

Exit 43, Littleton, New Hampshire  
00 North Littleton Rd.  
Littleton, NH 03561



representation and do not reflect survey

### Property Highlights

- Exceptional Development Opportunity
- 59+/- Acres located in Littleton, NH
- High Visibility from US Route 93 and Local Traffic
- Entrance Directly Across from I-93 NB On/Off Ramps
- Concept Plan and Some Engineering Studies Available
- Located in a Thriving and Growing Community
- Demographics Include a Growing Base of Full Time Residents
- Area is Considered One of NH's "Playgrounds" with all Four Season Recreational Activities Easily Accessible
- Less than 3 hours to Boston, Portland, Burlington and Montreal, Que

Price: \$3,000,000

#### ANDY SMITH, CCIM

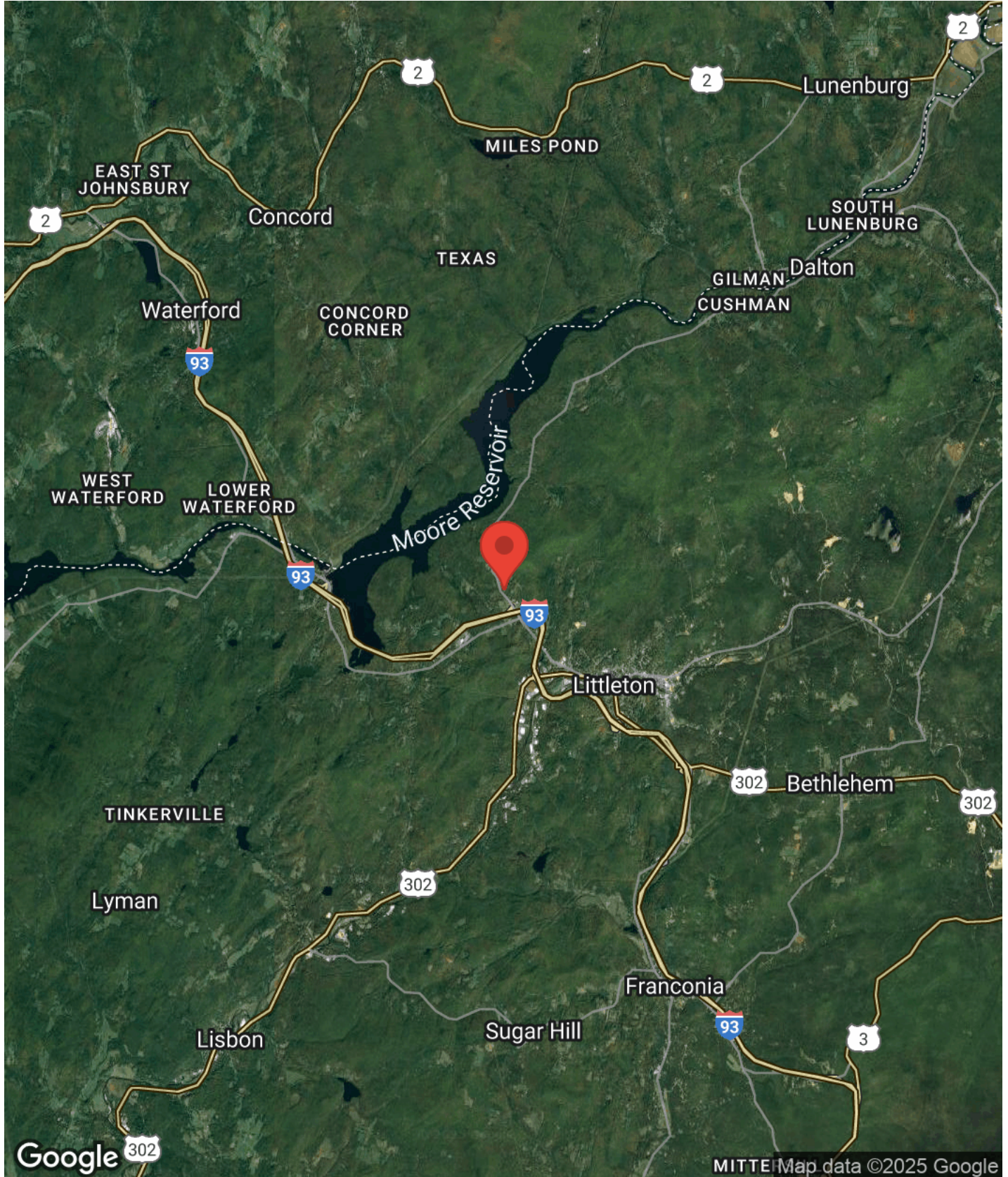
President/CEO  
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#### MARY M. DOHERTY

Associate Broker  
603-767-7507  
maryd@badgerpeabodysmith.com  
53401

# REGIONAL MAP

00 NORTH LITTLETON RD. | LITTLETON, NH 03561



**BADGER PEABODY & SMITH REALTY**  
PO Box 789  
Franconia, NH 03580

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# PROPERTY SUMMARY

00 NORTH LITTLETON RD. | LITTLETON, NH 03561



## Property Summary

Price:	\$3,000,000
Lot Size:	59.0 Acres
Price / Acre:	\$50,845
Cross Streets:	No. Littleton Road and US Rte 93
Permitted Uses:	See Zoning Regulations
Frontage:	465
Signal Intersection:	No
Utilities:	Some available
Zoning:	C-1

## Property Overview

This is an incredible development opportunity. The site is 59+/- acres and is located just north of US Route 93 at Exit 43. The parcel benefits from high visibility from both I-93 NB and SB as well as local traffic. Electric, phone, cable/internet are available but municipal water/sewer would need to be brought in or private systems installed. A ROW over a neighboring parcel provides access with the entrance located directly across from Exit 43's northbound on/off ramps. With easy access to highways, hospitals, local services and neighboring VT, this is an opportunity worth of consideration.

## Location Overview

Littleton, New Hampshire has become the economic hub of Northern NH. It includes an award winning, thriving downtown community with local shops, eateries that draws tourists as well as year-round residents. Not to be outdone by the Main Street success, Littleton is also home to many "big box" stores located on its retail corridor known as "The Meadow". There you will find such national names as Walmart, Shaw's, Lowes, Home Depot, TJ Maxx as well as many regional players. Littleton is centrally located with three exits off of US Route 93, at NH's Route 302 with easy access to NH's Routes 2 and 3 making is an easy trip to and from the north country's four-season recreational activities in NH and VT.

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# PROPERTY PHOTOS

00 NORTH LITTLETON RD. | LITTLETON, NH 03561



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# Conceptual Development Plan Exit 43 - Commercial Site Littleton, New Hampshire

**CONCEPTUAL DEVELOPMENT PLAN  
FOR THE  
EXIT 43 – COMMERCIAL SITE  
FOR  
TAX FREE EXIT 43, LLC**

**LITTLETON, NEW HAMPSHIRE**

**MAY 2011**

**Project No. 10123  
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Horizons Engineering, Inc.**

# TABLE OF CONTENTS

Introduction .....	3
Site Location and Description .....	3
Map of Littleton.....	4
Property Tax Map.....	5
Proposed Building Program .....	6
Conceptual Development Presentation Plan.....	7
Conceptual Development Plan .....	8
Alternate #1 Development Plan .....	9
Alternate #2 Development Plan .....	10
Zoning District and Land Use Regulations.....	11
Parking and Loading .....	11
Signage .....	12
Landscaping.....	12
Flood Zone.....	12
Permitting .....	12
Traffic and Access.....	14
Geotechnical .....	14
Utilities .....	14
Site Development Cost.....	15

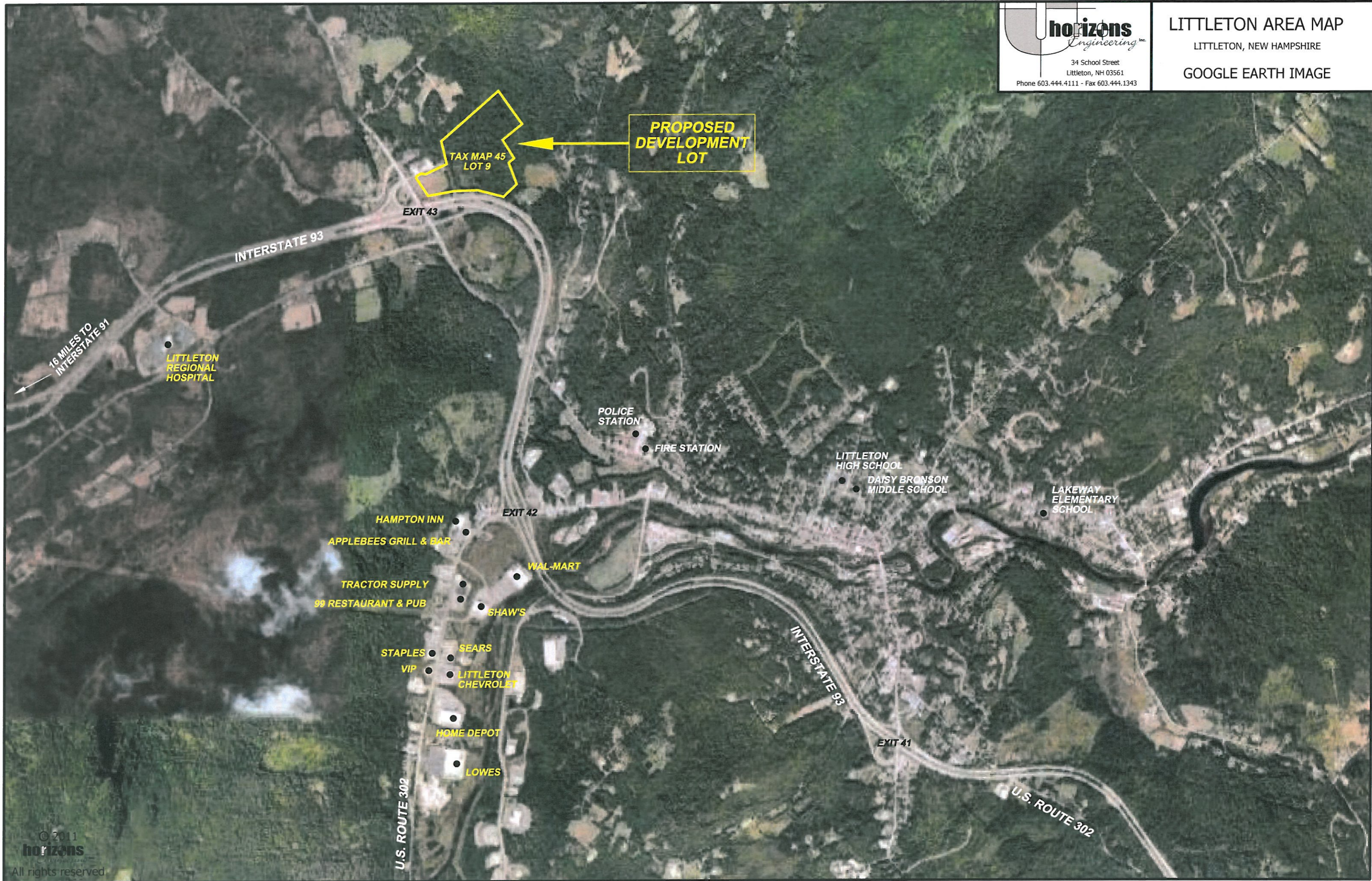
## **INTRODUCTION**

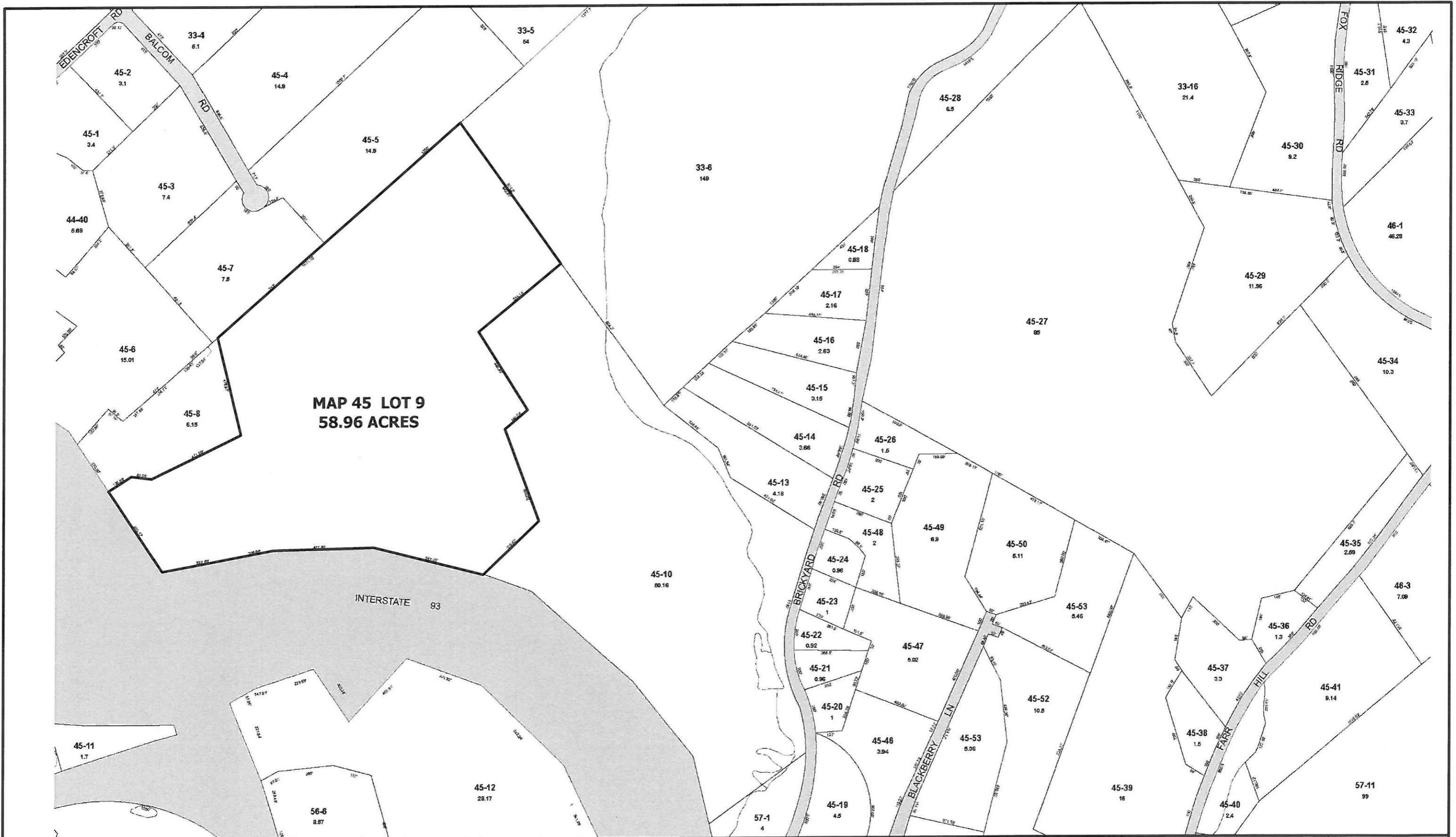
Littleton, New Hampshire is the economic hub of the White Mountain Region servicing 100,000 consumers and New Hampshire's most visited destination with many area attractions. Major Interstates pass through Littleton including I-93 and Route 302 connecting Littleton to Canada, Vermont, Maine and Massachusetts. Littleton is a short twelve miles from the Vermont border and enjoys the benefit of no state sales tax compared to Vermont.

## **SITE LOCATION AND DESCRIPTION**

The proposed commercial development site is located just north of Interstate I-93 at Exit 43 in Littleton, New Hampshire, the first commercial development exit from the Vermont/New Hampshire border. The site has terrific visibility from both I-93 South and I-93 North traffic. The fifty-eight (58) acre site is located on the east side of North Littleton Road (NH Route 135) and is bounded by I-93 on the South, North Littleton Road (NH Route 135) to the West, Lot 45-8, Lot 45-7, and lot 45-5 to the North and West, lot 33-6 to the Northeast, and lot 45-10 to the East. The site is located within the Commercial Zoning District of Littleton.

The property is primarily wooded. As is the case with most property in the area, the site has pockets and fingers of wetlands running throughout its slopes. The site is serviced by electric, telephone, and cable television. There is no sewer or water service adjacent to the site and development will require an approximate 1,600 linear foot extension of said utilities to service development of the property. There is a single point of access to the site and the entrance/exit would be located at the existing entrance to McLure's Honey and Maple Products from North Littleton Road (NH Route 135) just North of Interstate 93 and directly across from the Exit 43 northbound off-ramp and northbound on-ramp.

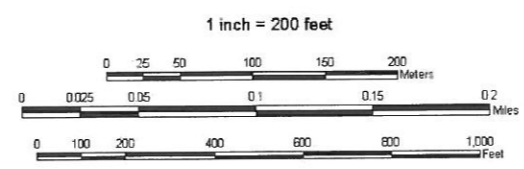




Parcel data originates from aerial photography flown on April 28, 1984. This Map is intended for assessment purposes only. This map is not intended for legal description nor conveyance.

1984 - 2001 Cartographic Associates, Inc.  
 2002 Mountain River Geographics  
 2003-2006 Town of Littleton, NH  
 2007-2008 PeopleGIS, Inc.

- Wetlands
- Utility Easements
- Right of Ways
- Streams
- Water Bodies
- Street ROW
- Parcels



32	33	34
44		46
55	56	57
	64	65
	58	59
	66	67

Town of  
**Littleton, New Hampshire**  
 PeopleGIS, Inc.      Revision Date: April 2008

Map Number  
**45**

## PROPOSED BUILDING PROGRAM

The site lends its self to a variety of commercial building configurations and uses. The following summarizes the building programs that have been considered to date;

Conceptual Development Plan	- 125,000 square foot retail pad - 35,000 square foot retail pad - 7,000 square foot restaurant pad
Alternate #1 Development Plan	- 80,000 square foot retail pad - 30,000 square foot retail pad - 35,000 square foot retail pad - 7,000 square foot restaurant pad
Alternate #2 Development Plan	- 153,000 square foot retail pad w/garden center - 7,000 square foot restaurant pad

Pages 7-10 show the Conceptual Development Presentation Plan and Conceptual Site Plans for the three (3) building program configurations and uses. It should be noted that other programs could be considered on the site to increase overall commercial space density using multi tiered and multi level building configurations and parking. The development plan(s) within this report have been prepared with the criteria of minimizing construction cost and total disturbance, maximizing the available commercial space while preserving a generous buffer around the property at the same time.

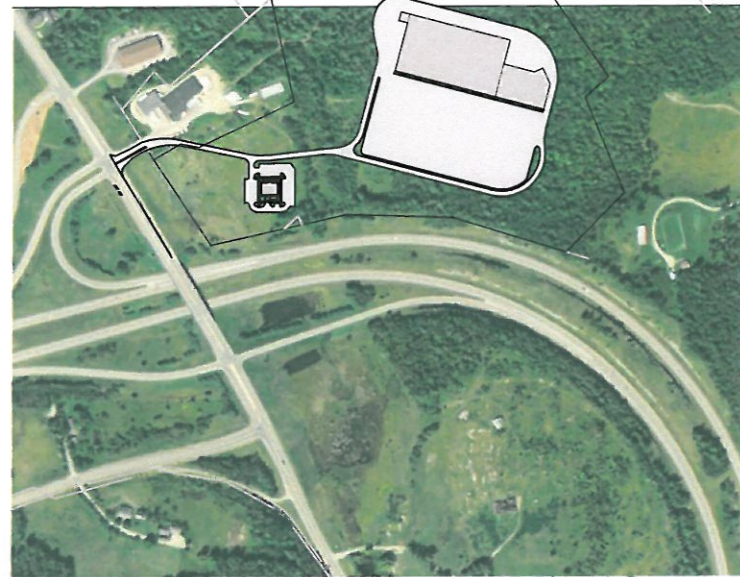


34 School Street  
 Littleton, NH 03561  
 Phone 603.444.4111 - Fax 603.444.1343

**EAMES PROPERTY  
 INVESTMENT COMPANY, LLC**  
 LITTLETON EXIT 43 "FIDO"  
 LITTLETON, NEW HAMPSHIRE

CONCEPTUAL DEVELOPMENT PLAN

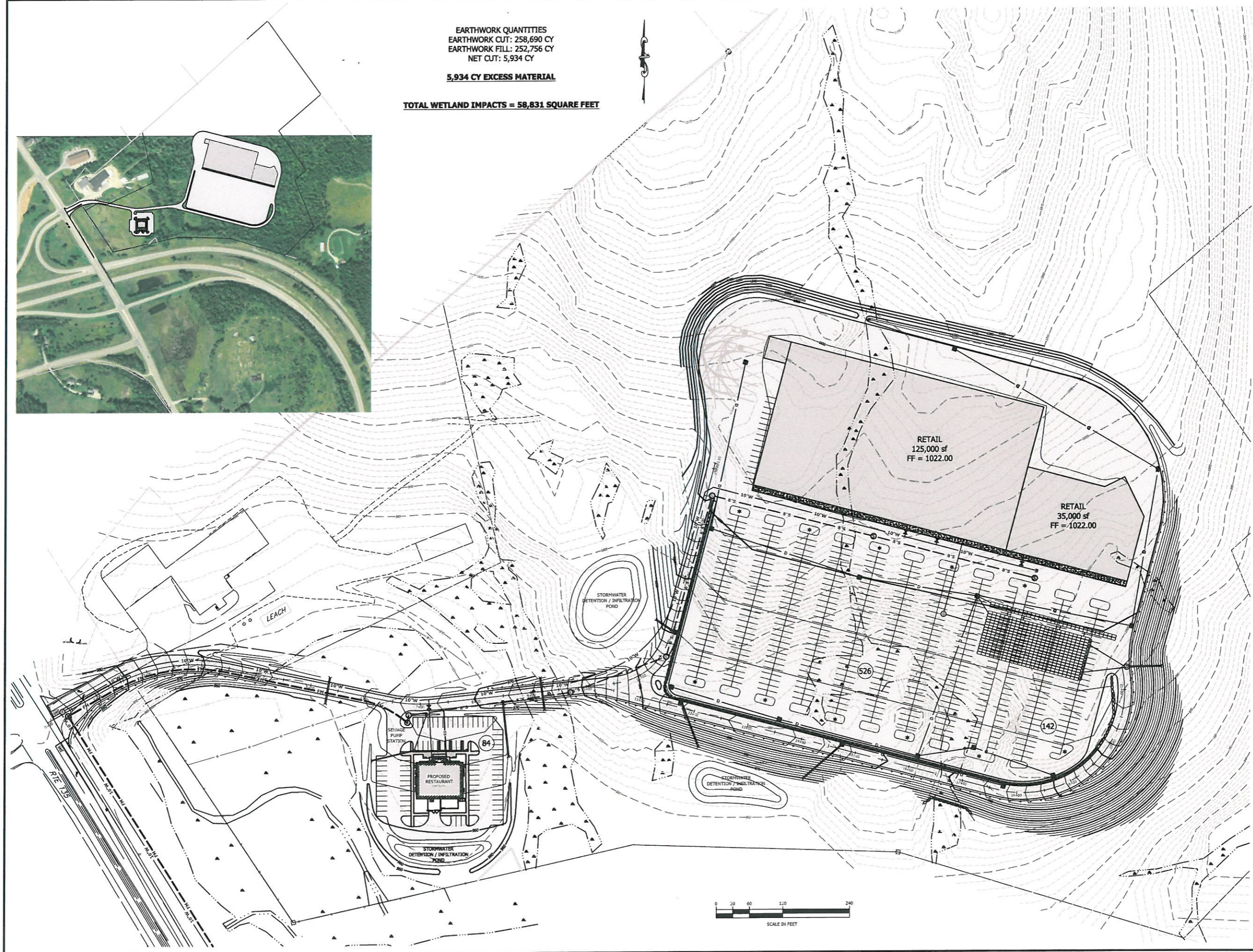
© 2010 Horizons All rights reserved	DATE: 10/20/10	PROJECT #: 10123
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EARTHWORK QUANTITIES  
 EARTHWORK CUT: 258,690 CY  
 EARTHWORK FILL: 252,756 CY  
 NET CUT: 5,934 CY

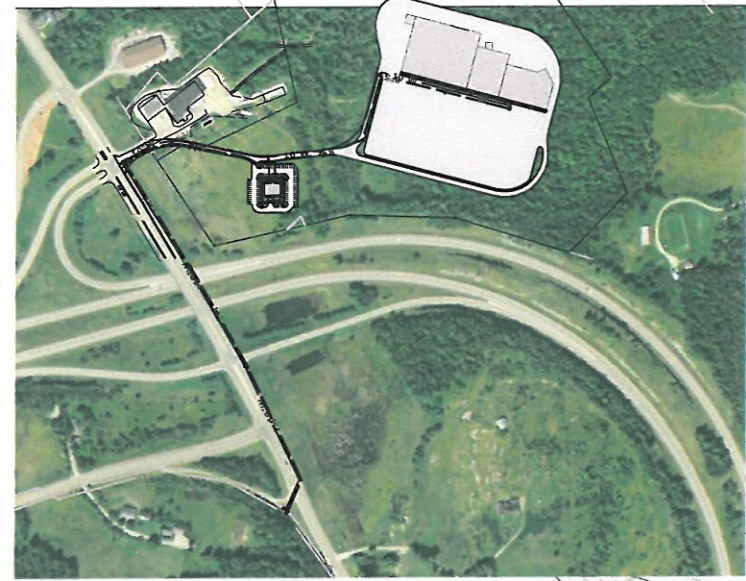
**5,934 CY EXCESS MATERIAL**

**TOTAL WETLAND IMPACTS = 58,831 SQUARE FEET**



DATE: OCT. 2010	PROJECT #: 10123	NO. DATE	REVISION DESCRIPTION	ENG DWG
DRAWN BY: JCD	ENGINEERED BY: JCD			
CHECKED BY: JHL	ARCHITECT: H-4139			
EAMES PROPERTY INVESTMENT COMPANY, LLC LITTLETON EXIT 43 "FIDO" LITTLETON, NEW HAMPSHIRE		horizons <i>Engineering</i> 34 School Street Littleton, NH 03561 Phone 603-444-4111 - Fax 603-444-1343		
CONCEPTUAL DEVELOPMENT PLAN		SHEET 1 OF 1		

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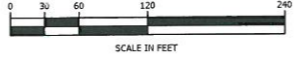
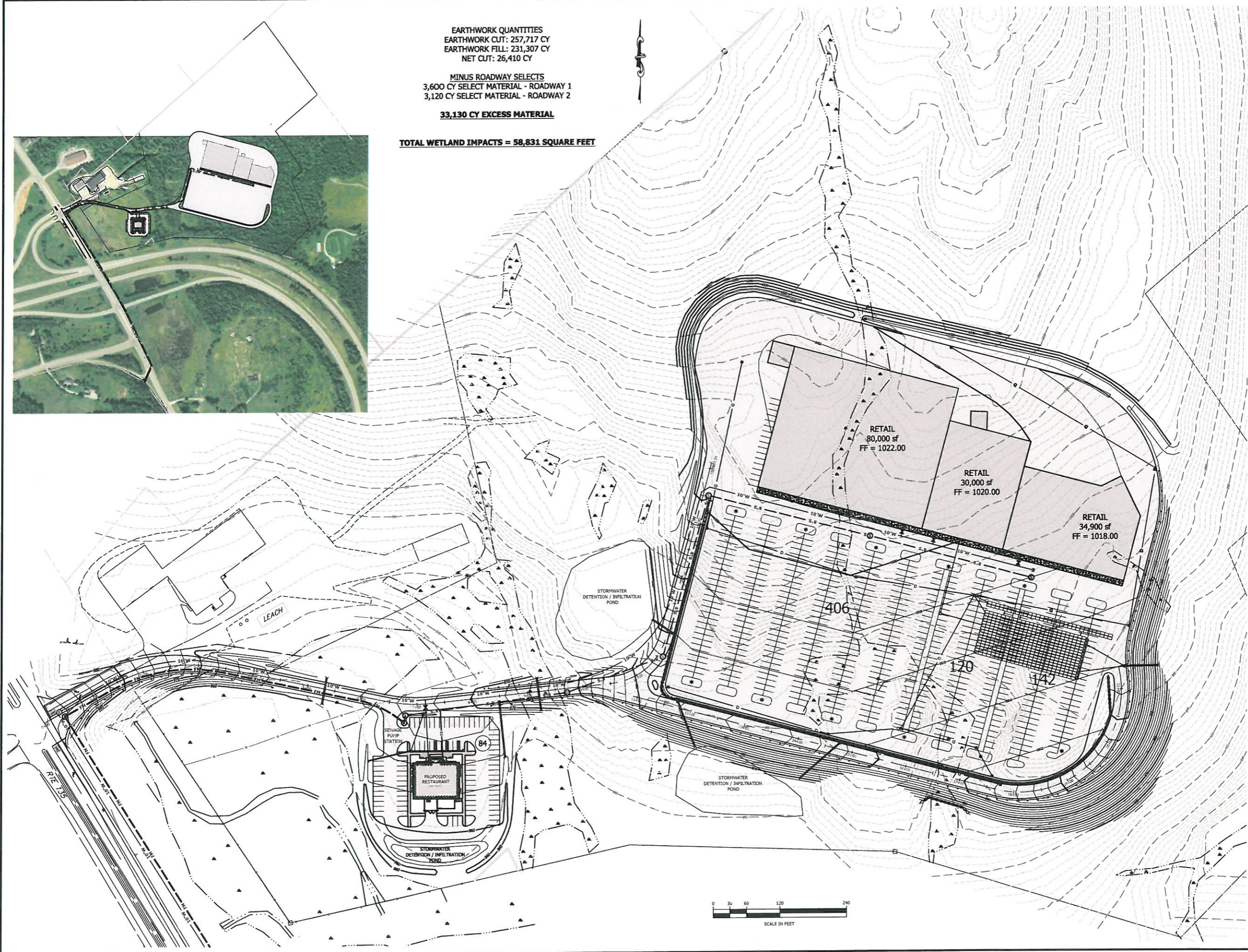


**EARTHWORK QUANTITIES**  
 EARTHWORK CUT: 257,717 CY  
 EARTHWORK FILL: 231,307 CY  
 NET CUT: 26,410 CY

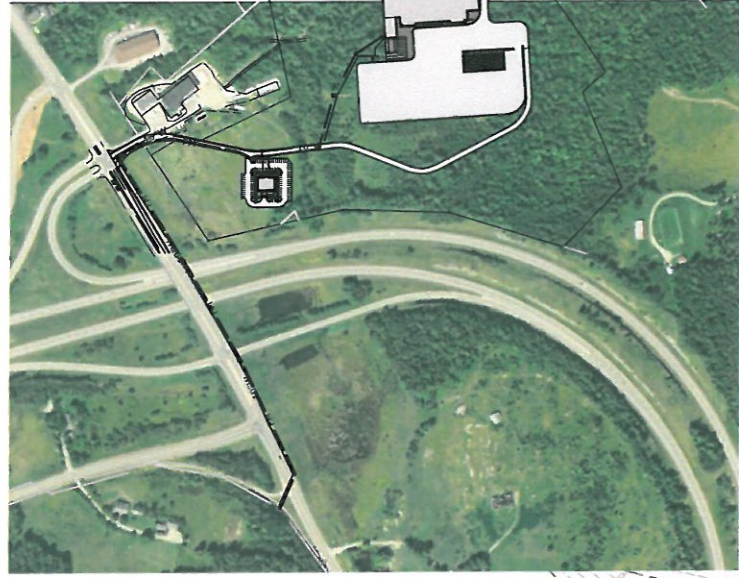
**MINUS ROADWAY SELECTS**  
 3,600 CY SELECT MATERIAL - ROADWAY 1  
 3,120 CY SELECT MATERIAL - ROADWAY 2

**33,130 CY EXCESS MATERIAL**

**TOTAL WETLAND IMPACTS = 58,831 SQUARE FEET**



DATE: JUNE 2010	PROJECT #: 10123	NO. DATE	REVISION DESCRIPTION	FIG. DWG.
DRAWN BY: JCD	DESIGNED BY: JCD			
CHECKED BY: JCD	SCALE: 1/4"=1'-0"			
EAMES PROPERTY INVESTMENT COMPANY, LLC LITTLETON EXIT 43 "FIDO" LITTLETON, NEW HAMPSHIRE ALTERNATE #1 DEVELOPMENT PLAN SHEET 1 OF 1				
34 School Street Littleton, NH 03561 Phone 603.444.4111 - Fax 603.444.1343				
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EARTHWORK QUANTITIES  
 EARTHWORK CUT: 244,741 CY  
 EARTHWORK FILL: 292,295 CY  
 NET FILL: 47,554 CY

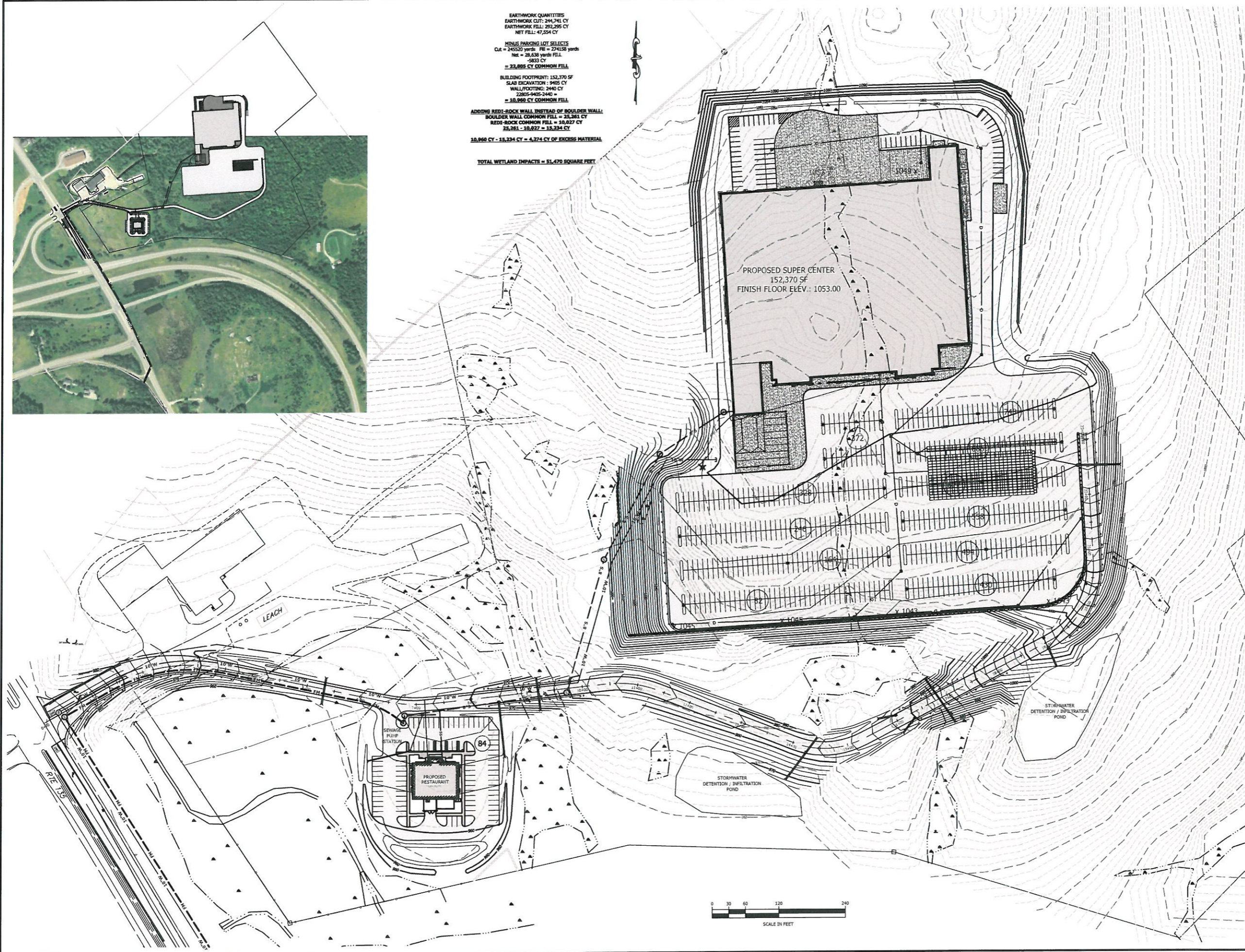
MINUS PARKING LOT SELECTS  
 Cut = 245520 yards Fill = 274158 yards  
 Net = 28,638 yards FILL  
 = 2863 CY  
 = 22,805 CY COMMON FILL

BUILDING FOOTPRINT: 152,370 SF  
 SLAB EXCAVATION: 9405 CY  
 WALL/FOOTING: 2440 CY  
 22855-9405-3440 =  
 = 10,660 CY COMMON FILL

ADDING RED-ROCK WALL INSTEAD OF BOULDER WALL  
 BOULDER WALL COMMON FILL = 25,261 CY  
 RED-ROCK COMMON FILL = 10,027 CY  
 25,261 - 10,027 = 15,234 CY

10,660 CY - 15,234 CY = 4,574 CY OF EXCESS MATERIAL

TOTAL WETLAND IMPACTS = 51,470 SQUARE FEET



DATE: JUNE 2010	PROJECT #: 10123	DRG. NO.:
DRAWN BY: JCD	DESIGNER: JCD	REVISION DESCRIPTION:
CHECKED BY: H-6239	ARCHITECT: H-6239	NO. DATE:
SHEET: H-6239	ARCHITECT: H-6239	REVISION DESCRIPTION:

EAMES PROPERTY INVESTMENT COMPANY, LLC  
 LITTLETON EXIT 43 "FIDO"  
 LITTLETON, NEW HAMPSHIRE

ALTERNATE # 2 DEVELOPMENT PLAN

SHEET 1 OF 1

**horizons**  
 Engineering Inc.

34 School Street  
 Littleton, NH 03561  
 Phone 603-444-4111 - Fax 603-444-1343

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## ZONING DISTRICT AND LAND USE REGULATIONS

The entire site is located within the Commercial District (COM) which permits accessory buildings or uses incidental to the foregoing principal uses. These uses include animal hospital, boarding houses, tourist homes, boat yards, food and produce stands, funeral homes, growth and harvesting forest products, home health care provider, hospital, mail order business, medical facilities, neighborhood commercial use, office buildings, open storage of timber and lumber; For individual use on site, for wholesale and/or retail use, open storage of building materials; For individual use on site, for retail use, outdoor commercial, recreational facility, public parks and playgrounds, raising agricultural crops, restaurants and indoor commercial establishments, retail establishments, sexually oriented businesses, temporary or portable structures which are incidental to the construction of the main building and will be removed within six months, travel trailer or motor home, and wholesale.

The minimum dimensional requirements allowed in the Commercial District (Commercial I) are as follows;

Minimum Lot Area	n/a – 1 acre for sites serviced by either on-site water (well) or on-site sewer (septic); or 2 acres for sites serviced by both
Required Width	100 feet
Required Depth	250 feet
Front Yard Setback	40 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet
Maximum Building Height	35 feet (3 stories)

In the commercial district, any commercial activity adjoining residential property shall be screened or buffered, if requested by the Planning Board. The development plans presented herein are particularly sensitive to providing natural screening of the site development from the existing residential abutters on three sides of the property.

### PARKING AND LOADING

Adequate off street parking will be determined by the use and not by local regulation. There are no off-street parking requirements for the Town of Littleton within this district.

Off-street loading facilities shall be provided for all institutional, commercial, and industrial uses. These facilities shall be located so that delivery vehicles are parked outside of the street right-of-way.

## SIGNAGE

There are no signage restrictions.

## LANDSCAPING

There are no landscaping requirements.

## FLOOD ZONE

The site is not located within the flood hazard areas as shown on the Flood Insurance Rate Map (FIRM) for the Town of Littleton, New Hampshire, Grafton County, Community Panel Number 330064 0020 B.

## PERMITTING

Development of this site requires approval of several local, state, and federal agencies including the Town of Littleton Planning Board, the New Hampshire Department of Transportation (NHDOT), the New Hampshire Department of Environmental Services (NHDES), and the Federal Environmental Protection Agency (EPA).

**Local Permitting** – Non binding Site Plan Review consultation is required for projects with building sizes in excess of 25,000 square feet. The Planning Board can make recommendations to the design, but no formal vote of approval is required. The Town of Littleton Fire Department will require review by a fire engineer for the building program. The Littleton Public Works Department, Littleton Water and Light Department, Littleton Fire Department, Littleton Police Department, and Littleton Conservation Commission will all review and comment on design plans presented to the town.

### **State Permitting**

#### **NHDES Alteration of Terrain**

As depicted on each of the development plans contained in this report, the proposed soil disturbance is in excess of 100,000 square feet. The amount of disturbance triggers the requirement of an Alteration of Terrain (AoT) Permit from NHDES. The AoT Permit (RSA 485-A:17) is designed to regulate the amount of storm water runoff discharge from individual sites, ensure proper groundwater recharge, and to implement storm water treatment and erosion control measures both during and following construction.

#### **NHDES Wetlands Dredge and Fill Permit**

As depicted on each of the development plans contained in this report, the total proposed wetland impact is in excess of 50,000 square feet. This disturbance will

trigger the requirement for a major impact Wetlands Dredge and Fill Permit, Mitigation, and Army Corps Permit.

#### NHDES Wastewater Discharge Permit/Sewer Connection Permit

Based on the proposed building programs shown on the conceptual development plans, the site will discharge more than 5,000 GPD of additional sanitary sewer into the municipal collection system and treatment plant. This flow will require a Wastewater Discharge Permit and Sewer Connection Permit from NHDES. The Town of Littleton will also sign the application prior to submittal to NHDES.

#### NHDES Water System Design Review

Based on the need to extend Littleton Water & Light's water main to the development site, the design of this system will have to be review and approved by NHDES. No application fees are required.

#### NHDOT Driveway Permit

The proposed construction of the new driveway configuration on North Littleton Road (NH Route 135) will require the review and approval of the NHDOT through the submission of an Application for Driveway Permit. The application goes before the District office. Upon review of the application, the district engineer will schedule a scoping meeting with the NHDOT's Bureaus of Planning, Highway Design, and Traffic. The purpose of the scoping meeting is to determine what preliminary review materials are required for the project. It is probable for a project of this size, that a traffic study and off-site roadway improvement plans be required.

Once the required preliminary materials have been reviewed, NHDOT will issue a memorandum of comments on the traffic study and preliminary design plans advising the applicant about proper direction for approval of final engineering plans and issuance of the Driveway Permit.

#### **Federal Permitting**

##### EPA NPDES General Permit

Site construction will require the preparation and monitoring of a Stormwater Pollution Prevention Plan (SWPPP) and submittal of a Notice of Intent (NOI). The Plan and NOI is required when the project disturbs more than one acre of soil.

## TRAFFIC AND SITE ACCESS

There is a single point of access to the site located directly off of North Littleton Road (NH Route 135), just north of Interstate 93, directly across from the northbound on and off ramps. Several intersections will need to be evaluated. These include the northbound on/off ramps and Site Drive at North Littleton Road and the southbound on/off ramps intersection with West Main Street. It is anticipated that the intersection leading into the site will require signalization as part of development.

## GEOTECHNICAL

Based on review of USDA-SCS soils map information, the subsurface conditions will be comprised of mostly glacial till soils overlying bedrock. The glacial till soils in this area generally range from medium to fine sand. Bedrock is anticipated to be shallow ranging anywhere from one foot to ten feet below the surface grade, more in a few areas. This material, once processed on site, can be used as structural and common fill. Larger gradation blasted rock can be used for retaining walls and rip rap swales and ditches.

## UTILITIES

### Sanitary Sewer

Currently the site is not serviced by any sanitary sewer system. Municipal sewer is located approximately 1,600 linear feet away. The combination of gravity sewer main extension, sewage pump station, sewer force main, and boring under I-93, the sewer would connect to the municipal system. The included development plans show this concept and conceptual cost for construction.

### Water

There is an existing 10" ductile iron water main located at the intersection of West Main Street (NH Routes 18/135) and St. Johnsbury Road. The existing 10" ductile iron water main services the Littleton Regional Hospital. Preliminary discussions with Littleton Water & Light indicate that adequate pressure and volume exists to service the development plan. It is anticipated that the 10" water would be extended to the development site.

### Electric, Telephone, & Cable

Service is available through the various utility companies

Littleton Water & Light  
Fairpoint Communications  
Time Warner Cable

**GENERAL CONCEPTUAL DEVELOPMENT SITE COST ESTIMATE**

**Tax Free Exit 43, LLC**

**Littleton, New Hampshire**

**Prepared by Horizons Engineering, Inc.**

**Jun-10**

<u>ITEM</u>	<u>UNITS</u>	<u>NO. UNITS</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
Mobilization	LS	1	\$20,000.00	\$20,000
Rough Grading	CY	107,717	\$5.00	\$538,585
*Ledge Excavation	CY	150,000	\$8.50	\$1,275,000
Gravel and Crushed Gravel (Processed)	CY	28,675	\$9.00	\$258,075
Common Fill (Processed)	CY	224,587	\$4.00	\$898,348
Common Fill (Import)	CY	0	\$15.00	\$0
Material Hauled Off-Site	CY	33,130	\$4.00	\$132,520
Bituminous Pavement 3" (520,000 sf)	TON	9,880	\$100.00	\$988,000
Concrete Sidewalk 4" (8,210 SF)	CY	110	\$275.00	\$30,250
Concrete Loading Areas 4" (4,800 SF)	CY	60	\$275.00	\$16,500
Guardrail	LF	3,410	\$25.00	\$85,250
Redi-Rock Retaining Wall	SF	17,850	\$25.00	\$446,250
Boulder Wall	SF	600	\$20.00	\$12,000
4 Inch Painted Striping	LF	14,500	\$1.50	\$21,750
Bituminous Curb	LF	4,300	\$10.00	\$43,000
Granite Curb	LF	980	\$30.00	\$29,400
Sewage Pump Station	LS	1	\$175,000.00	\$175,000
Gravity Sewer Main	LF	1,400	\$50.00	\$70,000
Sewer Forcemain	LF	2,100	\$40.00	\$84,000
4" Sewer Forcemain I-93 Boring	LF	350	\$400.00	\$140,000
Sewer Manhole w/Frame & Cover	EA	11	\$4,000.00	\$44,000
Connect to Exist Sewer Manhole	EA	1	\$5,000.00	\$5,000
Oil Water Separator - Restaurant	EA	1	\$10,000.00	\$10,000
Connect to Exist Water	EA	1	\$5,000.00	\$5,000
10" Water Main	LF	3,460	\$45.00	\$155,700
10 Inch Water Main I-93 Boring	LF	350	\$450.00	\$157,500
Blow-Off Valve	EA	2	\$500.00	\$1,000
Hydrant	EA	1	\$3,000.00	\$3,000
8" Gate Valve	EA	2	\$2,000.00	\$4,000
6" Gate Valve	EA	1	\$1,500.00	\$1,500
4" Gate Valve	EA	2	\$1,000.00	\$2,000
15" HDPE Drain Pipe	LF	580	\$35.00	\$20,300
18" HDPE Drain Pipe	LF	3,180	\$40.00	\$127,200
Stone Masonry Headwalls	EA	15	\$500.00	\$7,500
Catch Basin w/Frame & Grate	EA	28	\$3,500.00	\$98,000
Drain Manhole w/Frame & Cover	EA	2	\$3,500.00	\$7,000
Cultec V8-HD StormChamber Pre-Treatment Sysytem	LS	1	\$24,000.00	\$24,000
Cultec V8-HD StormChamber Detention Sysytem	LS	1	\$132,000.00	\$132,000
Stormwater Detention Ponds	EA	3	\$20,000.00	\$60,000
Site Lighting	EA	13	\$10,000.00	\$130,000
Signage	LS	1	\$100,000.00	\$100,000
Surface Restoration	LS	1	\$50,000.00	\$50,000
Landscaping (Around Building)	LS	1	\$100,000.00	\$100,000
Landscaping (Around Perimeter)	LS	1	\$50,000.00	\$50,000
Off-Site Improvements	LS	1	\$300,000.00	\$300,000
Erosion Control	LS	1	\$25,000.00	\$25,000
			Subtotal	\$6,883,628
* Assumed Quantity (no geotechnical information)			15%Contingency	\$1,032,544
			Total Construction Cost	\$7,916,172
			<b>ROUNDED SITE COST</b>	<b>\$7,900,000</b>

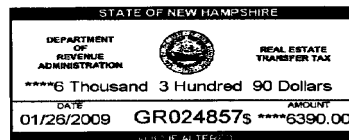
DEED

Return to: Mark S. McCue, Esq.  
Hinckley, Allen & Snyder LLP  
11 S. Main St., Ste. 400  
Concord, NH 03301  
LITTLETON, NH 03561

BK 3578PG0276



Doc # 0000971 Jan 26, 2009 11:53 AM  
Register of Deeds, Grafton County



**WARRANTY DEED**

Jeremiah F. Eames, Yvonne J. Eames, John B. Eames, Jack C. Eames and Victoria K. Eames, as all of the general partners of **Eames Partnership**, a New Hampshire general partnership with a mailing address of 639 Partridge Lake Road, Littleton, NH 03561, for consideration paid, grant to **Tax Free Exit 43, LLC**, a New Hampshire limited liability company with a mailing address of 32 Main Street, Littleton, New Hampshire 03561, *the certain tracts or parcels of land, together with any improvements thereon, located in the Town of Littleton, County of Grafton, State of New Hampshire* and more particularly described as follows:

All of the land shown as "Remaining Area 60.79 Acres" as shown on plan entitled "Plan of Property of C. George McLure & Patricia McLure, Littleton, N.H., William S. Smith, Civ. Engr., Lyman, N.H. May 1983" revised through December '83 and recorded with the Grafton County Registry of Deeds as Plan #2119 (hereinafter "Plan 2119"), together with any improvements thereon, adjusted as follows:

Exclude from said 60.79 acres Lot 7B consisting of 2.23 acres, as said Lot 7B is shown on a plan entitled "Minor Lot Line Adjustment, C. George McLure Trust to David & Wanda McLure, Littleton, New Hampshire, William S. Smith, Civil Engineer, Lyman, N.H., October 1989", revised through April 1994 and recorded with the Grafton County Registry of Deeds as Plan #8312 (hereinafter "Plan 8312").

Add to said 60.79 acres the approximate .04 acres conveyed to C. George McLure and Patricia McLure, as joint tenants, by Warranty Deed from Highland Croft Camp, Inc. dated June 14, 1984 and recorded with the Grafton County Registry of Deeds at Book 1538, Page 287, which premises were later conveyed to Patricia McLure, et als, as Trustees of the C. George McLure Trust, by deed dated February 6, 1997, recorded in the Grafton County Registry of Deeds at Book 2238, Page 452. Notwithstanding the fact that the grantee was characterized

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## DEED



00 NORTH LITTLETON RD. | LITTLETON, NH 03561

therein as the Trustees of the "C. George McLure Trust", nevertheless, it was intended that the grantee be characterized as the Trustees of the "C. George McLure Revocable Trust".

Using the metes and bounds set forth in Plan 2119, and deleting Lot 7B consisting of 2.23 acres and adding the former Highland Croft Camp, Inc. parcel of .04 acres, the metes and bounds description of the approximate 58.59 acres is as follows:

Beginning at the northwesterly most corner of the premises herein conveyed at an iron pin found on the easterly side of State Route 135,

Thence running North 75° 29' East along land now or formerly of David and Wanda McLure a distance of 135.59 feet to an iron pin set;

Thence turning and running along Lot 7B as shown on Plan 8312 the following courses and distances:

1. South 64° 16' East a distance of 87.06 feet to an iron pin set;
2. North 79° 29' East a distance of 471.59 feet to an iron pin set; and
3. North 02° 20' East a distance of 478.97 feet to an iron pin set;

Thence turning and running North 65° 08' East along land now or formerly of Balcom along a stone wall a distance of approximately 1,391.92 feet to a concrete monument;

Thence turning and running South 19° 35' East along land now or formerly of Chase a distance of 842.97 feet to a stone monument;

Thence turning and running along land now or formerly of Highland Croft Camp, Inc. the following courses and distances:

1. South 65° 38' West a distance of 514.19 feet to a stone monument;
2. South 18° 17' East a distance of 445.49 feet to a stone monument;
3. South 65° 09' West a distance of 140.56 feet to a stone monument;
4. South 06° 11' East a distance of 466.02 feet to a stone monument; and
5. South 60° 41' West a distance of 370.63 feet to a junction of fences;

Thence turning and running along the Interstate Route 93 right-of-way the following courses and distances:

1. North 56° 44' West a distance of 542.05 feet to a concrete monument;
2. North 71° 47' West a distance of 477.80 feet to a concrete monument; and
3. North 86° 09' 10" West a distance of 624.79 feet to a concrete monument;

Thence turning and running North 17° 03' 28" West along State Route 135 a distance of 465.17 feet to the iron pin found at the point of beginning.

MEANING AND INTENDING hereby to convey a portion of the premises conveyed by Warranty Deed of Charles G. McLure, Jr., Trustee of the C. George McLure Revocable Trust created pursuant to Declaration of Trust dated February 6, 1991, to Eames Partnership, dated February 13, 2006 and recorded in the Grafton County Registry of Deeds at Book 3250, Page 168.

TOGETHER WITH and SUBJECT TO THE OBLIGATIONS OF an easement deed dated January 12, 2006 from Wanda W. McLure, Trustee of the Wanda W. McLure 2002 Revocable Trust dated October 28, 2002 and Dutch Gold Honey, Inc. to the Grantor and recorded in the Grafton County Registry of Deeds at Book 3249, Page 301.

SUBJECT TO drainage rights, rights of access, light, air and view and rights to extend and maintain slopes and embankments of the State of New Hampshire, as described in Notice of Condemnation recorded with the Grafton County Registry of Deeds at Book 1425, Page 540 and Book 1429, Page 791, respectively.

Such property is conveyed SUBJECT TO all matters of record in the Grafton Registry of Deeds, to the extent they remain applicable and in force and effect.

The above-described premises are not homestead premises.



DEED

00 NORTH LITTLETON RD. | LITTLETON, NH 03561

Executed this \_\_\_ day of January, 2009.

EAMES PARTNERSHIP

[Signature]  
Jeremiah F. Eames, General Partner

[Signature]  
Yvonne J. Eames, General Partner

[Signature]  
John B. Eames, General Partner

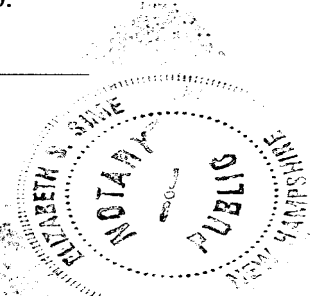
[Signature]  
Jack C. Eames, General Partner

[Signature]  
Victoria K. Eames, General Partner

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This Warranty Deed was acknowledged before me on this, the 6<sup>th</sup> day of January, 2009, by Jeremiah F. Eames, in his capacity as a general partner of Eames Partnership.

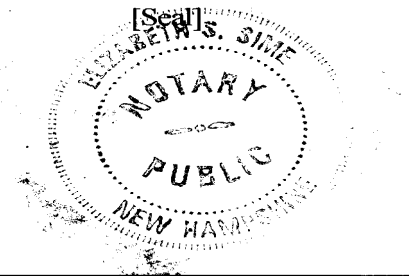
[Signature]  
Notary Public  
My Commission Expires: May 16, 2012  
[Seal]



STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This Warranty Deed was acknowledged before me on this, the 6<sup>th</sup> day of January, 2009, by Yvonne J. Eames, in her capacity as a general partner of Eames Partnership.

[Signature]  
Notary Public  
My Commission Expires: May 16, 2012  
[Seal]





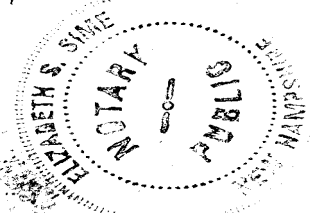
DEED

00 NORTH LITTLETON RD. | LITTLETON, NH 03561

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This Warranty Deed was acknowledged before me on this, the 6<sup>th</sup> day of January, 2009  
by John B. Eames, in his capacity as a general partner of Eames Partnership.

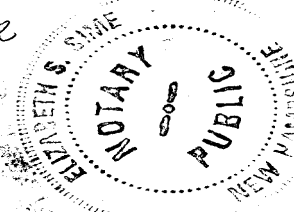
Elizabeth S. Sme  
Notary Public  
My Commission Expires: May 16, 2012  
[Seal]



STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This Warranty Deed was acknowledged before me on this, the 6<sup>th</sup> day of January, 2009,  
by Jack C. Eames, in his capacity as a general partner of Eames Partnership.

Elizabeth S. Sme  
Notary Public  
My Commission Expires: May 16, 2012  
[Seal]



STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This Warranty Deed was acknowledged before me on this, the 6<sup>th</sup> day of January, 2009,  
by Victoria K. Eames, in her capacity as a general partner of Eames Partnership.

Elizabeth S. Sme  
Notary Public  
My Commission Expires: May 16, 2012  
[Seal]



EASEMENT DEED

GRAFTON COUNTY  
REGISTRY OF DEEDS



00 NORTH LITTLETON RD. | LITTLETON, NH 03561

This transfer is a gift and is therefore a non-contractual transfer  
exempted from tax pursuant to RSA 78-B:2 (IX).

EASEMENT DEED

Wanda W. McLure, Trustee of the WANDA W. McLURE 2002 Revocable Trust dated October 28, 2002 of 34 Pilgrim Drive, Littleton, New Hampshire 03561 ("McLure") and DUTCH GOLD HONEY, INC., a Pennsylvania corporation having its principal offices at 2220 Dutch Gold Drive, Lancaster, Pennsylvania 17601 ("Dutch Gold"), (McLure and Dutch Gold shall hereinafter be jointly referred to as the "Grantor") for valuable consideration, grants to Charles G. McLure, Jr., Trustee, Steven R. McLure, Trustee, and David F. McLure, Trustee, Trustees of the C. GEORGE McLURE REVOCABLE TRUST dated February 6, 1991 having an address c/o Charles G. McLure, Jr., 482 Prospect Street, Lancaster, NH 03584 (the "Grantee"), an easement in land located in the Town of LITTLETON, New Hampshire, bounded and described as set forth in Exhibit A attached hereto and made a part hereof.

1. Benefited Land; Title references

This easement shall be for the benefit of the parcel of land and improvements thereon consisting of approximately fifty-eight and ninety-six one-hundredths (58.59) acres located on Route 135 in the Town of Littleton, New Hampshire, which property is more particularly described on a plan entitled "Site Plan for David & Wanda McLure, Littleton, New Hampshire", prepared by Kellogg Surveying & Mapping, Inc. dated May, 2002 and recorded in the Grafton County Registry of Deeds on September 13, 2002 as Plan # 10754 (the "Property"). The Property is designated on the local assessor's records as Lot 27 on Map 243.

Meaning and intending to convey this right of way over land owned by McLure by virtue of deed dated November 11, 2002 from David F. McLure and Wanda W. McLure to Wanda W. McLure, Trustee of the Wanda W. McLure 2002 Revocable Trust dated October 28, 2002 recorded in the Grafton Country Registry of Deeds on November 13, 2002 at Book 2737, Page 628.

Dutch Gold is the tenant of the property owned by McLure as described in deed November 11, 2002 from David F. McLure and Wanda W. McLure to Wanda W. McLure, Trustee of the Wanda W. McLure 2002 Revocable Trust dated October 28, 2002 recorded in the Grafton Country

**EASEMENT DEED**

00 NORTH LITTLETON RD. | LITTLETON, NH 03561

**EXHIBIT A**

A certain piece or parcel of land located in The Town of Littleton, County of Grafton, and State of New Hampshire, bounded and described as follows:

Beginning at an iron rebar on the northeasterly side of Route 135 and northwest corner of land of the C. George McLure Revocable Trust dated February 6, 1991; thence running North 15 degrees 34 minutes 48 seconds West 99.19 feet to a point along the easterly sideline of Route 135 and sideline of the Wanda McLure 2002 Revocable Trust dated October 28, 2002 and herein described right of way;

Thence turning and running South 85 degrees 12 minutes 41 seconds West 49.83 feet to a point on the northerly sideline of right of way;

Thence turning and running South 79 degrees 18 minutes 23 seconds East 134.42 feet to a point on the northerly sideline of right of way;

Thence turning and running South 62 degrees 40 minutes 48 seconds East 155.47 feet to a point on the northerly sideline of land of the C. George McLure Revocable Trust dated February 6, 1991 and southerly sideline of the Wanda McLure 2002 Revocable Trust dated October 28, 2002;

Thence turning and running South 81 degrees 11 minutes 18 seconds West 84.80 feet along the northerly sideline of land of the C. George McLure Revocable Trust dated February 6, 1991 and southerly sideline of the Wanda McLure 2002 Revocable Trust dated October 28, 2002 to a rebar;

Thence turning and running North 62 degrees 40 minutes 48 seconds West 86.98 feet along the northerly sideline of land of the C. George McLure Revocable Trust dated February 6, 1991 and southerly sideline of the Wanda McLure 2002 Revocable Trust dated October 28, 2002 to a rebar;

Thence turning and running South 77 degrees 04 minutes 12 seconds West 135.59 feet along the northerly sideline of land of the C. George McLure Revocable Trust dated February 6, 1991 and southerly sideline of the Wanda McLure 2002 Revocable Trust dated October 28, 2002 to a rebar and point of beginning.

5

**EASEMENT DEED**00 NORTH HUTTON RD, LITTLETON, NH 03561  
Registry of Deeds on November 13, 2002 at Book 2737, Page 628.**2. Uses and Purposes**

This easement shall be for all purposes of a right of way in common with the Grantors and shall include, without limitation, the following:

the right of ingress and egress by foot and by vehicle of any sort whatever;  
the right to construct, maintain, repair, grade, slope, excavate, fill, pave and improve the full width of the right of way together with temporary construction, slope and grading rights adjacent to the easement area as may be needed for the initial construction of a roadway;

the right to install, construct, maintain, repair and replace within the right of way, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewerage, water and such similar services which are currently available, or in the future may become available, together with temporary construction, slope and grading rights adjacent to the easement area as may be needed for the initial construction of said improvements; and

the right to flow surface water and storm water runoff below ground with the right to install, construct, maintain, repair and replace within the right of way below ground a storm water drainage system including drain pipes, catch basins and similar structures together with temporary construction, slope and grading rights adjacent to the easement area as may be needed for the initial construction of said improvements.

The easement is not limited to any current use of the property served by the easement but shall serve any lawful purpose to which said property may be put in the future.

**3. Responsibility for Construction and Maintenance**

Any costs and expenses associated with the initial construction of the road and other improvements by the Grantee shall be paid by the Grantee. Following the initial construction of the improvements, maintenance of the road constructed in the easement area shall be conducted and performed by the Grantee, but the cost shall be shared equally by the Grantor and the Grantee.

**4. Certification of Trustees Pursuant to RSA 564-A:7**

The undersigned, Wanda W. McLure, (the "Trustee"), attest that she is the sole trustee of the " Wanda W. McLure 2002 Revocable Trust dated October October 28, 2002", and thereto has full and absolute power in the Trust to transfer any assets held in trust, and to open and manage Trust accounts, monies and assets and all other powers and authorities granted to trustees under New Hampshire law and no third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a

2



# EASEMENT DEED

00 NORTH LITTLETON RD, LITTLETON, NH 03561

conveyance thereon, or otherwise paid to the Trustee, and that as of the date hereof, the Trust full force and effect and the Trustee is the duly authorized trustees under the Trust, and has not been replaced and the Trust does not require any other party as trustee.

## 5. Grantee's Right of Assignment

This easement may be assigned by the Grantee, without the requirement of notice or other action by the Grantee, and upon such assignment, the Grantee named herein shall be relieved of any and all further liability hereunder.



EASEMENT DEED

00 NORTH LIT... IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12<sup>th</sup> d January, 2006.

Wanda W. McLure 2002 Revocable Trust  
Dated October 28, 2002

Bucy R. Dinardo  
Witness

By: Wanda W. McLure  
Wanda W. McLure, Trustee

DUTCH GOLD HONEY, INC.

[Signature]  
Witness

By: Nancy J. Sember  
Its President  
Duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This instrument was acknowledged before me on January 12, 2006 by Wanda W. McLure as Trustee of the Wanda W. McLure 2002 Revocable Trust dated October 28, 2002.

Bucy R. Dinardo  
Notary Public (with seal)  
My commission expires:

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

This instrument was acknowledged before me on Feb. 6<sup>th</sup>, 2006 by Nancy J. Sember as President of Dutch Gold Honey, Inc.

[Signature]  
Notary Public (with seal)  
My commission expires:

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Matthew S. Olcott, Notary Public  
Lancaster Twp., Lancaster County  
My Commission Expires Sept. 30, 2008  
Member, Pennsylvania Association of Notaries



# EASEMENT DEED

00 NORTH LINDEN STREET, WINDSOR, NH 03561  
IN WITNESS WHEREOF, the Grantor has executed this instrument on this 12<sup>th</sup> day of January, 2006.

Wanda W. McLure 2002 Revocable Trust  
Dated October 28, 2002

Bucy R. Dinardo  
Witness

By: Wanda W. McLure  
Wanda W. McLure, Trustee

DUTCH GOLD HONEY, INC.

By: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its \_\_\_\_\_  
Duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF GRAFTON

This instrument was acknowledged before me on January 12, 2006 by Wanda W. McLure as Trustee of the Wanda W. McLure 2002 Revocable Trust dated October 28, 2002.

Bucy R. Dinardo  
Notary Public (with seal)  
My commission expires: \_\_\_\_\_



COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

This instrument was acknowledged before me on \_\_\_\_\_, 2006 by \_\_\_\_\_ as \_\_\_\_\_ of Dutch Gold Honey, Inc.

\_\_\_\_\_  
Notary Public (with seal)  
My commission expires: \_\_\_\_\_

Joel A. Dupuis REGISTER  
GRAFTON COUNTY REGISTRY OF DEEDS

