



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF THE COMMISSIONER
25 Capitol Street – Room 120
Concord, New Hampshire 03301

13A Bm

LINDA M. HODGDON
Commissioner
(603) 271-3201

JOSEPH B. BOUCHARD
Assistant Commissioner
(603) 271-3204

March 7, 2013

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

REQUESTED ACTION

The Department of Administrative Services ("DAS") and the Trustees of the Community College System of New Hampshire ("CCSNH") jointly request approval for the DAS Commissioner to execute on behalf of the State of New Hampshire the attached confirmatory deed memorializing for title purposes the transfer of the former Stratham Campus of the Community College System of New Hampshire from the State of New Hampshire to the Trustees of the CCSNH, as effectuated by RSA 188-F:1-a, together with any other instruments, affidavits, certificates, or documents as may be required to clear title in anticipation of a sale of the property.

EXPLANATION

On July 17, 2007 the former Department of Regional Community Technical Colleges (DRCTC) ceased to be an executive agency of the State of New Hampshire and became the Community College System of New Hampshire, a separate and distinct corporate entity, pursuant to Laws 2007, Chapter 361. Four years later RSA 188-F:1-a was enacted to complete the transition by effectuating the transfer of ownership of all real and personal property of the former DRCTC to the Trustees of the CCSNH. By operation of Laws 2011, 199:4, the effective date of such transfer was August 19, 2011. Included among the real property of the former DRCTC was the former Stratham Campus of Great Bay Community College.

The Stratham Campus was vacated in 2009 when Great Bay Community College completed the move to its new facility in Portsmouth. As part of the move, the Stratham campus was to be sold pursuant to Laws 2008S, 1:3 (amending Laws 2005, 177:93). This directive survived the wholesale property transfer effectuated by RSA 188-F:1-a. However, in order to sell the Stratham Campus, the CCSNH Trustees must be able to demonstrate clean title. The purpose of the attached confirmatory deed is to supplement RSA 188-F:1-a, which effectuated the transfer of the Stratham Campus, with a description of the property transferred sufficient for title purposes, and to adequately document the transfer in the Rockingham County Registry of Deeds.

Her Excellency, Governor Margaret Wood Hassan
and the Honorable Council
March 7, 2013

The DAS Commissioner appears to be the appropriate person to execute the attached confirmatory deed by virtue of RSA 21-1:11, VI, which provides that DAS shall have "custody of all state owned or rented real property not specifically charged to some other department." The attached confirmatory deed has not been submitted to the Long Range Capital Planning and Utilization Committee for approval, because it does not effectuate the disposal or transfer of real property.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Linda M. Hodgdon". The signature is written in a cursive style with a long horizontal flourish at the end.

Linda M. Hodgdon
Commissioner

Attachment

RETURN TO:

Office of the General Counsel
Community College System of New Hampshire
26 College Drive
Concord, NH 03301-7407

CONFIRMATORY DEED

The **STATE OF NEW HAMPSHIRE**, acting through its Department of Administrative Services (as the successor State agency to the former Department of Regional Community Technical Colleges for certain limited purposes defined in RSA 21-I:11, VI) pursuant to RSA 188-F:1-a, as authorized by the Governor and Executive Council on _____, 2013 (Meeting Agenda Item # _____), with a mailing address of Department of Administrative Services, Office of the Commissioner, 25 Capitol Street, Concord, New Hampshire 03301 (the "State"), hereby confirms a prior legislative grant, such prior grant having been given for valuable consideration, to the **BOARD OF TRUSTEES OF THE COMMUNITY COLLEGE SYSTEM OF NEW HAMPSHIRE**, with a mailing address of Office of the General Counsel, Community College System of New Hampshire, 26 College Drive, Concord, New Hampshire 03301-7407 (the "Grantee"), of the following described property located in the Town of Stratham, County of Rockingham, State of New Hampshire (the "Premises"):

A certain parcel of land located at 277 Portsmouth Avenue (New Hampshire Route 33), together with all buildings and other improvements situated thereon, shown as parcel "C" on a plan entitled "Proposed Vocational-Technical Site, Stratham, New Hampshire" dated July 1979, on file with the New Hampshire Department of Transportation, Bureau of Right-of-Way, John O. Morton Building, 7 Hazen Drive, Concord, New Hampshire (the "Plan"), more particularly bounded and described as follows:

Beginning at a concrete bound marked "NHHD" in the northerly right-of-way line of New Hampshire Route 33 (formerly part of New Hampshire Route 101), said bound being 50 feet northeasterly of and directly opposite centerline station 301 + 47.64.P.T.

Thence, north 54.69 feet along the northerly right-of-way line of Route 33 on the arc of a circle with the radius of 1578' to an iron rod.

Thence, north 42°04'47" east 101.87 feet to an iron pipe.

Thence, north 44°49'36" east 219.57 feet to an iron rod.

Thence, north 44°49'14" east 320.41 feet to an iron rod.

Thence, north 32°23'33" west 596.15 feet to an iron rod.

Thence, south, 57°36'30" west 312.45 feet to an iron rod.

Thence, south 57°36'30" west 537.24 feet to a 1 1/4" bolt in the easterly sideline of Sandy Point Road.

Thence, north 16°44'45" west along said sideline 51.92 feet to an iron rod at land now or formerly of Mann.

Thence, north 57°36'27" east 643.51 feet along land of said Mann to a drill hole at the corner of walls at land now or formerly of Schoch.

Thence, north 57°36'28" east along a stone wall and land of Schoch 366.13 feet to an iron rod at a corner of stone walls and at land now or formerly of Weber.

Thence, along land of said Weber and stone wall by the following courses north 57°01'43" east 189.94 feet to a drill hole.

Thence, north 46°51'31" east 236.12 feet to a drill hole.

Thence, north 58°16'22" east 484.22 feet to an iron rod.

Thence, north 4°28'02" west 112.21 feet to a drill hole.

Thence, north 30°17'58" east 169.94 feet to a drill hole.

Thence, north 31°22'47" east 388.38 feet to a drill hole.

Thence, north 47°23'26" east 281.57 feet to an iron rod in a corner of walls at land now or formerly of Hatch.

Thence, north 44°19'16" east 76.39 feet along a fence to an iron rod.

Thence, south 28°13'17" east along a fence and land of Hatch 235.01 feet to an iron rod at the corner of walls and at land now or formerly of Brackett.

Thence, along land of Brackett and stone wall by the following courses south 17°55'53" east 218.72 feet to a drill hole.

Thence, south 43°01'03" east 322.73 feet to a drill hole.

Thence, south 37°48'09" east 149.79 feet to a drill hole.

Thence, south 43°56'30" east 147.39 feet to a drill hole at the corner of stone wall and fence.

Thence, south 34°50'31" east along a fence 527.87 feet to an iron rod at a stone wall.

Thence, south 16°16'34" east by a stone wall 93.02 feet to a drill hole.

Thence, south 27°06'44" east by a stone wall 159.26 feet to a drill hole.

Thence, south 40°10'06" east by a stone wall 127.44 feet to a drill hole.

Thence, south 36°29'09" east by a stone wall 119.97 feet to a drill hole.

Thence, south 43°52'46" east by a stone wall and wire fence 156.22 feet to an iron pipe at land now or formerly of Drake.

Thence, south 7°13'04" east 51.34 feet to an iron rod.

Thence, south 20°23'24" east by a wire fence 113.00 feet to an iron rod in the corner of the fence and at land now or formerly of Goodrich.

Thence, south 56°18'32" west by a wire fence 522.85 feet by land of Goodrich to a drill hole.

Thence, south 52°56'36" west by a fence and stone wall 147.77 feet to an iron rod.

Thence, south 56°42'00" west by a stone wall 123.05 feet to a drill hole in the corner of stone walls and at land now or formerly of Robert and Sherry Hanna.

Thence, along land of Hanna and stone walls by the following courses north 38°22'28" west 58.04 feet to a drill hole.

Thence, north 36°20'05" west 285.64 feet to a drill hole in the corner of stone wall.

Thence, south 51°26'50" west 243.07 feet to a drill hole at the end of a stone wall.

Thence, south 50°50'15" west by a wire fence 239.58 feet to an iron rod.

Thence, south 49°47'55" west by a wire fence 80.64 feet to an iron rod.

Thence, south 54°34'23" west by a stone wall 64.97 feet to a drill hole in the corner of stone wall and land of Robert Hanna.

Thence, along land of Robert Hanna and wire fence by the following courses north 43°07'05" west 204.56 feet to an iron rod.

Thence, south 51°45'26" west 130.89 feet to an iron rod.

Thence, south 51°50'28" west 205.10 feet to an iron rod.

Thence, south 54°14'57" west 65.33 feet to a drill hole at corner of a wall and land now or formerly of Noyes.

Thence, north 31°15'50" west by a stone wall 75.94 feet to an iron rod.

Thence, north 46°04'57" west by a stone wall 146.71 feet to a drill hole.

Thence, north 45°02'01" west by a wire fence 192.39 feet to an iron rod.

Thence, north 44°06'23" west by a stone wall 149.63 feet to an iron rod.

Thence, north 36°39'34" west by a stone wall 69.12 feet to a drill hole in the corner of the wall.

Thence, south 44°30'32" west by a stone wall 243.39 feet to a drill hole.

Thence, south 44°35'10" west by a stone wall 367.15 feet to an iron rod in the northerly sideline of New Hampshire Route 33.

Thence, north 43°06'08" west along said sideline 193.44 feet to the point of beginning.

TOGETHER WITH all rights of access, light, air and view over, from, and to the same from the remaining lands now or formerly of Galen A. Williams at the property lines described above, and also including with this parcel one of the three points of access from and to New Hampshire Route 33 (a limited access highway formerly part of New Hampshire Route 101), which were reserved by William H. Duthie and Lillian D. Duthie when they conveyed property to the State by deed recorded in the Rockingham County Registry of Deeds at Book 1532, Page 230.

TOGETHER WITH the conservation restriction on certain lands abutting the Premises granted to the State by Warranty Deed of Galen A. Williams dated August 15, 1979 and recorded in the Rockingham County Registry of Deeds at Book 2345, Page 1722.

MEANING AND INTENDING to convey the same land and premises conveyed to the State by Warranty Deed of Galen A. Williams dated August 15, 1979 and recorded in the Rockingham County Registry of Deeds at Book 2345, Page 1722.

The Premises are conveyed subject to any easements, liens, restrictions, or encumbrances of record.

The Premises are not homestead property.

Any proposed sale of the Premises by the Grantee shall be subject to RSA 188-F:6, XIII-a.

The purpose of this deed is to confirm a portion of the wholesale transfer of real property from the State to the Grantee effectuated by RSA 188-F:1-a, the effective date of such transfer being August 19, 2011 pursuant to 2011 N.H. Laws 199:4..

This deed is confirmatory and is therefore excepted from the application of the real estate transfer tax pursuant to RSA 78-B:2, V.

Dated this _____ day of _____ 2013.

STATE OF NEW HAMPSHIRE
By and through its
DEPARTMENT OF ADMINISTRATIVE
SERVICES

By: _____
Linda M. Hodgdon, Commissioner
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____, 2013, personally appeared the above-named Linda M. Hodgdon, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she is the duly authorized Commissioner of the New Hampshire Department of Administrative Services and that she executed the foregoing instrument for the purposes therein contained.

Notary Public / Justice of the Peace
My Commission Expires: _____
(SEAL)

The conservation restriction conveyed by the foregoing instrument is hereby accepted in satisfaction of RSA 477:47.

GRANTEE:

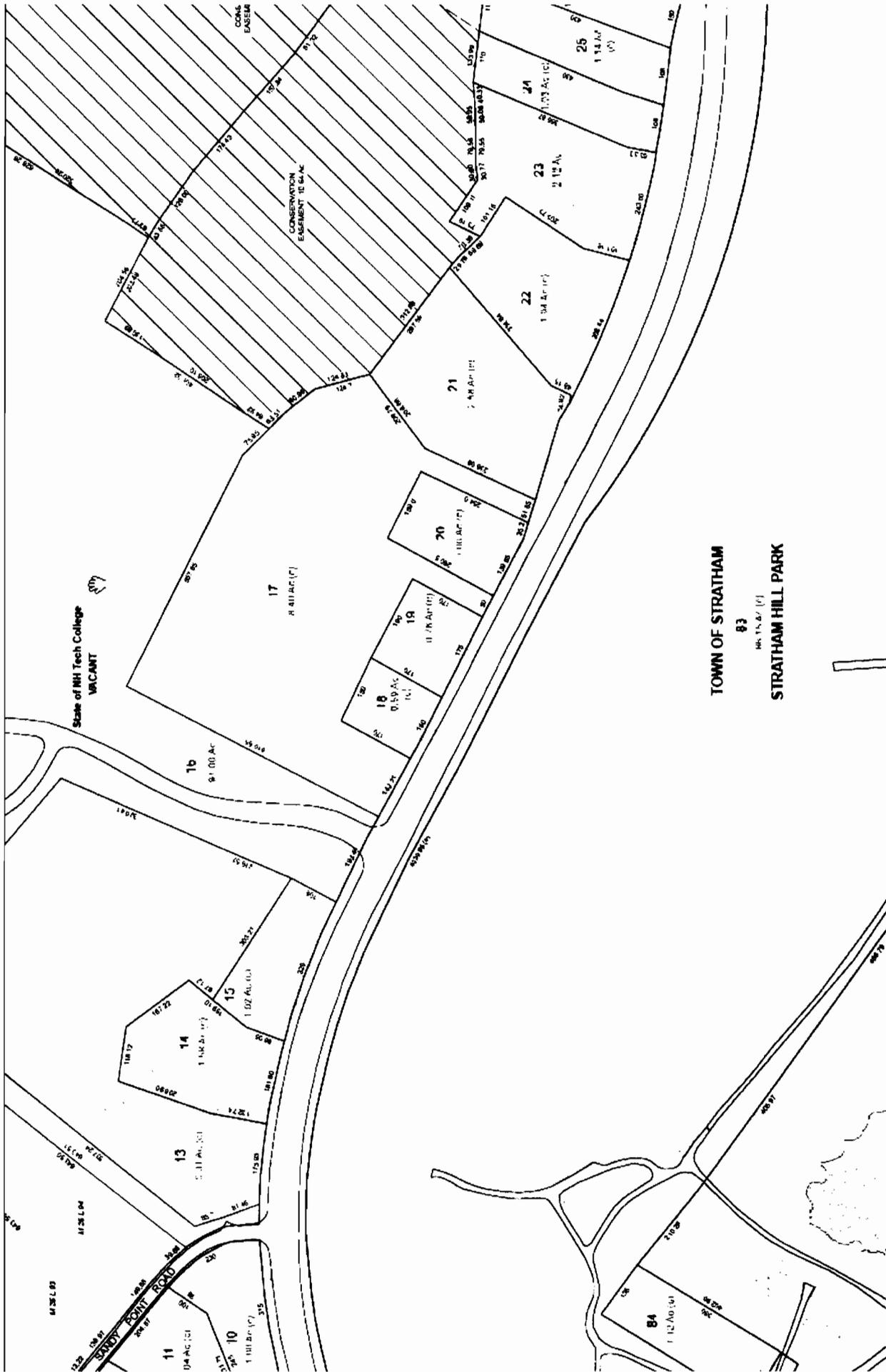
TRUSTEES OF THE COMMUNITY COLLEGE
SYSTEM OF NEW HAMPSHIRE

By: _____
[Authorized Signatory Name and Title]
Duly Authorized Representative

STATE OF NEW HAMPSHIRE
COUNTY OF _____

On this _____ day of _____, 2013, personally appeared the above-named _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that s/he is the duly authorized _____ of the Community College System of New Hampshire and that s/he executed the foregoing instrument for the purposes therein contained.

Notary Public / Justice of the Peace
My Commission Expires: _____
(SEAL)



**Detail of Town of Stratham Tax Map 22 (showing southern portion of Lot 16)
Former Great Bay Community College Campus Parcel (Lot 16)**

CORNER



138 CORNER STREET
SOUTH BARRINGTON, NH 03861
TEL: (603) 424-1184
FAX: (603) 424-1184

ISSUED FOR: PRESENTATION
ISSUE DATE: JUNE 25, 2008
REVISIONS:
C UPDNG AREA CALCULATION DTM 04/26/08

DRAWN BY: RUI
APPROVED BY: EDW
DRAWING FILE: CORCORLANDWG
SCALE: 1" = 100'

APPLICANT: WEBSTER
CONTINUING CARE

OWNER: COMMUNITY
COLLEGE SYSTEM
OF NH

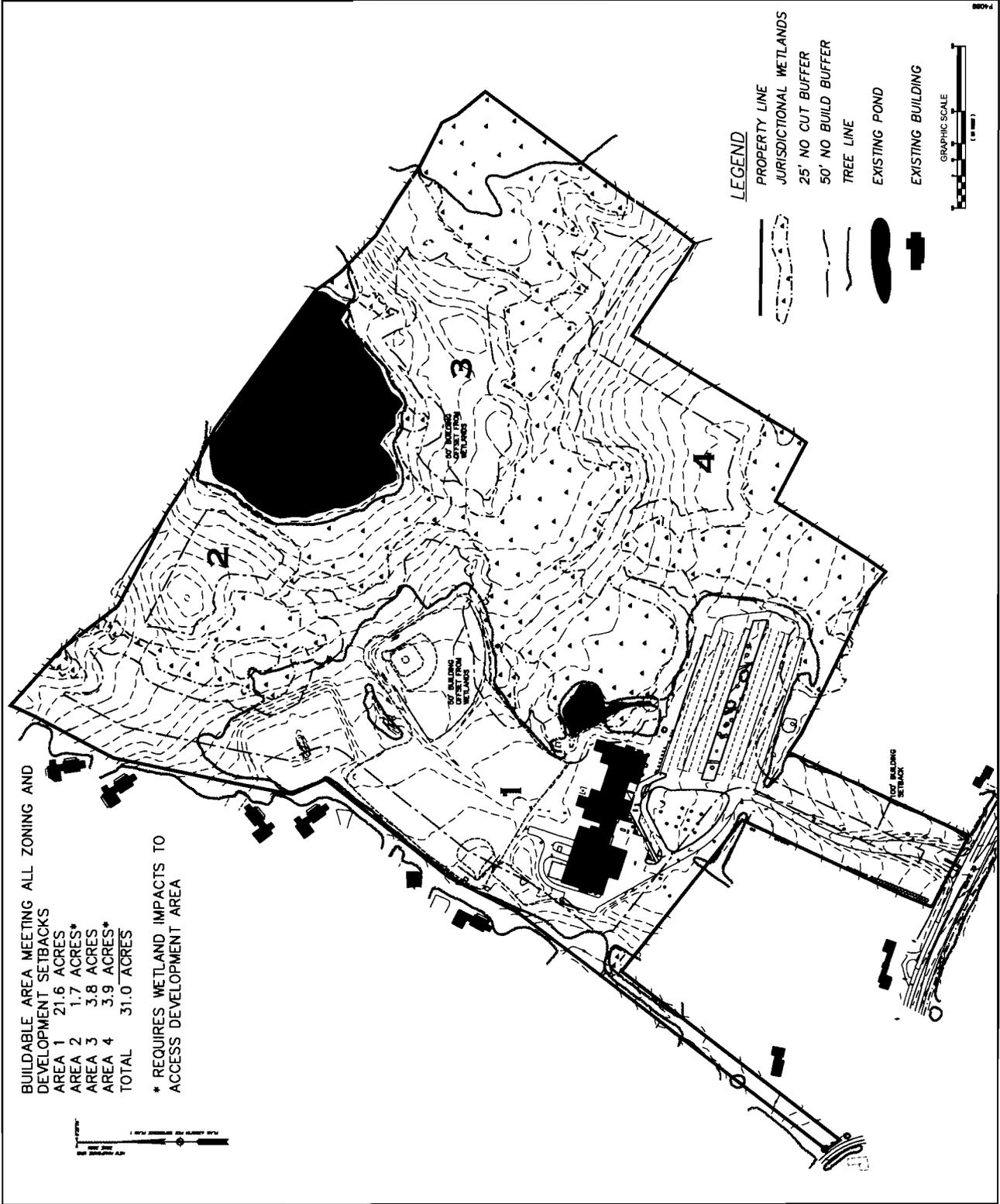
PROPERTY LOCATION:
ROUTE 33
STRATHAM, NH

TITLE:
PRELIMINARY
DEVELOPMENT
AREA
PLAN

SHEET NUMBER:
1 OF 1

BUILDABLE AREA MEETING ALL ZONING AND
DEVELOPMENT SETBACKS
AREA 1 21.6 ACRES
AREA 2 1.7 ACRES*
AREA 3 3.8 ACRES
AREA 4 3.9 ACRES*
TOTAL 31.0 ACRES

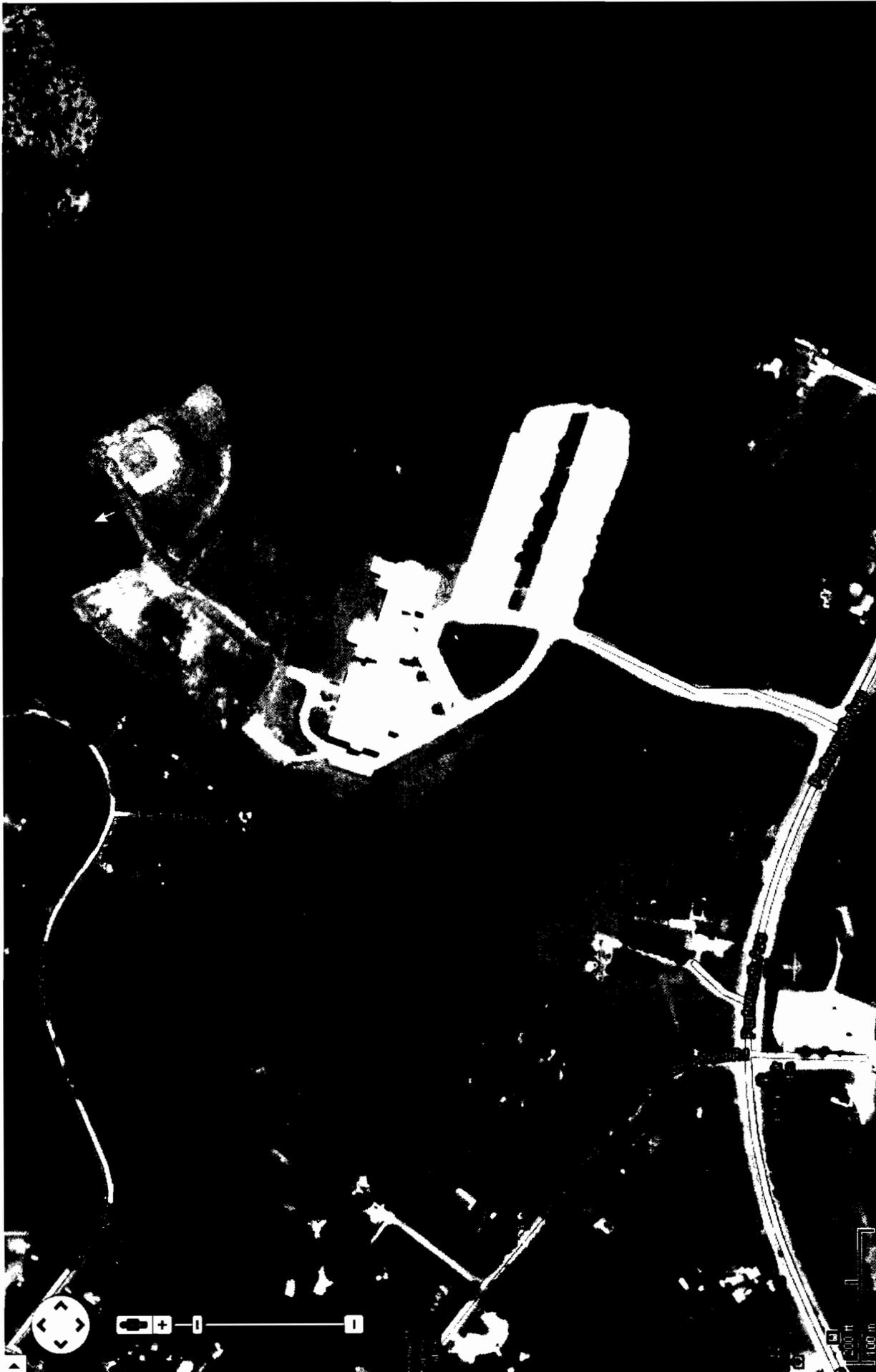
* REQUIRES WETLAND IMPACTS TO
ACCESS DEVELOPMENT AREA



LEGEND

- PROPERTY LINE
- JURISDICTIONAL WETLANDS
- 25' NO CUT BUFFER
- 50' NO BUILD BUFFER
- TREE LINE
- EXISTING POND
- EXISTING BUILDING





Aerial View
Former Great Bay Community College Campus
(including the large building and adjacent parking lots and fields shown at center)