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New Hampshire Fish and Game Department

11 Hazen Drive, Concord, NH 03301-6500
Headquarters: (603) 271-3421
Web site: www.WildNH.com

TDD Access: Relay NH 1-800-735-2964
FAX (603) 271-1438
E-mail: info@wildlife.nh.gov

Glenn Normandeau
Executive Director

May 8, 2014

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

REQUESTED ACTION

Authorize the New Hampshire Fish and Game Department to enter into a contract with Fremeau Appraisal Inc. (Vendor Code 156812), Manchester, NH, to conduct an appraisal to Uniform Standards for Federal Land Acquisition for a 65 acre property Springfield, NH, in the amount of \$3,500 effective upon Governor and Council approval through June 30, 2014. Funding is 75% Federal; 25% Other (Wildlife Habitat Funds).

Funding for this purchase is available in the Wildlife Habitat Conservation account, as follows:

03 75 75 751520-2155 Wildlife Program – Wildlife Habitat Conservation		
020-07500-21550000-305-500845	Habitat Acquisition and Management	<u>FY14</u> \$3500.00

EXPLANATION

This appraisal is requested as part of the due diligence necessary for the Department to secure federal funds to purchase approximately 65+/- acres of land located on George Hill Road in Springfield. The purchase of the property will expand the existing McDaniel's Marsh Wildlife Management Area as well as permanently protect valuable wildlife habitat. Pending completion of the appraisal, the Department will seek funding through the Federal Aid in Wildlife Restoration Program to permanently conserve the targeted property.

A solicitation for bids was mailed on April 9, 2014. Four licensed appraisers were contacted and asked to submit a bid for a self-contained appraisal report that meets all requirements of USPAP and UASFLA-2000 Edition. Fremeau Appraisal Inc. submitted the lowest bid within the required timeframe.

Respectfully submitted,

Glenn Normandeau
Executive Director

Kathy Ann LaBonte
Chief, Business Division

Bid Solicitations

Petraeus/Knowlton Parcel, Springfield April 23, 2014

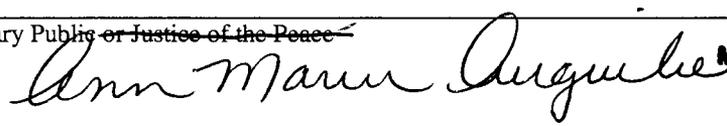
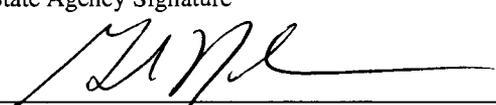
Appraiser	Date Received	Bid	Telephone
Freemeau Appraisal Inc.	4/16/14	\$3,500	622-8826
Crafts Appraisal Services Inc	None received		472-2444
M.H. Beecy Appraisal Services	4/22/14	\$3,000 Not within required timeframe	622-5106
Rauseo and Associates	None received		783-4851

Subject: Appraisal on 65 acres in Springfield, NH FORM NUMBER P-37 (version 1/09)

AGREEMENT
The State of New Hampshire and the Contractor hereby mutually agree as follows:

GENERAL PROVISIONS

1. IDENTIFICATION.

1.1 State Agency Name <u>NH Fish and Game Department</u>		1.2 State Agency Address <u>11 Hazen Drive, Concord, NH 03301</u>	
1.3 Contractor Name <u>Fremeau Appraisal Inc.</u>		1.4 Contractor Address <u>11 Stark St, Manchester, NH 03101</u>	
1.5 Contractor Phone Number <u>603 622-8826</u>	1.6 Account Number <u>20-07500-21550000-305-500</u>	1.7 Completion Date <u>June 30 2014</u>	1.8 Price Limitation <u>\$3,500</u>
1.9 Contracting Officer for State Agency <u>Glenn Normandeau, Executive Director</u>		1.10 State Agency Telephone Number <u>271-3511</u>	
1.11 Contractor Signature <u>Joseph G. Fremeau</u> 		1.12 Name and Title of Contractor Signatory <u>President</u>	
1.13 Acknowledgement: State of <u>NH</u> , County of <u>Hillsborough</u> On <u>5/5/14</u> , before the undersigned officer, personally appeared the person identified in block 1.12, or satisfactorily proven to be the person whose name is signed in block 1.11, and acknowledged that s/he executed this document in the capacity indicated in block 1.12.			
1.13.1 Signature of Notary Public or Justice of the Peace  [Seal]		ANN MARIE ANGIULO, Notary Public My Commission Expires August 24, 2016	
1.13.2 Name and Title of Notary or Justice of the Peace <u>Ann Marie Angiulo, Administrative Assistant</u>			
1.14 State Agency Signature 		1.15 Name and Title of State Agency Signatory <u>Glen Normandeau, Executive Director</u>	
1.16 Approval by the N.H. Department of Administration, Division of Personnel (if applicable) By: _____ Director, On: _____			
1.17 Approval by the Attorney General (Form, Substance and Execution) By:  On: <u>5-22-2014</u>			
1.18 Approval by the Governor and Executive Council By: _____ On: _____			

2. EMPLOYMENT OF CONTRACTOR/SERVICES TO BE PERFORMED. The State of New Hampshire, acting through the agency identified in block 1.1 ("State"), engages contractor identified in block 1.3 ("Contractor") to perform, and the Contractor shall perform, the work or sale of goods, or both, identified and more particularly described in the attached EXHIBIT A which is incorporated herein by reference ("Services").

3. EFFECTIVE DATE/COMPLETION OF SERVICES.
3.1 Notwithstanding any provision of this Agreement to the contrary, and subject to the approval of the Governor and Executive Council of the State of New Hampshire, this Agreement, and all obligations of the parties hereunder, shall not become effective until the date the Governor and Executive Council approve this Agreement ("Effective Date").
3.2 If the Contractor commences the Services prior to the Effective Date, all Services performed by the Contractor prior to the Effective Date shall be performed at the sole risk of the Contractor, and in the event that this Agreement does not become effective, the State shall have no liability to the Contractor, including without limitation, any obligation to pay the Contractor for any costs incurred or Services performed. Contractor must complete all Services by the Completion Date specified in block 1.7.

4. CONDITIONAL NATURE OF AGREEMENT. Notwithstanding any provision of this Agreement to the contrary, all obligations of the State hereunder, including, without limitation, the continuance of payments hereunder, are contingent upon the availability and continued appropriation of funds, and in no event shall the State be liable for any payments hereunder in excess of such available appropriated funds. In the event of a reduction or termination of appropriated funds, the State shall have the right to withhold payment until such funds become available, if ever, and shall have the right to terminate this Agreement immediately upon giving the Contractor notice of such termination. The State shall not be required to transfer funds from any other account to the Account identified in block 1.6 in the event funds in that Account are reduced or unavailable.

5. CONTRACT PRICE/PRICE LIMITATION/PAYMENT.
5.1 The contract price, method of payment, and terms of payment are identified and more particularly described in EXHIBIT B which is incorporated herein by reference.
5.2 The payment by the State of the contract price shall be the only and the complete reimbursement to the Contractor for all expenses, of whatever nature incurred by the Contractor in the performance hereof, and shall be the only and the complete compensation to the Contractor for the Services. The State shall have no liability to the Contractor other than the contract price.
5.3 The State reserves the right to offset from any amounts otherwise payable to the Contractor under this Agreement those liquidated amounts required or permitted by N.H. RSA 80:7 through RSA 80:7-c or any other provision of law.

5.4 Notwithstanding any provision in this Agreement to the contrary, and notwithstanding unexpected circumstances, in no event shall the total of all payments authorized, or actually made hereunder, exceed the Price Limitation set forth in block 1.8.

6. COMPLIANCE BY CONTRACTOR WITH LAWS AND REGULATIONS/ EQUAL EMPLOYMENT OPPORTUNITY.
6.1 In connection with the performance of the Services, the Contractor shall comply with all statutes, laws, regulations, and orders of federal, state, county or municipal authorities which impose any obligation or duty upon the Contractor, including, but not limited to, civil rights and equal opportunity laws. In addition, the Contractor shall comply with all applicable copyright laws.
6.2 During the term of this Agreement, the Contractor shall not discriminate against employees or applicants for employment because of race, color, religion, creed, age, sex, handicap, sexual orientation, or national origin and will take affirmative action to prevent such discrimination.
6.3 If this Agreement is funded in any part by monies of the United States, the Contractor shall comply with all the provisions of Executive Order No. 11246 ("Equal Employment Opportunity"), as supplemented by the regulations of the United States Department of Labor (41 C.F.R. Part 60), and with any rules, regulations and guidelines as the State of New Hampshire or the United States issue to implement these regulations. The Contractor further agrees to permit the State or United States access to any of the Contractor's books, records and accounts for the purpose of ascertaining compliance with all rules, regulations and orders, and the covenants, terms and conditions of this Agreement.

7. PERSONNEL.
7.1 The Contractor shall at its own expense provide all personnel necessary to perform the Services. The Contractor warrants that all personnel engaged in the Services shall be qualified to perform the Services, and shall be properly licensed and otherwise authorized to do so under all applicable laws.
7.2 Unless otherwise authorized in writing, during the term of this Agreement, and for a period of six (6) months after the Completion Date in block 1.7, the Contractor shall not hire, and shall not permit any subcontractor or other person, firm or corporation with whom it is engaged in a combined effort to perform the Services to hire, any person who is a State employee or official, who is materially involved in the procurement, administration or performance of this Agreement. This provision shall survive termination of this Agreement.
7.3 The Contracting Officer specified in block 1.9, or his or her successor, shall be the State's representative. In the event of any dispute concerning the interpretation of this Agreement, the Contracting Officer's decision shall be final for the State.

Contractor Initials
Date 5/6/17

8. EVENT OF DEFAULT/REMEDIES.

8.1 Any one or more of the following acts or omissions of the Contractor shall constitute an event of default hereunder ("Event of Default"):

- 8.1.1 failure to perform the Services satisfactorily or on schedule;
- 8.1.2 failure to submit any report required hereunder; and/or
- 8.1.3 failure to perform any other covenant, term or condition of this Agreement.

8.2 Upon the occurrence of any Event of Default, the State may take any one, or more, or all, of the following actions:

- 8.2.1 give the Contractor a written notice specifying the Event of Default and requiring it to be remedied within, in the absence of a greater or lesser specification of time, thirty (30) days from the date of the notice; and if the Event of Default is not timely remedied, terminate this Agreement, effective two (2) days after giving the Contractor notice of termination;
- 8.2.2 give the Contractor a written notice specifying the Event of Default and suspending all payments to be made under this Agreement and ordering that the portion of the contract price which would otherwise accrue to the Contractor during the period from the date of such notice until such time as the State determines that the Contractor has cured the Event of Default shall never be paid to the Contractor;
- 8.2.3 set off against any other obligations the State may owe to the Contractor any damages the State suffers by reason of any Event of Default; and/or
- 8.2.4 treat the Agreement as breached and pursue any of its remedies at law or in equity, or both.

9. DATA/ACCESS/CONFIDENTIALITY/PRESERVATION.

9.1 As used in this Agreement, the word "data" shall mean all information and things developed or obtained during the performance of, or acquired or developed by reason of, this Agreement, including, but not limited to, all studies, reports, files, formulae, surveys, maps, charts, sound recordings, video recordings, pictorial reproductions, drawings, analyses, graphic representations, computer programs, computer printouts, notes, letters, memoranda, papers, and documents, all whether finished or unfinished.

9.2 All data and any property which has been received from the State or purchased with funds provided for that purpose under this Agreement, shall be the property of the State, and shall be returned to the State upon demand or upon termination of this Agreement for any reason.

9.3 Confidentiality of data shall be governed by N.H. RSA chapter 91-A or other existing law. Disclosure of data requires prior written approval of the State.

10. TERMINATION. In the event of an early termination of this Agreement for any reason other than the completion of the Services, the Contractor shall deliver to the Contracting Officer, not later than fifteen (15) days after the date of termination, a report ("Termination Report") describing in detail all Services performed, and the contract price earned, to and including the date of termination. The form, subject matter, content, and number of copies of the Termination

Report shall be identical to those of any Final Report described in the attached EXHIBIT A.

11. CONTRACTOR'S RELATION TO THE STATE. In the performance of this Agreement the Contractor is in all respects an independent contractor, and is neither an agent nor an employee of the State. Neither the Contractor nor any of its officers, employees, agents or members shall have authority to bind the State or receive any benefits, workers' compensation or other emoluments provided by the State to its employees.

12. ASSIGNMENT/DELEGATION/SUBCONTRACTS. The Contractor shall not assign, or otherwise transfer any interest in this Agreement without the prior written consent of the N.H. Department of Administrative Services. None of the Services shall be subcontracted by the Contractor without the prior written consent of the State.

13. INDEMNIFICATION. The Contractor shall defend, indemnify and hold harmless the State, its officers and employees, from and against any and all losses suffered by the State, its officers and employees, and any and all claims, liabilities or penalties asserted against the State, its officers and employees, by or on behalf of any person, on account of, based or resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the Contractor. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State, which immunity is hereby reserved to the State. This covenant in paragraph 13 shall survive the termination of this Agreement.

14. INSURANCE.

14.1 The Contractor shall, at its sole expense, obtain and maintain in force, and shall require any subcontractor or assignee to obtain and maintain in force, the following insurance:

14.1.1 comprehensive general liability insurance against all claims of bodily injury, death or property damage, in amounts of not less than \$250,000 per claim and \$2,000,000 per occurrence; and

14.1.2 fire and extended coverage insurance covering all property subject to subparagraph 9.2 herein, in an amount not less than 80% of the whole replacement value of the property.

14.2 The policies described in subparagraph 14.1 herein shall be on policy forms and endorsements approved for use in the State of New Hampshire by the N.H. Department of Insurance, and issued by insurers licensed in the State of New Hampshire.

14.3 The Contractor shall furnish to the Contracting Officer identified in block 1.9, or his or her successor, a certificate(s) of insurance for all insurance required under this Agreement. Contractor shall also furnish to the Contracting Officer identified in block 1.9, or his or her successor, certificate(s) of insurance for all renewal(s) of insurance required under this Agreement no later than fifteen (15) days prior to the expiration date of each of the insurance policies. The certificate(s) of insurance and any renewals thereof shall be

Contractor Initials f.c.
Date 5/16/14

attached and are incorporated herein by reference. Each certificate(s) of insurance shall contain a clause requiring the insurer to endeavor to provide the Contracting Officer identified in block 1.9, or his or her successor, no less than ten (10) days prior written notice of cancellation or modification of the policy.

15. WORKERS' COMPENSATION.

15.1 By signing this agreement, the Contractor agrees, certifies and warrants that the Contractor is in compliance with or exempt from, the requirements of N.H. RSA chapter 281-A ("*Workers' Compensation*").

15.2 To the extent the Contractor is subject to the requirements of N.H. RSA chapter 281-A, Contractor shall maintain, and require any subcontractor or assignee to secure and maintain, payment of Workers' Compensation in connection with activities which the person proposes to undertake pursuant to this Agreement. Contractor shall furnish the Contracting Officer identified in block 1.9, or his or her successor, proof of Workers' Compensation in the manner described in N.H. RSA chapter 281-A and any applicable renewal(s) thereof, which shall be attached and are incorporated herein by reference. The State shall not be responsible for payment of any Workers' Compensation premiums or for any other claim or benefit for Contractor, or any subcontractor or employee of Contractor, which might arise under applicable State of New Hampshire Workers' Compensation laws in connection with the performance of the Services under this Agreement.

16. WAIVER OF BREACH. No failure by the State to enforce any provisions hereof after any Event of Default shall be deemed a waiver of its rights with regard to that Event of Default, or any subsequent Event of Default. No express failure to enforce any Event of Default shall be deemed a waiver of the right of the State to enforce each and all of the provisions hereof upon any further or other Event of Default on the part of the Contractor.

17. NOTICE. Any notice by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by certified mail, postage prepaid, in a United States Post Office addressed to the parties at the addresses given in blocks 1.2 and 1.4, herein.

18. AMENDMENT. This Agreement may be amended, waived or discharged only by an instrument in writing signed by the parties hereto and only after approval of such amendment, waiver or discharge by the Governor and Executive Council of the State of New Hampshire.

19. CONSTRUCTION OF AGREEMENT AND TERMS.

This Agreement shall be construed in accordance with the laws of the State of New Hampshire, and is binding upon and inures to the benefit of the parties and their respective successors and assigns. The wording used in this Agreement is the wording chosen by the parties to express their mutual

intent, and no rule of construction shall be applied against or in favor of any party.

20. THIRD PARTIES. The parties hereto do not intend to benefit any third parties and this Agreement shall not be construed to confer any such benefit.

21. HEADINGS. The headings throughout the Agreement are for reference purposes only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

22. SPECIAL PROVISIONS. Additional provisions set forth in the attached EXHIBIT C are incorporated herein by reference.

23. SEVERABILITY. In the event any of the provisions of this Agreement are held by a court of competent jurisdiction to be contrary to any state or federal law, the remaining provisions of this Agreement will remain in full force and effect.

24. ENTIRE AGREEMENT. This Agreement, which may be executed in a number of counterparts, each of which shall be deemed an original, constitutes the entire Agreement and understanding between the parties, and supersedes all prior Agreements and understandings relating hereto.

EXHIBIT A
SCOPE OF SERVICES

The Scope of Services is agreed to be as follows between Fremeau Appraisal Inc. and the New Hampshire Fish and Game Department (NHFG).

Fremeau Appraisal Inc. shall:

1. Conduct a self-contained appraisal and written report to meet all of the requirements of USPAP and UASFLA – 2000 Edition on 65+/- acres located in Springfield, NH, on George Hill Road. Title to the property is currently held by David and Hollister Petraeus and William and Sondra Knowlton (Sullivan CRD - Book 956, Page 164). Tax Map 42, Lot 810.
2. Upon completion of the appraisal submit 3 copies of the written report to the Department by June 15, 2014.
3. The report must be determined by a review appraiser to meet federal requirements prior to payment.

EXHIBIT B
METHOD OF PAYMENT

Method of payment shall be as follows:

1. Upon the completion of the self-contained report and review and approval by the appraisal reviewer, the contractor shall submit an invoice not to exceed \$3,500. The following appropriation code shall be referenced on the invoice: 20-07500-21550000-305-500845.
2. Invoices will be paid within 30 days of approval.

EXHIBIT C
SPECIAL PROVISIONS

None

Stephen R. Mirick
53 Leonard Ave.
Bradford, MA 01835
978-374-0063
srmappraisal@comcast.net

QUALIFICATIONS OF STEPHEN R. MIRICK

PROFESSIONAL EXPERIENCE

- | | |
|------------------------|---|
| Jul. 2011 – Present | Independent Commercial Real Estate Appraiser , affiliated with Fremeau Appraisal, Inc., Manchester, NH. |
| Sep. 2010 – Mar. 2011 | Independent Commercial Real Estate Appraiser , affiliated with Paul C. Mattor of the Mattor Company, Inc., Hollis, ME. |
| Feb. 1999 – Jan. 2010 | Independent Research Assistant and Commercial Real Estate Appraiser , affiliated with Marc R. Gowdy of Gowdy & Farrell, Inc., Dover, NH & Gowdy & Associates, Inc., Berwick, ME. Appraisal experience includes land, conservation easements, and commercial and industrial property. |
| July 1994 – July 1998 | Process Engineer for Simplex Wire & Cable in Newington, NH. Responsible for process trouble-shooting on extrusion cable lines. |
| April 1984 – July 1994 | Process Engineer for Textron Automotive / Davidson Interior Trim, Dover, NH. Responsible for process trouble-shooting on a variety of plastics processing lines. |

PROFESSIONAL LICENSES AND AFFILIATIONS

- Certified General Appraiser in the State of New Hampshire
License # NHCG-737
- Certified General Appraiser in the State of Maine
License # CG-2808 (inactive)

EDUCATION

University of New Hampshire, Durham, NH
Bachelor of Science, Chemical Engineering, December 1982

FREMEAU APPRAISAL, INC.

APPRAISAL EXPERIENCE

Numerous appraisal assignments on a variety of property types throughout Maine and New Hampshire, including:

- Land/Developments
 - Subdivisions
 - Residential & Commercial Condominium Projects
- Land/Conservation
 - Conservation Easements
 - "Yellow Book" Appraisals for Federal Land Acquisitions
- Industrial Properties
 - Manufacturing
 - Warehouse/Distribution
- Office Buildings
 - Medical
 - Professional
- Special Purpose Properties
 - Self-Storage Facilities
 - Gravel Pits
 - Campground/recreation area
- Mixed-Use Properties
 - Commercial/Industrial/Office/Residential
- Automotive
 - Service Stations & Garages
- Residential
 - Family Estates

Examples of land appraisals include a 425 acre parcel in Wells, Maine to be purchased by a conservation organization and an 80 acre farm in Kennebunk, Maine, which was appraised using a "before and after" approach for the purposes of a conservation easement. Other notable land appraisals include a 39-lot subdivision in Somersworth, NH, a 40-lot subdivision in Lee, NH, a family estate comprised of 513 acres in 16 parcels in Kingston and Danville, NH, and a family estate comprised of 1,047 acres located on 19 improved and vacant parcels in Tamworth, NH.

Examples of commercial and industrial properties include the appraisal of a 42,000 SF self-storage facility in Derry, New Hampshire, a 13,400 SF night club, restaurant, and retail building in Portsmouth, New Hampshire, a 137 acre industrial recycling operation in Eliot, Maine, and a 37,000 SF mixed use retail/office/lumber storage building along the North-South Road in North Conway, New Hampshire.

SEMINARS AND COURSES ATTENDED

The following appraisal courses have been taken:

- “Valuation of Conservation Easements”, New Castle, NH
- “Principles of Basic Construction”, Londonderry, NH
- “Residential Site Evaluation and the Cost Approach”, Chelmsford, MA
- “Residential Market Analysis and Highest and Best Use”, Chelmsford, MA
- “Appraising 1-4 Family Properties”, Chelmsford, MA
- “Advanced Income Property Appraising”, Chelmsford, MA
- “Standards of Professional Appraisal Practice”, Chelmsford, MA
- “Appraising Income Properties”, Chelmsford, MA
- “Standards of Professional Appraisal Practice”, Chelmsford, MA
- “Basics of Real Estate Appraisals”, Chelmsford, MA

State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

CERTIFIED GENERAL APPRAISER

ISSUED TO: STEPHEN R MIRICK



Certificate No: NHCG-737

EXPIRATION DATE: 05/31/2015

State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

Certified General Appraiser

ISSUED TO: STEPHEN R MIRICK



Certificate No:
NHCG-737

EXPIRATION DATE:
05/31/2015

For additional information please contact the Board office at dawn.stawecki@nh.gov or visit our web site at <http://www.nh.gov/nhreb>

REAL ESTATE APPRAISAL QUALIFICATIONS

OF

JOSEPH G. FREMEAU

Professional Designations

- MAI (Member Appraisal Institute)
- SRA (Senior Residential Appraiser)

Licenses and Certificates

- State of New Hampshire - Certified General Appraiser
(#NHCG-89)
- State of New Hampshire - Licensed Real Estate Broker
(#010517)

Education

Whittemore School of Business and Economics, University of N.H. B.S. Business Administration/Economics

Real Estate courses completed and exams passed - University of New Hampshire

Principles of Real Estate	-	1975
Real Estate Law and Finance	-	1976
Real Estate Appraising	-	1976
Land Use Economics	-	1977

Society of Real Estate Appraisers
Courses completed and exams passed

Course 101	An Introduction to Appraising Real Property
Course 202	Applied Income Property Valuation

Exams successfully challenged

R-2 Exam	Residential Property Case Study
Course 201	Principles of Income Property Appraising

American Institute of Real
Estate Appraisers

Courses completed and exams passed

Courses 1B-1, 1B-2, & 1B-3	Capitalization Theory and Techniques, Parts 1-2-3
Course 2-3	Standards of Professional Practice
Course 4	Litigation Valuation

Exams successfully challenged

Course 1A-1	Real Estate Appraisal Principles
Course 1A-2	Basic Valuation Procedures
Course 2-1	Case Studies in Real Estate Valuation
Course 2-2	Valuation Analysis and Report Writing

As of the date of this report, I, Joseph G. Fremeau, have completed the requirements under the continuing education program of the Appraisal Institute.

Professional Experience

1986 - Present	Fremeau Appraisal, Inc. Manchester, NH
1981 - 1986	Crafts Appraisal Assoc., Bedford, NH
1979 - 1981	R.E. Broker - Joseph O. Fremeau Agency Manchester, NH

Affiliations

President, 1st Vice
President, 2nd Vice
President, Secretary

1984-89 - New
Hampshire Chapter - Society of
Real Estate Appraisers

Chairman

1989-90 - Professional Standards Committee - New
Hampshire Chapter - Society of Real Estate
Appraisers

Grader

1989-90 - Demonstration Reports for the
Society of Real Estate Appraisers

Chairman

1997 - Membership Committee - New Hampshire
Commercial Investment Board of Realtors

Director

1998-99 -- NH Commercial Investment Board of
Realtors

2006 - Present - St. Mary's Bank

Chairman

Credit Committee, St. Mary's Bank (2008 - 2010)

Chairman

Board of Directors, St. Mary's Bank (2010 - 2013)

Member

National Association of Realtors

New Hampshire Association of
Realtors

New Hampshire Commercial Investment Board of
Realtors

Young Advisory Council
Society of Real Estate Appraisers - 1983-84

1991 - Legislative Committee
NH Chapter - Appraisal Institute

Revolving Loan Committee, City of Manchester
(2000 - 2009)

Associate Member

New Hampshire Association of Assessing Officials

State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

CERTIFIED GENERAL APPRAISER

ISSUED TO: JOSEPH G FREMEAUX



Certificate No. NHCG-89

EXPIRATION DATE 02/28/2015

State of New Hampshire

REAL ESTATE APPRAISER BOARD

APPROVED TO PRACTICE AS A

Certified General Appraiser

ISSUED TO: JOSEPH G FREMEAUX



Certificate No.
NHCG-89

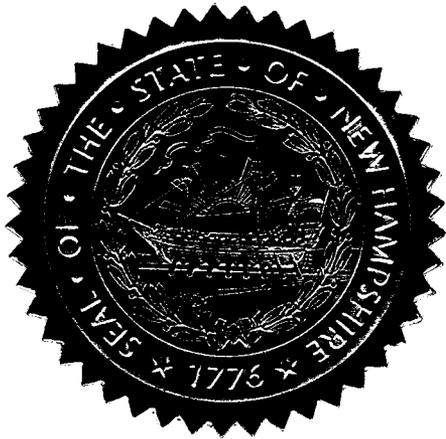
EXPIRATION DATE
02/28/2015

For additional information please contact the Board office at dawn.staweecki@nh.gov or visit our web site at <http://www.nh.gov/nhareab>

State of New Hampshire Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that FREMEAU APPRAISAL, INC. is a New Hampshire corporation duly incorporated under the laws of the State of New Hampshire on February 1, 1989. I further certify that all fees and annual reports required by the Secretary of State's office have been received and that articles of dissolution have not been filed.



In TESTIMONY WHEREOF, I hereto
set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 8th day of May, A.D. 2014

A handwritten signature in black ink, appearing to read "William M. Gardner".

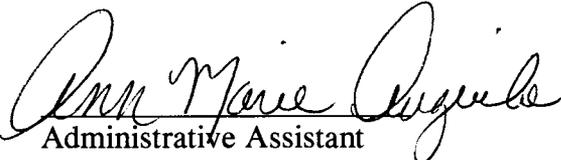
William M. Gardner
Secretary of State

I, Ann Marie Angiulo, hereby certify that Joseph G. Fremeau is the duly elected President and Treasurer of Fremeau Appraisal, Inc.

I hereby certify that a vote was taken at a meeting held on February 1, 1989, of the Board of Directors at which a quorum of the Board was present and voting.

Voted: To Authorize Joseph G. Fremeau, President, to enter into contracts with the State of New Hampshire to provide appraisal services to the State of New Hampshire, Department of Fish and Game, and to execute any documents which in his judgment are desirable or necessary, to effect the above-stated purpose.

I hereby certify that said vote was not amended or repealed and remains in full force and effect, and that Joseph G. Fremeau is authorized and a duly elected officer of this corporation.

By: 
Administrative Assistant

Date: 5/6/14

c:\word\state\vote



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/29/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FIAI/Cross Insurance 1100 Elm Street Manchester NH 03101	CONTACT NAME: Sylvia Allard																						
	PHONE (A/C No. Ext): (603) 669-3218	FAX (A/C No.): (603) 645-4331																					
E-MAIL ADDRESS: sallard@crossagency.com																							
INSURED Fremeau Appraisal Inc 11 Stark St Manchester NH 03101		<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Peerless Indemnity Ins Co</td> <td>18333</td> </tr> <tr> <td>INSURER B:</td> <td>Peerless Ins Co</td> <td>24198</td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Peerless Indemnity Ins Co	18333	INSURER B:	Peerless Ins Co	24198	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER F:																							

COVERAGES **CERTIFICATE NUMBER:** 14-15 All lines **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			BOP8466121	6/3/2014	6/3/2015	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GENL AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY			BOP8466121	6/3/2014	6/3/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB		<input checked="" type="checkbox"/> OCCUR	CU8468427	6/3/2014	6/3/2015	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> EXCESS LIAB		<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 1,000,000
	DED <input checked="" type="checkbox"/>	RETENTION \$ 10,000					\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WC8466422 (3a.) NH Joe Fremeau excluded	6/3/2014	6/3/2015	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N				E.L. EACH ACCIDENT \$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE \$ 500,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Refer to policy for exclusionary endorsements and special provisions.

CERTIFICATE HOLDER New Hampshire Fish & Game Department 11 Hazen Drive Concord, NH 03301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Jill Charnley/JSC 