



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION



77

CHRISTOPHER D. CLEMENT, SR.
COMMISSIONER

JEFF BRILLHART, P.E.
ASSISTANT COMMISSIONER

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
State House
Concord, New Hampshire 03301

Bureau of Right-of-Way
December 13, 2012

REQUESTED ACTION

Pursuant to RSA 4:39-c and 228:31, AUTHORIZE the Department of Transportation to sell a 0.26 +/- acre parcel of State owned land located on the southwesterly side of NH Route 103 in the Town of Bradford to Bradford Management, LLC for forty-three thousand (\$43,000.00) dollars plus a one thousand one hundred (\$1,100.00) dollar Administrative Fee, effective upon Governor and Executive Council approval.

It has been determined by the Division of Finance that this parcel was originally purchased with 50% Federal Funds and 50% Highway Funds.

Funding is to be credited to the Highway Fund as follows:

Table with 2 columns: Description and Amount. Rows include Administrative Fee (\$1,100.00), Sale of Parcel (\$21,500.00), and Consolidated Federal Aid (\$21,500.00).

EXPLANATION

The Department of Transportation has received a request from the abutter, Bradford Management, LLC, for the opportunity to acquire a portion of State owned land, Controlled Access Right-of-Way of NH Route 103 in the Town of Bradford (Federal project # Newbury-Bradford F-014-1(4), State project # P-7296) located on the southwesterly side of NH Route 103, in the Town of Bradford.

This requested area, which consists of approximately 0.26 acre, was acquired in 1966 and is a portion of the Controlled Access Right-of-Way (CAROW) of NH Route 103.

The owner in 1998 reconstructed the convenience store / gas station on the abutting parcel and constructed a portion of the gasoline tanks and pump island inside the State's CAROW of NH Route 103.

The current owner in refinancing the property discovered that a portion of the fuel station equipment and other items are on State property.

The Department proposes to sell the area located 60 feet westerly of the NH Route 103 centerline as it abuts property owned by Bradford Management, LLC.

The purchaser of this parcel would at their expense have a survey plan prepared by a Licensed Land Surveyor describing the parcel being sold, and record the plan in the Merrimack County Registry of Deeds. The Department will use this plan to prepare a deed for the sale of this parcel.

An additional condition of the sale would be:

From the survey plan, concrete bounds would be placed on the corners of the property to be conveyed per State Standards and Specifications and at the purchaser's expense.

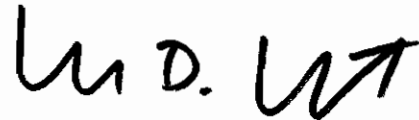
This request has been reviewed by the Department and it has been determined that this parcel is surplus to our operational needs and interest.

The Long Range Capital Planning and Utilization Committee at their November 27, 2012 meeting approved this request stating that the Department should enter into a direct sale with Bradford Management, LLC and sell this parcel for \$44,100.00, which includes an Administrative Fee of \$1,100.00.

In accordance with RSA 4:39-c, the Town of Bradford has been offered this parcel at the approved price and responded to the Department that they are not interested in purchasing the property.

Authorization is requested to sell this parcel to Bradford Management, LLC as outlined above. Following the Governor and Executive Council's approval a deed will be issued.

Respectfully,

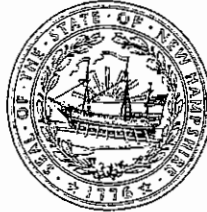
A handwritten signature in black ink, appearing to read "C. D. Clement, Sr." with a stylized flourish at the end.

Christopher D. Clement, Sr.  
Commissioner

CDC/PJM/dd  
Attachments

NOV 30 2012

RECEIVED



LRCP 12-063

JEFFRY A. PATTISON  
Legislative Budget Assistant  
(603) 271-3161

MICHAEL W. KANE, MPA  
Deputy Legislative Budget Assistant  
(603) 271-3161

State of New Hampshire

OFFICE OF LEGISLATIVE BUDGET ASSISTANT  
State House, Room 102  
Concord, New Hampshire 03301

RICHARD J. MAHONEY, CPA  
Director, Audit Division  
(603) 271-2785

November 28, 2012

Charles R. Schmidt, P.E., Administrator  
Department of Transportation  
Bureau of Right-of-Way  
John O. Morton Building  
Concord, New Hampshire 03301

Dear Mr. Schmidt,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:39-c, on November 27, 2012, approved the request from the Department of Transportation, Bureau of Right-of-Way, to sell a 0.26 +/- acre portion of the Controlled Access Right-of-Way located on the southwesterly side of NH Route 103 in the Town of Bradford directly to Bradford Management, LLC for \$44,100, which includes an \$1,100 Administrative Fee, subject to the conditions as specified in the request dated November 14, 2012.

Sincerely,

Handwritten signature of Jeffrey A. Pattison in black ink.  
Jeffrey A. Pattison  
Legislative Budget Assistant

JAP/pe  
Attachment

DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY

DEC 14 2012

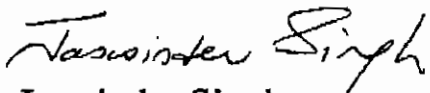
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Charles R. Schmidt, Administrator,

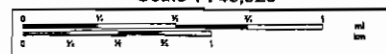
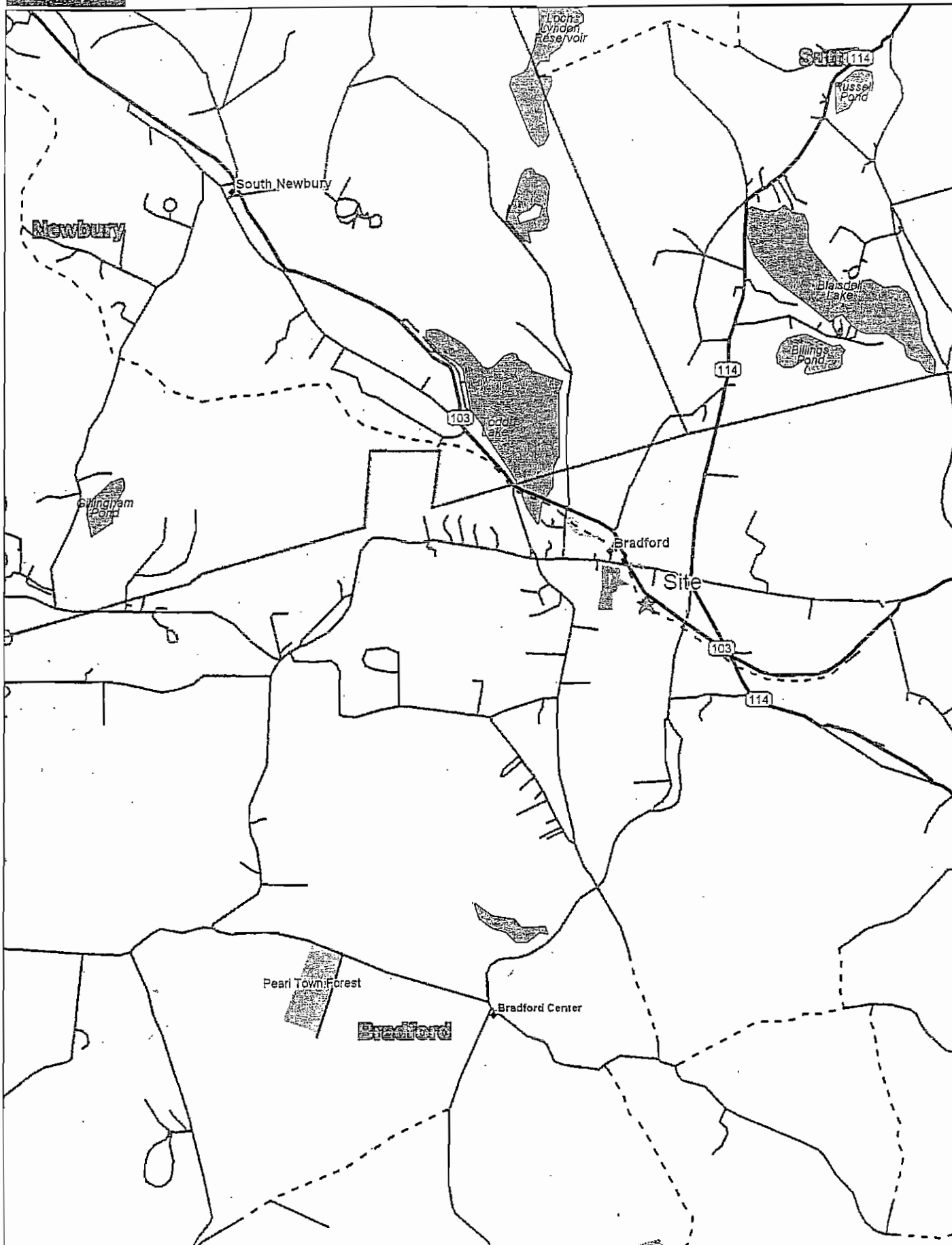
The Letter, dated November 2, 2012 regarding the sale of state owned property in the Controlled Access Right-of-Way, in Bradford.

I, Jaswinder Singh for Bradford Management, LLC would like to purchase the subject 0.26+/- acre (11,400SF) parcel of State-owned land abutting our property on NH Route 103 for the stated price of \$43,000 plus the administrative fee of \$1,100 is a total of \$44,100.00.

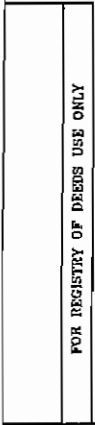
Respectfully:



Jaswinder Singh  
Bradford Management, LLC



FOR REGISTRY OF DEEDS USE ONLY



TAX MAP 17 LOT 51

8"x4" GRANITE BOUND FOUND, UP 7'  
NH HIGHWAY BOUND FOUND, UP 5'



DRAFT

NOTES

- 1) THE SUBJECT PARCEL IS LOT 51 ON THE TOWN OF BRADFORD TAX MAP 17, THE OWNER OF RECORD IS BRADFORD MANAGEMENT, LLC (DEED REFERENCE W.C.R.N. WORK 218 PAGE 1578).
- 2) THIS PLAN IS THE RESULT OF A SURVEY CONSIDERED AS A SURVEY CLASSIFICATION "A" AS SET FORTH IN P.L. 2002, CHAPTER 400:1, PARAGRAPH 1, AND THE FIELD WORK WAS COMPLETED ON APRIL 3, 2012 AND AUGUST 31, 2012, USING A SOKKIA SET 5 TOTAL STATION.
- 3) THE INTENT OF THIS PLAN IS SHOW THE PROPOSED AREA TO BE BOUNDARY SURVEYED FOR THE UNDERGROUND STORAGE TANK BOUNDARY OF A PORTION OF THE CARBON ONE HARDWARE PUMP UNDERGROUND STORAGE TANK, THE EXISTING LEACHFIELD, DRIVE, PARKING AREA AND THE EXISTING ROAD, ALONG WITH ITS ASSOCIATED RIGHT-OF-WAY OF NH ROUTE 103. SAID RIGHT OF WAY IS OWNED IN FEE BY THE STATE OF NEW HAMPSHIRE.
- 4) THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE CONSIDERED AS SUCH AS IT ONLY DETERMINES THE LOCATION OF THE PROPERTY LINES AND SHOWN FOR REFERENCE ONLY AND DID NOT PROVIDE ANY OPINION OR OPINION AS TO THE LOCATION OF SAID PROPERTY, UNLESS OTHERWISE NOTED.
- 5) MADE OF BEARING IS A MAGNETIC OBSERVATION TAKEN AT THE TIME OF FIELD WORK, HORIZONTAL DISTANCE IS 12.00' AND MAGNITUDE IS 0.1'.
- 6) THE LOCATION STATION FOR THE UNDERGROUND STORAGE TANK, LEACHFIELD AND DRIVE ARE SHOWN FOR REFERENCE ONLY AS TO THE LOCATION OF THE UNDERGROUND STORAGE TANK, LEACHFIELD AND DRIVE, OR MAY NOT BE WITHIN THE RIGHT-OF-WAY FOR NH RD, THE LAND OF THE STATE OF NEW HAMPSHIRE.
- 7) LEACH FIELD LOCATIONS AS SHOWN IS TAKEN FROM PLANS SHOWING SAID LOCATION PROVIDED BY DOT, LEACHFIELD LOCATION AND LEACH FIELD STATION IS CORRECT, ONLY THAT IT SHOWN IN APPROXIMATELY THE SAME LOCATION INDICATED ON THE UNDERGROUND PLAN.

DATE: SEPTEMBER 24, 2012

SCALE: AS SHOWN

DESIGNED BY: R.M.

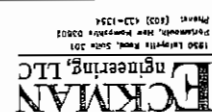
DRAWN BY: R.M.

APPROVED BY: R.M.

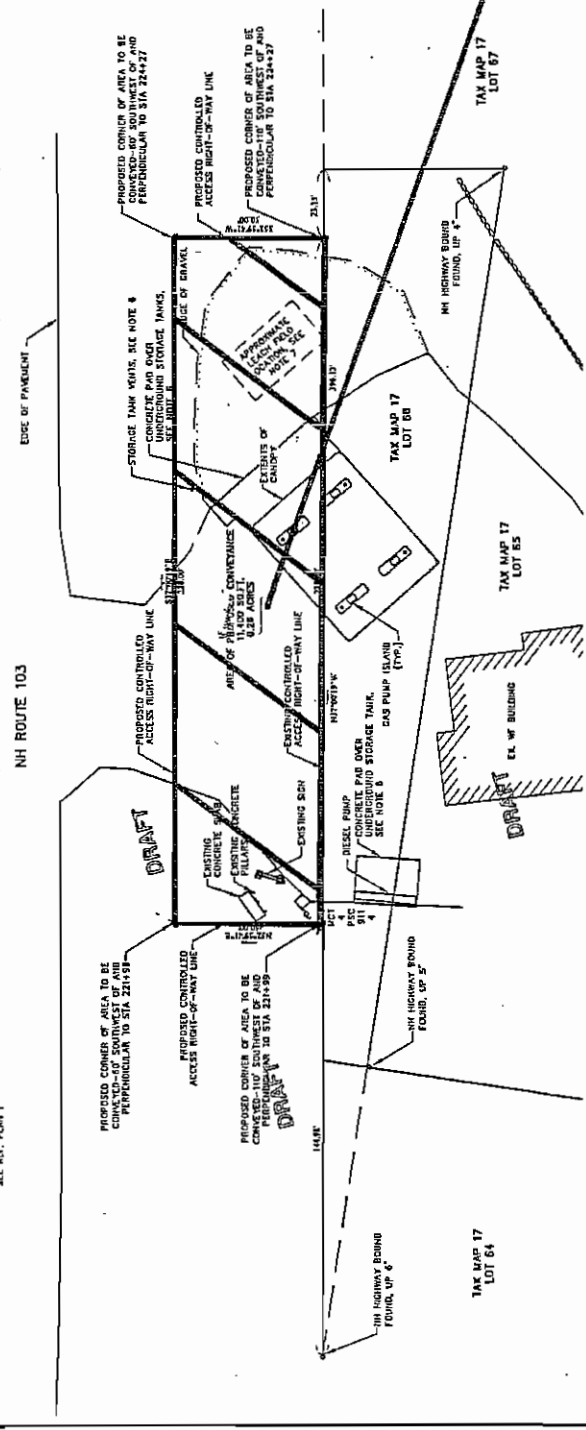
PROJECT NO: 12-141.NOW

PROPOSED RIGHT OF WAY PLAN  
 BRADFORD COUNTY ENGINEERING, LLC  
 1500 LAFFERTY ROAD, SUITE 203  
 PHOENIX, AZ 85016  
 PHONE: (602) 432-1244  
 FAX: (602) 432-1244

LAND OF THE STATE OF NEW HAMPSHIRE  
 TOWN OF BRADFORD  
 NEW HAMPSHIRE



ROW--1



ASSOCIATION AND SYMBOL LEGEND  
 BRADFORD COUNTY  
 REGISTRY OF DEEDS  
 1:10,000 SCALE

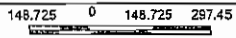


SHEET 1 OF 1

PARCEL



egree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to gn or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from



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# TOWN OF BRADFORD

NEW HAMPSHIRE 03221



OFFICE OF  
SELECTMEN

TELEPHONE  
603 938-5900

December 4, 2012

Mr. Charles R. Schmidt  
Bureau of Right of Way  
JO Morton Building room 100  
7 Hazen Drive  
P.O. Box 483  
Concord, NH 03302-0483

Re: Sale of State Owned Land in Bradford  
Newbury-Bradford F014-1(4), P-7296, Parcel 34

Dear Mr. Schmidt,

We are in receipt of your letter of November 29, 2012 regarding the Sale of State owned land to Jesse Singh, Bradford Management LLC. At their December 3<sup>rd</sup>, 2012 Selectmen's meeting the Board agreed the town had no interest in the purchase of this property.

Sincerely

Cheryl Behr  
Town Administrator  
Bradford, NH 03221  
603-938-5900