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STATE OF NEW HAMPSHIRE
DEPARTMENT of RESOURCES and ECONOMIC DEVELOPMENT
OFFICE of the COMMISSIONER
172 Pembroke Road Concord, New Hampshire 03301

DEC 24 2015 603-271-2411
FAX: 603-271-2629

Her Excellency, Governor Margaret Wood Hassan
And the Honorable Executive Council
State House
Concord, NH 03301

December 24, 2015

Requested Action

1. Pursuant to RSA 4:40, authorize the Department of Resources and Economic Development (DRED) to convey by quitclaim deed an undeveloped 1.5-acre portion of "Greenfield State Park" (the Park) in the Town of Greenfield, to Vestige Properties Inc. dba New England Forest Products (NEFP). 0% State Funds
2. Pursuant to RSA 227-H-3, authorize DRED to accept a warranty deed to an undeveloped 1.5-acre parcel that abuts the Park from Barbara C Harris Camp (BCHC), also in the Town of Greenfield. 0% State Funds
3. Pursuant to RSA 4:40, authorize the Department of Resources and Economic Development to accept the \$1,100 administrative fee from NEFP for deposit into the Account # 7200 "Forest Improvement Fund".

Explanation

DRED wishes to convey the 1.5-acre Park parcel to NEFP in exchange for the 1.5 acre BCHC parcel which directly abuts the Park and Otter Lake to allow for future expansion of the public boat ramp. NEFP operates an expanding forest products mill complex and desires to own the 1.5 acres of the Park to enhance their log holding area. This parcel is separated from the rest of the Park by a brook and associated wetland; surplusng it will not affect the rest of the Park. NEFP will provide the acquisition costs for the 1.5 acres BCHC will deed to the State. Heath Appraisal Services has determined the market value of the State parcel to be \$2,500, and the market value of the BCHC parcel to be \$3,750.

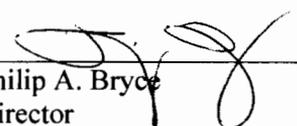
The Council on Resources and Development approved the exchange by unanimous vote on September 10, 2015. The Long Range Capital Planning and Utilization Committee approved this action on December 9, 2015.

The attached draft deeds have been approved by the DOJ as to form and substance. Your approval is subject to final review by DOJ as to execution.

Your approval is respectfully requested.

Respectfully submitted:

Approved:

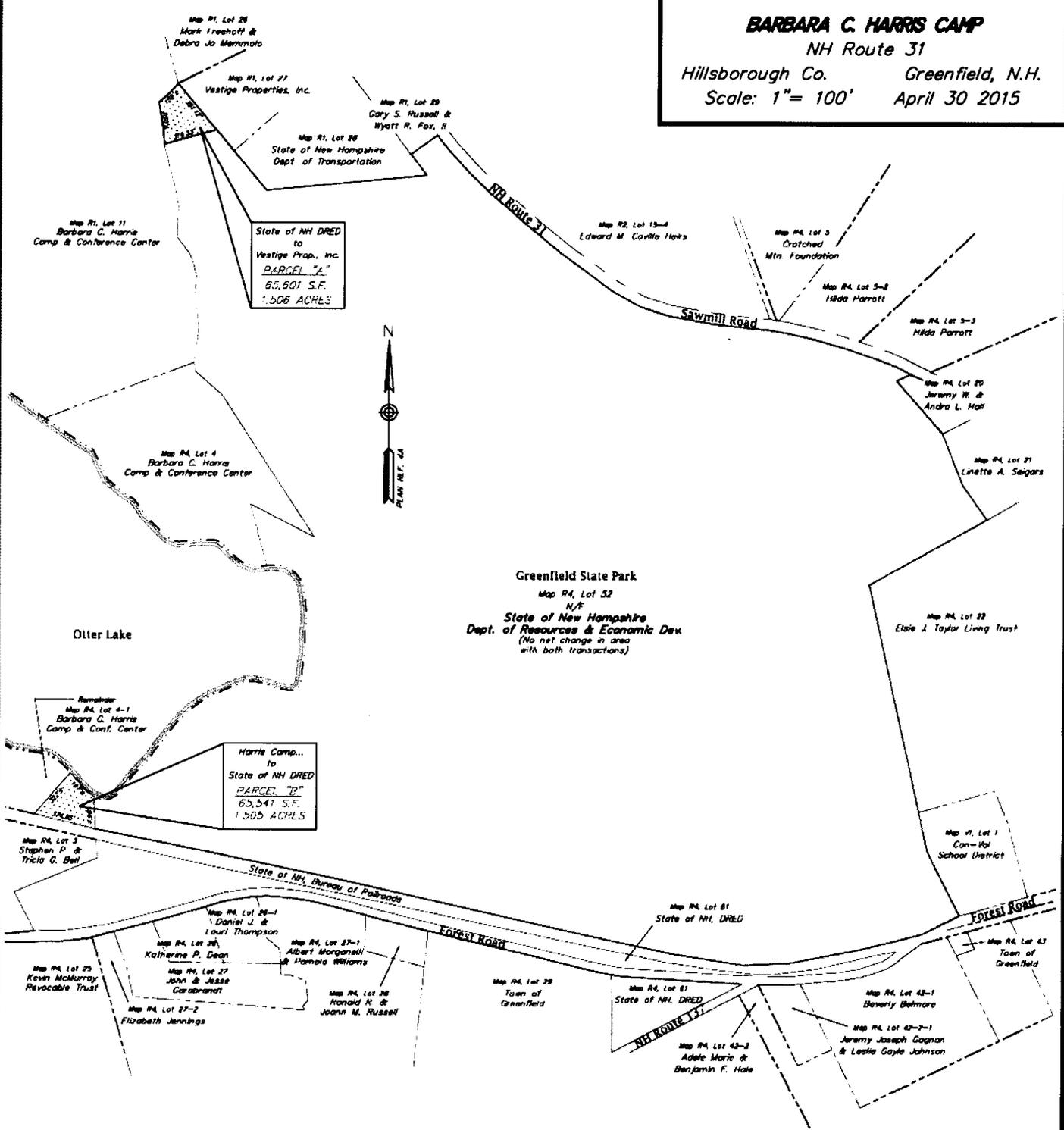

Philip A. Bryce
Director


Jeffrey J. Rose
Commissioner

BOUNDARY LINE ADJUSTMENT PLAN

Between
VESTIGE PROPERTIES, INC.
and
STATE OF NEW HAMPSHIRE, DRED
and
BARBARA C. HARRIS CAMP
NH Route 31
Hillsborough Co. Greenfield, N.H.
Scale: 1" = 100' April 30 2015

PROPERTY OVERVIEW



May 22, 2015

Ms. Deborah Buxton
Vestige Properties, Inc.
New England Forest Products, Inc.
Post Office Box 186
315 Sawmill Road (State Route 31)
Greenfield, New Hampshire 03047

RE: Restricted Use Appraisal and Report; fee simple interest, approximately 1.506 acres vacant land currently owned by the State of New Hampshire and being a portion of Greenfield State Park, and fee simple interest, approximately 16.00 acres vacant land currently owned by the Barbara C. Harris Camp and Conference Center, Greenfield, New Hampshire.

Dear Ms. Buxton:

In accordance with your request, this report communicates the results and conclusions of my analyses in regard to the market value of the fee simple interest in the above referenced real estate. This letter is not intended to be a substitute for the customary, formal, complete, fully documented narrative appraisal report, and the appraiser has complied with the instructions, standards, and specifications of the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation in conducting the research and analyses in forming the conclusions as reported herein. Furthermore, the appraiser has complied with the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA), also referred to as the "yellow book".

Purpose of this restricted use appraisal and report is to communicate

Deborah Buxton
May 22, 2015
Page No. 2 of 10

to you, my client, an opinion of the market value of the fee simple interest in the subject properties as of May 21, 2015, being the most recent date of inspection. The intended use of this report is to assist with general decision making in regard to the potential acquisition of the subject property in fee, for annexation to abutting property under the ownership of Vestige Properties, Inc. Whereas the subject property is owned by the State of New Hampshire and is a portion of a "larger parcel" utilized as a State Park and acquired and improved with Federal Land and Water Conservation Fund (LWCF) funding, land area of comparable value must be acquired and deeded to the state to offset the loss as measured by this appraisal from the conveyance of the subject property (1.506 acres) to your abutting property by annexation. This results in a second subject property, that being 16.00 acres of vacant land as owned by the Barbara C. Harris Camp and Conference Center which represents the property, or a portion of, to be acquired for conveyance to the state. Intended users of this report include only yourself, being an official representative of both Vestige Properties, Inc. and New England Forest Products, Inc. (my client).

Being a Restricted Use Appraisal and Summary Report, this letter is intended to simply and briefly convey the results of my analyses. Economic background data, applicable definitions, and various documentation as may typically be included within a complete report have not been included within this report. Relevant supporting data is within the appraisers work file.

The scope of work included a review of economic influences within the subject market area; a review of relevant physical data as applicable to the subject properties; a limited inspection of the real estate appraised, conducted most recently on May 21, 2015; research and collection of relevant facts; a search for appropriate comparable sales; and the analyses of those sales along with other indirect data resulting in the concluded opinion(s) of market value as reported herein. I have utilized only the Sales Comparison Approach in the analysis and valuation of the subject properties. The Cost Approach was considered but not utilized as each subject property consists of vacant land with no improvements to consider. The Income Approach was also considered but not utilized as the

properties would not typically be purchased for their ability to generate rental income (ground leases) or solely for its ability to generate income from user fees, sustained forestry management, and/or agricultural production. The Sales Comparison Approach has primarily relied on the Direct Comparison Method, and has utilized several sales of vacant land in direct comparison to each subject property. A variety of quantitative and qualitative techniques have been utilized as well. Sales located have been confirmed at the applicable Registry of Deeds and/or with brokers or parties to the transactions. The opinions of market value as concluded herein are premised upon an approximate twelve (12) to twenty four (24) month exposure period to consummate a hypothetical sale of the subject properties, as of the date of valuation. Furthermore, if properly marketed, the properties would be expected to sell within an approximate twelve (12) to twenty four (24) month marketing period. It is a condition of this appraisal that the subject property is free and clear of all and any hazardous waste and/or materials, growths, and/or toxic substances. I have reviewed the deeds to the subject properties although it is a condition of this appraisal that clear and marketable title to the property is in fact available, free from any easements, right-of-ways, encroachments, or any and all other encumbrances which could diminish the utility, appeal, and marketability of the property if exposed for sale.

The first subject property, being the area proposed for conveyance to the abutting property of Vestige Properties, Inc./New England Forest Products, Inc., is estimated to encompass approximately 1.506 acres of vacant land according to a draft plan prepared by State of New Hampshire Department of Resources and Economic Development (DRED) staff. The shape of this property is somewhat triangular. Said property is currently a portion of Greenfield State Park, and is located off the west side of Sawmill Road (State Route 31). Furthermore, said area directly abuts your property to the west. From within the park, said area represents the northernmost area of the park and is more or less separated from the rest of the park by wetland. There are no interior roads or trails to access this area from the remainder of the park. The property is primarily wooded, with generally typical growth noted. Species include White pine, hemlock, and assorted hardwoods. Wetland area, which comprises perhaps 35% of

the property, consists of brushy undergrowth. The topography is considered "rolling" overall. According to the USDA Soil Conservation Service (SCS), soil conditions associated with this property appear to include types 22B and 214A. Type 22B is Colton Loamy Sand, with slopes between 3% and 8%. This soil is said to be excessively drained and with rapid to very rapid permeability. Depth to bedrock and the seasonal high water table are typically greater than 60 inches. Considered to represent usable upland, this is a probable source of sand and gravel. Type 214A is Naumberg Fine Sandy Loam, with slopes between 0% and 3%. This soil is somewhat poorly drained to poorly drained, and is commonly classified as wetland. Type 22B is estimated to represent perhaps 65% of the property and is located to the north/northwest area, while type 214A comprises the rest of the property and is located to the south. According to FEMA panel no. 33011C0284D, with an effective date of September 25, 2009, the property is primarily located within an area identified as Zone "A", being subject to periodic flooding. However, the area north/northwest of the wetland (soil type 214A) is partially located within an area identified as Zone "X", being outside identified flood hazards. To summarize, the location and extent of identified wetland area effectively divides the property from the "larger parcel", the remainder of the state park. The property is of limited use to the park, and of limited appeal and use to anyone other than the abutter to the east, which is Vestige Properties, Inc./New England Forest Products, Inc..

The second subject property encompasses approximately 16.00 acres by both deed and municipal assessment data. Generally long and narrow in shape, this property features approximately 1,800 feet of shoreline along Otter Lake, being its easterly boundary. The average width of the property, as scaled by the appraiser from the municipal tax map, is approximately 400 feet. The westerly boundary is a former Boston and Maine railroad line, now owned by the State of New Hampshire and is used as a primary corridor snowmobile trail in season. Further to the north this railroad line has been designated a recreational trail and the rails have been removed. The southerly boundary is a stone wall, highly visible from the abutting public access site to Otter Lake which is a portion of the state park. The appraiser located a stone wall extending between the railroad line

Deborah Buxton

May 22, 2015

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and the lake, which is presumed to be the northerly boundary. Entirely wooded, the property offers a pleasant assortment of white pine and hemlock (marketable growth noted), with white birch and assorted hardwood species intermixed. Several areas of regeneration (young white pine) was noted where new growth is too thick and resulting in trees dying in addition to being damaged by snowfall. The topography is lightly "rolling" overall, although with an overall downhill slope from the railroad line to the lake. Numerous boulders and rock outcrop were noted throughout the property. The shoreline is very scenic. A footpath is evident along much of the shoreline, originating at the public water access site within the state park. The property is also easily accessible by foot along the railroad bed. Unsupervised public use may be of concern, as several campfire sites were noted. The deed to the property includes an access right-of-way to Forest Road, although there is no physical evidence of such right-of-way. Physical access to Forest Road would require crossing the railroad line, and again, there is no evidence of any historical crossing point. However, the appraiser was instructed by official representatives of DRED to appraise the property presuming physical access by right-of-way indeed exists. According to the USDA Soil Conservation Service (SCS), soil conditions associated with this property appear to include types 77C, 79C, and 142C. Type 142C is predominant, and is Monadnock Fine Sandy Loam with slopes between 8% and 15%. This soil is said to be well drained and with moderate to moderately rapid permeability. Depth to bedrock and the seasonal high water table is typically greater than 60 inches. Reported to be suited to use for pasture or hay. This is also a probable source of sand. Type 77C is Marlow Stony Loam, with slopes between 8% and 15%. This soil is said to be well drained and with moderate to slow permeability. Depth to bedrock is typically greater than 60 inches, while the depth to the seasonal high water table may be as shallow as 24 inches. Type 79C is Peru Stony Loam, with slopes between 8% and 15%. This soil is said to be moderately well drained and with moderate to slow permeability. Depth to bedrock is typically greater than 60 inches, while depth to the seasonal high water table may be as shallow as 20 inches. It is important to note the appraiser observed several "seep spots", small areas of poorly drained soils (wetland), and vernal pools. While too small individually to appear on the soil maps, collectively these areas may represent significant use limitations when

related setbacks are applied. An old granite drainage way beneath the railroad line, diverting run-off into the property, was also noted. According to FEMA panel no. 33011C0284D, with an effective date of September 25, 2009, the property is primarily located within an area identified as Zone "X", being outside identified flood hazard areas. However, the immediate shoreline along the lake is located within an area identified as Zone "A", being subject to periodic flooding. Evidence of white-tail deer was also noted. The property is considered to represent a very nice waterfront property limited to recreational use. Even with right-of-way access, physical characteristics including the comparatively long and narrow shape, rock outcrop, and scattered seep spots, wetland, and vernal pools all combine to significantly limit the potential uses of the property. Furthermore, simply presuming right-of-way access does not address whether such access could be economically feasible to actually locate and construct. The property in its entirety is best suited for addition to the state park. Alternate use is limited to a waterfront recreational parcel accessible by foot (right-of-way).

According to the Town of Greenfield Zoning Ordinance, the 1.506 acre subject property is located within the General Residence Zoning District. Permitted uses within this district include residences (up to four units), hotels, bed and breakfast facilities, day care centers, customary home occupations, and the sale of home produce and products. Dimensional controls include a minimum lot size of two (2.00) acres, with minimum road frontage of 250 feet (class V or better road). The minimum front yard setback is 100 feet, while the minimum side and rear setback required is 50 feet. Maximum building height is two stories or 35 feet. Cluster-type development is allowed on a tract at least twenty (20.00) in size. So-called backlots are allowed and require a minimum of ten (10.00) acres and 100 feet of road frontage. The abutting property of Vestige Properties, Inc./ New England Forest Products, Inc. is acknowledged as being within the Industrial Zoning District. The annexation of subject property to this abutting property does not change its zoning. Any change in zoning deemed necessary will require appropriate action by the Town of Greenfield. The 16.00 acre subject property is located within the Village Zoning District. Permitted uses within this district include single family dwellings, and one

accessory dwelling unit per primary unit. Dimensional controls include a minimum lot size of two (2.00) acres, with minimum road frontage of 250 feet (class V or better road). The minimum front yard setback is 100 feet, while the minimum side and rear setback required is 50 feet. Maximum building height is two stories or 35 feet. The zoning also includes a variety of resource-specific overlays and districts, including wetlands, flood plain, and groundwater protection, with all three noted overlays/districts applicable to the 1.506 acre subject property and flood plain provisions applicable to the shoreline of the 16.00 acre property. Wetland regulations limit such identified areas to generally passive uses. Flood plain regulations establish certain construction standards within such identified areas. Groundwater protection regulations prohibit uses deemed to represent a contamination threat to the underlying groundwater resource. The State Shoreland Protection Act (RSA 483-A, RSA 483-B-1) also applies to the 16.00 acre property, and establishes setbacks and forestry management limitations. The state regulations apply to all land within 250 feet of all great ponds, and include a 50 foot primary building setback (20 foot accessory structure setback) and a 150 foot natural woodland buffer. A minimum of 50% of the vegetation shall remain in an unaltered state; 25% for lots less than one half acre in area. Various additional restrictions apply in regard to septic system setbacks, impervious surface area allowed, ground cover removal, and the application of pesticides and fertilizers. For more details, please review www.des.nh.gov/cspa. The 1.506 acre property as proposed is currently part of a larger parcel which represents a legal and conforming lot of record. As proposed, the property would be annexed to abutting property and as part of said property would continue to be conforming. It is not proposed to become an independent lot. Utilization as vacant land represents a conforming use. The 16.00 acre property represents a non-conforming lot of record, with the non-conformance being it lacks the currently required minimum road frontage. Utilization as vacant land represents a conforming use, although a determination of any potential allowed uses and/or whether any special exceptions or variances to the zoning ordinance would be required to accommodate any use more intense than as vacant land from the local planning board.

After careful consideration of the physical characteristics of each

subject property, apparent legally permissible uses, and apparent market patterns and trends, I conclude the highest and best use of the 1.506 acre subject property is its utilization as additional/excess land area to an abutter. Furthermore, I conclude the highest and best use of the 16.00 acre subject property is its utilization as vacant land for recreational use. Utilization as public open space (expansion of the adjacent state park) is considered equally feasible provided the price to be paid for the property in anticipation of such use is based upon its concluded highest and best use as privately owned property for recreational activities.

In the valuation of each subject property, the appraiser has primarily utilized the Sales Comparison Approach, Direct Comparison Method, although a combination of quantitative and qualitative techniques have also been utilized. Each property has been analyzed separately, with the 1.506 acre property presented first. A search of the subject market area has been conducted to locate vacant land recently sold and offering similar appeal and utility as the subject property. I have located five (5) sales for consideration and direct comparison to the subject property. The sales utilized include: 1) 14.00 acres located on Dodge Hill Road in Bennington, which sold July 7, 2014 for \$21,000, or \$1,500 per acre; 2) 8.70 acres located on Herrick Road in Lyndeborough, which sold July 9, 2012 for \$7,500, or \$862 per acre; 3) 14.70 acres located off Woodward Hill Road in Frankestown, which sold August 15, 2007 for \$15,000, or \$1,020 per acre; 4) 8.00 acres located off Dennison Pond Road, Frankestown, which sold October 29, 2005 for \$9,500, or \$1,188 per acre; and 5) 11.80 acres located off Campbell Hill Road, Frankestown, which sold October 19, 2004 for \$16,000, or \$1,356 per acre. The noted sales have been adjusted for variations in market conditions/time, conditions of sale, property rights conveyed, financing terms, location, and physical characteristics to include size (contributory value of additional/excess land area), topography, soil conditions, tree growth, views, open field area, access/road frontage, and other pertinent natural features, if any. After adjustments, the respective unit value indications for the subject property are \$1,500, \$1,121, \$1,173, \$1,307, and \$1,492, per acre. The range of value, \$1,121 per acre to \$1,500 per acre, represents a spread of some 25% from high to low, which is not unusual within this market segment. The median of the range is \$1,307 per acre,

while the mean is \$1,319. However, sale no. 1 is the most recent sale and has been given emphasis. The noted sales are interpreted to suggest market value at the level of \$1,500 per acre, or \$2,500 rounded (1.506 acres at \$1,500 per acre equals \$2,259, rounded to \$2,500).

The same methodology and techniques have been utilized in the analysis of the 16.00 acre subject property. However, comparable sales have been much more difficult to locate. In fact, the search of the subject market area located only one truly comparable sale, as follows: 45.00 acres with approximately 2,200 feet of shoreline on Willard Pond in Antrim sold February 10, 2009 for \$45,000, or \$45,000 per lot, \$1,889 per acre, and \$20.45 per foot of shoreline. The property has no road frontage and is reported to be accessible by a long right-of-way over an old logging road. The appraiser located another waterfront recreational lot, being 1.43 acres located on Harrison Road in Washington. This property has approximately 221 feet of shoreline on Highland Lake, and sold May 24, 2006 for \$12,000. Soil conditions will not support a septic system, thus deeming the lot to be unbuildable. The indicated unit price per acre of \$8,392 per acre is skewed due to the size of the property and is not considered reliable. However, the unit value of \$12,000 per lot may be usable after adjustments, as may be the unit value of \$54.30 per foot of shoreline. Not a recreational lot, a 1.53 acre buildable lot with 184.07 feet of shoreline on Zephyr Lake in Greenfield sold December 19, 2014 for \$50,000. Potential building sites are limited due to the narrow and long shape of the lot and steep slopes, including down to the shoreline. Again, price per acre and price per foot of shoreline are skewed due to quantity/size variations and are unreliable. However, price per lot at \$50,000 may be usable with adjustments. The noted sales have been adjusted for variations in market conditions/time, conditions of sale, property rights conveyed, financing terms, location, and physical characteristics to include size (contributory value of additional/excess land area), shoreline, topography, soil conditions, tree growth, views, open field area, access/road frontage, and other pertinent natural features, if any, and as applicable. After applicable adjustments, the Antrim sale results in a unit value of \$2,100 per acre and \$22.00 per foot of shoreline. Applied to the subject property results in an opinion of market value of **\$33,600** based on price per acre and **\$39,600** based on price per foot of shoreline.

Deborah Buxton
May 22, 2015
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The appraiser has focused on the recent sale on Zephyr Lake for support. After applicable adjustments, the indicated value of the subject property utilizing price per lot as the unit of comparison is **\$39,500**, which equals alternate unit values of \$2,469 per acre and \$21.94 per foot of shoreline when applied to the subject property. Accordingly, this sale is considered to provide excellent support to the Antrim sale. Last, the dated sale from Washington. After applicable adjustments, this sale results in a value indication of **\$35,500** as applicable to the subject property based on a price per lot analysis, which equals alternate unit values of \$2,219 per acre and \$19.72 per foot of shoreline when applied to the subject property. This sale is also considered supportive, although it is given less emphasis due to the date of sale. After careful consideration of the subject property and the comparable sales utilized, the appraiser concludes this analysis to interpret the data to suggest market value of the 16.00 acre subject property at the level of **\$39,500**. On a per acre basis, a unit value of \$2,500 per acre is considered appropriate (\$39,500 divided by 16.00 acres equals \$2,469 per acre, rounded to \$2,500).

The comparable sales utilized are on file at the appraiser's office.

Again, this service represents a restricted use appraisal, and my client is aware this report is not to be used for any purpose other than stated herein, or is the report to be distributed to any third party without the consent of the appraiser. The appraiser shall not be held responsible for any unauthorized or inappropriate use of this report or its contents. A formal, documented, complete appraisal report can be prepared upon request for an additional fee. Should you have any questions or comments please call me at (603) 588-3020. Thank you for the opportunity to be of service.

Sincerely,

Scot D. Heath
Certified General Appraiser
(NHCG-211)

New Hampshire Council on Resources and Development

NH Office of Energy and Planning
107 Pleasant Street, Johnson Hall
Concord, NH 03301
Phone: 603-271-2155
Fax: 603-271-2615



TDD Access: Relay NH
1-800-735-2964

MEMORANDUM

TO: Commissioner Jeffrey J. Rose
Department of Resources and Economic Development

FROM: Susan Slack, Principal Planner *Susan Slack*
NH Office of Energy and Planning

DATE: October 5, 2015

SUBJECT: Surplus Land Review, SLR 15-009-Greenfield

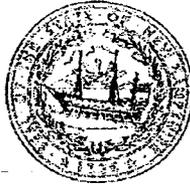
On September 10, 2015, the Council on Resources and Development (CORD) took action on the following Surplus Land Review application from the Department of Resources and Economic Development:

Request from the Department Resources and Economic Development to swap with New England Forest Products (NEFP) a 1.5-acre portion of the Greenfield State Park for a parcel of equal value on the shore of Otter Lake adjacent to the Park's public boat ramp to be purchased by NEFP and conveyed to the State.

CORD members voted to RECOMMEND APPROVAL OF SLR 15-009 as submitted, pending no adverse comments received by the close of the 30-day public comment period, which was the close of business on October 5, 2015. No adverse comments were received.

cc: Bill Carpenter, Administrator, Bureau of Land Management
Meredith Hatfield, Director, NH Office of Energy and Planning
Chair, Long Range Capital Planning and Utilization Committee

MEMBER AGENCIES: Office of Energy and Planning • Resources and Economic Development • Environmental Services
Agriculture, Markets, and Food • Fish and Game • Safety • Education • Health and Human Services • Transportation
Cultural Resources • Administrative Services • New Hampshire Housing Finance Authority



RECEIVED

DEC 11 2015

D.R.E.D.

LRCP 15-035

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

CHRISTOPHER M. SHEA, 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

STEPHEN C. SMITH, CPA
Director, Audit Division
(603) 271-2785

December 9, 2015

Jeffrey J. Rose, Commissioner
Department of Resources and Economic Development
172 Pembroke Road
P.O. Box 1856
Concord, New Hampshire 03302-1856

Dear Commissioner Rose,

The Long Range Capital Planning and Utilization Committee, pursuant to the provisions of RSA 4:40, on December 9, 2015, approved the request of the Department of Resources and Economic Development, Division of Forests and Lands, to surplus an undeveloped 1.5 acre parcel of "Greenfield State Park" in the Town of Greenfield to Vestige Properties Inc. dba New England Forest Products (NEFP), in exchange for an undeveloped 1.5 acre parcel from Barbara C. Harris Camp (BCHC), also in the Town of Greenfield, at no cost, and further authorization to accept the \$1,100 Administrative Fee for deposit into the Forest Improvement Fund, subject to the conditions as specified in the request dated October 19, 2015.

Sincerely,

Michael W. Kane
Legislative Budget Assistant

MWK/pe
Attachment

Cc: Brad Simpkins, Director, Division of Forests and Lands, DRED
Bill Carpenter, Bureau of Land Management, DRED ✓

STATE OF NEW HAMPSHIRE
Inter-Department Communication

DATE: December 16, 2015

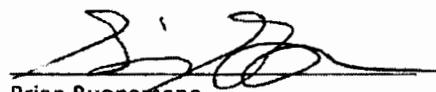
FROM: Brian Buonamano
Assistant Attorney General

AT: Department of Justice

SUBJECT: Greenfield State Park land swap

TO: Bill Carpenter, Administrator, Lands Management Bureau, DRED

I have reviewed and approved the Quitclaim Deed from the State to Vestige Properties LLC., and the Warranted Deed from Barbara C. Harris Camp to the State acting by and through the Department of Resources and Economic Development for form and substance only. Following Governor and Council approval, please submit the fully executed Deed to this office for approval of execution.


Brian Buonamano
Assistant Attorney General

Tax Stamp: \$ Grantor exempt Reg 802.03(a)

Recording Fee: \$

L-Chip Surcharge: \$

Return to:

David Buxton
315 Sawmill Road
PO BOX 186
Greenfield, NH 03047

Quitclaim Deed

The State of New Hampshire, through its Department of Resources and Economic Development (DRED), 172 Pembroke Road, Concord, New Hampshire, 03301 (Grantor), for consideration paid, grants to Vestige Properties, Inc., a corporation duly organized and existing under the laws of the State of New Hampshire, with a principal place of business at 315 Sawmill Road, Greenfield, NH, 03047 (Grantee), with Quitclaim Covenants,

A certain tract of unimproved land, being a portion of the state reservation known as Greenfield State Park, situated between Forest Road and Sawmill Road in the Town of Greenfield, County of Hillsborough, State of New Hampshire, and being more particularly described as follows:

Beginning at a steel rebar set at the end of a stone wall, said rebar being the northeast corner of the lot herein conveyed and a common lot corner for land now or formerly owned by Freehoff and Memmolo, Vestige Properties Inc., State of New Hampshire (DRED), and Barbara C. Harris Camp;

Thence S 09°30'00"E, a distance of 351.12 feet, by land of Vestige Properties to a steel rebar to be set. Said rebar shall be located N 09°30'00 W, a distance of 163.44 feet from a NH Highway Bound marking a common point between land now or formerly owned by Vestige Properties Inc., the State of New Hampshire (DOT), and the State of New Hampshire (DRED);

Thence N 75°38'36"W, a distance of 316.33 feet, by remaining land of State of New Hampshire (DRED) to a steel rebar at the base of a dead pine tree located on line of land now or formerly owned by the Barbara C. Harris Camp;

Thence N 25°40'33"E, a distance of 90.44 feet, by land of the Barbara C. Harris Camp, to a tree with wire fence;

Thence N 20°48'27"E, a distance of 159.41 feet, by land the Barbara C. Harris Camp to a 3.5 foot high delineator post located at the northwesterly corner of the lot herein conveyed;

Thence N 80°41'28"E, a distance of 63.44 feet, by land of the Barbara C. Harris Camp to a tree with wire fence;

Thence N 73°15'53"E, a distance of 94.07 feet, by the land of the Barbara C. Harris Camp to the point of beginning.

Said parcel being 1.5 acres, more or less, of unimproved forest land, and is shown as "Parcel A" on a plan entitled "Boundary Line Adjustment Plan between Vestige Properties Inc. and the State of New Hampshire, Dept. of Resources and Economic Dev." as prepared by and on file at the headquarters office of the State of New Hampshire, Department of Resources and Economic Development.

MEANING and INTENDING: to convey a portion of the same premises conveyed to the State of New Hampshire by Vivian O. Merchant, dated August 8, 1962, and recorded in Hillsborough County Superior Court Equity No. Session 101

This Quitclaim Deed is effective as of the _____ day of December, 2015, but is executed on the _____ day of December, 2015.

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF RESOURCES
AND ECONOMIC DEVELOPMENT**

By: _____
Jeffrey J. Rose
Commissioner
Duly Authorized

**STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, ss**

On this _____ day of December 2015, Jeffrey J. Rose, Commissioner of the Department of Resources and Economic Development of the State of New Hampshire, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that he was duly authorized and executed the same in the capacity therein stated and for the purposes therein contained.

Justice of the Peace/Notary Public
My Commission Expires: _____
(seal or stamp)

Approved as to form, substance and execution by the Office of the Attorney General:

February _____, 2015

Date

Senior Assistant Attorney General
of the State of New Hampshire

This conveyance by the State of New Hampshire was authorized by vote of New Hampshire Governor and Executive Council at a meeting held in Executive Council Chambers, Concord, New Hampshire on _____, Agenda Item No. _____

Return to:

Bill Carpenter
Division of Forests and Lands
PO Box 1856
Concord, NH 03302-1856

**This transfer is exempt from
the payment of real estate
transfer tax pursuant to
NH RSA 78-B:2(I)**

WARRANTY DEED

We, Barbara C. Harris Camp and Conference Center, a corporation duly organized and existing under the laws of the State of New Hampshire, with a principal place of business of 108 Wally Stone Lane, Greenfield, NH 03047 ("Grantors"), for consideration paid, grant to the **State of New Hampshire**, through its Department of Resources and Economic Development (DRED), with a principal office at 172 Pembroke Road, Concord, Merrimack County, New Hampshire, 03301 ("Grantee"), with warranty covenants, fee simple title to a certain tract or parcel of vacant land (the "Property"), situated between the former Boston and Maine Railroad corridor and Otter Lake in the Town of Greenfield, County of Hillsborough, State of New Hampshire, being more particularly described as:

Beginning at an aluminum "Fish & Game" disk found on the southwesterly shore of Otter Lake, being the northeasterly corner of the lot herein conveyed;

Thence S23°16'29"W for a distance of 4.52 feet to drill hole at the end of a stonewall;

Thence S28°50'30"W for a distance of 25.46 feet along said stonewall to a point;

Thence S26°45'00"W along said stonewall for a distance of 163.61 feet to a drill hole in said wall at the northerly limit of the former Boston and Maine Railroad corridor;

Thence N45°59'21"W for a distance of 374.95 feet along the railroad corridor, to a steel rebar to be set at remaining land of the Barbara C. Harris Camp and Conference Center;

Thence N71°34'31"E along remaining land of the "camp" for a distance of 319.14 feet to a steel rebar to be set near the shore of Otter Lake;

Thence continuing N71°34'31"E for a distance of 3.3 feet to the high-water mark of Otter Lake;

Thence running in a general southeasterly direction along the shore of Otter Lake to the point of beginning; with a tie line of S16°16'24"E and a distance of 196.76 feet between the last mentioned steel rebar and the disk at the point of beginning.

Said parcel contains 1.5 acres, more or less, and is shown as "Parcel B" on a certain plan entitled "Boundary Line Adjustment Plan between Barbara C. Harris Camp and Conference Center, and State of New Hampshire Dept. of Resources and Economic Dev." as prepared by and on file at the headquarters office of the State of New Hampshire, Department of Resources and Economic Development.

Meaning and Intending: To convey a portion of the premises conveyed to Barbara C. Harris Camp and Conference Center by deed from Boston Young Men's Christian Union, dated December 29, 2000, and recorded in Vol. 6335, Page 1793 of the Hillsborough County Registry of Deeds.

The premises conveyed herein are not homestead property of the Grantors.

This Warranty Deed shall be effective as of the _____ day of _____, 2015 but is executed on the _____ day of _____, 2015.

GRANTORS

By: _____

**THE STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, SS.**

Personally appeared the above named, XXXXXXXXXXXX, and acknowledged the foregoing instrument by them made to be their voluntary act and deed.

Before me: _____
Justice of the Peace/Notary Public

(seal)

Approved as to form, substance and execution:

**STATE OF NEW HAMPSHIRE
OFFICE OF THE ATTORNEY GENERAL**

Dated

, Esquire
Senior Assistant Attorney General

Approved by NH Governor and Executive Council on _____, item # _____.

