

ABENAKI ENVIRONMENTAL SERVICES

16 May 2016

Town of New London
Conservation Commission
375 Main Street
New London, New Hampshire

RE: Phase I Environmental Site Assessment
Pleasant Street Conservation Project
New London, New Hampshire

Dear Conservation Commission:

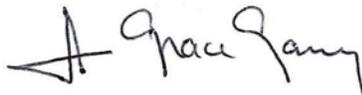
Abenaki Environmental Services is pleased to present The New London Conservation Commission with the enclosed final report for the Phase I Environmental Site Assessment on the Pleasant Street Conservation Project, New London, New Hampshire. Abenaki previously sent an electronic version of this report to you via Send6.

The ESA was completed in accordance with the scope, limitations, guidelines and standards as set forth in ASTM Designation E-1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process." The ESA was conducted to identify whether "*recognized environmental conditions*" exist on the Property. All exceptions to, or deletions from this Practice are described in this report.

As detailed in Section 5 of this ESA Report, it is uncertain whether the US Post Office/ Frank Gilman Property remediation site is causing *recognized environmental conditions* in connection with the Property.

Thank you for the opportunity to provide this service and for entrusting me with this work. Do not hesitate to contact me if you have any questions regarding this final report.

Sincerely,



Irene Grace Garvey
enclosure

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**PLEASANT STREET CONSERVATION PROJECT
NEW LONDON, NEW HAMPSHIRE**

16 May 2016

Submitted To:

**TOWN OF NEW LONDON
CONSERVATION COMMISSION
375 MAIN STREET
NEW LONDON, NEW HAMPSHIRE**

Submitted By:

**ABENAKI ENVIRONMENTAL SERVICES
812 TEXAS HILL ROAD
PLYMOUTH, NEW HAMPSHIRE**

CONFIDENTIAL

**Phase I - Environmental Site Assessment
Pleasant Street East & West: Conservation Project
New London, New Hampshire**

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Phase I - Environmental Site Assessment Pleasant Street East & West: Conservation Project New London, New Hampshire

1.0 SUMMARY

At the request of the New London Conservation Commission (NLCC), Environmental Professional Irene Grace Garvey of Abenaki Environmental Services (Abenaki) performed an All Appropriate Inquiry (AAI), Phase I Environmental Site Assessment (ESA) of the Pleasant Street East and West Conservation Project (hereinafter collectively referred to as the Property).

The ESA was completed in accordance with the scope, limitations, guidelines and standards as set forth in ASTM Designation E-1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process." The ESA was conducted to identify whether "*recognized environmental conditions*" exist in connection with the Property. All exceptions to, or deletions from this Practice are described in this report.

As detailed in Section 5 of this ESA Report, it is uncertain whether the US Post Office/Frank Gilman Property remediation site is causing *recognized environmental conditions* in connection with the Property.

2.0 INTRODUCTION

2.1 Purpose

As noted, the ESA was conducted to identify whether "*recognized environmental conditions*" exist in connection with the Property. The term *recognized environmental conditions* is defined by Practice E-1527-13 as:

"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not *recognized environmental conditions*."

The purpose of following the Designation E-1527-13 is: "to define good commercial and customary practice in the United States (US) of America for conducting an environmental site assessment of a parcel...with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products."

Designation E-1527-13 is specifically intended to be used on a “voluntary basis by parties who wish to assess the environmental condition of commercial real estate taking into account commonly known and reasonably ascertainable information.”

2.2 Detailed Scope-of-Services

The Scope of Services included completing tasks to conduct the ESA in conformance with ASTM’s Practice E-1527-13. Tasks completed in conformance with this practice included:

- Government records review such as those maintained by Federal, State and local agencies that could provide information pertaining to environmental conditions on or within the vicinity of the Property (search areas listed in Section 5.0);
- Historical records review such as research of historical ownership & Property parcel uses, Sanborn Fire Insurance Maps, aerial photographic and historic USGS maps, building department and historic land use records, Beers Atlas or Wallings Maps (when reasonably available);
- Site reconnaissance to observe, document, and photograph site operations, Property conditions, and signs of potential environmental liabilities, excluding asbestos materials, radon, and lead-based paint;
- Interviews with past & present owners, operators, managers, occupants or those with personal knowledge about the Property; and
- Documentation and report.

All of the above noted tasks were performed by Abenaki.

2.3 Significant Assumptions

There were no significant assumptions made during this ESA.

2.4 Limitations and Exceptions

The EP's assessment represents a review of available information relating to the Property obtainable by methods described above and did not include sampling or other monitoring activities. As a note, Practice E-1527-13 does not include any testing or sampling of materials (for example, soil, water, air, or building materials).

No exceptions, other than the unavailability of some historical use documentation at intervals of 5 years or less, were encountered during the performance of ASTM-mandated research, interviews, and Site Reconnaissance. Although there were gaps of 5 years in the historical use information, sufficient information was available to provide an accurate evaluation of the historical uses of the Property and surrounding areas.

The EP makes no legal representations whatsoever concerning any matter including, but not limited to, ownership of any Property or the interpretation of any law. The EP further disclaims any obligations to update the report for events taking place after the time during which this ESA was conducted.

The EP does not offer an opinion as to the validity of the deed, title research or viability of any lease agreements that may exist regarding the use of the Property.

This ESA does not offer an opinion as to the value of the Property nor did Abenaki conduct a deed or title search or provide a title report or a legal description of the Property.

Abenaki offers no opinion as to whether asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, or mold exist on or in connection with the Property. The ESA does not provide an audit regarding regulatory compliance.

The results of this ESA are not a guarantee regarding impacts, nor is the ESA intended to be a process that eliminates all risks regarding purchase of this Property.

Limitations encountered during the site reconnaissance are outlined in Section 6.0.

2.5 Special Terms and Conditions

The statements, opinions, and conclusions contained in this report were based solely upon the services performed by the EP as described in this report, the Scope of Work, and the terms and conditions of the agreement with the NLCC. In performing these services and preparing the report, the EP relied upon work and information provided by others, including public agents, whose information is not guaranteed by the EP.

In addition, the absence of contamination in one location does not necessarily preclude contamination in offsite locations not investigated in preparing this report (such as on abutting parcels).

2.6 User Reliance

In addressing User Reliance, Abenaki referenced Part 7.5.2.1 of Practice E-1527-13: an EP is not required to independently verify information provided, but may rely on the information provided, unless s/he has actual knowledge or if it is obvious (based on other information) certain information is incorrect, or in cases where conflicting information is actually known by the EP.

Based on this, the EP ascertained reasonably available reference and historic data and information with regard to the Property. As a note, the majority of the documents found in the Appendices were compiled either by entities other than the EP or using existing

data not developed by the EP. The EP used these documents as navigational tools and as references for understanding the general characteristics of the site and those in the vicinity, and of current and historic land uses, but does not attest to the accuracy of the information provided on them.

Appendix B contains copies of “contact reports” which are records of communications with agency representatives and individuals who provided data and information pertinent to the Property and this ESA. These contact reports are intended for use by Abenaki as internal tracking documents and to establish whether there is information to suggest *recognized environmental conditions* exist in connection with the Property: these contact reports are intended to be brief in nature.

Appendix C contains completed Land Transaction Screening Process Summary Forms (LTSF) that resulted from detailed interviews with parties more familiar with onsite conditions or the history of the Property.

The EP does not attest to the validity of the information provided by the sources identified in Appendices B or C.

2.7 Confidentiality

This report is considered confidential in nature: written consent must be obtained from Abenaki, NLCC members, the current landowners, or the Town of New London to convey this report to other parties.

Part 3.2.98 of ASTM Practice E-1527-13 defines a “User” as any “party seeking to use Practice E-1527-13 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.” Based on this definition, the Ausbon Sargent Land Preservation Trust is an identified “User” of this ESA along those listed above in this Section (2.7).

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

This Property is located entirely in the Town of New London, Merrimack County, New Hampshire (NH) as depicted on the Locus Map attached in Appendix A. The Property is comprised of two parcels of land: Tax Map 074 Parcel 047 approximately 27 acres in size and Tax Map 073 Parcel 083 of approximately 19.2 acres in size. A Tax Map depicting these two parcels is included in Appendix D.

A 2015 ortho-photo overview is included in Appendix E and a topographic map is included in Appendix F. These maps depict the approximate boundaries of the Property.

The Property is located east and west and has frontage along Pleasant Street: according to the New London Town Meeting Warrant Article #18, there are approximately 550 linear foot of road frontage on the eastern parcel and approximately 450 on the western parcel.

The eastern parcel of the Property also has frontage along Forest Edge, Aspen and Chestnut, which are all off Birch Acres Road.

According to a 1991 Property Appraisal report developed by Rodney Haggett of Appraisals and Farm Financial Consulting and a 1991 Conservation Easement Plan (Twin State Surveys), there is also a 40-foot wide right-of-way running from Pleasant Street to the most northern portion of the western parcel.

The EP used the following historic surveys as references for this ESA:

1. Plan Showing Conservation Easement on Land of James C. Cleveland and William F. Kidder, Sr. (Twin State Surveys, 1991)
2. Proposed subdivision of Land of WM. F. Kidder & JAS. C. Cleveland (DiBernardo Associates, 1981)

Copies of these surveys are included in Appendix G.

A legal description of the Property is available from the NLCC.

3.2 Site and Vicinity General Characteristics

The EP's review of reference documents and the interviews (Section 7.0) determined the Property is in an area generally consisting of a mix of residential neighborhoods and light commercial properties.

Review of online flood maps resources determined the areas in and around the Property are within Zone X: these areas are outside the 0.2% annual chance floodplain (500-year flood).

The Property is relatively uniform in topography (see topographic map in Appendix F).

The Property is located within the Town of New London's zones "R1" Residential, "R2" Urban Residential and "C" Commercial Zoning Districts. A Zoning Map is included in Appendix H.

3.3 Current Uses of the Property

Research and interviews conducted by the EP during this ESA revealed the Property is undeveloped and not currently used by the Property Owner. According to the NLCC and the current landowner the Property has remained undeveloped with only non-motorized recreational uses. Of the 19.2-acres on the western parcel, 16.2 are managed under a Conservation Easement (See Easement Deed Appendix I): this conservation area is

known as the Kidder-Cleveland Conservation Land and/or the Kidder-Cleveland-Clough Trail system.

Recreational use of the Property is primarily foot passage along trails and boardwalks throughout the Property.

A review of National Wetland Inventory Maps determined the Property is comprised of a mix of scrub-shrub, emergent and forested wetlands, and upland forested areas.

3.4 Description of Structures, Roads, Other Improvements

This Section is intended to describe known onsite structures, roads and other improvements. Examples of “other improvements” are manmade features such as utilities, boundary markers, buildings or remains thereof, heating or cooling systems, sewage disposal systems, wells, foundations or remains thereof, cemeteries, or sources of potable water.

The Property contains no buildings. It does contain trails and wooden boardwalks for public foot-passage. There is a water flow device on the Property, which was installed on the western parcel in 2014 to better manage the water flow to Red Brook and Pleasant Lake. According to the NLCC, this device was installed due to beaver activity on the Property.

There are no utilities, buildings or remains thereof, heating or cooling systems, sewage disposal systems, wells, foundations or remains thereof, cemeteries, or sources of potable water known to exist on the Property.

Review of the aerial photograph in Appendix E shows the Property as undeveloped: no development features other than the trails/boardwalks could be observed on this aerial.

Property boundaries are marked with boundary pins, some blazes, some flagging, and stonewalls.

3.5 Current Uses of Adjacent Properties

From a review of the town tax maps, it appears there are very few undeveloped adjacent properties.

The parcels immediately to the south along Pleasant Street are in light commercial use, those to the east and north are residential, the parcel to the west is a working farm (Spring Ledge Farm), and the parcel to the southwest is part of the New London school district and fields for the New London Outing Club. Some of the abutting parcels to the east are housing for students of Colby-Sawyer College.

There are no known industrial/manufacturing properties immediately abutting the Property.

4.0 USER PROVIDED INFORMATION

Specific *User* (in this case the NLCC) tasks include providing the EP with certain documentation to determine past ownership and uses of the Property. This type of documentation includes:

1. Title records to determine if there are environmental liens or Activity and Use Limitations (AULs) (such as institutional controls, restrictive covenants, engineering controls related to remediation, or disclosure requirements);
2. any specialized knowledge or experience related to *recognized environmental conditions*;
3. justification between purchase price of the Property to fair market value; and
4. commonly known or reasonably ascertainable information (such as records of historical fee ownership, easements, leases or land contracts, or other encumbrances on or of the Property).

4.1 Title Records

This Section reviews the records of historical fee ownership, current liens, easements, leases or land contracts, any possible Activity and Use Limitations (AULs), or other encumbrances on or of the Property.

Abenaki did not prepare the Chain of Title for this Property. Abenaki referenced the deeds given to Abenaki by NLCC and those in the parcel files at the Town of New London.

4.2 Environmental Liens or Activity and Use Limitations

NLCC Chair Robert Brown completed a *User* Questionnaire on April 1, 2016 (Appendix J). According to this *User* Questionnaire, there are no known Environmental Liens associated with the Property, either past or present, nor are there any AULs in regards to the Property.

The records that the EP reviewed did not reveal any environmental liens, AULs, or indications of *recognized environmental conditions* in connection with the Property.

As noted, all but 3 acres of the western parcel are in conservation use and are managed under a Conservation Easement Deed.

4.3 Specialized Knowledge

According to Part 6.3 of the ASTM Standards, if the *User* is aware of any specialized knowledge or has experience that is material to *recognized environmental conditions* in connection with the Property, the *User* must communicate this information to the EP.

As noted in Section 4.2 of this ESA Report, a *User* Questionnaire, completed by NLCC Robert Brown is in Appendix J. This Questionnaire does not reveal any specialized knowledge about the Property other than 16.2 acres of the western parcel are in conservation use.

4.4 Commonly Known or Reasonably Ascertainable Information

In an effort to reasonably acquire commonly known information regarding this Property, the EP relied upon the data provided by NLCC. In addition, the EP relied upon interviews described in Section 7.0.

Commonly known information about this Property includes that it has remained undeveloped and used for recreational purposes such as for public foot passage.

4.5 Valuation Reduction for Environmental Issues

NLCC indicated on the User Questionnaire that the purchase price is based on “future non-development use” of the Property and not on known or suspected contamination.

4.6 Owner, Property Manager, and Occupant Information

The Owners of record for the Property are:

Hilary P. Cleveland, Trustee of the James C. Cleveland Irrevocable Trust; David H. Kidder and W. Michael Todd, as Trustees of the William F. Kidder Trust FBO David H. Kidder; William F. Kidder, III and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO William F. Kidder, III, Putnam Kidder and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO Putnam Kidder.

There are no occupants on or managers of this Property.

4.7 Reason for Performing Phase I

The United States Environmental Protection Agency (EPA) published the All Appropriate Inquiry (AAI) Final Rule in the Federal Register, which set the federal standards for conducting inquiries for land adjustment actions. These actions include purchases, exchanges, donations, transfers, interchanges, and the sale of lands. Procedures for completing an AAI ESA are established in order to qualify for liability protection under the Comprehensive Environmental Response, Compensation, and

Liability Act (CERCLA). These protections are not tied to the marketable value of the Property, but rather to the risk of acquiring a property that may be contaminated.

This ESA was undertaken, at the request of the NLCC, in order to meet these standards and thereby qualify for landowner liability protection under CERCLA.

5.0 RECORDS REVIEW

The EP conducted three types of records review: government environmental resources, physical setting sources, and historical land use records.

The purpose of conducting the records review was to obtain and review information to help the EP identify the likelihood of *recognized environmental conditions* in connection with the Property. The EP conducted this review based on reasonably ascertainable and current (within 90 days as released) information, and is not responsible for the accuracy or completeness of this information.

5.1 Standard Environmental Record Sources

The Standard Environmental Record Sources review was conducted and included government environmental resources as listed below. This review was conducted on March 26, 2016 and again on May 30, 2016. The review included the Department of Environmental Services (NHDES) “OneStop” Waste Management database and the EPA Multisystem EnviroFacts Search database.

Federal:		
Standard Environmental Record Source	Approximate Minimum Search Distance is in miles	Sites Identified within Minimum Search Distance
Federal NPL site list	1.0	None
Federal Delisted NPL site list	0.5	None
Federal CERCLIS list	0.5	None
Federal CERCLIS NFRAP site list	0.5	None
Federal RCRA CORRACTS facilities list	1.0	None
Federal RCRA non-CORRACTS TSD facilities list	0.5	None
Federal RCRA generators list	Property & Adjoining Properties	None
Federal institutional control/engineering control registries	Property Only	None
Federal ERNS list	Property Only	None
State and tribal lists of hazardous waste sites identified for investigation or remediation:		

State- and tribal-equivalent NPL	1.0	See Remediation List Below
State- and tribal-equivalent CERCLIS	0.5	None
State and tribal landfill and/or solid waste disposal site lists	0.5	None
State and tribal leaking storage tank lists	0.5	Five Sites: See Remediation List Below
State and tribal registered storage tank lists	Property & Adjoining Properties	1. Kearsarge Learning Center (114 Cougar Court) 2. Kearsarge Elementary School (62 Cougar Court)
State and tribal institutional control/ engineering control registries	Property Only	None
State and tribal voluntary cleanup sites	0.5	See Remediation List Below
State and tribal Brownfield sites	0.5	None
<i>CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System</i> <i>NFRAP - No Further Remedial Action Planned</i> <i>RCRA - Resource Conservation and Recovery Act</i> <i>CORRACTS - Corrective Action Sites</i> <i>TSD - Treatment, Storage, and/or Disposal</i> <i>ERNS - Emergency Response Notification System</i> <i>NPL - National Priorities List</i>		

Maps of the search areas for Hazardous Waste Generators, Remediation Sites, and AST & UST locations are included in Appendix K along with listings of sites resulting from a data search of the general areas within New London, NH.

The reviews of these databases were conducted to determine if there are known active facilities or listed sites within a radial search area of the Property, as outlined in the above table, and specifically to identify if they have the potential to cause *recognized environmental conditions* in connection with the Property.

The results of this review, with specific comments regarding remediation sites and their proximity to the Property, are included in Appendix K.

Of the sites reviewed in the remediation list that were with 0.5 miles of the Property, it was determined by the EP that there are three still being monitored:

1. Colby-Sayer College: This site is located approximately .33 miles from the Property. The EP interviewed Engineer in Training Cheryl Bentley of Aries Engineering. Aries Engineering is working with Colby-Sawyer College regarding NHDES LUST Master Id: 4295. The EP and Ms. Bentley discussed the groundwater monitoring; Ms. Bentley said that indications are that contamination has remained onsite, that contamination of soils and groundwater is dissipating, and that several monitoring wells have already been removed.

The GW Management Zone is not on or adjacent to the Property. It is unlikely this remediation site is causing *recognized environmental conditions* in connection with the Property.

2. US Post Office/ Frank Gilman Property: This site is located at 5 Gould Road, approximately .11 miles south from the Property. Site investigations performed in 2001 determined that there had been a release of petroleum from at this site. At the time, it was believed that soil contamination remained on the US Post Office/Frank Gilman Property Site. In 2014, reports of fuel odors in a building located at the abutting property at 74 Pleasant St prompted additional investigation. A sub-surface investigation performed in July 2014 confirmed the presence of petroleum impacted soil and groundwater at 74 Pleasant Street. NHDES required installation of a sub-slab vapor mitigation system to reduce vapor intrusion into a building located at 74 Pleasant St. As noted in an October 13, 2014 letter from NHDES to the owner of the Site, NHDES's priority was to install and maintaining the vapor mitigation system, and funding for additional site investigation work was not available.

NHDES records indicate that petroleum impacts to soil and groundwater are present at the US Post Office/Frank Gilman Property site, and may have migrated north, onto the abutting property at 74 Pleasant St. Investigations at this and neighboring sites indicate that groundwater likely flows to the north in this area.

The magnitude and extent of petroleum impacts to soil and groundwater have not been determined. Petroleum impacted soils and groundwater are present approximately within .11 miles to the south of the Property, and groundwater likely flows from this impacted site toward the Property.

Evidence of *recognized environmental conditions* at the Property resulting from petroleum impacts migrating from the US Post Office/Frank Gilman to the Property have not been identified. However, petroleum impacts have been identified within .11 miles of the Property, which, if they were to migrate, would likely migrate toward the Property.

3. Jiffy Mart: This site is located approximately .23 miles from the Property. Ms. Bledsoe stated in a March 30, 2016 phone conference with the EP that though remediation was not required at this site, NHDES did require installation of monitoring wells. GW monitoring has been ongoing. GW flow is to the north-northwest (towards Property). The groundwater plume was originally not expected to migrate off-site but today, the GW Management Zone is on two parcels of land. Ms. Bledsoe observed from the 2015 GW Management Report that there are “very low-level detections from monitoring wells on adjacent parcel (wells 7 & 8)”, which is closer to the Property.

It is unlikely this remediation site is causing *recognized environmental conditions* in connection with the Property.

5.2 Additional Environmental Records Sources

In order to further assess whether the potential for additional environmental records or information exist regarding the Property or those in the vicinity, the EP conducted, where reasonably available, a review of the following records:

- Lists of Hazardous Waste/Contaminated Sites
- Lists of Registered Storage Tanks
- Land Records (for activity and use limitations)
- Records of Emergency Release Reports (Fire & Police Dispatch)
- Records of Contaminated Public Wells
- Records of Best Management Practices Violations

None of these additional environmental records indicated anything to suggest *recognized environmental conditions* in connection with the Property.

As a note, the EP conducted supplemental searches of local records. These included records related to buildings (such as for building permits, drinking water wells, wastewater disposal systems, etc.) and for land use (zoning, tax records, local permits, incidents of illegal dumping of solid waste, etc.): all appropriate and available records were reviewed by the EP.

5.3 Physical Setting Sources

The EP obtained and reviewed physical site-setting references to gain a practical understanding of the Property. The following sources were used as guidelines for determining the physical settings:

- USGS Digital Data Series (USGS 7.5 & 15 Minute Topographic Maps)
- EPA Watershed web-survey
- EPA Window to My Environment EnviroMapper
- FEMA Maps
- USDA NRCS web-soil survey
- US Fish and Wildlife Service National Wetlands Inventory
- NH State Geologic website

Sources used that provided information about the physical characteristics of the Property, such as geology, hydrogeology, hydrology, and topography, are listed in the References (Section 10.0).

5.4 Historical Use Information on the Property

In order to assess historical uses of the Property, the EP relied on interviews, research conducted at the State of NH and other online resource libraries, the University of New Hampshire's (UNH) online Dimond Library, and review of the historic map references

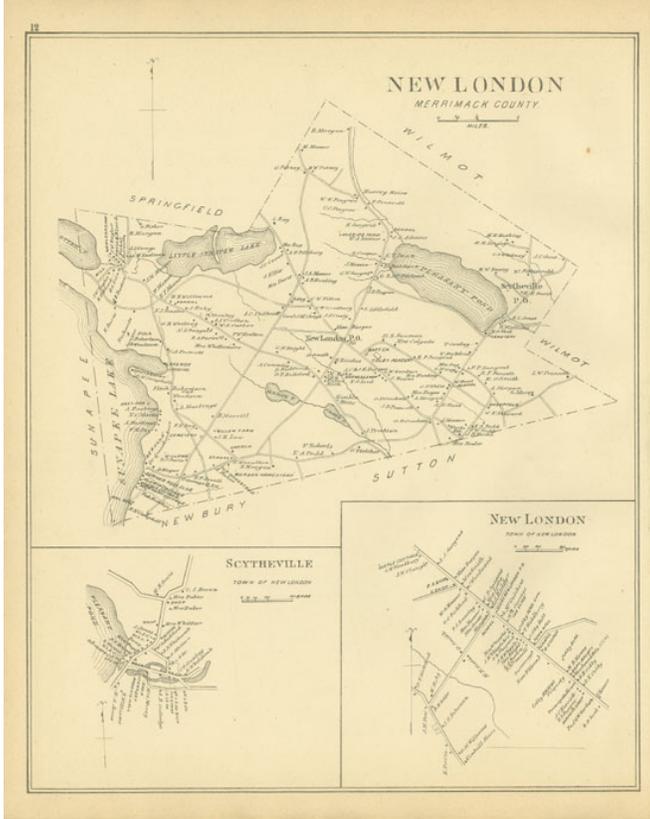
(see reference Section). Based on the EP’s experience, review of historic maps and aerials can sometimes reveal buildings or other infrastructure not revealed during the interviews or during other forms of research.

The EP observed the Property on 1954, 1956, 1974, 1977, 1992, 1998, 2003, 2006, 2009, and 2010 aerial images. The EP was unable to find aerials older than 1954. Copies of the historic aerials: the EP viewed and interpreted these images using the “earthexplorer” (usgs.gov) online resource. The EP also used PCI Geomatica software for viewing (pcigeomatics.com/software/geomatica).

Historic aerials depicted the Property to be undeveloped: no infrastructure was observed on these photographs. It appears there have been timber cuts on this Property over the course of time, with some open areas observed on the aerials. It is presumed these open areas are the scrub-shrub wetlands that currently comprise much of the Property, particularly on the western parcel.

Historic USGS maps from 1928, 1931, 1956, 1987, 1998, 2013 and 2015 were also used by the EP as references (Appendix M). No infrastructure was observed on the Property on these historic maps.

The Town of New London Hurd map below (1892) depicts a residence (J. S. Craig) near the western parcel but it is uncertain whether this residence was on the actual Property.



**Hurd Town & City Atlas of New Hampshire, 1892
Town & Village of New London & Scytheville**

The below H.F. Wallings map of the Town of New London (1858) does not depict a residence in the general proximity to the western parcel.



The EP discussed the 1892 Hurd map with Surveyor Pierre Bedard who believes the building observed on this map is on an adjacent parcel of land.

Generally, those interviewed (Section 7.0) had knowledge about the stonewalls, boardwalks, and trails on the Property, but were not aware of any infrastructure or buildings ever existing onsite. Marilyn Kidder surmised the Property may have been used in the 1900s for agricultural purposes, given the typical land use in this part of New London during that period.

The EP reviewed readily available historic deeds (Appendix N) dating back to 1954. None of the deeds indicated the Property was in industrial or commercial use back to the 1954s.

The EP conducted a review of Sanborn Fire Insurance Maps. The Property was not listed on the Sanborn Fire Insurance Maps.

5.5 Historical Use Information on Adjoining Properties

In order to assess historic adjoining property uses, sources listed in Section 5.4 were also reviewed. These sources, along with the interviews as outlined in Section 7.0, indicate that most of the adjoining properties have remained in agricultural, light commercial (such as for office buildings & educational facilities), and residential uses.

The EP conducted a review of Sanborn Fire Insurance maps. The EP did not identify any adjoining properties on the Sanborn Fire Insurance maps.

6.0 SITE RECONNAISSANCE

The site reconnaissance was conducted on April 1, 2016: weather conditions were cloudy with temperatures in the lower-50s.

6.1 Methodology and Limiting Conditions

A handheld recorder, GPS unit, and camera were used to document onsite conditions of the Property during this reconnaissance. A Photographic Log was developed following this site reconnaissance (Appendix O). The EP used the surveys described in Section 3.1 as references.

The EP accessed the Property off Pleasant Street, Job Seamans Acres and Birch Acres Road. The reconnaissance included the trails, boardwalks, and Property boundaries. A partial walk-through and visual surveys of abutting properties were also conducted.

Factors limiting this site reconnaissance were the presence of inundated wetland areas and a thick understory and scrub layer of vegetation in some section of the Property, making 100% visibility of the ground improbable.

6.2 General Site Setting

The site reconnaissance confirmed the general conditions as outlined in Section 3.2.

The general characteristics of the properties in the immediate vicinity are residential and light commercial business lots (such as the adjacent elderly housing to the south of the eastern parcel).

Onsite topography, as previously described, is relatively uniform (see Topographic Map included in Appendix F).

6.3 Exterior Observations

The site reconnaissance found this Property is comprised of a mix of wet meadow, scrub-shrub wetland, upland forest and forested wetlands. There is also a series of trails and

boardwalks on the Property used for non-motorized public recreation. The trails on the western parcel are well established and signed. Those on the eastern parcel are ill defined.

A minimal amount of waste was found on the Property and along Pleasant Street. This waste was determined to be of a non-hazardous nature: glass, empty food and beverage containers, some rusted and empty metal containers, one tire. No obvious contamination (strong, pungent, foul or noxious odors or visible signs) was found to be associated with any waste items found or any disturbed area on the Property.

None of the following targeted observations were found on the Property:

- Wastewater treatment facilities or associated pits, ponds or lagoons
- Potable water supplies
- Pools of liquid or stained soil or pavement
- Buildings
- PCB electrical or hydraulic equipment
- Drums
- Hazardous waste
- Petroleum products
- Above ground storage tanks
- Signs of underground storage tanks
- Stressed vegetation
- Dirt from unknown origin
- Dry Cleaners
- Wells
- Stained Soil or Pavement
- Landfills/solid waste facilities
- Pesticides
- Air Emissions
- Oil or Hazardous Materials

The boundaries with abutting lots were well marked with flagging, blazing, and iron pipes. EP observed some stonewalls along several of the boundaries.

As noted, the 1892 Hurd Town & City Atlas revealed a structure potentially existing on the western parcel, close to Pleasant Street: the site reconnaissance did include the areas in and around the area where the structure was observed on these references but the EP did not find any structure or remains thereof. As noted in Section 5.4, this structure may be on an adjoining parcel.

6.4 Interior Observations

There are no buildings on this Property.

7.0 INTERVIEWS

The purpose of conducting the interviews was to obtain information about the past and current uses and conditions of the Property, which might assist the EP in assessing whether *recognized environmental conditions* exist in connection with the Property.

7.1 Landowner Interview

As described in Section 4.6, the Owners of the Property are ~ Hilary P. Cleveland, Trustee of the James C. Cleveland Irrevocable Trust; David H. Kidder and W. Michael Todd, as Trustees of the William F. Kidder Trust FBO David H. Kidder; William F. Kidder, III and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO William F. Kidder, III, Putnam Kidder and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO Putnam Kidder.

On April 1, 2016, the EP met with Ms. Marilyn Kidder, mother of William F. Kidder, III, who acted as the family representative for the purposes of this interview. The EP went through a LTSF with Ms. Kidder. Ms. Kidder then went over this LTSF with the Owners: the details of the Owner's collective knowledge of the Property are outlined on this final LTSF (Appendix C).

The Owners were aware of past and present recreational uses of the Property (foot traffic). They had no direct knowledge of past industrial or commercial uses of this Property or the existence of any structures. Ms. Marilyn Kidder noted there might have been agricultural use of the Property at one point in time, given the general land use practices in the early 1900s in this area of New London.

The Owners were not aware of chemical storage, use, or dumping, dumping of solid waste, or pesticide use or disposal on this Property, nor of any environmental issues such as petroleum spills.

The Owners had no knowledge of pits, ponds or lagoons related to wastewater facilities, utility or pipelines, cemeteries, above or underground storage tanks, nor of stressed vegetation issues. The Owners said to their knowledge, hazardous waste or petroleum products storage, dumping or burying of solid waste have not been an issue on the Property. The Owners did not have any knowledge of issues or anything that would indicate to the EP that *recognized environmental conditions* exist in connection with the Property.

7.2 Interviews with Site Manager and/or Occupants

There are no Site Managers or Occupants on this Property.

7.3 Interviews with Local Government Officials and Others

During the period between March 26, 2016 and April 8, 2016, the EP interviewed individuals who could provide data and information pertinent to the Property and to this general area of NH. Individuals contacted are listed in the references (Section 10.0) of this report.

Following these interviews, the EP compiled reports to record contact information for these individuals and brief comments regarding communications with them. As previously noted, copies of these contact reports, although mostly used for internal reference by Abenaki, are included in Appendix B.

Abenaki spoke with individuals at the New London town offices including personnel of the Fire, Police, Public Works Department, and Conservation Commission. The EP also conducted a short interview with Pierre J. Bedard, a land use consultant and surveyor who was asked by Marilyn Kidder to give an estimate for survey work back in 2007.

The Owners were unaware of nor did they suspected hazardous waste, petroleum related spills, or environmental issues either above or below ground, existing in connection with the Property nor did they reveal any issues the EP felt were relevant to *recognized environmental conditions* in connection with the Property.

An interview was conducted with Chairperson Robert Brown of the NLCC: details of his knowledge about the Property are outlined on the LTSF found in Appendix C.

All of those contacted had knowledge of Property conditions as outlined in Section 3.0, particularly present and past land uses. A number of those interviewed were aware of current and past recreational uses of the Property. Those interviewed also revealed the Property has historically been undeveloped.

None of the individuals contacted had any firsthand knowledge of chemical storage or dumping of solid or other waste products or pesticide use on this Property.

None of the individuals contacted had any firsthand knowledge of standing buildings, pits, ponds or lagoons related to wastewater, above or underground storage tanks, stressed vegetation, hazardous waste or petroleum product issues on the Property. None of those contacted had any knowledge of past environmental issues such as spills, dumping or storage of hazardous waste, public dumping of waste, etc.

None of the individuals interviewed were aware of any information to suggest to the EP that *recognized environmental conditions* exist in connection with the Property.

8.0 FINDINGS, OPINIONS & CONCLUSIONS

Abenaki performed a Phase I Environmental Site Assessment of the Property in conformance with the scope and limitations of ASTM Practice E-1527-13.

All exceptions to, or deletions from this Practice are described in this report.

This report represents the results of the ESA conducted for the Property: this ESA revealed that it is uncertain whether the US Post Office/ Frank Gilman Property remediation site is causing *recognized environmental conditions* in connection with the Property.

9.0 DEVIATIONS

There were no deviations taken from ASTM Practice E-1527-13 during this ESA. There was one significant data gap encountered during this ESA: the unavailability of historic aerial maps. The lack of these resources did not affect the EP's ability to identify whether *recognized environmental conditions* exist in connection with the Property.

10. REFERENCES

References are found attached, after Section 12.

11. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

This ESA was prepared for the ASLPT by EP Irene Grace Garvey of Abenaki Environmental Services.



Irene Grace Garvey

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.40 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the “all appropriate inquiries” in conformance with the standards and practices set forth in 40 CFR Part 312.

12. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

A resume for EP Irene Grace Garvey of Abenaki Environmental Services is found in Appendix N.

10.0 REFERENCES

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Appendix A

Locus Map

Locus Map: Pleasant Street Conservation Project



Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

Map Scale

1: 16,188

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Map Generated: 4/8/2016



Notes



Appendix B

Contact Reports

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: April 1, 2016	Contact: Chief Edward Andersen
Company/ Organization: New London Police Department	Address: 25 Seamans Road
City: New London	State/Zip: NH 03257
Phone: (603) 526-2626	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On April 1, 2016, Abenaki met with Chief Edward Andersen to discuss the Property. Abenaki asked Chief Andersen if the Fire Department had any records or if he was personally aware of any hazardous waste, petroleum related spills, or environmental issues either above or below ground, on or in the vicinity of the Property.

Chief Andersen did not reveal any issues the EP felt were relevant to recognized environmental conditions in connection with the Property. He referred Abenaki to the New London Fire Department and the NHDES.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: April 8, 2016	Contact: Pierre J. Bedard
Company/ Organization: Pierre J. Bedard & Associates P.C.	Address: PO Box 238
City: Wilmot	State/Zip: New Hampshire
Phone: (603) 526-4420	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On April 8, 2016, Abenaki contacted Pierre Bedard. Mr. Bedard walked portions of this Property and completed work on an adjacent parcel.

Abenaki asked Mr. Bedard if he was aware of any hazardous waste, petroleum related spills or environmental issues either above or below ground, on or in the vicinity of the Property.

Mr. Bedard had no knowledge about any hazardous waste or environmental issues, nor did he reveal any issues the EP felt were relevant to *recognized environmental conditions* in connection with the Property. He is aware of footpaths, extensive wetlands, and active beaver impoundments on the Property. He believes land use has remained the same for as long as he could recall.

We did discuss the 1892 Hurd and 1858 H.F. Wallings maps: he believes the building observed on these maps is on an adjacent parcel of land.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: March 26, 2016	Contact: Cheryl Bentley, E.I.T.
Company/ Organization: Aries Engineering, Inc.	Address: 46 South Main Street
City: Concord	State/Zip: New Hampshire
Phone: (603) 228-0008 (603) 998-4487 c	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On March 26, 2016, Abenaki contacted Engineer in Training Cheryl Bentley of Aries Engineering. Aries Engineering is working with Colby-Sawyer College regarding NHDES LUST (#198903012).

Abenaki and Ms. Bentley discussed the groundwater monitoring: Ms. Bentley said that indications are that contamination has remained onsite, that contamination of soils and groundwater is dissipating, and that several monitoring wells have been removed.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date:	March 30, 2016	Contact:	Joyce Bledsoe Professional Geologist
Company/ Organization:	NHDES: Waste Management Oil Remediation & Compliance Bureau	Address:	Hazen Drive
City:	Concord	State/Zip:	New Hampshire
Phone:	(603) 271- 5569 joyce.bledsoe@des.nh.gov	Project:	Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On March 30, 2016, Abenaki contacted Joyce Bledsoe to discuss NHDES Site #200104029: the Former Frank Gilman Property.

Abenaki and Ms. Bledsoe discussed the site and NHDES's current disposition about required next steps. Ms. Bledsoe explained that it is the NHDES's position that the vent system is working and although there is likely still a ground source, NHDES is not requiring anything other than monitoring of the venting system.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date:	March 30, 2016	Contact:	Joyce Bledsoe, P.G.
Company/ Organization:	NHDES: Waste Management Oil Remediation & Compliance Bureau	Address:	Hazen Drive
City:	Concord	State/Zip:	New Hampshire
Phone:	(603) 271- 5569 joyce.bledsoe@des.nh.gov	Project:	Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On March 30, 2016, Abenaki contacted Joyce Bledsoe to discuss NHDES Site #198905002: New London Jiffy Mart.

Abenaki and Ms. Bledsoe discussed the site and NHDES's current disposition about required next steps. Ms. Bledsoe explained that though remediation was not required, NHDES required installation of monitoring wells. GW monitoring has been ongoing. GW flow is to the north-northwest (towards Project area). The groundwater plume was originally not expected to migrate off-site but today, the GW Management Zone is on two lots. She observed from the 2015 GW Management Report that there are "very low-level detections from monitoring wells on adjacent parcel (wells 7 & 8)", which is closer to the Project Area.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: April 1, 2016	Contact: Robert Brown, Chairperson
Company/ Organization: New London Conservation Commission	Address: 375 Main St.
City: New London	State/Zip: NH 03257
Phone: (603) 526-4821	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On April 1, 2016, Abenaki met Robert Brown to discuss the Property: he is the primary contact for the New London Conservation Commission for this Project.

Abenaki asked Mr. Brown if he was aware of any hazardous waste, petroleum related spills, or environmental issues either above or below ground, on or in the vicinity of the Property. Abenaki also went through the LTSF questionnaire with Mr. Brown.

Mr. Brown did not reveal any issues the EP felt were relevant to *recognized environmental conditions* in connection with the Property. The details of Mr. Brown's knowledge about the Property are outlined on the LTSF in the ESA Report.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: April 1, 2016	Contact: Kimberley Hallquist Town Administrator
Company/ Organization: Town of New London	Address: 375 Main St.
City: New London	State/Zip: NH 03257
Phone: (603) 526-4821	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On April 1, 2016 at the recommendation of Robert Brown, Abenaki met with Ms. Hallquist to discuss the Property. Abenaki asked Ms. Hallquist if she was aware of any hazardous waste, petroleum related spills, or environmental issues either above or below ground, on or in the vicinity of the Property.

Ms. Hallquist did not reveal any issues the EP felt were relevant to *recognized environmental conditions* in connection with the property.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: April 1, 2016	Contact: Marilyn Kidder, Realtor
Company/ Organization: Landowner Representative	Address: PO Box 67 224 Main St.
City: New London	State/Zip: NH 03257
Phone: (603) 526-4116	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On April 1, 2016, Abenaki met Marilyn Kidder to discuss the Property: she is handling the transaction for the family.

Abenaki asked Ms. Kidder if she was aware of any hazardous waste, petroleum related spills, or environmental issues either above or below ground, on or in the vicinity of the Property. Abenaki also went through the LTSF questionnaire with Ms. Kidder.

Ms. Kidder did not reveal any issues the EP felt were relevant to *recognized environmental conditions* in connection with the Property. The details of her knowledge about the Property are outlined on the LTSF in the ESA Report.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: April 1, 2016	Contact: Richard Lee Director
Company/ Organization: New London Public Works	Address: 375 Main Street
City: New London	State/Zip: NH 03257
Phone: (603) 526-6337 nlhd@tds.net	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On April 1, 2016, Abenaki met with Director Richard Lee to discuss the Property. Abenaki asked Mr. Lee if he was aware of any hazardous waste, petroleum related spills, or environmental issues either above or below ground, on or in the vicinity of the Property.

Mr. Lee did not reveal any issues the EP felt were relevant to *recognized environmental conditions* in connection with the Property.

ABENAKI ENVIRONMENTAL SERVICES

CONTACT REPORT

Date: April 1, 2016	Contact: Chief Jason Lyon
Company/ Organization: New London Fire Department	Address: 237 Main Street
City: New London	State/Zip: NH 03257
Phone: (603) 526-6073	Project: Pleasant Street Project Phase I Environmental Site Assessment

SUMMARY:

On April 1, 2016, Abenaki met with Chief Lyon to discuss the Property. Abenaki asked Chief Lyon if he was aware of any hazardous waste, petroleum related spills, or environmental issues either above or below ground, on or in the vicinity of the Property.

Chief Lyon was aware of three ongoing remediation sites within the vicinity of the Project but was uncertain if these sites have caused hazardous waste or environmental issues on the Project. The sites about which he was aware were:

1. Site # 198903012 Colby Sawyer
2. Site # 198905002 Jiffy Mart
3. Site # 200104029 Former Frank Gilman

He was unaware of whether these ongoing NHDES remediation sites had any impact on the Property.

Appendix C

Land Transaction Screening

Process Summary Forms

Land Transaction Screening Process Summary Form: Mr. Robert Brown

Case Name

Pleasant Street East & West Project
New London, NH

Case Number

[Empty box for Case Number]

Tract(s) 2 parcels of 2 parcels Tract(s)

Federal Tract

Non-Federal Tract

Name of person being interviewed: **Mr. Robert Brown**

Association with Real Property: **New London Conservation Commission**

Date of Interview: **April 1, 2016**

Person conducting interview:

Irene Grace Garvey, Abenaki

Notes on completing this Form: The number of people to be interviewed will depend on the nature and past use of the property. Depending on the information received, follow-up action may be necessary. Interviewees should respond to the best of their knowledge. Interviewers should record any information which could shed some light on the limits of the interviewee's knowledge. Interviewer should use due diligence in asking questions and recording the answers (don't avoid questions simply as a favor, to avoid paperwork, etc.) Interviewer should note if an interviewee refused to answer a question. Avoid answering a question with "yes" or "no"; include a reason for the answer. Interviewer should take good notes during the interview.

Use this form to record information obtained from a person familiar with the property such as the owner or operator or current or former employee involved in operations on the property. The information may be obtained by interview or by the site representative completing individually. There may be a need to obtain information from more than one person; in this case, separate forms should be completed. Answer each question "yes", "no", "not applicable (N/A)," or "unknown". Circle "N/A" when it is obvious that the issue addressed in the question does not apply to the property. Circle "unknown" if you are not in a position to be aware of a particular issue. Provide explanation as needed (e.g., who, what, when, where, why).

"To the Best of Your Knowledge"

1. Has the property or an adjacent property ever been used for agriculture, mineral, commercial or industrial purposes? If yes, explain: **To Mr. Brown's knowledge, there**

has only been recreational use of the Project areas: no agriculture, mineral, commercial or industrial uses.

2. Are any past or present improvements such as old building foundations, evident on the property? If yes, explain: **Mr. Brown was unaware of any buildings or foundations on the Project areas.**
3. Have there been or are there any unnatural topographic features (e.g., mounds fill areas, depressions, etc.)? If yes, explain: **There are footpaths and boardwalks but no other unnatural topographic features to Mr. Brown's knowledge.**
4. Has fill dirt ever been brought onto the property that originated from a contaminated site or that was of an unknown origin? If yes, explain: **Mr. Brown had no knowledge of whether dirt had been brought onto the Project areas.**
5. Have any of the following been dumped above grade or buried and/or burned on the property: hazardous substances or petroleum products (except when burned for heating purposes), tires, automotive or industrial batteries, vehicles, barrels, pesticide containers or any other waste materials? If yes, explain: **Mr. Brown had observed non-hazardous waste such as food and beverage containers but no hazardous substances or petroleum products, tires, automotive or industrial batteries, vehicles, barrels, pesticide containers or any other similar waste materials on the western parcel: the NLCC has not been on the eastern parcel to any extent.**
6. Has there been any past, present, or permitted or planned mining activity or oil and gas exploration/development, present on the property? If yes, explain: **Mr. Brown did not have any knowledge about mining activities on the Project areas.**
7. Are there or have there ever been any pipelines or utility lines, either buried or overhead, crossing the property and have there been any spills or releases associated with them? If yes, explain: **Mr. Brown was not aware of any pipelines or utility lines buried currently located on the Project areas.**
8. Are PCB's present or have PCB's ever been present in transformers, capacitors, or hydraulic equipment on the property and have there been any releases? If yes, explain: **Mr. Brown was not aware of any PCB related equipment being located on the Project areas.**
9. Is there or has there been any storage, mixing or disposal of pesticides on the property? Note: Disposal means other than normal intended use of the product. If yes, explain: **Mr. Brown was not aware of any storage, mixing or disposal of pesticides on the Project areas.**
10. Have any monitoring wells been drilled (dug or driven) on the property? If yes, explain the purpose of the wells and provide any analytical results: **Mr. Brown was not aware of nor has he observed any monitoring wells on the Project areas.**

11. If the property is served by a private well, have contaminants ever been identified in the well or the system that exceeded acceptable levels? If yes, explain: **Mr. Brown was not aware of nor has he observed any private wells on the Project areas.**
12. If surface water is present, are there or have there been any unnatural characteristics (e.g., such as color, sheens, odors, etc.)? If yes, explain: **Mr. Brown has observed much beaver activity on the western side but he has not observed any unnatural characteristics related to the waterbodies on the Project areas. He noted “a Castor Master water flow device was installed in 2014 to better manage the wetland out flow to Red Brook and Pleasant Lake.(West Parcel) This device helps to manage the beavers and their dam building activities. It was installed by Beaver Deceiver International and is the only man made structure on either parcel other than hiking trail board walks and bridges.”**
13. Are there or have there been any pits, ponds, or lagoons associated with waste treatment or disposal on the property? If yes, explain: **To Mr. Brown’s knowledge, there are no pits, ponds, or lagoons associated with waste treatment or disposal on the Project areas.**
14. Has the property discharged waste water (excluding stormwater runoff) on or adjacent to the property? If yes, explain: **Mr. Brown was not aware of any unnatural or unusual discharges of wastewater from the Project areas.**
15. Is there or has there been any stressed or dead vegetation present? If yes, explain: **Mr. Brown did not observe any unnatural characteristics relating to vegetation on the Project areas.**
16. Are there or have there been any floors, drains, and walls stained by substances other than water or are emitting foul and/or unnatural odors? If yes, explain: **NA**
17. Have radon, asbestos-containing materials, or lead-based paint ever been identified in any on-site buildings? If yes, explain: **NA**
18. Have any aboveground or underground storage tanks been used on the property? If yes, explain: **Mr. Brown was not aware of any aboveground tanks on the Project areas, and did not observe any signs of belowground tanks.**
19. Have hazardous substances (e.g., flammable materials, paints, pesticides or other chemicals) been stored on the property for more than one year? If yes, explain and provide quantities: **Mr. Brown was not aware of hazardous waste storage on the Project areas.**
20. Have there been any industrial drums (typically 55 gallons/208 liters), sacks, or chemicals located or dumped on the property? If yes, explain: **Mr. Brown did not**

observe any industrial drums, sacks or chemicals on the Project areas and had no knowledge if these products have been used onsite.

21. Have there been any environmental permits or licenses associated with the property (e.g., air quality and water discharge, landfills)? If yes, explain: **Mr. Brown is not aware of any environmental permits or licenses being issued or associated with the Project areas.**
22. Have there been any compliance/enforcement notices or environmental liens relating to past or recurrent violations or environmental laws with respect to the property or any facility on the property? If yes, explain: **Mr. Brown had no knowledge of environmental compliance/enforcement issues associated with the Project areas.**
23. Has an environmental site assessment of the property, or any other property/facility record, ever: (1) indicated the presence of hazardous substances, petroleum products, or other potential environmental problems on the property, or (2) recommended further assessment of the property? If yes, explain and summarize the results of any further investigation: **Mr. Brown was not aware of any prior site assessment completed for the Project areas.**
24. Are you aware of any past, threatened, pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the real property? If yes, explain: **Mr. Brown had no knowledge of any past, threatened, pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the Project areas.**
25. Have there ever been spills of hazardous substances or petroleum products, which were reported to the National Response Center or a local State emergency response authority? If yes, explain: **Mr. Brown had no knowledge of spills at all, including those that have required National Response.**
26. If not mentioned above, is there anything else that could indicate the presence of hazardous substances and petroleum products, which may impact the property? If yes, explain: **Mr. Brown had no knowledge of anything that would indicate the presence of hazardous substances and petroleum products, which might impact the Project areas.**

Land Transaction Screening Process Summary Form: Ms. Marilyn Kidder

Case Name

Pleasant Street Project

Case Number

New London, NH

Tract(s) 2 parcels of 2 parcels Tract(s)

Federal Tract

Non-Federal Tract

Name of person being interviewed: **Ms. Marilyn Kidder**

Association with Real Property: **Kidder Family Representative: Ms. Kidder is facilitating the land sale transaction for the family. Current owners:**

Hilary P. Cleveland, Trustee of the James C. Cleveland Irrevocable Trust;

David H. Kidder and W. Michael Todd, as Trustees of the William F. Kidder Trust FBO David H. Kidder;

William F. Kidder, III and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO William F. Kidder, III,

Putnam Kidder and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO Putnam Kidder

Date of Interview: **April 1, 2016**

Person conducting interview:



Irene Grace Garvey, Abenaki

Notes on completing this Form: The number of people to be interviewed will depend on the nature and past use of the property. Depending on the information received, follow-up action may be necessary. Interviewees should respond to the best of their knowledge. Interviewers should record any information which could shed some light on the limits of the interviewee's knowledge. Interviewer should use due diligence in asking questions and recording the answers (don't avoid questions simply as a favor, to avoid paperwork, etc.) Interviewer should note if an interviewee refused to answer a question. Avoid answering a question with "yes" or "no"; include a reason for the answer. Interviewer should take good notes during the interview.

Use this form to record information obtained from a person familiar with the property such as the owner or operator or current or former employee involved in operations on the property. The

information may be obtained by interview or by the site representative completing individually. There may be a need to obtain information from more than one person; in this case, separate forms should be completed. Answer each question "yes", "no", "not applicable (N/A)," or "unknown". Circle "N/A" when it is obvious that the issue addressed in the question does not apply to the property. Circle "unknown" if you are not in a position to be aware of a particular issue. Provide explanation as needed (e.g., who, what, when, where, why).

"To the Best of Your Knowledge"

1. Has the property or an adjacent property ever been used for agriculture, mineral, commercial or industrial purposes? If yes, explain: **To the best of Ms. Kidder's knowledge, there has only been non-motorized recreational use of the Property and no commercial or industrial uses. She suspects, given the history of land use in this area of NH, that there may have been some historic agricultural use in the early 1900s.**
2. Are any past or present improvements such as old building foundations, evident on the property? If yes, explain: **Ms. Kidder was unaware of any buildings or foundations on the Project areas.**
3. Have there been or are there any unnatural topographic features (e.g., mounds fill areas, depressions, etc.)? If yes, explain: **There are hiking trails and no other unnatural topographic features to Ms. Kidder's knowledge.**
4. Has fill dirt ever been brought onto the property that originated from a contaminated site or that was of an unknown origin? If yes, explain: **Ms. Kidder had no knowledge of whether dirt had been brought onto the Project areas.**
5. Have any of the following been dumped above grade or buried and/or burned on the property: hazardous substances or petroleum products (except when burned for heating purposes), tires, automotive or industrial batteries, vehicles, barrels, pesticide containers or any other waste materials? If yes, explain: **Ms. Kidder has not observed hazardous substances or petroleum products, tires, automotive or industrial batteries, vehicles, barrels, pesticide containers or any other similar waste materials on the Project areas.**
6. Has there been any past, present, or permitted or planned mining activity or oil and gas exploration/development, present on the property? If yes, explain: **Ms. Kidder has no knowledge about mining activities on these Project areas.**
7. Are there or have there ever been any pipelines or utility lines, either buried or overhead, crossing the property and have there been any spills or releases associated with them? If yes, explain: **Ms. Kidder was not aware of any pipelines or utility lines (buried or overhead) on the Project areas.**

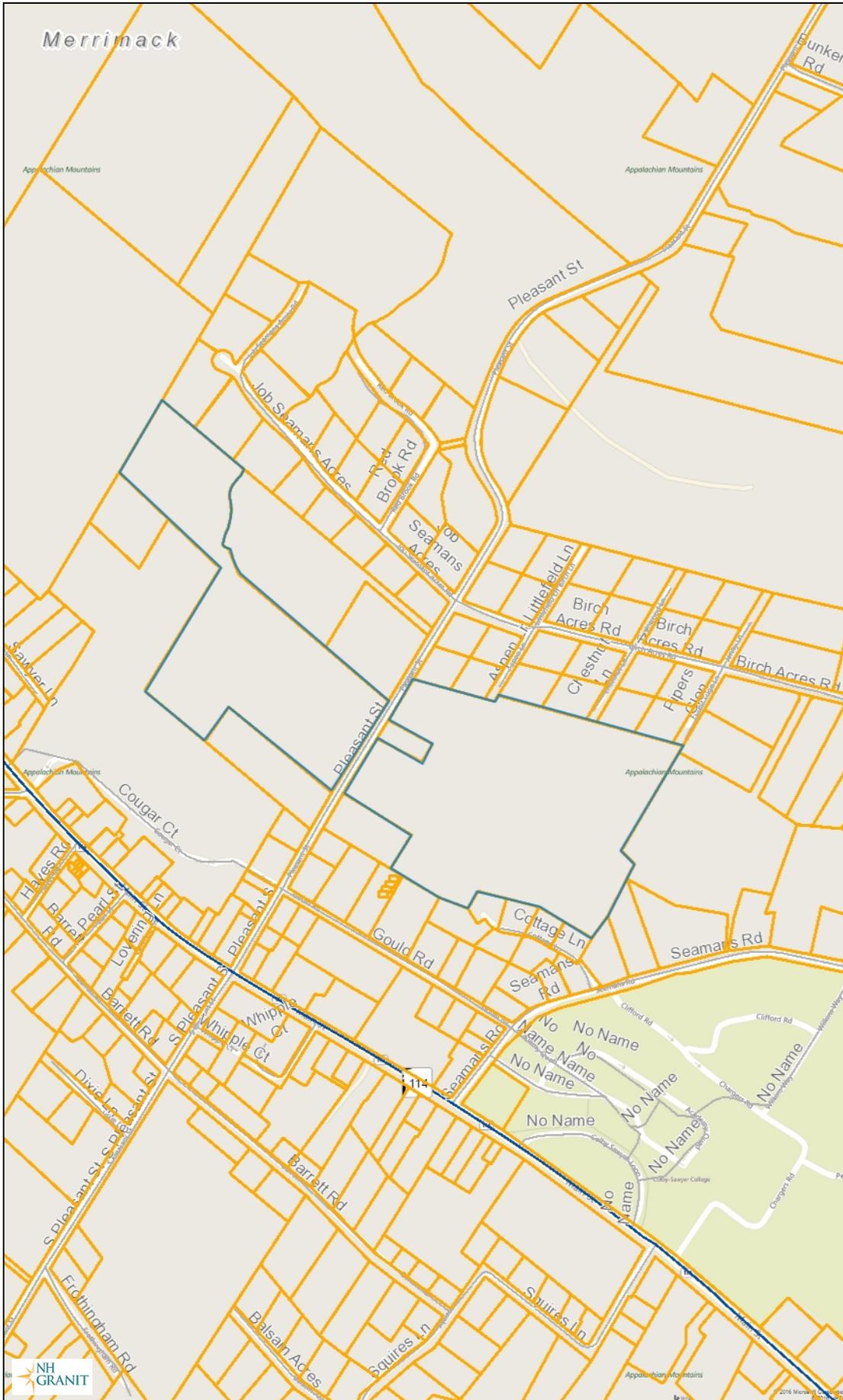
8. Are PCB's present or have PCB's ever been present in transformers, capacitors, or hydraulic equipment on the property and have there been any releases? If yes, explain: **Ms. Kidder was not aware of any PCB related equipment being located on these Project areas.**
9. Is there or has there been any storage, mixing or disposal of pesticides on the property? Note: Disposal means other than normal intended use of the product. If yes, explain: **Ms. Kidder was not aware of any storage, mixing or disposal of pesticides on the Project areas.**
10. Have any monitoring wells been drilled (dug or driven) on the property? If yes, explain the purpose of the wells and provide any analytical results: **Ms. Kidder was not aware of nor did she observe any monitoring wells on the Project areas.**
11. If the property is served by a private well, have contaminants ever been identified in the well or the system that exceeded acceptable levels? If yes, explain: **Ms. Kidder was not aware of nor has she observed any private wells on the Project areas.**
12. If surface water is present, are there or have there been any unnatural characteristics (e.g., such as color, sheens, odors, etc.)? If yes, explain: **Ms. Kidder has not observed any unnatural characteristics related to the waterbodies on the Project areas.**
13. Are there or have there been any pits, ponds, or lagoons associated with waste treatment or disposal on the property? If yes, explain: **To Ms. Kidder's knowledge, there are no pits, ponds, or lagoons associated with waste treatment or disposal on these Project areas.**
14. Has the property discharged waste water (excluding stormwater runoff) on or adjacent to the property? If yes, explain: **Ms. Kidder was not aware of any unnatural or unusual discharges of wastewater from the Project areas.**
15. Is there or has there been any stressed or dead vegetation present? If yes, explain: **Ms. Kidder has not observed any unnatural characteristics relating to vegetation on the Project areas.**
16. Are there or have there been any floors, drains, and walls stained by substances other than water or are emitting foul and/or unnatural odors? If yes, explain: **NA**
17. Have radon, asbestos-containing materials, or lead-based paint ever been identified in any on-site buildings? If yes, explain: **NA**
18. Have any aboveground or underground storage tanks been used on the property? If yes, explain: **Ms. Kidder has no knowledge of any above or underground storage tanks on the Project areas.**

19. Have hazardous substances (e.g., flammable materials, paints, pesticides or other chemicals) been stored on the property for more than one year? If yes, explain and provide quantities: **Ms. Kidder was not aware of any hazardous waste storage on the Project areas.**
20. Have there been any industrial drums (typically 55 gallons/208 liters), sacks, or chemicals located or dumped on the property? If yes, explain: **Ms. Kidder has not observed any industrial drums, sacks or chemicals on the Project areas and had no knowledge if these products have been used onsite.**
21. Have there been any environmental permits or licenses associated with the property (e.g., air quality and water discharge, landfills)? If yes, explain: **Ms. Kidder did not believe there have been environmental permits or licenses associated with the Project areas.**
22. Have there been any compliance/enforcement notices or environmental liens relating to past or recurrent violations or environmental laws with respect to the property or any facility on the property? If yes, explain: **Ms. Kidder had no knowledge of environmental compliance/enforcement issues associated with the Project areas.**
23. Has an environmental site assessment of the property, or any other property/facility record, ever: (1) indicated the presence of hazardous substances, petroleum products, or other potential environmental problems on the property, or (2) recommended further assessment of the property? If yes, explain and summarize the results of any further investigation: **Ms. Kidder was not aware any past site assessment completed for the Project areas.**
24. Are you aware of any past, threatened, pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the real property? If yes, explain: **Ms. Kidder had no knowledge of any past, threatened, pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products on the Project areas.**
25. Have there ever been spills of hazardous substances or petroleum products, which were reported to the National Response Center or a local State emergency response authority? If yes, explain: **Ms. Kidder had no knowledge of spills at all, including those that have required National Response.**
26. If not mentioned above, is there anything else that could indicate the presence of hazardous substances and petroleum products, which may impact the property? If yes, explain: **To the best of Ms. Kidder's knowledge, there is nothing that would indicate the presence of hazardous substances and petroleum products, which may impact the Project areas.**

Appendix D

Tax Map

Tax Map by NH GRANIT



Legend

- Parcels - polygons
- Additional lines
- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

Map Scale

1: 8,351

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Map Generated: 3/25/2016



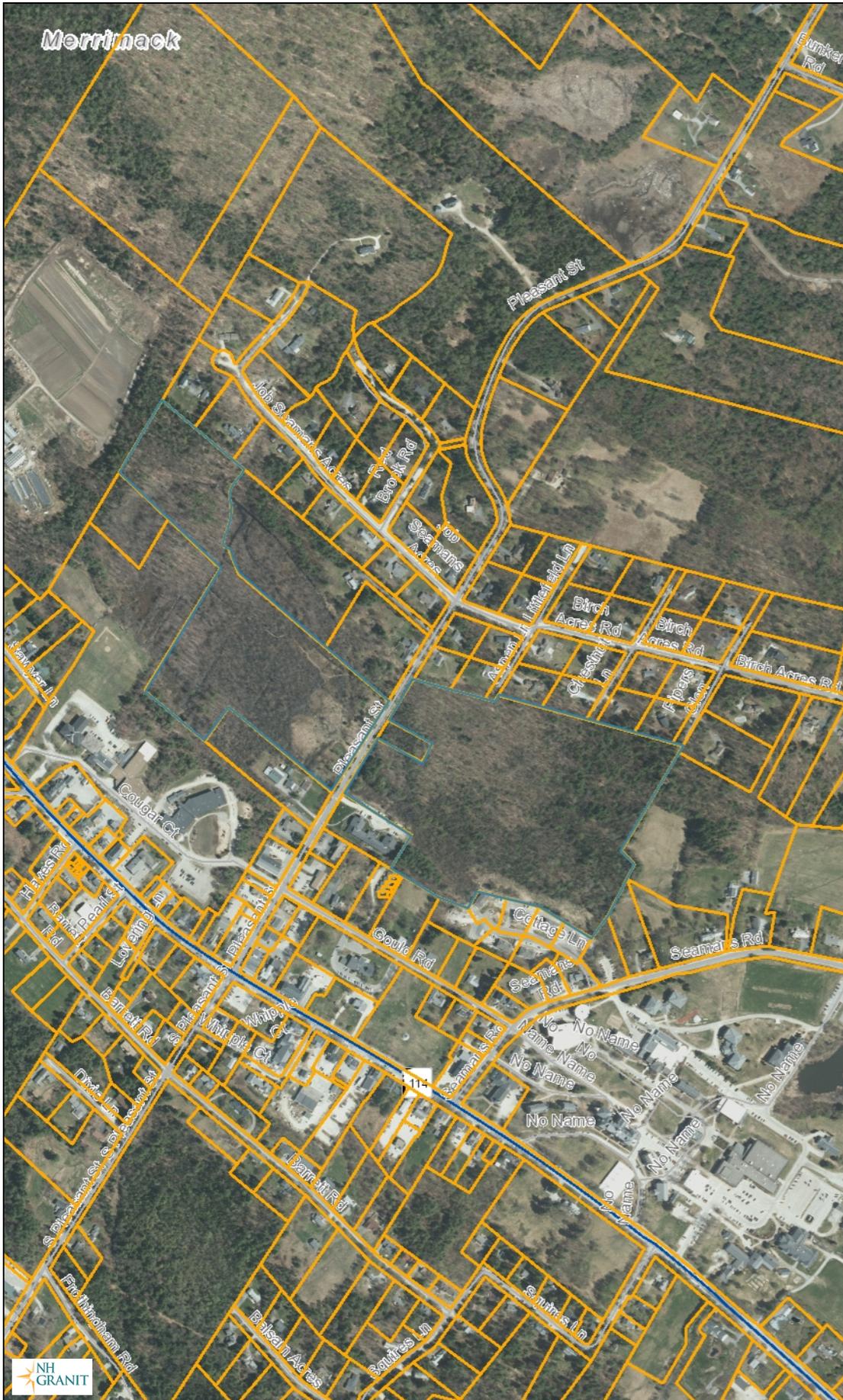
Notes



Appendix E

2015 Ortho Overview

Ortho Map by NH GRANIT



Legend

- Parcels - polygons
- Additional lines
- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads
- NH 2015 1-foot RGB

Map Scale

1: 8,351

© NH GRANIT, www.granit.unh.edu

Map Generated: 3/25/2016



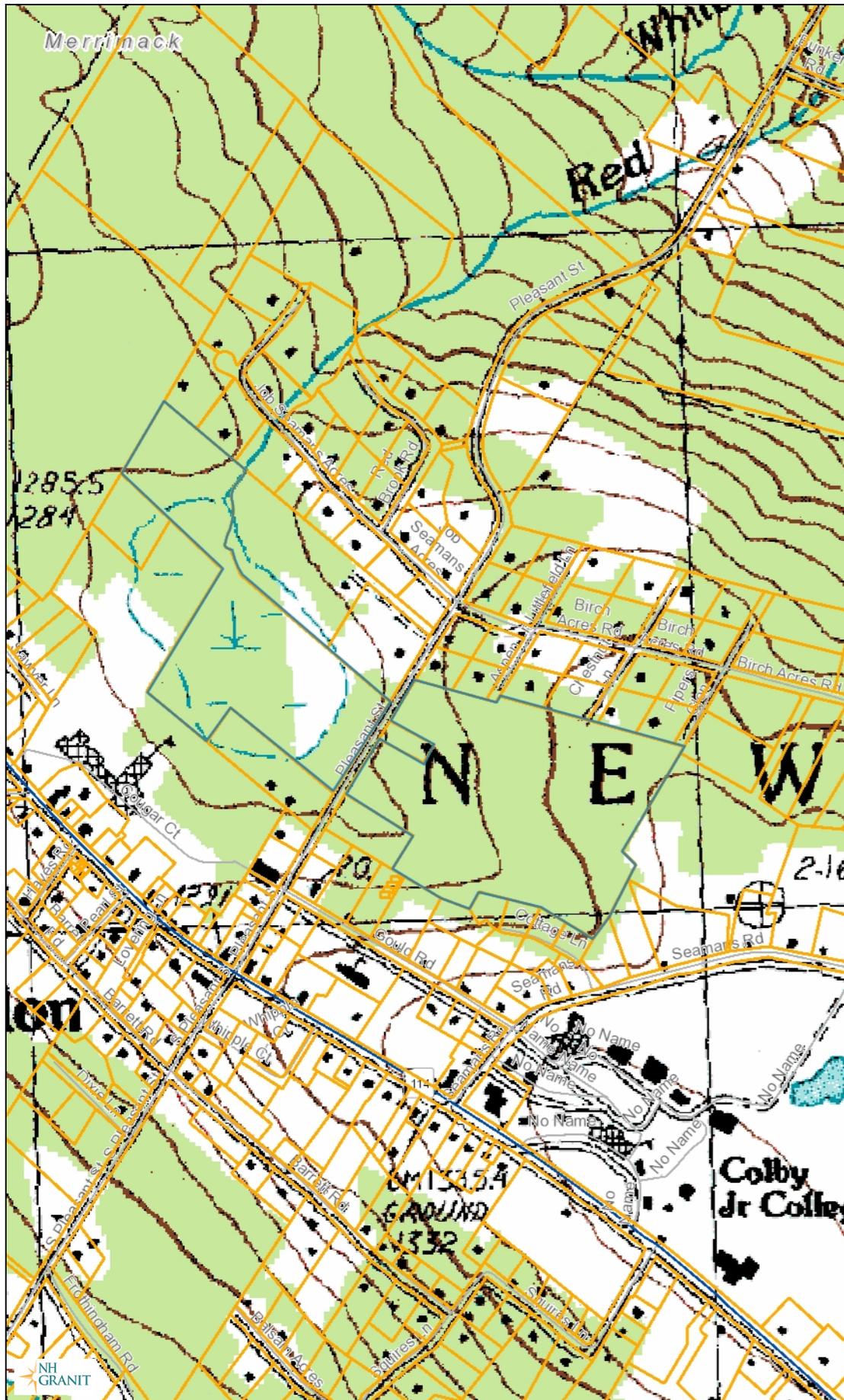
Notes



Appendix F

Topographic Map

Topo Map by NH GRANIT



Legend

- Parcels - polygons
- Additional lines
- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

Map Scale

1: 8,351

© NH GRANIT, www.granit.unh.edu

Map Generated: 3/25/2016



Notes



Appendix G

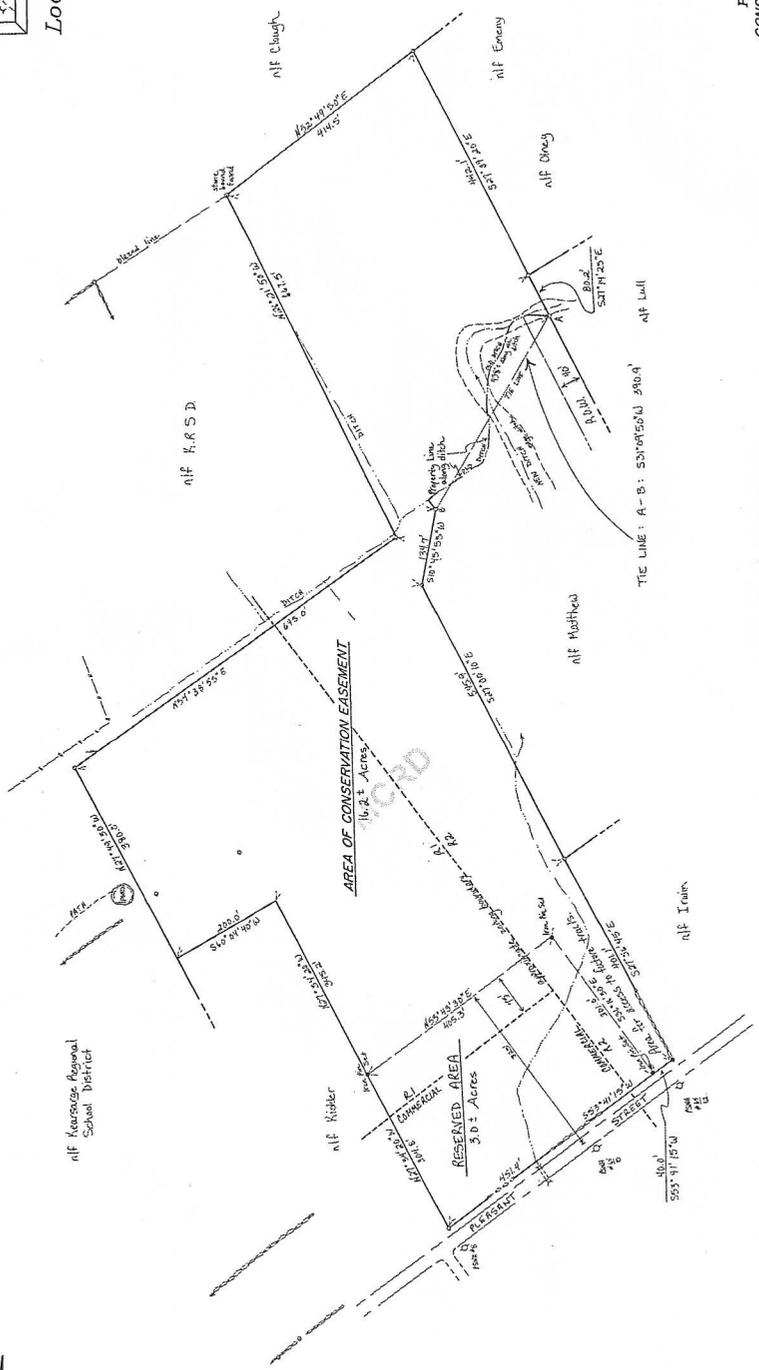
Surveys

#12283

RECORDED Dec. 9, 10:45 AM 1991
Attest: *Shirley E. Savini, Deputy Registrar*



Location Map



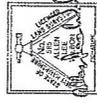
0 100 200 300 400 500 FT.

TWIN STATE SURVEYS

Land Surveyors

Route 10
Grantham, N.H.

ALLEN L. WILSON I. L.S.



I certify that this survey was made in accordance with the laws of the State of New Hampshire and that the lines of streets and ways shown are those of public or private ownership and that the same lines are shown as the lines for division of existing ownership or for new ways as shown.

Allen L. Wilson
I. L.S.
Licensed Land Surveyor

NOTES

- Area by Coordinate Computation
- B.C.C. - Before-After (1/2000)
- Electronic Distance Meter and -Tie-Block -Tape.

TOTAL AREA:
19.2 ± Acres

LEGEND

- o Iron Pipe/Pole Found
- o Iron Rod Found
- o Utility Pole
- o Survey Stake
- o Corner
- o Street
- o Barbed Wire Fence
- o Chain Link Fence

PLAN SHOWING
CONSERVATION EASEMENT
on land of
JAMES C. CLEVELAND
and
WILLIAM F. KIDDER, SR.
PLEASANT STREET, NEW JONDON
APRIL 25, 1907, NEW HAMPSHIRE
SCALE: 1" = 100' NEW HAMPSHIRE
MAP ACT: Vol. 1922, Pp. 410, 411, 412
2000:2000 As Amended.

Appendix H

Zoning Map

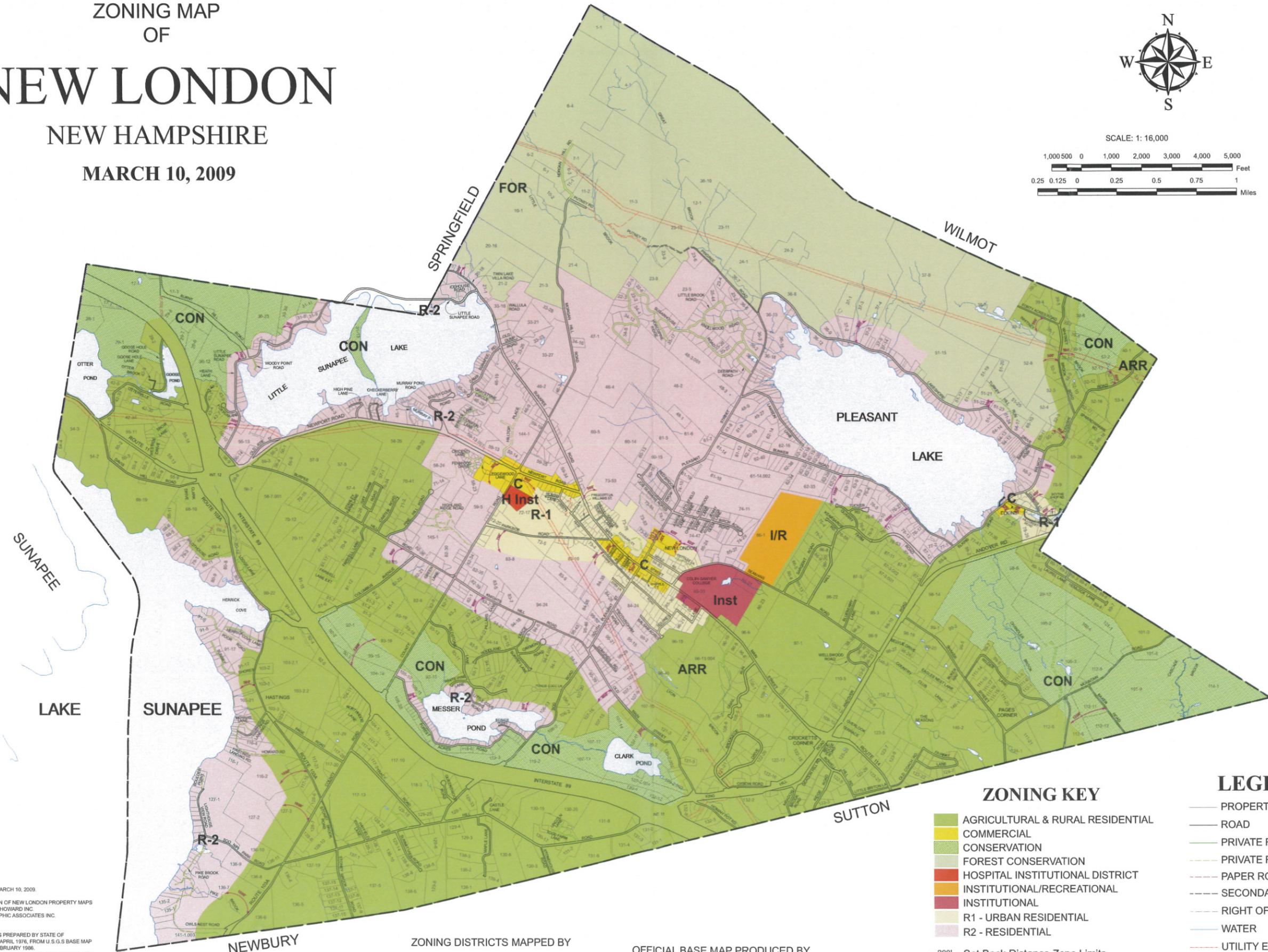
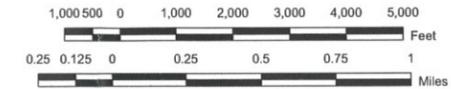
ZONING MAP OF NEW LONDON

NEW HAMPSHIRE

MARCH 10, 2009



SCALE: 1: 16,000



NOTES

ZONING DISTRICTS EFFECTIVE MARCH 10, 2009.
 THIS MAP IS BASED ON THE TOWN OF NEW LONDON PROPERTY MAPS PREPARED IN 1975 BY WITMAN & HOWARD INC. DIGITIZED IN 1996 BY CARTOGRAPHIC ASSOCIATES INC.
 ZONING SOURCE DATA:
 ZONING MAP OF NEW LONDON AS PREPARED BY STATE OF NEW HAMPSHIRE D.R.E.D DATED APRIL 1976, FROM U.S.G.S BASE MAP REVISED BY KEAR-WOOD INC. FEBRUARY 1986.
 ALL DIMENSIONS MEASURED FROM CENTERLINES OF HIGHWAYS AND BOUNDARY LINES.
 IT IS INTENDED FOR REFERENCE AND PLANNING PURPOSES ONLY.
 PROPERTY LINES CURRENT TO APRIL 1, 2008

ZONING DISTRICTS MAPPED BY



OFFICIAL BASE MAP PRODUCED BY



ZONING KEY

- AGRICULTURAL & RURAL RESIDENTIAL
- COMMERCIAL
- CONSERVATION
- FOREST CONSERVATION
- HOSPITAL INSTITUTIONAL DISTRICT
- INSTITUTIONAL/RECREATIONAL
- INSTITUTIONAL
- R1 - URBAN RESIDENTIAL
- R2 - RESIDENTIAL

~200'~ Set Back Distance Zone Limits

LEGEND

- PROPERTY LINE
- ROAD
- PRIVATE ROAD
- PRIVATE ROAD - R.O.W.
- PAPER ROAD
- SECONDARY ROAD
- RIGHT OF WAY
- WATER
- UTILITY EASEMENT
- TOWN LINE
- WETLAND

Appendix I

Conservation Easement

BK1872 PG1085

RECEIVED

160936

1991 DEC -9 AM 10:38

MERRIMACK COUNTY
REGISTRY OF DEEDS

CONSERVATION EASEMENT DEED

We, James C. Cleveland, of Main Street, Town of New London, County of Merrimack, State of New Hampshire, and William F. Kidder, of Barrett Street, Town of New London, County of Merrimack, State of New Hampshire, tenants in common, (hereinafter sometimes referred to as the "Grantor" which word where the context requires includes the plural and shall, unless the context clearly indicates otherwise, include the Grantor's executors, administrators, legal representatives, devisees, heirs and/or assigns), for consideration paid, grant Town of New London, situated in the County of Merrimack, State of New Hampshire, with a mailing address of PO Box 240, New London, NH 03257, contributions to which are deductible for federal income tax purposes pursuant to the United States Internal Revenue Code, (hereinafter sometimes referred to as the "Grantee" which word shall, unless the context clearly indicates otherwise, include the Grantee's successors and/or assigns), with WARRANTY covenants, in perpetuity the following described Conservation Easement on land in the Town of New London, County of Merrimack, State of New Hampshire, pursuant to New Hampshire RSA 477:45-47 and RSA 221-A, exclusively for conservation purposes, listed below.

1. CONSERVATION PURPOSES

- A. To assure that the Property will be retained forever in its undeveloped, scenic, and open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property.
- B. To preserve the land subject to this easement for outdoor recreation by and/or the education of the general public, particularly through the pedestrian trail rights granted herein, through the auspices of the Grantee, its permitted successors or assigns.
- C. To preserve open spaces of which the land area subject to this easement granted hereby consists, for the scenic enjoyment of the general public and consistent with the clearly delineated Town of New London conservation policy, and with New Hampshire RSA Chapter 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open space in the state by providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, by maintaining the character of the state's landscape, and by conserving the land, water, forest, and wildlife resources", to yield a significant public benefit in connection therewith; and with NH RSA Chapter 221-A, which states: "The intent of the program is to preserve the natural beauty, landscape, rural character, natural resources, and high quality of life in New Hampshire by acquiring lands and interests in lands of statewide, regional, and local conservation and recreation importance."

Said purposes are all consistent and in accordance with the U.S. Internal Revenue Code, with respect to that certain parcel of land (herein referred to as the "Property") being unimproved land, more particularly bounded and described as set forth in Appendix "A" attached hereto and made a part hereof and as shown in the Plan entitled "Plan Showing Conservation Easement on land of James C. Cleveland and William F. Kidder, Sr., Pleasant Street, New London", prepared by Allen L. Wilson, L.L.S., dated April 25, 1991, and last revised June 5, 1991, to be recorded herewith in the Merrimack County Registry of Deeds

This Conservation Easement Deed does not constitute homestead property.

These significant conservation values are set forth in detail in baseline documentation entitled "Cleveland/Kidder Easement Baseline Documentation" on file with the Grantee.

The Conservation Easement hereby granted with respect to the Property is as follows:

2. USE LIMITATIONS

A. The Property shall be maintained in perpetuity as open space without there being conducted thereon any industrial or commercial activities, except agriculture and forestry as described below, and provided that the capacity of the Property to produce forest and/or agricultural crops shall not be degraded by on-site activities and that such activities will not cause significant pollution of surface or subsurface waters or soil erosion.

i. For the purposes hereof "agriculture" and "forestry" shall include agriculture, animal husbandry, floricultural and horticultural activities; the production of plant and animal products for domestic or commercial purposes, for example the growing and stocking of Christmas trees or forest trees of any size capable of producing timber, and the processing and sale of products produced on the Property, for example, pick-your-own fruits and vegetables, maple syrup and other forest products; and the cutting and sale of timber and other forest products not detrimental to the purposes of this easement.

ii. Agriculture and forestry on the Property shall be performed to the extent reasonably practicable in accordance with a coordinated management plan for the sites and soils of the Property. Forestry and agricultural management activities shall be in accordance with the current scientifically based practices recommended by the U.S. Cooperative Extension Service, U.S. Soil Conservation Service, or other government or private natural resource conservation and management agencies then active. Management activities shall not materially impair the scenic quality of the Property as viewed from public waterways, great ponds, public roads, or public trails.

iii. Within 150 feet either side of the trail proposed below in Section 3, forestry activities are limited to salvage cuts, trail maintenance, vista clearing or removal of diseased or hazardous trees.

B. The Property shall not be subdivided or otherwise divided into parcels of separate distinct ownership and may be sold, transferred, devised or conveyed only in its entirety.

C. No dwelling, tennis court, swimming pool, dock, aircraft landing strip, tower, mobile home or other structures and improvements of any kind shall be constructed, placed or introduced onto the Property except for ancillary structures or improvements such as a road, utility, dam, fence, bridge, culvert, barn, maple sugar house or shed which only may be constructed, placed or introduced onto the Property as necessary in the accomplishment of on-site, land-based agricultural, forestry, conservation or non-commercial outdoor recreational uses of the Property and only so long as they are not detrimental to the purposes of this easement.

i. Such structures or improvements shall be sited to have minimal impact upon: the conservation values of the Property; the scenic views of and from the Property as viewed from public roads and trails; the historic and archeological values; and forestry and agricultural production on the Property.

D. No removal, filling, or other disturbances of the soil surface, nor any changes in topography, surface or sub-surface water systems, wetlands, or natural habitat shall be allowed until all necessary federal, state and local permits and approvals are secured and unless such activities:

i. Are commonly necessary in the accomplishment of the forestry, agricultural, conservation, habitat management, or non-commercial outdoor recreational uses of the Property; and

ii. Do not harm state or federally recognized rare or endangered species, such determination of harm to be based upon information from the New Hampshire Natural Heritage Inventory or the agency then recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species; and

iii. Are not detrimental to the purposes of this easement.

E. No outdoor advertising structures such as signs and billboards shall be displayed on the Property except as necessary in the accomplishment of the agricultural, forestry, conservation or non-commercial outdoor recreational uses of the property and not detrimental to the purposes of this easement.

F. There shall be no mining, quarrying, excavation or extraction of rocks, minerals, gravel, sand, top soil or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of paragraphs A, C, D, or E above. No such rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.

G. There shall be no dumping, injection, or burial of materials then known to be environmentally hazardous, including vehicle bodies or parts.

H. The property shall not be used to meet any designated open space requirements as a result of the provisions of any subdivision approval or land use regulation process or in calculating allowable unit density.

3. RESERVED RIGHTS

A. Grantor reserves the right to maintain, repair or replace in-kind those utilities existing on the Property on the date of this conveyance. Such utilities shall include but not be limited to power and communication lines, subsurface sanitary waste disposal systems, and water supply facilities.

B. Grantor reserves the right to create ponds for the purpose of agriculture, fire protection, or wildlife habitat enhancement, in accordance with a plan developed by the U.S. Soil Conservation Service or other similar agency then active. The Grantor must notify the Grantee in writing before exercising this reserved right.

C. Grantor reserves the right to post against vehicles, motorized or otherwise.

D. Grantor reserves the right to post against hunting around livestock fields when livestock are present and against access on agricultural cropland during the planting and growing season but only with respect to annually harvested crops and on forest land during the harvesting of forest products or during the establishment of orchards, tree plantations, or Christmas trees.

4. AFFIRMATIVE RIGHTS OF GRANTEE

A. The Grantee shall have reasonable access to the Property and all of its parts for such inspection as is necessary to maintain boundaries, to determine compliance and to enforce the terms of this Conservation Easement Deed and exercise the rights conveyed hereby and fulfill the responsibilities and carry out the duties assumed by the acceptance of this Conservation Easement Deed.

B. There is hereby conveyed pedestrian access to, on and across the Property for hunting, fishing and transitory passive recreational purposes, but not camping, by members of the public; but the Property may be posted against such access or otherwise restricted by the Grantee in the public interest.

C. The Grantee has the right to construct, manage, use, and maintain a trail as a public footpath and to create and maintain vistas, overlooks and/or signs associated with said trail. The Grantee is hereby granted a trail right-of-way and easement of 16.5 feet in width for use by the public. Access to said trail shall be provided off of Pleasant Street, as shown on the aforementioned Plan. The location of said trail shall be established by mutual consent of the Grantor and Grantee, and the trail's location may be changed from time to time with the mutual written consent of Grantee and Grantor.

D. The Grantee shall have the right to post signs on the Property identifying it as land protected under the New Hampshire Land Conservation Investment Program for the uses allowed under this Conservation Easement

5. NOTIFICATION OF TRANSFER, TAXES, MAINTENANCE

A. Grantor agrees to notify the Grantee in writing within 10 days after the transfer of title of the Property.

B. Grantee shall be under no obligation to maintain the Property or pay any taxes or assessments thereon.

6. BENEFITS AND BURDENS

A. The burden of the easement conveyed hereby shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of said easement shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferrable only to any qualified organization within the meaning of Section 170(h)(3) of said Code or the State of New Hampshire or the U.S. Government or any subdivision of either of them consistently with Section 170 (c) (1) of the U.S. Internal Revenue Code, as amended, which government unit or organization has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation purposes of this easement. Any such assignee or transferee shall have like power of assignment or transfer. In accordance with RSA 221-A, under which this Conservation Easement Deed is acquired, "The sale, transfer, conveyance, or release of any such land or interest in land from public trust is prohibited." (RSA 221-A:11)

7. BREACH OF EASEMENT

A. When a breach of this Easement comes to the attention of the Grantee, it shall notify the then owner (Grantor) of the Property in writing of such breach, delivered in hand or by certified mail, return receipt requested.

B. Said Grantor shall have 30 days after receipt of such notice to undertake those actions, including restoration, which are reasonably calculated to swiftly cure the conditions constituting said breach and to notify the Grantee thereof.

C. If said Grantor fails to take such curative action, the Grantee, its successors or assigns, may undertake any actions that are reasonably necessary to cure such breach, and the cost thereof, including the Grantee's expenses, court costs and legal fees shall be paid by the said Grantor, provided the said Grantor is determined to be directly or indirectly responsible for the breach.

D. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the property resulting from natural events beyond Grantor control, including, and limited to fire, flood, storm, and earth movement or from any prudent action taken by Grantors under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes.

8. CONDEMNATION

A. Whenever all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate in whole or in part the Easement conveyed hereby, the Grantor shall, and the Grantee at its sole option may, act to recover the full damages resulting from such taking with all incidental or direct damages awarded in the condemnation proceedings and all expenses incurred by them thereby to be paid out of the damages recovered.

B. The balance of the damages (or proceeds) recovered shall be divided between Grantor and Grantee in proportion to the full and fair market values of the respective interest of the Grantor and Grantee in that part of the Property condemned, as determined immediately after the execution and delivery of this Conservation Easement, taken as a proportion of the sum of said values. Any increase in value attributable to improvements made after the date of this grant shall accrue to the party (Grantor or Grantee) who made the improvements. The Grantee shall use its share of the proceeds in a manner consistent with the conservation purposes set forth.

9. SEVERABILITY

If any provision of this Easement, or the application thereof to any person or circumstance is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

10. EXECUTORY INTEREST

A. If the Grantee ceases to enforce the easement conveyed hereby or fails to enforce it within thirty days after receipt of written notice requesting such enforcement delivered by hand or by certified mail, return receipt requested, then the Ausbon Sarget Land Preservation Trust shall have the right to petition the court to assume and exercise the authority and responsibilities of the Grantee of this Conservation Easement Deed.

B. Upon court approval to exercise the aforesaid rights, the Ausbon Sargent Land Preservation Trust must notify the Grantee by certified mail that such rights are being assumed and notice of the court order shall be recorded at the Registry of Deeds.

The Grantee by accepting and recording this Conservation Easement Deed for itself, its successors and assigns, agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein provided for and incumbent upon the Grantee, all in the furtherance of the conservation purposes for which this Conservation Easement Deed is delivered.

IN WITNESS WHEREOF, We have hereunto set our hands this 5th day of December, 1991.

Kathryn R. Leving
Witness

James C. Cleveland
James C. Cleveland, Grantor

to both
Witness

William F. Kidder
William F. Kidder, Grantor

The State of New Hampshire
MERRIMACK, ss.

Personally appeared James C. Cleveland and William F. Kidder who acknowledged the foregoing to be their voluntary act and deed.

Before me,

Marie A. Stevens
Justice of the Peace/Notary Public

My Commission Expires July 11, 1994



ACCEPTED: Town of New London

By: R. Peter Bianchi
R. Peter Bianchi, New London Board of Selectmen

By: Harold W. Buker
Harold W. Buker, New London Board of Selectmen

By: Sally Fifield
Sally Fifield, New London Board of Selectmen

By: Sue Ellen Andrews
Sue Ellen Andrews, New London Conservation Commission

By: Katherine T. Murray
Katherine T. Murray, New London Conservation Commission

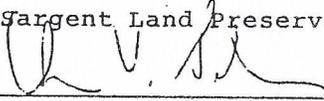
By: Luther M. Child
Luther M. Child, New London Conservation Commission

By: Herwood W. Curtiss
Herwood W. Curtiss, New London Conservation Commission

BK1872 PG1092

ACCEPTED: Ausbon Sargent Land Preservation Trust

By: _____


Charles V. Sebring, Chairman
Duly Authorized

APPENDIX A
Property Description

A certain tract of land, located in the Town of New London, County of Merrimack and State of New Hampshire, bounded and described as follows:

Beginning at drill hole in a stone wall on the northwesterly side of Pleasant Street and the southerly corner of land now or formerly of Susan Irwin;

Thence South 53 degrees 41' 15" West a distance of 40 feet, more or less, along Pleasant Street to an iron pin;

Thence North 36 degrees 16' 30" West a distance of 301 feet, more or less, along other land of the Grantors to an iron pin;

Thence South 53 degrees 43' 30" West a distance of 405.3 feet, more or less, along said other Grantors land to an iron pin;

Thence North 27 degrees 34' 20" West a distance of 345.2 feet, more or less, along land now or formerly of Kidder to a point;

Thence South 60 degrees 04' 40" West a distance of 200 feet, more or less, along said Kidder land to a point;

Thence North 27 degrees 49' 30" West a distance of 380 feet, more or less, along land now or formerly of the Kearsarge Regional School District to an iron pipe;

Thence North 54 degrees 38' 55" East a distance of 695 feet, more or less, along said School land and following a ditch to an iron pipe;

Thence North 26 degrees 21' 50" West a distance of 667.5 feet, more or less, along said School land and following a ditch to a stone bound;

Thence North 52 degrees 49' 50" East a distance of 414.5 feet, more or less, along land now or formerly of Clough to an iron pipe;

Thence South 27 degrees 09' 20" East a distance of 442.1 feet, more or less, along land now or formerly of Emeny and Olney to an iron pipe;

Thence South 27 degrees 14' 25" East a distance of 80.2 feet, more or less, along land now or formerly of Lull to an iron pipe;

Thence southwesterly a distance of 438 feet, more or less along the "old ditch," on a tie line South 31 degrees 09' 50" West a distance of 390.9 feet, more or less, along land now or formerly of Matthew to an iron pipe;

Thence South 10 degrees 45' 55" West a distance of 134.7 feet, more or less, along said Matthew land to an iron pipe;

Thence South 27 degrees 00' 10" East a distance of 545.9 feet, more or less, along said Matthew land to an iron pipe;

Thence South 27 degrees 56' 45" East a distance of 401.1 feet, more or less, to the point of beginning;

Containing 16.2 acres, more or less.

The above description describes "Area of Conservation Easement" on the Plan prepared by Twin State Surveys, Grantham, N.H. for "James C. Cleveland and William F. Kidder, Sr.," to be recorded in the Merrimack County Registry of Deeds on even date.

Meaning and intending to describe and convey a Conservation Easement on a portion of property conveyed to William F. Kidder and to James C. Cleveland. For title of James C. Cleveland see Warranty Deed conveyed by William F. Kidder, dated April 3, 1970, recorded in the Merrimack County Registry of Deeds at Book 1069, Page 133. For title of William F. Kidder see deed conveyed by James E. Shepard 2nd, dated April 8, 1954, recorded at said Registry at Book 747, Page 476, and deeds by the heirs of Hattie Todd Burpee, recorded in said Registry at Book 979, Page 74; Book 979, Page 75; Book 979, Page 76; and Book 979, Page 78. Also, see Warranty Deed of Alex Mathew and Mary Kutty Alex to William F. Kidder, Sr. and James C. Cleveland recorded at said Registry at Book 1223, Page 410.

MERRIMACK COUNTY RECORDS

Kathi L. Quay, Register

Appendix J

User Questionnaire

USER QUESTIONNAIRE

PROJECT or PROPERTY NAME: PLEASANT ST. EAST + WEST
PROJECT NAME & LOCATION: PLEASANT ST. NEWLONDON, NH
0731083 And 0741047

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the "User" (as defined by 3.2.93 of ASTM 1527-13 / E-2247-08) **must provide** the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25):

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? NONE KNOWN

2. Activity and land Use Limitations (AUL) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26): Are you aware of any *AULs*, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? NONE KNOWN

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28): As the User of this ESA do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? WEST PARCEL 16.2A UNDER CE

4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29): Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?
BARGAIN SALE PRICE OF 250,000 BASED ON FUTURE NON-DEVELOPMENT USE

5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30): Are you aware of commonly known or reasonably ascertainable information about the *property* that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

- a) Do you know the past uses of the *property*? EAST SIDE UNDEVELOPED / WEST SIDE PASSIVE RECREATION
- b) Do you know of specific chemicals that are present or once were present at the *property*?
NONE KNOWN
- c) Do you know of spills or other chemical releases that have taken place at the *property*?
NONE KNOWN
- d) Do you know of any environmental cleanups that have taken place at the *property*?
NONE KNOWN

6. The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31): As the user of this ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*?

NONE KNOWN

7. Certain information should be collected, if available, and provided to the environmental professional selected to conduct the Phase I. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. Please respond to the following:

- a. Why is the Phase I required: CERCLA PROTECTION
- b. Describe the property (type): FOREST WETLAND
- c. Name type of property transaction (i.e., sale, purchase, exchange, and so forth): PURCHASE
- d. List the complete and correct address for the property: TAX MAP LOT 074/047/000 (EAST) 073/083/000 (WEST)
- e. The scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services on whether any considerations beyond the requirements of ASTM Practice are to be considered): STANDARD PHASE I
- f. List all parties who will rely on the Phase I report: TOWN OF NL + ASLPT
- g. List site contact and how the contact can be reached: MARILYN KIDDER - REALTOR 526-4116
- h. List any special terms or/and conditions which must be agreed upon by the environmental professional: STANDARD PHASE I
- i. List, describe or attach other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, and so forth, concerning the property and its environmental condition): SEE TOWN FILE

User: ROBERT BROWN
(Name)

Robert Brown
(Signature)

Title: NLCC - CHAIR

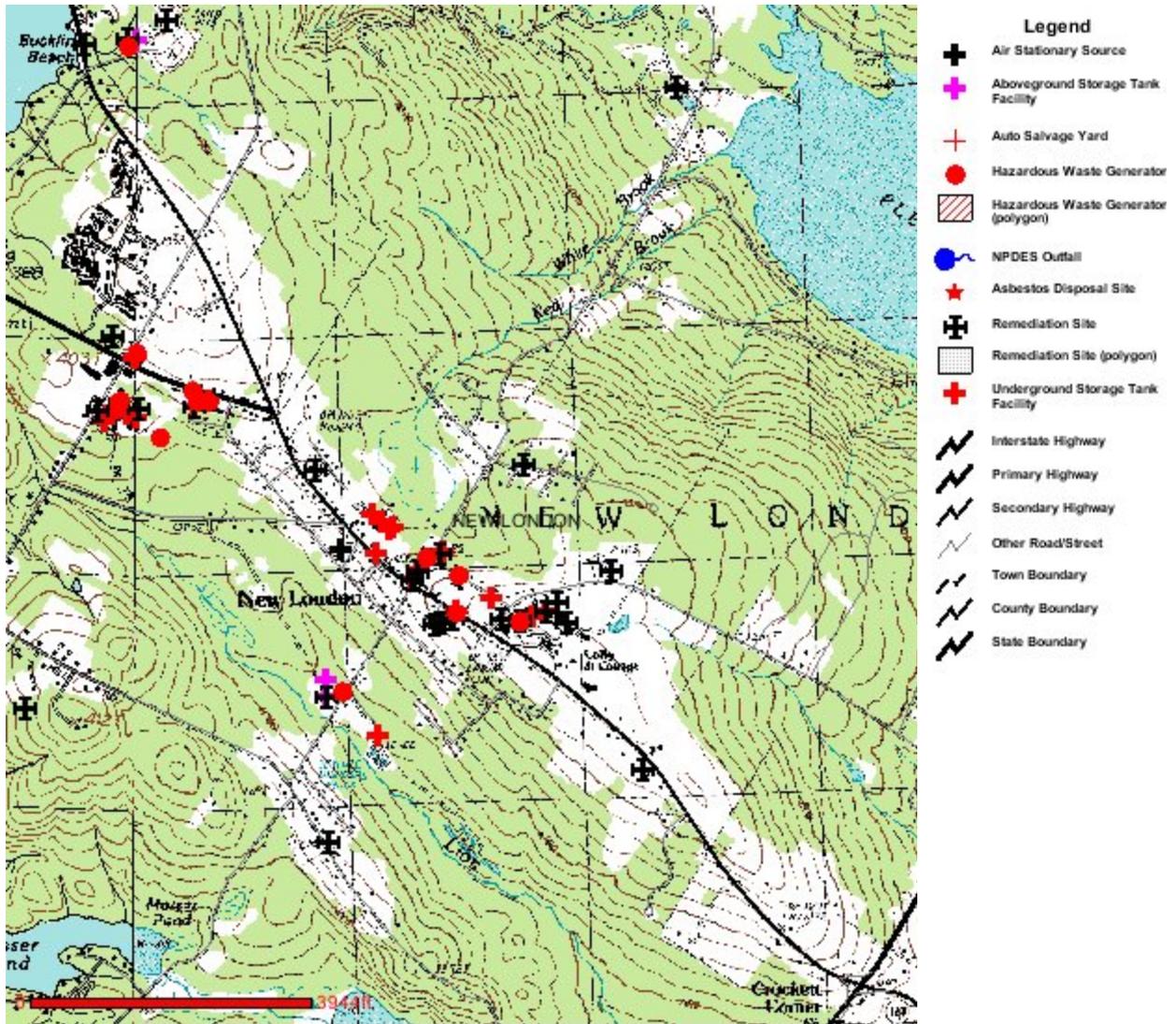
Date: 04/01/16

PLEASE LIST ALL OTHER PROJECT PARTNERS:

NLCC MEMBERS - NL BOS - ASLPT

Appendix K

Regulatory Records Documentation & Maps



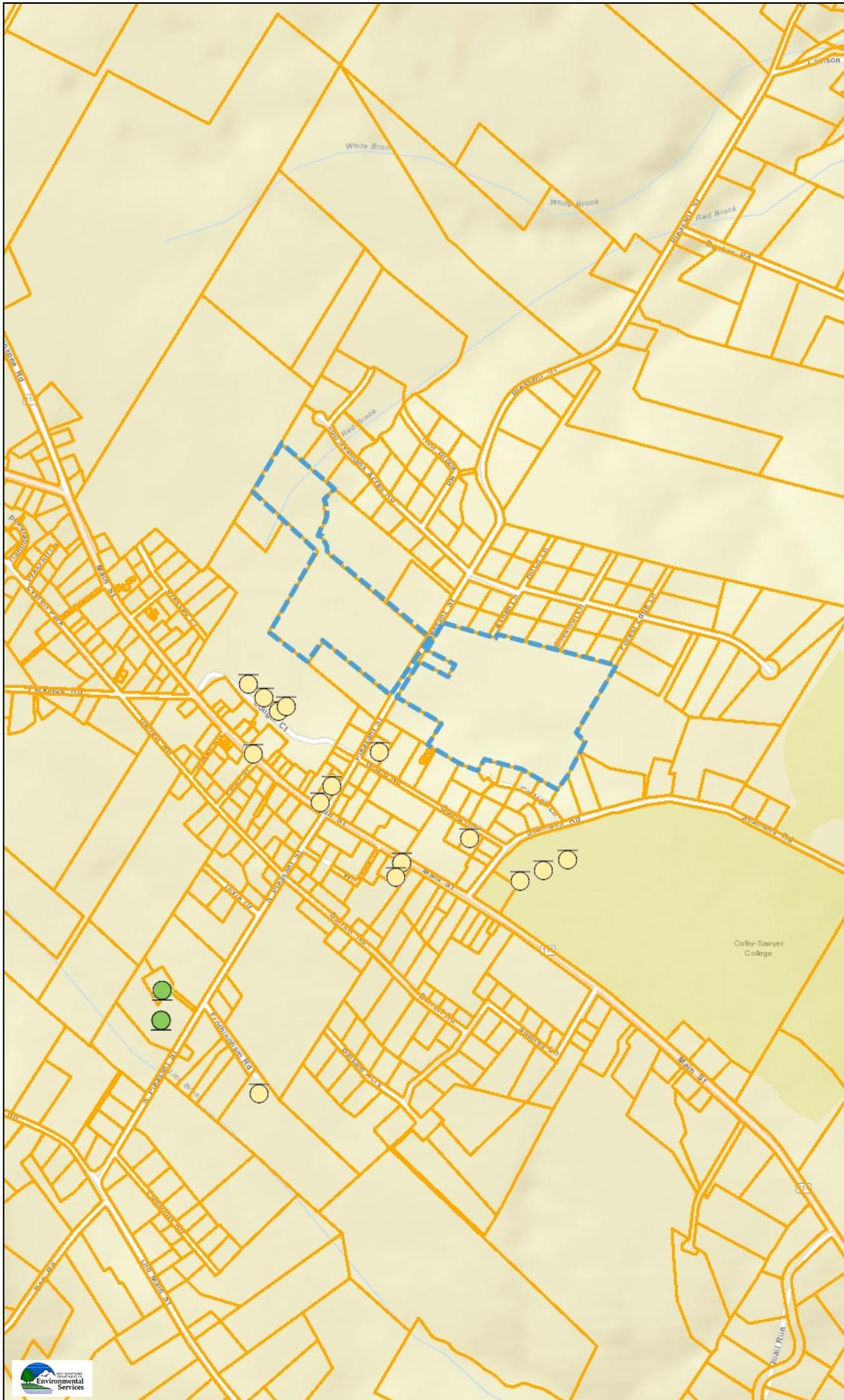
Map Scale = 1 : 45905 (1" = 0.7 miles or 3825 feet)

The information contained in the OneStop Program GIS is the best available according to the procedures and standards of each of the contributing programs and of the GIS. The different programs are regularly maintaining the information in their databases. As a result, the GIS may not always provide access to all existing information, and it may occasionally contain unintentional inaccuracies. The Department can not be responsible for the misuse or misinterpretation of the information presented by this system.

Map prepared 3/25/2016 3:44:31 PM



AST UST Map



Legend

- Aboveground Storage Tank
- Underground Storage Tank
- ▭ Parcels - polygons
- Additional lines
- ◆ Attributes for additional lines
- State
- County
- City/Town

Map Scale

1: 12,988

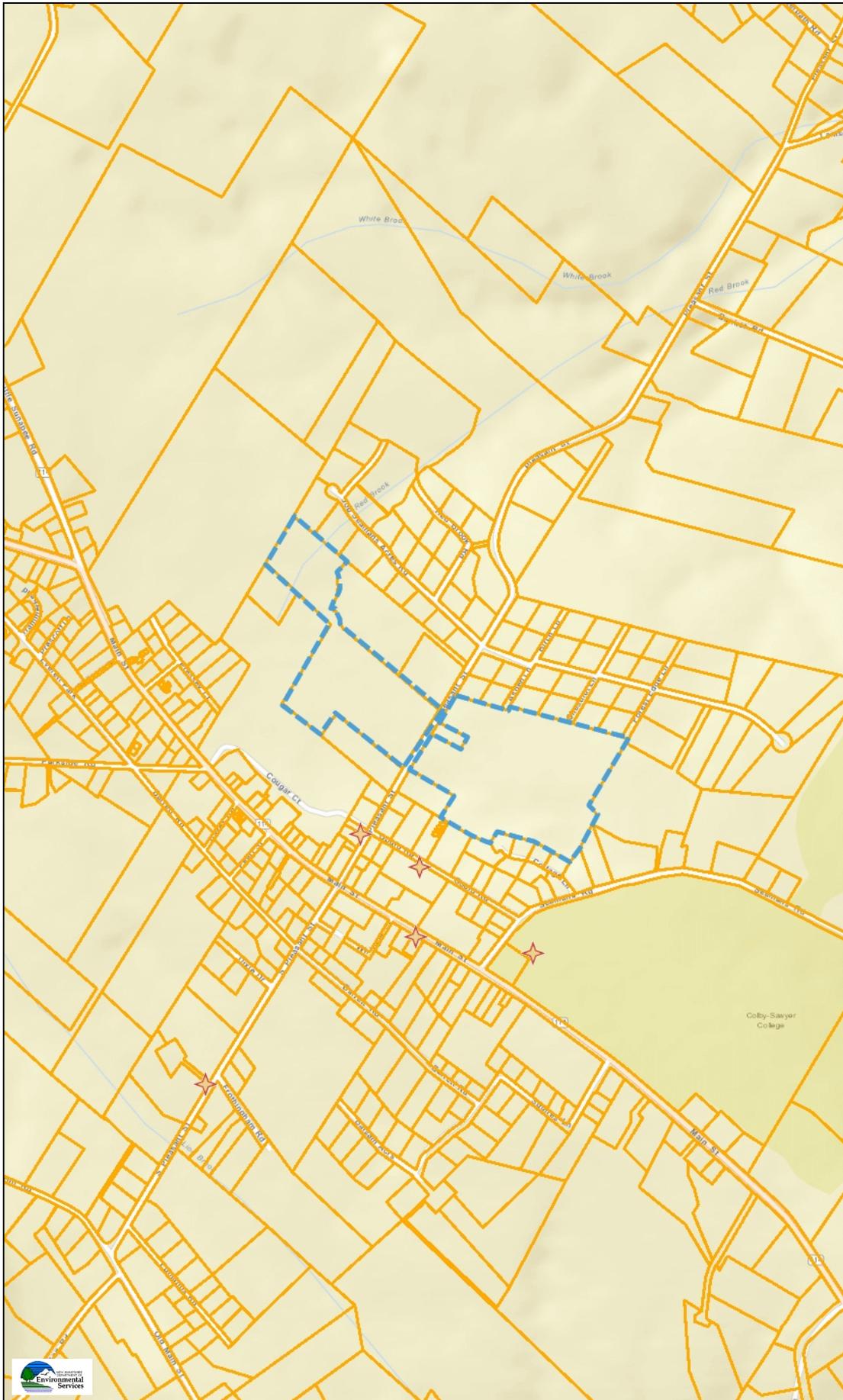
© NH DES, <http://des.nh.gov>

Map Generated: 4/7/2016



Notes

Hazardous Generators Map



Legend

- ◆ Hazardous Waste Generato
- Parcels - polygons
- Additional lines
- ◆ Attributes for additional lines
- State
- County
- City/Town

Map Scale

1: 12,988

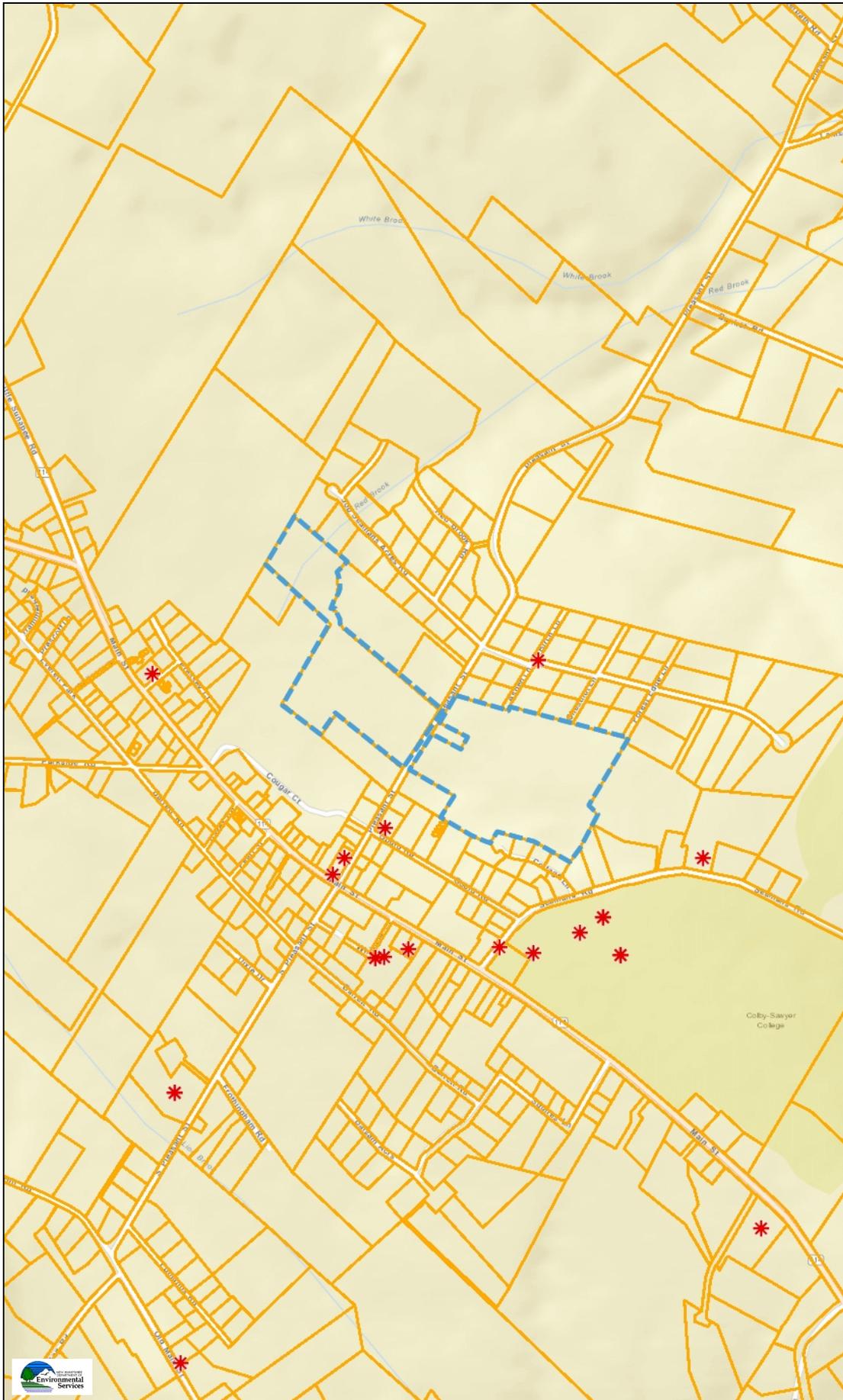
© NH DES, <http://des.nh.gov>

Map Generated: 4/7/2016



Notes

Remediation Sites Map



Legend

- * Remediation Sites
- Parcels - polygons
- Additional lines
- ◆ Attributes for additional lines
- State
- County
- City/Town

Map Scale

1: 12,988

© NH DES, <http://des.nh.gov>

Map Generated: 4/7/2016



Notes





Overall DataBase Search Results ~ Town of New London

I. Above Ground Storage Tanks

Location	Name(s) at Location	Interest(s) at this location	Primary	Id(s)	Status
S PLEASANT ST NEW LONDON Master Id: 4297	NEW LONDON HWY DEPT TOWN OF HIGHWAY DEPT	Hazardous Waste Generator Aboveground Storage Tank Program Aboveground Storage Tank Program Underground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Underground Injection Control	EPA Id: Facility Id: Facility Id: Facility Id: Site No: Site No:	NHD510059793 0000461 011020A 0112252 198705095 198705095	Within .5 mi
63 DUMP RD PATROL SHED 214 NEW LONDON Master Id: 14752	NH DOT DISTRICT 2 NH DOT PS 214 NH DOT HIGHWAY PATROL SHED PRE 1981	Hazardous Waste Generator Solid Waste Facility Aboveground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Non domestic wastewater Underground Injection Control Hazardous waste project	EPA Id: Facility Id: Facility Id: Site No: Site No: Site No: Site No:	NHD500020623 0002843 940338A 199403038 199403038 199403038 199403038	
331 BUNKER RD NEW LONDON Master Id: 63959	PAUL BARON	Aboveground Storage Tank Program On-premise use facility containing fuel oil	Facility Id: Site No:	0000757 200903068	
S PLEASANT ST NEW LONDON Master Id: 14755	PSNH NEW LONDON SUBSTATION	Aboveground Storage Tank Program	Facility Id:	9812115	Within .5 mi
KING HILL RD NEW LONDON Master Id: 14756	PSNH SOO NIPI SUBSTATION	Aboveground Storage Tank Program	Facility Id:	9812120	

II. Underground Storage Tanks

Location	Name(s) at Location	Interest(s) at this location	Primary	Id(s)	Status
KING HILL RD NEW LONDON Master Id: 4294	BURTON B E B E BURTON	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510072747 0113567	
100 MAIN ST NEW LONDON Master Id: 4295	COLBY-SAWYER COLLEGE/MAINTENANCE GARAGE COLBY SAWYER COLLEGE	Hazardous Waste Generator Public Pool/Spa Facility Underground Storage Tank Program Underground Injection Control Leaking underground storage tank Leaking underground storage tank Leaking underground storage tank On-premise use facility containing fuel oil Oil spills/releases	EPA Id: Location Id: Facility Id: Site No: Site No: Site No: Site No: Site No: Site No:	NHD069909018 0000157 0113407 198903012 198903012 198903012 198903012 198903012 198903012	Within .5 mi
PLEASANT ST NEW LONDON Master Id: 54557	UNITED STATES POST OFFICE FRANK GILMAN PROPERTY	Underground Storage Tank Program On-premise use facility containing fuel oil	Facility Id: Site No:	0110100 200104029	Within .5 mi
32 NEWPORT RD NEW LONDON Master Id: 4296	HEATH & LULL INC JAKES MARKET & DELI	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD500002969 0111959	Within .5 mi
S PLEASANT ST NEW LONDON Master Id: 4297	NEW LONDON HWY DEPT TOWN OF HIGHWAY DEPT	Hazardous Waste Generator Aboveground Storage Tank Program Aboveground Storage Tank Program Underground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Underground Injection Control	EPA Id: Facility Id: Facility Id: Facility Id: Site No: Site No:	NHD510059793 0000461 011020A 0112252 198705095 198705095	
275 COUNTY RD NEW LONDON Master Id: 4298	JAMES A CRICENTI CRICENTI JAMES	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510088289 0110603	
MAIN ST & PLEASANT ST NEW LONDON Master Id: 4299	NEW LONDON JIFFY MART NH DES	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: Facility Id: Site No:	NHD510065279 0111339 198905002	Within .5 mi
29 COUNTRY CLUB LN NEW LONDON	JOHN WILLIAM PODUSKA SR	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510089154 0220499	

Master Id: 4300	PODUSKA JR JOHN W				
37 BOULDER POINT RD NEW LONDON Master Id: 60566	FORBES PROPERTY KAREN BAKER	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510189376 0115707	
114 COUGAR CT NEW LONDON Master Id: 4301	KEARSARGE LEARNING CENTER	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510103633 0113211	Within .5 mi
173 MAIN ST NEW LONDON Master ID: 58584	TDS Communications	Underground Storage Tank Program	Facility Id:	0115597	Within .5 mi
64 COUGAR CT NEW LONDON Master ID: 58931	NEW LONDON ELEMENTARY SCHOOL	Underground Storage Tank Program	Facility Id:	0115621	Within .5 mi

III. Air Stationary Sources

Location	Name(s) at Location	Interest(s) at this location Click interest for details	Primary	Id(s)	Status
273 COUNTY RD NEW LONDON Master Id: 4306	NEW LONDON HOSPITAL NEW LONDON HOSPITAL ASSN INC	Air Stationary Source Hazardous Waste Generator Underground Storage Tank Program Initial Response Spill Site On-premise use facility containing fuel oil On-premise use facility containing fuel oil	AFS No: EPA Id: Facility Id: Site No: Site No: Site No:	3301300056 NHD500011978 0112145 199602017 199602017 199602017	Within .5 mi
NEWPORT RD NEW LONDON Master Id: 14751	NEW LONDON, TOWN OF - TRANSFER STATION NEW LONDON TRANSFER STATION	Air Stationary Source Solid Waste Facility Solid waste transfer station	AFS No: Facility Id: Site No:	3301390468 0000467 198705024	
95 ELKINS RD NEW LONDON	PLEASANT LAKE VETERINARY HOSPITAL	Air Stationary Source	AFS No:	3301390485	

Master Id: 54377					
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IV. Groundwater Discharge Site

Location	Name(s) at Location	Interest(s) at this location	Primary	Id(s)	Status
9 NORTHWOOD LN NEW LONDON Master Id: 59853	BUSCH	Underground Injection Control	Site No:	200411031	
OLD MAIN ST NEW LONDON Master Id: 63504	CANANAY	Underground Injection Control	Site No:	200810010	
316 ELKINS RD LOT 77-39 NEW LONDON Master Id: 64683	SHULTZ / SHAD RESIDENCE (LOT 77-39)	Underground Injection Control	Site No:	200912027	
678 LAKESHORE DR LOT 50-1 NEW LONDON Master Id: 68913	CAREY RESIDENCE (LOT 50-1)	Underground Injection Control	Site No:	201408005	
BURPEE HILL RD NEW LONDON Master Id: 63508	CAREY RESIDENCE (LOT 56/007-001)	Underground Injection Control	Site No:	200810014	
100 MAIN ST NEW LONDON Master Id: 4295	COLBY-SAWYER COLLEGE/MAINTENANCE GARAGE COLBY SAWYER COLLEGE	Hazardous Waste Generator Public Pool/Spa Facility Underground Storage Tank Program Underground Injection Control Leaking underground storage tank Leaking underground storage tank Leaking underground storage tank On-premise use facility containing fuel oil Oil spills/releases	EPA Id: Location Id: Facility Id: Site No: Site No: Site No: Site No: Site No: Site No:	NHD069909018 0000157 0113407 198903012 198903012 198903012 198903012 198903012 198903012	Within .5 mi
52 PILLAR LN LOT 94-23 NEW LONDON	CAREY BUILDERS (LOT 94-23)	Underground Injection Control	Site No:	201506016	

Master Id: 69455				
SUMMIT RD NEW LONDON Master Id: 63505	GAVIN CAMPBELL CONST	Underground Injection Control	Site No:	200810011
S PLEASANT ST NEW LONDON Master Id: 4297	NEW LONDON HWY DEPT TOWN OF HIGHWAY DEPT	Hazardous Waste Generator Aboveground Storage Tank Program Aboveground Storage Tank Program Underground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Underground Injection Control	EPA Id: Facility Id: Facility Id: Facility Id: Site No: Site No:	NHD510059793 0000461 011020A 0112252 198705095 198705095
812 NH RTE 103A NEW LONDON Master Id: 64211	GORGI / KJAM ASSOC REALTY TRUST	Underground Injection Control	Site No:	200906061
45 PILOT HOUSE RD NEW LONDON Master Id: 66056	MCGRAY & NICHOLS (LOT 80-10)	Underground Injection Control	Site No:	201101013
600 HALL FARM RD NEW LONDON Master Id: 63835	MELLEN RESIDENCE (LOT 87-9)	Underground Injection Control	Site No:	200902015
TRACY LN LOT 29/746-068 NEW LONDON Master Id: 67423	MESSER RESIDENCE (LOT 29/ 746-068)	Underground Injection Control	Site No:	201208098
OLD PROVINCE RD NEW LONDON Master Id: 62431	MOUNTAIN REACH CONDOMINIUMS	Drinking water treatment system wastewater	Site No:	200707039
OFF MOUNTAIN RD NEW LONDON Master Id: 14749	NEW LONDON SEPTAGE PITS	Septage Lagoon	Site No:	198404021
63 DUMP RD PATROL SHED 214 NEW LONDON Master Id: 14752	NH DOT DISTRICT 2 NH DOT PS 214 NH DOT HIGHWAY PATROL SHED	Hazardous Waste Generator Solid Waste Facility Aboveground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Non domestic wastewater Underground Injection Control	EPA Id: Facility Id: Facility Id: Site No: Site No: Site No:	NHD500020623 0002843 940338A 199403038 199403038 199403038

	PRE 1981	Hazardous waste project	Site No:	199403038	
242 ELKINS RD NEW LONDON Master Id: 66701	PLEASANT LAKE VETERINARY HOSPITAL	Underground Injection Control	Site No:	201111118	
PLEASANT ST KNOLL WOOD RD NEW LONDON Master Id: 53524	SLOPE N SHORE CLUB	Public Water System Registered Water User Underground Injection Control	PWS Id: WU Id: Site No:	1722020 20885 200703056	

V. Asbestos Disposal Site (Inactive) ~ No data found for criteria entered

VI. Hazardous Waste Generator

Location	Name(s) at Location	Interest(s) at this location	Primary	Id(s)	Status
6 MORGAN HILL RD NEW LONDON Master Id: 50995	ARTHUR JUST JUST ARTHUR	Hazardous Waste Generator On-premise use facility containing fuel oil	EPA Id: Site No:	NHD510161367 200007021	
21 NEWPORT AVE NEW LONDON Master Id: 43952	AUTO TECH GROUP	Hazardous Waste Generator	EPA Id:	NHD510103799	Within .5 mi
KING HILL RD NEW LONDON Master Id: 4294	BURTON B E B E BURTON	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510072747 0113567	
91 MAIN ST NEW LONDON Master Id: 43944	BASILE PAUL RESIDENCE	Hazardous Waste Generator	EPA Id:	NHD510114663	
91 KING HILL RD NEW LONDON Master Id: 43939	CLARK DONALD DR RESIDENCE	Hazardous Waste Generator	EPA Id:	NHD510094410	

186 PLEASANT ST NEW LONDON Master Id: 65703	CLEAN VENTURE	Hazardous Waste Generator	EPA Id: NHD510194863	
100 MAIN ST / 541 MAIN ST NEW LONDON Master Id: 4295	COLBY-SAWYER COLLEGE/MAINTENANCE GARAGE COLBY SAWYER COLLEGE	Hazardous Waste Generator Public Pool/Spa Facility Underground Storage Tank Program Underground Injection Control Leaking underground storage tank Leaking underground storage tank Leaking underground storage tank On-premise use facility containing fuel oil Oil spills/releases	EPA Id: NHD069909018 Location Id: 0000157 Facility Id: 0113407 Site No: 198903012 Site No: 198903012 Site No: 198903012 Site No: 198903012 Site No: 198903012 Site No: 198903012	Within .5 mi
9 PLEASANT ST NEW LONDON Master Id: 43957	COUNTRY PRESS THE	Hazardous Waste Generator	EPA Id: NHD500011416	Within .5 mi
33 SOO NIPI RD NEW LONDON Master Id: 43967	CRUICKSHANK DR ALEX	Hazardous Waste Generator	EPA Id: NHD510104300	
LITTLE SUNAPEE RD NEW LONDON Master Id: 43943	DEAD RIVER OIL CO	Hazardous Waste Generator	EPA Id: NHD510081128	
9 ASPEN LN NEW LONDON Master Id: 58033	DURELL NEWMAN RESIDENCE	Hazardous Waste Generator	EPA Id: NHD510179138	Within .5 mi
OTTERVILLE RD NEW LONDON Master Id: 43955	DURGIN & CROWELL LUMBER	Hazardous Waste Generator	EPA Id: NHD510085293	
NEW LONDON SHOPPING CTR NEW LONDON Master Id: 43951	FLASH PHOTO	Hazardous Waste Generator	EPA Id: NHD510151905	
46 NEWPORT RD NEW LONDON Master Id: 43954	GALLERY CONDO ASSOCIATION	Hazardous Waste Generator	EPA Id: NHD510090301	Within .5 mi
TOWN HALL 120 MAIN ST NEW LONDON	GENERAL CHEMICAL CORP	Hazardous Waste Generator	EPA Id: NHD510086556	

Master Id: 43968					
486 SHAKER RD NEW LONDON Master Id: 43966	GOMEZ PHIL	Hazardous Waste Generator	EPA Id:	NHD510015233	
299 MAIN ST NEW LONDON Master Id: 59298	GUTGSELL AND PHIPPS DR DDS/PA	Hazardous Waste Generator	EPA Id:	NHD510185937	Within .5 mi
295 NEWPORT RD NEW LONDON Master Id: 68963	HANNAFORD SUPERMARKET 8246	Hazardous Waste Generator	EPA Id:	NHD510214828	
32 NEWPORT RD NEW LONDON Master Id: 4296	HEATH & LULL INC JAKES MARKET & DELI	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD500002969 0111959	Within .5 mi
184 S PLEASANT ST AT PUBLIC WORKS GARAGE NEW LONDON Master Id: 62970	HHW	Hazardous Waste Generator	EPA Id:	NHD510197189	
S PLEASANT ST NEW LONDON Master Id: 4297	NEW LONDON HWY DEPT TOWN OF HIGHWAY DEPT	Hazardous Waste Generator Aboveground Storage Tank Program Aboveground Storage Tank Program Underground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Underground Injection Control	EPA Id: Facility Id: Facility Id: Facility Id: Site No: Site No:	NHD510059793 0000461 011020A 0112252 198705095 198705095	
275 COUNTY RD NEW LONDON Master Id: 4298	JAMES A CRICENTI CRICENTI JAMES	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510088289 0110603	
MAIN ST & PLEASANT ST NEW LONDON Master Id: 4299	NEW LONDON JIFFY MART NH DES	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: Facility Id: Site No:	NHD510065279 0111339 198905002	Within .5 mi
29 COUNTRY CLUB LN NEW LONDON Master Id: 4300	JOHN WILLIAM PODUSKA SR PODUSKA JR JOHN W	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: Facility Id:	NHD510089154 0220499	

31 KNIGHT HILL RD NEW LONDON Master Id: 43942	JOHNSON & DIX FUEL CORP	Hazardous Waste Generator	EPA Id: NHD510005903	
206 [260] MAIN ST NEW LONDON Master Id: 43958	JOHNSON & DIX FUEL CORP	Hazardous Waste Generator	EPA Id: NHD510004005	Within .5 mi
37 BOULDER POINT RD NEW LONDON Master Id: 60566	FORBES PROPERTY KAREN BAKER	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: NHD510189376 Facility Id: 0115707	
114 COUGAR CT NEW LONDON Master Id: 4301	KEARSARGE LEARNING CENTER	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: NHD510103633 Facility Id: 0113211	Within .5 mi
220 NEWPORT RD NEW LONDON Master Id: 60949	KERRIGAN FUEL	Hazardous Waste Generator	EPA Id: NHD510190689	
41 KING RIDGE RD NEW LONDON Master Id: 4302	KING RIDGE SKI AREA NEW LONDON TRUST	Hazardous Waste Generator Public Water System Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD510098106 PWS Id: 1727070 Facility Id: 0110308 Site No: 199510019	
2 LAKESHORE RD NEW LONDON Master Id: 14745	KLINGLER ELIZABETH KLINGLER RESIDENCE	Hazardous Waste Generator On-premise use facility containing fuel oil	EPA Id: NHD510099690 Site No: 199506004	
100 COUNTRY CLUB LN NEW LONDON Master Id: 43936	LAKE SUNAPEE COUNTRY CLUB	Hazardous Waste Generator Public Pool/Spa Facility Public Water System Registered Water User	EPA Id: NHD510053267 Location Id: 0000373 PWS Id: 1727060 WU Id: 20237	
107 NEWPORT RD NEW LONDON Master Id: 65427	LAKE SUNAPEE REGION VNA NEW LONDON	Hazardous Waste Generator	EPA Id: NHD510204464	
KING RIDGE RD NEW LONDON Master Id: 43941	LAURIDSEN AUTO BODY INC	Hazardous Waste Generator	EPA Id: NHD981066657	

276 NEWPORT RD SUITE 107 NEW LONDON Master Id: 65315	LIFE LONG CARE	Hazardous Waste Generator	EPA Id: NHD510203953	
ELKINS BUSINESS LOOP NEW LONDON Master Id: 4303	MARSHALLS GARAGE	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD986474153 Facility Id: 0114088 Site No: 199507004	
ELKINS BUS LOOP NEW LONDON Master Id: 14747	MESA INTERNATIONAL	Hazardous Waste Generator On-premise use facility containing fuel oil On-premise use facility containing fuel oil	EPA Id: NHD510093438 Site No: 199409028 Site No: 199409028	
189 S PLEASANT ST NEW LONDON Master Id: 59028	NEW HAMPSHIRE STATE OF	Hazardous Waste Generator	EPA Id: NHD510184377	
19 NEWPORT RD NEW LONDON Master Id: 4304	NEW LONDON CLEANERS NEW LONDON CLEANERS INC	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: NHD064429376 Facility Id: 0111894	Within .5 mi
21 NEWPORT RD NEW LONDON Master Id: 4305	OWDI AUTOMOTIVE FORMER NEW LONDON FUEL ENERGY INC	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD510100274 Facility Id: 0110632 Site No: 198708019	Within .5 mi
21 NEWPORT RD NEW LONDON Master Id: 43946	NEW LONDON FUELS	Hazardous Waste Generator	EPA Id: NHD510122054	Within .5 mi
273 COUNTY RD NEW LONDON Master Id: 4306	NEW LONDON HOSPITAL NEW LONDON HOSPITAL ASSN INC	Air Stationary Source Hazardous Waste Generator Underground Storage Tank Program Initial Response Spill Site On-premise use facility containing fuel oil On-premise use facility containing fuel oil	AFS No: 3301300056 EPA Id: NHD500011978 Facility Id: 0112145 Site No: 199602017 Site No: 199602017 Site No: 199602017	Within .5 mi
280 COUNTY RD NEW LONDON Master Id: 43937	NEW LONDON MEDICAL OFFICE BLDG	Hazardous Waste Generator	EPA Id: NHD510096928	
133 MAIN ST NEW LONDON	NEW LONDON MINI MART	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: NHD500015300 Facility Id: 0110959	Within .5 mi

Master Id: 4307	NEW LONDON SERVICE CENTER	Leaking underground storage tank	Site No: 199312033	
150 MAIN ST NEW LONDON Master Id: 43948	NEW LONDON TRUST	Hazardous Waste Generator	EPA Id: NHD510114861	Within .5 mi
63 DUMP RD PATROL SHED 214 NEW LONDON Master Id: 14752	NH DOT DISTRICT 2 NH DOT PS 214 NH DOT HIGHWAY PATROL SHED PRE 1981	Hazardous Waste Generator Solid Waste Facility Aboveground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Non domestic wastewater Underground Injection Control Hazardous waste project	EPA Id: NHD500020623 Facility Id: 0002843 Facility Id: 940338A Site No: 199403038 Site No: 199403038 Site No: 199403038 Site No: 199403038	
41 KINGRIDGE RD NEW LONDON Master Id: 46960	NORTHLAND RESIDENTIAL CORP	Hazardous Waste Generator	EPA Id: NHD510153489	
MAIN ST NEW LONDON Master Id: 43949	PARKER ALBERT	Hazardous Waste Generator	EPA Id: NHD510066921	
125 PLEASANT ST NEW LONDON Master Id: 43956	PLEASANT LAKE INN	Hazardous Waste Generator	EPA Id: NHD510110596	
260 MAIN ST NEW LONDON Master Id: 14754	DIEMAR ROBERT PRESSY COURT	Hazardous Waste Generator On-premise use facility containing fuel oil	EPA Id: NHD510088008 Site No: 199806061	Within .5 mi
24 S PLEASANT ST NEW LONDON Master Id: 64213	PSNH	Hazardous Waste Generator	EPA Id: NHD510200587	
RTE 103 A NEW LONDON Master Id: 43962	RAINBOW GARAGE	Hazardous Waste Generator	EPA Id: NHD510120983	
160 SEAMANS RD NEW LONDON Master Id: 43964	REYNALDS CHESTER RESIDENCE	Hazardous Waste Generator	EPA Id: NHD510013451	Within .5 mi

TWN GARAGE 44 SO PLEASANT NEW LONDON Master Id: 43969	SAFETY-KLEEN (NE) INC HHWC	Hazardous Waste Generator	EPA Id: NHD510057904	Within .5 mi
RFD 2 BOX 980 NEW LONDON Master Id: 43960	SANDERS & MOCK ASSOCS INC	Hazardous Waste Generator	EPA Id: NHD510070311	
135 MAIN ST REAR NEW LONDON Master Id: 57825	SODEXHO CAMPUS SVCS	Hazardous Waste Generator	EPA Id: NHD510178148	
GOULD ST NEW LONDON Master Id: 4310	ST ANDREWS CHURCH	Hazardous Waste Generator Underground Storage Tank Program	EPA Id: NHD510091721 Facility Id: 0114089	Within .5 mi
276 NEWPORT RD SUITE 205 NEW LONDON Master Id: 65322	WORLD CLINIC	Hazardous Waste Generator	EPA Id: NHD510204001	

VII. Remediation Site

Location	Name(s) at Location	Interest at this location	Primary	Id(s)	Status
1 ROWELL HILL RD NEW LONDON Master Id: 60280	AIKEN RESIDENCE	On-premise use facility containing fuel oil	Site No:	200504033	
6 MORGAN HILL RD NEW LONDON Master Id: 50995	ARTHUR JUST JUST ARTHUR	Hazardous Waste Generator On-premise use facility containing fuel oil	EPA Id: Site No:	NHD510161367 200007021	
191 SEAMANS RD NEW LONDON Master Id: 60202	BROWN RESIDENCE	On-premise use facility containing fuel oil	Site No:	200501049	Within 1 mi Closed 28-JUL-2003
100 MAIN ST NEW LONDON	COLBY-SAWYER COLLEGE/MAINTENANCE GARAGE	Hazardous Waste Generator Public Pool/Spa Facility Underground Storage Tank Program	EPA Id: Location Id: Facility Id:	NHD069909018 0000157 0113407	Within 1 mi Ground water

Master Id: 4295	COLBY SAWYER COLLEGE	Underground Injection Control Leaking underground storage tank Leaking underground storage tank Leaking underground storage tank On-premise use facility containing fuel oil Oil spills/releases	Site No: 198903012 Site No: 198903012 Site No: 198903012 Site No: 198903012 Site No: 198903012 Site No: 198903012	monitoring ongoing but monitoring wells are on-campus.
475 BUNKER RD NEW LONDON Master Id: 69848	COLE PROPERTY	On-premise use facility containing fuel oil	Site No: 201511041	
21 WHITE PINE LN NEW LONDON Master Id: 60700	DENISE RESIDENCE	On-premise use facility containing fuel oil	Site No: 200505092	
614 LITTLE SUNAPEE RD NEW LONDON Master Id: 66209	DICLERICO PROPERTY	On-premise use facility containing fuel oil	Site No: 201103035	
PLEASANT ST NEW LONDON Master Id: 54557	UNITED STATES POST OFFICE FRANK GILMAN PROPERTY	Underground Storage Tank Program On-premise use facility containing fuel oil	Facility Id: 0110100 Site No: 200104029	Within 1 mi 2000 gallon tank improperly closed 04/01/1992 Down gradient
MAIN ST & PLEASANT ST NEW LONDON Master Id: 4299	NEW LONDON JIFFY MART NH DES	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD510065279 Facility Id: 0111339 Site No: 198905002	Within 1 mi
41 KING RIDGE RD NEW LONDON Master Id: 4302	KING RIDGE SKI AREA NEW LONDON TRUST	Hazardous Waste Generator Public Water System Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD510098106 PWS Id: 1727070 Facility Id: 0110308 Site No: 199510019	
2 LAKESHORE RD NEW LONDON Master Id: 14745	KLINGLER ELIZABETH KLINGLER RESIDENCE	Hazardous Waste Generator On-premise use facility containing fuel oil	EPA Id: NHD510099690 Site No: 199506004	

ELKINS BUSINESS LOOP NEW LONDON Master Id: 4303	MARSHALLS GARAGE	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD986474153 Facility Id: 0114088 Site No: 199507004	
91 RTE 11 NEW LONDON Master Id: 14746	MARTHA HOWARD	On-premise use facility containing fuel oil	Site No: 199703001	
ELKINS BUS LOOP NEW LONDON Master Id: 14747	MESA INTERNATIONAL	Hazardous Waste Generator On-premise use facility containing fuel oil On-premise use facility containing fuel oil	EPA Id: NHD510093438 Site No: 199409028 Site No: 199409028	
76 FARWELL LN NEW LONDON Master Id: 62582	MURCHIE TRUST PROPERTY	On-premise use facility containing fuel oil	Site No: 200709002	
21 NEWPORT RD NEW LONDON Master Id: 4305	OWDI AUTOMOTIVE FORMER NEW LONDON FUEL ENERGY INC	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD510100274 Facility Id: 0110632 Site No: 198708019	Within 1 mi
273 COUNTY RD NEW LONDON Master Id: 4306	NEW LONDON HOSPITAL NEW LONDON HOSPITAL ASSN INC	Air Stationary Source Hazardous Waste Generator Underground Storage Tank Program Initial Response Spill Site On-premise use facility containing fuel oil On-premise use facility containing fuel oil	AFS No: 3301300056 EPA Id: NHD500011978 Facility Id: 0112145 Site No: 199602017 Site No: 199602017 Site No: 199602017	Within 1 mi
MOUNTAIN RD NEW LONDON Master Id: 14748	NEW LONDON OLD TOWN LANDFILL NEW LONDON MUNICIPAL LANDFILL	Solid Waste Facility Existing landfill or landfill closure	Facility Id: 0000055 Site No: 198404020	
133 MAIN ST NEW LONDON Master Id: 4307	NEW LONDON MINI MART NEW LONDON SERVICE CENTER	Hazardous Waste Generator Underground Storage Tank Program Leaking underground storage tank	EPA Id: NHD500015300 Facility Id: 0110959 Site No: 199312033	Within 1 mi
DUMP RD NEW LONDON Master Id: 14750	NEW LONDON STUMP DUMP	Existing landfill or landfill closure	Site No: 198710013	
NEWPORT RD NEW LONDON	NEW LONDON, TOWN OF - TRANSFER STATION	Air Stationary Source Solid Waste Facility	AFS No: 3301390468 Facility Id: 0000467	

Master Id: 14751	NEW LONDON TRANSFER STATION	Solid waste transfer station	Site No:	198705024	
6 BIRCH LN NEW LONDON Master Id: 58018	NEWMAN DURELL	On-premise use facility containing fuel oil	Site No:	200304013	Within 1 mi
63 DUMP RD PATROL SHED 214 NEW LONDON Master Id: 14752	NH DOT DISTRICT 2 NH DOT PS 214 NH DOT HIGHWAY PATROL SHED PRE 1981	Hazardous Waste Generator Solid Waste Facility Aboveground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Non domestic wastewater Underground Injection Control Hazardous waste project	EPA Id: Facility Id: Facility Id: Site No: Site No: Site No: Site No:	NHD500020623 0002843 940338A 199403038 199403038 199403038 199403038	
75 MAIN ST NEW LONDON Master Id: 14753	OUR LADY OF FATIMA CHURCH OUR LADY OF FATIMA PARISH	On-premise use facility containing fuel oil On-premise use facility containing fuel oil	Site No: Site No:	199602002 199602002	Within 1 mi
331 BUNKER RD NEW LONDON Master Id: 63959	PAUL BARON	Aboveground Storage Tank Program On-premise use facility containing fuel oil	Facility Id: Site No:	0000757 200903068	
260 MAIN ST NEW LONDON Master Id: 14754	DIEMAR ROBERT PRESSY COURT	Hazardous Waste Generator On-premise use facility containing fuel oil	EPA Id: Site No:	NHD510088008 199806061	Within 1 mi
18 HILLCREST DR NEW LONDON Master Id: 62810	REECE PROPERTY	On-premise use facility containing fuel oil	Site No:	200801005	
115 KNIGHTS HILL RD NEW LONDON Master Id: 14758	RICHARD SWEETLAND	On-premise use facility containing fuel oil	Site No:	199903057	
PLEASANT ST NEW LONDON Master Id: 4309	KG ENTERPRISES/KIDDER BUILDING	Underground Storage Tank Program Leaking underground storage tank	Facility Id: Site No:	0111340 199811033	Within 1 mi
37 MAIN ST NEW LONDON Master Id: 62181	SPRING LEDGE FARM	Registered Water User On-premise use facility containing fuel oil	WU Id: Site No:	20904 200704002	Within 1 mi

47 NEWPORT RD NEW LONDON Master Id: 54163	THE GALLERY	On-premise use facility containing fuel oil	Site No: 200101018	Within 1 mi
INTERSTATE 89 NEW LONDON Master Id: 14759	TRANSPORT RC	Oil spills/releases	Site No: 199903058	
INTERSTATE 89 NEW LONDON Master Id: 14760	URANIUM ROCK REMOVAL	Unsolicited site assessment (ORCB reviewed)	Site No: 198712018	
73 LAKESHORE DR NEW LONDON Master Id: 14761	MOYER RESIDENCE	On-premise use facility containing fuel oil	Site No: 199811009	
30 CP SUNAPEE RD NEW LONDON Master Id: 14762	WILLIAM DOWD RESIDENCE	Leaking underground storage tank	Site No: 198500045	
KING HL NEW LONDON Master Id: 69584	MILLER RESIDENCE	Unsolicited site assessment (ORCB reviewed)	Site No: 201507036	
S PLEASANT ST NEW LONDON Master Id: 4297	NEW LONDON HWY DEPT TOWN OF HIGHWAY DEPT	Hazardous Waste Generator Aboveground Storage Tank Program Aboveground Storage Tank Program Underground Storage Tank Program Non-Hazardous, Non-Sanitary Holding Tank Underground Injection Control	EPA Id: NHD510059793 Facility Id: 0000461 Facility Id: 011020A Facility Id: 0112252 Site No: 198705095 Site No: 198705095	Regulatory Action Completed & DES File Closed 1/31/03

VIII. Auto Salvage Yard ~ No data found for criteria entered

VIX. Initial Spill Response

Location	Name(s) at Location	Interest(s) at this location	Primary	Id(s)	Status
HASTINGS LANDING RD NEW LONDON Master Id: 58639	HASTINGS LANDING DRAINAGE PROJECT	Initial Response Spill Site	Site No:	200310070	

HASTINGS LNDG NEW LONDON Master Id: 65911	LAKE SUNAPEE	Initial Response Spill Site	Site No: 201011009	
273 COUNTY RD NEW LONDON Master Id: 4306	NEW LONDON HOSPITAL NEW LONDON HOSPITAL ASSN INC	Air Stationary Source Hazardous Waste Generator Underground Storage Tank Program Initial Response Spill Site On-premise use facility containing fuel oil On-premise use facility containing fuel oil	AFS No: 3301300056 EPA Id: NHD500011978 Facility Id: 0112145 Site No: 199602017 Site No: 199602017 Site No: 199602017	Within 1 mi
RTE 11 NEW LONDON Master Id: 14757	PSNH TRANSFORMER SPILL	Initial Response Spill Site	Site No: 199801032	
I-89 EXIT 11 NEW LONDON Master Id: 54613	ROUTE 11	Initial Response Spill Site	Site No: 200104057	
LAKE SUNAPEE NEW LONDON Master Id: 68181	SUNKEN BOAT	Initial Response Spill Site	Site No: 201308027	

DataBase Search Results Within Radius of Property

Remediation Sites with 0.5 miles of Property

Location	Name(s) at Location	Interest at this location	Discussion
191 SEAMANS RD NEW LONDON Master Id: 60202	Brown Resident	On-premise use facility containing fuel oil	01/21/2005: discharge of 10 gal of #2 fuel oil from an AST in the basement due to a worn spring valve. Discharge was cleaned up - No sources/No Ambient Groundwater Quality Standards (AGQs) Violation's from onsite. NHDES determined the regulatory action was completed by 9/8/2005. NHDES closed file.
100 MAIN ST NEW LONDON Master Id: 4295	Colby Sawyer College/Maintenance Garage	Leaking underground storage tank Oil spills/releases	<p>1. Closure of 3 deteriorated USTs on 9/05/1991: one 1,000-gal gas, one 10,000-gal gas & one 3,000-gal fuel oil. Closure of 1 UST on 9/13/1991: 1,000 gallon fuel oil</p> <p>Soil Testing During Closures determined there was discharge of #2 heating oil: Annual groundwater monitoring was only required remedial action (GWP-890312-001). Monitoring wells installed on-campus in a wide radius from the LUST site. Monitoring indicated spill contained on-campus. The GW Management Zone is not on or adjacent to the Property.</p> <p>2. Discharge of ~10-gal of diesel fuel 04/21/2000: No sources/No AGQS Violation's from onsite. Spill remediated and there was no further action required by NHDES. File Remains open.</p>
PLEASANT ST NEW LONDON Master Id: 54557	US Post Office (Frank Gilman Property)	Underground Storage Tank Program On-premise use facility containing fuel oil	<p>1. 2000 gallon tank improperly closed 04/01/1992</p> <p>2. 04/17/2001 – 1000-gal of #2 fuel oil leaked from a leaking feedline from an AST. Removed 137-tons of soil and 800-gal of contaminated water. Based on results of excavation, no further remediation was required. Regulatory Action Completed - NHDES File Closed on 9/25/2001</p> <p>However, in September 2014, NHDES received complaints of "odor" at 74 Pleasant Street (downgradient). Additional soil testing determined there was Oil contamination in the soil outside the 74 Pleasant Street building was confirmed: the NHDES File was reopened. A Vapor Mitigation Sys was installed at 74 Pleasant. On 1/23/2015 Env. Technician inspected the vent system & found the "system was working as designed". No PID readings of VOCs were detected in the lobby/lunch room at 74 Pleasant or from the effluent stack from the vent system (all 0 ppm). The lobby and stairway to the second floor was screened with a PID. Although no PID readings were detected, an odor of fuel oil burner gas was noticed in the ambient air by the technician. No odor complaints were offered by the receptionist at 74 Pleasant Street. File Remains open.</p>
MAIN ST & PLEASANT ST	New London Jiffy	Leaking	12/5/1988: two 1,000 and two 75 gal tanks removed. Contamination was detected at this time (an

NEW LONDON Master Id: 4299	Mart NH DES	underground storage tank	unknown quantity of gasoline had been released). Petroleum contamination was detected again following the removal of USTs 1997. Subsurface petroleum contamination present beneath the Site was attributed the 88 tanks removals. Though remediation was not required, NHDES required installation of monitoring wells. GW monitoring has been ongoing. GW flow to north-northwest (towards Project area). The gas plume was not expected to migrate off-site but the GW Management Zone is on two lots. There are low-level detections from monitoring wells on adjacent parcel (wells 7 & 8), which is closer to the Project Area. File Remains open. The GW Management Zone is not on or adjacent to the Property.
21 NEWPORT RD NEW LONDON Master Id: 4305	OWDI Automotive (Former NL Fuel Energy Inc.)	Leaking underground storage tank	8/10/1992: Two 20,000 gal UST #2 fuel tanks were removed. Between 200-300 tons of heavily stained soils from tank areas was removed. One monitoring well was installed. Site Remediation action was determined to be completed by NHDES on 1/8/2002. NHDES closed file.
273 COUNTY RD NEW LONDON Master Id: 4306	New London Hospital Assn. Inc.	Initial Response Spill Site On-premise use facility containing fuel oil On-premise use facility containing fuel oil	12/7/2012: Underground feedline from a #2 fuel oil line developed a “pinhole” leak. Three 55-gal drums of soil were removed. NHDES Inter-Department communication dated 12/4/2012 noted the “incident response complete, no further action was warranted” – NHDES closed file.
133 MAIN ST NEW LONDON Master Id: 4307	New London Mini Mart / Service Center	Leaking underground storage tank	11/12/1993: GW monitoring ongoing. The 2015 Harper Environmental Ass. Inc. report conclusions stated “concentrations of petroleum compounds in [GW] continue to diminish across the monitoring well network...minor risk to surrounding receptors posed by the historic releases of petroleum at this site” and recommended continuing semiannual [GW] sampling. The Project area is outside the GW management zone and GW flow is in a southwesterly direction away from the Property.
6 BIRCH LN NEW LONDON Master Id: 58018	Newman Durell	On-premise use facility containing fuel oil	03/14/2003: 30 gal of #2 fuel oil was released. No sources/No AGQS Violation’s from onsite Regulatory Action Completed - NHDES File closed on 7/28/2003.
75 MAIN ST NEW LONDON Master Id: 14753	Our Lady of Fatima Church - Parish	On-premise use facility containing fuel oil On-premise use facility containing fuel oil	12/22/1995: Leak from a UST. Tank was closed and no further action was deemed to be warranted by the NHDES in 6/28/1996. NHDES closed file
260 MAIN ST NEW LONDON Master Id: 14754	Diemar Robert / Pressy Court	On-premise use facility containing fuel oil	06/14/1998 – AST Leaking Line. Amount of #2 Fuel Oil spill ~100 gallons. No sources/No AGQS Violation’s from onsite Regulatory Action Completed - NHDES File closed on 12/4/2001.
PLEASANT ST NEW LONDON	KG Enterprises/	Leaking underground	11/15/1998 No sources/No AGQS Violation’s from onsite. Regulatory Action Completed - NHDES File

Master Id: 4309	Kidder Blg	storage tank	Closed on 6/8/1999.
37 MAIN ST NEW LONDON Master Id: 62181	Spring Ledge Farm	Registered Water User On-premise use facility containing fuel oil	03/31/2007 – AST Leaking Line. Amount of #2 Fuel Oil spill ~100 gallons. No sources/No AGQS Violation's from onsite Regulatory Action Completed - NHDES File Closed on 9/5/2007.
47 NEWPORT RD NEW LONDON Master Id: 54163	The Gallery	On-premise use facility containing fuel oil	12/13/2000 - Contamination encountered during removal of UST: suspected overfills & problem w/ fill pipe. Amount of #2 Fuel Oil spill ~ 25-gal. Regulatory Action completed 12/22/2008 and NHDES file closed.
S PLEASANT ST NEW LONDON Master Id: 4297	New London Hwy. Dept	Non-Hazardous, Non-Sanitary Holding Tank Underground Injection Control	Issue: Unregistered Floor Drain discovered - Drain subsequently "closed" with cement. Regulatory Action Completed & NHDES File closed 1/31/2003.

Appendix L

Historic Aerials



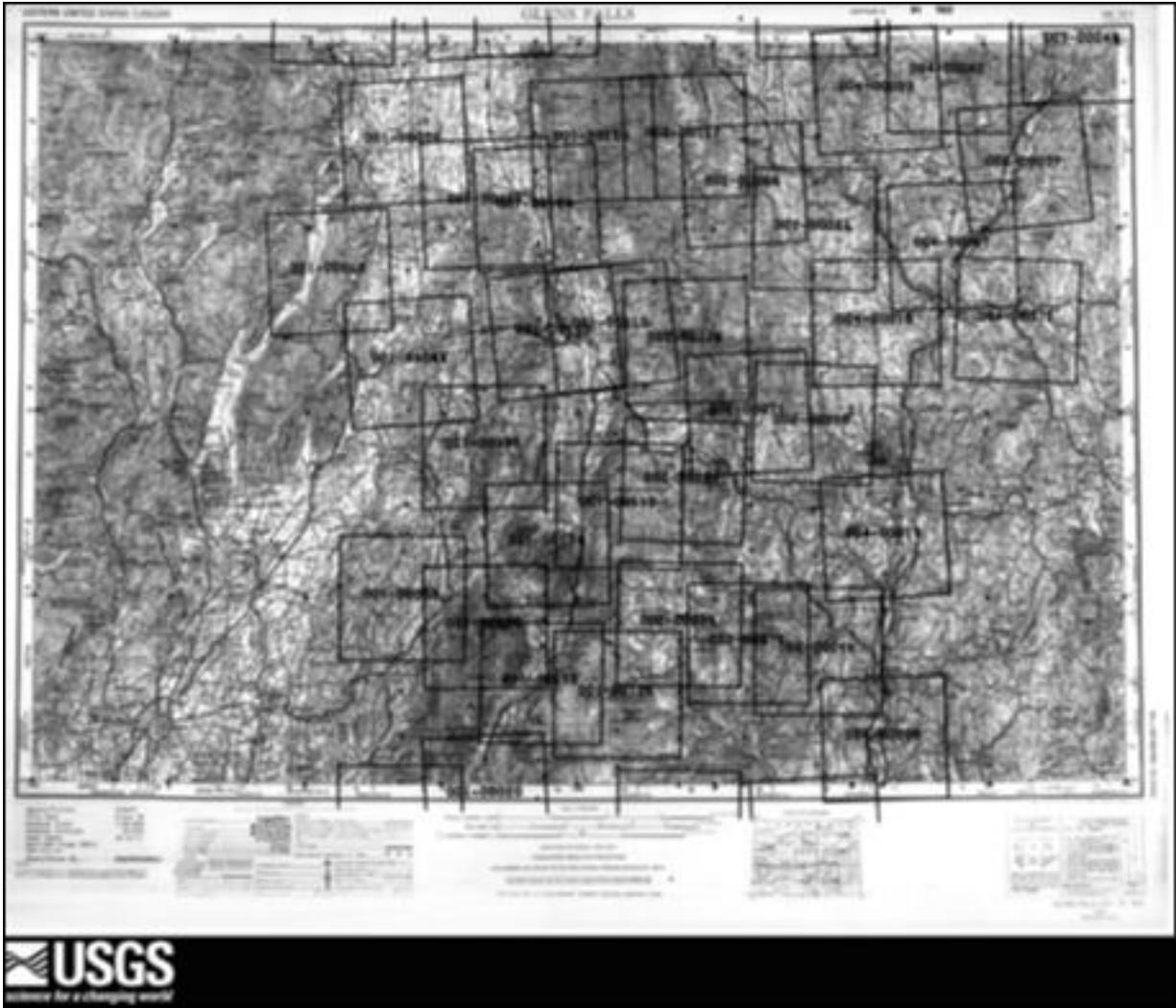
Standard Browse

Data Set Attribute	Attribute Value
Entity ID	ARDC1CAD000010200
Agency	U.S. Geological Survey
Recording Technique	Low Oblique
Project	CAD00
Acquisition Date	1954/04/24



Date

1956



Standard Browse

Data Set Attribute	Attribute Value
Entity ID	ARCFNNAVT00810780
Agency	U.S. Corps of Engineers
Recording Technique	Vertical Cartographic
Project	NAVT0
Acquisition Date	1977/10/24

Map by NH GRANIT



Legend

- Parcels - polygons
NH 2015 1-foot RGB

Map Scale

1: 10,449

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/7/2016

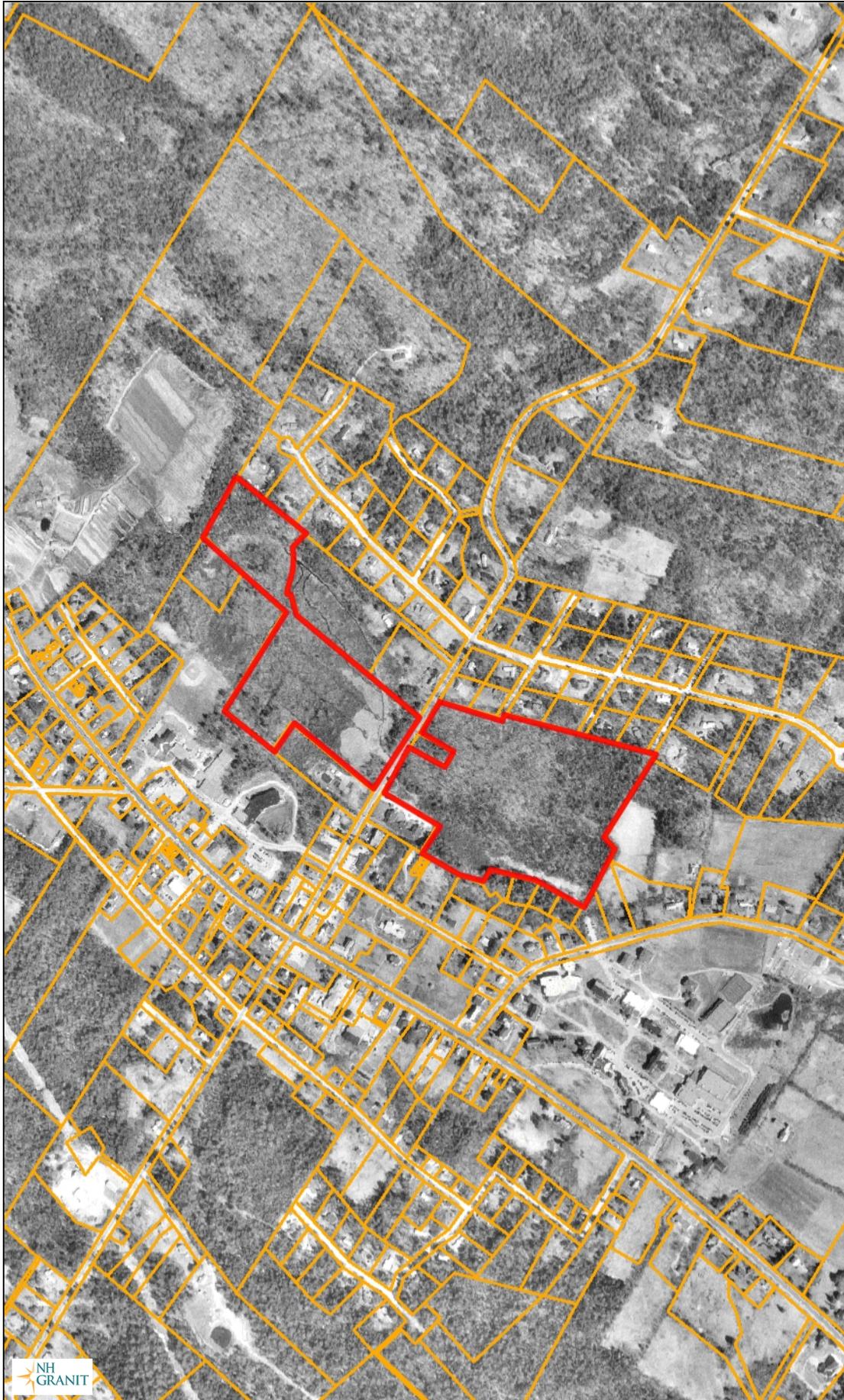


Notes

1974 Aerial



Map by NH GRANIT



Legend

- Parcels - polygons

Map Scale

1: 10,449

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/7/2016



Notes

1992 Aerial



Map by NH GRANIT



Legend

□ Parcels - polygons

Map Scale

1: 10,449

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/7/2016

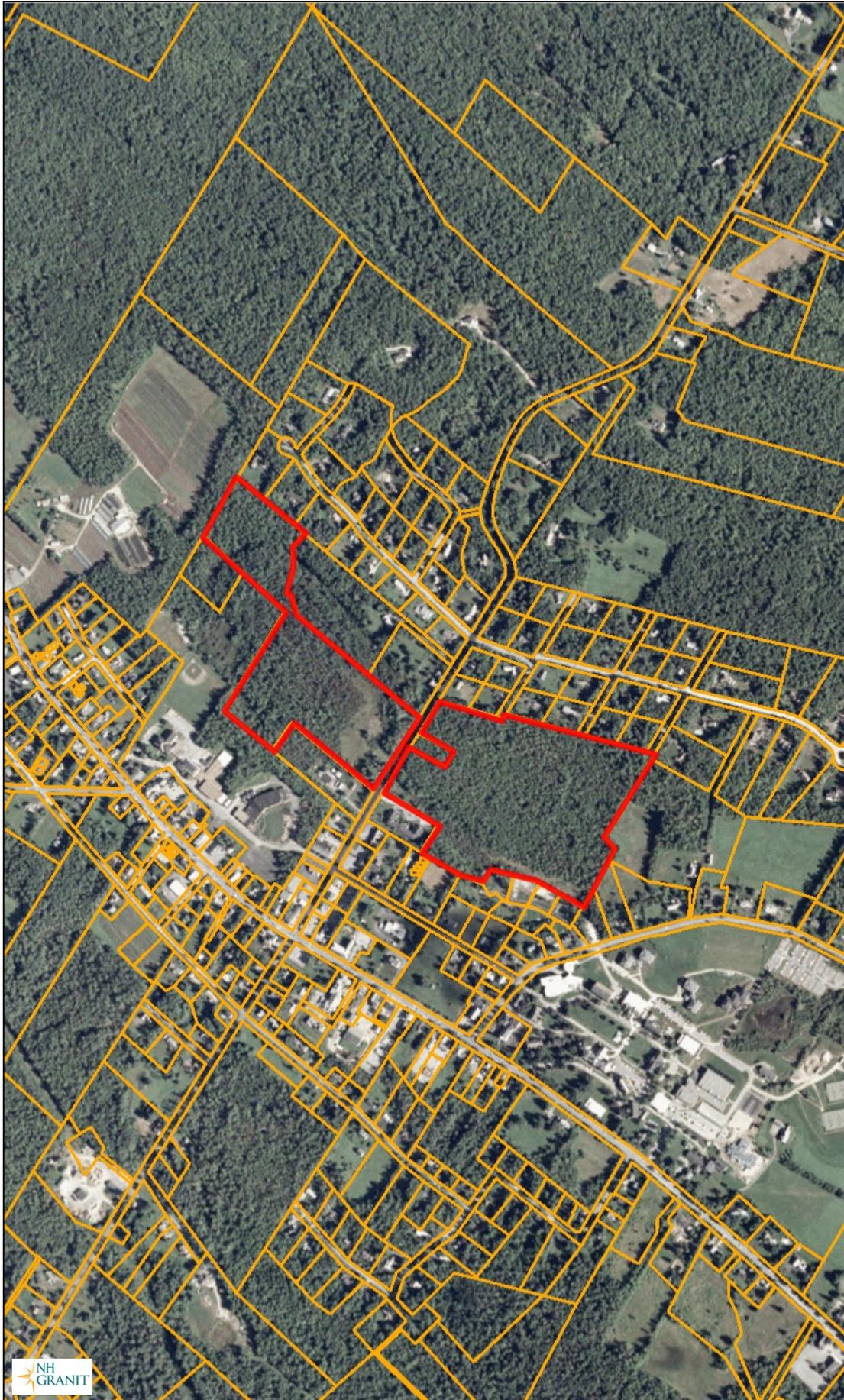


Notes

1998 Aerial



Map by NH GRANIT



Legend

 Parcels - polygons

Map Scale

1: 10,449

© NH GRANIT, www.granit.unh.edu

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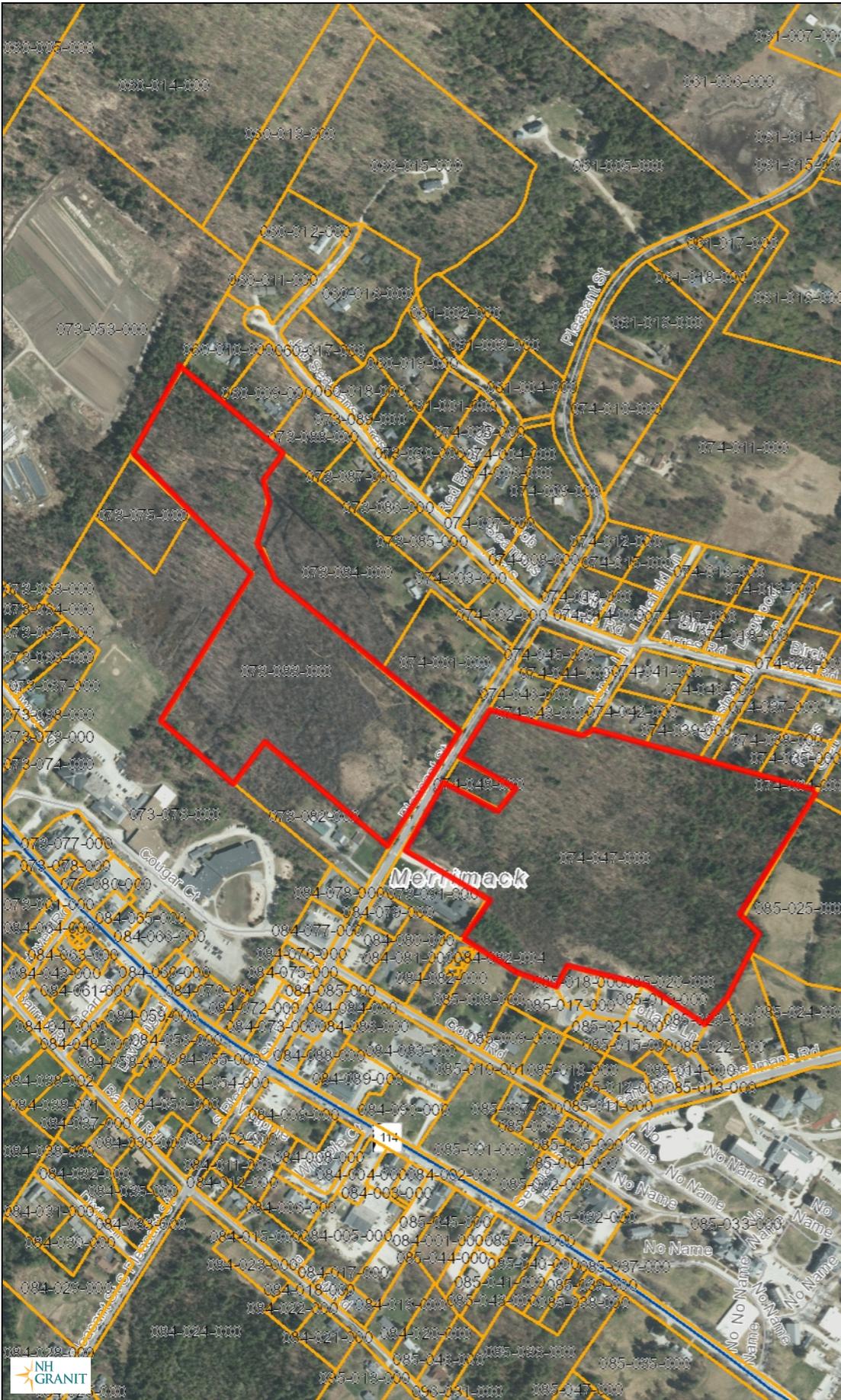


Notes

2003 Aerial



Map by NH GRANIT



Legend

- Parcels - polygons
- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads
- NH 2015 1-foot RGB

Map Scale

1: 6,838



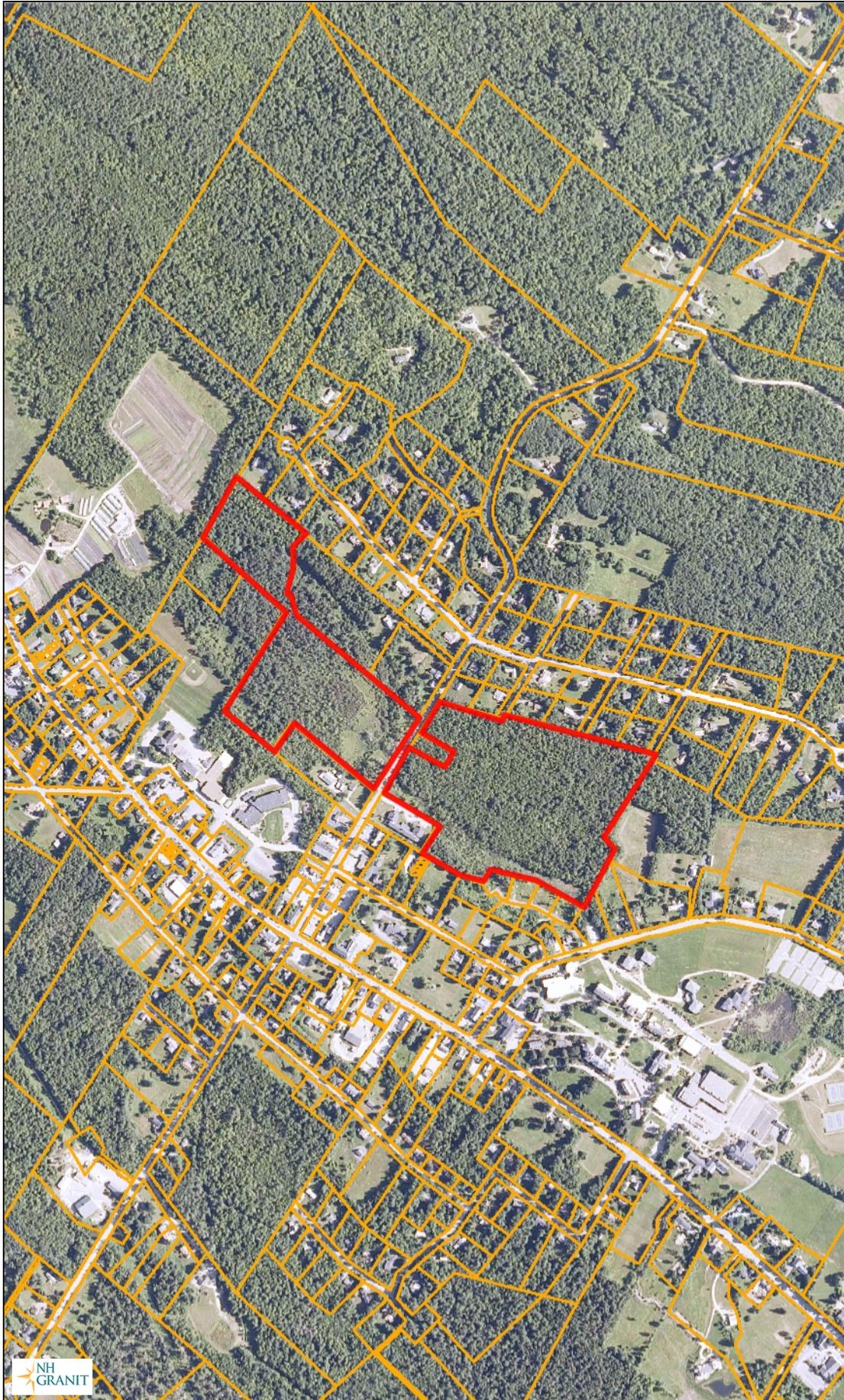
© NH GRANIT, www.granit.unh.edu
Map Generated: 4/7/2016

Notes

2006 Aerial



Map by NH GRANIT



Legend

□ Parcels - polygons

Map Scale

1: 10,449

© NH GRANIT, www.granit.unh.edu

Map Generated: 4/7/2016



Notes

2009 Aerial



Map by NH GRANIT



Legend

- Parcels - polygons
NH 2015 1-foot RGB

Map Scale

1: 10,449

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Map Generated: 4/7/2016



Notes

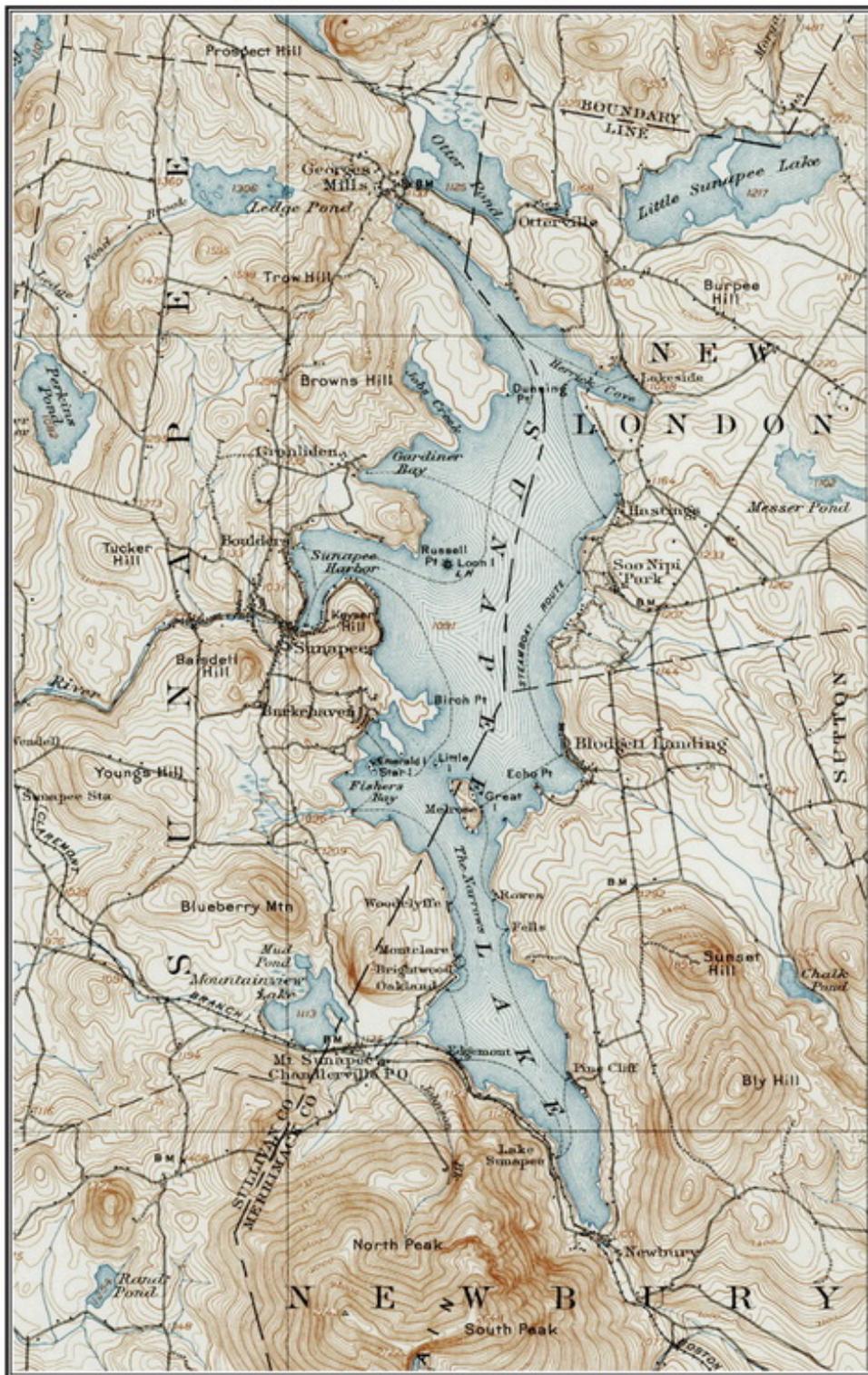
2010 Aerial



Appendix M

Historic USGS Maps

Topographical Map of Lake Sunapee, NH 1902



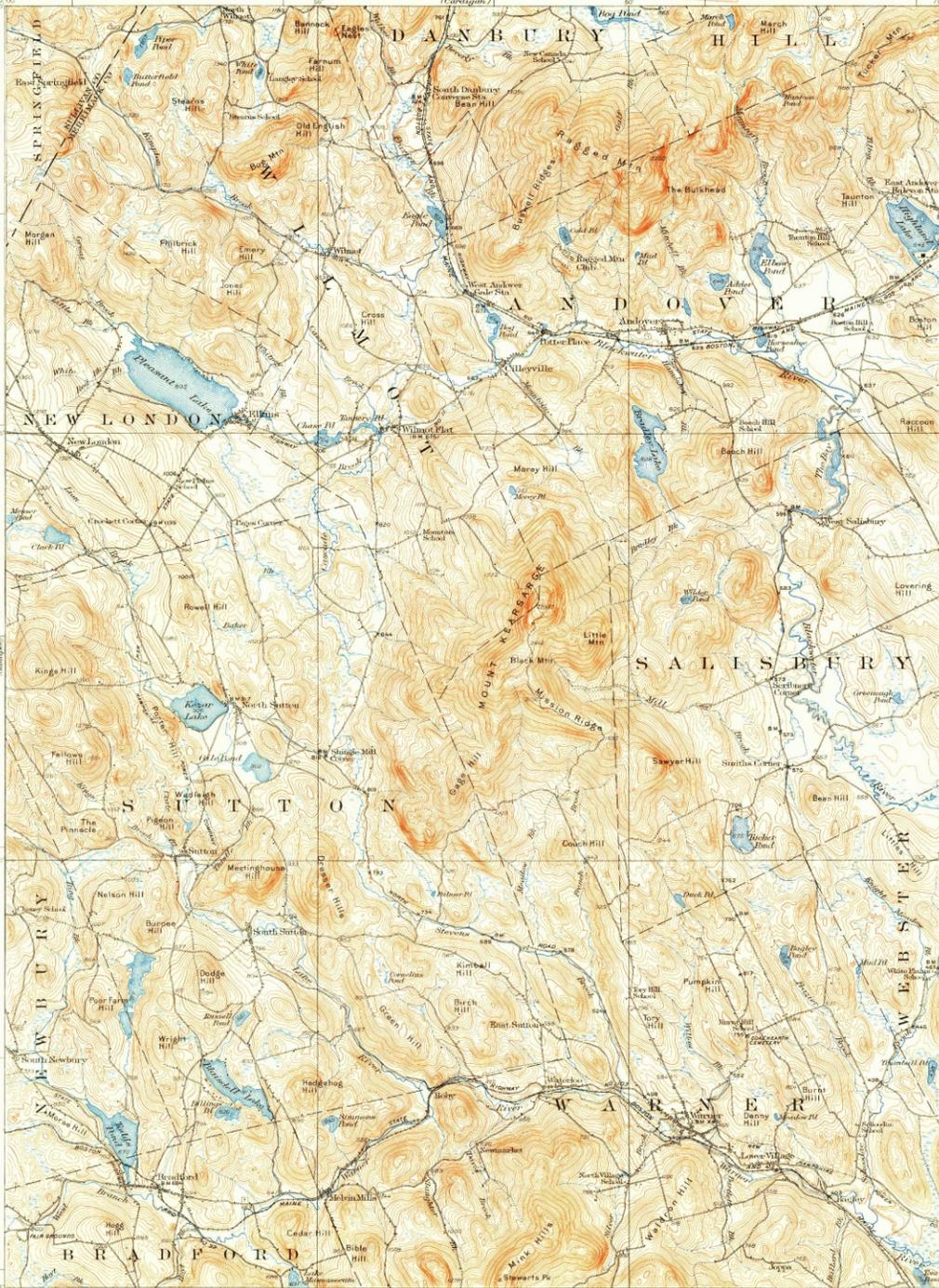
Topographical Map of Lake Sunapee, New Hampshire 1902 www.old-maps.com

1902

DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

STATE OF NEW HAMPSHIRE
HIGHWAY DEPARTMENT
FREDERIC E. EVERETT, COMMISSIONER AND STATE ENGINEER

NEW HAMPSHIRE
MOUNT KEARSARGE QUADRANGLE



Topography by C. H. Dwyer and F. H. Sargent
Contours and drainage in part compiled from
aerial photographs taken by Air Corps U.S.A.
Control by U.S. Geological Survey and U.S. Coast
and Geodetic Survey
Surveyed in 1926

FILE COPY
U.S. GEOLOGICAL SURVEY

Scale: 1:62,500
1 inch = 1 mile
3 Kilometers

Photonic projection, North American datum,
5000 yard grid based upon U.S. zone system, A

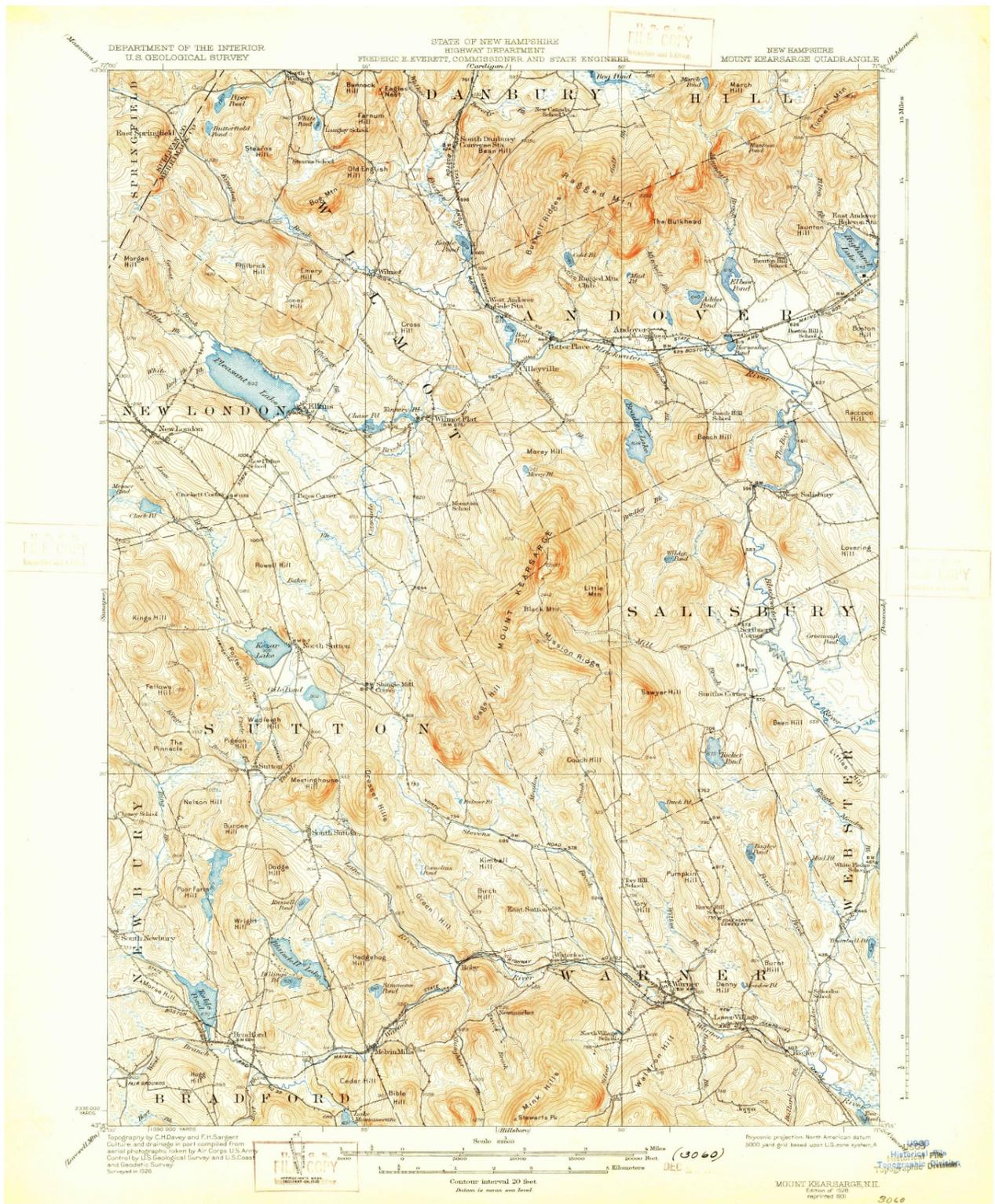
MOUNT KEARSARGE, N.H.
Edition of 1926
reprinted 1933

1928

Old Topographical Map of the Lake Superior Area

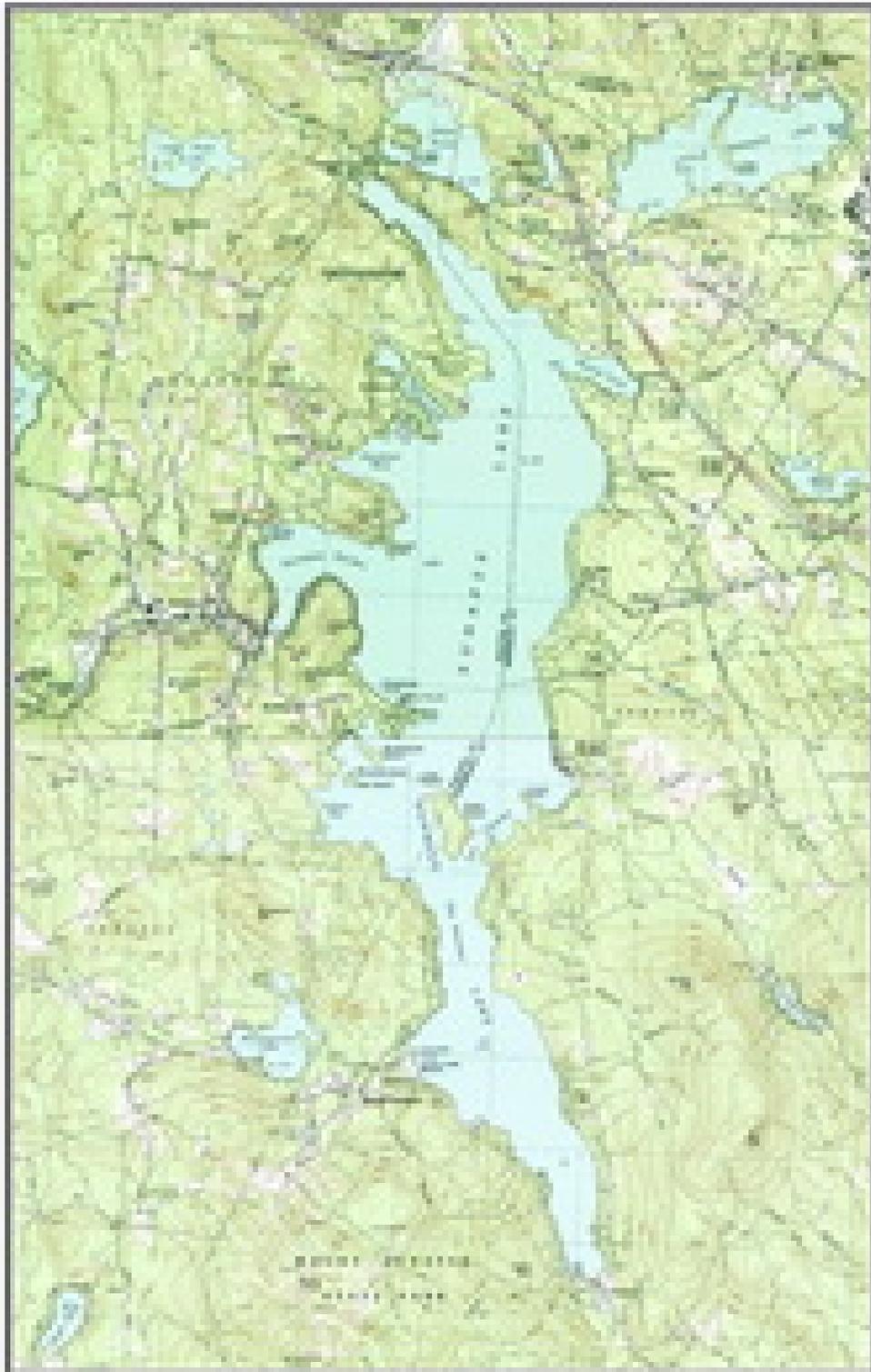


Topo ca 1930



1931

Topographical Map of Lake Superior, NHD 1988



1944

Topographical Map of Lake Sunapee, NH 1955



Topographical Map of Lake Sunapee, New Hampshire 1955 www.old-maps.com

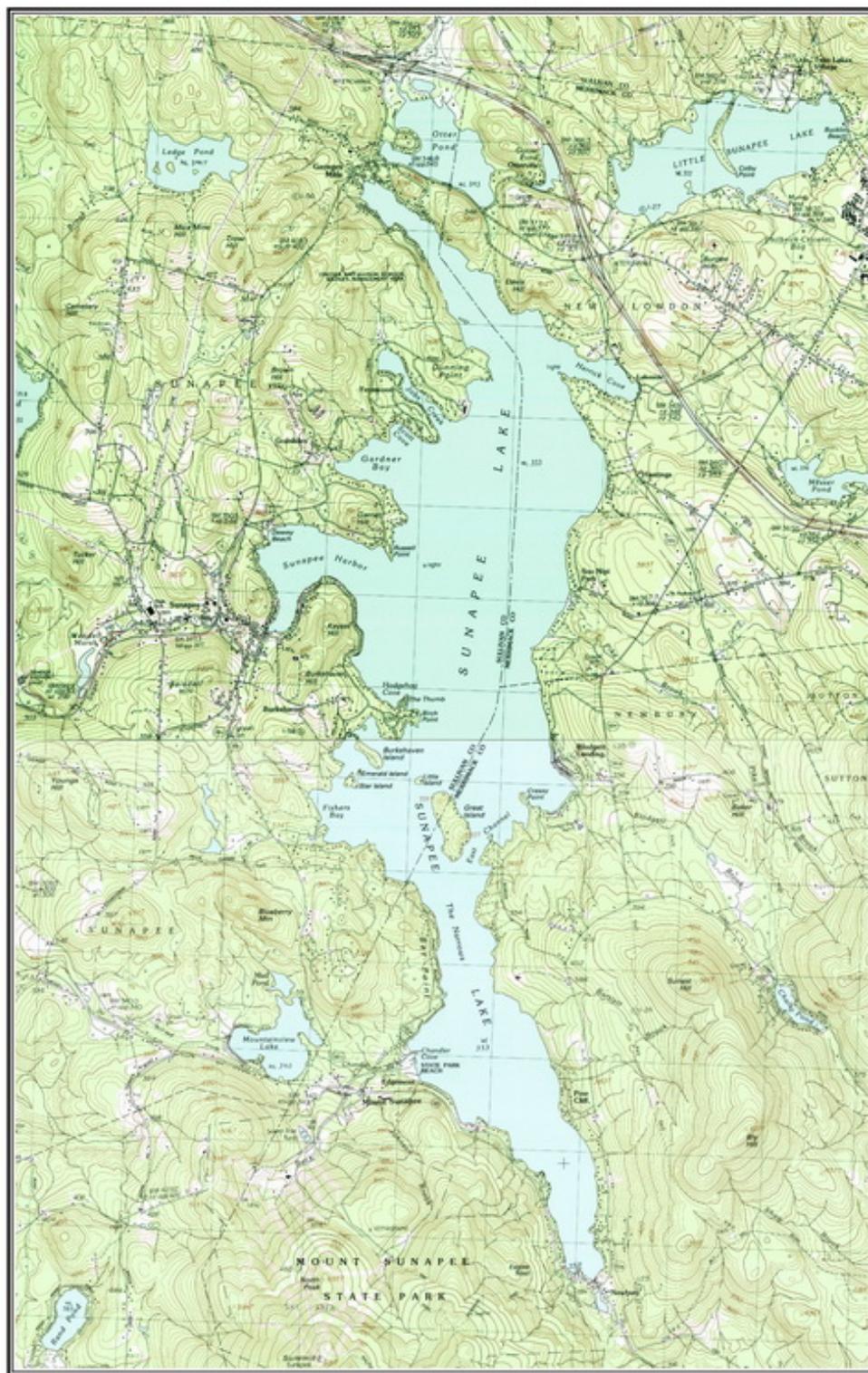
1955



1956

RETURN TO
USGS AND HISTORICAL MAP ARCHIVE

Topographical Map of Lake Sunapee, NH 1984

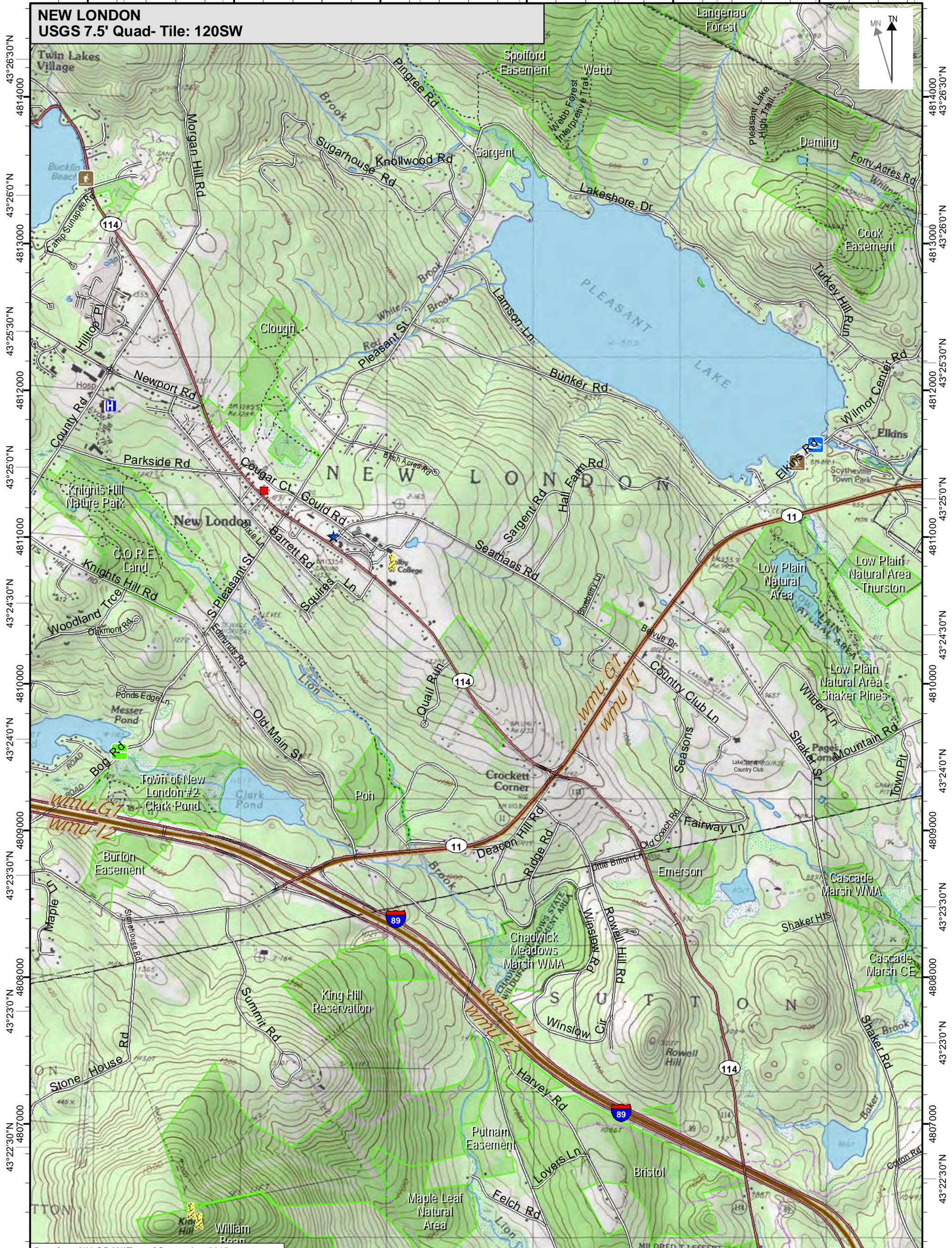
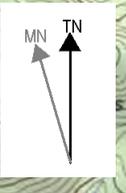


Topographical Map of Lake Sunapee, New Hampshire 1984 www.old-maps.com

1984

72°0'0"W 71°59'30"W 71°59'0"W 71°58'30"W 71°58'0"W 71°57'30"W 71°57'0"W 71°56'30"W 71°56'0"W
257000 258000 259000 260000 261000 262000

NEW LONDON
USGS 7.5' Quad- Tile: 120SW



Data from NH GRANIT as of September 2015.
NH GRANIT and cooperating agencies make no claim
to validity or reliability or to any implied uses of these data.
Topographic base: © 2013 National Geographic Society



43°22'00"N 43°22'30"N 43°23'00"N 43°23'30"N 43°24'00"N 43°24'30"N 43°25'00"N 43°25'30"N 43°26'00"N 43°26'30"N
257000 258000 259000 260000 261000 262000

Appendix N

Historic Deeds

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that I, William F. Kidder of the Town of New London, County of Merrimack and State of New Hampshire, for consideration paid, grant to James C. Cleveland of said New London, whose mailing address is Main Street, New London, New Hampshire, with WARRANTY COVENANTS, an undivided one-half interest in and to a certain tract of land situate in the said town of New London, and lying on the westerly side of Pleasant Street, and being comprised of Tract B, Tract C, and Tract D as shown on the plan attached hereto and made a part hereof, bounded and described as follows:

Beginning at an iron pipe on the westerly side of said Pleasant Street, this point being about two hundred (200) feet, more or less, northeasterly from the southeast corner of land now or formerly of Rene Trudeau; thence north thirty-six degrees thirty minutes west six hundred and fifty (650) feet, more or less, along the easterly line of other land of the grantor, and being partly along a ditch, to an iron pipe at the northeast corner of said other land of the grantor; thence southwesterly two hundred (200) feet, more or less, along the northerly line of said other land of the grantor to an iron pipe on the line of land now or formerly of the New London School District; thence northwesterly three hundred and eighty (380) feet, more or less, along land now or formerly of said School District to an iron pipe at the corner of land of said School District, and near the westerly end of the "Big Ditch", so-called; thence northeasterly five hundred and forty-five (545) feet, more or less, along land of the said School District, and following the Big Ditch, to a point at the northwesterly corner of land presently owned by the grantor and grantee herein (see deed of James E. Shepard 2nd to William F. Kidder and James C. Cleveland, to be recorded); thence southeast one thousand forty (1,040) feet, more or less, along land of said Kidder and Cleveland to a point on the westerly side of Pleasant Street; thence south forty-five degrees west three hundred and forty (340) feet, more or less, along the westerly line of said Pleasant Street to the point of beginning.

Meaning and intending to hereby describe and convey as one parcel an undivided one-half interest, 1) in and to a portion of Tract Number One described in deed of James E. Shepard 2nd to the grantor herein, dated April 8, 1954 and recorded in Merrimack County Registry of Deeds, Book 747, Page 476; 2) in and to Tract Number Two as described in said Shepard deed; and 3) in and to the "Burpee Meadow Land", so-called, as deeded to the grantor herein by the heirs of Hattie Todd Burpee, by deeds recorded in Merrimack County Registry of Deeds, Book 979, Page 74; Book 979, Page 75; Book 979, Page 76; and Book 979, Page 78.

And I, Harriet G. Kidder, wife of the grantor, release all rights of

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
COMMISSION
No. 1069-70
\$3.00

dower and homestead and other interests in the premises herein conveyed.
WITNESS our hands and seals this 3rd day of April, 1970.
In The Presence Of;

Man D Hadach William J Kidder
W. T. ... to Both Harriet G. Kidder

STATE OF NEW HAMPSHIRE
County of Merrimack

On this the 3rd day of April, 1970, before me, the undersigned officer, personally appeared William F. Kidder and Harriet G. Kidder, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Joseph A. Dica...
Notary Public
My Commission Expires Nov. 15, 1973

Grantee's Address:
Main Street
New London, New Hampshire



W 5/27/41 588/229 School Dist. TOWN OF NEW LONDON

W 6/1/61 803/229 New London School District

W 9/15/45 618/437
200' 156.8'

W 11/4/80 261/466 THEBE M. SARGENT

© 4/8/1954 745/476 WILLIAM F. KIDDER
K/A Shepard Ice House Property

N 36.30 W

W 1/5/1904 364/1 CHRISTOPHER C. GARDNER
W 11/7/1923 470/73 CHARLES E. SHEPARD
W 2/11/1930 512/16 CHARLES E. SHEPARD & SON, INC.
Adm 5/1/1953 731/116 JAMES E. SHEPARD
W 4/8/1954 747/476 WILLIAM F. KIDDER

TRACT B

Probate # 576.99 HATTIE TODD BURFEE (HEIR U/W/O):
1/8 New London Hospital Association 197/65 979/74 to WM. F. KIDDER
1/8 Colby Junior College 9/23/65 979/75 to WM. F. KIDDER
1/4 First Baptist Church 10/23/65 979/76 to WM. F. KIDDER
1/2 Mildred B. Brook 9/29/65 979/78 to WM. F. KIDDER

TRACT D

W 1/5/1904 364/1 CHRISTOPHER GARDNER 039.5
W 11/7/1923 470/73 CHARLES E. SHEPARD
W 2/11/1930 512/16 CHARLES E. SHEPARD & SON, INC.
Adm 5/1/1953 731/116 JAMES E. SHEPARD
W 2/11/1956 738/49 JAMES E. & LOUISE SHEPARD

W 9/8/65 970/459 Susan F. Purinton

Exec. Dec. 10/3/50 683/158 Francis & Thekla Wolter

W 5/19/62 155/252 JONATHAN G. & SAMUEL McCATK
W 10/26/75 STEPHEN MESSER
ALVIN MESSER & JENNIE MESSER by inheritance
W 12/3/24 507/609 CHARLES E. SHEPARD
W 2/11/30 512/16 CHARLES E. SHEPARD & SON, INC.
Adm 1/21/53 725/329 JAMES E. SHEPARD
W 4/3/54 747/476 WILLIAM F. KIDDER

TRACT C

TRACT A

TO MAIN STREET

PLEASANT STREET

Scale 1" = 100'

Received and recorded Apr. 6, 1-10P.M. 1970

Marjorie B. Stecherum, Deputy Registrar

73-9
74-36

QUITCLAIM DEED

NEW MAP & LOT#
073-083
40.00

KNOW ALL MEN BY THESE PRESENTS that I, James C. Cleveland, a married person, of New London, County of Merrimack and State of New Hampshire (80 Main Street, New London, NH 03257), for consideration paid, grant to the James C. Cleveland Revocable Trust u/d October 28, 1993, James C. Cleveland, Trustee, with QUITCLAIM COVENANTS the following tracts of land located in the towns of New London, Wilmot, Sutton and Concord, for title to these properties see the following deeds:

a) Pleasant Street Property - 1/2 interest with William F. Kidder; 52 acres of which 16.2 are in a Conservation Easement; see Conservation Easement Deed recorded at the Merrimack County Registry of Deeds at Book 1872 Page 1085;

b) New London, Wilmot & Sutton Property - 1/2 interest as Tenants in Common with William F. Kidder, Jr. and David Kidder in 2 tracts of land; for title see Warranty Deed of Roy Emery to James C. Cleveland and William F. Kidder dated February 17, 1960 and recorded at said Registry at Book 859 Page 98 and Quitclaim Deed from the Town of Sutton, Selectmen to James C. Cleveland and William F. Kidder dated August 29, 1966 at said Registry at Book 992 Page 333;

c) West Portsmouth Street, Concord Property - 1/3 interest as Tenants in Common with Robert P. Bass, Jr. and David Tardif; 3 tracts of land located on West Portsmouth Street and Locke Rd. by Quitclaim Deed of Robert P. Bass to James C. Cleveland, Robert P. Bass, Jr. and David Tardif at said Registry at Book 1874 Page 0070 dated December 30, 1991;

This conveyance includes any right, title and interest I now have or will have in real estate located in Merrimack County, New Hampshire.

This is not homestead property.

EXECUTED this 11 day of November, 1993.

James C. Cleveland
James C. Cleveland

STATE OF NEW HAMPSHIRE
County of Merrimack, ss.

The foregoing instrument was acknowledged before me this 11 day of November, 1993 by James C. Cleveland.

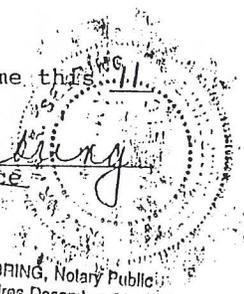
DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND HUNDRED AND 40 DOLLARS

MO	DAY	YR	AMOUNT
11	15	1993	112075 \$ *****40.00

Kathryn B. Sebring
Justice of the Peace
Notary Public



MERRIMACK COUNTY RECORDS
Kathi L. Quay, Register

✓
W. MICHAEL TODD, ESQ.
80 OLD MAIN STREET
P.O. BOX 888
NEW LONDON, NH 03257

Book 2737 Page 1182

QUITCLAIM DEED

KNOW EVERYONE that I **William F. Kidder, a/k/a William F. Kidders, Sr., a/k/a W.F. Kidder**, unmarried, having an address of PO Box 99, New London, New Hampshire 03257, hereinafter referred to as the Grantor,

for consideration paid,

grants to **William F. Kidder, Sr. or his successors in trust, as Trustee under the William F. Kidder Revocable Living Trust dated June 21, 1988, as Restated on February 5, 2004**, having an address of PO Box 99, New London, New Hampshire 03257, hereinafter referred to as the Grantee,

with Quitclaim Covenants, the following tracts or parcels of land, with improvements thereon, located in New London, County of Merrimack and State of New Hampshire, described as follows:

Tract 1: A certain tract of land with the buildings thereon, situated in New London, in the County of Merrimack and State of New Hampshire, on the highway leading from Main Street to Dow's Corner, so-called, and bounded and described as follows:

Beginning at a stake and stones on the east side of the highway at corner of land of Lura V. Stanley; thence easterly along land of said Stanley, land of Hannah V. Williams and land of Maud J. Shepard to land of Nellie F. Stimson; thence southerly along land of said Stimson and land of the estate of Edwin P. Burpee to land of John Edmunds; thence westerly along land of said Edmunds to the aforesaid highway; thence along said highway to point of beginning. Containing 36 acres, more or less.

Excepting and reserving from the above-described parcel those premises conveyed by the following deeds:

1. Deed to George E. Corey recorded at Book 491, Page 606;
2. Deed to Harry Barrett recorded at Book 501, Page 73;
3. Deed to New Hampshire Power Company recorded at Book 505, Page 350;
4. Deed to Clara Hobbs recorded at Book 507, Page 477;
5. Deed to Henry J. Hall recorded at Book 544, Page 424;
6. Deed to Town of New London recorded at Book 521, Page 217;

- 7. Deed to Lilian H. Barker recorded at Book 550, Page 175;
- 8. Deed to Ethel H. Dana recorded at Book 550, Page 210;
- 9. Deed to Gertrude Sherman Jones recorded at Book 550, Page 211;
- 10. Deed to William F. Kidder recorded at Book 584, Page 338;
- 11. Deed to Town of New London recorded at Book 574, Page 18.

Tract 1 is subject to the following easements and to all other easements of record:

- 1. Sewer Easement in favor of the Town of New London recorded at Book 552, Page 211;
- 2. Sewer Easement in favor of the Town of New London recorded at Book 573, Page 271;
- 3. Easement in favor of John and Margery Holteen recorded at Book 1085, Page 167.

It is the intention of the Grantor to convey his interest in any portion of Tract 1 that is owned by the Grantor as of the date of this deed. The Grantor acquired title to Parcel 1 as a legatee under the Will of William M. Kidder. Reference is made to the Estate of William M. Kidder, Merrimack County Probate Docket No. 54341.

Tract 2 All right, title and interest of the Grantor, being a 1/2 interest, in a certain tract of land situated in New London, in the County of Merrimack and State of New Hampshire, on the easterly side of Pleasant Street, and described as follows:

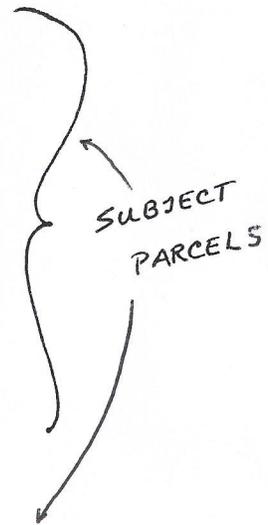
Being Parcel 2 as depicted on plan entitled, "Proposed Subdivision of Land of Wm. F. Kidder & Jas. C. Cleveland, Prepared for Emile J. Legere, New London, NH", dated September 3, 1981 and recorded in the Merrimack County Registry of Deeds on September 11, 1981 as Plan No. 6820.

Excepting and reserving from the above-described parcel those premises conveyed in deed of James C. Cleveland to Peter C. Laganas and Evangeline P. Laganas, dated June 20, 1963 and recorded in the Merrimack County Registry of Deeds at Book 921, Page 476.

It is the intention of the Grantor to convey his interest in any portion of Tract 2 that is owned by the Grantor as of the date of this deed, believed to be 27 acres, more or less. For title of the Grantor, reference is made to Warranty Deed of James C. Cleveland, dated April 25, 1964 and recorded in the Merrimack County Registry of Deeds at Book 938, Page 368.

Tract 3: All right, title and interest of the Grantor, being a 1/2 interest, in a certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the east corner of land now or formerly of the Estate of E.P. Burpee on the west side of Pleasant Street; thence northwesterly along said land marked by a ditch 40 rods to a corner of said Burpee land; thence same course along ditch about 23 rods to a ditch; thence northeasterly along second ditch about 10 rods to



a ditch; thence southeasterly along third ditch to the west side of Pleasant Street; thence South 45° West along said street 9 2/3 rods to the first mentioned bound. Containing 4 acres.

For title of the Grantor, reference is made to Warranty Deed of James E. Shepard II to James C. Cleveland and William F. Kidder, dated May 21, 1970 and recorded in the Merrimack County Registry of Deeds at Book 1073, page 70.

Tract 4: All right, title and interest of the Grantor, being a 1/2 interest, in a certain tract of land situated off the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, shown as Parcel 2 on a Plan entitled "Subdivision of Land of Alex Mathew and Mary Kutty Alex, Pleasant Street, New London, New Hampshire" from a survey by S.M. Morey - Civil Engineer - 1961, by Allan Evans Associates - Planners - New London, New Hampshire, drawn March 1973, recorded in the Merrimack County Registry of Deeds as Plan No. 8606, said Parcel 2 being bounded and described as follows:

Beginning at an iron pin located 1196.4 feet, more or less, North 33° 30' 45" West of a stone bound located in the northerly sideline of Pleasant Street, so-called, at the Southerly corner of land now or formerly of Smith and the southeasterly corner of land now or formerly of Alex Mathew and Mary Kutty Alex; thence North 33° 30' 45" West 520 feet, more or less, along land now or formerly of Cleveland and land now or formerly of Olney and Emeny to an iron pin at the northerly corner of the lot herein described and land now or formerly of Clough; thence South 46° 53' West 413.8 feet, more or less, along said Clough land to a stone bound, same being the westerly corner of the lot herein described; thence South 33° 31' East 600 feet, more or less, along land now or formerly of Kearsarge Regional School District and land now or formerly of Kidder to an iron pin in the bed of a stream; thence continuing in the same direction 95 feet, more or less, along land of said Kidder and Cleveland to an iron pin, the same marking the southerly corner of the lot herein described and the westerly corner of Parcel 1 as shown on said plan; thence North 4° 00' East 135 feet, more or less, along said Parcel 1 to an iron pin in the bed of a stream; thence in a northeasterly direction 390 feet, more or less, along said bed of said stream and along said Parcel 1 to the point of beginning. Said lot said to contain 5 acres, be they more or less.

The above-described Tract 4 is subject to a Conservation Easement given by James C. Cleveland and William F. Kidder in favor of the Town of New London, dated December 5, 1991 and recorded in the Merrimack County Registry of Deeds at Book 1872, Page 1085.

Also conveyed with the above-described premises is a right of way over Parcel 1 as shown on said plan 40 feet in width a distance of 1196.4 feet, more or less, from said Pleasant Street to said Parcel 2 along the northeasterly boundary of Parcel 1.

For title of the Grantor, reference is made to Warranty Deed of Alex Mathew and Mary Kutty Alex to William F. Kidder, Sr. and James C. Cleveland, dated September 17, 1974 and recorded in the Merrimack County Registry of Deeds at Book 1223, Page 410.

Tract 5: All right, title and interest of the Grantor, being a $\frac{1}{2}$ interest, in a certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

A piece of land known as the Meadow on the westerly side of the highway leading from the Four Corners to Pleasant Pond, said highway known as Pleasant Street, bounded on the south by land formerly of C.C. Gardner, now or formerly of William F. Kidder; on the west running 40 rods from Pleasant Street, on the north by land formerly of C.C. Gardner, now of James Shepard, on the east by Pleasant Street.

The above-described Tract 5 is subject to a Conservation Easement given by James C. Cleveland and William F. Kidder in favor of the Town of New London, dated December 5, 1991 and recorded in the Merrimack County Registry of Deeds at Book 1872, Page 1085.

For title of the Grantor, reference is made to Quitclaim Deed of New London Hospital Association, Inc. to William F. Kidder, dated October 7, 1965 and recorded in the Merrimack County Registry of Deeds at Book 979, Page 74; and transfer of a $\frac{1}{2}$ interest in the property to James C. Cleveland by Warranty Deed of William F. Kidder dated April 3, 1970 and recorded in said Registry of Deeds at Book 1069, Page 133.

Tract 6: All right, title and interest of the Grantor, being a $\frac{1}{2}$ interest, in a certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the north corner of land of Rene H. Trudeau, formerly land of Charles E. Shepard and deeded to said Shepard by Louisa R. Sargent; thence northeasterly along the easterly side of Shepard land known as the Ice House Property about 11 rods and 18 links to a ditch; thence North $36^{\circ} 30'$ West about 30 rods to a ditch; thence northeasterly about $11 \frac{1}{2}$ rods to a ditch and the west corner of land of the heirs of Perley Burpee; thence 36° East 40 rods along said Burpee land to the west side of Pleasant Street; thence South 45° West on said street 23 rods 10 links to the east corner of aforesaid Trudeau land; thence North $36^{\circ} 30'$ West along said land of Trudeau $9 \frac{1}{2}$ rods to first mentioned bound and containing about $3 \frac{3}{8}$ acres. Reserving a right of way over this land heretofore granted to Rene H. Trudeau

The above-described Tract 6 is subject to a Conservation Easement given by James C. Cleveland and William F. Kidder in favor of the Town of New London, dated December 5, 1991 and recorded in the Merrimack County Registry of Deeds at Book 1872, Page 1085.

For title of the Grantor, reference is made to Warranty Deed of James E. Shepard 2nd to William F. Kidder, dated April 8, 1954 and recorded in the Merrimack County Registry of Deeds at Book 747, Page 476; and transfer of a $\frac{1}{2}$ interest in the property to James C. Cleveland by Warranty Deed of William F. Kidder dated April 3, 1970 and recorded in said Registry of Deeds at Book 1069, Page 133.

Tract 7: All right, title and interest of the Grantor, being a 1/2 interest, in a certain tract of land situated off the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the southeast corner of meadowland formerly owned by Micajad Morgan; thence northeasst about 23 rods to land owned by the heirs of Anthony C. and Edwin F. Burpee; thence southeasterly about 17 1/2 rods, or far enough to contain 2 1/2 acres.; thence southwesterly parallel to first mentioned line to land of Esther Whittemore, formerly land of Kate Cross Hayes; thence northwesterly on said Whittemore land and land owned by Gladys P. Loverin, formerly land of Ai Worthen, to first mentioned bound. Containing 2 1/2 acres.

The above-described Tract 7 is subject to a Conservation Easement given by James C. Cleveland and William F. Kidder in favor of the Town of New London, dated December 5, 1991 and recorded in the Merrimack County Registry of Deeds at Book 1872, Page 1085.

For title of the Grantor, reference is made to Warranty Deed of James E. Shepard 2nd to William F. Kidder, dated April 8, 1954 and recorded in the Merrimack County Registry of Deeds at Book 747, Page 476; and transfer of a 1/2 interest in the property to James C. Cleveland by Warranty Deed of William F. Kidder dated April 3, 1970 and recorded in said Registry of Deeds at Book 1069, Page 133.

All of the tracts described herein are conveyed subject to easements and restrictions of record.

None of the tracts described herein constitute homestead property of the Grantor.

Dated this 21st day of DECEMBER, 2004.

William F. Kidder

William F. Kidder

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On the 21st day of DECEMBER, 2004, personally appeared the above named William F. Kidder who acknowledged the foregoing to be his true act and deed for the purposes therein contained.

MERRIMACK COUNTY RECORDS

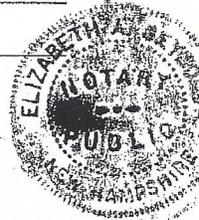
Kate L. Gray

Kate L. Gray, CPO, Register

Elizabeth A. Seibold

Notary Public / Justice of the Peace
Commission expires: _____

ELIZABETH A. SEYBOLD
Notary Public - New Hampshire
My Commission Expires April 7, 2009



Map/Lot # 073-083

Sale \$ _____

- Entered in Computer
- Posted to Assess Card
- Corrected Blotter
- Verify - Audit List

19.2 on pleasant St.
on left
after Campbell

PLEASE RETURN
W. MICHAEL TODD LAW PLLC
159 OLD MAIN STREET
P.O. BOX 888
NEW LONDON, NH 03257

5-7-07

Doc# 677726
Book: 2983
Pages: 0922 - 0926
Filed & Recorded
04/30/2007 8:39AM
KATHI L. BUAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS	
RECORDING	\$ 26.00
SURCHARGE	\$ 2.00
POSTAGE	\$ 0.39
TRANSFER TAX	\$ 40.00

2639
2-

Book 2983 Page 922

40.00 QUITCLAIM DEED

Know everyone that David H. Kidder and W. Michael Todd, Trustees of the William F. Kidder Revocable Living Trust dated June 21, 1988 and Restated on February 5, 2004, having an address care of PO Box 99, New London, New Hampshire 03257, hereinafter referred to as the Grantors,

for consideration paid,

grant to David H. Kidder and W. Michael Todd, Trustees of the William F. Kidder Trust FBO David H. Kidder, having an address care of PO Box 99, New London, New Hampshire 03257, as to a one-half (1/2) undivided interest; William F. Kidder, III and F. Graham McSwiney, Trustees of the William F. Kidder Trust FBO William F. Kidder, III, having an address care of 2061 Vinings Circle, Apartment 1408, Wellington, Florida 33414, as to a one-quarter (1/4) undivided interest; and Putnam Kidder and F. Graham McSwiney, Trustees of the William F. Kidder Trust FBO Putnam Kidder, having an address care of PO Box 103, Hyde Park, Vermont 05655, as to a one-quarter (1/4) undivided interest, hereinafter referred to as the Grantees, as Tenants in Common,

with QUITCLAIM COVENANTS, all right, title and interest of the Grantor, being a one-half (1/2) interest, in the following described parcels of land located in New London, in the County of Merrimack and State of New Hampshire:

Parcel 1: A certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the east corner of land now or formerly of the Estate of E.P. Burpee on the west side of Pleasant Street; thence northwesterly along said land marked by a ditch 40 rods to a corner of said Burpee land; thence same course along ditch about 23 rods to a ditch; thence northeasterly along second ditch about 10 rods to a ditch; thence southeasterly along third ditch to the west side of Pleasant Street; thence South 45° West along said street 9 2/3 rods to the first mentioned bound. Containing 4 acres.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein as Tract 3 in Quitclaim Deed of William F. Kidder, dated December 21, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2737, Page 1183. Further reference is made to Warranty Deed of James E. Shepard II to James C. Cleveland and William F. Kidder, dated May 21, 1970 and recorded in the Merrimack County Registry of Deeds at Book 1073, Page 70.

Parcel 2: A certain tract of land situated off the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, shown as Parcel 2 on a Plan entitled "Subdivision of Land of Alex Mathew and Mary Kutty Alex, Pleasant Street, New London, New Hampshire" from a survey by S.M. Morey, Civil Engineer, 1961, by Allan Evans Associates, Planners, New London, New Hampshire, drawn March 1973, recorded in the Merrimack County Registry of Deeds as Plan No. 8606, being bounded and described as follows:

Beginning at an iron pin located 1196.4 feet, more or less, North $33^{\circ} 30' 45''$ West of a stone bound located in the northerly sideline of Pleasant Street, so-called, at the Southerly corner of land now or formerly of Smith and the southeasterly corner of land now or formerly of Alex Mathew and Mary Kutty Alex; thence North $33^{\circ} 30' 45''$ West 520 feet, more or less, along land now or formerly of Cleveland and land now or formerly of Olney and Emeny to an iron pin at the northerly corner of the lot herein described and land now or formerly of Clough; thence South $46^{\circ} 53'$ West 413.8 feet, more or less, along said Clough land to a stone bound, same being the westerly corner of the lot herein described; thence South $33^{\circ} 31'$ East 600 feet, more or less, along land now or formerly of Kearsarge Regional School District and land now or formerly of Kidder to an iron pin in the bed of a stream; thence continuing in the same direction 95 feet, more or less, along land of said Kidder and Cleveland to an iron pin, the same marking the southerly corner of the lot herein described and the westerly corner of Parcel I as shown on said plan; thence North $4^{\circ} 00'$ East 135 feet, more or less, along said Parcel I to an iron pin in the bed of a stream; thence in a northeasterly direction 390 feet, more or less, along said bed of said stream and along said Parcel I to the point of beginning. Said lot said to contain 5 acres, be they more or less.

Also conveyed with the above-described premises is a right of way over Parcel I as shown on said plan 40 feet in width a distance of 1196.4 feet, more or less, from said Pleasant Street to said Parcel 2 along the northeasterly boundary of Parcel I.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein as Tract 3 in Quitclaim Deed of William F. Kidder, dated December 21, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2737, Page 1183. Further reference is made to Warranty Deed of James E. Shepard II to James C. Cleveland and William F. Kidder, dated May 21, 1970 and recorded in the Merrimack County Registry of Deeds at Book 1073, Page 70.

Parcel 3: A certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

A piece of land known as the Meadow on the westerly side of the highway leading from the Four Corners to Pleasant Pond, said highway known as Pleasant Street, bounded on the south by land formerly of C.C. Gardner, now or formerly of William F. Kidder; on the west running 40 rods from Pleasant Street, on the north by land formerly of C.C. Gardner, now of James Shepard, on the east by Pleasant Street.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein as Tract 5 in Quitclaim Deed of William F. Kidder, dated December 21, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2737, Page 118. Further reference is made to Quitclaim Deed of New London Hospital Association, Inc. to William F. Kidder, dated October 7, 1965 and recorded in the Merrimack County Registry of Deeds at Book 979, Page 74; and Warranty Deed of William F. Kidder to James C. Cleveland dated April 3, 1970 and recorded in said Registry of Deeds at Book 1069, Page 133.

Parcel 4: A certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the north corner of land of Rene H. Trudeau, formerly land of Charles E. Shepard and deeded to said Shepard by Louisa R. Sargent; thence northeasterly along the easterly side of Shepard land known as the Ice House Property about 11 rods and 18 links to a ditch; thence North $36^{\circ} 30'$ West about 30 rods to a ditch; thence northeasterly about $11 \frac{1}{2}$ rods to a ditch and the west corner of land of the heirs of Perley Burpee; thence 36° East 40 rods along said Burpee land to the west side of Pleasant Street; thence South 45° West on said street 23 rods 10 links to the east corner of aforesaid Trudeau land; thence North $36^{\circ} 30'$ West along said land of Trudeau $9 \frac{1}{2}$ rods to first mentioned bound and containing about $3 \frac{3}{8}$ acres. Reserving a right of way over this land heretofore granted to Rene H. Trudeau

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein as Tract 6 in Quitclaim Deed of William F. Kidder, dated December 21, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2737, Page 118. Further reference is made to Warranty Deed of James E. Shepard to William F. Kidder, dated April 8, 1954 and recorded in the Merrimack County Registry of Deeds at Book 747, Page 476; and Warranty Deed of William F. Kidder to James C. Cleveland dated April 3, 1970 and recorded in said Registry of Deeds at Book 1069, Page 133.

Parcel 5: A certain tract of land situated off the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the southeast corner of meadowland formerly owned by Micajad Morgan; thence northeast about 23 rods to land owned by the heirs of Anthony C. and Edwin F. Burpee; thence southeasterly about 17 1/2 rods, or far enough to contain 2 1/2 acres; thence southwesterly parallel to first mentioned line to land of Esther Whittemore, formerly land of Kate Cross Hayes; thence northwesterly on said Whittemore land and land owned by Gladys P. Loverin, formerly land of Ai Worthen, to first mentioned bound. Containing 2 1/2 acres.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein as Tract 7 in Quitclaim Deed of William F. Kidder, dated December 21, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2737, Page 118. Further reference is made to Warranty Deed of James E. Shepard to William F. Kidder, dated April 8, 1954 and recorded in the Merrimack County Registry of Deeds at Book 747, Page 476; Warranty Deed of William F. Kidder to James C. Cleveland dated April 3, 1970 and recorded in said Registry of Deeds at Book 1069, Page 133.

This conveyance is made subject to a Conservation Easement given by James C. Cleveland and William F. Kidder in favor of the Town of New London, dated December 5, 1991 and recorded in the Merrimack County Registry of Deeds at Book 1872, Page 1085.

This conveyance is further made subject to easements and restrictions of record.

Pursuant to New Hampshire R.S.A. 564-A:17, the undersigned trustees state that they are the currently acting trustees of the William F. Kidder Revocable Living Trust, created under declaration of trust dated June 21, 1988, as subsequently amended and restated, and hereby certify that said trust declaration has not been revoked and remains in full force and effect, and that the undersigned trustees have full and absolute power in said declaration to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power, or to see to the application of any trust asset paid to the trustees for a conveyance thereof.

Dated this 26th day of April, 2007.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

THOUSAND HUNDRED AND 40 DOLLARS

04/30/2007 300998 \$ 40

VOID IF ALTERED

David H. Kidder

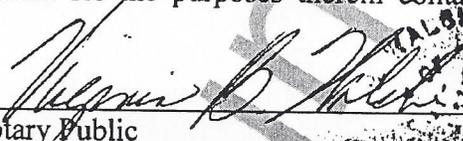
 David H. Kidder, Trustee

W. Michael Todd

 W. Michael Todd, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On the 26 day of APRIL, 2007 personally appeared the above named David H. Kidder, as Trustee of the William F. Kidder Revocable Living Trust, and acknowledged the foregoing to be his free act and deed for the purposes therein contained. Before me,


Notary Public
My commission expires:

VIRGINIA B. WALSH, Notary Public
My Commission Expires March 23, 2010

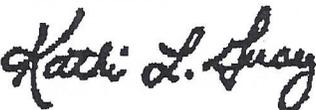
STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On the 26 day of APRIL, 2007 personally appeared the above named W. Michael Todd, as Trustee of the William F. Kidder Revocable Living Trust, and acknowledged the foregoing to be his free act and deed for the purposes therein contained. Before me,


Notary Public
My commission expires:

VIRGINIA B. WALSH, Notary Public
My Commission Expires March 23, 2010

MERRIMACK COUNTY RECORDS

 CPO, Register

Merrimack County

Map/Lot # 074-047

Sale \$ _____

- Entered in Computer
- Posted to Assess Card
- Corrected Blotter
- Verify - Audit List

*behind
Bottesweet*

PLEASE RETURN TO:
W. MICHAEL TODD PLLC
 159 OLD MAIN STREET
 P.O. BOX 888
 NEW LONDON, NH 03257

5-7-07

Doc# 677728
 Book: 2983
 Pages: 0930 - 0931
 Filed & Recorded
 04/30/2007 8:39AM
 KATHI L. GRAY, CPO, REGISTER

MERRIMACK COUNTY REGISTRY OF DEEDS
 RECORDING \$ 14.00
 SURCHARGE \$ 2.00
 POSTAGE \$ 0.39
 TRANSFER TAX \$ 40.00

14.39
2.

9020

Book 2983 Page 930

40.00 QUITCLAIM DEED

Know everyone that **David H. Kidder and W. Michael Todd, Trustees of the William F. Kidder Revocable Living Trust dated June 21, 1988 and Restated on February 5, 2004**, having an address care of PO Box 99, New London, New Hampshire 03257, hereinafter referred to as the Grantors,

for consideration paid,

grant to **David H. Kidder and W. Michael Todd, Trustees of the William F. Kidder Trust FBO David H. Kidder**, having an address care of PO Box 99, New London, New Hampshire 03257, as to a one-half (1/2) undivided interest; **William F. Kidder, III and F. Graham McSwiney, Trustees of the William F. Kidder Trust FBO William F. Kidder, III**, having an address care of 2061 Vinings Circle, Apartment 1408, Wellington, Florida 33414, as to a one-quarter (1/4) undivided interest; and **Putnam Kidder and F. Graham McSwiney, Trustees of the William F. Kidder Trust FBO Putnam Kidder**, having an address care of PO Box 103, Hyde Park, Vermont 05655, as to a one-quarter (1/4) undivided interest, hereinafter referred to as the Grantees, as Tenants in Common,

with QUITCLAIM COVENANTS, all right, title and interest of the Grantor, being a one-half (1/2) interest, in a certain tract of land situated in New London, in the County of Merrimack and State of New Hampshire, on the easterly side of Pleasant Street, and described as follows:

Being Parcel 2 as depicted on plan entitled, "Proposed Subdivision of Land of Wm. F. Kidder & Jas. C. Cleveland, Prepared for Emile J. Legere, New London, NH", dated September 3, 1981 and recorded in the Merrimack County Registry of Deeds on September II, 1981 as Plan No. 6820.

Excepting and reserving from the above-described parcel those premises conveyed in deed of James C. Cleveland to Peter C. Laganas and Evangeline P. Laganas, dated June 20, 1963 and recorded in the Merrimack County Registry of Deeds at Book 921, Page 476.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein as Tract 2 in Quitclaim Deed of William F. Kidder, dated December 21, 2004 and recorded in the Merrimack County Registry of Deeds at Book 2737, Page 1183. Further reference is made to Warranty Deed of James C. Cleveland to William F. Kidder, dated April 25, 1964 and recorded in the Merrimack County Registry of Deeds at Book 938, Page 368.

Pursuant to New Hampshire R.S.A. 564-A:17, the undersigned trustees state that they are the currently acting trustees of the William F. Kidder Revocable Living Trust, created under declaration of trust dated June 21, 1988, as subsequently amended and restated, and hereby certify that said trust declaration has not been revoked and remains in full force and effect, and that the undersigned trustees have full and absolute power in said declaration to convey any interest in real estate and improvements thereon held in said trust, and no purchaser or third party shall be bound to inquire whether the trustees have said power or are properly exercising said power, or to see to the application of any trust asset paid to the trustees for a conveyance thereof.

Dated this 26th day of April, 2007.

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

THOUSAND HUNDRED AND 40 DOLLARS
04/30/2007 600996 \$ 40

VOID IF ALTERED

David H. Kidder
David H. Kidder, Trustee

W. Michael Todd
W. Michael Todd, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On the 26 day of APRIL, 2007 personally appeared the above named David H. Kidder, as Trustee of the William F. Kidder Revocable Living Trust, and acknowledged the foregoing to be his free act and deed for the purposes therein contained. Before me,

Virginia B. Walsh
Notary Public
My commission expires: VIRGINIA B. WALSH, Notary Public
My Commission Expires March 23, 2010

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On the 26 day of APRIL, 2007 personally appeared the above named W. Michael Todd, as Trustee of the William F. Kidder Revocable Living Trust, and acknowledged the foregoing to be his free act and deed for the purposes therein contained. Before me,

MERRIMACK COUNTY RECORDS
Kathi L. Guay, CPO, Register

Virginia B. Walsh
Notary Public
My commission expires: VIRGINIA B. WALSH, Notary Public
My Commission Expires March 23, 2010

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENT that We, **Hilary P. Cleveland, Trustee of the James C. Cleveland Irrevocable Trust; David H. Kidder and W. Michael Todd, as Trustees of the William F. Kidder Trust FBO David H. Kidder; William F. Kidder, III and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO William F. Kidder, III, and Putnam Kidder and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO Putnam Kidder** of New London, New Hampshire, for consideration paid, grant to the **Town of New London**, a New Hampshire municipal corporation, of 375 Main Street, New London, New Hampshire 03257, with Quitclaim Covenants, all of our right, title and interest in the following tracts or parcels of land, with improvements thereon, located in New London, County of Merrimack and State of New Hampshire, described as follows:

Tract 1: A certain tract of land with any improvements located thereon, situated in New London, in the County of Merrimack and State of New Hampshire, on the highway leading from Main Street to Dow's Corner, so-called, and bounded and described as follows:

Beginning at a stake and stores on the east side of the highway at corner of land now or formerly of Lura V. Stanley; thence easterly along land of said Stanley, land now or formerly of Hannah V. Williams and land now or formerly of Maud J. Shepard to land now or formerly of Nellie F. Stimson; thence southerly along land of said Stimson and land now or formerly of the estate of Edwin P. Burpee to land now or formerly of John Edmunds; thence westerly along land of said Edmunds to the aforesaid highway; thence along said highway to point of beginning. Containing 36 acres, more or less.

Excepting and reserving from the above-described parcel those premises conveyed by the following deeds:

1. Deed to George E. Corey recorded at Book 491, Page 606;
2. Deed to Harry Barrett recorded at Book 501, Page 73;
3. Deed to New Hampshire Power Company recorded at Book 505, Page 350;
4. Deed to Clara Hobbs recorded at Book 507, Page 477;
5. Deed to Henry J. Hall recorded at Book 544, Page 424;
6. Deed to Town of New London recorded at Book 521, Page 217;

Book 2737 Pane 1183

7. Deed to Lilian II. Barker recorded at Book 550, Page 175;
8. Deed to Ethel H. Dana recorded at Book 550, Page 210;
9. Deed to Gertrude Sherman Jones recorded at Book 550, Page 211;
10. Deed to William P. Kidder recorded at Book 584, Page 338;
11. Deed to Town of New London recorded at Book 574, Page 18.

Tract 1 is subject to the following easements and to all other easements of record:

1. Sewer Easement in favor of the Town of New London recorded at Book 552, Page 211;
2. Sewer Easement in favor of the, Town of New London recorded at Book 573, Page 271;
3. Easement in favor of John and Margery Holteen recorded at Book 1085, Page 167.

Tract 2: A certain tract of land with any improvements located thereon, situated in New London, in the County of Merrimack and State of New Hampshire, on the easterly side of Pleasant Street, and described as follows:

Being Parcel 2 as depicted on plan entitled, "Proposed Subdivision of Land of Wm. F. Kidder & Jas. C. Cleveland, Prepared for Emile J. Legere, New London, NH", dated September 3, 1981 and recorded in the Merrimack County Registry of Deeds on September 11, 1981 as Plan No. 6820.

Excepting and reserving from the above-described parcel those premises conveyed in deed of James C. Cleveland to Peter C. Laganas and Evangeline P. Laganas, dated June 20, 1963 and recorded in the Merrimack County Registry of Deeds at Book 921, Page 476.

Reference is made to the Quitclaim Deed of David H. Kidder and W. Michael Todd, Trustees of the William F. Kidder Revocable Living Trust dated June 21, 1988 and Restated on February 5, 2004, to David H. Kidder and W. Michael Todd, Trustees of the William F. Kidder Trust FBO David H. Kidder; William F. Kidder, III and F. Graham McSwiney, Trustees of the William F. Kidder Trust FBO William F. Kidder, III; and Putnam Kidder and F. Graham McSwiney, Trustees off the William F. Kidder Trust FBO Putnam Kidder, dated April 26, 2007 and recorded in Book 2983, Page 930 in the Merrimack County Registry of Deeds.

Tract 3: A certain tract of land with any improvements located thereon situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the east corner of land now or formerly of the Estate of E.P. Burpee on the west side of Pleasant Street; thence northwesterly along said land marked by a ditch 40 rods to a corner of said Burpee land; thence same course along ditch about 23 rods to a ditch; thence northeasterly along second ditch about 10 rods to a ditch; thence southeasterly along third ditch to the west side of Pleasant Street; thence South 450 West along said street 9 and 2/3rds rods to the first mentioned bound. Containing 4 acres.

Tract 4: A certain tract of land with any improvements located thereon situated off the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, shown as Parcel 2 on a Plan entitled "Subdivision of Land of Alex Mathew and Mary Kutty Alex, Pleasant Street, New London, New Hampshire" from a survey by S.M. Morey - Civil Engineer - 1961, by Allan Evans Associates— Planners - New London, New Hampshire, drawn March 1973, recorded in the Merrimack County Registry of Deeds as Plan No. 8606, said Parcel 2 being bounded and described as follows:

Beginning at an iron pin located 1196.4 feet, more or less, North 33° 30' 45" West of a stone bound located in the northerly sideline of Pleasant Street, so-called, at the Southerly corner of land now or formerly of Smith and the southeasterly corner of land now or formerly of Alex Mathew and Mary Kutty Alex; thence North 33° 30' 45" West 520 feet, more or less, along land now or formerly of Cleveland and land now or formerly of Olney and Emeny to an iron pin at the northerly corner of the lot herein described and land now or formerly of Clough; thence South 46° 53' West 413.8 feet, more or less, along said Clough land to a stone bound, same being the westerly corner of the lot herein described; thence South 33° 31' East 600 feet, more or less, along land now or formerly of Kearsarge Regional School District and land now or formerly of Kidder to an iron pin in the bed of a stream; thence continuing in the same direction 95 feet, more or less, along land of now or formerly of Kidder and Cleveland to an iron pin, the same marking the southerly corner of the lot herein described and the westerly corner of Parcel 1 as shown on said plan; thence North 40° 00' East 135 feet, more or less, along said Parcel 1 to an iron pin in the bed of a stream; thence in a northeasterly direction 390 feet, more or less, along said bed of said stream and along said Parcel 1 to the point of beginning. Said lot said to contain 5 acres, more or less.

Also conveyed with the above-described premises is a right of way over Parcel 1 as shown on said plan 40 feet in width a distance of 1196.4 feet, more or less, from said Pleasant Street to said Parcel 2 along the northeasterly boundary of Parcel 1.

Tract 5: A certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and Slate of New Hampshire, being bounded and described as follows:

A piece of land known as the Meadow on the westerly side of the highway leading from the Four Corners to Pleasant Pond, said highway known as Pleasant Street, bounded on the south by land formerly of C.C. Gardner, now or formerly of William F. Kidder; on the west running 40 rods from Pleasant Street, on the north by land formerly of C.C. Gardner, now or formerly of James Shepard, on the east by Pleasant Street.

Tract 6: A certain tract of land situated on the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire being bounded and described as follows:

Beginning at the north corner of land now or formerly of Rene H. Trudeau, formerly land of Charles E. Shepard and deeded to said Shepard by Louisa R. Sargent; thence northeasterly along the easterly side of Shepard land known as the Ice House Property about 11 rods and 18 links to a ditch; thence North 36° 30' West about 30 rods to a ditch; thence northeasterly about 11 1/2 rods to a ditch and the west corner of land now or formerly of the heirs of Perley Burpee; thence 36° East 40 rods along said Burpee land to the west side of Pleasant Street; thence South 45° West on said street 23 rods 10 links to the east corner of aforesaid Trudeau land; thence North 36° 30' West along said land of Trudeau 9 1/2 rods to first mentioned bound and containing about 3 3/8 acres. Reserving a right of way over this land heretofore granted to Rene H. Trudeau.

Tract 7: A certain tract of land situated off the westerly side of Pleasant Street in New London, in the County of Merrimack and State of New Hampshire, being bounded and described as follows:

Beginning at the southeast corner of meadowland formerly owned by Micajad Morgan; thence northeast about 23 rods to land now or formerly owned by the heirs of Anthony C. and Edwin F. Burpee; thence southeasterly about 17 1/2 rods, or far enough to contain 2 1/2 acres; thence southwesterly parallel to first mentioned line to land now or formerly of Esther Whittemore, formerly land of Kate Cross Hayes; thence northwesterly on said Whittemore land and land now or formerly owned by Gladys P. Loverin, formerly land of Al Worthen to first mentioned bound. Containing 2 and 1/2 acres.

All of the tracts described herein are conveyed subject to easements and restrictions of record.

The above-described Tracts 4 thru 7 are subject to a Conservation Easement given by James C. Cleveland and William F. Kidder in favor of the Town of New London, dated December 5, 1991 and recorded in the Merrimack County Registry of Deeds at Book 1872, Page 1085. See the Plan Showing Conservation Easement on Land of James C. Cleveland and William F. Kidder, Sr. recorded as Plan #12283 in the Merrimack County Registry of Deeds.

Trustee Certificate: We, David H. Kidder and W. Michael Todd, as Trustees of the William F. Kidder Trust FBO David H. Kidder; William F. Kidder, III and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO William F. Kidder, III; and Putnam Kidder and F. Graham McSwiney, as Trustees of the William F. Kidder Trust FBO Putnam Kidder, hereby state and certify as follows: We are the respective trustees of the trusts as stated above; the trusts have not been revoked; and as trustees of the said trusts, we have full and absolute power under the terms of the trusts, to convey any interests in real estate and improvements thereon held in the trusts, and no purchaser or third party shall be bound to inquire whether we have said power or are properly exercising said power or to see to the application of any trusts' assets paid to us for a conveyance thereof.

This is not homestead property

Signed this _____ day _____ 2016

The William F. Kidder Trust FBO David H. Kidder

David H. Kidder, Trustee

W. Michael Todd, Trustee

STATE OF NEW HAMPSHIRE

COUNTY OF MERRIMACK, SS.

On the _____ day of 2016, personally appeared the above David H. Kidder and W. Michael Todd as Trustees of the William F. Kidder Trust FBO David H. Kidder who acknowledged and executed the within for the purposes therein contained.

Notary Public/Justice of the Peace

Printed name of officer:

My Commission expires:

The William F. Kidder Trust FBO William F. Kidder, III

William F. Kidder, III, Trustee

F. Graham McSwiney, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On the _____ day of 2016, personally appeared the above William F. Kidder, III and F. Graham McSwiney as Trustees of the William F. Kidder Trust FBO William F. Kidder, III, who acknowledged and executed the within for the purposes therein contained.

Notary Public/Justice of the Peace

Printed name of officer:

My Commission expires:

The William F. Kidder Trust FBO Putnam Kidder

Putnam Kidder, Trustee

F. Graham McSwiney, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK, SS.

On the ____ day of 2016, personally appeared the above William F. Kidder, III and F. Graham McSwiney as Trustees of the William F. Kidder Trust FBO Putnam Kidder, who acknowledged and executed the within for the purposes therein contained.

Notary Public/Justice of the Peace

Printed name of officer:

My Commission expires:

Appendix O

Photographic Log

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 1

Date: April 1, 2016

Direction: Northeast

Comments: View along Pleasant Street looking into the Western Parcel.



Photo: 2

Date: April 1, 2016

Direction: Northeast

Comments: View along Pleasant Street looking into the Eastern Parcel.

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 3

Date: April 1, 2016

Direction: Southeast

Comments: Example of boundary markers found during the site reconnaissance.



Photo: 4

Date: April 1, 2016

Direction: Northeast

Comments: Example of boundary markers found during the site reconnaissance.

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 5

Date: April 1, 2016

Direction: East

Comments: View of wetland portion of the eastern parcel.



Photo: 6

Date: April 1, 2016

Direction: East

Comments: View of the northern boundary of the eastern parcel.

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 7

Date: April 1, 2016

Direction: West

Comments: View of the northern boundary of the western parcel.



Photo: 8

Date: April 1, 2016

Direction: North

Comments: View of the overall scrub-shrub wetland on the western parcel.

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 9

Date: April 1, 2016

Direction: West

Comments: View of a portion of the boardwalk on the western parcel.



Photo: 10

Date: April 1, 2016

Direction: North

Comments: View of the trails on the western parcel.

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 11

Date: April 1, 2016

Direction: Northwest

Comments: View of one of the conservation easement boundary markers.



Photo: 12

Date: April 1, 2016

Direction: Southeast

Comments: View of the water flow device installed by the town to manage the wetland out-flow.

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 13

Date: April 1, 2016

Direction: South

Comments: Example of waste found on the Property.



Photo: 14

Date: April 1, 2016

Direction: Northwest

Comments: Example of rusted through metal debris found on the Property.

**PLEASANT STREET EAST & WEST CONSERVATION PROJECT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PHOTOGRAPHIC LOG**



Photo: 15

Date: April 1, 2016

Direction: Southwest

Comments: Example of rusted through metal debris found on the Property.

Appendix P

Resume

IRENE GRACE GARVEY
Abenaki Environmental Services
Sole Proprietor

812 Texas Hill Road
Plymouth, New Hampshire 03264
603-536-4424
igracegarvey@gmail.com

Specializing in land conservation projects

EDUCATION

B.S. Environmental Science, State University of New Hampshire, Plymouth.

TRAINING & CERTIFICATION

- *ASTM Headquarters: Phase I Environmental Site Assessment Training
- *Roster: Vermont Environmental Court
- *CONCUR, Inc: UCAL Berkeley ~ Negotiating Effective Environmental Agreements Training
- *Forest Service – Bureau of Land Management: Phase I Environmental Site Assessment Training
- *FERC: Natural Gas Pipeline Post-Certificate Environmental Compliance Training
- *NH Association of Consulting Soil Scientists: Field Indicators for Identifying Hydric Soils - NE
- *United States Environmental Protection Agency: Negotiating Environmental Agreements
- *University of New Hampshire: Wetland Delineator Certification Program

PROJECT EXPERIENCE

The Nature Conservancy. Conducted Phase I Environmental Site Assessment for various tracts of land in NH. Conducted reconnaissance surveys, interviews, and record research to determine if recognized environmental concerns exist on the properties and compiled final reports.

Society for the Protection of NH Forests. Provided facilitation, technical, and ecological support services for Land Conversation Projects in Hebron, and Goffstown, NH.

Lakes Region Conservation Trust. Conducted Phase I Environmental Site Assessments for various tracts of conservation land in New Hampshire. Conducted reconnaissance surveys, interviews, and record research to compile documentation for acquisition of properties. Compiled final reports.

Trust for Public Lands. Conducted Phase I Environmental Site Assessments for tracts of conservation land in Maine, New Hampshire and Vermont. Conducted reconnaissance surveys, interviews, and record research to determine if recognized environmental concerns existed on the properties. Compiled final reports.

New Hampshire Town Conservation Commissions. Conducted Phase I Environmental Site Assessments for Projects in Meredith, New Hampton and Wakefield NH. Conducted reconnaissance surveys, interviews, and record research to determine if recognized environmental concerns existed on the properties. Compiled final reports.

United States Department of Agriculture - Forest Service – White Mountain National Forest. Conducted Phase I Environmental Site Assessments for tracts of land in various townships in NH. Conducted reconnaissance surveys, interviews, and record research to determine if recognized environmental concerns exist on the properties and compiled final reports.

United States Department of Agriculture - Forest Service – Green Mountain & Finger Lakes National Forest. Conducted Phase I Environmental Site Assessments for various tracts of land in Vermont. Conducted reconnaissance survey, interviews, and record research to determine if recognized environmental concerns existed on the properties and compiled final reports.

Ausbon-Sargent Land Preservation Trust. Conducted Phase I Environmental Site Assessment for various tracts of conservation land in NH. Conducted reconnaissance surveys, interviews, and record research to determine if recognized environmental concerns exist on the properties and compiled final reports.

Pownal Land Trust. Conducted Phase I Environmental Site Assessment for a tract of conservation land in Pownal, Maine. Conducted reconnaissance survey, interviews, and record research to determine if recognized environmental concerns exist on this property and compiled final report.

Lakes Region Conservation Trust. Conducted Baseline Documentation Projects for tracts of conservation land in Campton/Tamworth and Holderness, New Hampshire.

New Hampton Conservation Commission. Completed a Natural Resource Inventory and a Stewardship Plan for a conservation property in New Hampton, NH.

Jawitz Sanctuary Trust & Rock House Mountain Energy. Provided facilitation, technical, ecological, and permitting support and services for small scale residential alternative/renewable energy projects in NH.

Squam Lakes Conservation Society. Completed Baseline Documentation Projects for tracts of conservation land in Campton, Holderness and Sandwich, NH.

Trust for Public Land. Provided technical and ecological related assistant to the Trust for Public Land for data acquisition for the Stewardship Plan for the 2066.9-acre Town of Freedom Trout Pond Forest. Drafted Stewardship Plan.

Mount Washington Auto Road - Great Glen Trails. Wetland delineation and environmental permitting for recreational expansion and recreational trail construction and re-location projects.

Town of Tamworth, New Hampshire, Department of Environmental Services & Private Landowner. Environmental Facilitation for an Environmental Conservation Easement for a property in the Bear Camp River Watershed, Tamworth, NH. Drafted and finalized Conservation Easement.

Checkerberry Farm. Provided environmental and technical assistant to private landowners for land conversion project from forest to agricultural fields. Coordinated with the NH Department of Environmental Service, Alteration of Terrain Program to determine appropriate and approvable course of action. Compiled permit application and plans for construction sequencing, restoration, and monitoring.

Quinebaug Dam. Provided technical assistant to private dam owners for repair and maintenance work to the wall of Quinebaug Dam on the Quinebaug River, Brooklyn, CT. Coordinated with the CT Department of Environmental Protection, Historic Preservation Office, Dam Safety, Permitting and Fisheries Division to determine appropriate and approvable course of action.

Housatonic River – Shelton & Derby Dam. Provided technical assistant to private dam owners for repair and maintenance work to the toe of Shelton/Derby Dam on the Housatonic River, Shelton/Derby, CT. Coordinated with the CT Department of Environmental Protection, Dam Safety, Permitting and Fisheries Division to determine appropriate and approvable course of action. Compiled permit application and plans for construction sequencing, mitigation, restoration, and monitoring.

Tamworth Conservation Commission. Conducted technical review of a permit application submitted by a landowner for 132 acres of land disturbance and 1 acre of wetland fill in Tamworth, NH. Assessed the accuracy of permit data and the field delineation of wetlands and other natural resources.

DMC Surveyors. Conducted wetland delineations, functions and values assessments, and prepared permit applications for site development projects in Belknap, Carroll and Grafton County, NH for over 300-acres of land.

Trout Unlimited & Coldwater Fisheries Coalition. Conducted fieldwork and prepared permit applications and reports relevant to the State and local permits for access to a conservation tract of land in Coos County, NH. Conducted detailed onsite assessment of wetland resources.

Trout Unlimited. Conducted fieldwork and prepared permit applications and reports relevant to the Federal, State and local permits for a fisheries habitat enhancement/rehabilitation project in the Cold River in Walpole, NH. Conducted detailed onsite assessment of natural resources: wetlands, wildlife, waterbodies, and RTE species. Conducted environmental compliance inspections during fall 2003 construction period.

BH Keith Associates. Conducted wetland delineations, functions and values assessments, and prepared permit applications for site development projects in Coos, Carroll and Belknap County, NH for over 500-acres of land.

Alton Planning Board. Conducted technical review of a permit application submitted by developer for 16 acres of land disturbance and 1.2 acre of wetland fill in Alton, NH. Assessed the accuracy of permit data and the field delineation of wetlands and other natural resources.

Freedom Water Precinct. Completed comprehensive field survey and all permit application processes for the removal of a dam at a 1-acre municipal impoundment to restore fish habitat. Conducted environmental assessment to determine impact to biota.

Coldwater Fisheries Coalition, Trout Unlimited and the Connecticut River Watershed Council. Conducted fieldwork and prepared permit applications and reports relevant to the Federal, State and local permits for a fisheries habitat enhancement/rehabilitation project in the Cold River in Walpole, NH. Conducted detailed onsite assessment of natural resources: wetlands, wildlife, waterbodies, and RTE species. Conducted environmental compliance inspections during fall 2003 construction period.

Expanded Work Experience List & Trainings List Available Upon Request