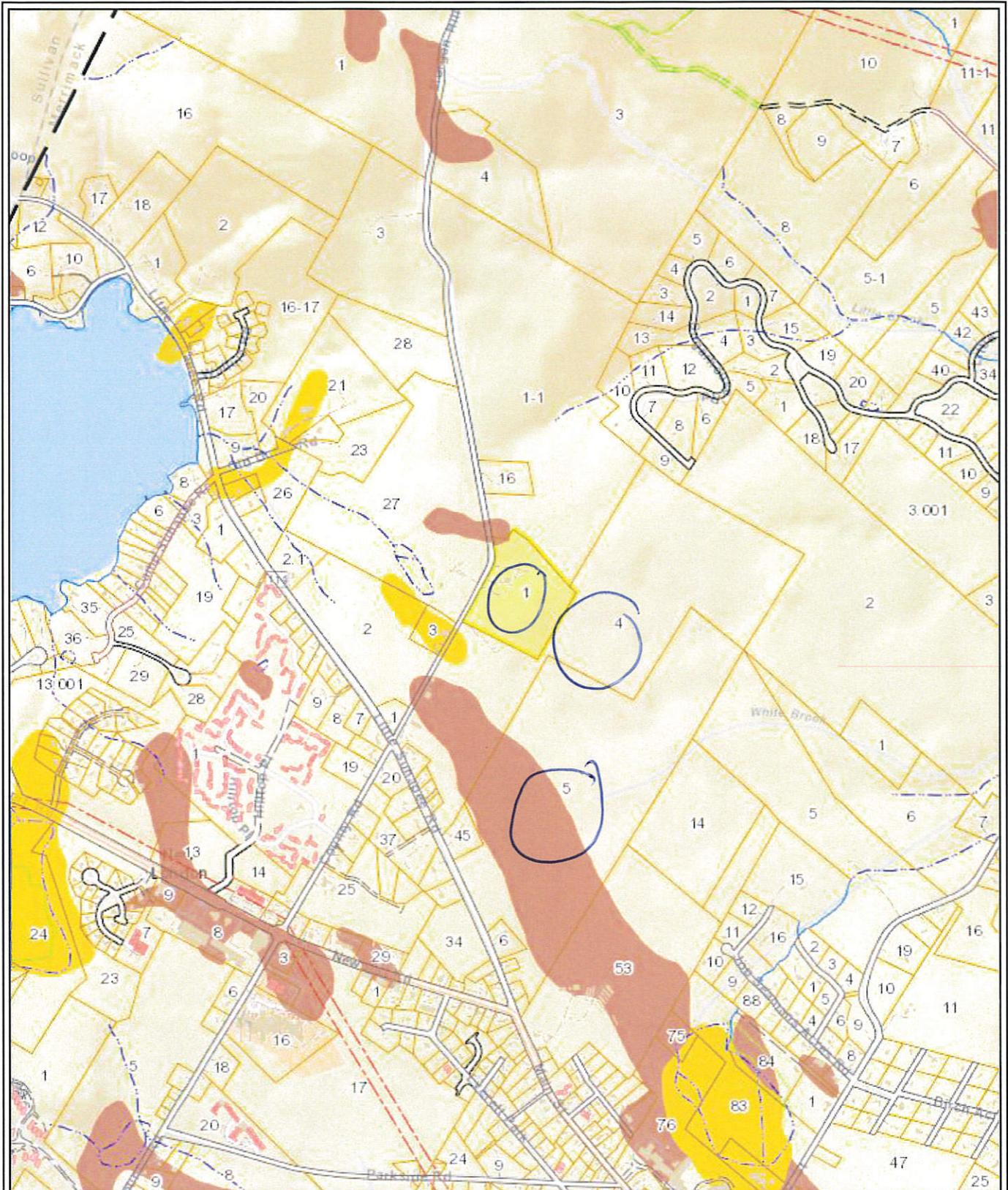


DORR / Bocklin Site Plan Commercial Farm



047-001-000 showing GIS soils data layers

Tri Town, NH
 1 Inch = 1200 Feet
 December 01, 2015



046-004-000
 060-005-000

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Ch	Description	Element	Cd	Ch	Description
Style	63		Century +				
Model	01		Residential				
Design/Appeal	04		Average +				
Stories	1.75		1 3/4 Stories				
Occupancy	1						
Exterior Wall 1	19		Brick Veneer				
Exterior Wall 2	11		Clapboard				
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Fir 1	09		Pine/Soft Wood				
Interior Fir 2							
Heat Fuel	02		Oil				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	07		7 Bedrooms				
Total Bathrms	5						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	10		10 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Average				

OB-OUTBUILDING & YARD ITEMS(D) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	LB	Units	Unit Price	Yr	Gde	DP	Rr	Cnd	%Cnd	Apr Value
RPV2	RES PAY MED		L	1	2,000.00	2003		0			100	2,000
SHD1	SHED FRAME		L	192	20.00	2003		0			25	1,000
SHD1	SHED FRAME		L	1,200	20.00	2003		0			25	6,000
PLTR1	PLTRY HSE 1:		L	960	14.00	2003		0			25	3,400
BRN3	1 STORY W/LC		L	720	22.00	2003		0			50	7,900
IMP	IMPLEMENT:		L	288	9.00	2003		0			25	600
IMP	IMPLEMENT:		L	840	9.00	2003		0			25	1,900
IMP	IMPLEMENT:		L	320	9.00	2003		0			25	700
GARG1	GARAGE-AVE		L	432	25.00	2003		0			25	2,700

BUILDING SUB-AREA SUMMARY SECTION

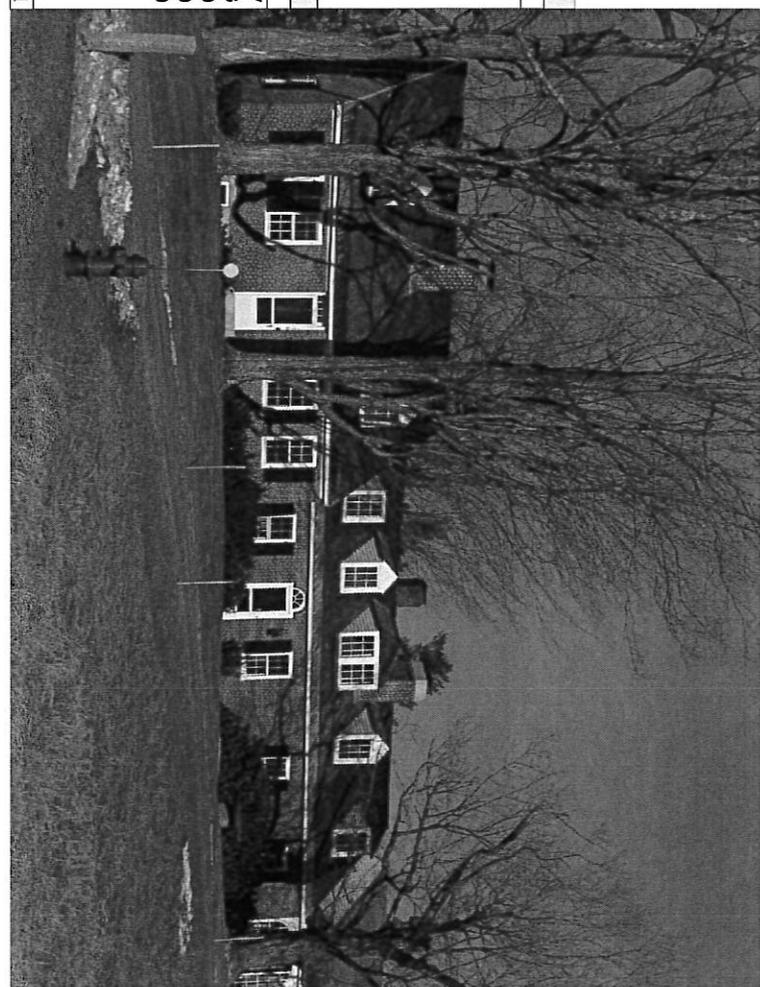
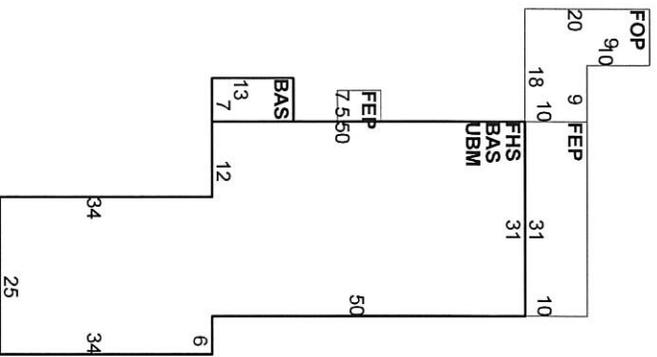
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,491	2,491	2,491		215,887
FEP	Enclosed Porch	0	345	242		20,973
FHS	Half Story, Finished	1,200	2,400	1,200		104,000
FOP	Open Porch	0	270	54		4,680
UBM	Unfinished Basement	0	2,400	480		41,600
Tl. Gross Liv/Lease Area:		3,691	7,906	4,467		387,141

MIXED USE

Code	Description	Percentage
1010	Single Fam MIDL-01	100

COST/MARKET VALUATION

Adj. Base Rate:	86.67
Net Other Adj:	387,141
Replace Cost	0.00
AYB	387,141
EYB	1830
Dep Code	1973
Remodel Rating	F
Year Remodeled	
Dep %	41
Functional Obslnc	5
External Obslnc	0
Cost Trend Factor	1
Condition	UC
% Complete	54
Overall % Cond	54
Apprais Val	209,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
MIXED USE							
	Code		Description				Percentage
	1010		Single Fam MDL-01				100
COST/MARKET VALUATION							
Cost Trend Factor							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	LB	Units	Unit Price	Yr	Gade	Dp Rr	Cnd	%Cnd	Apr Value
IMP	IMPLEMENT:		L	288	9.00	2003		0		25	600
IMP	IMPLEMENT:		L	120	9.00	2003		0		25	300
IMP	IMPLEMENT:		L	144	9.00	2003		0		25	300
IMP	IMPLEMENT:		L	120	9.00	2003		0		25	300
FPL2	1.5 STORY CH		B	2	2,900.00	1973		1		100	3,100
FPO	EXTRA PPL O		B	1	1,000.00	1973		1		100	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
		0	0	0		387,141

Ttl. Gross Liv/Lenae Area: 0 0 0 0 387,141

No Photo On Record

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

McSwiney, Semple, Hankin-Birke & Wood, P.C.
280 Main Street
P.O. Box 2450
New London, NH 03257

2249
2 -
25.-

7,125.00 WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS **Susan Cox, Amelia Bucklin, Elizabeth Reddy, and Katherine Bucklin Stearns, Successor Co-Trustees** of the **Joan S. Bucklin Revocable Trust of 1991** (mailing address: 170 Morgan Hill Road, New London, New Hampshire 03257), for consideration paid, grant to the **Bucklin Timber Farm, LLC**, a New Hampshire Limited Liability Company with a mailing address of 1365 Little Sunapee Road, New London, New Hampshire 03257, with WARRANTY COVENANTS,

A certain tract of land with the buildings thereon, situate in the Town of New London, County of Merrimack, State of New Hampshire on the southeasterly side of Morgan Hill Road (formerly Old County Road or County Road), being Lot #1 on the "Subdivision Plan, Property of Joan S. Bucklin Rev Trust," dated September 4, 2012, prepared by Pierre J. Bedard and Associates, recorded in the Merrimack County Registry of Deeds as Plan Number 20051 on November 7, 2012, more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch iron rod located on the easterly side of Morgan Hill Road formerly Old County Road and the beginning of a stone wall;

Thence proceeding along the sideline of Morgan Hill Road N 44° 55' 59" E a distance of 187.21 feet, more or less, to a point;

Thence N 43° 18' 12" E a distance of 290.46 feet, more or less, to a point along said road;

Thence N 42° 38' 43" E a distance of 77.91 feet, more or less, to a point along said road;

Thence N 33° 22' 30" E a distance of 56.29 feet, more or less, to a point along said road;

Thence proceeding along a curve along said road having a radius of 100 and a length of 50.14 to a point as shown on said Plan;

Thence continuing along said Morgan Hill Road N 04° 38' 46" E a distance of 90.67 feet, more or less, to a point along a stone wall on the sideline of Morgan Hill Road;

Thence continuing along said stone wall and Morgan Hill Road N 08° 02' 06" E a distance of 72.62 feet, more or less, to a $\frac{3}{4}$ inch iron rod located at the intersection of stone walls;

Thence turning and running along a stone wall S 65° 13' 51" E a distance of 136.44 feet, more or less, to a ¾ inch iron rod;

Thence turning and running along a stone wall N 47° 30' 39" E a distance of 104.35 feet, more or less, to a ¾ inch iron rod set at the intersection of stone walls;

Thence turning and running along a stone wall S 40° 09' 18" E a distance of 174.84 feet, more or less, to a ¾ inch iron rod;

Thence continuing S 26° 35' 06" E a distance of 545.63 feet, more or less, to a one inch iron pipe at the junction of stone walls;

Thence continuing along a stone wall S 34° 38' 43" E a distance of 78.84 feet, more or less, to a point at a corner in a stone wall;

Thence turning and running along said stone wall S 46° 02' 33" W a distance of 259.49 feet, more or less, to a point along said stone wall;

Thence continuing along said stone wall S 44° 50' 05" W a distance of 433.68 feet, more or less, to a point at a corner in a stone wall;

Thence turning and running along said stone wall N 48° 58' 24" W a distance of 146.10 feet, more or less, to a point along said stone wall;

Thence continuing along said stone wall N 47° 45' 12" W a distance of 606.06 feet, more or less, to the point of beginning.

Said Lot I containing 14.8 acres, more or less.

Meaning and intending to describe and convey a portion of the premises as conveyed by Charles M. Bucklin to Benjamin L. Bucklin dated December 28, 1976, recorded in the Merrimack County Registry of Deeds at Book 1287, Page 109; see also Quitclaim Deed of Benjamin L. Bucklin to Joan S. Bucklin Revocable Trust of 1991 dated April 30, 1991 at Merrimack County Registry of Deeds at Book 1858, Page 0596.

Certificate of Trustee: The undersigned Successor Co-Trustees, as Co-Trustees of the Joan S. Bucklin Revocable Trust of 1991, created under Trust Agreement dated April 23, 1991, as such may have been amended and restated on February 26, 2002, and thereto have full and absolute power 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 see to the application of any Trust asset paid to the Trustees for a conveyance thereof.

EFFECTIVE this 29th day of May 2014.

Amelia J. Bucklin
Amelia Bucklin, Successor Co-Trustee,
Joan S. Bucklin Revocable Trust of 1991

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 29 day of May, 2014, before me, the undersigned officer, personally appeared **Amelia Bucklin**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and further acknowledged that she executed in the capacity and for the purposes contained therein.

Susan N. Hankin-Birke
Notary Public/ Justice of the Peace
My Commission Expires:


EFFECTIVE this 29th day of May 2014.

Elizabeth Reddy
Elizabeth Reddy (f/k/a Elizabeth B. Gray),
Successor Co-Trustee,
Joan S. Bucklin Revocable Trust of 1991

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

On this 29th day of May, 2014, before me, the undersigned officer, personally appeared **Elizabeth Reddy**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and further acknowledged that she executed in the capacity and for the purposes contained therein.

Susan N. Hankin-Birke
Notary Public/ Justice of the Peace
My Commission Expires:


EFFECTIVE this 29th day of May 2014.

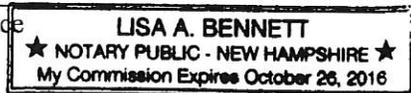
Susan B Cox
Susan B. Cox, Successor Co-Trustee,
Joan S. Bucklin Revocable Trust of 1991

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 29th day of May, 2014, before me, the undersigned officer, personally appeared **Susan B. Cox**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and further acknowledged that she executed in the capacity and for the purposes contained therein.

Lisa A Bennett

Notary Public/ Justice of the Peace
My Commission Expires:



EFFECTIVE this 29th day of May 2014.

Katherine Bucklin Stearns
Katherine Bucklin Stearns, Successor Co-Trustee,
Joan S. Bucklin Revocable Trust of 1991

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 29th day of May, 2014, before me, the undersigned officer, personally appeared **Katherine Bucklin Stearns**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and further acknowledged that she executed in the capacity and for the purposes contained therein.

Lisa A Bennett

Notary Public/ Justice of the Peace
My Commission Expires:



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
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MIXED USE							
Code			Description			Percentage	
1210			BOARDNGHS			100	

COST/MARKET VALUATION							
------------------------------	--	--	--	--	--	--	--

Cost Trend Factor							
-------------------	--	--	--	--	--	--	--

OB-OUTBUILDING & YARD ITEM(S) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	L/B	Units	Unit Price	Yr.	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
		0	0	0		396,713
Ttl. Gross Liv/Lense Area:						

No Photo On Record

MERRIMACK COUNTY RECORDS *Staci L. Gray* CPO, Register

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 627
NEWPORT, NEW HAMPSHIRE 03773-0627

\$28,500 -

Town of New London, NH

Deed Information

Map & Lot # 046 004 E 060 -005

Sale Price \$ 1,900,000

Month & Year 7/15

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Robert S. Messer, Jr. and Ruth E. Messer,
and W. Michael Todd, Trustees of the Mary R. Messer Irrevocable Trust dtd 7/30/2010, with a
mailing address of 258 Little Sunapee Road, New London, NH 03257, for consideration paid, grant
to Dorr Family Farms, LLC, of 1365-Little Sunapee Road, New London, NH 03257, with
WARRANTY COVENANTS, the following:

A certain tract or parcel of land with the buildings thereon situated on the easterly side of Little Sunapee Road and the southeasterly side of Morgan Hill Road, in the Town of New London, County of Merrimack and State of New Hampshire, being shown on a certain Plan entitled "Boundary Survey for the Mary R. Messer Irrevocable Trust, Little Sunapee & Morgan Hill Roads, New London, N.H. Merrimack Co." dated June 6, 2015 and recorded in the Merrimack County Registry of Deeds as Plan # 201500009891.

Said parcel containing 169.56 acres according to said plan.

SUBJECT TO:

1. Sewer line easement granted to the Town of New London as set forth at Book 578, Page 320 of the Merrimack County Registry of Deeds.
2. Water rights benefiting land now owned by Alan H, Gepfert as set forth in Book 303, Page 299 of the Merrimack County Registry of Deeds.
3. Rights to discharge drainage benefiting land now owned by Calerin LLC as set forth in Book 491, Page 220 of the Merrimack County Registry of Deeds.
4. Sewer line easement benefiting land now owned by Kimberly & Jeremy Bonin as set forth in Book 1080, Page 109 of the Merrimack County Registry of Deeds.

5. Discrepancy in boundary line with Tax Map 073-052-000 now owned by Calerin LLC as shown on said Plan.
6. All matters set forth on said Plan #201500009891.

Meaning and intending to describe and convey all and the same premises conveyed to the grantors herein by the following deeds:

1. Deed of Mary R. Messer, Trustee of the Mary R. Messer Revocable Trust – 1995; said deed dated July 30, 2010, and recorded in the Merrimack County Registry of Deeds at Book 3207, Page 926.
2. Deed of Mary R. Messer, Trustee of the Mary R. Messer Revocable Trust – 1995; said deed dated July 30, 2010, and recorded in the Merrimack County Registry of Deeds at Book 3207, Page 928.
3. Deed of Mary R. Messer, Trustee of the Mary R. Messer Revocable Trust – 1995; said deed dated July 30, 2010, and recorded in the Merrimack County Registry of Deeds at Book 3207, Page 930.

The undersigned trustees, as trustees under the Mary R. Messer Irrevocable Trust dtd 7/30/2010, hereby state that said trust has not been amended or terminated and that said trustees have full and absolute power in accordance with said trust agreement to convey any interest in real estate and improvements thereon held in said trust and, pursuant to NH RSA 564-A:7, 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.

No persons hold homestead interests in the within-conveyed premises.

NOTICE: This deed was prepared for W. Michael Todd at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said W. Michael Todd makes no representations as to any matters concerning the title that might be revealed by a title examination.

DATED AND WITNESSED this 14th day of July, 2015.

Mary R. Messer Irrevocable Trust, dtd 7/30/2010

Michael J. Work
Witness:

Robert S. Messer, Jr.
Robert S. Messer, Jr., Trustee

Michael J. Work
Witness:

Ruth E. Messer
Ruth E. Messer, Trustee

Susan L. Garceau
Witness:

W. Michael Todd
W. Michael Todd, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on July 8, 2015 by W. Michael Todd in his capacity as a Trustee of the Mary R. Messer Irrevocable Trust dtd 7/30/2010.

Susan L. Garceau
Notary Public
My Commission Expires:



STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on July 14, 2015 by Robert S. Messer, Jr. and Ruth E. Messer their capacity as Trustees of the Mary R. Messer Irrevocable Trust dtd 7/30/2010.

Michael J. Work
Notary Public
My Commission Expires: 8-22-2017



CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				

MIXED USE	
Code	Description
6000	FARM LAND
	Percentage
	100

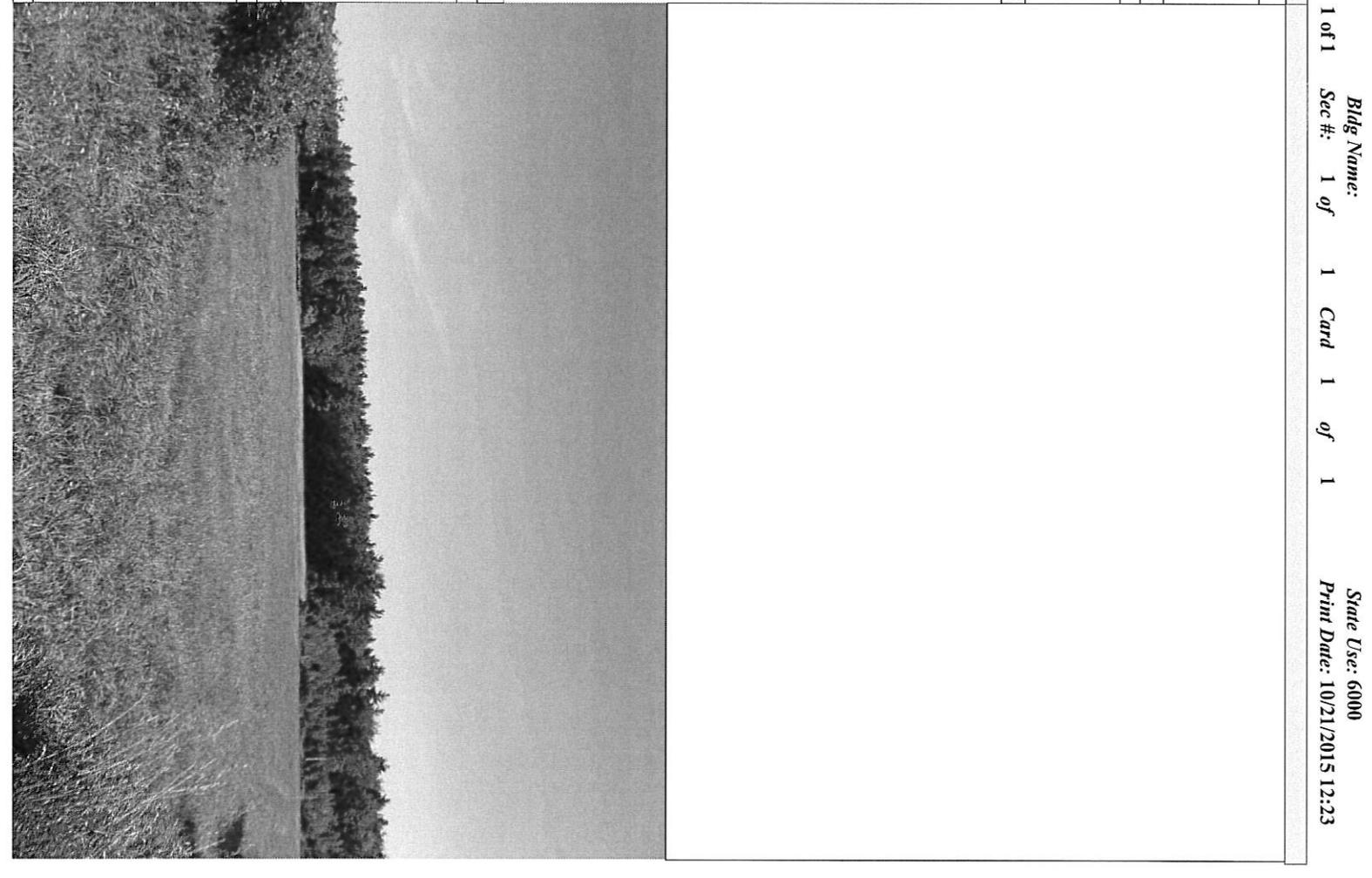
COST/MARKET VALUATION	
Adj. Base Rate:	0.00
Net Other Adj:	0
Replace Cost	0.00
AYB	0
EYB	0
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	
Functional Obslinc	
External Obslinc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	
Apprais Val	
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Comment	LB	Units	Unit Price	Yr	Gde	Dp	Ri	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
		0	0	0		
Ttl. Gross Liv/Lease Area:						
		0	0	0		



MERRIMACK COUNTY RECORDS *Heidi L. Gandy*, C.P.O., Registrar

MICHAEL J. WORK
ATTORNEY AT LAW
P.O. BOX 927
NEWPORT, NEW HAMPSHIRE 03773-0927

\$28,500 -

Town of New London, NH

Deed Information

Map & Lot # 046-004 & 060-005

Sale Price \$ 1,900,000

Month & Year 7/15

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Robert S. Messer, Jr. and Ruth E. Messer, and W. Michael Todd, Trustees of the Mary R. Messer Irrevocable Trust dtd 7/30/2010, with a mailing address of 258 Little Sunapee Road, New London, NH 03257, for consideration paid, grant to Dorr Family Farms, LLC, of 1365 Little Sunapee Road, New London, NH 03257, with WARRANTY COVENANTS, the following:

A certain tract or parcel of land with the buildings thereon situated on the easterly side of Little Sunapee Road and the southeasterly side of Morgan Hill Road, in the Town of New London, County of Merrimack and State of New Hampshire, being shown on a certain Plan entitled "Boundary Survey for the Mary R. Messer Irrevocable Trust, Little Sunapee & Morgan Hill Roads, New London, N.H. Merrimack Co." dated June 6, 2015 and recorded in the Merrimack County Registry of Deeds as Plan # 201500009891.

Said parcel containing 169.56 acres according to said plan.

SUBJECT TO:

1. Sewer line easement granted to the Town of New London as set forth at Book 578, Page 320 of the Merrimack County Registry of Deeds.
2. Water rights benefiting land now owned by Alan H. Gepfert as set forth in Book 303, Page 299 of the Merrimack County Registry of Deeds.
3. Rights to discharge drainage benefiting land now owned by Calerin LLC as set forth in Book 491, Page 220 of the Merrimack County Registry of Deeds.
4. Sewer line easement benefiting land now owned by Kimberly & Jeremy Bonin as set forth in Book 1080, Page 109 of the Merrimack County Registry of Deeds.

5. Discrepancy in boundary line with Tax Map 073-052-000 now owned by Calerin LLC as shown on said Plan.
6. All matters set forth on said Plan #201500009891.

Meaning and intending to describe and convey all and the same premises conveyed to the grantors herein by the following deeds:

1. Deed of Mary R. Messer, Trustee of the Mary R. Messer Revocable Trust – 1995; said deed dated July 30, 2010, and recorded in the Merrimack County Registry of Deeds at Book 3207, Page 926.
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3. Deed of Mary R. Messer, Trustee of the Mary R. Messer Revocable Trust – 1995; said deed dated July 30, 2010, and recorded in the Merrimack County Registry of Deeds at Book 3207, Page 930.

The undersigned trustees, as trustees under the Mary R. Messer Irrevocable Trust dtd 7/30/2010, hereby state that said trust has not been amended or terminated and that said trustees have full and absolute power in accordance with said trust agreement to convey any interest in real estate and improvements thereon held in said trust and, pursuant to NH RSA 564-A:7, 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.

No persons hold homestead interests in the within-conveyed premises.

NOTICE: This deed was prepared for W. Michael Todd at the request of the grantors and for their benefit. It was based solely on information provided by them. In the course of preparing the deed, no examination of title was requested and none was performed. Consequently, the said W. Michael Todd makes no representations as to any matters concerning the title that might be revealed by a title examination.

DATED AND WITNESSED this 14th day of July, 2015.

Mary R. Messer Irrevocable Trust, dtd 7/30/2010

Michael J. Work
Witness:

Robert S. Messer, Jr.
Robert S. Messer, Jr., Trustee

Michael J. Work
Witness:

Ruth E. Messer
Ruth E. Messer, Trustee

Susan L. Garcia
Witness:

W. Michael Todd
W. Michael Todd, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on July 8, 2015 by W. Michael Todd in his capacity as a Trustee of the Mary R. Messer Irrevocable Trust dtd 7/30/2010.

Susan L. Garcia
Notary Public
My Commission Expires:



STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK

This instrument was acknowledged before me on July 14, 2015 by Robert S. Messer, Jr. and Ruth E. Messer their capacity as Trustees of the Mary R. Messer Irrevocable Trust dtd 7/30/2010.

Michael J. Work
Notary Public
My Commission Expires: 8-22-2017

