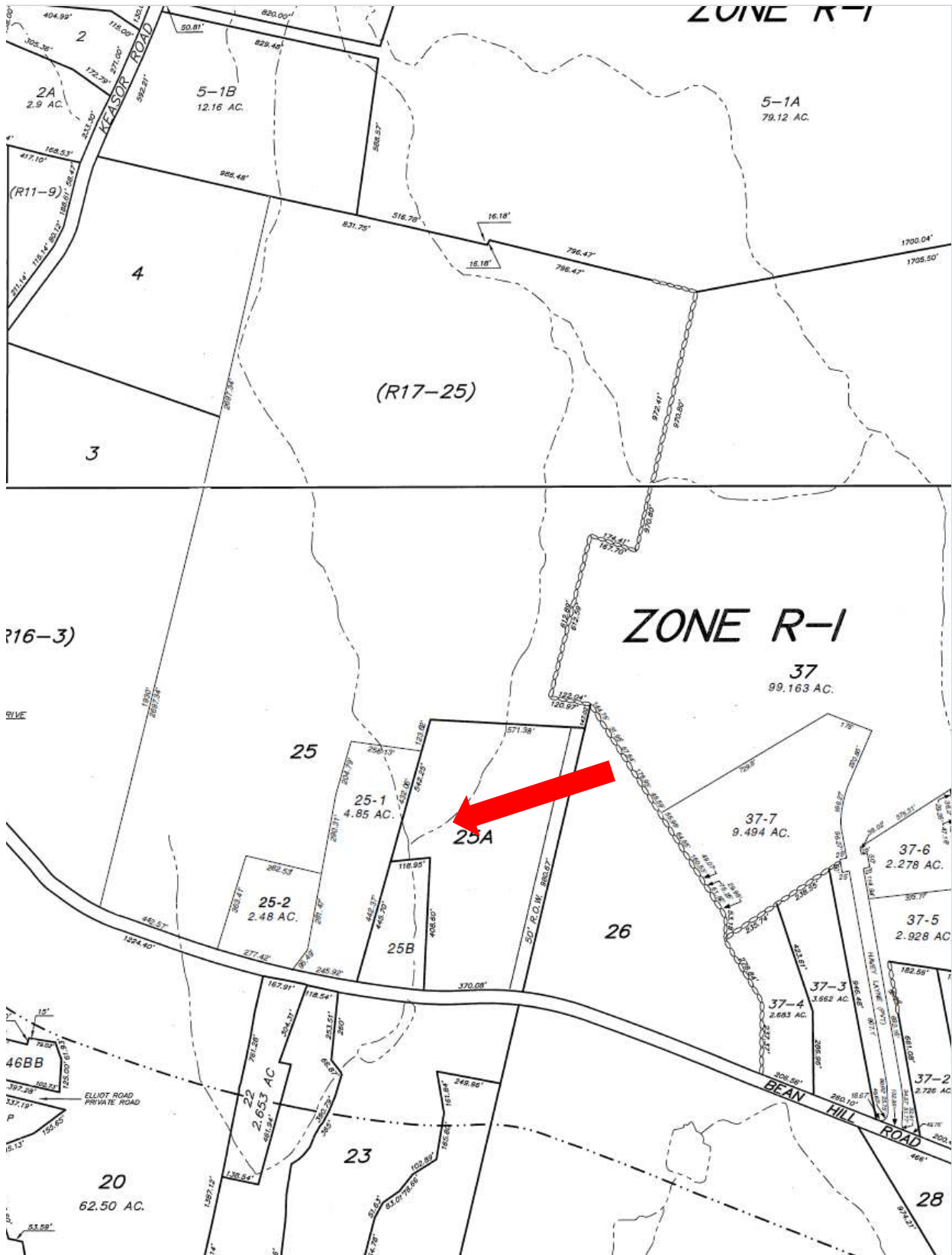
**FRONTAGE:** 442.57 feet (per plat map)

**TOPOGRAPHY:** Rolling

**COMMENTS:** Irregularly shaped parcel with rolling topography. This lot was subdivided from a 78.17 acre tract. According to Town records, the seller subdivided this tract.

**UNIT PRICE:** \$0.57/SF  
\$24,742/Acre





**SALE # 2**

**LOCATION:** Zion Hill Road, Northfield, NH

**GRANTOR:** Estate of Edna W. Southwick

**GRANTEE:** Ronald R. Huckins

**REGISTRY REFERENCE:** 3439/198

**TAX MAP PARCEL:** U03/23A

**SALE PRICE:** \$29,900

**SALE DATE:** 5/9/2014

**LAND AREA:** 130,680 SF  
3.0 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Multiple Listing Service, Northfield Assessors' Office and Registry of Deeds.

**USE:** Residential

**ZONING:** R1, SF, SS

**UTILITIES:** None

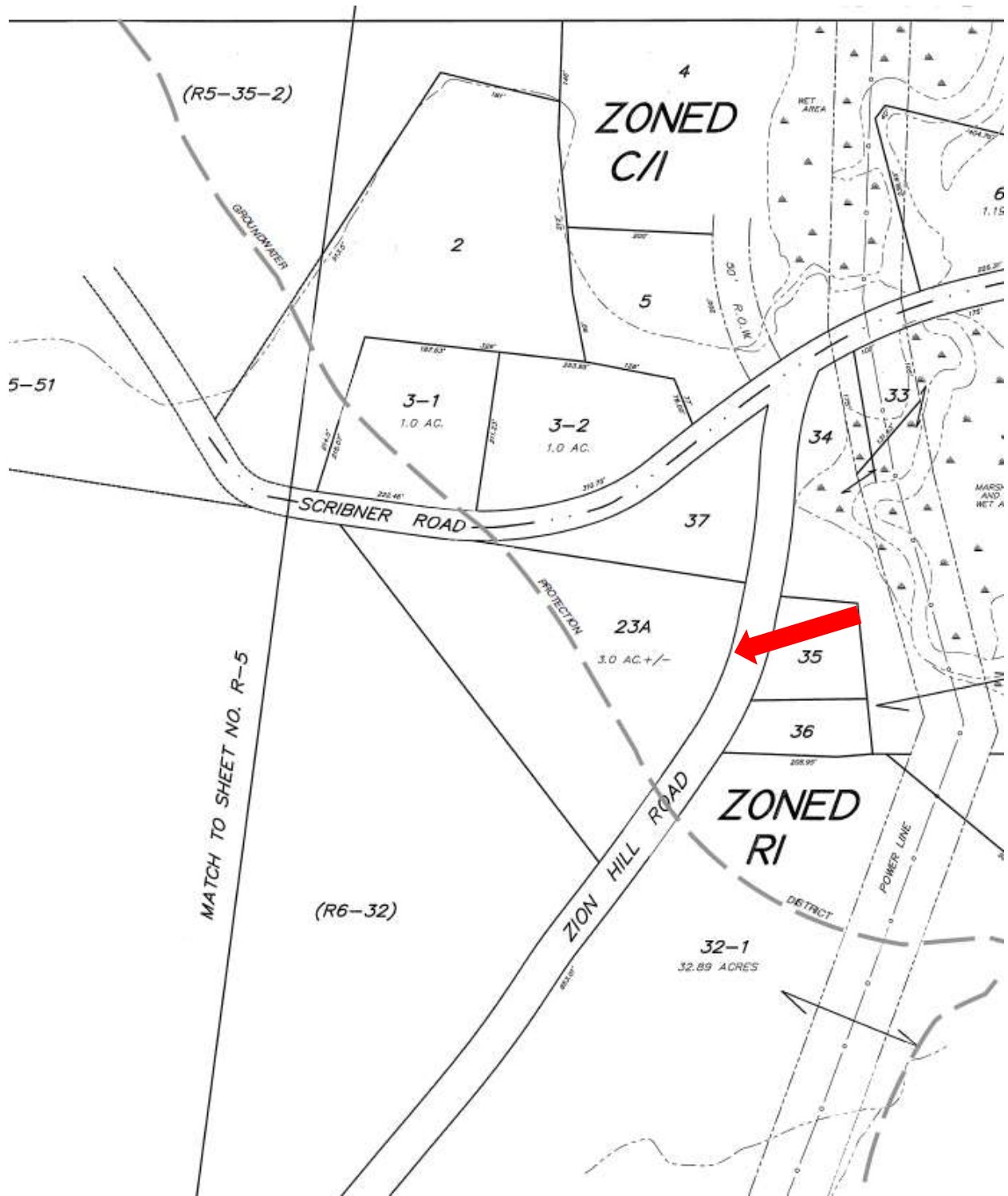
**SHAPE:** Irregular

**FRONTAGE:** 400 feet along Zion Hill Road according to MLS

**TOPOGRAPHY:** Rolling

**COMMENTS:** Irregularly shaped residential parcel with a rolling topography. Plat shows frontage on Zion Hill & Scribner Roads

**UNIT PRICE:** \$0.23/SF  
\$9,967/Acre





**SALE # 3**

**LOCATION:** Bay Hill Road, Northfield, NH

**GRANTOR:** Joseph S. Wasiuk

**GRANTEE:** David & Lisa Brabant

**REGISTRY REFERENCE:** 3423/722

**TAX MAP PARCEL:** R15-36

**SALE PRICE:** \$25,000

**SALE DATE:** 12/6/2013

**LAND AREA:** 44,431 SF  
1.02 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Multiple Listing Service, Northfield Assessors' Office and Registry of Deeds.

**USE:** Residential Land

**ZONING:** R1, SF, S

**UTILITIES:** None

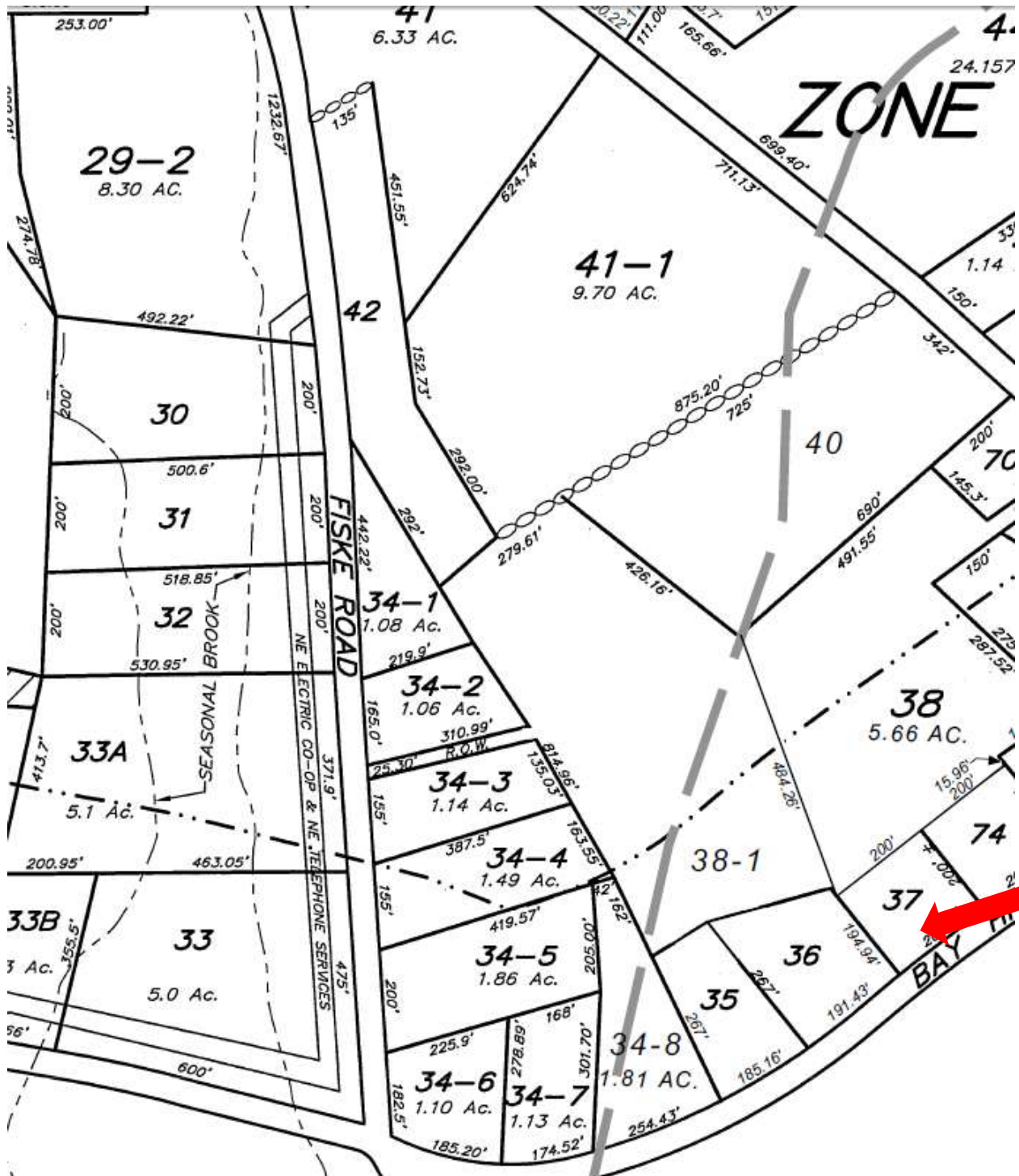
**SHAPE:** Irregular

**FRONTAGE:** 219 feet according to deed

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is an irregularly shaped parcel with rolling topography. According to the deed, the seller took back paper in the amount of \$20,000.

**UNIT PRICE:** \$0.56/SF  
\$24,510/Acre



**SALE # 4**

**LOCATION:** Fellows Hill Road, Northfield, NH

**GRANTOR:** Craig Briggs

**GRANTEE:** Edward Rutko et ux

**REGISTRY REFERENCE:** 3423/1696

**TAX MAP PARCEL:** R22-06A

**SALE PRICE:** \$312,500

**SALE DATE:** 12/10/2013

**LAND AREA:** 2,178,000 SF  
50 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Northfield Assessors' Map and Registry of Deeds.

**USE:** Residential land

**ZONING:** CONSV

**UTILITIES:** All assumed to be available to the property

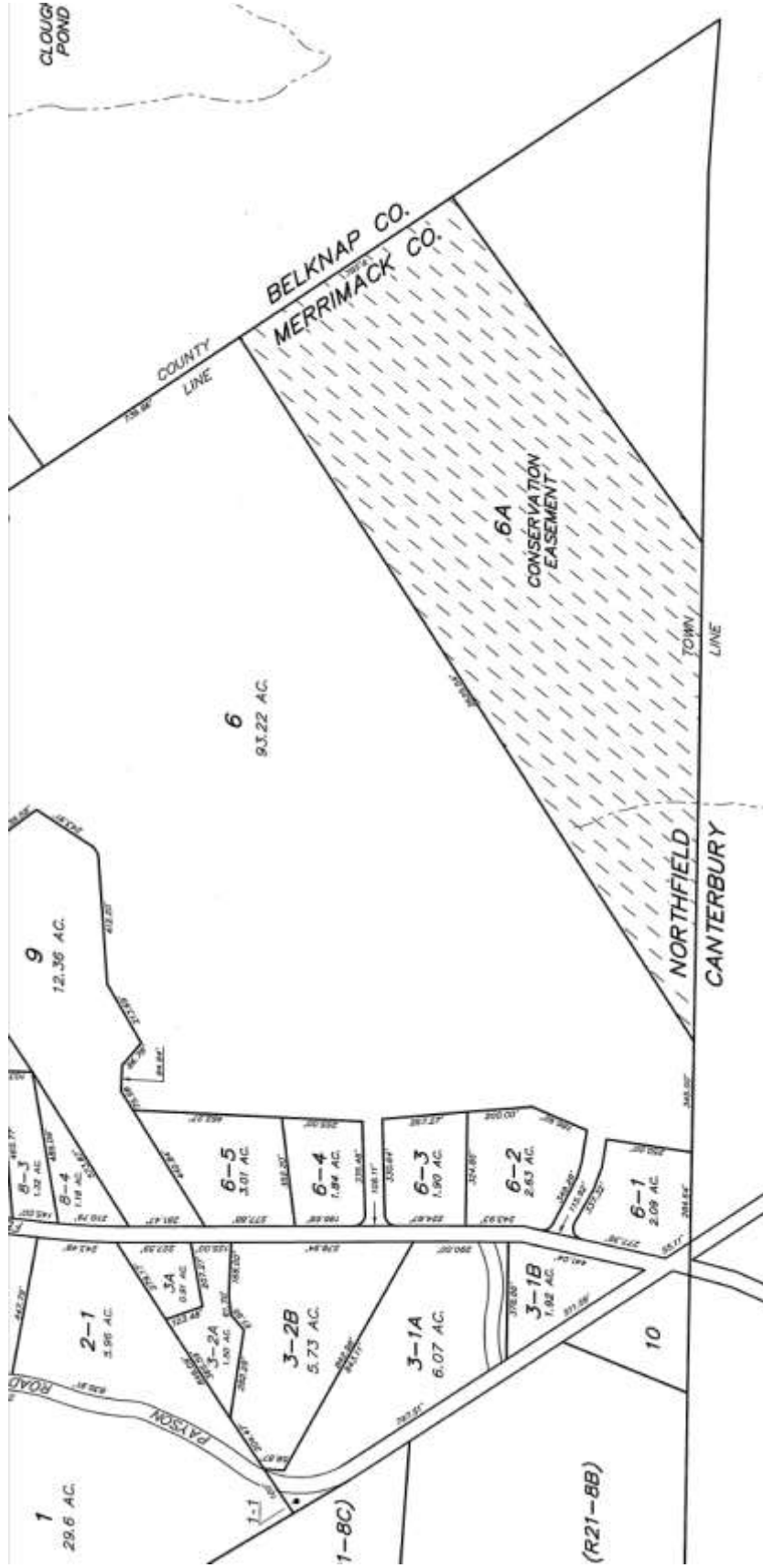
**SHAPE:** Rectangular

**FRONTAGE:** Approximately 207 feet along Fellows Hill Road

**COMMENTS:** Land in Canterbury and Northfield

**UNIT PRICE:** \$0.14/SF  
\$6,250/Acre





**SALE # 5**

**LOCATION:** Cross Mill Road, Northfield, NH

**GRANTOR:** Robert E. Vigneault

**GRANTEE:** Bir Bikram Shah

**REGISTRY REFERENCE:** 3350/149

**TAX MAP PARCEL:** R05-01

**SALE PRICE:** \$54000

**SALE DATE:** 11/14/2012

**LAND AREA:** 1,974,139 SF  
45.32 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Northfield Assessors' Maps and Registry of Deeds.

**USE:** Residential Land

**ZONING:** R1, SF S

**UTILITIES:** None

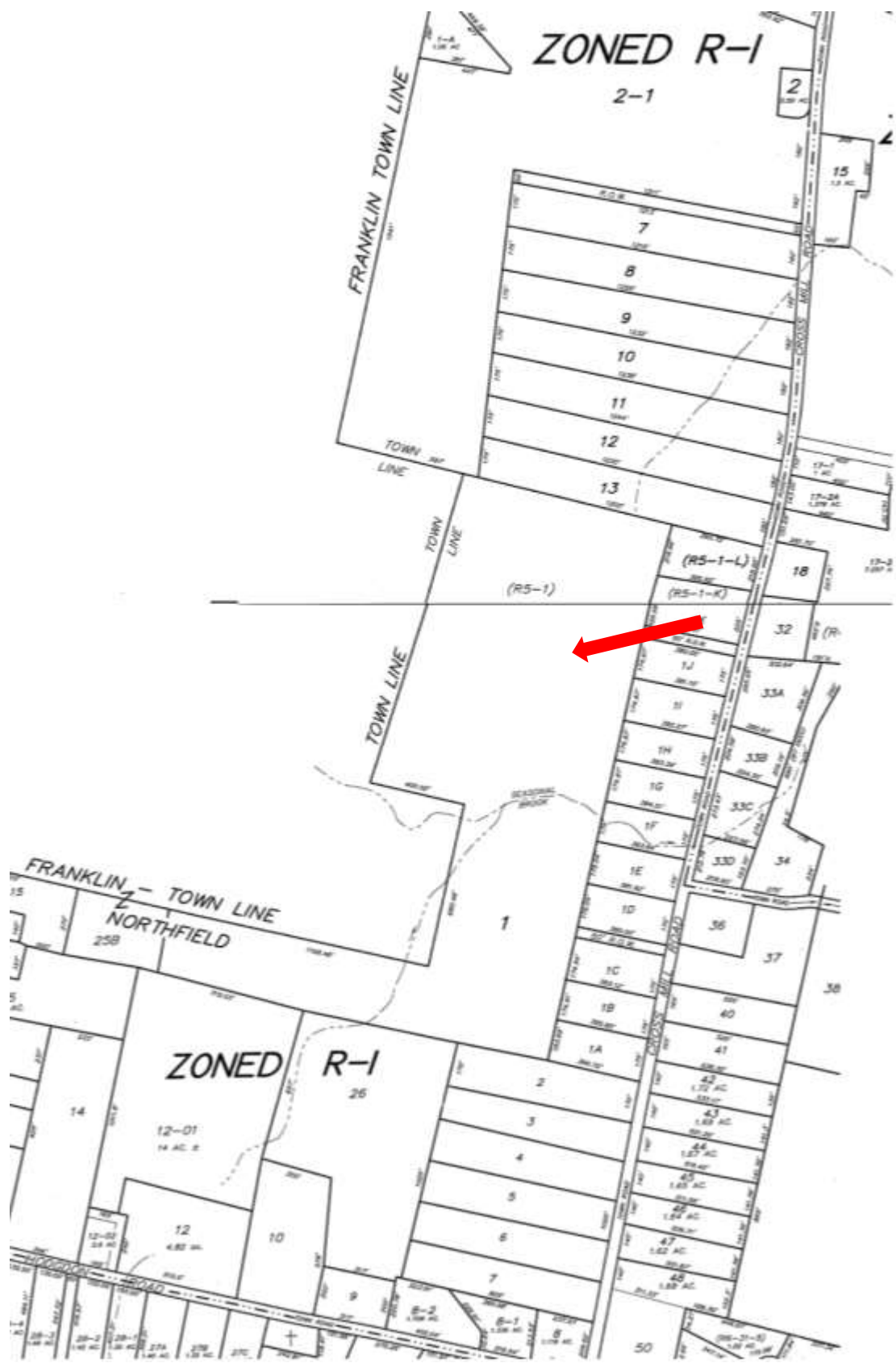
**SHAPE:** Irregular

**FRONTAGE:** None

**TOPOGRAPHY:** Level

**COMMENTS:** Large tract of rear land at Franklin town line. There are two 50 foot wide access strip from Cross Mill Road.

**UNIT PRICE:** \$0.0274/SF  
\$1,192/Acre





**SALE # 6**

**LOCATION:** Hidden Lane, Northfield, NH

**GRANTOR:** Gertrude Young

**GRANTEE:** James & Renee Bickford

**REGISTRY REFERENCE:** 3324/1815

**TAX MAP PARCEL:** U09-020

**SALE PRICE:** \$38,000

**SALE DATE:** 7/10/2012

**LAND AREA:** 19.10 Acres  
831,996 SF

**SOURCE OF INFORMATION:** Banker & Tradesman, Northfield Assessors' Maps and Registry of Deeds.

**USE:** Residential Land

**ZONING:** R1, FS S

**UTILITIES:** Electric at street

**SHAPE:** Irregular

**FRONTAGE:** 277 feet on Hidden Lane

**TOPOGRAPHY:** Level

**COMMENTS:** Rural acreage, driveway access, adjacent to Route I-93

**UNIT PRICE:** \$0.0/SF  
\$1,990/Acre



**SALE # 7**

**LOCATION:** Fellows Hill Road, Northfield, NH

**GRANTOR:** Jared Hebert

**GRANTEE:** Charles Heslam,III et ux

**REGISTRY REFERENCE:** 3278/925

**TAX MAP PARCEL:** R22-02-4

**SALE PRICE:** \$30,000

**SALE DATE:** 10/21/2011

**LAND AREA:** 105,415 SF  
2.42 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Northfield Assessors' Maps and Registry of Deeds.

**USE:** Residential Land

**ZONING:** R1, SF, SS

**UTILITIES:** Unknown, but all are assumed to be available to parcel

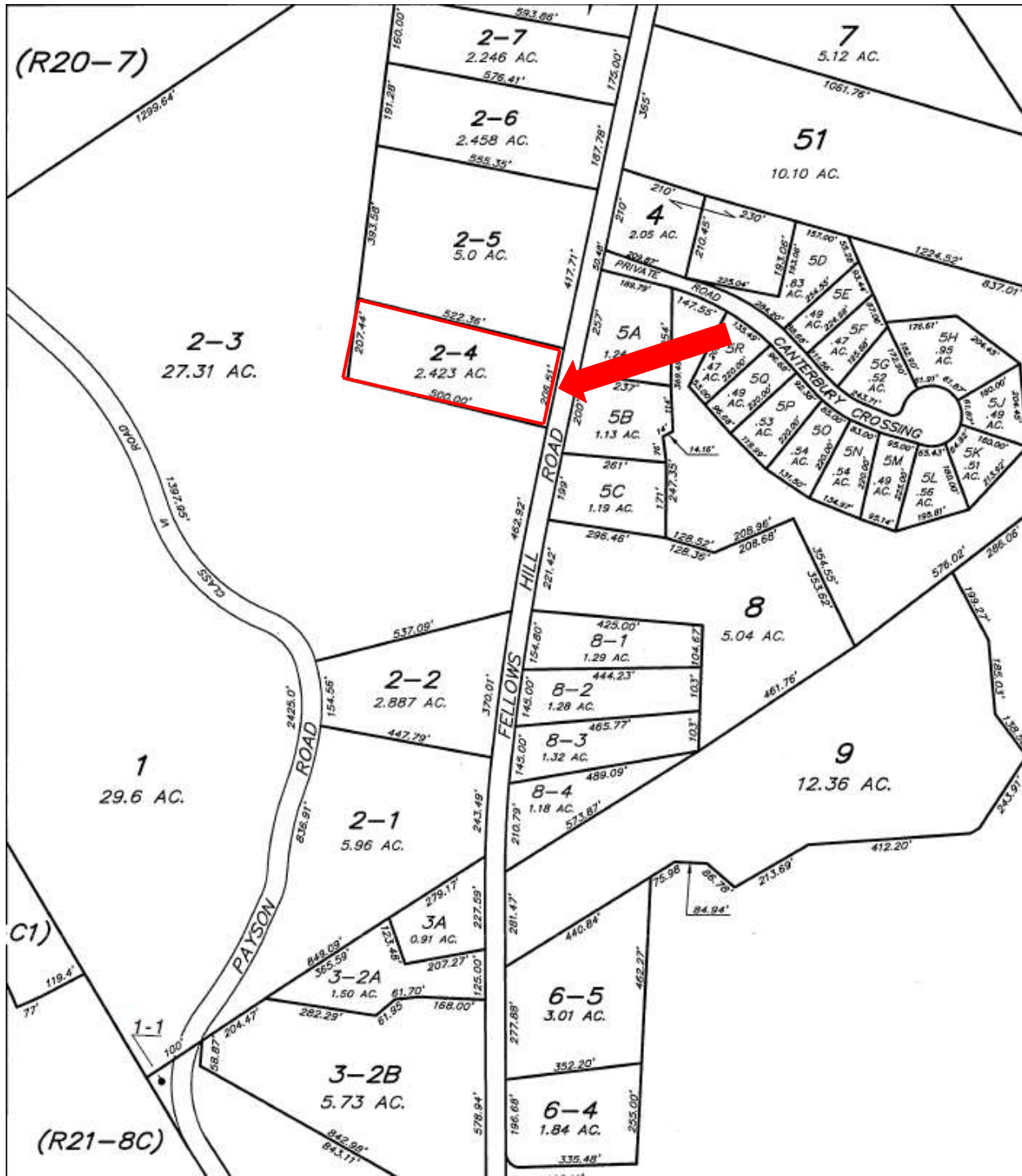
**SHAPE:** Irregular

**FRONTAGE:** Frontage of approximately 207 feet along Fellows Hill Road.

**COMMENTS:** Single house lot

**UNIT PRICE:** \$0.28/SF  
\$12,397/Acre





**SALE # 8**

**LOCATION:** Windfall Road, Northfield, NH

**GRANTOR:** James McAtee, et ux

**GRANTEE:** Dylan McGuffin

**REGISTRY REFERENCE:** 3465/124

**TAX MAP PARCEL:** R13-07

**SALE PRICE:** \$52,500

**SALE DATE:** 12/22/2014

**LAND AREA:** 1,524,600 SF  
35 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Northfield Assessors' Map and Registry of Deeds.

**USE:** Residential Land

**ZONING:** R1, SF S

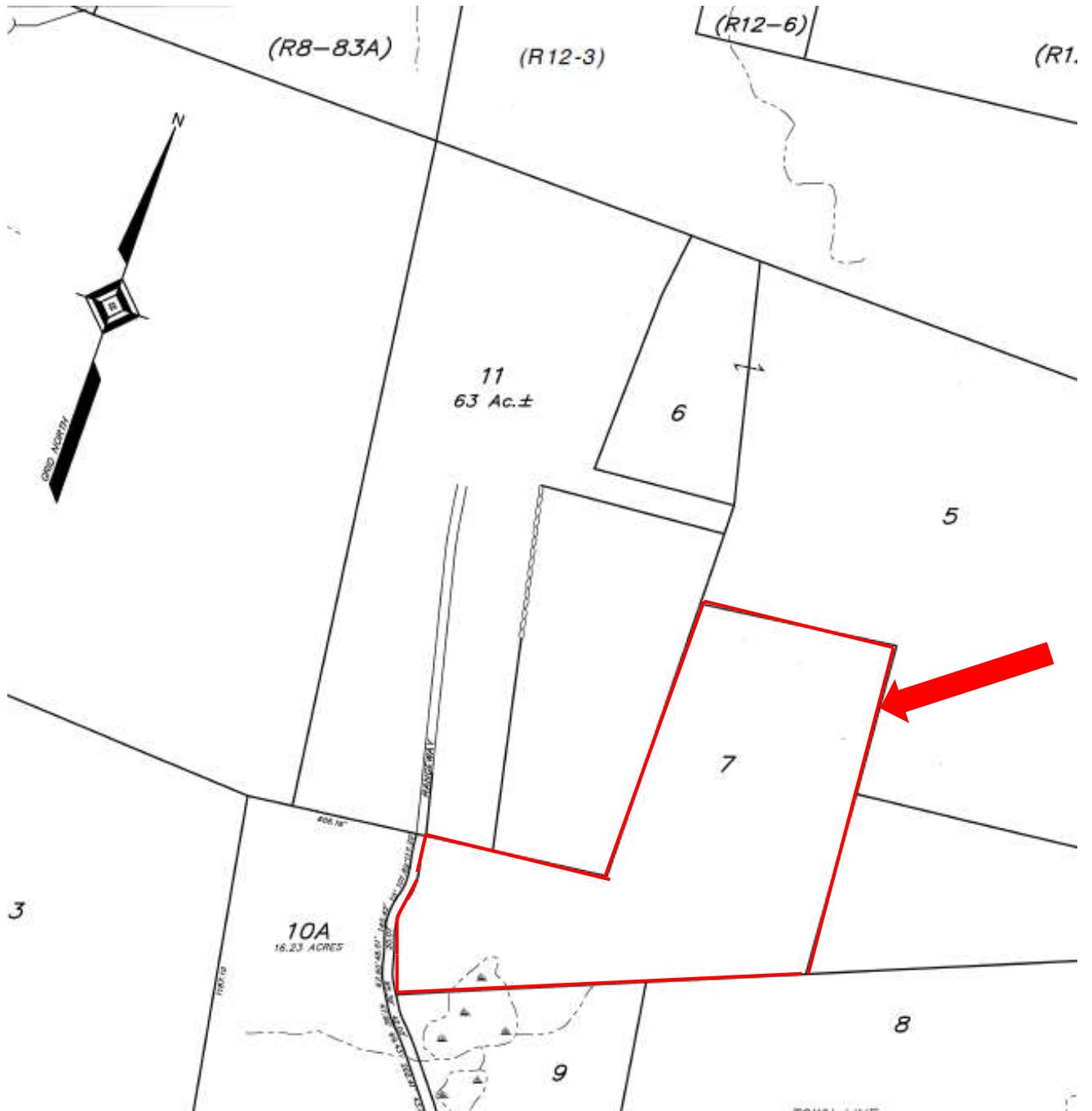
**UTILITIES:** Not known but all are assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Windfall Road

**COMMENTS:** Access from Canterbury

**UNIT PRICE:** \$0.0344/SF  
\$1,500/Acre





**SALE # 9**

**LOCATION:** Pollyham Road, Northfield, NH

**GRANTOR:** Drew Dubla

**GRANTEE:** Philip Comtole et ux

**REGISTRY REFERENCE:** 3358/484

**TAX MAP PARCEL:** R17-36C

**SALE PRICE:** \$20,000

**SALE DATE:** 11/15/2010

**LAND AREA:** 511,394 SF  
11.74 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Northfield Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** R1, FS S

**UTILITIES:** None

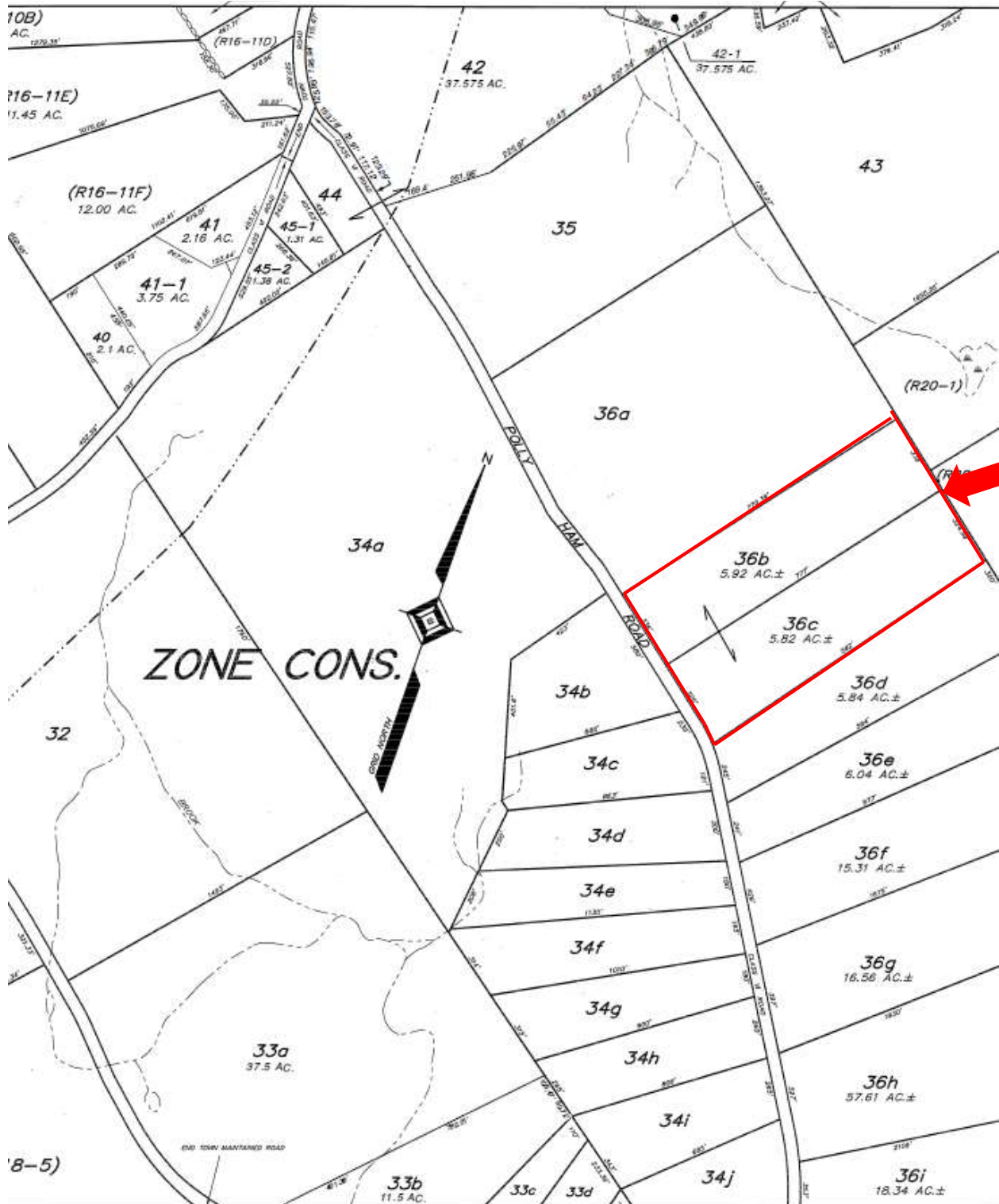
**SHAPE:** Rectangular

**FRONTAGE:** Frontage along Polly Ham Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** Two adjoining wooded lots

**UNIT PRICE:** \$0.04/SF  
\$1,704/Acre



# CANTERBURY



Canterbury Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE /ACRE	ZONING	COMMENTS
1	Lot 10, Shaker Road	M. & M. St. Cyr	I. & P. Vaughn	7/29/14	\$60,000	154,202	3.54	\$0.39	\$16,949	Rural Residential	This lot is located in a country setting and has 300 feet of road frontage. Cable is located at the site and electricity is available at the street. An on-site well and on-site septic are needed.
2	Barnett Road	P.L. Stone	C. & A. Todd	2/25/14	\$65,000	217,800	5.00	\$0.30	\$13,000	Rural Residential	This is a rolling residential lot located at the end of a dead end street in a peaceful country setting with open fields and pasture land. The lot is surrounded by stone walls on four sides. Electricity is located at the adjacent property, but on-site well and septic system will be necessary.
3	Southwest Road	S. Schuch & M. Wyzga	A. Ford & M. Robitaille-Ford	6/20/13	\$73,000	151,153	3.47	\$0.48	\$21,037	Rural Residential	This level, lightly wooded lot has 300 feet of road frontage. Cable television is available and electricity is at the street. The site will be on-site well and septic system.
4	Baptist Hill Road	Deepwood Trust	W. & A. Messer	5/24/13	\$420,000	2,679,376	61.51	\$0.16	\$6,828	Rural Residential	Five lot ANR subdivision of pasture and wooded land lined with old stone walls. The site offers fantastic panoramic views of Gunstock Mountain. A portion of the property is located in a conservation easement. Electricity is available at the street, but on-site well and septic system will be necessary.
5	Off Route 106	Franklin Savings Bank	Mourning Dove Holdings, LLC	4/4/13	\$385,000	12,861,090	295.25	\$0.03	\$1,304	Commercial, Residential, Rural Residential	This is a large, 10 % commercially and 90% residentially zoned tract of land with rolling topography. Cable television is available and electric is available at the street. The site needs on-site well and septic system.
6	Foster Road	Daniel Alexander Trust	A. Blackmer & K.M. Short	11/1/12	\$200,000	4,614,746	105.94	\$0.04	\$1,888	Rural Residential	This 105+/- acre residential parcel is wooded and affords superb privacy and seclusion. A portion of the site is under a conservation easement. A driveway has been roughed in to a house site.
7	Old Tilbn Road	G.&T. Gerrosie	S.W. Barrett	6/26/13	\$44,900	211,702	4.86	\$0.21	\$9,239	Rural Residential	This rural residential parcel is wooded and has rolling topography. The only utility available to the site is electricity which is located in the street.
8	Barnett Road	Glenn Ruesswick	Natalie Di Bert	8/26/11	\$60,000	1,568,160	36.00	\$0.04	\$1,667	Rural Residential	Rectangular tract off Barnett Road with a deeded ROW access.
9	Oxbow Pond Road	Galen L. Beale, Trustee	Melissa J. Whelan et al	5/30/14	\$95,000	218,976	5.03	\$0.43	\$18,898	Residential	Waterfront lot with 400 feet of frontage on Merrimack River, at the end of a cul-de-sac subdivision of 5 acre lots.
10	8 Center Road	Marcia Scaraponi, Tree	Judith Nelson, Tree	12/3/14	\$114,900	435,600	10.00	\$0.26	\$11,490	Residential, Historic District	Large irregularly shaped lot in Canterbury Village
11	598 Shaker Road	Edward Fisher, Tree	Adam Towne, Tree	12/28/12	\$55,000	533,174	12.24	\$0.10	\$4,493	Rural Residential	Deep residential lot at northern end across from Lyford Pond
12	Pickard Road	Stephen Schuch et al	Marie L. Robitaille-Ford	6/20/13	\$280,000	3,615,480	83.00	\$0.08	\$3,373	Rural Residential	Large tract of outover land with over 2,500 feet of frontage on two roads. Located 1 mile south of Canterbury Village Center.
	Minimum for sales			8/26/11	\$ 44,900	151,153	3.47	\$0.03	\$1,304		
	Average for Sales			7/20/13	\$ 162,982	2,271,788	56.57	\$0.21	\$8,474		
	Maximum for sales			12/3/14	\$ 420,000	12,861,090	295.25	\$0.48	\$21,037		
	Averages for res lots			1/6/14	\$ 67,580	190,767	4.38	\$0.36	\$15,825		
	Averages for res acreage			3/20/13	\$ 216,414	3,758,232	86.28	\$0.10	\$4,435		

666000

**SALE # 1**

**LOCATION:** Lot 10 Shaker Road, Canterbury, NH

**GRANTOR:** M. & M. St. Cyr

**GRANTEE:** I. & P. Vaughn

**REGISTRY REFERENCE:** 3449/1160

**TAX MAP PARCEL:** 243/010

**SALE PRICE:** \$60,000

**SALE DATE:** 7/29/2014

**LAND AREA:** 3.54 Acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Residential land

**ZONING:** Rural Residential

**UTILITIES:** Electric at street

**SHAPE:** Generally rectangular

**FRONTAGE:** 300 feet

**TOPOGRAPHY:** Rolling

**COMMENTS:** Rural house lot

**UNIT PRICE/ACRE:** \$16,949





**SALE # 2**

**LOCATION:** Barnett Road, Canterbury, NH

**GRANTOR:** P. L. Stone

**GRANTEE:** C. & A. Todd

**REGISTRY REFERENCE:** 3431/1832

**TAX MAP PARCEL:** 223/005

**SALE PRICE:** \$65,000

**SALE DATE:** 2/25/2014

**LAND AREA:** 5.0 Acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Residential land

**ZONING:** Rural Residential

**UTILITIES:** Electric at adjacent property

**SHAPE:** Generally rectangular

**FRONTAGE:** 371 feet (MLS)

**TOPOGRAPHY:** Mostly level

**COMMENTS:** House lot

**UNIT PRICE/ACRE:** \$13,000



**SALE # 3**

**LOCATION:** Southwest Road, Canterbury, NH

**GRANTOR:** S. Schuch & M. Wyzaga

**GRANTEE:** A. Ford & M. Robitaille-Ford

**REGISTRY REFERENCE:** 3393/692

**TAX MAP PARCEL:** 252/015

**SALE PRICE:** \$73,000

**SALE DATE:** 6/20/2013

**LAND AREA:** 3.47 Acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Residential land

**ZONING:** Rural Residential

**UTILITIES:** Electric street

**SHAPE:** Rectangular

**FRONTAGE:** 300 feet (MLS)

**TOPOGRAPHY:** Mostly level

**COMMENTS:** House lot

**UNIT PRICE/ACRE:** \$21,037

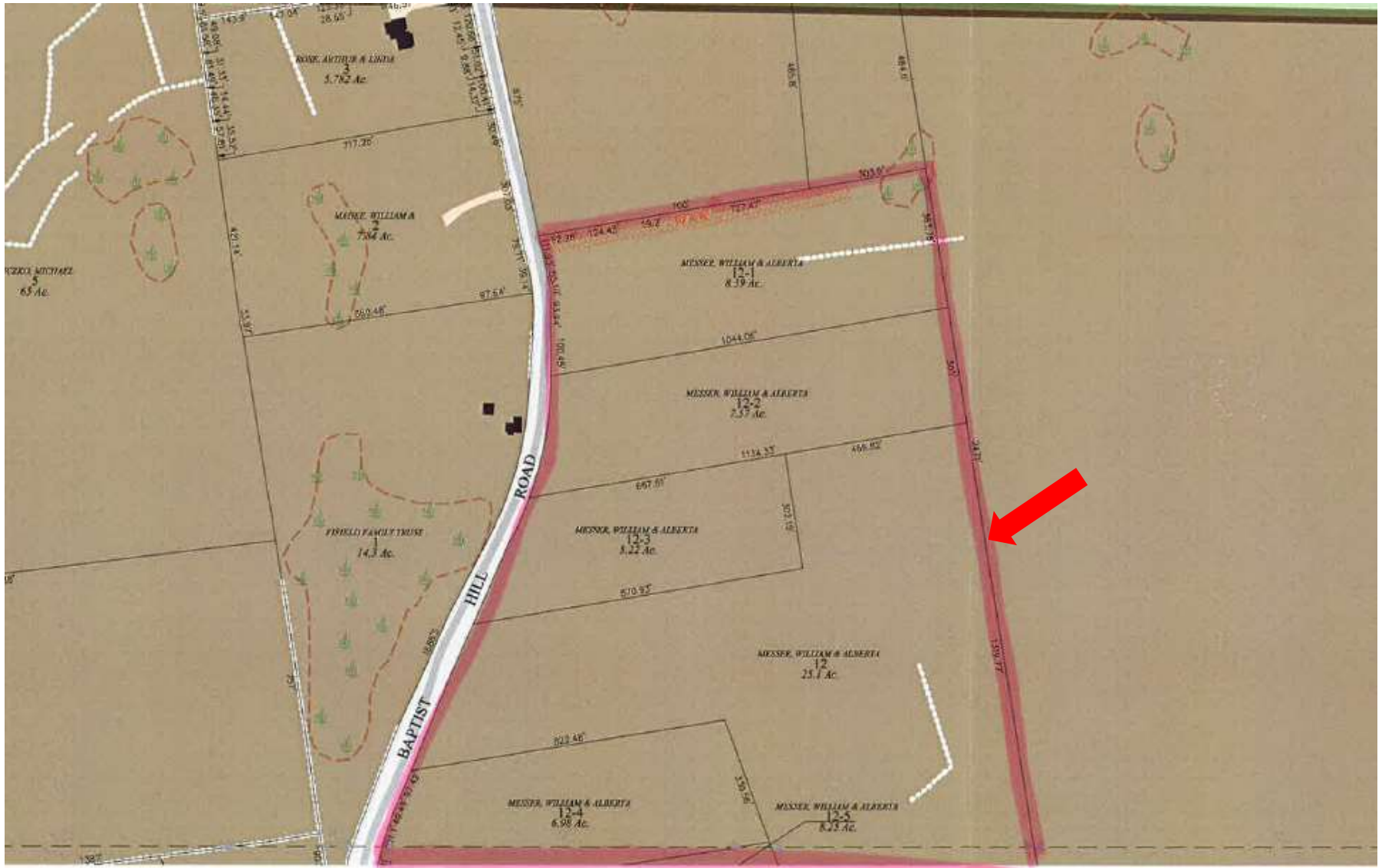




001005

**SALE # 4**

<b>LOCATION:</b>	Baptist Hill Road, Canterbury, NH
<b>GRANTOR:</b>	Deepwood Trust
<b>GRANTEE:</b>	W. & A. Messer
<b>REGISTRY REFERENCE:</b>	3388/158
<b>TAX MAP PARCEL:</b>	213/012
<b>SALE PRICE:</b>	\$420,000
<b>SALE DATE:</b>	5/24/2013
<b>LAND AREA:</b>	61.51 Acres
<b>SOURCE OF INFORMATION:</b>	Public Records
<b>USE:</b>	Residential land
<b>ZONING:</b>	Rural Residential
<b>UTILITIES:</b>	Electric at street
<b>SHAPE:</b>	Irregular
<b>FRONTAGE:</b>	200 feet (MLS)
<b>TOPOGRAPHY:</b>	Rolling
<b>COMMENTS:</b>	Six parcels of rural land
<b>UNIT PRICE/ACRE:</b>	\$6,828





**SALE # 5**

**LOCATION:** Off Route 106, Canterbury, NH

**GRANTOR:** Franklin Savings Bank

**GRANTEE:** Mourning Dove Holdings, LLC

**REGISTRY REFERENCE:** 3378/398

**TAX MAP PARCEL:** 210/008

**SALE PRICE:** \$385,000

**SALE DATE:** 4/4/2013

**LAND AREA:** 295.25 Acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Residential land

**ZONING:** Commercial, Residential & Rural Residential

**UTILITIES:** Electric at street

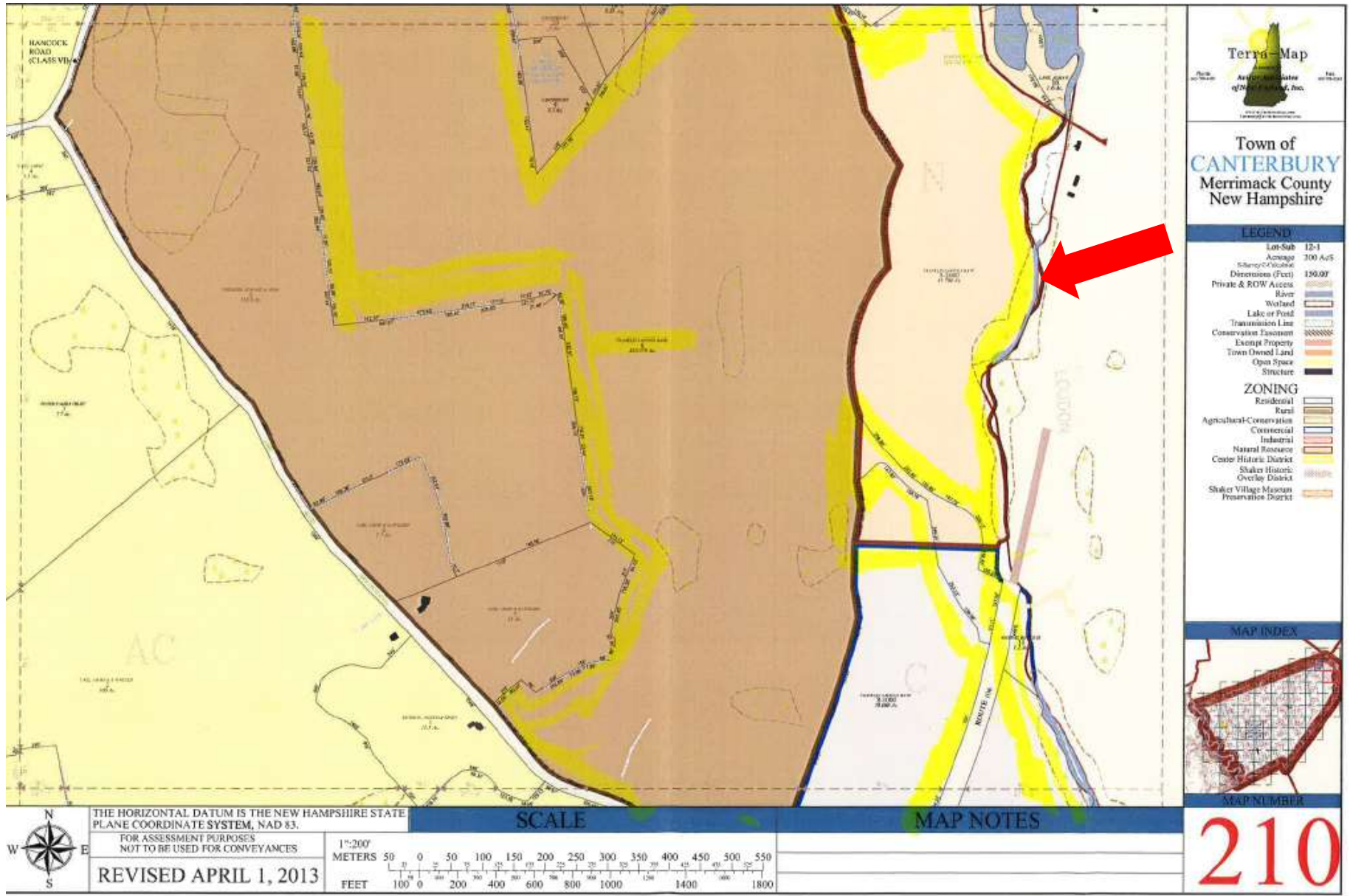
**SHAPE:** Irregular

**FRONTAGE:** 269 feet

**TOPOGRAPHY:** Rolling

**COMMENTS:** Bank sale. Former owner had planned manufactured home community.

**UNIT PRICE/ACRE:** \$1,305.00



**SALE # 6**

**LOCATION:** Foster Road, Canterbury, NH

**GRANTOR:** Daniel Alexander Trust

**GRANTEE:** S. Blackmer & K. M. Short

**REGISTRY REFERENCE:** 3348/432

**TAX MAP PARCEL:** 230/02

**SALE PRICE:** \$200,000

**SALE DATE:** 11/1/2012

**LAND AREA:** 105.94 Acres

**SOURCE OF INFORMATION:** Public Records

**USE:** Residential land

**ZONING:** Rural Residential

**UTILITIES:** None

**SHAPE:** Irregular

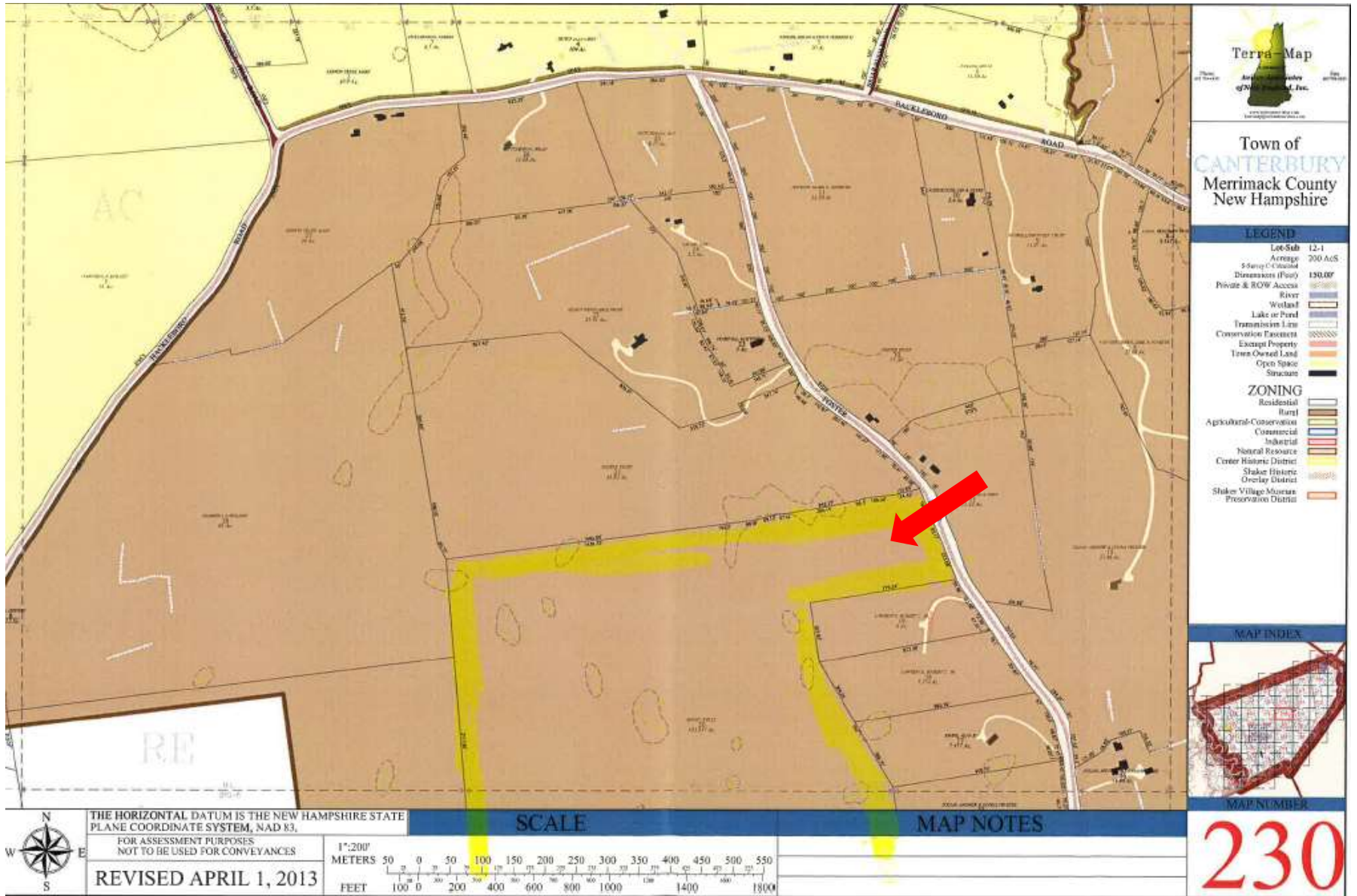
**FRONTAGE:** 515 feet

**TOPOGRAPHY:** Sloping

**COMMENTS:** Heavily wooded, rural acreage.

**UNIT PRICE/ACRE:** \$1,888

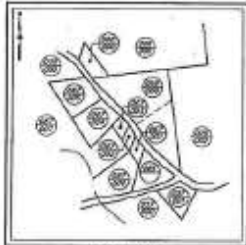




**SALE # 7**

<b>LOCATION:</b>	Old Tilton Road, Canterbury, NH
<b>GRANTOR:</b>	G. & T. Gerrosie
<b>GRANTEE:</b>	S. W. Barrett
<b>REGISTRY REFERENCE:</b>	3394/1196
<b>TAX MAP PARCEL:</b>	233/021
<b>SALE PRICE:</b>	\$44,900
<b>SALE DATE:</b>	6/26/2013
<b>LAND AREA:</b>	4.86 Acres
<b>SOURCE OF INFORMATION:</b>	Public Records
<b>USE:</b>	Residential land
<b>ZONING:</b>	Rural Residential
<b>UTILITIES:</b>	Electric at street
<b>FRONTAGE:</b>	310 feet (MLS)
<b>TOPOGRAPHY:</b>	Rolling
<b>COMMENTS:</b>	Rural house lot
<b>UNIT PRICE/ACRE:</b>	\$9,239

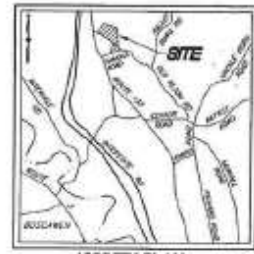
#14866 Recorded Sept. 15, 1:43 p.m. 1999 Attest: Judith M. Hamilton, Deputy Register



TAX MAP

- AMRY AND CARLA BARNETT  
240 OLD TILTON ROAD  
CANTERBURY, NH 03224
- BRIAN BRASKIE AND LENORE A. HOWE  
257 OLD TILTON ROAD  
CANTERBURY, NH 03224
- GEORGE AND SUSAN OLNEY  
39 RAVENHILL ROAD  
CANTERBURY, NH 03224
- LINDA AL DUNNE  
112 BIRCH ST  
CANTERBURY, NH 03224
- STEVEN M. PRICE  
37 MOUNT PLEASANT DRIVE  
BOSTON, NH 03224
- JAMES AND ELAINE GOSWOLD  
280 OLD TILTON ROAD  
CANTERBURY, NH 03224

- STEVENS AND CARLA BARNETT  
240 OLD TILTON ROAD  
CANTERBURY, NH 03224
- BRIAN BRASKIE AND LENORE A. HOWE  
257 OLD TILTON ROAD  
CANTERBURY, NH 03224
- GEORGE AND SUSAN OLNEY  
39 RAVENHILL ROAD  
CANTERBURY, NH 03224
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37 MOUNT PLEASANT DRIVE  
BOSTON, NH 03224
- JAMES AND ELAINE GOSWOLD  
280 OLD TILTON ROAD  
CANTERBURY, NH 03224



VICINITY PLAN

PLAN REFERENCES

- "SUBDIVISION OF PROPERTY OF 'HIGHLAND FIELDS'"  
OLD TILTON ROAD, CANTERBURY, NH. SCALE: 1"=30'  
DATED: JUNE 20, 1974. RECORDED: DECEMBER 14, 1974  
AND RECORDED AT THE HERMANN COUNTY REGISTERY  
OF DEEDS AS PLAN NUMBER 5784.
- "SUBDIVISION OF LAND OF ALICE AND PAUL MESSER"  
OLD TILTON ROAD, CANTERBURY, NH. DATED: APRIL 21,  
1975. BY EDWARD F. CLARK, REGISTERED LAND SURVEYOR.  
RECORDED AT THE HERMANN COUNTY REGISTERY OF  
DEEDS AS PLAN NUMBER 5825.
- "SUBDIVISION OF LAND OF ALICE MESSER, 'MADISON BROOK  
ACRES, PHASE 2'" BY EDWARD F. CLARK AND ASSOCIATES  
DATED: JULY 12, 1978 AND RECORDED AT THE HERMANN  
COUNTY REGISTERY OF DEEDS AS PLAN NUMBER 5903.
- SURVEY OF THE 'TOLSON & EMERY' 'MILL HILL LOT'  
PREPARED BY JOSEPH L. CLOUD, DATED: JUNE 1923  
NOT RECORDED.

NOTES

- BOUNDARIES ARE OBSERVED MAGNETIC 1988.
- THE CORNERS OF BOUNDS ARE SPARK 1 BOUNDARY AND LENORE A.  
HOWE OF OLD TILTON ROAD, CANTERBURY, NH. REFERRED  
TO PARCEL ID VOL. 2015 PAGE 1287 AT THE HERMANN  
COUNTY REGISTERY OF DEEDS.
- SOIL TYPES FOR THE PARCEL AS EXPOSED IN THE  
HERMANN COUNTY SOILS SURVEY WERE DETERMINED BY THE  
SOIL CONSERVATION SERVICE ART. SOIL CLASSIFICATION: SANDY  
LOAM AND CLAYLOESS. VERY STONY SAND LOAM, OLD  
GLOUCESTER SAND LOAM.
- OWNER'S 4000 SQUARE FOOT AREA SUITABLE FOR SUBSEQUENT  
SEWER DISPOSAL SYSTEM AS REQUIRED BY N.H.D.E.S.
- OWNER'S POSSIBLE WELL LOCATION AND 75 FOOT PROTECTIVE  
WELLS, REQUIRED BY N.H.D.E.S.
- ZONING OF PROPERTY IS IN RESIDENTIAL, REQUIRING A 2 ACRE  
MINIMUM LOT SIZE.
- PROPERTY IS NOW LOCATED WITHIN A FLOOD HAZARD ZONE AS  
DETERMINED ON THE MAP OF CANTERBURY, NEWHAMPSHIRE,  
INSURING FLOOD INSURANCE MAY BE REQUIRED  
BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.  
COMMUNITY PLAN NUMBER: L10149-0010-B.



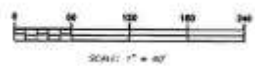
APPROVED BY THE CANTERBURY PLANNING BOARD AT A PUBLIC HEARING HELD ON: [Signature]

NO.	REVISION	DATE



I HEREBY CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY BY SAID OFFICE DURING MARCH 1999 HAVING A PRECISION OF CLOSURE OF 1:15,000 ON 1071784

MARK C. STEVENS, L.L.S. 757 7/24/99 DATE



PROPOSED SUBDIVISION OF TAX MAP #4 LOT #66 OLD TILTON ROAD CANTERBURY, NH

PREPARED BY: LENORE A. HOWE AND BRIAN T. BRASKIE OF 257 OLD TILTON ROAD CANTERBURY, NH 03224

SCALE: 1" = 60' MAY 1999

DESIGNED BY: STEVENS SURVEYING INC. 70 RAVENHILL ROAD CANTERBURY, N.H. 03224 TEL: (603) 283-6459



**SALE #8**

**LOCATION:** Barnett Road, Canterbury, NH

**GRANTOR:** Glenn Ruesswick

**GRANTEE:** Natalie Di Berto

**REGISTRY REFERENCE:** 3269/1325

**TAX MAP PARCEL:** 223-040-0

**SALE PRICE:** \$600,00

**SALE DATE:** 8/26/2011

**LAND AREA:** 1,568,160 SF  
36 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Canterbury Assessors and Registry of Deeds

**USE:** Residential

**ZONING:** Rural Residential

**UTILITIES:** Unknown, but all assumed to be available to the site.

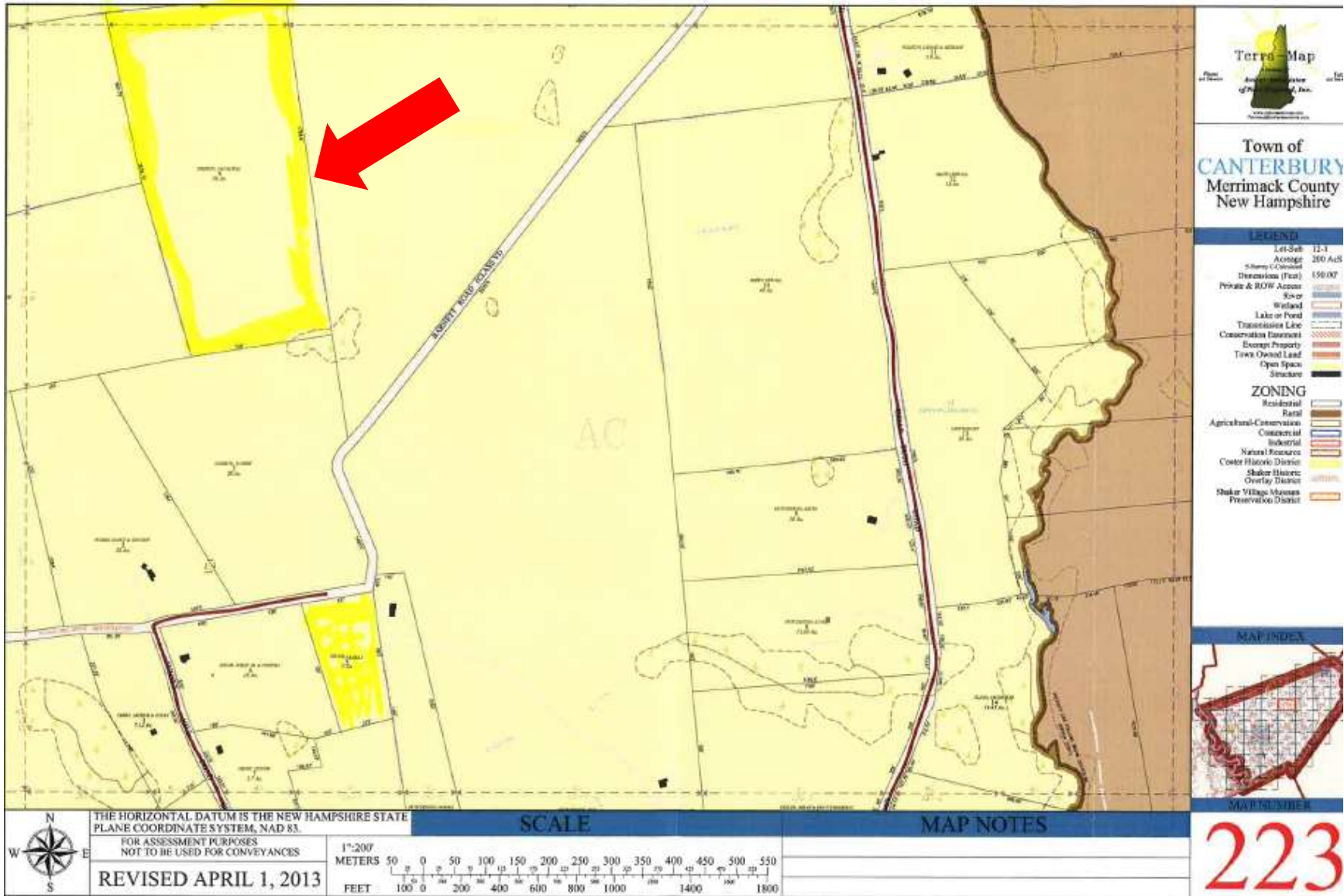
**SHAPE:** Irregular

**FRONTAGE:** None

**TOPOGRAPHY:** Generally level

**COMMENTS:** Rectangular tract off Barnett Road with a deeded ROW access

**UNIT PRICE:** \$0.04/SF  
\$1,667/Acre



**SALE #9**

**LOCATION:** Oxbow Pond Road, Canterbury, NH

**GRANTOR:** Galen L. Beale, Trustee

**GRANTEE:** Melissa J. Whelan et al

**REGISTRY REFERENCE:** 3269/1325

**TAX MAP PARCEL:** 223-040

**SALE PRICE:** \$95,000

**SALE DATE:** 5/30/2014

**LAND AREA:** 218,976 SF  
5.03 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Canterbury Assessors' Office and Registry of Deeds

**USE:** Vacant residential land

**ZONING:** Rural Residential

**UTILITIES:** Not known, but all assumed to be available to this site.

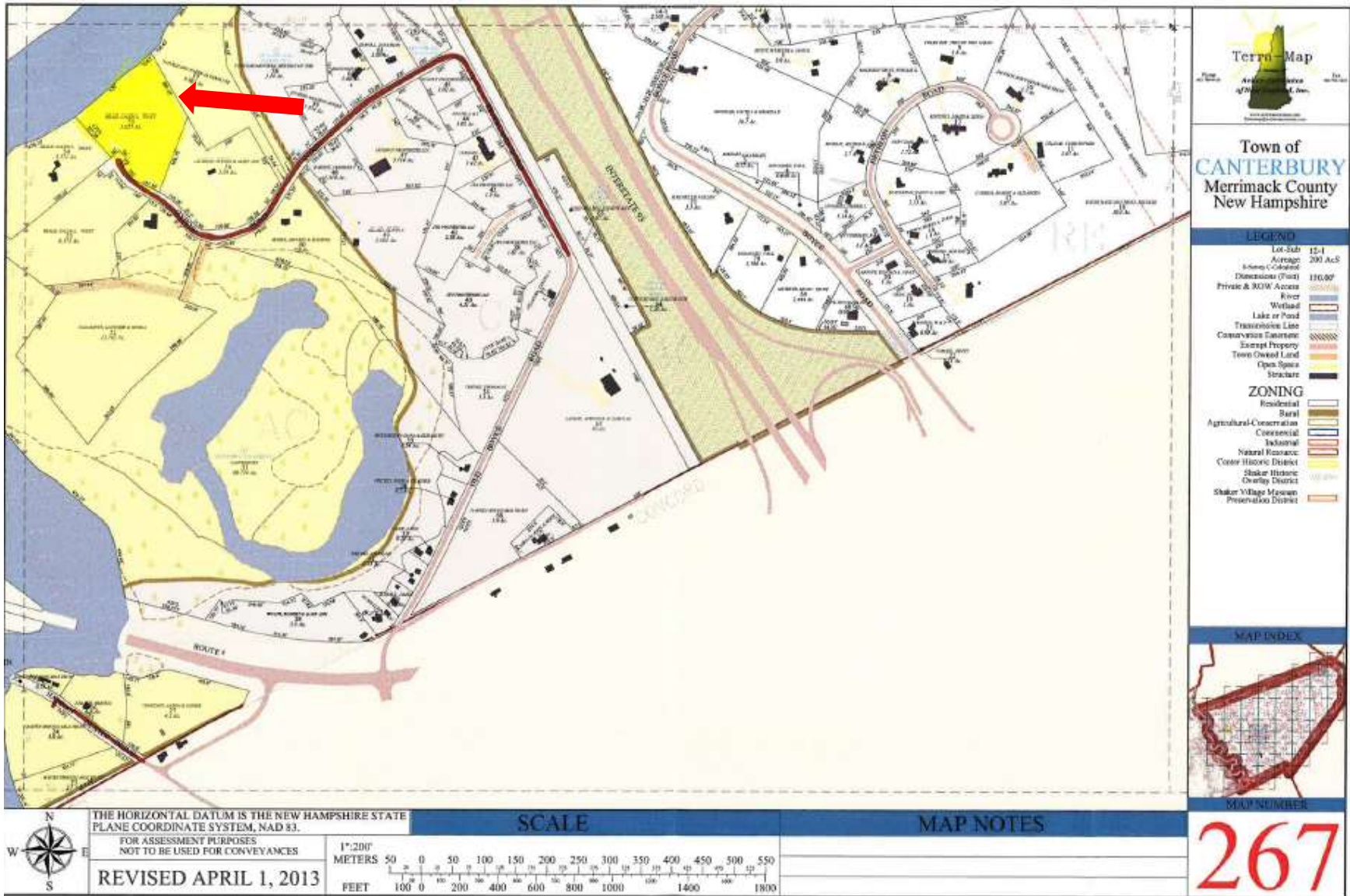
**SHAPE:** Irregular

**FRONTAGE:** Frontage along Oxbow Pond Road

**COMMENTS:** Waterfront lot with 400 feet of frontage on Merrimack River, at the end of a cul-de-sac subdivision of 5 acre lots

**UNIT PRICE:** \$0.43/SF  
\$18,898/Acre





**SALE #10**

**LOCATION:** 8 Center Road, Canterbury, NH

**GRANTOR:** Marcia Scaraponi, Tree

**GRANTEE:** Judth Nelson, Tree

**REGISTRY REFERENCE:** 3463/782

**TAX MAP PARCEL:** 106-020

**SALE PRICE:** \$114,900

**SALE DATE:** 12/3/2014

**LAND AREA:** 435,600 SF  
10 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Multiple listing Service & Registry of Deeds

**USE:** Residential Land

**ZONING:** Residential, Historic District

**UTILITIES:** Electric available at street; on-site well and septic system needed.

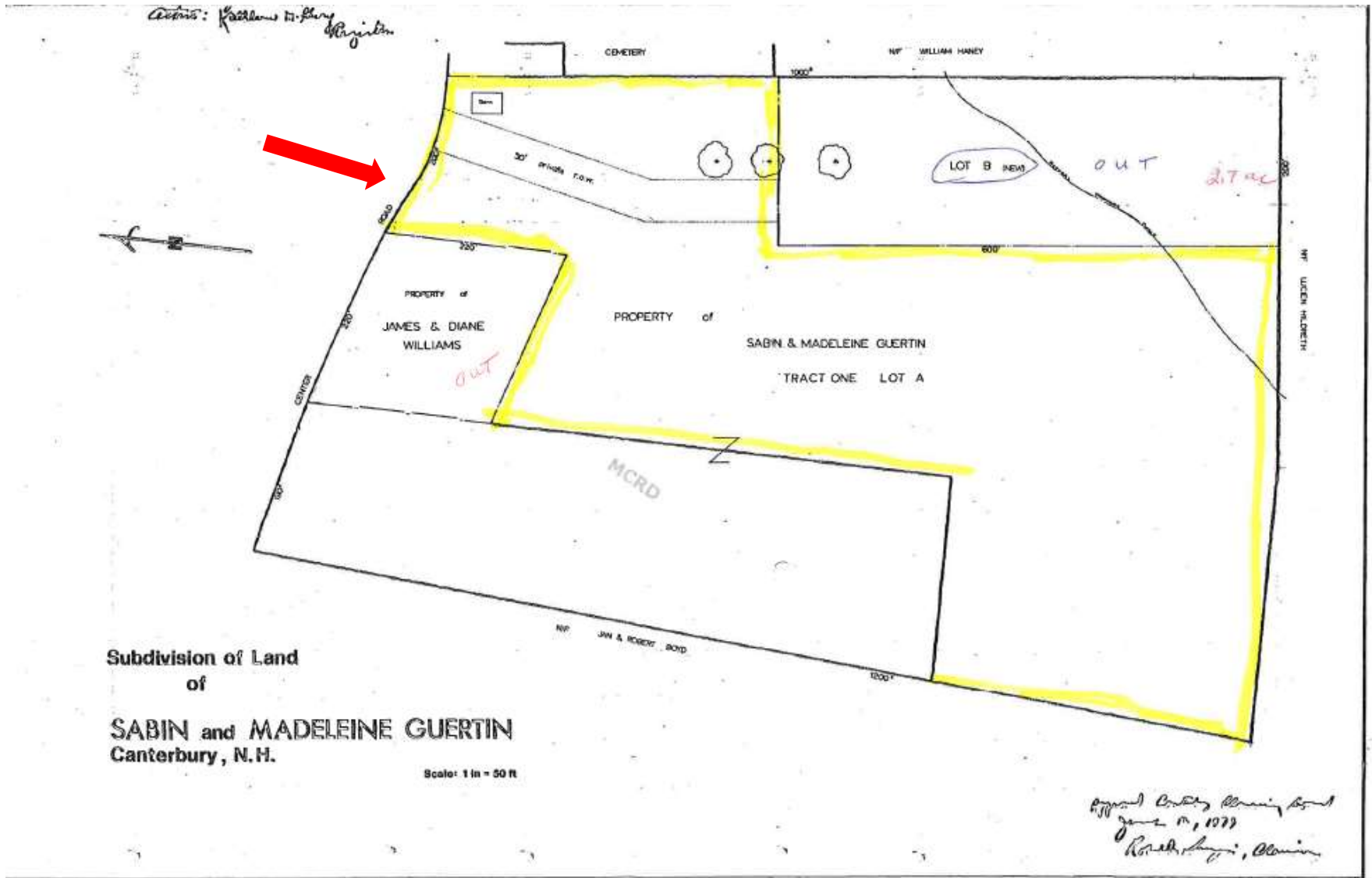
**SHAPE:** Irregular

**FRONTAGE:** 300 feet along Center Road

**TOPOGRAPHY:** Generally level

**COMMENTS:** Large irregularly shaped lot in Canterbury Village

**UNIT PRICE:** \$0.26/SF  
\$11,490/Acre





**SALE #11**

**LOCATION:** 598 Shaker Road, Canterbury, NH

**GRANTOR:** Edward Fisher, Tree

**GRANTEE:** Adam Towne, Tree

**REGISTRY REFERENCE:** 3360/170

**TAX MAP PARCEL:** 204-0070

**SALE PRICE:** \$55,000

**SALE DATE:** 12/28/2012

**LAND AREA:** 533,174 SF  
12.24 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman, Assessors' Office and Registry of Deeds

**USE:** Residential Land

**ZONING:** Rural Residential

**UTILITIES:** Electric available at street; on-site well and septic system needed.

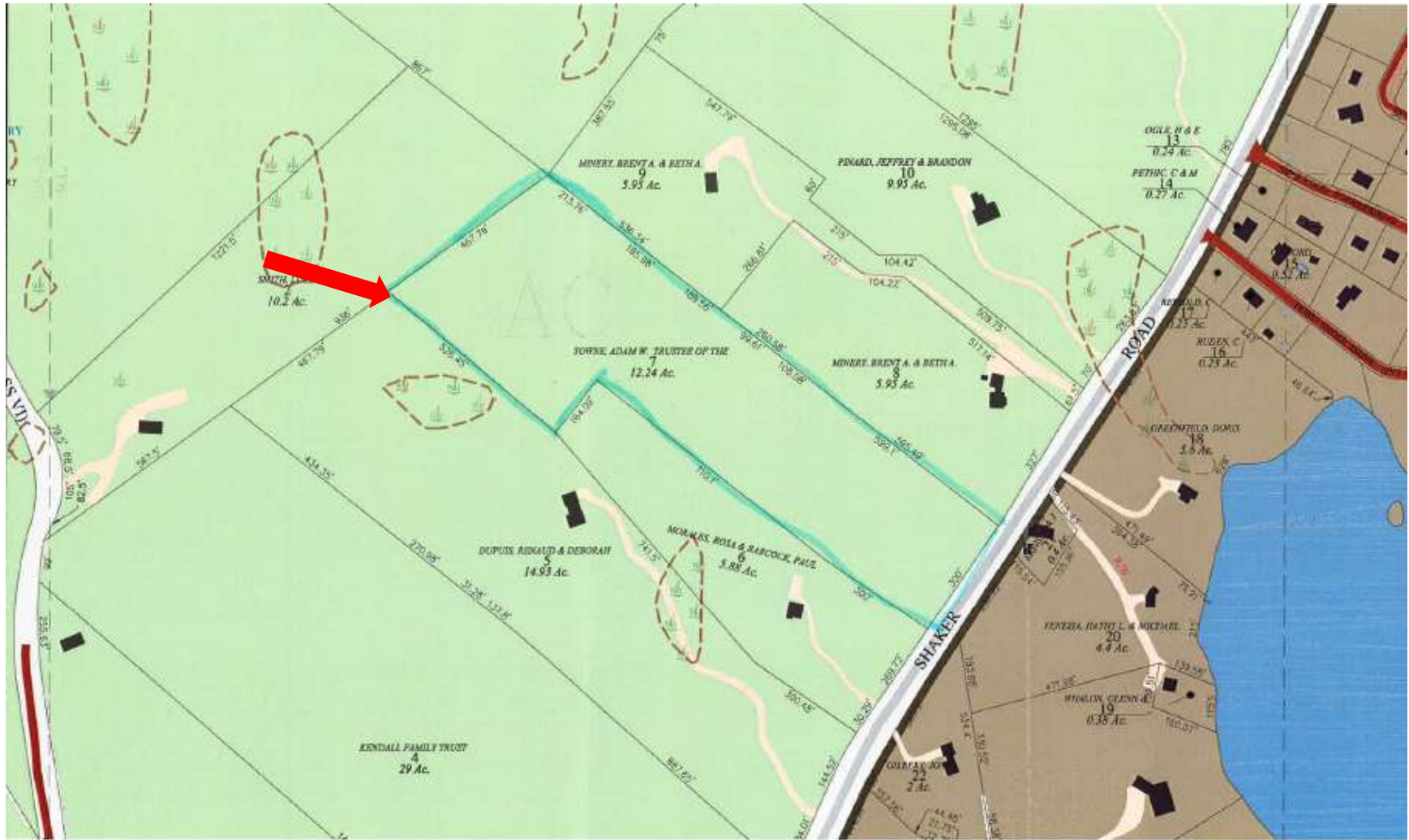
**SHAPE:** Irregular

**FRONTAGE:** Frontage along Shaker Road

**TOPOGRAPHY:** Generally level

**COMMENTS:** Deep residential lot at northern end across from Lyford Pond

**UNIT PRICE:** \$0.10/SF  
\$4,493/Acre



**SALE #12**

**LOCATION:** Pickard Road, Canterbury, NH

**GRANTOR:** Stephen Schuch et al

**GRANTEE:** Marie L. Robitaille-Ford

**REGISTRY REFERENCE:** 3256/0238

**TAX MAP PARCEL:** 258-0010

**SALE PRICE:** \$280000

**SALE DATE:** 6/20/2013

**LAND AREA:** 36,15,480 SF  
83 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman, Assessors' Office and Registry of Deeds

**USE:** Residential land

**ZONING:** Rural Residential

**UTILITIES:** Electric available at street; on-site well and septic system needed.

**SHAPE:** Irregular

**FRONTAGE:** Frontage on Pickard Road and on Scales Road

**TOPOGRAPHY:** Generally level.

**COMMENTS:** Large tract of cutover land with over 2,500 feet of frontage on two roads. Located 1 mile south of Canterbury Village Center.

**UNIT PRICE:** \$0.08/SF  
\$3,373/Acre





# CONCORD

Concord Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE/ ACRE	ZONING	COMMENTS
1	149 Rumford St	William Young Properties	Osterio Family Trust	9/30/11	\$31,500	13,939	0.32	\$2.26	\$98,438	Residential	A level, residential city lot.
2	1 Branch Turnpike	B. D. Noonan	D. Timsina & I. Khatwoda	8/11/14	\$49,900	13,939	0.32	\$3.58	\$155,938	Residential	A level residential building lot.
3	205 N. Main Street	League of New Hampshire	NH Sea Building Corp.	9/1/11	\$420,000	20,473	0.47	\$20.51	\$893,617	CU	Level parcel of commercial development land. As of 2014, no construction has commenced.
4	Curtisville Road	Reed Stevens	Unitil Energy Systems, Inc.	11/25/13	\$6,000	21,130	0.49	\$0.28	\$12,369	Residential	Irregularly shaped , rural acreage parcel. According to the city's maps, the land is shown as being adjacent to power lines.
5	263 South Street	Shawmut Holdings LLC	Paul Rizzi, Jr.	10/24/14	\$89,000	31,799	0.73	\$2.80	\$121,918	RS	This corner residential lot is irregular in shape and has level topography.
6	34 N. Foxcroft Circle	Ellen M. Burger, Tr.	Susan M. Perry	7/9/14	\$136,300	34,848	0.80	\$3.91	\$170,375	RS	Level residential site in the Mountain Green neighborhood abutting golf course.
7	83 West Parish Road	Arthur Ellison RET	Richard Morrill et al	6/26/14	\$17,300	47,045	1.08	\$0.37	\$16,019	RO	This is rural residential acreage which is irregular in shape and has level topography.
8	15 Appleton Street	Joseph Jaworski RET	William Young Properties	5/19/14	\$171,600	54,450	1.25	\$3.15	\$137,280	RM	This is an irregularly shaped residential lot with level topography located in a rural neighborhood.
9	13 Triangle Park Drive	New Hampshire Sea Building Assoc.	13 Triangle Park, LLC	7/28/10	\$225,000	77,972	1.79	\$2.89	\$125,698	GWP	This is a level commercial land parcel which is anticipated to be developed for retail and office use.
10	373 South Main Street	First Presbyterian Church	Donna Olszak	6/22/12	\$47,500	98,010	2.25	\$0.48	\$21,111	RS	This is a wooded residentially zoned parcel with rolling topography. Possible development of commercial // mixed-use / residential purposes.
11	8 Integra Drive	Robert Aranosian	Kevin Long & Joanne Holmes	3/2/11	\$310,000	104,544	2.40	\$2.97	\$129,167	Industrial	This is an irregularly shaped commercial/industrial parcel with level topography. Possible development with commercial or industrial uses.

001025



Concord Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE/ ACRE	ZONING	COMMENTS
12	76 Birchdale Road	M. & C. Beretta	E.J. & J.J. Collins	5/31/12	\$70,000	121,097	2.78	\$0.58	\$25,180	Residential	This is a lot of rural residential land; its topography is mostly level.
13	139 Old Turnpike Road	Concord School District	Burr-Mecum R.E. Holdings, LLC	7/31/13	\$160,000	137,214	3.15	\$1.17	\$50,794	RM, IN	This is a sloping parcel of raw land located on a busy road providing high visibility.
14	61 Sanborn Road	Marian & Byers Smith Trust	Brook Shire Crossing LLC	9/12/14	\$47,500	313,196	7.19	\$0.15	\$6,606	Medium Density Residential	Power line easement splits the site
15	Hall Street	Barley Equities 4, LLC	Amoskeag Beverages, LLC	8/29/12	\$500,000	318,424	7.31	\$1.57	\$68,399	Industrial	This is an industrial parcel with level topography.
16	39 Sanborn Road	H. Byers & Narian B. Smith, Tr.	Strategic Contracting	8/22/14	\$430,000	997,088	22.89	\$0.43	\$18,785	RM	Commercial land located in a highly desirable location in East Concord.
17	84 Bog Road	Estate of Martha J. LaPierre, et al	Private Reserve, LLC	1/6/15	\$180,000	1,132,560	26.00	\$0.16	\$6,923	RM & RO	Wooded site that was previously developed. Zoning allows for a variety of residential uses including a PUD or Cluster Development.
18	Sheep Davis Road	A. D. Moore Holdings Realty	Kara Realty Associates, LLC	3/22/11	\$160,000	1,177,688	27.04	\$0.14	\$5,918	RO	This is rural acreage with generally level topography.
19	15 Integra Drive	B&D Houston Enterprises, LLC	15 Integra Drive, LLC	12/30/11	\$890,000	2,381,861	54.68	\$0.37	\$16,277	Industrial	This is two lots of mostly level industrial land.
20	Runnells Road	Estate of Eleanor B. Lacy	Joyce and Charles Rose, Jr.	7/23/14	\$310,000	8,215,416	188.60	\$0.04	\$1,644	RO	Rural, wooded acreage with rolling topography.
	Minimum for sales			7/28/10	\$ 6,000	13,939	0.32	\$0.04	\$ 1,644		
	Average for Sales			4/3/13	\$ 212,580	765,635	17.58	\$2.39	\$104,123		
	Maximum for sales			1/6/15	\$ 890,000	8,215,416	188.60	\$20.51	\$893,617		
	Averages for sales <10 ac.			3/6/13	\$ 152,107	93,872	2.16	\$3.11	\$135,527		
	Averages for sales over 10 ac.			6/26/13	\$ 394,000	2,780,923	63.84	\$0.23	\$ 9,909		

**SALE # 1**

**LOCATION:** 149 Rumford Street, Concord, NH

**GRANTOR:** William Young Properties

**GRANTEE:** Osterloh Family Trust

**REGISTRY REFERENCE:** 3275/1496

**TAX MAP PARCEL:** 63-1-2

**SALE PRICE:** \$31,500

**SALE DATE:** 9/30/11

**LAND AREA:** 13,939 Square Feet (0.32 Acres)

**INFORMATION SOURCE:** Public Records, Multiple Listing Service, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** Residential (RN)

**UTILITIES:** Electric on site, gas and public water and sewer at street.

**SHAPE:** Irregular

**FRONTAGE:** Frontage on Rumford Street

**TOPOGRAPHY:** Level

**COMMENTS:** City lot

**UNIT PRICE:** \$2.26/SF  
\$98,438/Acre

63-1-5  
63-1-4  
63-1-3  
63-1-10  
63-1-9  
63-1-2  
63-1-1  
61-5-1  
61-5-10  
61-5-2  
Albin St  
Rufford St  
Highland St  
61-4-1  
61-4-2  
61-4-3  
61-4-4  
61-4-5  
61-4-6  
61-4-7  
61-4-8  
61-4-9  
61-4-10  
61-3-10  
61-3-9  
61-3-8  
61-3-7  
61-3-6  
61-3-5  
61-3-4  
61-3-3  
61-3-2  
61-3-1  
60-7-17  
61-1-7  
61-1-6  
61-1-5  
61-1-4  
61-1-3  
61-1-2  
61-1-1

0 30 600

Preset Maps

Search

Property Details

Total records returned: 1

Vision PID	4336 (show)
Map-Block-Lot	63-1-2
GIS ID	8463
Property Addr	149 RUMFORD ST
Deed	3442/2096
Owner	OSTERLOH FAMILY TRUST
CoOwner	OSTERLOH ZACHARIAH NIKKI-ANN TRUST
Owner Addr	149 RUMFORD ST
Owner City	CONCORD
Owner State	NH
Owner Zip	03301
Land Acres	0.31999541
Sale Price	240000
Transfer Date	6/6/2014
Land Value	66200
Building Value	92000
Total Value	158200
Year Built	2014

Layers

Legend

Abutter Notification

Measurement and Draw Tools

Print PDF/JPEG



**SALE # 2**

**LOCATION:** 1 Branch Turnpike, Concord, NH

**GRANTOR:** B. D. Noonan

**GRANTEE:** D. Timsina & I. Khatiwoda

**REGISTRY REFERENCE:** 3451/585

**TAX MAP PARCEL:** 117/1/19

**SALE PRICE:** \$49,900

**SALE DATE:** 8/11/2014

**LAND AREA:** 0.32 Acres

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Residential building lot

**ZONING:** Residential

**UTILITIES:** All available at street

**SHAPE:** Irregular

**FRONTAGE:** 100 feet (MLS)

**TOPOGRAPHY:** Level

**COMMENTS:** Open city lot

**UNIT PRICE:** \$3.58/SF  
\$155,938/Acre



Preset Maps

Search

Property Details

Total records returned: 1

Vision PID	10719 <a href="#">(show)</a>
Map-Block-Lot	117B-1-19
GIS ID	8352
Property Addr	1 BRANCH TPK
Deed	3451/0585
Owner	TIMSINA DHAN & KI ISHORI
CoOwner	
Owner Addr	175 LOUDON ROAD
Owner City	CONCORD
Owner State	NH
Owner Zip	03301
Land Acres	0.32213039
Sale Price	49900
Transfer Date	8/11/2014
Land Value	58700
Building Value	0
Total Value	58700
Year Built	
Stories	

Layers

Legend

Abutter Notification

Measurement and Draw Tools

Print PDF/JPEG

**SALE # 3**

**LOCATION:** 205 North Main Street, Concord, NH

**GRANTOR:** League of New Hampshire

**GRANTEE:** NH Sea Building Corp.

**REGISTRY REFERENCE:** 3270/1523

**TAX MAP PARCEL:** 59-2-3

**SALE PRICE:** \$420,000

**SALE DATE:** 9/1/11

**LAND AREA:** 20,473 Square Feet (0.47 Acres)

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Commercial development

**ZONING:** CU

**UTILITIES:** Assumed that all are available to the site

**SHAPE:** Irregular

**FRONTAGE:** Adequate frontage along North Main Street

**TOPOGRAPHY:** Level

**COMMENTS:** No construction has been started as of 2014.

**UNIT PRICE:** \$20.51/SF  
\$893,617/Acre



**Property Details**

Total records returned: 1

Vision PID	4016 <a href="#">(show)</a>
Map-Block-Lot	59-2-3
GIS ID	8391
Property Addr	205 N MAIN ST
Deed	3270/1523
Owner	NH SEA BUILDING CORPORATION
CoOwner	
Owner Addr	207 N MAIN ST
Owner City	CONCORD
Owner State	NH
Owner Zip	03301
Land Acres	0.47004132
Sale Price	420000
Transfer Date	9/1/2011

Layers  
Legend  
Abutter Notification  
Measurement and Draw Tools  
Print PDF/JPEG

001032

**SALE # 4**

**LOCATION:** Curtisville Road, Concord, NH

**GRANTOR:** Reed Stevens

**GRANTEE:** Unitil Energy Systems, Inc.

**REGISTRY REFERENCE:** 3421/1329

**TAX MAP PARCEL:** 113/3/1

**SALE PRICE:** \$6,000

**SALE DATE:** 11/25/2013

**LAND AREA:** 21,130 SF (0.49 Acres)

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** Residential

**UTILITIES:** All utilities assumed to be available to the site.

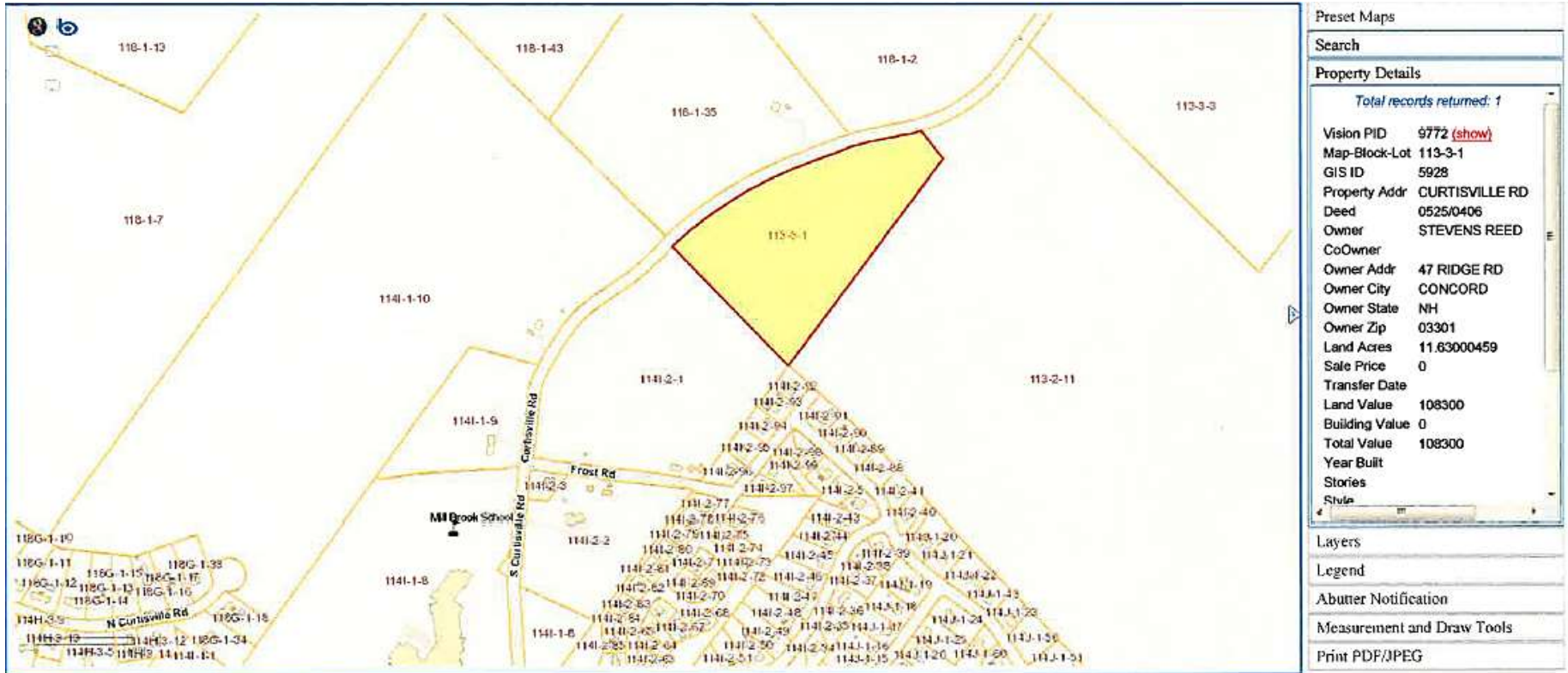
**SHAPE:** Irregular

**FRONTAGE:** Adequate frontage along Curtisville Road

**TOPOGRAPHY:** Mostly level

**COMMENTS:** Rural acreage shown as being adjacent to power lines on city map.

**UNIT PRICE:** \$0.28/SF  
\$12,369/Acre



001034



**SALE # 5**

**LOCATION:** 263 South Street, Concord, NH

**GRANTOR:** Shawmut Holdings, LLC

**GRANTEE:** Paul Rizzi, Jr.

**REGISTRY REFERENCE:** 3459/1275

**TAX MAP PARCEL:** 2-1-24

**SALE PRICE:** \$89,000

**SALE DATE:** 10/24/2014

**LAND AREA:** 31,799 SF (0.73 Acres)

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** RS

**UTILITIES:** All utilities assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Adequate frontage along South Street

**TOPOGRAPHY:** Level

**COMMENTS:** In-town, corner lot

**UNIT PRICE:** \$2.80/SF  
\$121,918/Acre



**SALE # 6**

**LOCATION:** 34 North Foxcross Circle, Concord, NH

**GRANTOR:** Ellen M. Burger, Tr.

**GRANTEE:** Susan M. Perry

**REGISTRY REFERENCE:** 3447/330

**TAX MAP PARCEL:** 121B-3-62

**SALE PRICE:** \$136,300

**SALE DATE:** 7/9/14

**LAND AREA:** 34,848 SF (0.80 Acres)

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, and Concord Assessors' Office.

**USE:** Residential land

**ZONING:** RS

**UTILITIES:** All utilities assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage along North Foxcross Circle

**TOPOGRAPHY:** Level

**COMMENTS:** Level site in the Mountain Green neighborhood abutting golf course.

**UNIT PRICE:** \$3.91/SF  
\$170,375/Acre



121B-2-4  
121B-2-11  
121B-2-3  
121B-2-27  
121B-2-999  
121B-2-19  
121B-2-18  
121B-2-20  
121B-2-23  
121B-2-24  
121B-2-22  
121B-2-21  
121B-2-26  
121B-2-2  
121B-2-25

121B-3-101  
121B-3-24  
121B-3-16  
121B-3-17  
121B-3-53  
121B-3-52  
121B-3-51  
121B-3-50  
121B-3-49  
121B-3-48  
121B-3-9  
121B-3-74  
121B-3-7  
121B-3-54  
121B-3-12  
121B-3-55  
121B-3-56  
121B-3-57  
121B-3-58  
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121B-3-70  
121B-3-71  
121B-3-72  
121B-3-73  
121B-3-74  
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121B-3-62  
121B-3-63  
121B-3-64  
121B-3-65  
121B-3-66  
121B-3-67  
121B-3-68  
121B-3-69  
121B-3-70  
121B-3-71  
121B-3-72  
121B-3-73  
121B-3-74

121-3-10

0 100 200

121B-3-101 121B-3-24 121B-3-16 121B-3-17 121B-3-53 121B-3-52 121B-3-51 121B-3-50 121B-3-49 121B-3-48 121B-3-9 121B-3-74  
Fairview Dr Foxcross Cir 121B-3-7 121B-3-54 12 121B-3-55 10 121B-3-51 121B-3-50 121B-3-49 121B-3-48 121B-3-9 121B-3-74  
121B-2-4 121B-2-11 121B-2-3 225 121B-2-27 121B-3-1 121B-3-11 121B-3-12 121B-3-13 121B-3-14 121B-3-15 121B-3-16 121B-3-17 121B-3-18 121B-3-19 121B-3-20 121B-3-21 121B-3-22 121B-3-23 121B-3-24 121B-3-25 121B-3-26 121B-3-27 121B-3-28 121B-3-29 121B-3-30 121B-3-31 121B-3-32 121B-3-33 121B-3-34 121B-3-35 121B-3-36 121B-3-37 121B-3-38 121B-3-39 121B-3-40 121B-3-41 121B-3-42 121B-3-43 121B-3-44 121B-3-45 121B-3-46 121B-3-47 121B-3-48 121B-3-49 121B-3-50 121B-3-51 121B-3-52 121B-3-53 121B-3-54 121B-3-55 121B-3-56 121B-3-57 121B-3-58 121B-3-59 121B-3-60 121B-3-61 121B-3-62 121B-3-63 121B-3-64 121B-3-65 121B-3-66 121B-3-67 121B-3-68 121B-3-69 121B-3-70 121B-3-71 121B-3-72 121B-3-73 121B-3-74  
Mountain Rd Country Club Ln Oakmont Dr

Preset Maps  
Search  
Property Details  
Total records returned: 1  
Vision PID 11418 (show)  
Map-Block-Lot 121B-3-62  
GIS ID 4627  
Property Addr 34 FOXCROSS CR  
Deed 3447/0330  
Owner PERRY SUSAN M  
CoOwner  
Owner Addr 64 OAKMONT DR  
Owner City CONCORD  
Owner State NH  
Owner Zip 03301  
Land Acres 0.8045225  
Sale Price 164000  
Transfer Date 7/9/2014  
Land Value 136300  
Building Value 0  
Total Value 136300  
Year Built  
Stories  
Style  
Layers  
Legend  
Abutter Notification  
Measurement and Draw Tools  
Print PDF/JPEG

**SALE # 7**

**LOCATION:** 83 West Parish Road, Concord, NH

**GRANTOR:** Arthur Ellison RET

**GRANTEE:** Richard Morrill et al

**REGISTRY REFERENCE:** 3445/856

**TAX MAP PARCEL:** 104-2-63

**SALE PRICE:** \$17,300

**SALE DATE:** 6/26/14

**LAND AREA:** 47,045 SF (1.08 Acres)

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Registry of Deeds and Concord Assessors' Office.

**USE:** Residential land

**ZONING:** RO

**UTILITIES:** All utilities assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage along West Parish Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** Rural acreage

**UNIT PRICE:** \$0.37/SF  
\$16,019/Acre





**SALE # 8**

**LOCATION:** 15 Appleton Street, Concord, NH

**GRANTOR:** Joseph Jaworski RET

**GRANTEE:** William Young Properties

**REGISTRY REFERENCE:** 3440/1000

**TAX MAP PARCEL:** 118-2-37

**SALE PRICE:** \$171,600

**SALE DATE:** 5/19/14

**LAND AREA:** 54,450 SF (1.25 Acres)

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman and Concord Assessors' Office.

**USE:** Residential land

**ZONING:** RM

**UTILITIES:** All utilities assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Appleton Street

**TOPOGRAPHY:** Level

**COMMENTS:** Land parcel in a rural neighborhood

**UNIT PRICE:** \$3.15/SF  
\$137,280 /Acre



Preset Maps

Search

Property Details

Total records returned: 1

Vision PID	105989 <a href="#">(show)</a>
Map-Block-Lot	118-2-37
GIS ID	101373
Property Addr	15 APPLETON ST
Deed	3440/0100
Owner	YOUNG WILLIAM P F E
CoOwner	LLC
Owner Addr	13 OGDEN DR
Owner City	BOW
Owner State	NH
Owner Zip	03304
Land Acres	1.25
Sale Price	171800
Transfer Date	5/19/2014
Land Value	66500
Building Value	0
Total Value	66500
Year Built	
Stories	

Layers

Legend

Abutter Notification

Measurement and Draw Tools

Print PDF/JPEG

**SALE # 9**

**LOCATION:** 13 Triangle Park Drive, Concord, NH

**GRANTOR:** New Hampshire Sea Building Assoc.

**GRANTEE:** 13 Triangle Park, LLC

**REGISTRY REFERENCE:** 3205/238

**TAX MAP PARCEL:** 111-H 4-19

**SALE PRICE:** \$225,000

**SALE DATE:** 7/28/10

**LAND AREA:** 77,972 SF (1.79 Acres)

**SOURCE OF INFORMATION:** Public Records, CoStar Comps, Registry of Deeds and Concord Assessors' Office.

**USE:** Commercial land

**ZONING:** GWP

**UTILITIES:** All utilities assumed to be available to the site.

**SHAPE:** Nearly square

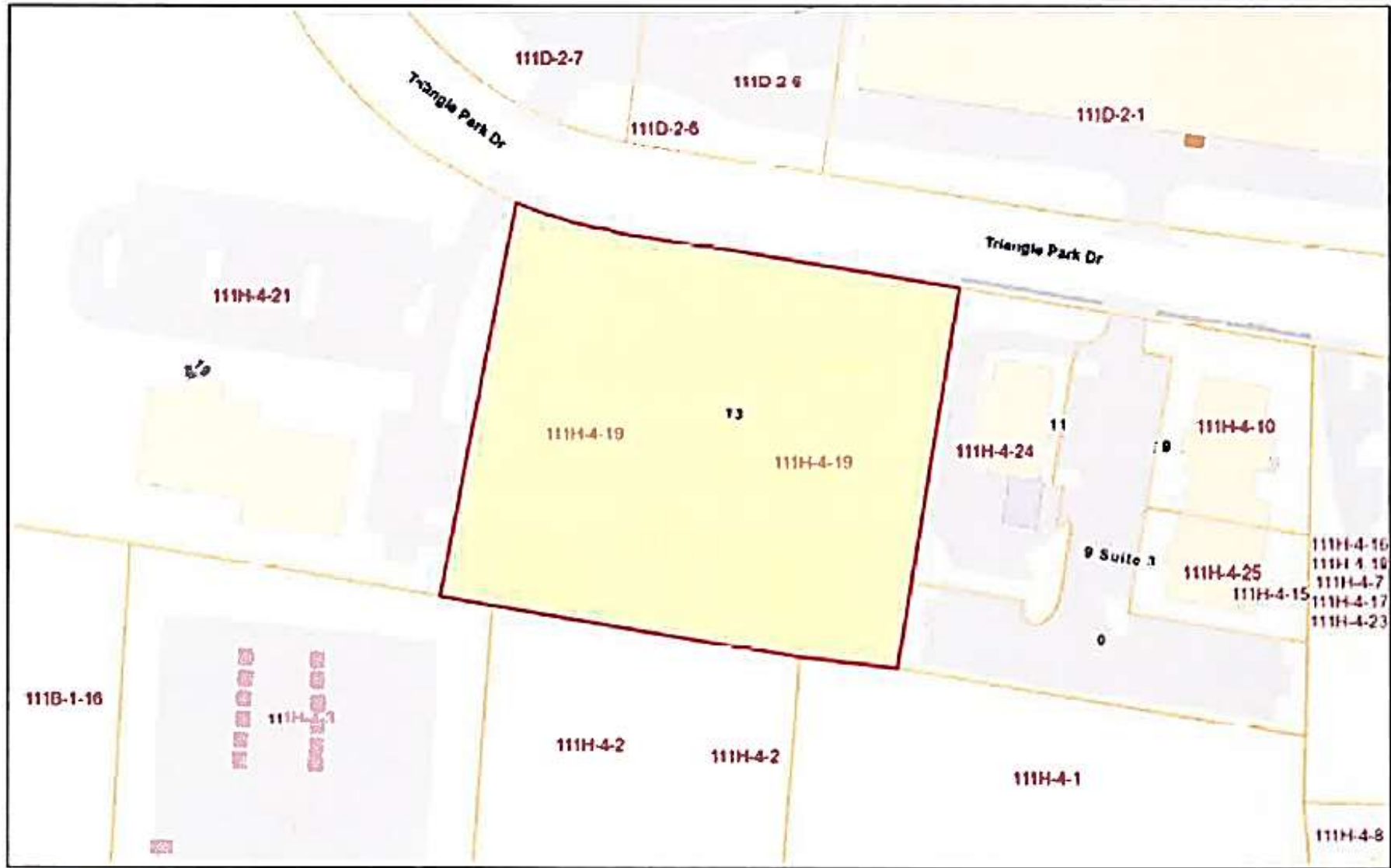
**FRONTAGE:** 275 feet along Triangle Park Drive

**TOPOGRAPHY:** Level

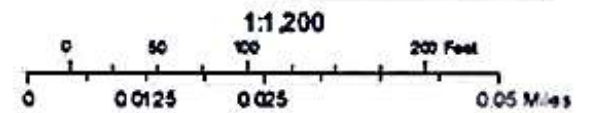
**COMMENTS:** Anticipated to be developed for retail and office use

**UNIT PRICE:** \$2.89/SF  
\$125,698/Acre





November 26, 2014



001044

**SALE # 10**

**LOCATION:** 373 South Main Street, Concord, NH

**GRANTOR:** First Presbyterian Church

**GRANTEE:** Donna Olszak

**REGISTRY REFERENCE:** 3318/1622

**TAX MAP PARCEL:** 4-5-2

**SALE PRICE:** \$47,500

**SALE DATE:** 6/22/12

**LAND AREA:** 98,010 SF (2.25 Acres)

**SOURCE OF INFORMATION:** Public Records, CoStar Comps, Multiple Listing Service, Registry of Deeds and Concord Assessors' Office

**USE:** Residential – Mixed-use land

**ZONING:** RS

**UTILITIES:** All utilities assumed to be available to the site.

**SHAPE:** Nearly rectangular

**FRONTAGE:** 200 feet along South Main Street

**TOPOGRAPHY:** Wooded, rolling and sloping

**COMMENTS:** Possible development of commercial/mixed-use/residential purposes

**UNIT PRICE:** \$0.48/SF  
\$21,111/Acre



Preset Maps

Search

Property Details

Total records returned: 1

Vision PID 186 [\(show\)](#)

Map-Block-Lot 4-5-2

GIS ID 12574

Property Addr 373 S MAIN ST

Deed 3318/1622

Owner OLSZAK RONALD J

CoOwner

Owner Addr PO BOX 732

Owner City BRIDGEWATER

Owner State NH

Owner Zip 03222-0732

Land Acres 2.25

Sale Price 47500

Transfer Date 6/7/2012

Land Value 81200

Building Value 0

Total Value 81200

Year Built

Stories

Style

Layers

Legend

Abutter Notification

Measurement and Draw Tools

Print PDF/JPEG



**SALE # 11**

**LOCATION:** 8 Integra Drive, Concord, NH

**GRANTOR:** Robert Aranosian

**GRANTEE:** Kevin Long & Joanne Holmes

**REGISTRY REFERENCE:** 3244/1383

**TAX MAP PARCEL:** 110/K 1/13

**SALE PRICE:** \$310,000

**SALE DATE:** 3/2/11

**LAND AREA:** 104,544 SF (2.40 Acres)

**SOURCE OF INFORMATION:** Public Records, CoStar Comps, Registry of Deeds and Concord Assessors' Office

**USE:** Commercial/industrial land

**ZONING:** Industrial

**UTILITIES:** All utilities assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Adequate frontage along Integra Drive

**TOPOGRAPHY:** Level

**COMMENTS:** Possible development with commercial or industrial uses

**UNIT PRICE:** \$2.97/SF  
\$129,167/Acre



001048

**SALE # 12**

**LOCATION:** 76 Birchdale Road, Concord, NH

**GRANTOR:** M. & C. Beretta

**GRANTEE:** E. J. & J. J. Collins

**REGISTRY REFERENCE:** 3317/1416

**TAX MAP PARCEL:** 88/2/16

**SALE PRICE:** \$70,000

**SALE DATE:** 5/31/2012

**LAND AREA:** 121,097 SF (2.78 Acres)

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** Residential

**UTILITIES:** Electric at street, on-site well and septic system needed

**SHAPE:** Nearly rectangular

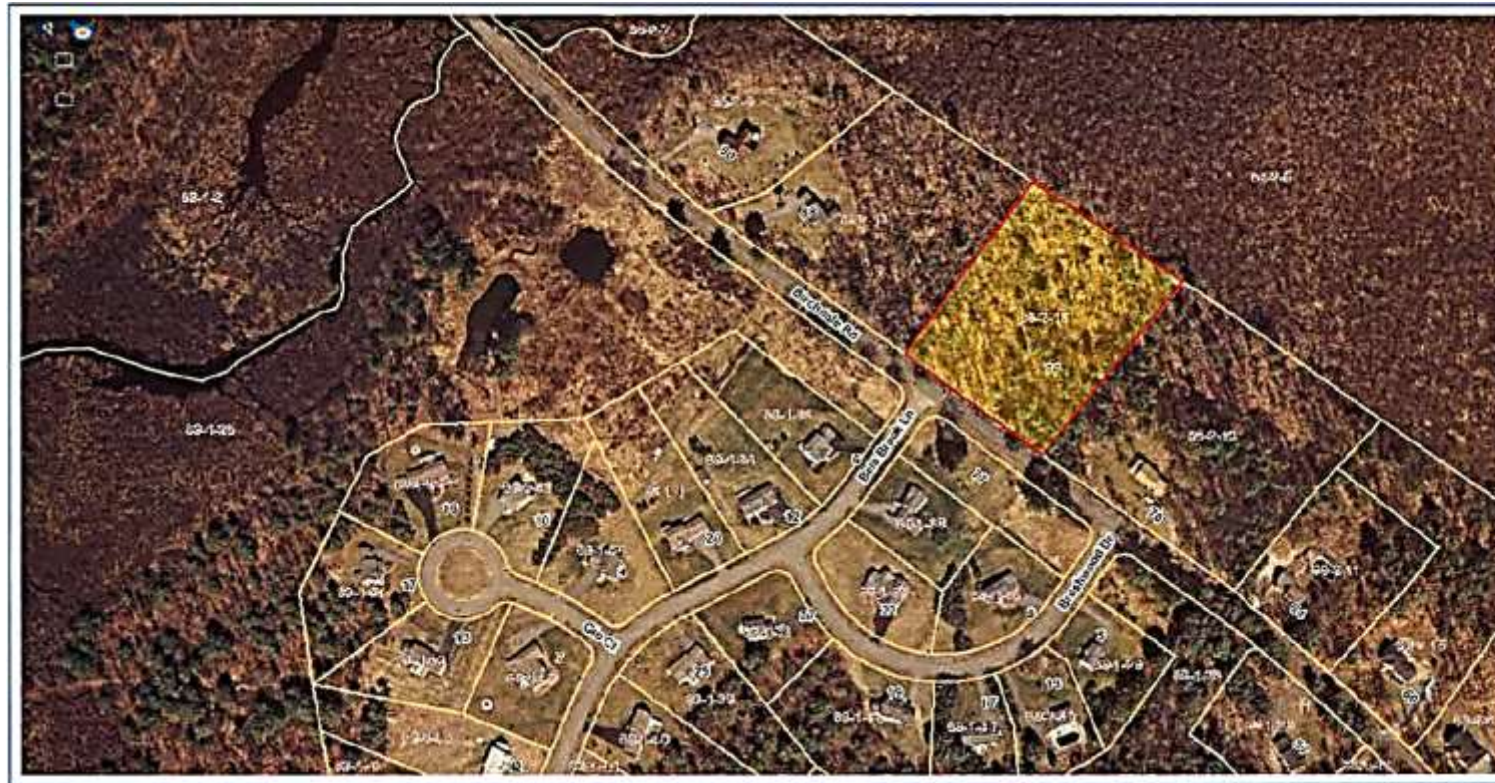
**FRONTAGE:** 300 feet (MLS)

**TOPOGRAPHY:** Mostly level

**COMMENTS:** Rural lot

**UNIT PRICE:** \$0.58/SF (\$25,180/Acre)





Preset Maps

Search

Property Details

Total records returned: 1

Vision FID	106299 <a href="#">(show)</a>
Map-Block-Lot	88-2-18
GIS ID	101397
Property Addr	76 BIRCHDALE RD
Deed	3317/1418
Owner	COLLINS EDWARD JOANNE J
CoOwner	
Owner Addr	76 BIRCHDALE RD
Owner City	CONCORD
Owner State	NH
Owner Zip	03301
Land Acres	2.78000459
Sale Price	70000
Transfer Date	5/31/2012
Land Value	78700
Building Value	238000
Total Value	318700
Year Built	2012
Stories	1.75

Layers

Legend

Abuser Notification

Measurement and Draw Tools

Print PDF/JPEG

**SALE # 13**

**LOCATION:** 139 Old Turnpike Road, Concord, NH

**GRANTOR:** Concord School District

**GRANTEE:** Burr-Mecum R.E. Holdings, LLC

**REGISTRY REFERENCE:** 3401/1674

**TAX MAP PARCEL:** 110/A 4/18

**SALE PRICE:** \$160,000

**SALE DATE:** 7/31/2013

**LAND AREA:** 137,214 SF (3.15 Acres)

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, CoStar Comps, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** RM / IN

**UTILITIES:** All utilities are available to the site along the street

**SHAPE:** Irregular

**FRONTAGE:** 189 feet (MLS)

**TOPOGRAPHY:** Sloping

**COMMENTS:** Raw land located on a busy road providing high visibility

**UNIT PRICE:** \$1.17/SF (\$50,794/Acre)





**SALE # 14**

**LOCATION:** 61 Sanborn Road, Concord, NH

**GRANTOR:** Marian & Byers Smith Trust

**GRANTEE:** Brook Shire Crossing, LLC

**REGISTRY REFERENCE:** 3454/2201

**TAX MAP PARCEL:** 122/3/21

**SALE PRICE:** \$47,500

**SALE DATE:** 9/12/2014

**LAND AREA:** 313,196 SF (7.19 Acres)

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman and Concord Assessors' Office

**USE:** Residential land

**ZONING:** RM (Medium Residential Density)

**UTILITIES:** Gas and electric at street

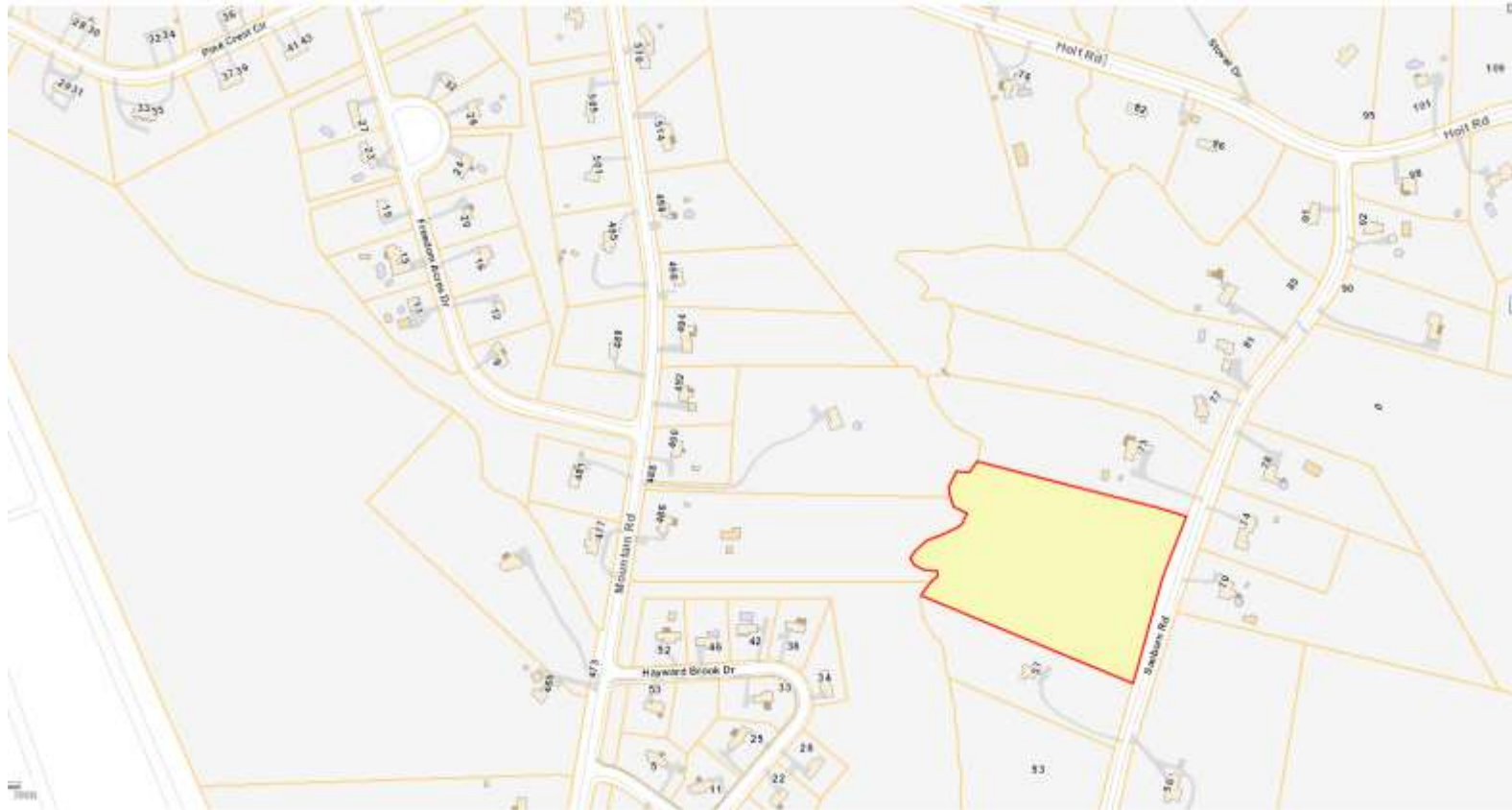
**SHAPE:** Irregular

**FRONTAGE:** 600 feet (MLS)

**TOPOGRAPHY:** Level

**COMMENTS:** Residential lot (rear site is at power lines)

**UNIT PRICE:** \$0.15/SF  
\$6,606/Acre



**Preset Maps**

Search

**Property Details**

Total records returned: 1

Vision PID	13740 <a href="#">(show)</a>
Map-Block-Lot	*22-3-21
GIS ID	239
Property Addr	61-65 SANBORN RD
Deed	3454/2201
Owner	BROOK SHIRE CRC
CoOwner	
Owner Addr	PO BOX 4766
Owner City	MANCHESTER
Owner State	NH
Owner Zip	03108-4766
Land Acres	7.16999082
Sale Price	47500
Transfer Date	9/12/2014
Land Value	56800
Building Value	0
Total Value	56800
Year Built	
Stones	
Style	
Rooms	
Bedrooms	
Baths	
Heat	
Fuel	
AC	
Occupancy	
Land Use	RES ACLNDV

**Layers**

**Legend**

**Abutter Notification**

**Measurement and Draw Tools**

Print PDF / Jpeg

001054

**SALE # 15**

**LOCATION:** Hall Street, Concord, NH

**GRANTOR:** Barley Equities 4, LLC

**GRANTEE:** Amoskeag Beverages, LLC

**REGISTRY REFERENCE:** 3334/1465

**TAX MAP PARCEL:** 5/1/10

**SALE PRICE:** \$500,000

**SALE DATE:** 8/29/2012

**LAND AREA:** 318,424 SF (7.31 Acres)

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Industrial land

**ZONING:** Industrial

**UTILITIES:** All utilities assumed to be available to the site

**SHAPE:** Irregular

**FRONTAGE:** Adequate frontage along Hall Street

**TOPOGRAPHY:** Level

**COMMENTS:** Industrial lot

**UNIT PRICE:** \$1,57/SF (\$68,399/Acre)





**SALE # 16**

**LOCATION:** 39 Sanborn Road, Concord, NH

**GRANTOR:** H. Byers & Narian B. Smith, Trs.

**GRANTEE:** Strategic Contracting

**REGISTRY REFERENCE:** 3452/1715

**TAX MAP PARCEL:** 122-3-1

**SALE PRICE:** \$430,000

**SALE DATE:** 8/25/2014

**LAND AREA:** 997,088 SF (22.89 Acres)

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman and Concord Assessors' Office

**USE:** Commercial land

**ZONING:** RM

**UTILITIES:** Electric and gas available at the street; on-site well and septic system are necessary.

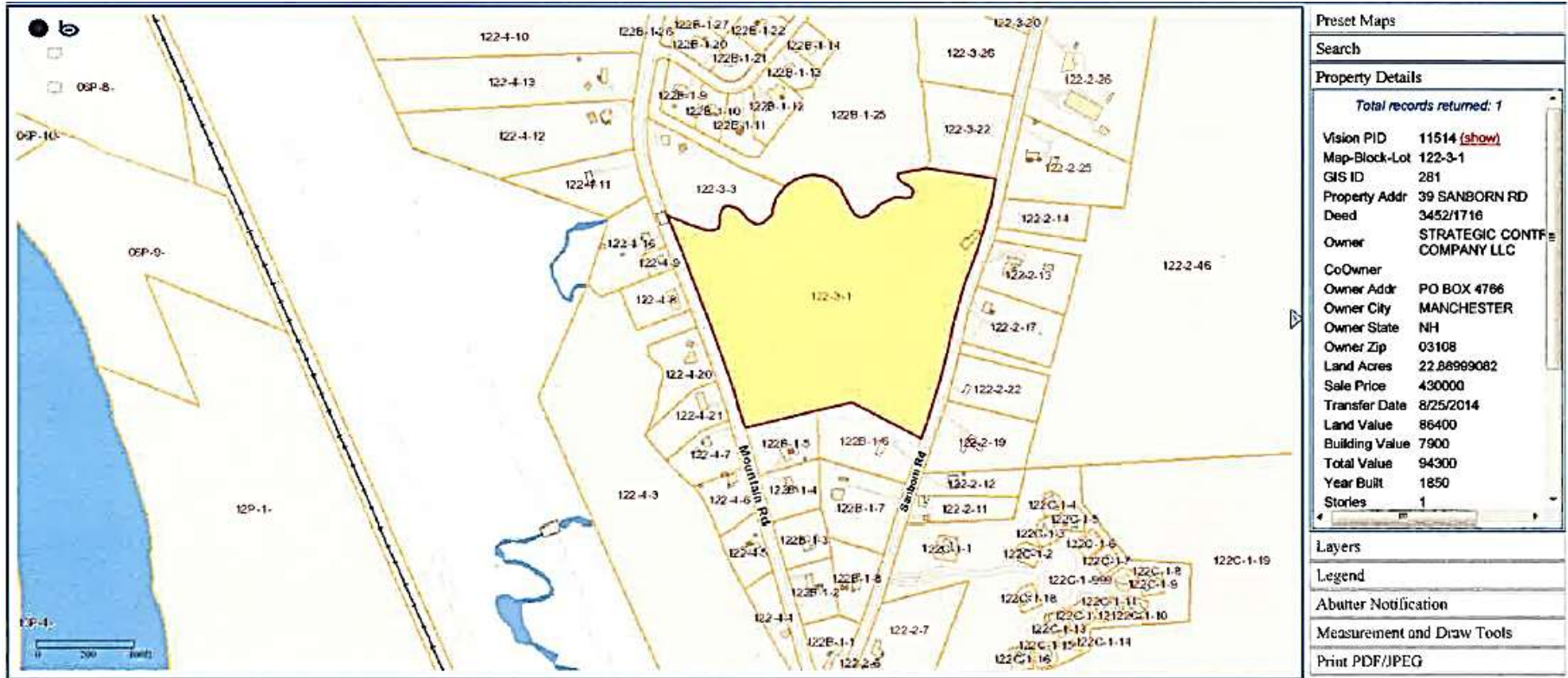
**SHAPE:** Very irregular

**FRONTAGE:** Site has frontage along both Sanborn and Mountain Roads.

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is a site with a country setting located in a highly desirable location in East Concord.

**UNIT PRICE:** \$0.43/SF (\$18,895/Acre)





**SALE # 17**

**LOCATION:** 84 Bog Road, Concord, NH

**GRANTOR:** Estate of Martha J. LaPierre, et al

**GRANTEE:** Private Reserve, LLC

**REGISTRY REFERENCE:** 3466 / 1359

**TAX MAP PARCEL:** 103-3-5

**SALE PRICE:** \$180,000

**SALE DATE:** 1/6/15

**LAND AREA:** 1,132,560 SF (26.00 Acres)

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman and Concord Assessors' Office

**USE:** Previously developed residential land

**ZONING:** RM & RO

**UTILITIES:** Electric is available at the street; an on-site well has been dug and an on-site septic system exists.

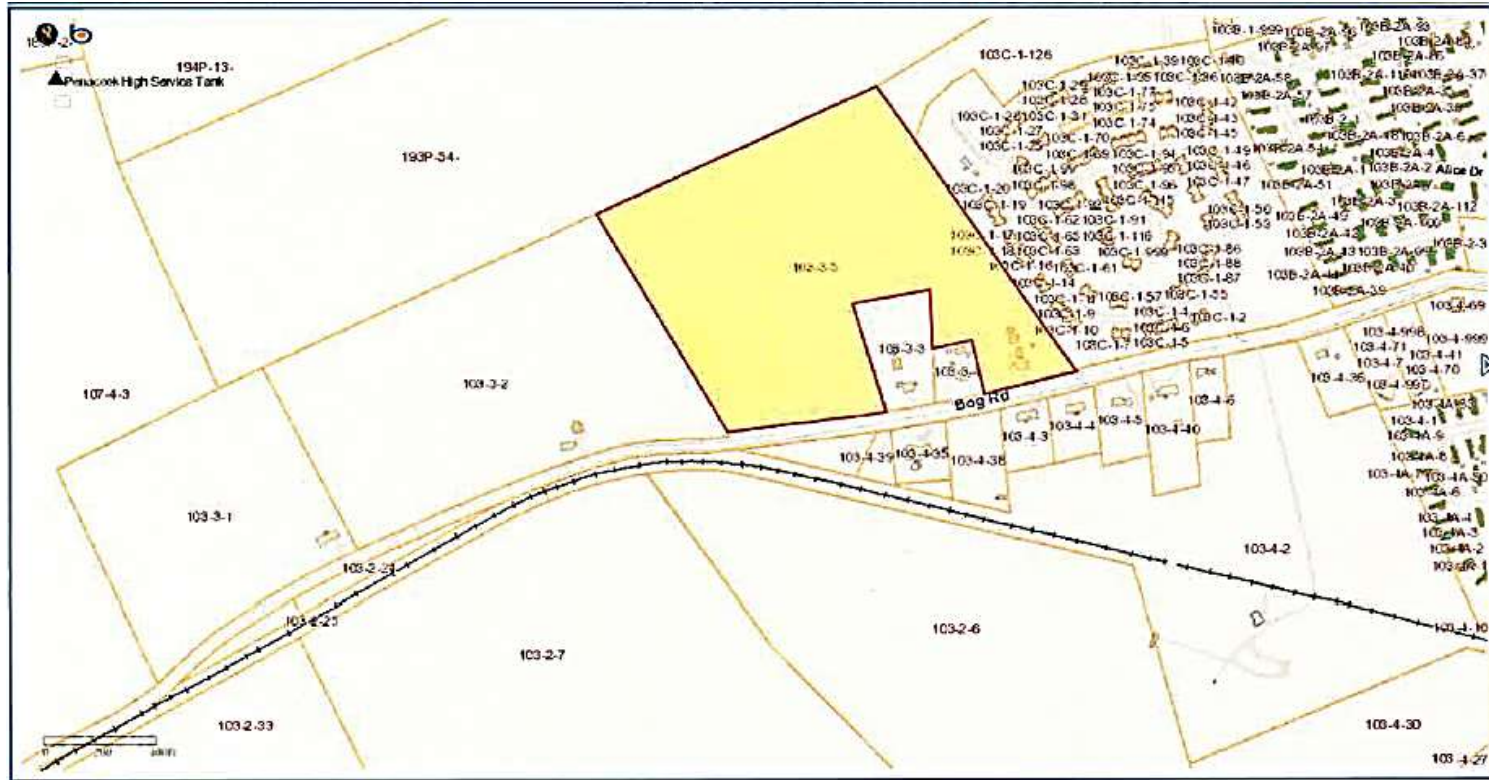
**SHAPE:** Irregular

**FRONTAGE:** Site has frontage along Bog Road

**TOPOGRAPHY:** Level

**COMMENTS:** Wooded site with long frontage on Bog Road. Zoning allows for a variety of residential uses including a PUD or Cluster Development.

**UNIT PRICE:** \$0.16/SF (\$6,923/Acre)



Preset Maps

Search

Property Details

Total records returned: 1

Vision PID [6991 \(show\)](#)

Map-Block-Lot 103-3-5

GIS ID 4536

Property Addr 84 BOG RD

Deed 2012/ 0745

Owner LAPIERRE MARTHA

CoOwner C/O CAROL GREGG

Owner Addr 122 CHAUTAUGUA

Owner City FRYEBURG

Owner State ME

Owner Zip 04037-4224

Land Acres 26.01000918

Sale Price

Transfer Date 8/16/2012

Land Value 81650

Building Value 106000

Total Value 187650

Year Built 1953

Stories 1

Style Cane

Layers

Legend

Abutter Notification

Measurement and Draw Tools

Print PDF/JPEG

**SALE # 18**

**LOCATION:** Sheep Davis Road, Concord, NH

**GRANTOR:** A.D. Moore Holdings Realty

**GRANTEE:** Kara Realty Associates, LLC

**REGISTRY REFERENCE:** 3247/1239

**TAX MAP PARCEL:** 112-2-11

**SALE PRICE:** \$160,000

**SALE DATE:** 3/22/11

**LAND AREA:** 1,177,688 SF (27.04 Acres)

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Registry of Deeds, and Concord Assessors' Office.

**USE:** Chapter 61 Forest

**ZONING:** RO

**UTILITIES:** All utilities are assumed to be available to the site.

**SHAPE:** Irregular

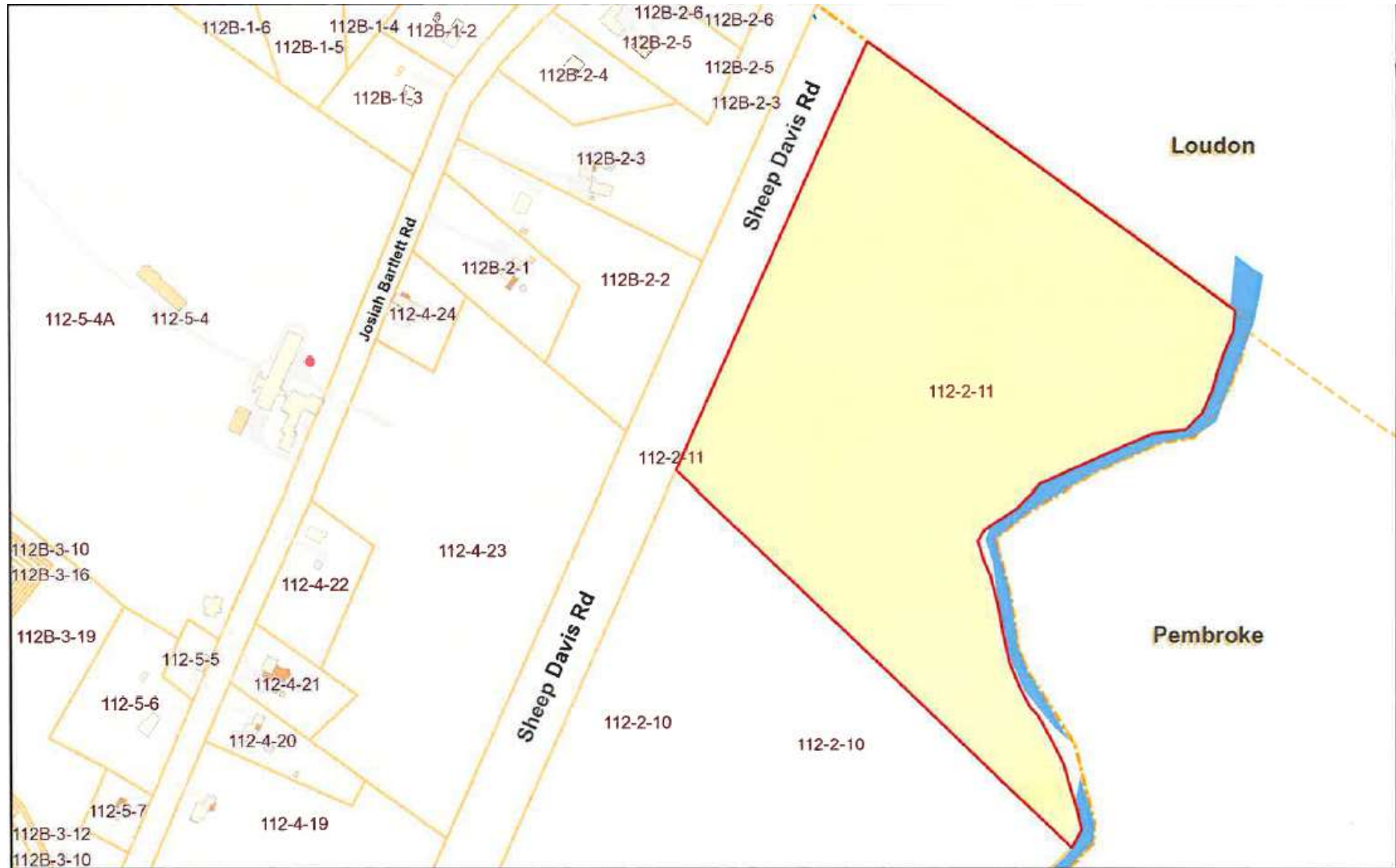
**FRONTAGE:** Site has frontage along Sheep Davis Road

**TOPOGRAPHY:** Generally level

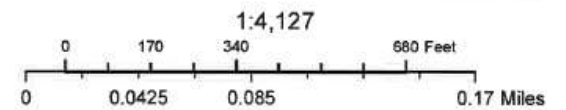
**COMMENTS:** Rural acreage

**UNIT PRICE:** \$0.14/SF (\$5,918/Acre)





November 25, 2014



001062

**SALE # 19**

**LOCATION:** 15 Integra Drive, Concord, NH

**GRANTOR:** B & D Houston Enterprises, LLC

**GRANTEE:** 15 Integra Drive, LLC

**REGISTRY REFERENCE:** 3290/1551

**TAX MAP PARCEL:** 109/6/17

**SALE PRICE:** \$890,000

**SALE DATE:** 12/30/2011

**LAND AREA:** 2,381,861 SF (54.68 Acres)

**SOURCE OF INFORMATION:** Public Records, CoStar Comps, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Industrial land

**ZONING:** Industrial

**UTILITIES:** All available

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Integra Road

**TOPOGRAPHY:** Mostly level

**COMMENTS:** Industrial land—2 Lots

**UNIT PRICE:** \$0.37/SF (\$16,277/Acre)



Preset Maps

Search

Property Details

Total records returned: 1

Vision PID	8158 <a href="#">(show)</a>
Map-Block-Lot	108-6-17
GIS ID	101410
Property Addr	15 INTEGRA DR
Deed	3290/1551
Owner	FIFTEEN INTEGRA
CoOwner	
Owner Addr	PO BOX 100
Owner City	WEST WAREHAM
Owner State	MA
Owner Zip	02576-0100
Land Acres	54.98000459
Sale Price	890000
Transfer Date	12/30/2011
Land Value	7100
Building Value	0
Total Value	7100
Year Built	
Stories	
Style	

Layers

Legend

Abutter Notification

Measurement and Draw Tools

Print PDF/JPEG



**SALE # 20**

**LOCATION:** Runnells Road, Concord, NH

**GRANTOR:** Estate of Eleanor B. Lacey

**GRANTEE:** Joyce and Charles Rose, Jr.

**REGISTRY REFERENCE:** 3448/1717

**TAX MAP PARCEL:** 105-3-2

**SALE PRICE:** \$310,000

**SALE DATE:** 7/23/14

**LAND AREA:** 8,215,416 SF (188.60 Acres)

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Concord Assessors' Office and Registry of Deeds.

**USE:** Chapter 61 Forest

**ZONING:** RO

**UTILITIES:** All assumed to be available

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Runnells Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** Wooded, rural acreage

**UNIT PRICE:** \$0.04/SF (\$1,644/Acre)



# PEMBROKE



Pembroke Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
1	506 & 508 Borough Road	P. Spiewak	Strategic Contracting Co.	5/23/14	\$90,000	398,574	9.15	\$ 0.23	\$9,836	Residential	This is actually two lots sold to one buyer. The combined property is irregular in shape and has sloping topography. Electricity is available at the street, but an on-site well and on-site septic system will be necessary.
2	301 Beacon Hill Road	R.W.W. LLC	Town of Pembroke	10/16/14	\$147,000	1,858,270	42.66	\$ 0.08	\$3,446	R-1 & R-3	This is a heavily forested site with sloping topography. Electricity is available at the street, but on-site well and septic system will be necessary. Cable is also available.
3	450-464 Seventh Range Road	P.J. Giancola	R.A. & J. Berube	5/20/13	\$75,000	1,842,588	42.30	\$ 0.04	\$1,773	R3D	This is a heavily forested site with sloping topography. Per 2012 Planning Board decision, the Town is not allowing residential use of the lot at this time. Electricity is available at the street.
4	304 Dearborn Road	Hazel & Edward Daley, Jr.	Strategic Contracting Co.	5/29/12	\$37,500	108,900	2.50	\$ 0.34	\$15,000	Rural Residential	This is a rural residential lot with rolling topography. Electricity and public water are available at the street; on-site septic will be necessary.
5	666 Cross Country Road	W.E. Perron	A.R. Jones Real Estate Tr.	4/30/12	\$86,000	529,995	12.17	\$ 0.16	\$7,068	Rural Residential	This residential lot is in a wooded, rural setting and has sloping topography. At the time of sale, the property was being used for timber purposes. Electricity is available at the street, but on-site well and septic system will be necessary.
6	644-646 Haleighs Court	Richard D. Bartlett, 2nd	Strategic Contracting Company	5/1/113	\$72,500	135,907	3.12	\$ 0.53	\$23,237	Rural Residential	This lot is located in a small cul-de-sac road on the northerly side of Pembroke offering a distant view of the mountains. The site requires on-site well and on-site septic system, but electricity is available at the street.
7	552-578 Sixth Range Road	Pembroke Timber	Renewable Properties, Inc.	7/8/14	\$300,000	3,498,739	80.32	\$ 0.09	\$3,735	R-3D	Commercial land located in a residential zone. The site is irregular in shape and has rolling topography.
8	116 North Pembroke Road	Village Square Builders	David R. Roark, et al	3/18/13	\$120,000	378,972	8.70	\$ 0.32	\$13,793	R-3D	This is the sale of two adjacent residential lots in a small, four-lot subdivision. This property is located in a rural, wooded location and contains both level and rolling land.
9	738 Borough Road	Jacquelyn R. Kate	Robert W. Tonkin	10/25/12	\$75,000	349,787	8.03	\$ 0.21	\$9,340	R-3D	This is a rural residential parcel in a country setting. This property is secluded with woodland and a pond setting. There are also wetlands on the site.
	Minimum for sales			4/30/12	\$ 37,500	108,900	2.50	\$ 0.04	\$1,773		
	Average for Sales			6/24/13	\$ 114,125	1,087,895	24.97	\$ 0.22	\$9,674		
	Maximum for sales			10/16/14	\$ 300,000	3,498,739	80.32	\$ 0.53	\$23,237		
	Averages for residential lots			3/16/13	\$ 79,000	274,428	6.30	\$ 0.33	\$14,241		
	Averages for residential acreage			10/2/13	\$ 152,000	1,932,398	44.36	\$ 0.09	\$ 4,006		

001068

**SALE # 1**

**LOCATION:** 506 & 508 Borough Road, Pembroke, NH

**GRANTOR:** P. Spiewak

**GRANTEE:** Strategic Contracting Company

**REGISTRY REFERENCE:** 3440/2166

**TAX MAP PARCEL:** 561/45/1 & 561/45/1-1

**SALE PRICE:** \$90,000

**SALE DATE:** 5/23/2014

**LAND AREA:** 9.15 Acres

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** Residential

**UTILITIES:** Electric at street

**SHAPE:** Irregular

**FRONTAGE:** 477 feet along Borough Road

**TOPOGRAPHY:** Sloping

**COMMENTS:** This is the sale of two adjoining parcels to one buyer.

**UNIT PRICE/ACRE:** \$9,836





**SALE # 2**

**LOCATION:** 301 Beacon Hill Road, Pembroke, NH

**GRANTOR:** R.W.W. LLC

**GRANTEE:** Town of Pembroke

**REGISTRY REFERENCE:** 3458/2325

**TAX MAP PARCEL:** 563/110

**SALE PRICE:** \$147,000

**SALE DATE:** 10/16/2014

**LAND AREA:** 42.66 Acres

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** R-1 & R-3

**UTILITIES:** Electric at street

**SHAPE:** Irregular

**FRONTAGE:** 200.63 feet along Beacon Hill Road and 1,884.63 feet along Third Range Road.

**TOPOGRAPHY:** Sloping

**COMMENTS:** Heavily forested

**UNIT PRICE/ACRE:** \$3,446



**SALE # 3**

**LOCATION:** 450-464 Seventh Range Road, Pembroke, NH

**GRANTOR:** P. J. Giancola

**GRANTEE:** R. A. & J. Berube

**REGISTRY REFERENCE:** 3388/1879

**TAX MAP PARCEL:** 937/26

**SALE PRICE:** \$75,000

**SALE DATE:** 5/30/2013

**LAND AREA:** 42.30 Acres

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Agricultural

**ZONING:** R3D

**UTILITIES:** Electric at street

**SHAPE:** Rectangular

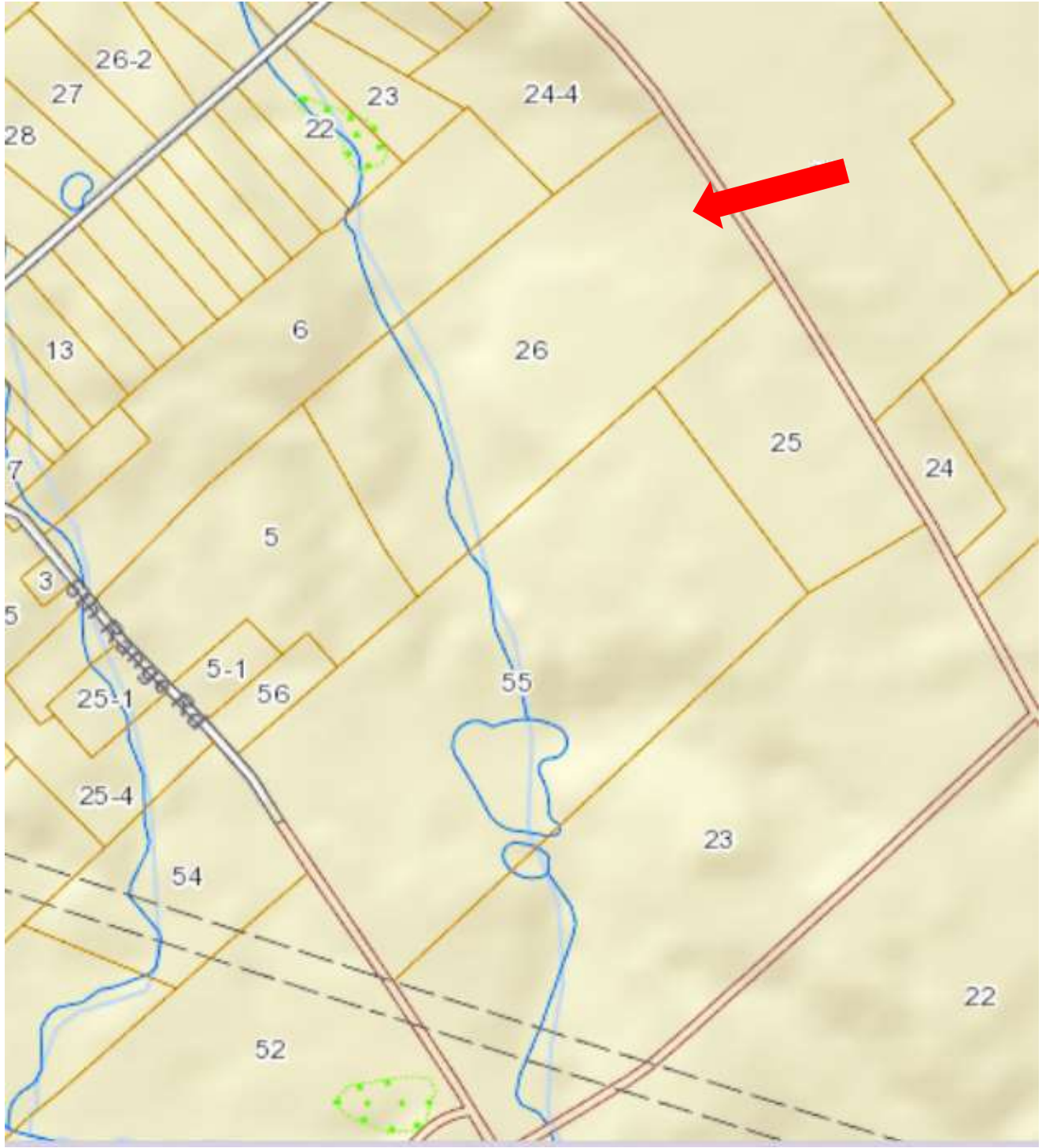
**FRONTAGE:** 879 feet along Seventh Range Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** Heavily wooded forest lot

**UNIT PRICE/ACRE:** \$1,773





**SALE # 4**

**LOCATION:** 304 Dearborn Road, Pembroke, NH

**GRANTOR:** Hazel & Edward Daley, Jr.

**GRANTEE:** Strategic Contracting Company

**REGISTRY REFERENCE:** 3316/1857

**TAX MAP PARCEL:** 266/61/2

**SALE PRICE:** \$37,500

**SALE DATE:** 5/29/2012

**LAND AREA:** 2.5 Acres

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** R1-B

**UTILITIES:** Electric and public water at street. On-site septic will be necessary.

**SHAPE:** Irregular

**FRONTAGE:** 177.92 feet along Dearborn Road & 266.44 feet along Range Road according to Assessors' Map.

**TOPOGRAPHY:** Rolling

**COMMENTS:** Rural lot

**UNIT PRICE/ACRE:** \$15,000

264-45-14-1  
16.61 Ac





**SALE # 5**

**LOCATION:** 666 Cross Country Road, Pembroke, NH

**GRANTOR:** W. E. Perron

**GRANTEE:** A. R. Jones Real Estate Trust

**REGISTRY REFERENCE:** 3311/1812

**TAX MAP PARCEL:** 260/26

**SALE PRICE:** \$86,000

**SALE DATE:** 4/30/2012

**LAND AREA:** 12.17 Acres

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** R3-D

**UTILITIES:** Electric at street

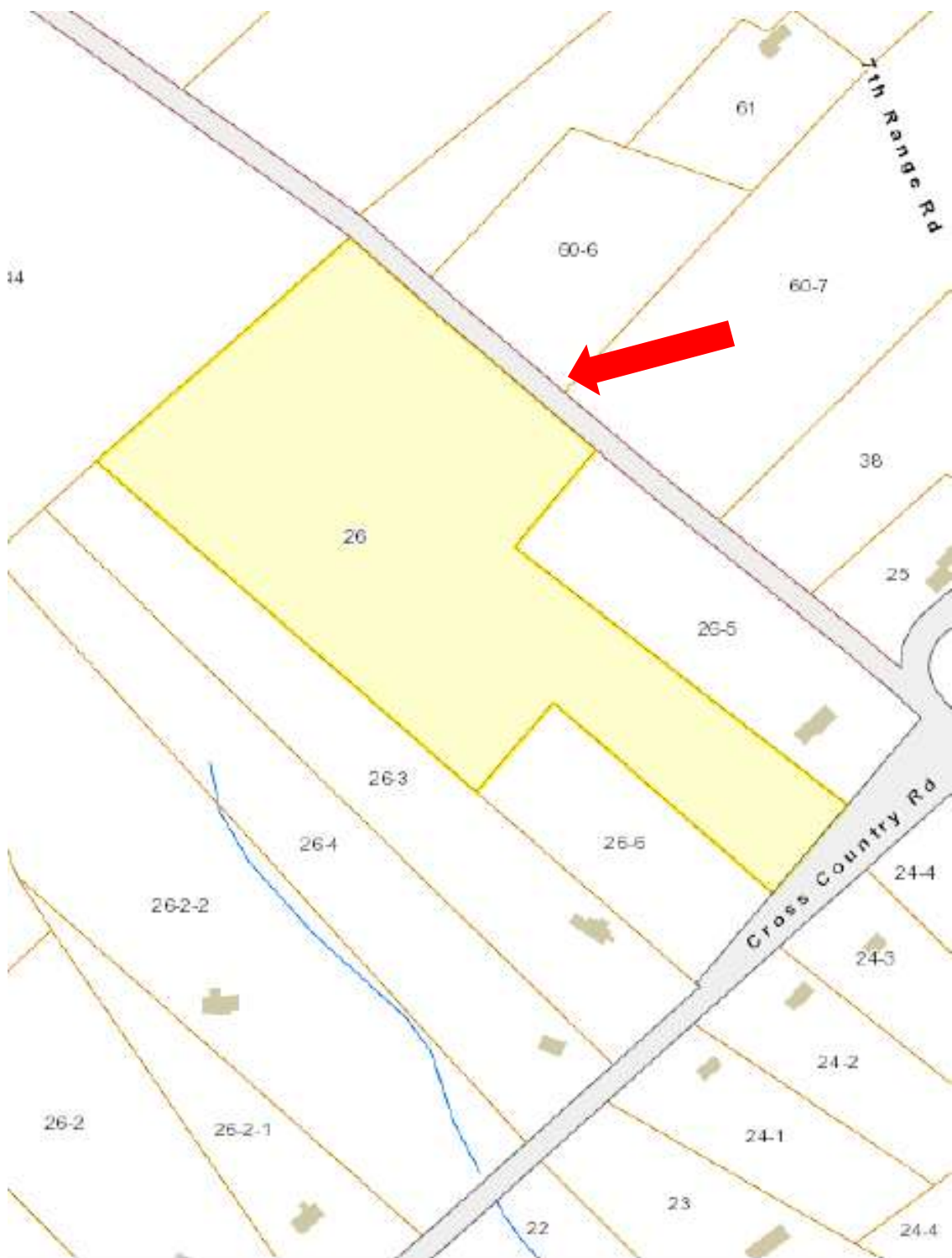
**SHAPE:** Irregular

**FRONTAGE:** 200 feet along Cross Country Road

**TOPOGRAPHY:** Sloping

**COMMENTS:** Rural lot

**UNIT PRICE/ACRE:** \$7,068



**SALE # 6**

**LOCATION:** 644-646 Haleighs Court, Pembroke, NH

**GRANTOR:** Strategic Contracting Company

**GRANTEE:** Richard D. Bartlett, 2nd

**REGISTRY REFERENCE:** 33/1287

**TAX MAP PARCEL:** 561/110/8

**SALE PRICE:** \$72,500

**SALE DATE:** 5/1/2013

**LAND AREA:** 3.12 Acres

**SOURCE OF INFORMATION:** Public Records, Multiple Listing Service, Banker & Tradesman, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** Rural Residential

**UTILITIES:** Electric at street

**SHAPE:** Irregular

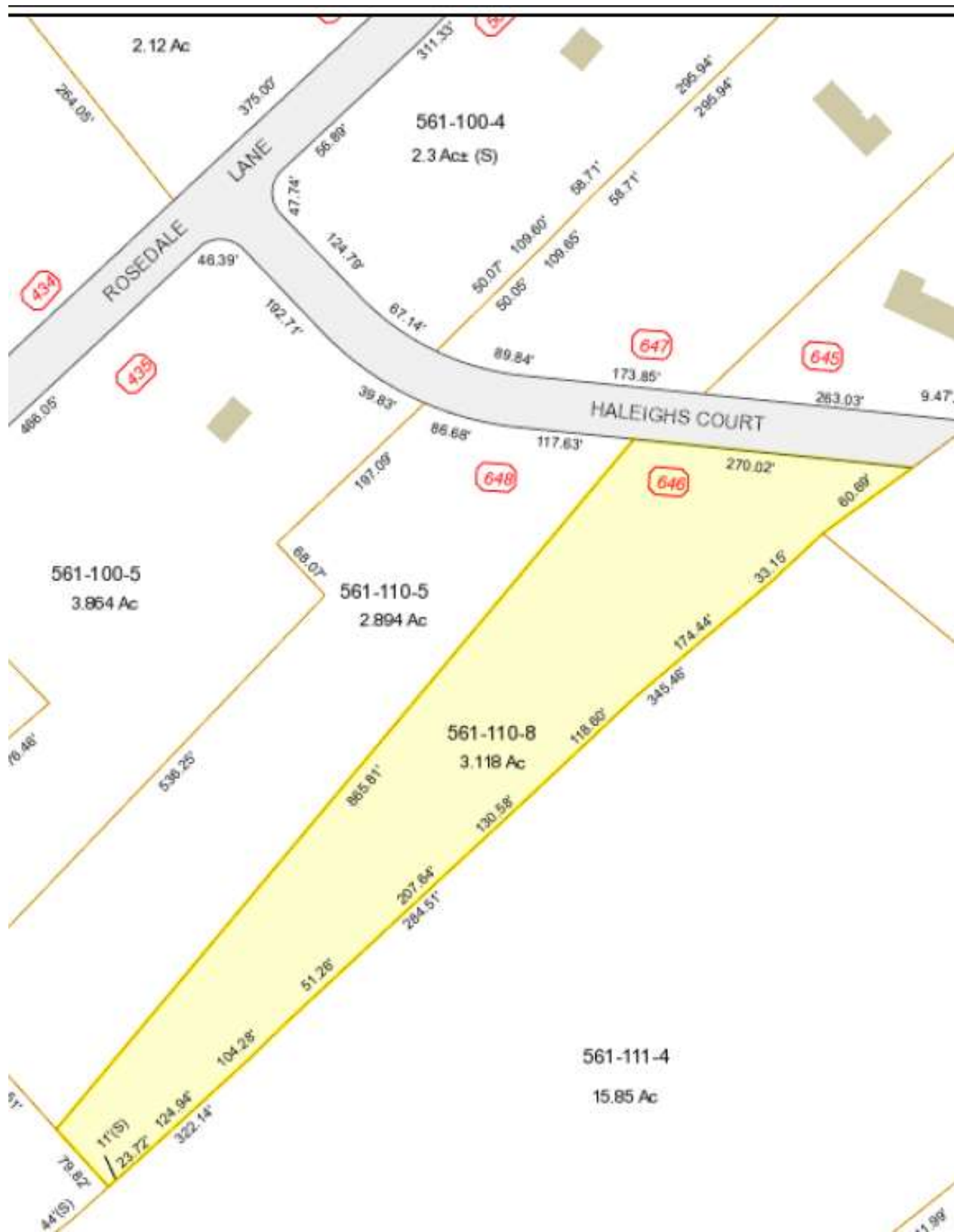
**FRONTAGE:** 270 feet along Haleighs Court

**TOPOGRAPHY:** Generally level

**COMMENTS:** Rural lot

**UNIT PRICE/ACRE:** \$23,237





**SALE # 7**

**LOCATION:** 552-578 Sixth Range Road, Pembroke, NH

**GRANTOR:** Pembroke Timber

**GRANTEE:** Renewable Properties, Inc.

**REGISTRY REFERENCE:** 3447/174

**TAX MAP PARCEL:** 260-39

**SALE PRICE:** \$300,000

**SALE DATE:** 7/8/2014

**LAND AREA:** 3,498,739 SF  
80.32 Acres

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Commercial Land

**ZONING:** R-3D

**UTILITIES:** Not known, but all are assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage of 1,414+/- feet along the way now known as Sixth Range Road and 3,742+/- feet along Brush Road.

**TOPOGRAPHY:** Rolling

**COMMENTS:** Commercial land in a residential zone

**UNIT PRICE:** \$0.09/SF  
\$3,735 Acre





**SALE # 8**

**LOCATION:** 116 North Pembroke Road, Pembroke, NH

**GRANTOR:** Village Square Builders

**GRANTEE:** David R. Roark, et al

**REGISTRY REFERENCE:** 3374/1271

**TAX MAP PARCEL:** 868-34-1

**SALE PRICE:** \$120,000

**SALE DATE:** 3/18/2013

**LAND AREA:** 378,972 SF  
8.70 Acres

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Multiple Listing Service, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Residential Land

**ZONING:** R-3D

**UTILITIES:** Electricity is available at the street, but both on-site well and septic system will be necessary.

**SHAPE:** Irregular

**FRONTAGE:** Approximately 464+/- feet along North Pembroke Road.

**TOPOGRAPHY:** Both level and rolling

**COMMENTS:** This is the sale of two adjacent residential lots in a small, four-lot subdivision. This property is located in a rural, wooded location and contains both level and rolling land.

**UNIT PRICE:** \$0.32/SF  
\$13,793/Acre

#16926 Recorded June 24, 8:57am 2004 Contact: Cecile J. Boudier, Deputy Registrar

LINE	LENGTH	BEARING
1	50.28	S27°24'00"W
2	97.38	S88°00'00"E
3	45.14	S77°28'00"W
4	14.41	S09°00'00"E
5	45.43	S07°00'00"E
6	46.23	S87°00'00"W
7	21.94	S07°00'00"E
8	41.01	S29°34'00"E
9	22.30	S22°30'00"W
10	45.14	S89°00'00"E
11	47.74	S07°00'00"E
12	11.79	S09°00'00"E
13	34.75	S80°00'00"E
14	1.00	S27°17'30"W
15	36.41	S45°00'00"E
16	28.01	S08°45'00"W
17	49.43	S07°00'00"E
18	21.01	S27°14'00"E
19	24.25	S08°45'00"E



REFERENCE PLANS

1. SUBDIVISION PLAN FOR WATER CEILING PROGRAM (PEMBROKE) BY HOLLEN ENGINEERING, INC. DATED 08/11/03
2. BEDFIELD SUB - GRANTING SUB FOR 115.00 ACRES (PEMBROKE) LINE #1-148 MILE 13
3. BOUNDARY PLAN - MAP #88 LOT 34-40 PEMBROKE ROAD, PEMBROKE, NH FOR COUNTY VENTURES OF BEDFORD, LLC BY DUAL SURVEY INC. 10/17/2003 M.C.D. PLAN #16926



LOCUS PLAN

SOIL TYPES AS SHOWN FROM SCS SOIL SURVEY FOR NORHAM COUNTY  
 ONE SOIL SUBSECTION VERY STONY SANDY LOAM  
 AND ACTION VERY STONY FINE SANDY LOAM  
 AND ACTION FINE SANDY LOAM  
 AND HEAVILY LOAM SAND  
 AND SCORPION FINE SANDY LOAM  
 AND SLICKLETON EXTREMELY STONY SANDY LOAM



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT #88-24 INTO 4 LOTS
2. OWNER OF RECORD IS COUNTRY VENTURES OF BEDFORD LLC 13 SOUTH BOW ROAD HOOKSETT, NH
3. DEED REFERENCE IS M.C.D. BK. 2448 PG. 758 & BK. 2448 PG. 758.
4. TOTAL AREA OF PARCEL IS 27.44 +/- ACRES
5. PARCEL IS SUBJECT TO A 6.5% EASEMENT RELAYED TO BE OVER THE EXISTING WOODS ROAD AS SHOWN.
6. CORNER OF THIS AND ADJACENT PARCELS IS (A-B) RURAL/AGRICULTURAL-RESIDENTIAL.
7. SETBACKS:  
 FRONT - 40'  
 SIDE - 30'  
 REAR - 50'  
 RETAINED = 75' (UTILITY TRENCH & LEACH FIELD)  
 MIN. AREA = 80,000 sq ft  
 MIN. FRONTAGE = 100'
8. BASED ON FLOOD TOWNSHIP MAP 230118 WITH EFFECTIVE APRIL 3, 2003 ONLY THE SOUTHWEST PORTIONS OF LOT 1 & 2 ARE SUBJECT TO THE 100 YEAR FLOOD ZONE (SEE SHEET 304)
9. HAS SUBDIVISION APPROVAL #248300K752
10. DRAINAGE & FILL PERMIT # 2002-01132
11. THE METERS FROM THE NORTH PEMBROKE ROAD IS 30' OFF THE EXISTING CENTERLINE. ALL LAND EAST OF THE PROPOSED A.L.M. IS TO BE DEDICATED TO THE MUNICIPAL TOWNS FOR ROAD WIDENING PURPOSES.

LEGEND

- D STONE BOUND TO BE SET
- STAKE WITH SET
- FENCE OF 4 FT
- GOOD STONE WALL
- 10 FT HI
- SLOPED OVER 10%
- DASHED BOUNDARY LIMIT
- OLD BOUNDARY

1. VERIFY COPY MAP HAS PLAN & THE BOUNDARY OF THE LOT. THIS SHOULD BE CHECKED BY THE APPLICANT AND THE TOWN OF PEMBROKE. ALL LOTS MUST BE SET AS SHOWN.

*Dual Survey Inc.*  
 DUAL SURVEY, INC.  
 14 DARTMOUTH STREET  
 HOOKSETT, NH  
 (603) 668-2125

MICHAEL S. STEINER, CERTIFIED METERS SURVEYOR  
 OF NEWHAMPSHIRE, CONSULTANT, L.L.C. OF  
 BOAM/CONSULTED THE ACTUAL METERS ON NOV. 6,  
 2003 ACCORDING TO THE TECHNICAL CHARTER OF THE  
 SOCIETY OF PROFESSIONAL METERS SURVEYORS  
 (TECHNICAL REPORT T-87-1, JANUARY 1987)

*Robert J. Boudier*  
 DEPUTY REGISTRAR  
 STATE OF NEW HAMPSHIRE  
 100 NORTH MAIN STREET  
 CONCORD, NH 03301

APPROVED:  
 TOWN OF EPSOM PLANNING BOARD  
 CHAIRMAN: *Elizabeth Boudier*  
 SECRETARY: \_\_\_\_\_  
 A-25-2004

THE TOWN OF PEMBROKE PLANNING BOARD  
 IN ACCORDANCE WITH RS 25:106 OF RSA 25:106  
 HEREBY APPROVES THIS PLAN. APPROVAL IS LIMITED  
 TO THE LOTS AS SHOWN.

*Elizabeth Boudier*  
 FOR THE BOARD

SUBDIVISION PLAN  
 MAP #88 LOT 34  
 NORTH PEMBROKE ROAD  
 PEMBROKE & EPSOM, NH

PREPARED FOR:  
 COUNTRY VENTURES OF BEDFORD LLC  
 FEBRUARY 12, 2003 1"=100'

NO.	DATE	DESCRIPTION	BY
1	11/11/2003	REVISION	RED
2	11/12/2003	REVISION	RED

**SALE # 9**

**LOCATION:** 738 Borough Road, Pembroke, NH

**GRANTOR:** Jacquelyn R. Kate

**GRANTEE:** Robert W. Tonkin

**REGISTRY REFERENCE:** 3346/865

**TAX MAP PARCEL:** 258-36

**SALE PRICE:** \$75,000

**SALE DATE:** 10/25/2012

**LAND AREA:** 349,787 SF  
8.03 Acres

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Multiple Listing Service, Pembroke Assessors' Office and Registry of Deeds.

**USE:** Residential land

**ZONING:** R-3D

**UTILITIES:** There is currently on-site private well and septic system with leaching field on the property. Electricity is available on the site.

**SHAPE:** Irregular

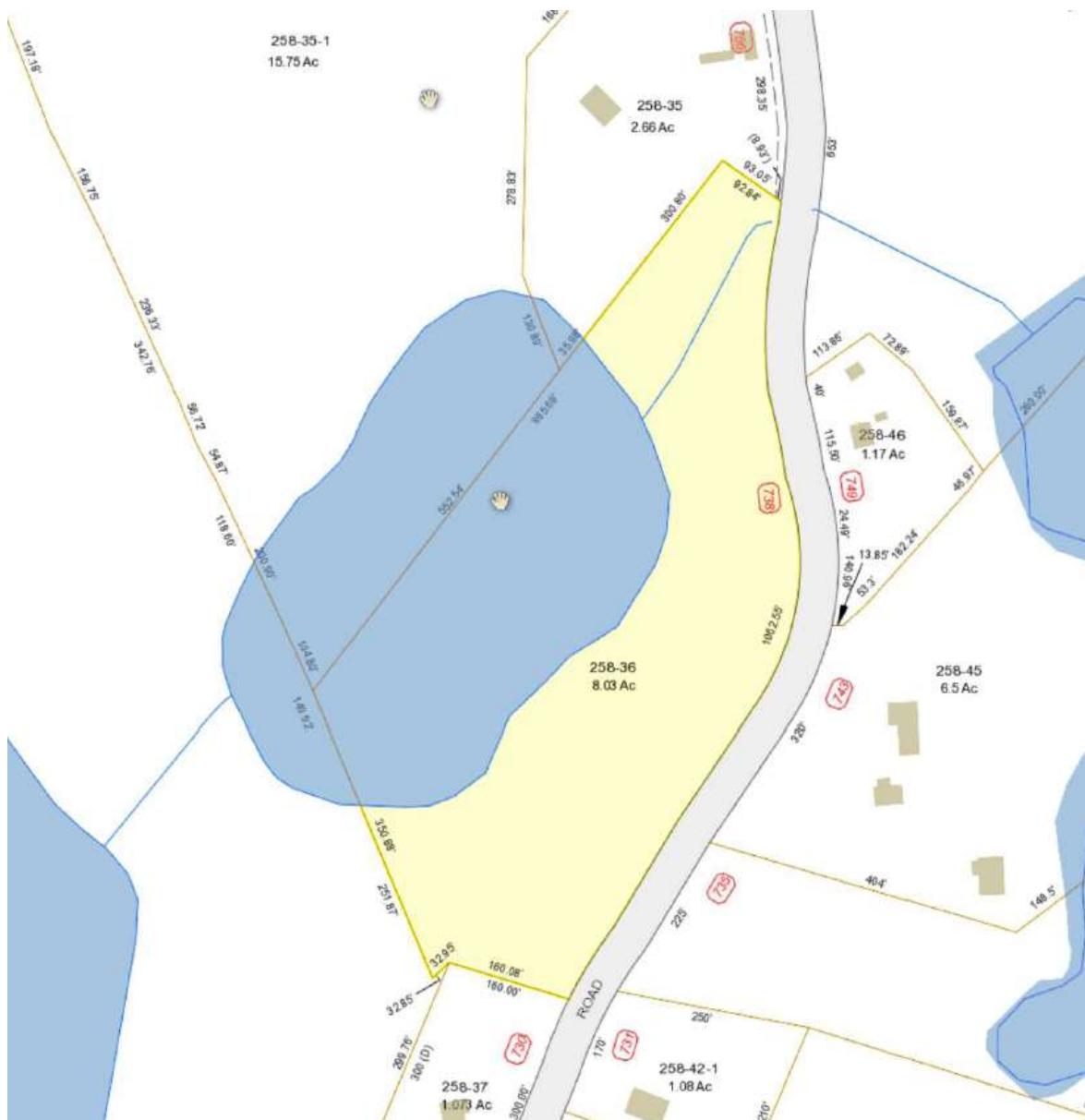
**FRONTAGE:** 1,050 feet along Borough Road

**TOPOGRAPHY:** Moderately level

**COMMENTS:** This is a rural residential parcel in a country setting. This property is secluded with woodland and a pond setting. There are also wetlands on the site.

**UNIT PRICE:** \$0.21/SF  
\$9,340/Acre





# ALLENSTOWN

## Allenstown Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE/ ACRE	ZONING	COMMENTS
1	316 Deerfield Road	Eagle Investments LLC	James & Constance Saucier	4/25/12	\$150,000	664,726	15.26	\$ 0.23	\$ 9,830	Residential	This is the sale of three adjacent parcels in a three-lot subdivision. The site is irregular in shape and mostly level., irregularly shaped lot in a three-lot subdivision. Electricity is available at the street, but on-site water well and on-site septic system will be necessary.
2	19 Chestnut Drive	Donnigan Properties, LLC	R. Downing Quality Homes	8/26/13	\$65,000	173,994	3.99	\$ 0.37	\$ 16,273	OSF	This is a house lot. The buyer constructed a house and sold it for \$223,900.
3	Granite Street (rear)	David K. Ladd	Allenstown Aggregate LLC	11/22/10	\$60,000	1,829,520	42.00	\$ 0.03	\$ 1,429	OSF	
4	Kettle Rock Road-Rear	Estate of Stella Peters	Jeffrey & Rachael Eams	8/5/10	\$5,000	435,600	10.00	\$ 0.01	\$ 500	OSF	Ten acre parcel sited to the rear of Kettle Rock Road abutting the Epsom, New Hampshire town line.
5	402-151 Mount Delight Road	Estate of John T.Hayes	Arthur Corson, Jr.	2/1/12	\$120,000	1,611,720	37.00	\$ 0.07	\$ 3,243	OSF	Large parcel with rolling topography and frontage along two streets. The setting is rural, wooded, and has a stream passing through it; the site also has wetlands.
6	Daniel Webster Highway KW Commercial		CMBE, LLC	2/14/12	\$210,000	219,107	5.03	\$ 0.96	\$ 41,750	Commercial	This irregularly shaped site has more than 750 feet of road frontage with curbs, gutters, and sidewalk.
	Minimum for sales			8/5/10	\$ 5,000	173,994	3.99	\$ 0.01	\$ 500		
	Average for Sales			10/21/11	\$101,667	822,444	18.88	\$ 0.28	\$ 12,171		
	Maximum for sales			8/26/13	\$210,000	1,829,520	42.00	\$ 0.96	\$ 41,750		
	Averages for residential lots			11/19/12	\$137,500	196,550	4.51	\$ 0.67	\$ 29,011		
	Averages for residential acreage			6/21/11	\$83,750	1,135,391	26.07	\$ 0.09	\$ 3,750		



**SALE # 1**

**LOCATION:** 316 Deerfield Road, Allenstown, NH

**GRANTOR:** Eagle Investments, LLC

**GRANTEE:** J. A. & C. L. Saucier

**REGISTRY REFERENCE:** 3310/1935

**TAX MAP PARCEL:** 402/2/2

**SALE PRICE:** \$150,000

**SALE DATE:** 4/25/2012

**LAND AREA:** 15.26 Acres

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman

**USE:** Residential land

**ZONING:** Residential

**UTILITIES:** Electric at street

**SHAPE:** Irregular

**FRONTAGE:** 200 feet

**TOPOGRAPHY:** Mostly level

**COMMENTS:** Subdivision lot

**UNIT PRICE/ACRE:** \$9,830



**SALE # 2**

**LOCATION:** 19 Chestnut Drive, Allenstown, NH

**GRANTOR:** Donigan Properties, LLC

**GRANTEE:** R. Downing Quality Homes

**REGISTRY REFERENCE:** 3406/1408

**TAX MAP PARCEL:** 402/039

**SALE PRICE:** \$65,000

**SALE DATE:** 8/26/13

**LAND AREA:** 3.99 Acres

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman & Registry of Deeds

**USE:** Residential land

**ZONING:** OSF

**UTILITIES:** All utilities assumed to be available

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Chestnut Drive

**TOPOGRAPHY:** Mostly level

**COMMENTS:** This is a house lot. The buyer constructed a house and sold it for \$223,900. According to MLS, the lot is near a power line.

**UNIT PRICE/ACRE:** \$16,273





Allenstown, NH  
1 Inch = 240 Feet  
January 13, 2015



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**SALE # 3**

**LOCATION:** Granite Street (rear), Allenstown, NH

**GRANTOR:** David K. Ladd

**GRANTEE:** Allenstown Aggregate, LLC

**REGISTRY REFERENCE:** 3227/375

**TAX MAP PARCEL:** 410-03

**SALE PRICE:** \$60,000

**SALE DATE:** 11/22/2010

**LAND AREA:** 42 Acres

**SOURCE OF INFORMATION:** Public Records, Banker & Tradesman, Allenstown  
Assessors Office & Registry of Deeds

**USE:** Residential land

**ZONING:** OSF

**UTILITIES:** All utilities are assumed to be available.

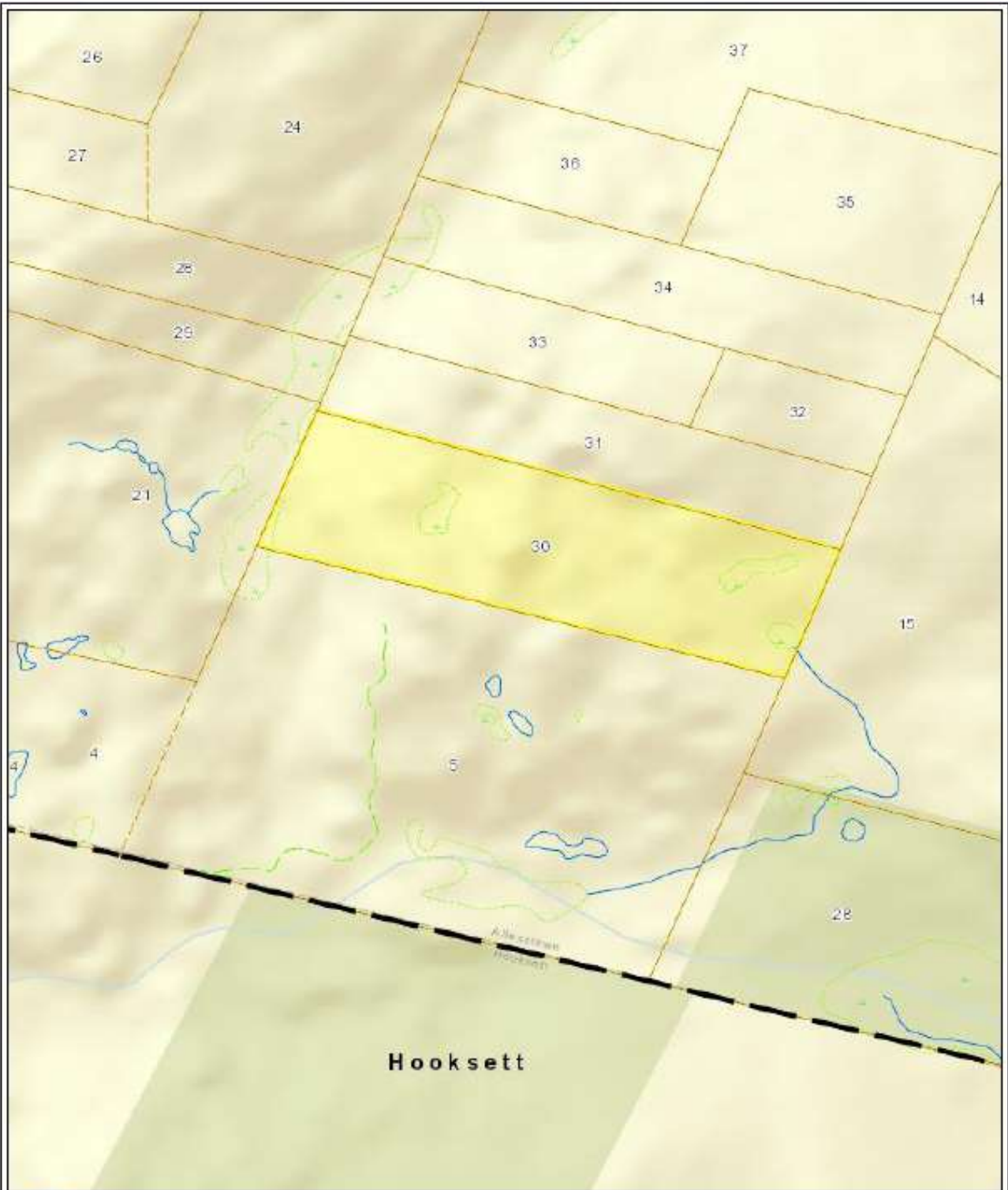
**SHAPE:** Rectangular

**FRONTAGE:** Rear lot—no street frontage.

**TOPOGRAPHY:** Mostly level

**COMMENTS:**

**UNIT PRICE/ACRE:** \$1,429



Allenstown, NH  
1 Inch = 652 Feet  
January 13, 2015



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**SALE # 4**

**LOCATION:** Kettle Rock Road (Rear), Allenstown, NH

**GRANTOR:** Estate of Stella Peters

**GRANTEE:** Jeffrey Eames et ux

**REGISTRY REFERENCE:** 3206/1698

**TAX MAP PARCEL:** 401-012

**SALE PRICE:** \$5,000

**SALE DATE:** 8/5/10

**LAND AREA:** 10 Acres (Per recorded deed)

**SOURCE OF INFORMATION:** Public records, Banker & Tradesman, Allenstown Assessors' Office & Registry of Deeds

**USE:**

**ZONING:** OSF

**UTILITIES:** All utilities are assumed to be available to property

**SHAPE:** Irregular

**FRONTAGE:** N/A Rear Parcel

**TOPOGRAPHY:**

**COMMENTS:** Ten acre parcel sited to the rear of Kettle Rock Road abutting the Epsom, New Hampshire town line. The buyer owns an abutting parcel plus five other tracts in the neighborhood.

**UNIT PRICE/ACRE:** \$500



**SALE # 5**

**LOCATION:** 402-151 Mount Delight Road, Allenstown, NH

**GRANTOR:** Estate of John T. Hayes

**GRANTEE:** Arthur Corson, Jr.

**REGISTRY REFERENCE:** 3295-1064

**TAX MAP PARCEL:** 402-151

**SALE PRICE:** \$120,000

**SALE DATE:** 2/1/12

**LAND AREA:** 37 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman and Allenstown Assessors' Office

**USE:** Timber Purposes

**ZONING:** OSF

**UTILITIES:** Electric is available at street; gas, water and sewer is not available.

**SHAPE:** Irregular

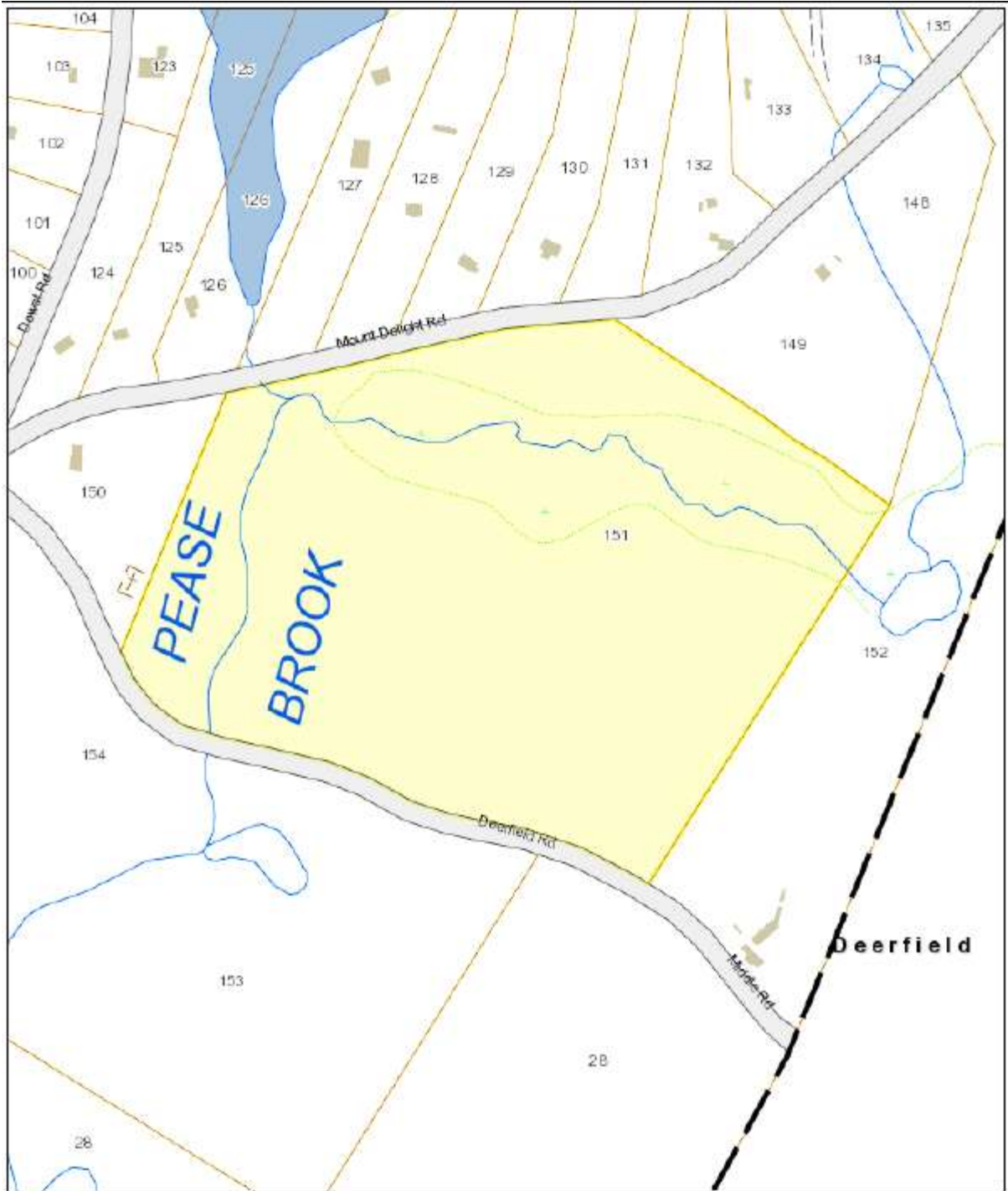
**FRONTAGE:** Frontage on both Mount Delight Road and Deerfield Road.

**TOPOGRAPHY:** Rolling

**COMMENTS:** Large parcel with rolling topography and frontage along two streets. The setting is rural, wooded, and has a stream passing through it; the site also has wetlands.

**UNIT PRICE/ACRE:** \$3,243





Allenstown, NH  
1 Inch = 327 Feet  
January 13, 2015



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**SALE # 6**

**LOCATION:** Daniel Webster Highway, Allenstown, NH

**GRANTOR:** KW Commercial / representative for seller

**GRANTEE:** CMBE, LLC

**REGISTRY REFERENCE:** 3307/724

**TAX MAP PARCEL:** 109-095

**SALE PRICE:** \$210,000

**SALE DATE:** 2/14/12

**LAND AREA:** 5.03 Acres

**SOURCE OF INFORMATION:** Costar Comps, Banker & Tradesman and Allenstown Assessors' Office

**ZONING:** Commercial

**UTILITIES:** Off-site improvements include electricity, gas, sewer and water.

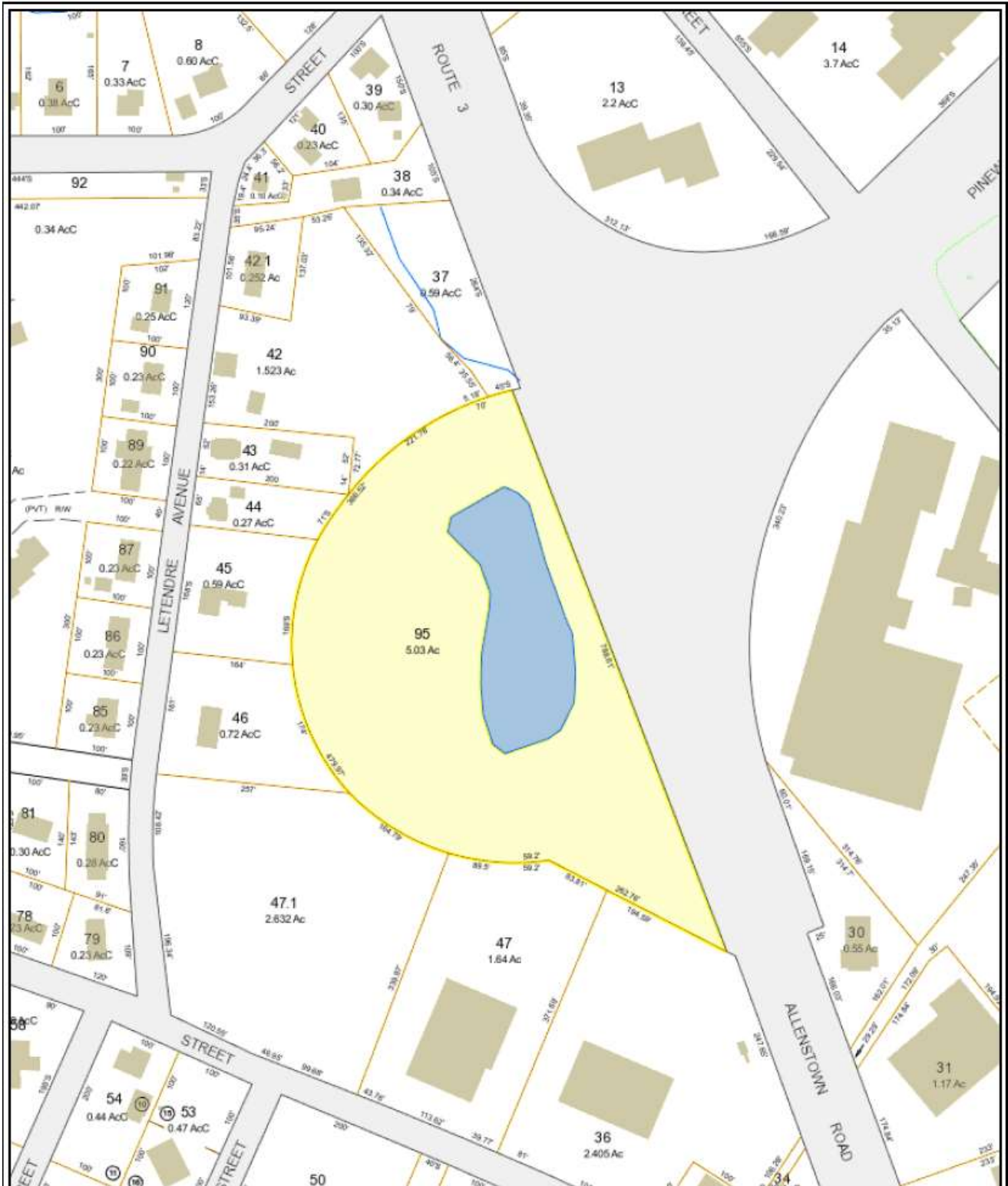
**SHAPE:** Irregular

**FRONTAGE:** Frontage along Daniel Webster Highway a/k/a Allenstown Road

**TOPOGRAPHY:** Level

**COMMENTS:** This irregularly shaped site has more than 750 feet of road frontage with curbs, gutters, and sidewalk.

**UNIT PRICE/ACRE:** \$41,750



Allenstown, NH  
1 Inch = 176 Feet  
January 13, 2015



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# DEERFIELD

## Deerfield Land Sales

	STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
1	Griffin Road	Diane Shores	Cathrine & Alden Dill	9/30/14	\$60,000	138,956	3.19	\$ 0.43	\$ 18,809	AR, A	Rural lot of open residential land.
2	15 Mount Delight Road	Maureen Platt & Bruce W. Rogers	Strategic Contracting Co	6/2/14	\$59,000	309,276	7.10	\$ 0.19	\$ 8,310	AR, A	Located in a rural location near Bear Brook State Park. This site is wooded and has both level and sloping topography. Possible views and access to trails along the power line.
3	118 Mount Delight Road	William T. Garley F.T.	Anthony C. Baker Jr.	11/6/13	\$70,000	1,045,440	24.00	\$ 0.07	\$ 2,917	AR, A	Secluded, 24 acre parcel in a country setting. The site is wooded and backs up to the Thurston Pond. Access to trail is close by.
4	Reservation Road	Keith & Sheila Freischlag	Randal & Susan Frotton	7/2/12	\$60,000	1,010,592	23.20	\$ 0.06	\$ 2,586	AR, A	This is a wooded parcel located on a quiet road nearby to Pawtucket State Park.
5	North Road	Philip W. Sidmore RET	Krist & Wendy Nelson	1/22/14	\$23,800	278,784	6.40	\$ 0.09	\$ 3,719	AR, A	Irregularly shaped parcel of vacant farm land with level and slightly sloping topography.
7	Hartford Brook Road	Gina G. White RET	Signature Homes LLC	4/17/14	\$45,000	53,143	1.22	\$ 0.85	\$ 36,885	AR, A	Parcel of residential land with rolling topography and nearly triangular in shape.
8	Mountain Road	Larry Alan Oneal	Alan Cohen Dev LLC	9/27/13	\$37,500	540,580	12.41	\$ 0.07	\$ 3,022	AR, A	This is a wooded lot in a secluded, rural setting with a quiet brook running through part of the site. Located adjacent to power lines and in close proximity to walking trails.
9	15-A Mountain Road	Dorothy & Donald Seeley	JCR Construction Co.	4/22/13	\$50,000	202,990	4.66	\$ 0.25	\$ 10,730	AR-LAG	According to the Assessors' field card, the Lamprey river runs through the center of the property. The parcel is encumbered by a PSNH easement.
10	North Road	R S & N S Robertson RET	Diana M. Stevens RET	1/6/14	\$47,000	69,260	1.59	\$ 0.68	\$ 29,560	AR, A	This is a wooded lot in a rural setting with sloping topography. A variance was granted to this site with regard to lot size required by zoning.

001102

Deerfield Land Sales

STREET ADDRESS	GRANTOR	GRANTEE	SALE DATE	SALE PRICE	LAND AREA SF	LAND AREA ACRES	UNIT PRICE /SF	UNIT PRICE / ACRE	ZONING	COMMENTS
11 Middle Road	Steven Giovinelli & Lisa Devitto-Giovinelli	Joseph & Meredith Gately	6/3/13	\$87,500	291,852	6.70	\$ 0.30	\$ 13,060	AR, A	This "pork-chop" lot has narrow road frontage. The front portion of the lot has been cleared and a driveway has been partially roughed-in.
12 Ridge Road	Estate of Roger C. King	Richard & Janice Clark	1/29/13	\$350,000	4,807,717	110.37	\$ 0.07	\$ 3,171	AR., A	This vacant site consists of fields and woods.
13 70 Reservation Road	David G. Heath	Josaeph W. Piro	11/20/13	\$70,700	478,289	10.98	\$ 0.15	\$ 6,439	AR, A	This is a wooded parcel with rolling topography with some wetlands.
14 179 Griffin Road	R L & M D Leonard QPRT	Scott Brewster & Joahanna Greenway	8/14/14	\$70,000	191,664	4.40	\$ 0.37	\$ 15,909	AR, A	This lot of agricultural residential land contains both open fields and wooded buffer and offers good southern exposure.
15 Wild Turkey Rd	BW Land Company	Steuart Markley	9/23/13	\$86,000	808,909	18.57	\$ 0.11	\$ 4,631	AR, A	This is a wooded parcel sited on a cul-de-sac in an established subdivision of attractive homes.
16 Brown Road	James & Sandra Logan	David & Brittany Park	11/18/11	\$120,000	2,006,374	46.06	\$ 0.06	\$ 2,605	AR, A	Large parcel of wooded land in a rural neighborhood. Ten acres of the site have been cleared and stumped making it suitable for horseback riding. A second lot could be possible by variance.
17 278 North Rd	Robert B. Casian	J. Brian & Deidre M. Stone	5/6/13	\$77,627 *	2,448,072	56.20	\$ 0.03	\$ 1,381		
				* price allocated to land						
Minimum for sales			11/18/11	\$ 23,800	53,143	1.22	\$ 0.03	\$ 1,381		
Average for Sales			9/5/13	\$ 82,133	917,619	21.07	\$ 0.23	\$ 10,233		
Maximum for sales			9/30/14	\$350,000	4,807,717	110.37	\$ 0.85	\$ 36,885		
Averages for residential lots			2/9/14	\$ 55,288	191,991	4.41	\$ 0.39	\$ 17,123		
Averages for residential acreage			2/10/13	\$ 100,481	1,613,269	37.04	\$ 0.07	\$ 3,087		

001103



**SALE # 1**

**LOCATION:** Griffin Road, Deerfield, NH

**GRANTOR:** Diane Shores

**GRANTEE:** Cathrine & Alden Dill

**REGISTRY REFERENCE:** 5563/2965

**TAX MAP PARCEL:** 405-053

**SALE PRICE:** \$60,000

**SALE DATE:** 9/30/2014

**LAND AREA:** 138,956 SF  
3.19 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman, Deerfield Assessors' Office

**USE:** Residential

**ZONING:** AR, A

**UTILITIES:** All utilities are assumed to be available to the site.

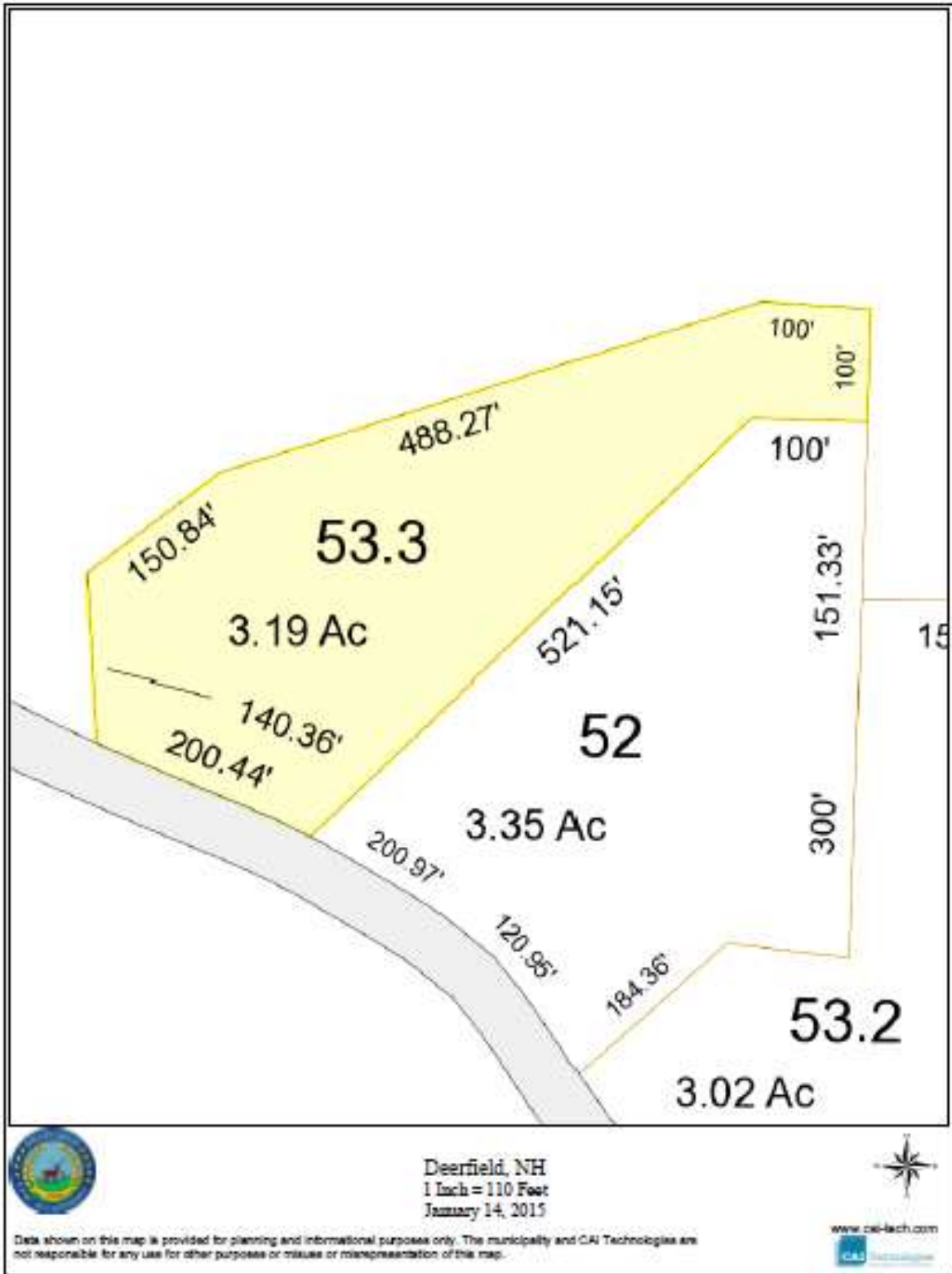
**SHAPE:** Irregular

**FRONTAGE:** 200+/- feet along Griffin Road

**TOPOGRAPHY:** Mostly level

**COMMENTS:** Rural lot of open residential land.

**UNIT PRICE:** \$0.43/SF  
\$18,809/Acre



**SALE # 2**

**LOCATION:** 15 Mount Delight Road, Deerfield, NH

**GRANTOR:** Maureen Platt & Bruce W. Rogers

**GRANTEE:** Strategic Contracting Co

**REGISTRY REFERENCE:** 3354/0925

**TAX MAP PARCEL:** 411-015

**SALE PRICE:** \$59,000

**SALE DATE:** 6/2/2014

**LAND AREA:** 309,276 SF  
7.1 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman & Deerfield Assessors' Office

**USE:** Residential

**ZONING:** AR, A

**UTILITIES:** Electric is available at street; on-site well and septic system is needed. No gas is available to this site.

**SHAPE:** Irregular

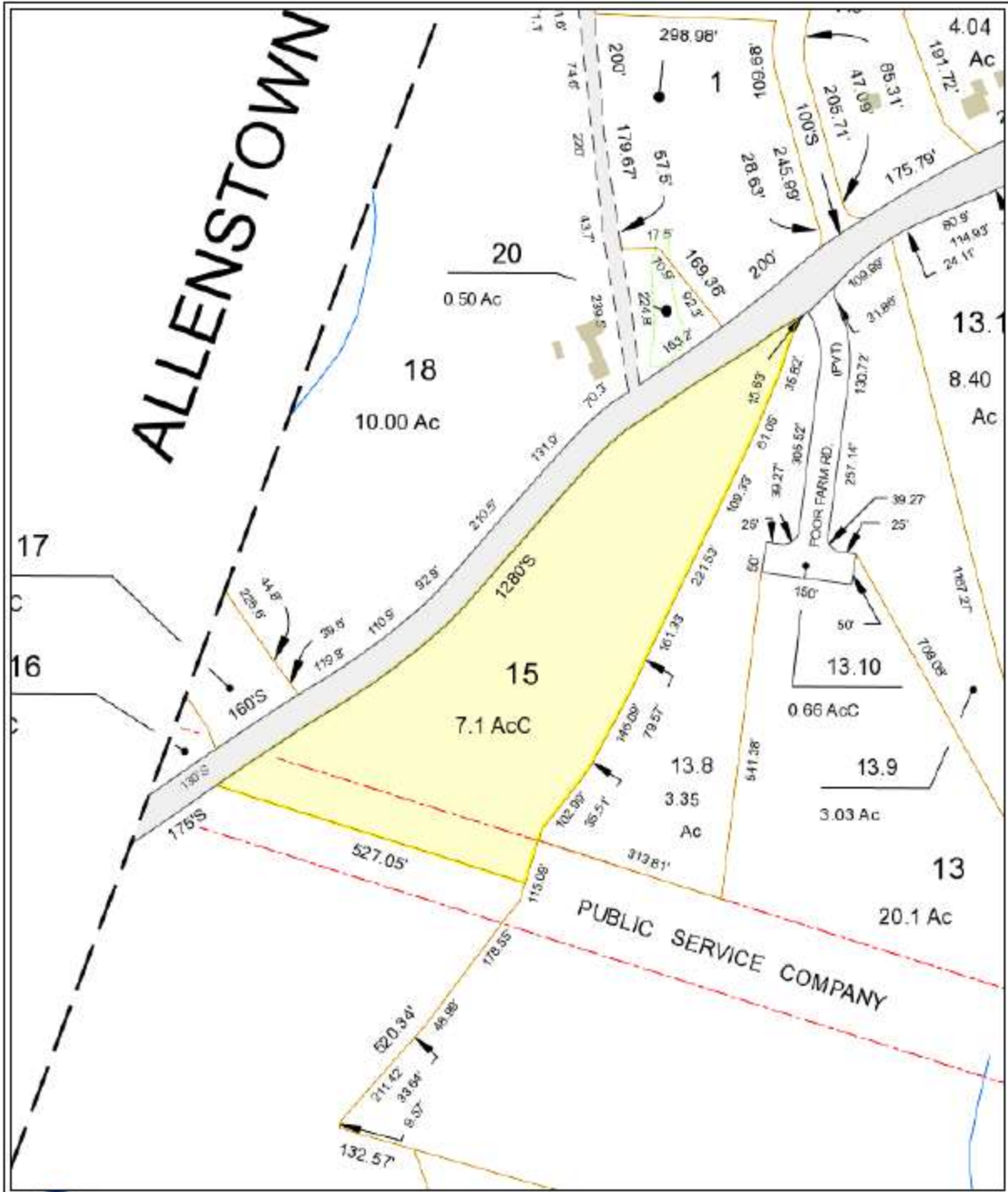
**FRONTAGE:** 1,280 feet along Mount Delight Road

**TOPOGRAPHY:** Level

**COMMENTS:** Located in a rural location near Bear Brook State Park. This site is wooded and has both level and sloping topography. Possible views and access to trails along the power line.

**UNIT PRICE:** \$0.19/SF  
\$8,310/Acre





Deerfield, NH  
1 Inch = 223 Feet  
January 14, 2015



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**SALE # 3**

**LOCATION:** 118 Mount Delight Road, Deerfield, NH

**GRANTOR:** William T. Garley F.T.

**GRANTEE:** Anthony C. Baker Jr.

**REGISTRY REFERENCE:** 5493/247

**TAX MAP PARCEL:** 411/01

**SALE PRICE:** \$70,000

**SALE DATE:** 11/6/2013

**LAND AREA:** 1,045,440 SF  
24 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman, Deerfield Assessors' Office

**USE:** Agriculture, Timber

**ZONING:** AR, A

**UTILITIES:** Electric is available at the street. There is an existing on-site well, but on-site septic will be needed.

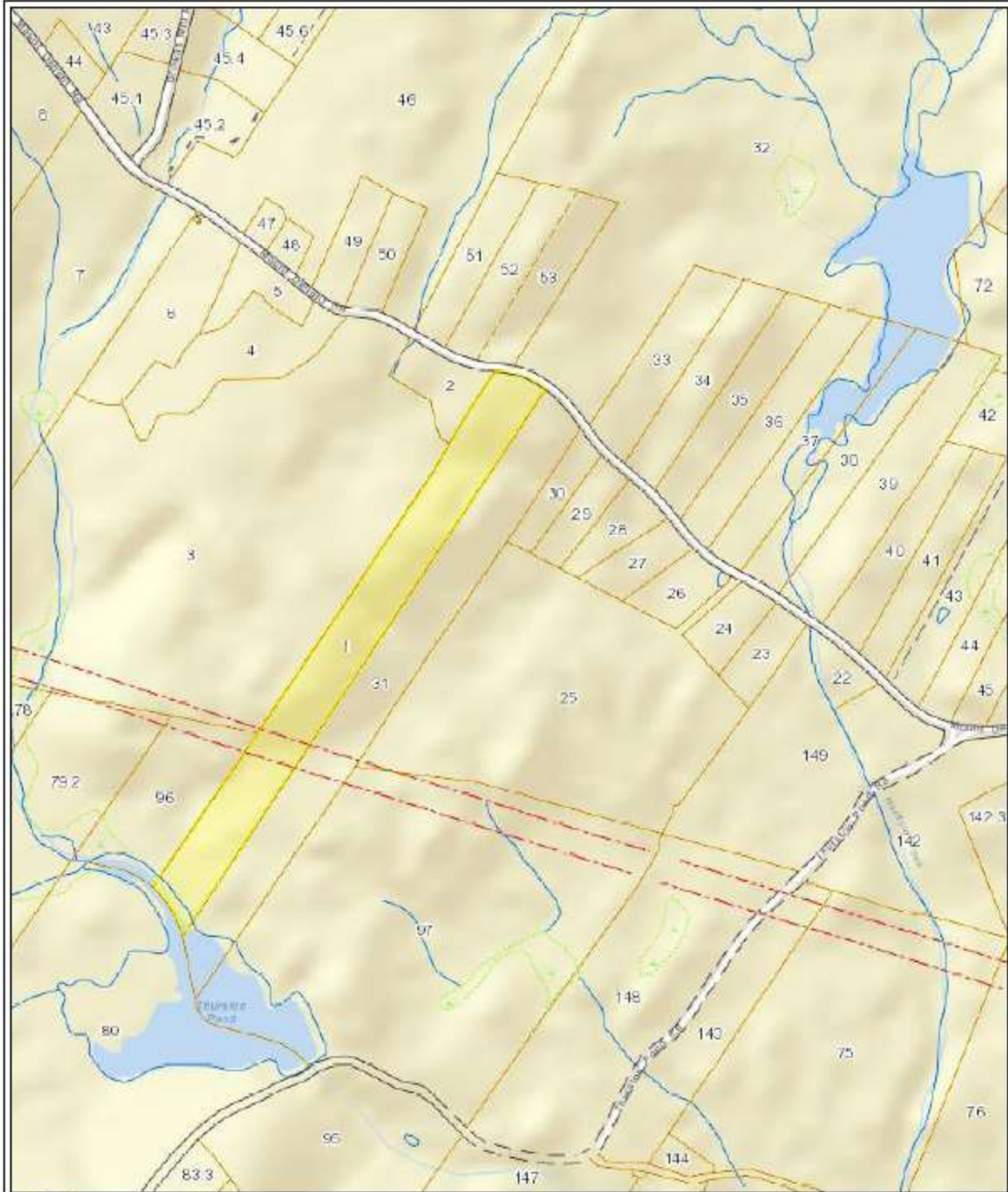
**SHAPE:** Very long, narrow rectangle

**FRONTAGE:** Approximately 315 feet along Mount Delight Road

**TOPOGRAPHY:** Level

**COMMENTS:** Secluded, 24 acre parcel in a country setting. The site is wooded and backs up to the Thurston Pond. Access to trail is close by.

**UNIT PRICE:** \$0.07/SF  
\$2,917/Acre



Deerfield, NH  
1 Inch = 771 Feet  
January 14, 2015



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**SALE # 4**

**LOCATION:** Reservation Road, Deerfield, NH

**GRANTOR:** Keith & Sheila Freischlag

**GRANTEE:** Randal & Susan Frotton

**REGISTRY REFERENCE:** 5331/0497

**TAX MAP PARCEL:** 418-028-01

**SALE PRICE:** \$60,000

**SALE DATE:** 7/2/2012

**LAND AREA:** 1,010,592 SF  
23.20 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman, Deerfield  
Assessors' Office

**USE:** Agricultural Land

**ZONING:** AR, A

**UTILITIES:** None

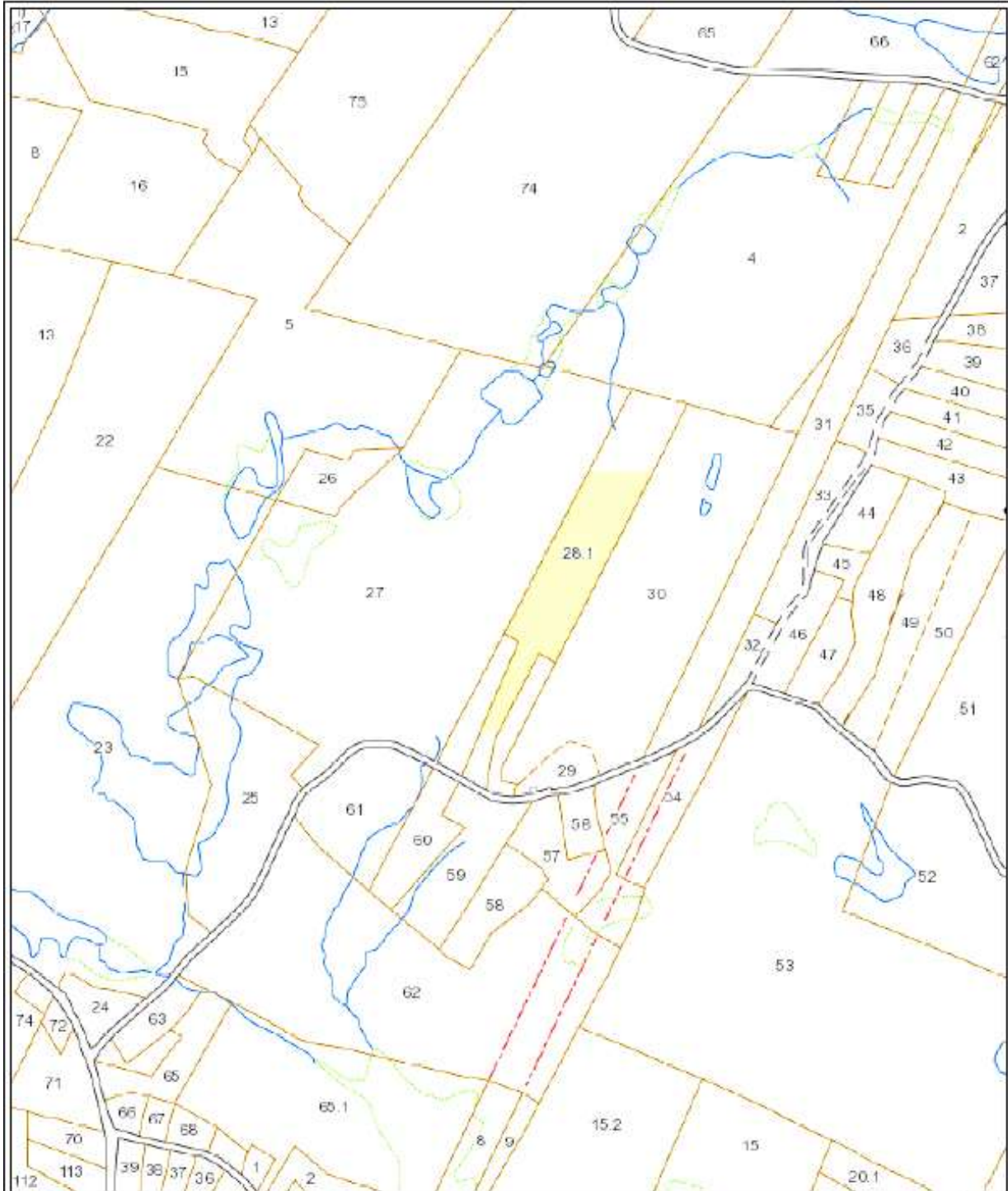
**SHAPE:** Irregular

**FRONTAGE:** Approximately 205 feet of frontage along Reservation Road.

**TOPOGRAPHY:** Generally level

**COMMENTS:** This is a wooded parcel located on a quiet road nearby to  
Pawtucket State Park.

**UNIT PRICE:** \$0.06/SF  
\$2,586/Acre



Deerfield, NH  
1 Inch = 1000 Feet  
January 14, 2015



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**SALE # 5**

**LOCATION:** North Road, Deerfield, NH

**GRANTOR:** Philip W. Sidmore RET

**GRANTEE:** Krist & Wendy Nelson

**REGISTRY REFERENCE:** 5508/2825

**TAX MAP PARCEL:** 405-081

**SALE PRICE:** \$23,800

**SALE DATE:** 1/22/2014

**LAND AREA:** 278,784 SF  
6.4 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman and Deerfield Assessors' Office

**USE:** Vacant Farm Land

**ZONING:** AR, A

**UTILITIES:** All utilities are assumed to be available to the site.

**SHAPE:** Irregular

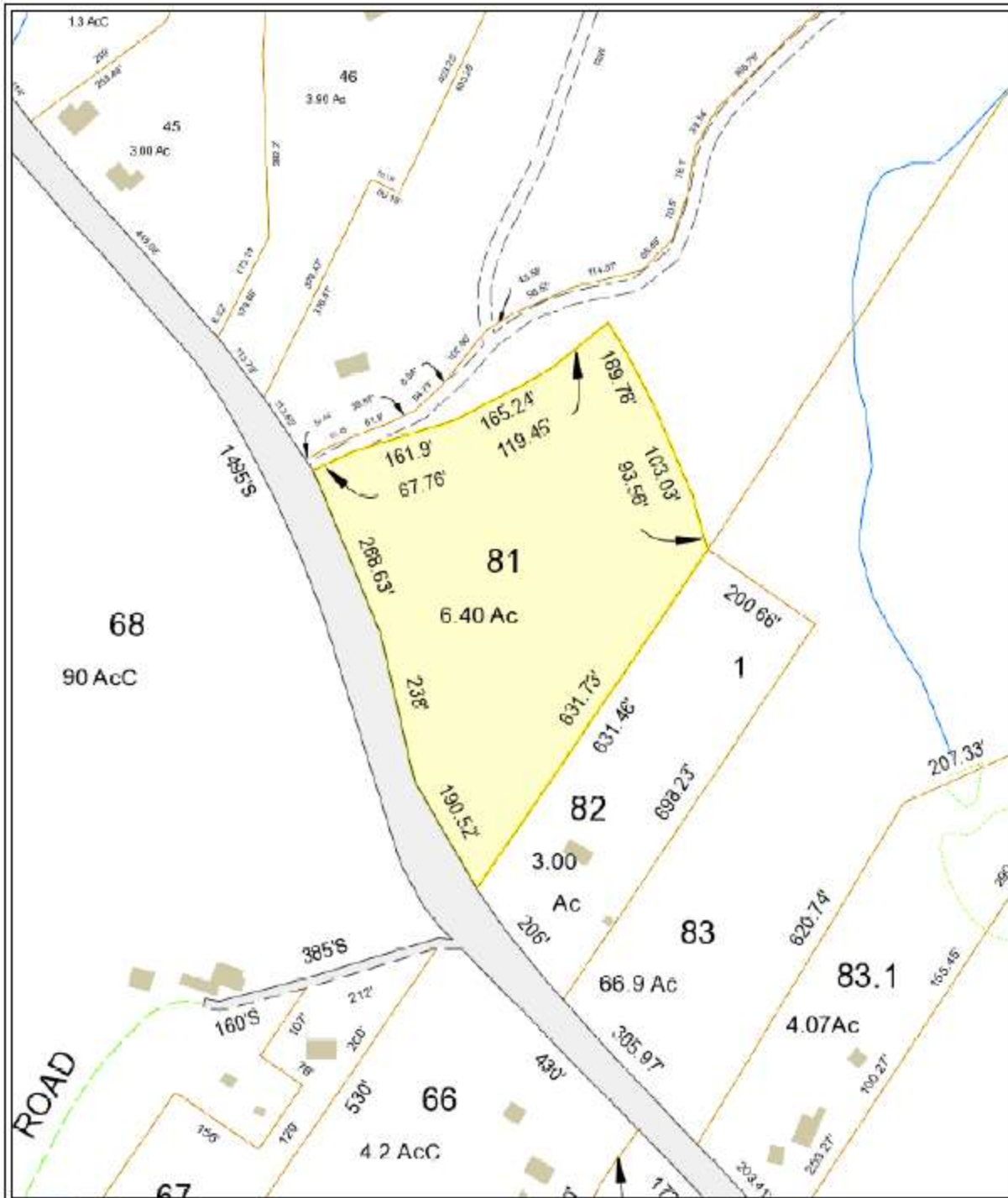
**FRONTAGE:** 2,000 feet of frontage along North Road according to  
Assessor

**TOPOGRAPHY:** Generally level with minor slopes

**COMMENTS:** Irregularly shaped parcel of vacant farm land with level and  
slightly sloping topography.

**UNIT PRICE:** \$0.09/SF  
\$3,719/Acre





Deerfield, NH  
1 Inch = 210 Feet  
January 14, 2015



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**SALE # 7**

**LOCATION:** Hartford Brook Road, Deerfield, NH

**GRANTOR:** Gina G. White RET

**GRANTEE:** Signature Homes LLC

**REGISTRY REFERENCE:** 5525/41

**TAX MAP PARCEL:** 419-046

**SALE PRICE:** \$45,000

**SALE DATE:** 4/17/2014

**LAND AREA:** 53,143 SF  
1.22 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman and Deerfield Assessor

**USE:** Residential land for development

**ZONING:** AR, A

**UTILITIES:** All utilities are assumed to be available to the site

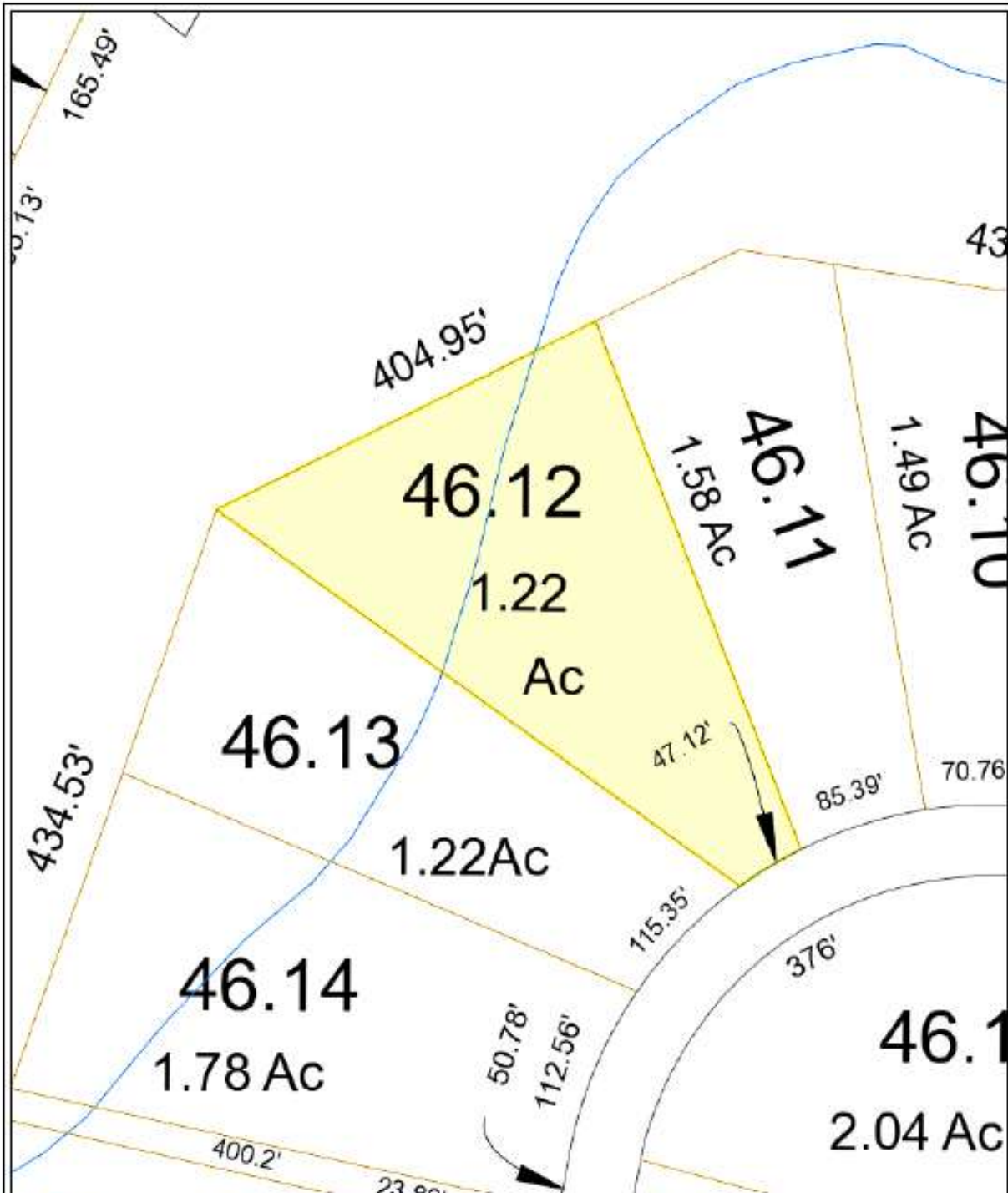
**SHAPE:** Nearly triangular

**FRONTAGE:** 47+/- feet along Hartford Brook Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** Parcel of residential land with rolling topography and nearly triangular in shape.

**UNIT PRICE:** \$0.85/SF  
\$36,885/Acre



Deerfield, NH  
1 Inch = 95 Feet  
January 14, 2015



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**SALE # 8**

**LOCATION:** Mountain Road, Deerfield, NH

**GRANTOR:** Larry Alan O'Neal

**GRANTEE:** Alan Cohen Dev LLC

**REGISTRY REFERENCE:** 5482/1492

**TAX MAP PARCEL:** 418-002-

**SALE PRICE:** \$37,500

**SALE DATE:** 9/27/2013

**LAND AREA:** 540,550 SF  
12.41 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman and Deerfield Assessor

**USE:** Open residential land

**ZONING:** AR, A

**UTILITIES:** Electric is available at the street; private, on-site well needed as well as septic system.

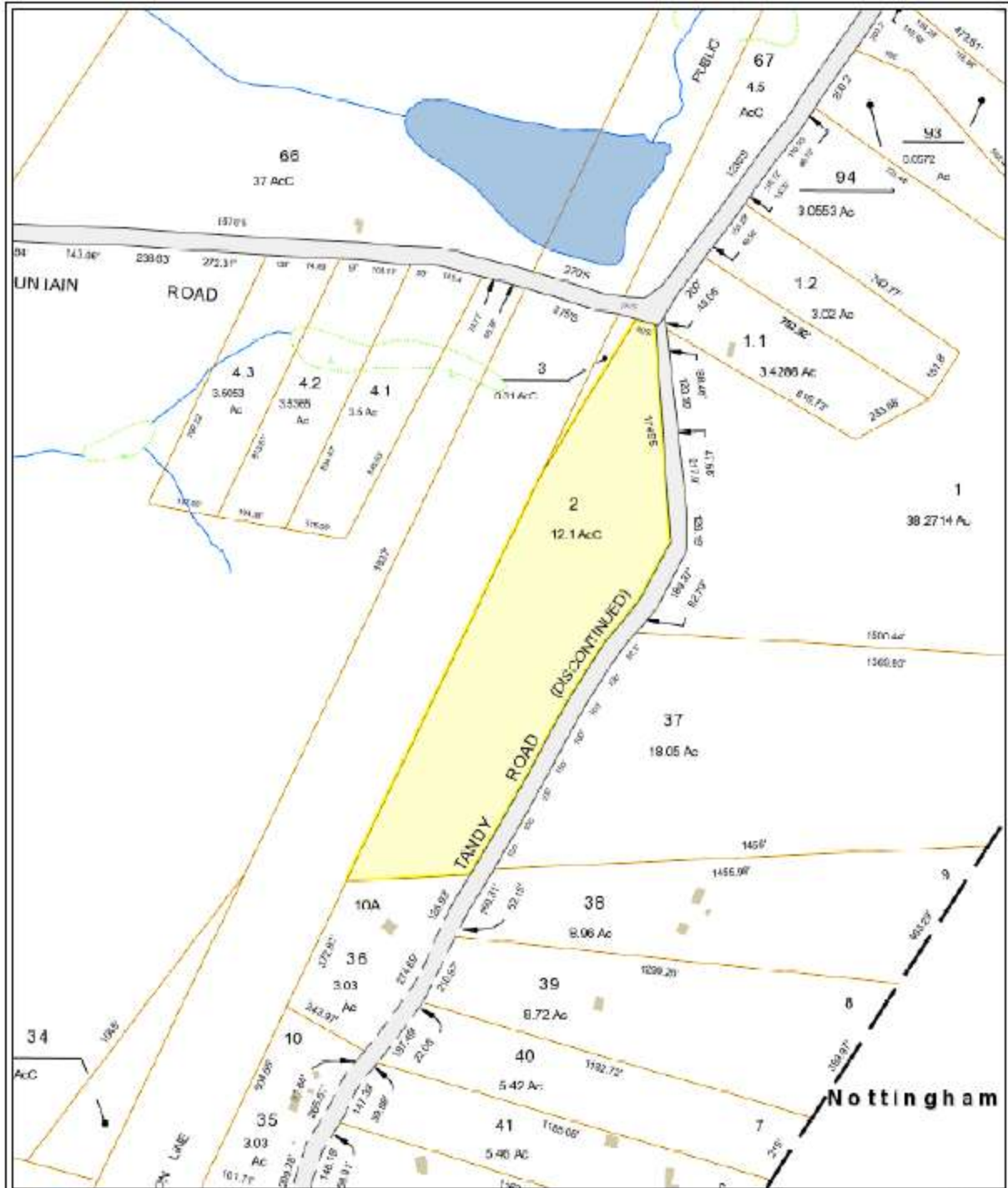
**SHAPE:** Irregular

**FRONTAGE:** There are 60 feet of frontage along Mountain Road as well as along Tandy Road which has been discontinued.

**TOPOGRAPHY:** Moderate topography

**COMMENTS:** This is a wooded lot in a secluded, rural setting with a quiet brook running through part of the site. Located adjacent to power lines and in close proximity to walking trails.

**UNIT PRICE:** \$0.07/SF  
\$3,022/Acre



Deerfield, NH  
1 Inch = 381 Feet  
January 14, 2015



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**SALE # 9**

**LOCATION:** 15-A Mountain Road, Deerfield, NH

**GRANTOR:** Dorothy & Donald Seeley

**GRANTEE:** JCR Construction Co.

**REGISTRY REFERENCE:** 5431/542

**TAX MAP PARCEL:** 201-053-1

**SALE PRICE:** \$50,000

**SALE DATE:** 4/22/2013

**LAND AREA:** 202,990 SF  
4.66 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman and Deerfield Assessor

**USE:** Agricultural Residential land

**ZONING:** AR-LAG

**UTILITIES:** All utilities are assumed to be available to the site.

**SHAPE:** Irregular

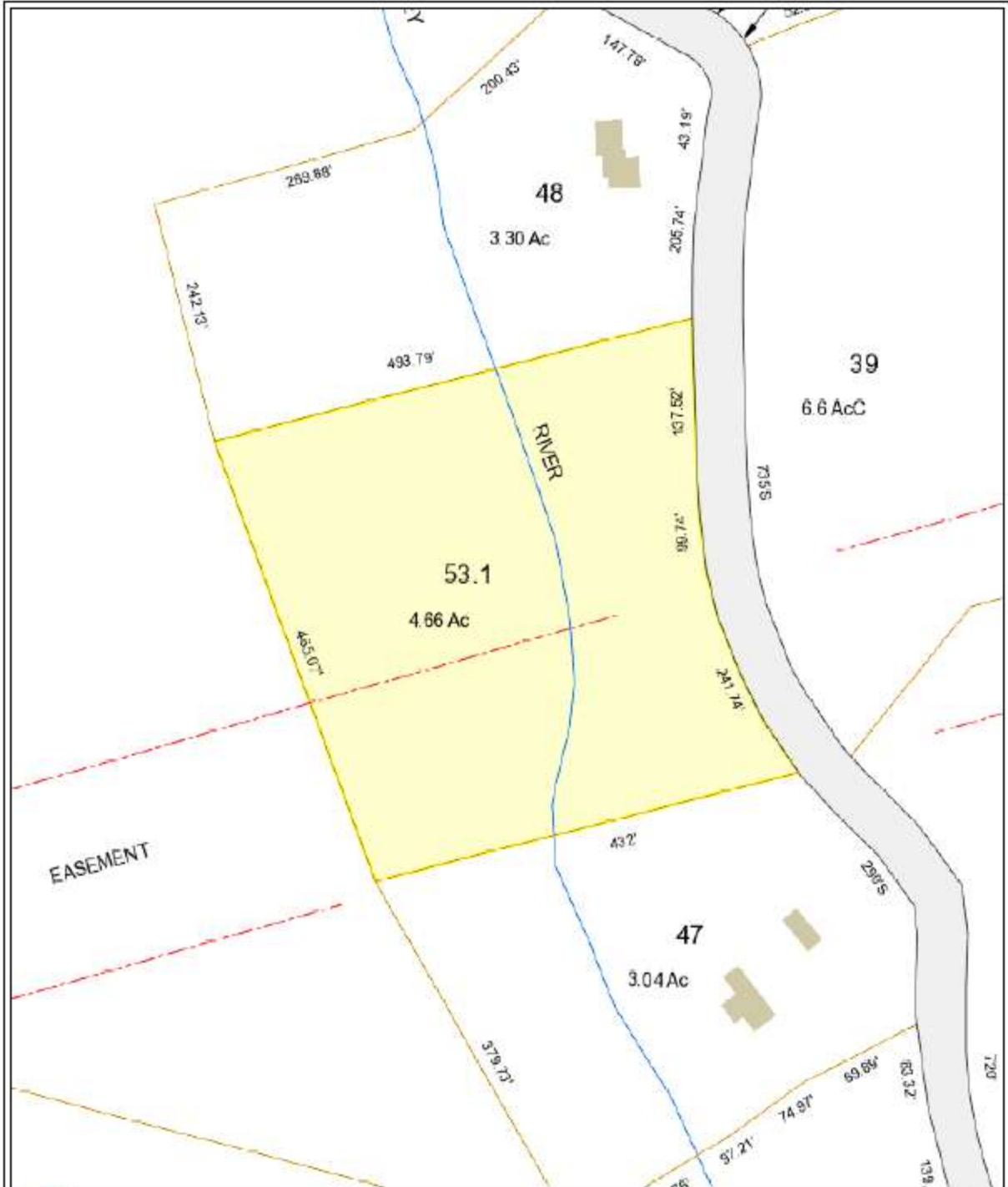
**FRONTAGE:** Adequate frontage along Mountain Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** According to the Assessors' field card, the Lamprey river runs through the center of the property. The parcel is encumbered by a PSNH easement.

**UNIT PRICE:** \$0.25/SF  
\$10,730/Acre





Deerfield, NH  
1 Inch = 134 Feet  
January 14, 2015



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**SALE # 10**

**LOCATION:** North Road, Deerfield, NH

**GRANTOR:** F S & N S Robertson RET

**GRANTEE:** Diana M. Stevens RET

**REGISTRY REFERENCE:** 5506/555

**TAX MAP PARCEL:** 209-022

**SALE PRICE:** \$47,000

**SALE DATE:** 1/6/2014

**LAND AREA:** 69,260 SF  
1.59 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman and Deerfield Assessor

**USE:** Agricultural, Recreational and Residential land

**ZONING:** AR, A

**UTILITIES:** All utilities are assumed to be available to the site.

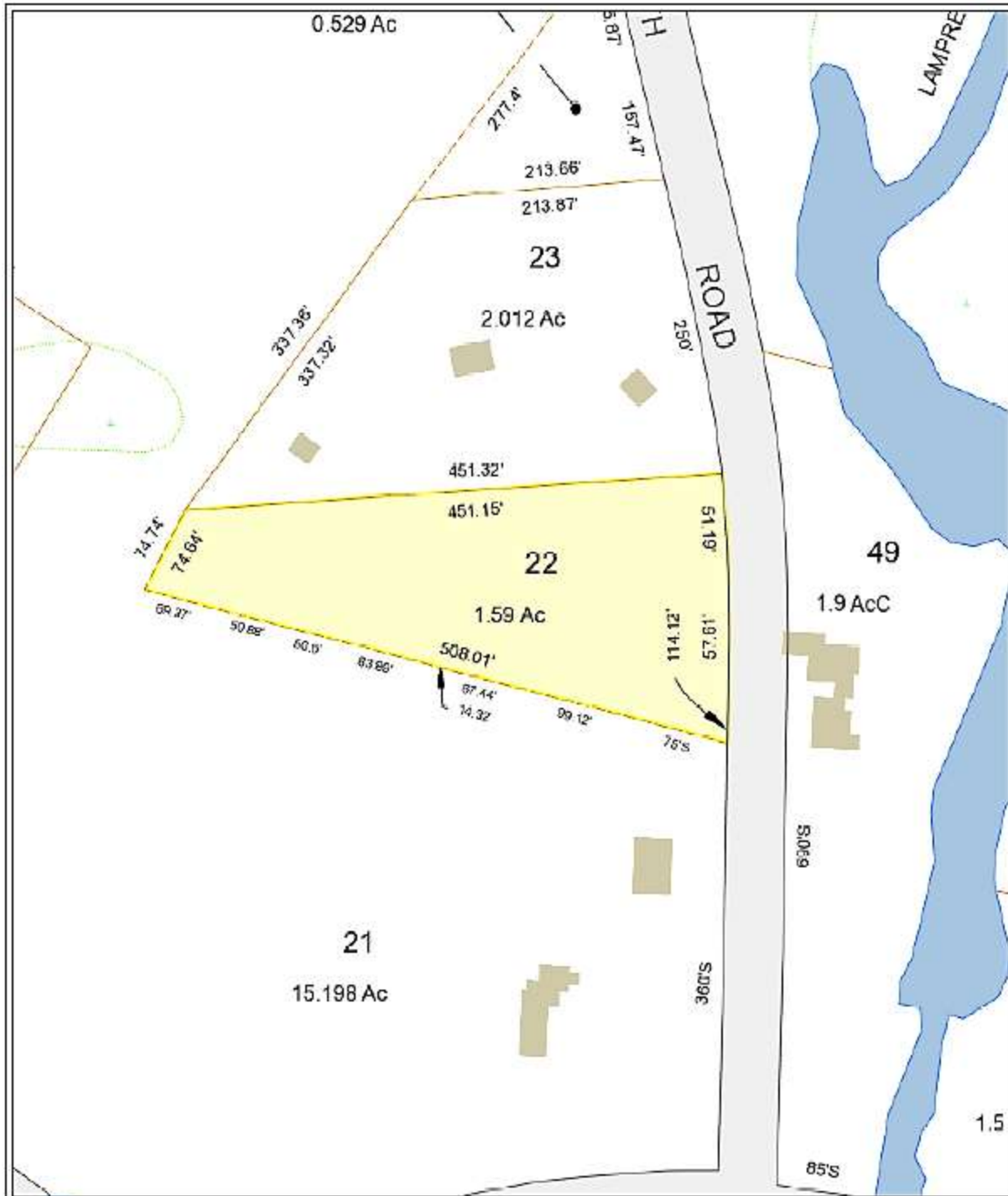
**SHAPE:** Irregular

**FRONTAGE:** 223+/- feet along North Road

**TOPOGRAPHY:** Sloping

**COMMENTS:** This is a wooded lot in a rural setting with sloping topography. A variance was granted to this site with regard to lot size required by zoning.

**UNIT PRICE:** \$0.68/SF  
\$29,560/Acre



Deerfield, NH  
1 Inch = 114 Feet  
January 14, 2015



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**SALE # 11**

**LOCATION:** Middle Road, Deerfield, NH

**GRANTOR:** Steven Giovinelli & Lisa Devitto-Giovinelli

**GRANTEE:** Joseph & Meredith Gately

**REGISTRY REFERENCE:** 5445/62

**TAX MAP PARCEL:** 419-076-2

**SALE PRICE:** \$87,500

**SALE DATE:** 6/3/2013

**LAND AREA:** 291,852 SF  
6.70 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman and Deerfield Assessor

**USE:** Residential Land

**ZONING:** AR, A

**UTILITIES:** All utilities are assumed to be available to the site.

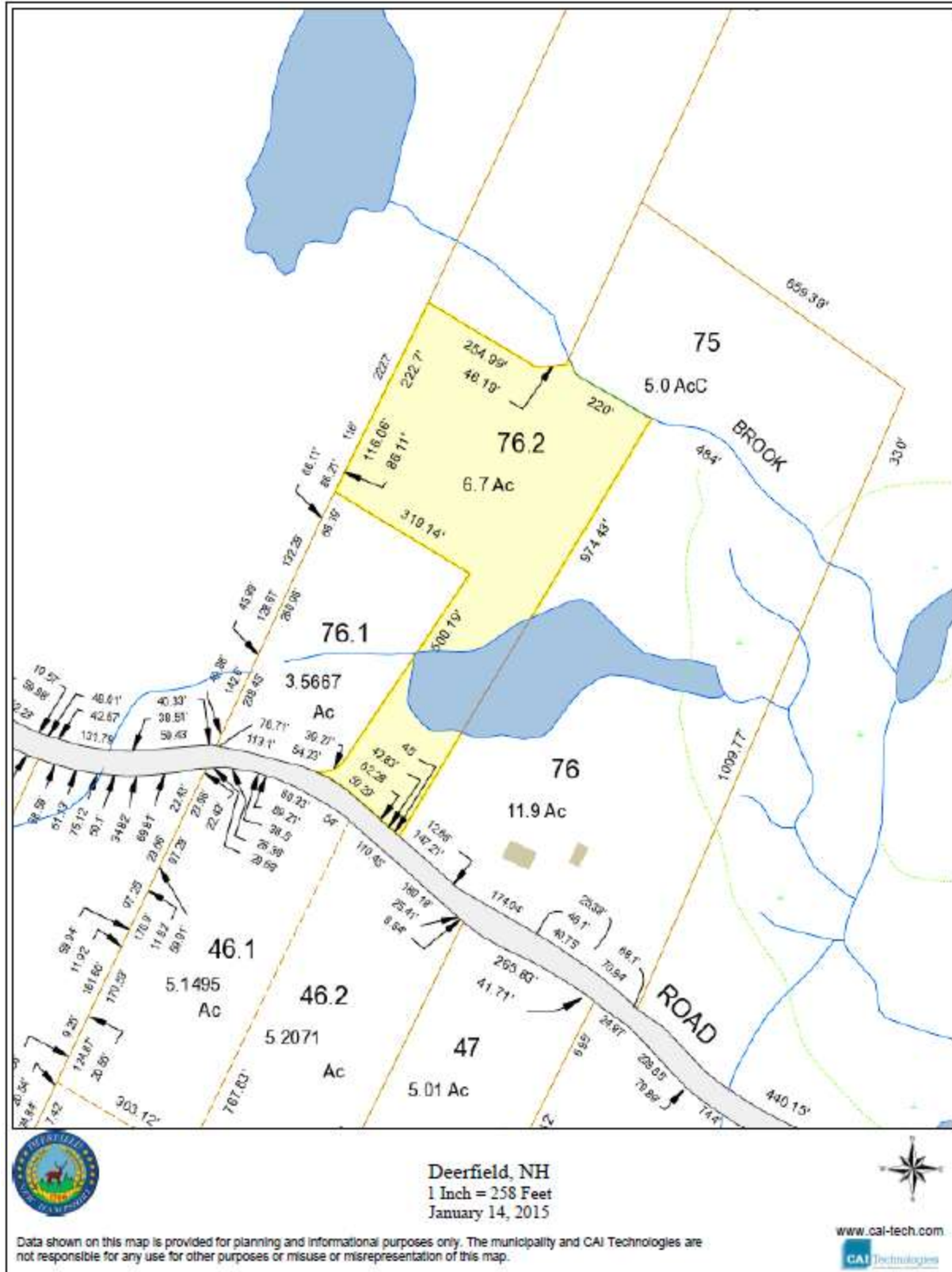
**SHAPE:** Irregular

**FRONTAGE:** Frontage along Middle Road

**TOPOGRAPHY:** Level to mild slope

**COMMENTS:** This "pork-chop" lot has narrow road frontage. The front portion of the lot has been cleared and a driveway has been partially roughed-in.

**UNIT PRICE:** \$0.30/SF  
\$13,060/Acre



**SALE # 12**

**LOCATION:** Ridge Road, Deerfield, NH

**GRANTOR:** Estate of Roger C. King

**GRANTEE:** Richard & Janice Clark

**REGISTRY REFERENCE:** 5404/125

**TAX MAP PARCEL:** 414-24

**SALE PRICE:** \$35,0000

**SALE DATE:** 1/29/2013

**LAND AREA:** 4,807,717 SF  
110.37 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman and Deerfield Assessors' records

**USE:** Residential land and Farmland

**ZONING:** AR., A

**UTILITIES:** All utilities are assumed to be available to the site.

**SHAPE:** Irregular

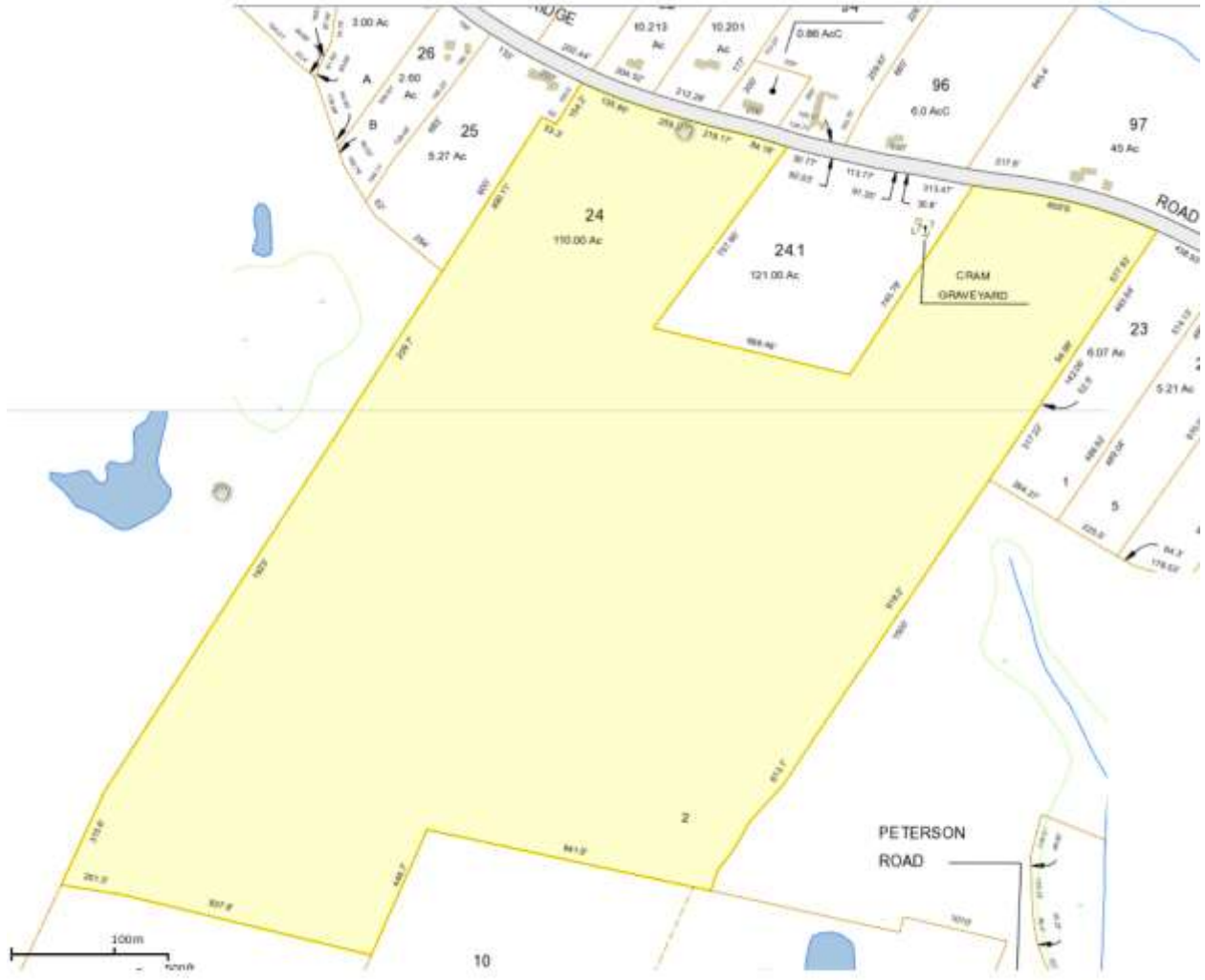
**FRONTAGE:** Two sections of frontage along Ridge Road

**TOPOGRAPHY:** Mild to moderate topography

**COMMENTS:** This vacant site consists of fields and woods.

**UNIT PRICE:** \$0.07/SF  
\$3,171/Acre





**SALE # 13**

**LOCATION:** 70 Reservation Road, Deerfield, NH

**GRANTOR:** David G. Heath

**GRANTEE:** Joseph W. Piro

**REGISTRY REFERENCE:** 5496/345

**TAX MAP PARCEL:** 418-049

**SALE PRICE:** \$70,700

**SALE DATE:** 11/20/2013

**LAND AREA:** 478,289 SF  
10.98 Acres

**SOURCE OF INFORMATION:** Banker & Tradesman and Deerfield Assessor

**USE:** Vacant residential acreage

**ZONING:** AR, A

**UTILITIES:** All utilities are assumed to be available to the subject.

**SHAPE:** Irregular

**FRONTAGE:** Frontage along Reservation Road

**TOPOGRAPHY:** Gently rolling

**COMMENTS:** This is a wooded parcel with rolling topography with some wetlands.

**UNIT PRICE:** \$0.15/SF  
\$6,439/Acre





**SALE # 14**

**LOCATION:** 179 Griffin Road, Deerfield, NH

**GRANTOR:** R L & M D Leonard QPRT

**GRANTEE:** Scott Brewster & Joahanna Greenway

**REGISTRY REFERENCE:** 5553/148

**TAX MAP PARCEL:** 204-009

**SALE PRICE:** \$70,000

**SALE DATE:** 8/14/2014

**LAND AREA:** 191,664 SF  
4.40 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman and Deerfield Assessor

**USE:** Residential open land

**ZONING:** AR, A

**UTILITIES:** No water or sewer is available; electric is available at the street.

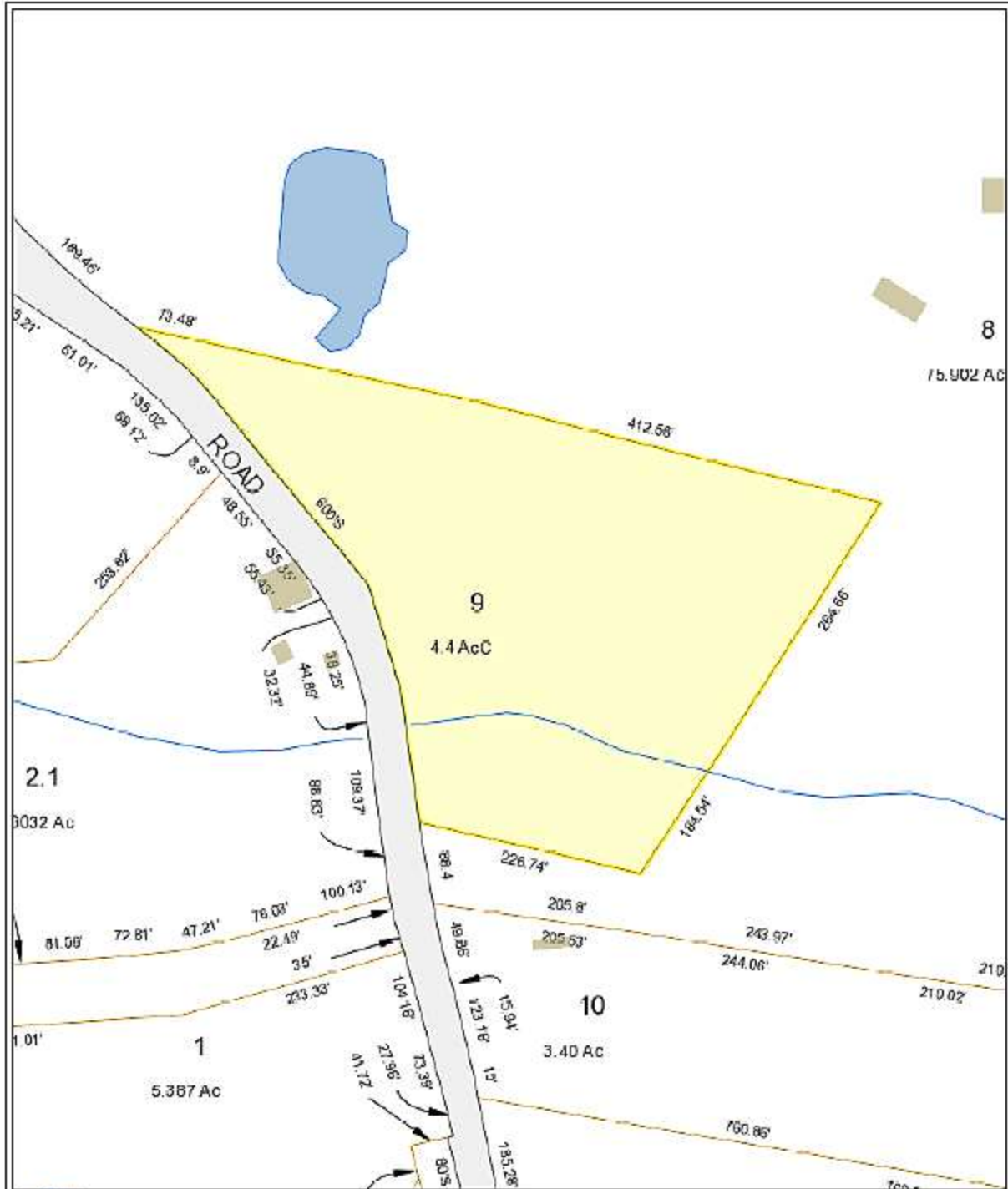
**SHAPE:** Irregular

**FRONTAGE:** 600 feet along Griffin Road

**TOPOGRAPHY:** Level to slightly sloping

**COMMENTS:** This lot of agricultural residential land contains both open fields and wooded buffer and offers good southern exposure.

**UNIT PRICE:** \$0.37/SF  
\$15,909/Acre



Deerfield, NH  
1 Inch = 137 Feet  
January 14, 2015



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**SALE # 15**

**LOCATION:** Wild Turkey Road, Deerfield, NH

**GRANTOR:** BW Land Company

**GRANTEE:** Steuart Markley

**REGISTRY REFERENCE:** 5481/41

**TAX MAP PARCEL:** 406-07

**SALE PRICE:** \$86,000

**SALE DATE:** 9/23/2013

**LAND AREA:** 808,909 SF  
18.57 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman and Deerfield Assessor

**USE:** Residential land

**ZONING:** AR, A

**UTILITIES:** Electric is available at the street; no gas, water or sewer is available. On-site well and septic system will be required.

**SHAPE:** Irregular

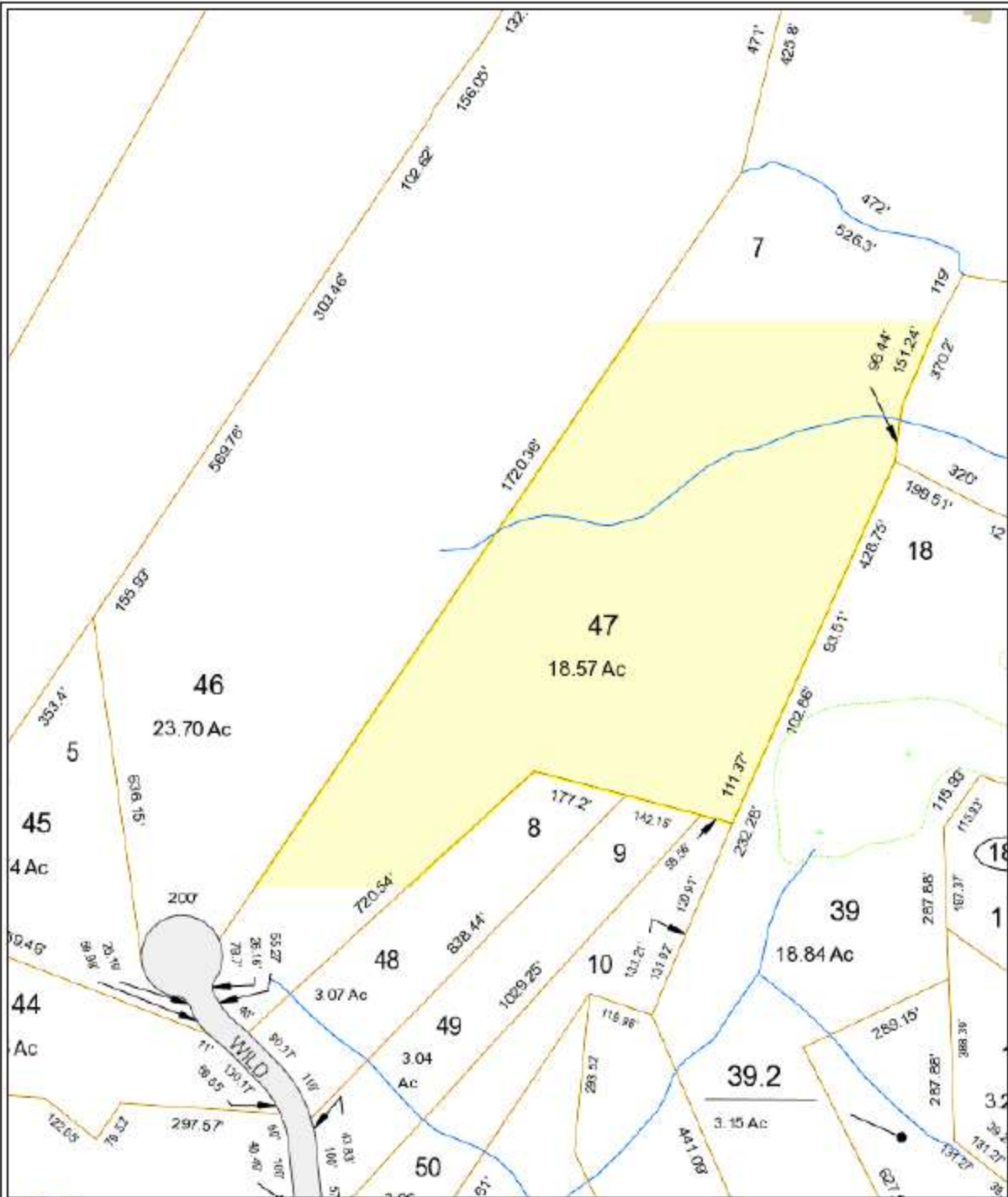
**FRONTAGE:** 200+/- feet along Wild Turkey Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** This is a wooded parcel sited on a cul-de-sac in an established subdivision of attractive homes.

**UNIT PRICE:** \$0.11/SF  
\$4,631/Acre





Deerfield, NH  
1 Inch = 250 Feet  
January 14, 2015



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**SALE # 16**

**LOCATION:** Brown Road, Deerfield, NH

**GRANTOR:** James & Sandra Logan

**GRANTEE:** David & Brittany Park

**REGISTRY REFERENCE:** 5262/2885

**TAX MAP PARCEL:** 418-065-1

**SALE PRICE:** \$120,000

**SALE DATE:** 11/18/2011

**LAND AREA:** 200,6374 SF  
46.06 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service, Banker & Tradesman and Deerfield Assessor

**USE:** Open residential land

**ZONING:** AR, A

**UTILITIES:** Electric is available at the street, but an on-site well and septic system will be necessary.

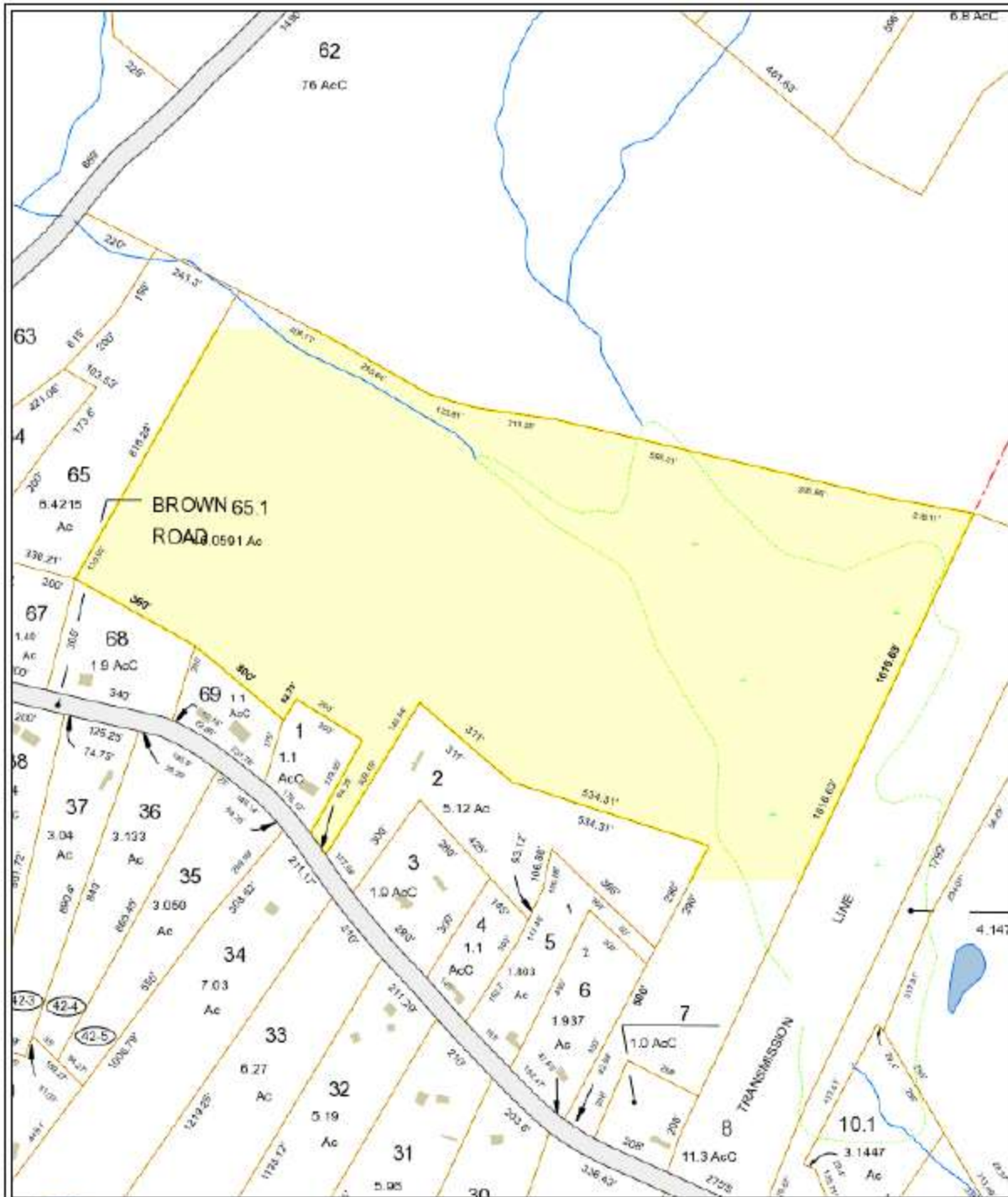
**SHAPE:** Irregular

**FRONTAGE:** 157 feet along Brown Road in two sections

**TOPOGRAPHY:** Generally level

**COMMENTS:** Large parcel of wooded land in a rural neighborhood. Ten acres of the site have been cleared and stumped making it suitable for horseback riding. A second lot could be possible by variance.

**UNIT PRICE:** \$0.06/SF  
\$2,605/Acre



Deerfield, NH  
1 Inch = 350 Feet  
January 14, 2015



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**SALE # 17**

**LOCATION:** 278 North Road, Deerfield, NH d

**GRANTOR:** Robert B. Casian

**GRANTEE:** J. Brian & Deidre M. Stone

**REGISTRY REFERENCE:** 5435/2301

**TAX MAP PARCEL:** 205-024

**SALE PRICE:** \$77,627

**SALE DATE:** 5/6/2013

**LAND AREA:** 2,448,072 SF  
56.20 Acres

**SOURCE OF INFORMATION:** Multiple Listing Service and Deerfield Assessor

**USE:** Single-family residence

**ZONING:** Residential/Agricultural

**UTILITIES:** All utilities are assumed to be available to the site.

**SHAPE:** Irregular

**FRONTAGE:** Frontage on both North Street and Griffin Road

**TOPOGRAPHY:** Rolling

**COMMENTS:** Large residential parcel located across from Pleasant Lake.

**UNIT PRICE:** \$0.03/SF  
\$1,381/Acre

