

Landscapes Forever Changed:
Impacts of Proposed Northern Pass on Conservation Lands

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Overview

The Northern Pass project as proposed in Eversource's October 2015 application to the New Hampshire Site Evaluation Committee would have direct impacts on 16 properties conserved by the Forest Society. The Forest Society has an obligation to defend the conservation values of these properties. Under New Hampshire law the conservation values protected on each property are considered part of the Public Trust, the same Public Trust that legally governs the public ownership of and interests in public waterbodies, wildlife and public lands (including state parks and forests).

This report details the purposes for which each of the 16 conserved properties were protected and how the Northern Pass as proposed would unreasonably adversely affect these conservation values. The primary impacts detailed herein include aesthetic impacts on the affected landscapes, the natural resource impacts on the protected land and the legal impacts on property rights of affected landowners. It is important to note that most of the impacts cited appear to be entirely avoidable if the applicants proposed to completely bury its facility within transportation rights of way where the fee title to the right of way is owned by the State. Of the 60 miles of the project currently proposed for burial, approximately 53 miles would be buried on state roads where the state holds only a transportation right-of-way easement over privately owned land. Another 7 miles would be located on municipal roads, in Clarksville and Stewartstown, where the municipality holds only a transportation right-of way easement over privately owned land.

One goal of the land conservation work done by the Forest Society, other land trusts and governmental bodies (at the federal, state and municipal levels) is to protect natural and scenic resources on the restricted land. Another objective is to weave together a tapestry of conserved properties, to protect scenic and natural resources within a larger landscape. For example, the mosaic of protected land in the vicinity of Kauffmann Forest in Stark (see map on Page 15 of this report) helps protect scenic views, wildlife corridors and natural communities that extend beyond the boundaries of the individual properties conserved. The Kauffmann Forest is part of a very scenic larger landscape, which includes the Forest Society's Percy Summer Club conservation easement, the state's Nash Stream State Forest, the Percy State Forest, the Devil's Slide State Forest and the federal White Mountain National Forest. The Kauffmann Forest on its own is a significant conservation property, but it also serves as a centerpiece of the larger mosaic of land conserved for both its scenic beauty and its multiple natural resource values.

It is important to note that the 16 properties conserved by the Forest Society are not the only conserved lands that would be directly affected by Northern Pass. Maps submitted by Northern Pass identify an additional 28 conserved properties that would be directly affected. A list of these properties appears in **Attachment A** of this report. While the Northern Pass maps accompanying the SEC application ignore the larger landscape within which the individual impacted conservation properties are situated, in most cases the identified conservation lands that would be directly affected are also part of a larger mosaic of conservation land, designed to protect a set of values larger than those of the individual parcel identified.

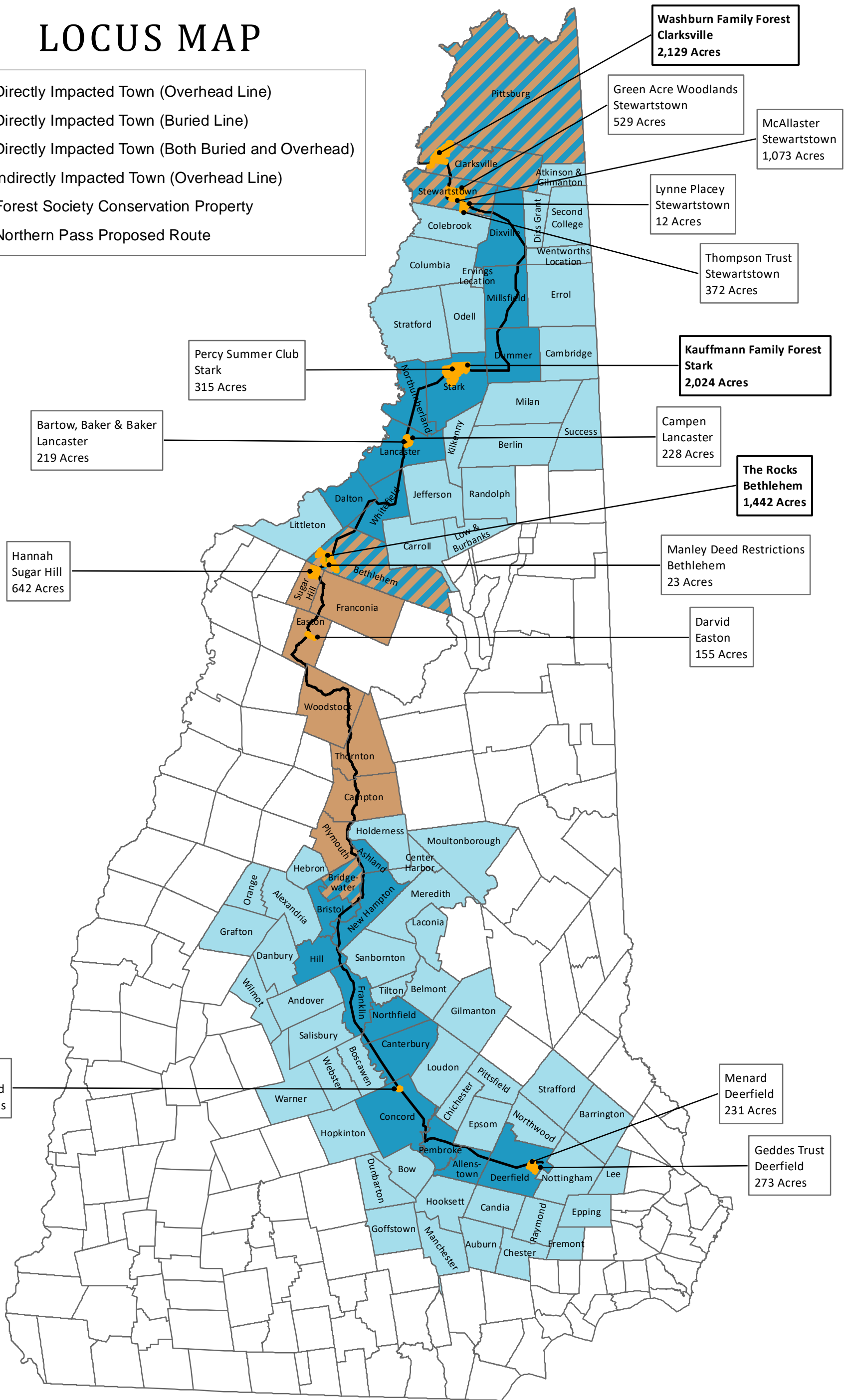
This report is divided into nine parts, eight detailing the larger landscapes around the 16 protected properties stewarded by the Forest Society and the ninth providing an overview of other conserved lands that would be affected by the Northern Pass. The eight larger landscape sections each include a narrative followed by a map. In some cases, such as the Forest Society’s Kauffmann Forest in Stark, and The Rocks property in Bethlehem, the larger landscape includes Forest Society forest reservations (properties that we own outright) and private lands owned by others on which we hold conservation easements. We present the eight impacted landscapes from north to south. See Locus Map on Page 4 to locate each of the 16 Forest Society conservation properties. The three Forest Society reservations appear below in bold type; the 13 conservation easements appear in regular type.

- Part 1: Upper Connecticut River Landscape, Pittsburg
 - 1. Forest Society Reservation: Washburn Family Forest, Clarksville**
- Part 2: Bear Rock Landscape, Stewartstown
 - 2. Green Acre Woodlands Conservation Easement
 - 3. McAllaster Conservation Easement
 - 4. Lynne Placey Conservation Easement
 - 5. Thompson Trust Conservation Easement
- Part 3: Upper Ammonoosuc River Landscape, Stark
 - 6. Forest Society Reservation: Kauffmann Forest**
 - 7. Percy Summer Club Conservation Easement
- Part 4: Lancaster Town Forest Landscape, Lancaster
 - 8. Campen Conservation Easement
 - 9. Bartow Conservation Easement
- Part 5: The Rocks Landscape, Bethlehem & Sugar Hill
 - 10. Forest Society Reservation: The Rocks**
 - 11. Manley Deed Restrictions
 - 12. Hannah Conservation Easement
- Part 6: Easton Valley Landscape, Easton
 - 13. Darvid Conservation Easement
- Part 7: Capitol Area Landscape, Concord
 - 14. Speare Conservation Easement
- Part 8: Deerfield Village Landscape, Deerfield
 - 15. Menard Conservation Easement
 - 16. Geddes Conservation Easement

Northern Pass Proposed Route: Impacted Towns and Conservation Lands

LOCUS MAP

Directly Impacted Town (Overhead Line)
 Directly Impacted Town (Buried Line)
 Directly Impacted Town (Both Buried and Overhead)
 Indirectly Impacted Town (Overhead Line)
 Forest Society Conservation Property
 Northern Pass Proposed Route



Part 1: The Upper Connecticut River Landscape

NOTE: Please reference map at Page 7 immediately following this section for location of each conserved property discussed within the Upper Connecticut River Landscape.

US Route 3 is the primary state highway leading to Pittsburg from the south. As Route 3 crosses the Connecticut River at the town line between Clarksville and Pittsburg, visitors driving to Pittsburg are greeted by a panorama that is framed by the Connecticut River to the east, rolling hills to the west and managed farmland along the River.

The land to the north—between Hall’s Stream and Indian Stream—was once an independent nation called the Indian Stream Republic. Secretary of State Daniel Webster signed the Webster Ashburton Treaty in 1842 (when John Tyler was President) with his British counterpart (Baron Ashburton) to finalize the northern boundary between the United States and the British colonies to the north. The nascent Indian Stream Republic formally came to an end, with the territory rejoining the Town of Pittsburg. Today Pittsburg is the third largest municipality by area in the entire United States.

The natural history of this landscape—and much of Pittsburg’s land mass—forms the four Connecticut lakes, which are the headwaters of the Connecticut River. In 2002 the State of New Hampshire, in partnership with a private landowner, acquired the largest conservation easement ever conveyed in New Hampshire, protecting 146,000 acres of land in the municipalities of Pittsburg, Clarksville and Stewartstown. Known as the “Connecticut Lakes Headwaters Easement,” the land conserved by the easement remains in private ownership and is managed by the landowner as a working forest.

As one drives north along Route 3 from Clarksville into Pittsburg, land to the east of this vista is highlighted by the Connecticut River for six miles to the Village of Pittsburg. The Forest Society’s Washburn Family Forest includes 4.5 miles of this 6 miles of River frontage, and protects a total of 2,128 acres of land all on the Clarksville side of the River. This land was acquired by the Forest Society in 2008 for permanent conservation as working forest and open space for the benefit of public recreation. The Society’s Board of Trustees successfully completed a \$2.3 million capital campaign to acquire this land.

In addition to the 4.5 miles of frontage on the Connecticut River, itself a highly valued fishery, the land includes a forest largely of mixed northern hardwoods, with some balsam fir, red spruce and northern white cedar. The land hosts a number of plant species classified by the NH Natural Heritage Bureau as rare or threatened, and provides significant unfragmented habitat for a range of common mammal and bird populations. The entire property is under a special agreement with the NH Fish & Game Department for habitat management purposes. The Forest Society collaborates with Fish & Game to assure that forest management planning and timber harvesting sustains wildlife habitats of special significance. The land also includes part of the main north-south snowmobile trail linking trails in Pittsburg to the trail network to the south.

The Washburn Family Forest is a vital part of the scenic natural landscape that all visitors to Pittsburg view when heading north over the Connecticut River on Route 3. As proposed in its SEC application, Northern Pass towers and cables would be visible from Route 3 near the Connecticut River to the west and to the east. Multiple steel lattice towers would snake through a large hill on the western side of Route 3, well above tree line, to a new “transition station” on land which fronts on Old Canaan Road in Pittsburg. The transition station (Transition Station #1 in the application) would include two towers at least 80 feet above the ground, which would help feed the transmission cables into underground conduits. From Transition Station #1, the transmission line would traverse a distance of 5,300 linear feet at a depth of approximately 40 to 60 feet below the bed of the Connecticut River and approximately 60 feet below the surface of the Washburn Family Forest (purportedly under Route 3 which crosses the Washburn Family Forest on the Clarksville side of the River) to Transition Station #2. This transition station would be built on land owned by Northern Pass which abuts the Washburn Family Forest. Transition Station #2 would have two towers at least 80 feet tall to bring the transmission cables up from the underground conduits to new overhead steel towers. Once overhead again, the transmission line would then head east on a string of steel lattice towers well above tree line. The transition towers and the string of steel lattice towers would be very visible from Route 3 looking east, heading north from Clarksville to Pittsburg. The natural panoramic view from Route 3 at the Connecticut River would have a new frame of Northern Pass towers on both sides of the road if the SEC issues a certificate for the project as presently proposed.

The Forest Society has an obligation to defend the Washburn Family Forest from any proposed action that is contrary to the purposes for which we own the land, and detrimental to the public benefits we secured when we acquired the land. We believe that the Northern Pass project as proposed is contrary to the conservation purposes for which we acquired the land, and unnecessarily diminishes the public benefits secured by our acquisition of the land.

In addition to this, the Forest Society believes that the underground use of our land by Northern Pass (60 feet below the road surface of Route 3) would constitute an additional servitude on our land, additional to the transportation right of way taken in 1931 when the boards of selectmen in Pittsburg, Clarksville and Stewartstown exercised their right to jointly lay out the road, with damages paid to the then landowners. In short, our legal property rights would be violated by Northern Pass as proposed. The Forest Society petitioned the Coos County Superior Court to prevent Northern Pass from exercising their claim to use our land without our permission. In late May of 2016 the Court granted summary judgement to Northern Pass, without—in our view—considering the factual and legal disputes we raised. We have since appealed to New Hampshire Supreme Court. Both parties have filed Briefs, and we anticipate the scheduling of oral arguments. We continue to believe that the Northern Pass claim of a right to use the Route 3 right of way 60 feet below the road’s surface would be an illegal taking of our property. The larger issue of the avoidable visual scarring of this extraordinary natural landscape by Northern Pass towers hangs in the balance.

WASHBURN FAMILY FOREST

Town: Clarksville

Acres Protected: 2,129

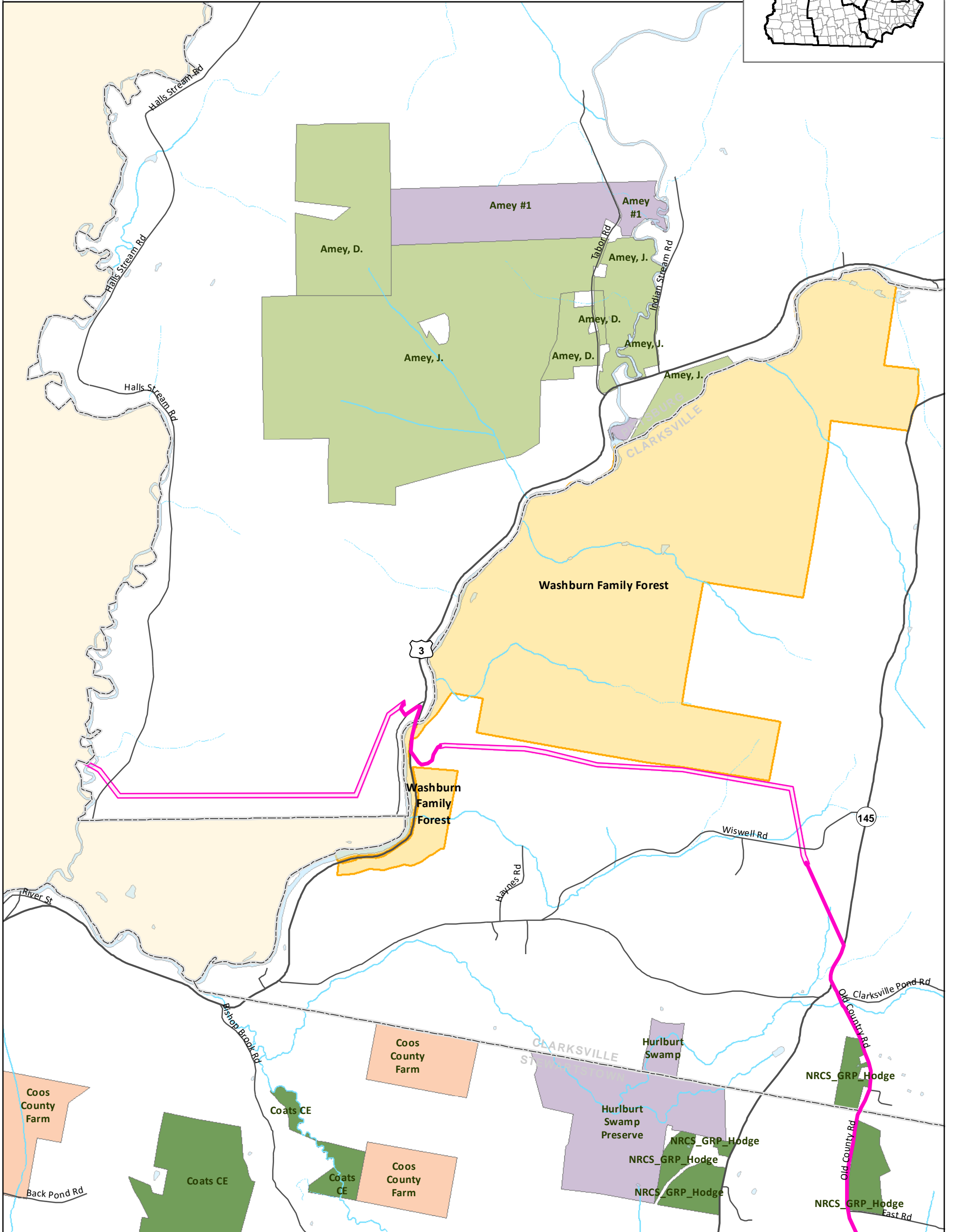
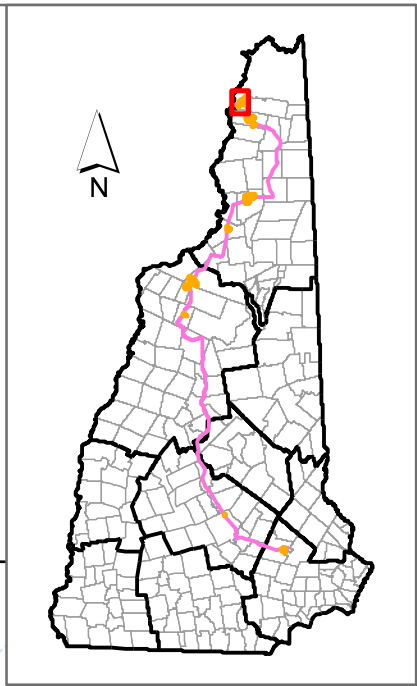
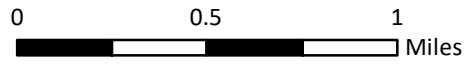
Linear Feet of ROW within Property: 500

NPT LL#: 400.01

NPT Sheet #2-4 of 189

Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.

- Washburn Family Forest
- Federal Conservation Land
- State Conservation Land
- Municipal/County Conservation Land
- Other Private Conservation Land
- NP Proposed Route (above ground)
- NP Proposed Route (buried)



Part 2. Bear Rock Landscape

NOTE: Please reference map at Page 11 immediately following this section for locations of each conserved property discussed within the Bear Rock Landscape.

There are four Forest Society conservation easements located within the Bear Rock Landscape, each with frontage on two municipal roads in Stewartstown under and along which Northern Pass proposes to bury its facility. The 529-acre Green Acre Woodlands easement has frontage on North Hill Road. Easements granted by Rod and Donna McAllaster (1,073 acres), Lynne Placey (12 acres) and Daryl and Brad Thompson (372 acres) have frontage on Bear Rock Road. The map on Page 11 depicts the location of each of these four conservation easements.

Each of these conservation easements encumbers land owned by the landowner to the centerline of the town roads. In the case of the McAllaster easement, which encumbers land on both sides of Bear Rock Road for about one linear mile, the easement encumbers the entirety of the land over which the municipal road easement runs.

The purposes of the Green Acre Woodlands easement, as stated in the conservation easement recorded at the Coos County Registry of Deeds, Book 1366/Page 0645, are:

- A. The protection of the natural habitat or ecosystem of the Property; and*
- B. The conservation and protection of open spaces, particularly the conservation of the productive forest land of which the Property consists and the long-term protection of the Property's capacity to produce economically valuable forestry and agricultural products; and*
- C. The protection of the Property for the scenic enjoyment and passive pedestrian outdoor recreation and education of the general public; and*
- D. The protection of the quality of ground water and surface water resources on and under the Property.*

To fulfill these purposes, the easement prohibits the use of this land for any commercial purpose other than forestry or agriculture. Northern Pass, if it were to be buried in any part of the easement area, would contravene the prohibitions within this easement. Although the buried line along North Hill Road may not harm the aesthetic views of this land from the road, the burden is on the applicants to affirm that the other natural resources identified in the purpose statement of the conservation easement are not the subject of unreasonable adverse impacts. The application makes no reference to these resources, or to the issue of whether they would be adversely impacted, reasonably or otherwise. The applicants have failed to meet their duty to affirm that there would be no unreasonable adverse impact on natural resources on the property burdened by this easement.

The purposes of the conservation easements conveyed by McAllaster (CCRD Book 1371/Page 0001), Placey (CCRD Book 1370/Page 0904) and Thompson (CCRD Book 1416/Page 0629 and Book 1416/Page 0646) are more specific. The purposes, in the words of the easements, are:

- A. *The retention and maintenance, on a landscape scale, of the predominantly natural, scenic landscape and block of open space, of which the Property is an integral part and to which it contributes, which provide panoramic vistas and unspoiled sightlines, and which are unique and defining features of The Great North Woods, the State of New Hampshire, and the North Country in particular, and specifically the protection of the scenic beauty of said landscape and open space from large-scale, commercial and/or industrial, above-ground or underground pipelines, electricity-generating wind turbines, electric transmission and distribution lines, and associated towers, equipment, fixtures, and appurtenances, and from other uses, activities, and improvements restricted by the Use Limitations of this Easement; and*
- B. *The retention and maintenance of the Property (including existing and future improvements situate thereon which are consistent with the conservation attributes protected hereby) predominantly in its natural, scenic and open condition for open space, scenic enjoyment of the general public as seen from public roadways, trails, or other publicly accessible vantage points, or in any other condition consistent with the protection of the Property's environmental qualities, and free of the adverse impact of large-scale, commercial and/or industrial, above-ground or underground pipelines, electricity-generating wind turbines, electric transmission and distribution lines, and associated towers, equipment, fixtures, and appurtenances, which would have a deleterious effect on such qualities.*

If Northern Pass is built above ground or below ground through the lands encumbered by any of these easements, the legal prohibitions contained within these easements would be contravened. The McAllaster easement encumbers land to the center line on both sides of Bear Rock Road. For approximately 500 feet, the Placey and Thompson easements encumber land to the center line of the road on both sides of Bear Rock Road. The Forest Society believes that Northern Pass cannot bury its lines in either of these locations, as the landowners are prohibited by their easements from granting permission for such use of their land.

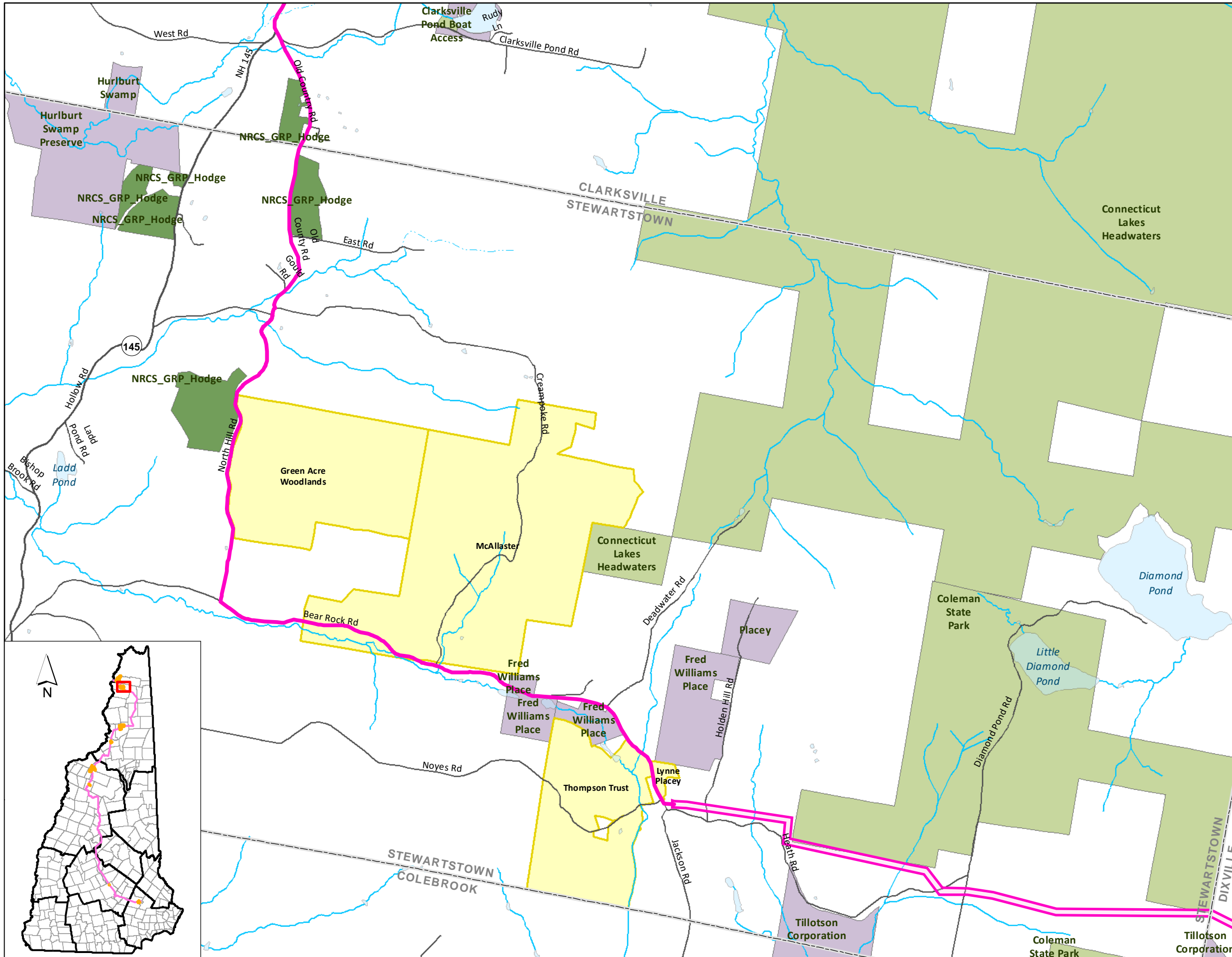
Each of these four easements was acquired by the Forest Society to block the original Northern Pass plan to build an entirely overhead line through Clarksville and Stewartstown. Over two and a half years, from 2011 to 2014, Northern Pass attempted to purchase individual parcels of land on which it could locate its overhead towers and cables. Northern Pass acquired 60 parcels of land in the towns of Pittsburg, Clarksville and Stewartstown in the effort to build a completely overhead line for the 16 miles from the international border at Halls Stream to the Stewartstown/Dixville town line. Northern Pass spent more than \$39 million on this enterprise, far in excess of the combined assessed valuations of these lands. (See **Attachment C** for a complete list of the 60 transactions.) However, Northern Pass was unable to acquire enough land for a completely overhead line because a number of landowners refused to sell their land at any price, even the premium prices offered. Only then did Northern Pass pursue its current scheme to bury 8 miles of its facility in private land under state and municipal roads.

Another issue of significance regarding the McAllaster, Placey and Thompson easements on Bear Rock Road relates to the fact that these transportation public rights of way were granted by the underlying landowners to the municipality of Stewartstown. We question whether Northern Pass can bury any facility in land along any municipal road in Clarksville or Stewartstown without the express consent of each landowner affected on the road. Unless established otherwise, each landowner owns the land to the center line of the abutting road.

Under current state statute (RSA 231:161) the municipal boards of selectmen have the exclusive authority to grant licenses to anyone seeking to use municipal roads for utility purposes. While the Forest Society believes—and New Hampshire law presumes—that individual landowners control the land they own to the center line of each road, and we further believe that our specified conservation easements prohibit the expanded scope of the highway easements as now proposed by Northern Pass on the land encumbered by those conservation easements, there is no indication in the SEC application submitted by Northern Pass that Northern Pass made any attempt to comply with RSA 231:161 as it pertains to its proposed occupation of municipal roads in Stewartstown. In fact, Northern Pass argues in its application that the SEC itself, and not each municipality, has the authority to license the use of municipally maintained roads. The SEC authorizing statute, RSA 162-H, contains no such provision.

The Northern Pass application proposes to bring the buried line along Bear Rock Road back above ground on land it has purchased with frontage on Heath Road, just east of where Bear Rock Road turns south toward East Colebrook. The proposal is to build a large transition station on the Heath Road property, and then string 24 large towers above tree line from the transition station to the Stewartstown/Dixville town line. From there the line would go overhead another 24 miles through land owned by Bayroot LLC to the Coos Loop in Dummer.

The visual impact of the 24 new towers strung through Stewartstown woodlands from the Heath Road transition station east to the Dixville Town Line would be significant to many individual property owners. In addition, every visitor to Coleman State Park would drive under the Northern Pass towers as they travel on Diamond Pond Road, the only road by which the public can access the Park. The new Northern Pass towers would be visible from vantage points within the Park, as well as from the Panoramic Golf Course at the Balsams, located just to the south of Coleman State Park. In fact, only one private ownership of land separates the 1500-acre Coleman State Park from the 7,800-acre Balsams property to the south. Northern Pass purchased this 307-acre parcel for \$2.15 million in 2012. It was assessed for \$344,300 in March 2011. In short, Northern Pass has failed to meet its burden to 1) show that it has sufficient right to construct in this section of the proposed route, and 2) that it will have no unreasonable adverse impact on natural resources in this section of the proposed route.



GREEN ACRE WOODLANDS

Town: Stewartstown
 Acres Protected: 529
 NPT LL#: 10644
 NPT Sheet #11 of 189

McALLASTER

Town: Stewartstown
 Acres Encumbered: 1,073
 Linear Feet of ROW within Property: 3,890
 NPT LL#: 10649
 NPT Sheet #11 of 189

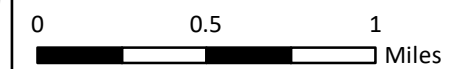
THOMPSON TRUST

Town: Stewartstown
 Acres Protected: 372
 NPT LL#: 10676
 NPT Sheet #11-12 of 189

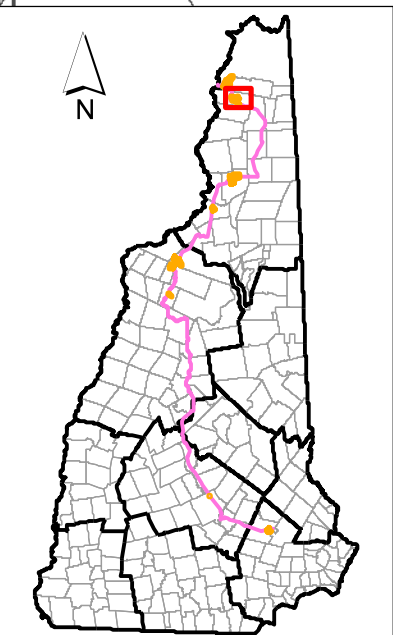
LYNNE PLACEY

Town: Stewartstown
 Acres Protected: 12
 NPT LL#: 10673
 NPT Sheet #11-12 of 189

- Forest Society Conservation Easement
- Federal Conservation Land
- State Conservation Land
- Other Private Conservation Land
- NP Proposed Route (above ground)
- NP Proposed Route (buried)



Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.



Part 3. UPPER AMMONOOSUC LANDSCAPE

NOTE: Please reference map at Page 15 immediately following this section for locations of each conserved property discussed within the Upper Ammonoosuc Rock Landscape.

The Northern Pass is proposed to be entirely above ground through the Upper Ammonoosuc Landscape depicted on the map at Page 15 highlighting the Kauffmann Forest (a 2,078-acre Forest Society reservation) and the 315-acre Percy Summer Club conservation easement (which surrounds Christine Lake). Both of these conservation properties are displayed on the map within the larger mosaic of conserved lands in the area.

The Kauffmann Forest was donated to the Forest Society by renowned naturalist John Kauffmann in eight installments between 1994 to 2002. The Forest Society's management plan identifies the following goals for our stewardship of these remarkable gifts:

- *Provide wildlife habitat, including a known nesting site for state-threatened peregrine falcons*
- *Preserve water quality of streams and wetlands, especially those that feed into the Christine Lake*
- *Protect ecologically sensitive areas located within the forest, including several unusual and exemplary natural communities*
- *Protect rare plant species that occur within the forest, including heart-leaved twayblade, broad-leaved twayblade and American ginseng*
- *Protect and safeguard any historically significant sites within the property, including several known cellar holes*
- *Maintain or increase the biodiversity on the property*
- *Improve the commercial timber growing stock within the forest of the property*
- *Harvest forest products when ecologically and economically appropriate*
- *Provide recreational opportunities for fisherman, hunters, hikers, snowmobile users and other passive users of the property*
- *Protect the scenic character of the property, especially as viewed from Christine Lake and public roads and lands in Stark.*

The purposes of the Percy Summer Club conservation easement, as stated in the easement, are:

1. *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; and*
2. *To protect the unusual natural habitat, scenic beauty and ecological integrity of the Christine Lake shoreline; and*
3. *To preserve open spaces, particularly the productive forest land, of which the land area subject to this Easement granted hereby consists, for the scenic enjoyment of the general public and consistent 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", so as to yield a significant public benefit in connection therewith;

Christine Lake is a natural waterbody of approximately 170 acres entirely in the Town of Stark, New Hampshire. The Percy Summer Club, established in 1882, owns 315 acres of land surrounding the lake. Except for a public boat access owned by the State of New Hampshire (Vol. 213, Page 275, Coos County Registry of Deeds), there are no other landowners on the lakeshore. The Club ownership abuts and is integral to the 40,000 acre Nash Stream State/Federal Forest. The members of the Percy Summer Club maintain lodges and outbuildings on the northwest shore of the lake. Christine Lake is fed by several tributaries which flow generally north to south from the drainage of Long Mountain. Brook trout and brown trout are present. Loons frequent the lake in the summer months and apparently nest there. The views from the Percy Summer Club land and from Christine Lake are extraordinary.

Route 110 from Milan (in the east) through Stark to Groveton (in the west) is one of the most attractive scenic drives in New Hampshire. That would no longer be the case if Northern Pass secures an SEC certificate. The existing PSNH right of way is 150 feet wide through Stark, and through the Kauffmann Forest and the Percy Summer Club easement. It has 45-60 feet tall wooden poles (mostly below the natural tree line) hosting a HVAC 115kv transmission line. If the SEC grants a certificate to Northern Pass as proposed, the 45-60 foot poles would be removed and replaced with two new facilities. One facility would be a new HVAC 115kv facility on new towers well above tree line. The second facility would be the entirely new Northern Pass HVDC transmission line on towers even taller than the new HVAC facility towers. In addition to these two new transmission lines, the PSNH right of way easement area also hosts a buried 24 inch natural gas pipeline (which links gas terminals in Portland, Maine and Montreal).

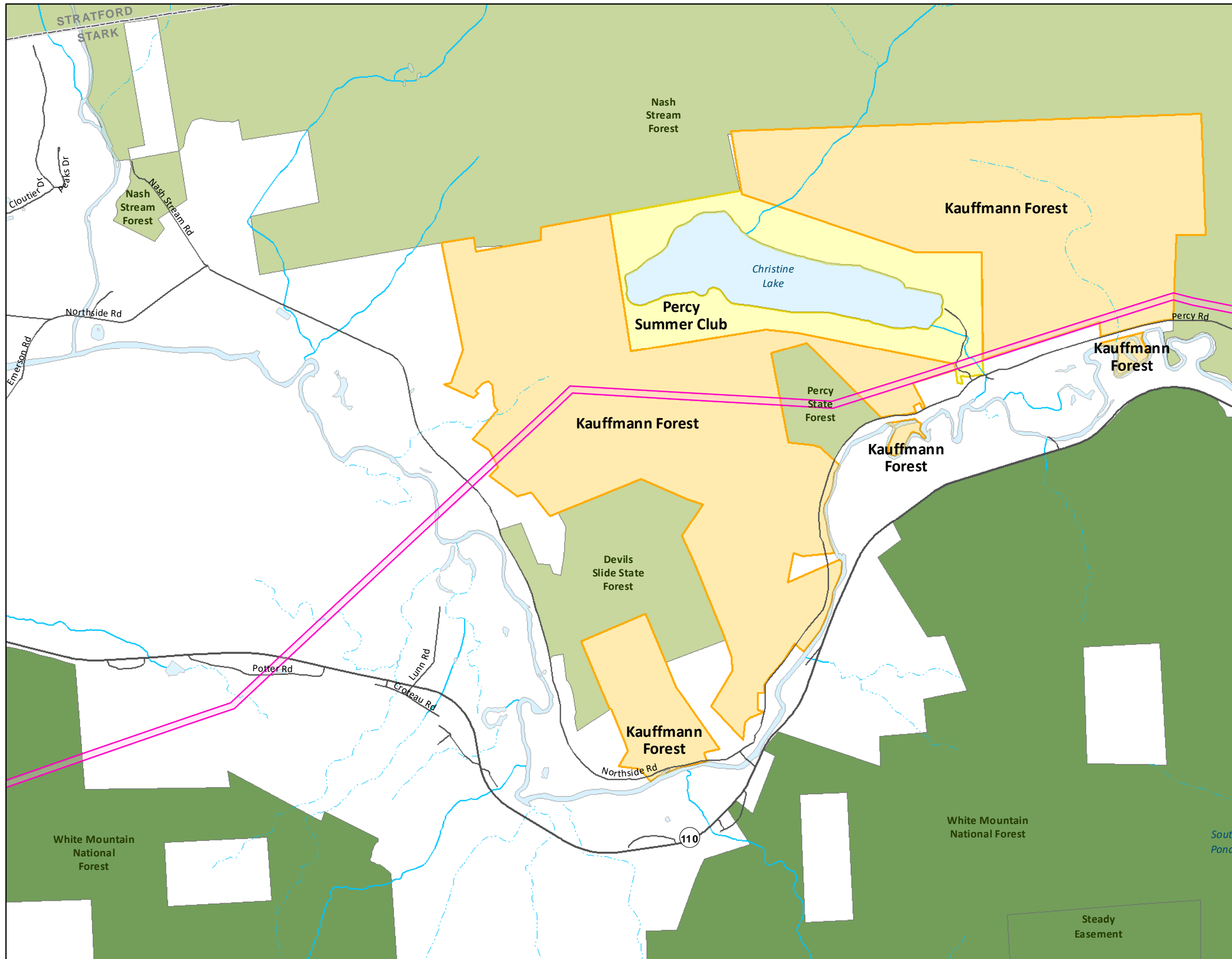
The natural attributes of this larger landscape in Stark are significant. The Upper Ammonoosuc River threads through the lower elevations of this landscape, fed by Phillips Brook (draining a 24,000-acre watershed) and Nash Stream (draining a 40,000-acre watershed) to the north. This landscape is also marked by large blocks of the White Mountain National Forest, owned and managed by the US Forest Service, and large blocks of state forest land, owned and managed by the New Hampshire Department of Resources and Economic Development's Division of Forests and Lands. The 40,000-acre Nash Stream State Forest, New Hampshire's largest state forest, abuts the Kauffmann Forest and the Percy Summer Club easement to the north. The Kauffmann Forest also abuts two other state forests—the Percy State Forest and the Devil's Slide State Forest, and is within the larger viewshed of the White Mountain National Forest to the south.

In the early 20th century much of the landscape within the Percy Summer Club's easement area was young forest or recently cut-over, with the exception of the south side of the lake. That area is now designated as a wild area, where centuries-old pines and hemlocks can be found. Over the past century the forests have matured and, with careful management, regained much of the

ecological diversity they had prior to European settlement. When pastures on the landscape were abandoned, they gradually returned to forest. Loons returned to Christine Lake in the 1990s, and bald eagles once again fly over the lake in search of a meal of fish. The tops of the new towers of one or both of the new facilities may be visible from parts of Christine Lake.

Much of the Kauffmann Forest and Percy Summer Club lands are managed as “working forest” under guidelines mutually agreed to by the Forest Society and the Club in the conservation easement. Some portions of the land are designated as natural areas. The public use area at the east end of the lake includes the state owned public boat launch and swimming beach. The Club made substantial improvements to the public use area in the 1990s. The Club’s property manager monitors all public uses of the area.

The Forest Society believes that a reasonable person would conclude that the proposed impacts on the aesthetics of the larger landscape in Stark—including the threads through the Kauffmann Forest and the Percy Summer Club conservation easement—would have an unreasonable adverse impact on the aesthetics of the conserved properties and the surrounding landscape.



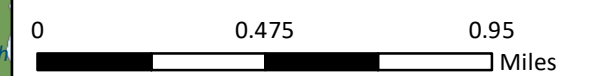
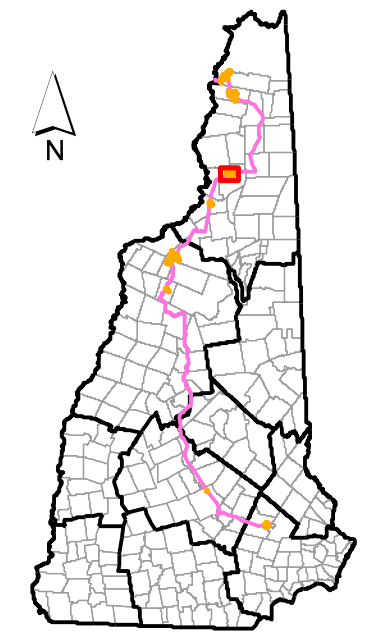
KAUFFMANN FOREST

Town: Stark
 Acres Protected: 2,024
 Linear Feet of ROW within Property:
 9,170 (all overhead)
 NPT LL#: 12519, 12527, 12528,
 12541, 12547 and 12548
 NPT Sheet #43-46 of 189

PERCY SUMMER CLUB

Town: Stark
 Acres Encumbered: 315
 Linear Feet of ROW within Property:
 660 (all overhead)
 NPT LL#: 12535
 NPT Sheet #44 of 189

- Kauffmann Forest
- Percy Summer Club Easement
- Federal Conservation Land
- State Conservation Land
- NP Proposed Route (above ground)



Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.

Part 4. Lancaster Town Forest Landscape

NOTE: Please reference map at Page 17 immediately following this section for locations of each conserved property discussed within the Lancaster Town Forest Landscape.

Lost Nation Road connects the small village of Grange in east Lancaster to Route 110 in Northumberland. It runs a total distance of about 10 miles, flanking the mountains of the Pilot Range of the White Mountain National Forest to the east and to the west a large wetland complex that drains from the Pilot Range into the Connecticut River through Lancaster. This 10 mile road trip is one of New Hampshire's best kept secrets.

The Campen and Bartow conservation easements held by the Forest Society are located near the southern end of Lost Nation Road, on Grange Road, just south of the 260-acre Lancaster Town Forest and just west of the confluence of Caleb and Burnside Brooks. These brooks help drain the large wetland complex at the foothills of the Pilot Range, with the water ultimately reaching the Connecticut River.

Both easements are approximately 80% forest and 20% wetlands. The forested area lays between the wetlands and rocky hilltops, and is largely spruce/fir. On Campen, roughly 80 acres have been harvested since 2005. In many places on both properties the remaining trees have been blown down, creating a criss-cross of downed trees that are now covered by five-foot high blackberry bushes. It is likely that a strong wind event in 2007 caused the blowdowns. These conditions have created excellent shrubby habitat that is supporting a large population of ruffed grouse (partridge). There is some mostly low quality hardwood on both properties that has suffered ice damage. The wetlands are largely forested with red maple. The brook flowing through the westerly side of the Bartow easement has been dammed by beavers and has created a large pond of open water.

The two conserved properties drain wetlands into Otter Brook, a classic meandering stream that has carved out a floodplain that varies from 50-200 feet in width between these conserved lands and the Connecticut River. Both properties and the existing transmission line located within the PSNH right of way through them are highly visible from Grange Road. One of the stated purposes in each easement is "the scenic enjoyment of the general public as the Property is seen from its undeveloped road frontage on Grange Road." The erection of new Northern Pass towers would significantly degrade the views of these lands between Grange Road and the Lancaster Town Forest.

BARTOW & BAKER, J. & BAKER, L.

Town: Lancaster

Acres Protected: 219

Linear Feet of ROW within Property: 2,400 (all overhead)

NPT LL#: 2293

NPT Sheet Number 56 of 189

CAMPEN, E. & E.

Town: Lancaster

Acres Protected: 228

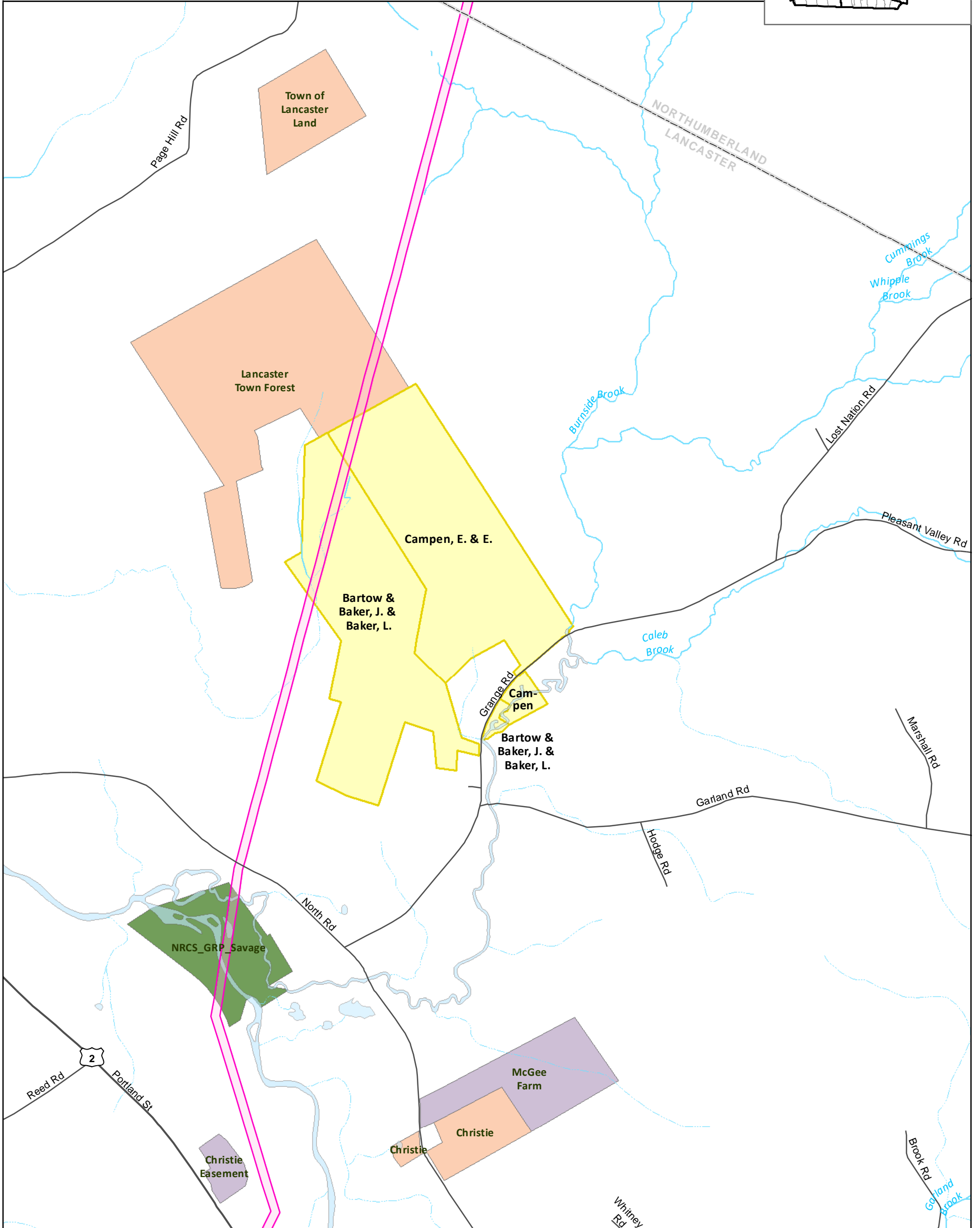
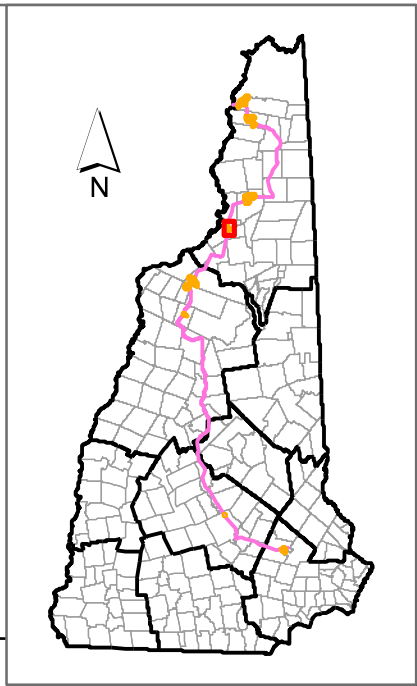
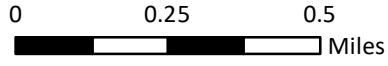
Linear Feet of ROW within Property: 820 (all overhead)

NPT LL#: 2294

NPT Sheet Number 56 of 189

- Forest Society Conservation Easement
- Federal Conservation Land
- Municipal/County Conservation Land
- Other Private Conservation Land
- NP Proposed Route (above ground)

Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.



Part 5. The Rocks Landscape

NOTE: Please reference map at Page 20 immediately following this section for locations of each conserved property discussed within The Rocks Landscape.

On a clear day The Rocks Reservation has one of the most iconic views of the Presidential Mountains in New Hampshire's North Country. The view was one of the features that led John Jacob Glessner to purchase the first 100-acre piece of land in 1882. He acquired additional parcels as they become available. Glessner, one of the founders of the International Harvester Corporation in Chicago, built a summer retreat on The Rocks property that included 22 buildings, a working hillside farm and the latest technologies in farm equipment. Mr. Glessner became a member of the Forest Society in 1903.

Mr. Glessner's grandchildren donated the 1,442-acre property to the Forest Society in 1978, with the condition that the 80 acres of pasture and fields be used to grow a crop. Today the property serves as the Forest Society's North Country Conservation and Education Center. Its buildings are listed on the National Register of Historic Places. More than 7,000 people visit The Rocks annually to participate in one or more of the many programs provided by a small paid staff and 40 trained volunteers or to simply walk the trails on the land. The property has several walking trails, a Maple Sugar Museum run in partnership with the NH Sugar Maple Producers Association, a set of formal gardens designed by the firm of Frederick Law Olmstead, and a Christmas Tree Farm growing 50,000 trees—the crop we grow in the fields. More than 2,500 retail customers and their families visit each year between Thanksgiving and Christmas to cut and/or purchase a tree. Many stay at local lodging establishments as part of packages arranged by The Rocks, adding value to the local economy at a time when many lodging facilities have few guests.

The original Northern Pass proposal in 2010 had an overhead HVDC facility going through The Rocks property, on 1.3 miles of the existing PSNH right of way. The October 2015 Northern Pass application proposes to terminate the overhead line next to Route 302 in Bethlehem, and erect a transition station adjacent to Route 302 from which the transmission line would go underground. This transition station would require two 100-foot tall transition towers on land just north of Route 302, which would be highly visible to vehicles travelling in both directions on Route 302.

The views of the Presidential Range and other surrounding mountain ranges from The Rocks reservation are one of its enduring legacies. The fact that the existing PSNH right of way through The Rocks reservation would no longer be used for an overhead HVDC line is a step in the right direction. However, the expansive views from the property, which now look at a powerline of wooden poles 45-60 feet above the ground, would, in a future with Northern Pass, look at two parallel facilities, the existing wooden pole facility and a new NP facility with steel towers more than twice the height of the existing 115 kv facility. This is amongst the most unreasonable, adverse impact on aesthetics currently enjoyed by public visitors along the entire 132 miles of overhead line proposed by Northern Pass from Pittsburg to Deerfield.

The Forest Society has two other conserved properties in the vicinity of The Rocks, both on the buried route along Route 18. One is the 23-acre Manley/Ratzel property, which fronts on both sides of Route 18 and abuts The Rocks Reservation. A prior owner of this land granted deed restrictions which prohibit any further development of the 23-acre parcel and also prohibit any commercial use of the land other than forestry, horticulture or agriculture. A transmission line as proposed by Northern Pass is a commercial use prohibited by these conservation restrictions.

The second conservation easement in the vicinity of The Rocks Reservation is the Hannah easement, protecting the Ski Hearth Farm in Sugar Hill, just south of the Sugar Hill/Bethlehem town line. This easement encumbers the land to the center line on the western side of Route 18. The only way Northern Pass would avoid an encroachment on this easement would be to bury the line on the other half of Route 18 not restricted by the easement.

THE ROCKS

Town: Bethlehem

Acres Protected: 1,440

Linear Feet of ROW within or adjacent to property: 8,030 (buried)

NPT LL#: 3212, 3215, 3219, 3220, 3159 and 3208

NPT Sheet Number 77-78 of 189

HANNAH

Town: Sugar Hill

Acres Protected: 645

Linear Feet of ROW within or adjacent to Property: 1,900 (buried)

NPT LL#: 3415

NPT Sheet Number 79 of 189

MANLEY DEED RESTRICTIONS

Town: Bethlehem

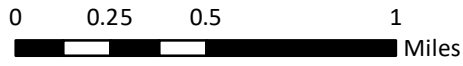
Acres Protected: 23

Linear Feet of ROW within Property: 960 (buried)

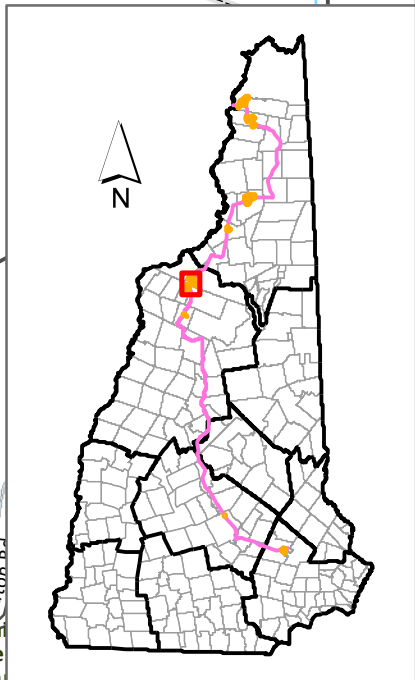
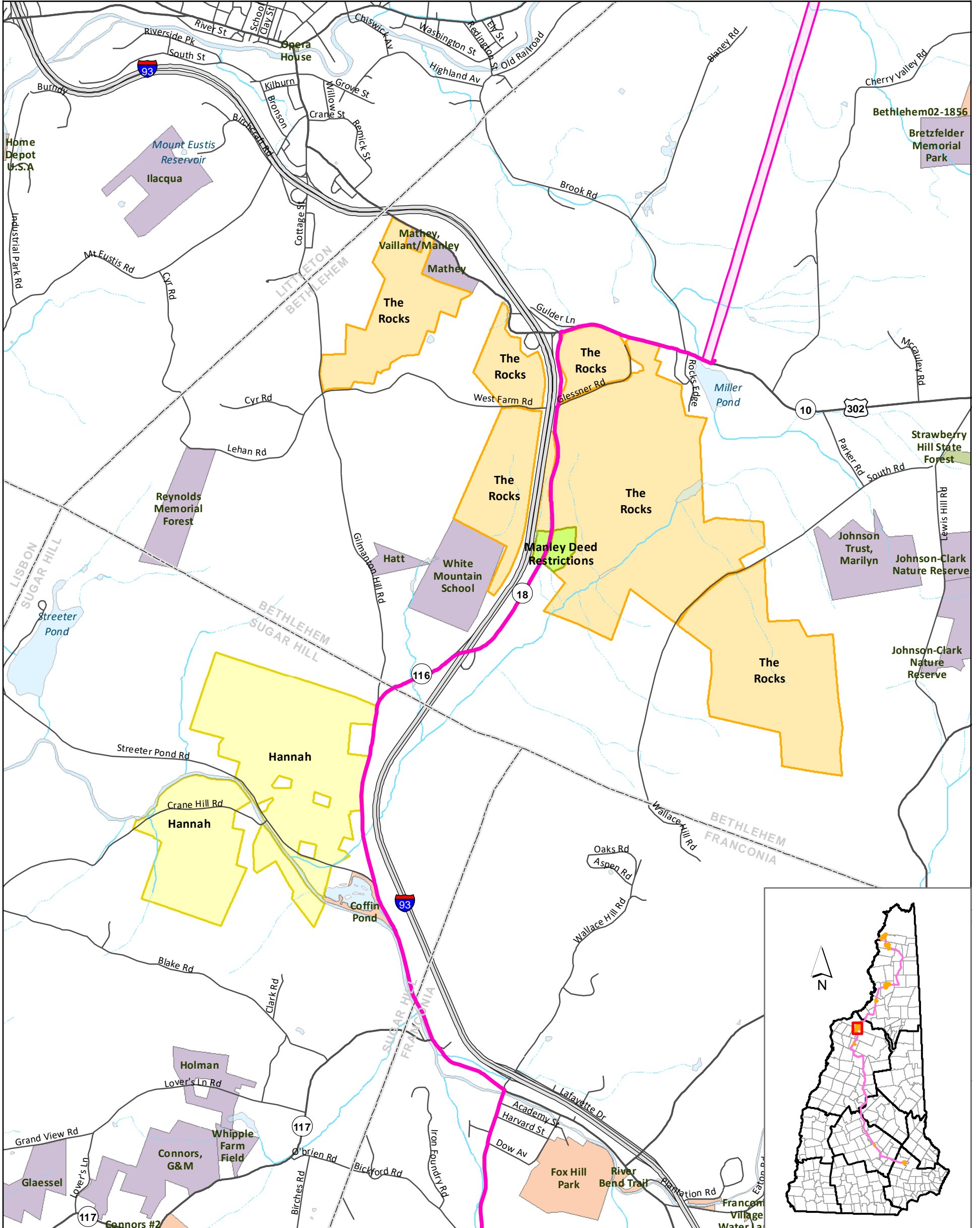
NPT LL#: 3160.01 and 3221

NPT Sheet Number 79 of 189

- The Rocks
- Hannah
- Manley Deed Restrictions
- State Conservation Land
- Municipal/County Conservation Land
- Other Private Conservation Land
- NP Proposed Route (above ground)
- NP Proposed Route (buried)



Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.



Part 6. The Easton Valley Landscape

NOTE: Please reference map at Page 22 immediately following this section for locations of each conserved property discussed within The Easton Valley Landscape.

The Darvid conservation easement encumbers land on both sides and under Easton Valley Road (also known as Route 116), abuts another Forest Society conserved property (the Ward/Pastoriza conservation easement), and is flanked by large tracts of the White Mountain National Forest to the east and west of Easton Valley Road. Views to heights of land in the National Forest to the west are of Kinsman Mountain and the Kinsman Ridge, which hosts the Appalachian Trail, as it makes its way east to the Presidentials via Lonesome Lake, Mt. Liberty, Mt. Lafayette, and Mt. Garfield. Views to the heights of land to the west of Easton Valley Road in the National Forest are of Cole Hill and Cooley Hill.

The Darvid easement purposes include the protection of the scenic views, provision of public recreational access, and the protection of groundwater and surface water resources. The eased land sets between two brooks draining the Kinsman Ridge, Reel Brook and Slate Brook. These two brooks feed the Ham Branch of the Gale River, which flows north through Franconia, Sugar Hill, Lisbon and Littleton into the Ammonoosuc River. The Ammonoosuc flows into the Connecticut River. Within the Darvid easement area, nearly 100 acres are highly productive forest soils, with dense spruce fir growing on the flat land at bottom and with the forest canopy opening to more colorful hardwood species as the land moves up toward the Kinsman Ridge. Nearly half of the easement area includes productive agricultural soils of local or statewide importance.

Northern Pass project impacts on the Darvid easement from the perspective of aesthetics would be minimal, because the line is proposed to be buried on Easton Valley Road (Route 116). The impacts on surface and groundwater resources are less clear, as the application includes no information concerning such impacts. All geotechnical research on the buried route commenced after the application was submitted. No specific findings from these geotechnical research activities are available to interveners as of today.

The legal situation is also less than clear. The Darvid easement encumbers the land both under the road and on both sides of the road. The claim by Northern Pass that it has the unrestricted right to bury the line in land owned by the Darvids and encumbered by a conservation easement granted to the Forest Society by the Darvids is a legal property rights issue subject to challenge in Superior Court.

DARVID





Town: Easton

Acres Protected: 155

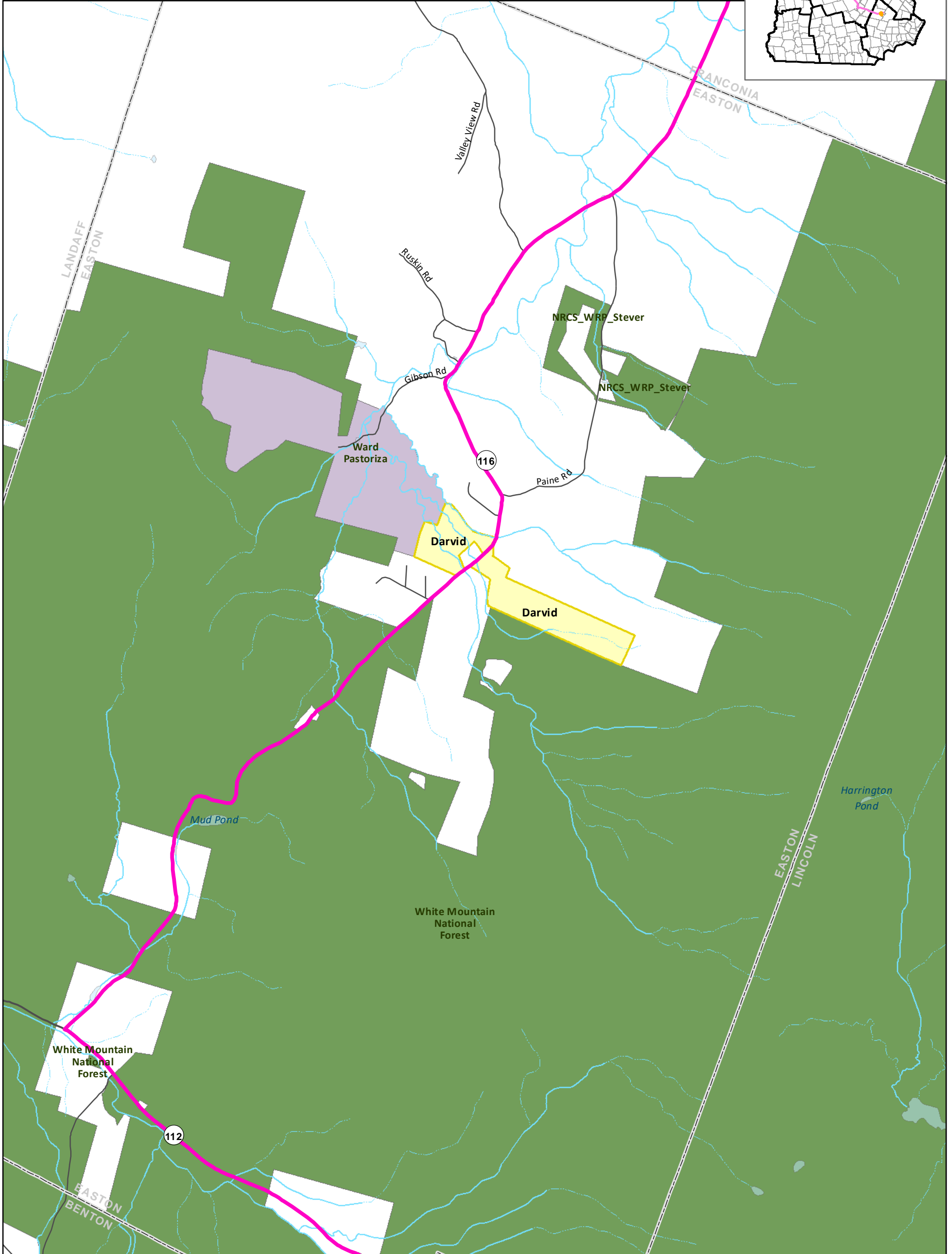
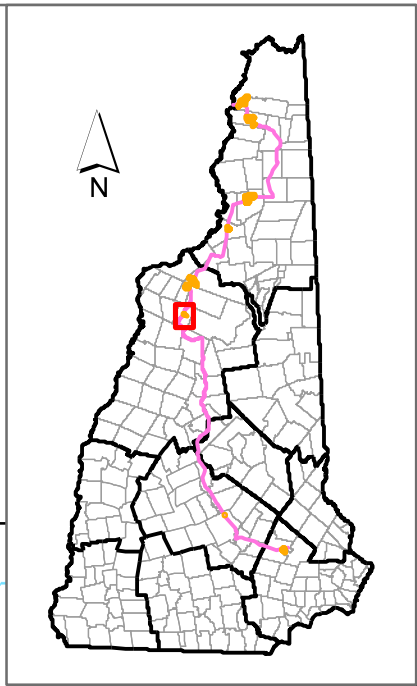
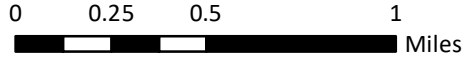
Linear Feet of ROW within or adjacent to property: 1,300 (buried)

NPT LL#: 3825, 3828

NPT Sheet Number 88 of 189

-  Forest Society Conservation Easement
-  Federal Conservation Land
-  Other Private Conservation Land
-  NP Proposed Route (buried)

Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.



Part 7. Capital Area Landscape

NOTE: Please reference map at Page 25 immediately following this section for locations of each conserved property discussed within the Capital Area Landscape.

The Spear conservation easement is located in the northern part of East Concord, and is bisected by 2,000 linear feet of the existing PSNH right of way that Northern Pass proposes to use. The easement is 70 acres in size.

Within this existing PSNH right of way there are currently two existing HVAC 115 kv facilities. One of these two existing facilities includes monopoles averaging 75 feet in height. The second facility is on wooden H style poles, averaging 45-60 feet above ground. Northern Pass proposes to add its new HVDC facility to this existing right of way. In order to fit this new facility into the existing right of way, Northern Pass also proposes to remove the existing H style wooden pole facility (below tree line) and replace it with a new monopole facility averaging 90 feet in height (well above tree line). If permitted as proposed, the Spear easement would include five new HVDC Northern Pass towers (averaging nearly 100 feet). In addition, the five existing H style poles within the easement area today (below tree line) would be replaced with six new monopoles averaging 95 feet.

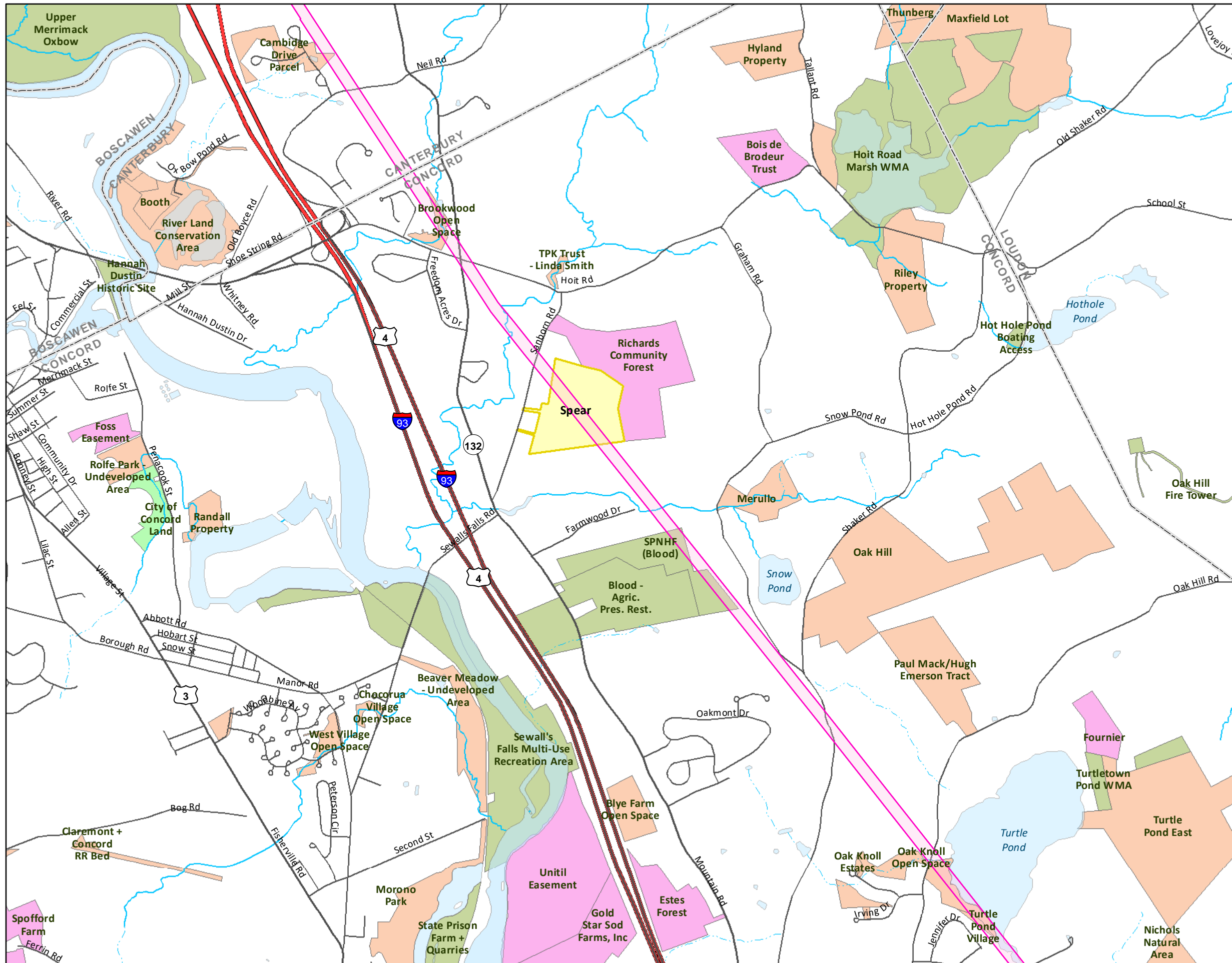
The Spear conservation easement also abuts to the east a second conservation property owned by the City of Concord (the 114-acre Richards Community Forest) subject to a Forest Society conservation easement. The Spear easement is 75% forested and includes a 4 acre hayfield which is maintained. It also contains trails, and a forested wetland on its northern end, which is bisected by the PSNH right of way.

The purposes of the easement, as stated in the recorded easement deed, are:

- A. *The preservation of the farm and forest land subject to the easement granted hereby for outdoor recreation by and/or the education of the general public, through the auspices of the Grantee; and*
- B. *The preservation of open spaces, particularly the productive farm and forest land, of which the land area subject to the easement granted hereby consists, for the scenic enjoyment of the general public. This purpose is consistent with the clearly delineated open space conservation goals and/or objectives as stated in the 1978 Master Plan of the City of Concord, which states that "lands associated with agriculture and forestry are of chief concern with respect to resource production in Concord, New Hampshire."*

The map on the following page depicts the mosaic of significant additional conservation lands in the eastern part of the City of Concord. The City of Concord's current Master Plan has a 36 page chapter providing a citywide Open Space Plan. One of the primary objectives of the plan is to "develop a coherent interconnected system of permanently protected open spaces designed to provide areas for recreation, public service and safety, resource production, and to protect sensitive environmental features."

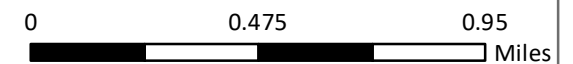
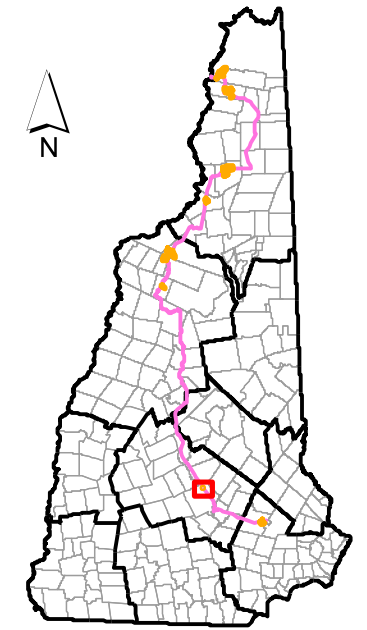
This particular segment of the existing PSNH right of way is significantly burdened with two existing HVAC facilities. To add an entirely new HVAC facility more than 90-100 feet above ground to this existing ROW, and to relocate an existing HVAC facility also well above tree line (where the existing facility to be replaced is below tree line) contravenes the conservation purposes of the Spear conservation easement. Such a disturbance in the existing PSNH right of way also appears to be inconsistent with the City of Concord's Open Space Plan. If Northern Pass proposed to bury its facility along an existing transportation corridor which the state owned in fee, such as the Interstate 93 corridor, all of these adverse impacts would be avoided.



SPEAR

City: Concord
 Acres Protected: 70
 Linear Feet of ROW within Property:
 2,000 (all overhead)
 NPT LL#: 7995
 NPT Sheet #157 of 189

- Spear Conservation Easement
- Municipal/County Conservation Land
- State Conservation Land
- Other Public Conservation Land
- Private Conservation Land
- NP Proposed Route (above ground)



Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.

Part 8. The Deerfield Village Landscape

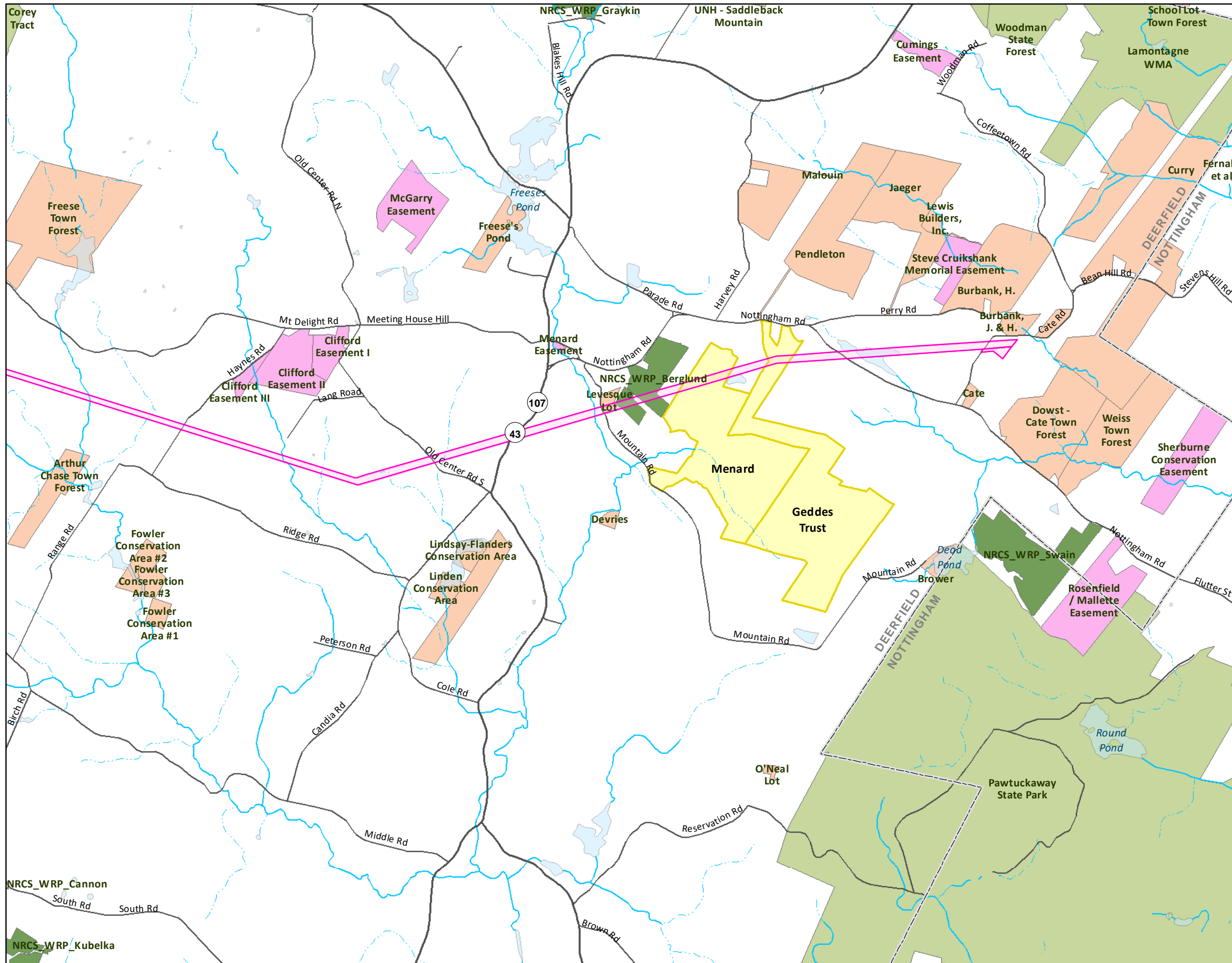
NOTE: Please reference map at Page 27 immediately following this section for locations of each conserved property discussed within the Deerfield Village Landscape.

The Menard and Geddes Trust conservation easements are located near the center of Deerfield village, and both have the existing PSNH right of way that Northern Pass proposes to build its new facility within them. Both parcels are heavily forested, and have a variety of wetland resources that provide exceptional wildlife. Both are managed woodlots, primarily stocked with a variety of northern hardwood species.

Among the purposes for which each easement was granted to the Forest Society:

- *The preservation of the land for outdoor recreation by and/or education of the general public;*
- *The protection of the unusual natural habitat of *Ardea herodias* (great blue heron) near a beaver pond on the Menard property (also near the existing PSNH right of way);*
- *The preservation of open spaces for the scenic enjoyment of the general public, particularly near the historic village center of Deerfield;*
- *The pursuit of goals set forth in the 1987 Master Plan of the Town of Deerfield, including:*
 - *"to encourage the preservation of open space (fields, forests, wetlands, scenic areas, mountaintops, hilltops, etc.)"*
 - *"to preserve and protect environmentally sensitive areas"*
 - *"to encourage landowners of forests, farmlands, open space, etc., to participate in State and private programs designed to acquire the development rights to land that may have an important natural resource value"*

These two conservation easements are part of a larger landscape of conserved lands that include Pawtuckaway State Park, New Hampshire Fish & Game Department's Lamontagne Wildlife Management Area, three Deerfield Town Forests and a number of municipally held conservation easements on private land. This larger landscape—and the conservation purposes for which the Menard and Geddes Trust easements were granted to the Forest Society—would be forever changed if Northern Pass receives a siting certificate from the SEC for the project as proposed. The historic village community of Deerfield is part of this larger landscape that would be adversely affected.



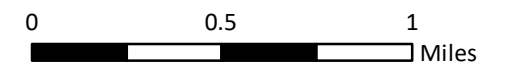
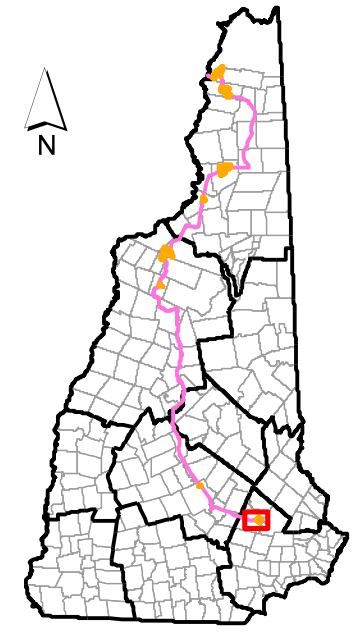
MENARD

Town: Deerfield
 Acres Protected: 231
 Linear Feet of ROW within Property:
 1,400 (all overhead)
 NPT LL#: 9712
 NPT Sheet #179 of 189

GEDDES TRUST

Town: Deerfield
 Acres Protected: 273
 Linear Feet of ROW within Property:
 600 (all overhead)
 NPT LL#: 9714
 NPT Sheet #179 of 189

- Forest Society Conservation Easement
- Municipal/County Conservation Land
- Federal Conservation Land
- State Conservation Land
- Private Conservation Land
- NP Proposed Route (above ground)



Data Sources: Background image is 2015 1-ft resolution aerial photo from GRANIT. The following data layers were mapped at 1:24,000/1:25,000 and distributed by NH GRANIT: town boundaries, from the US Geological Survey; hydrography, from the US Geological Survey's National Hydrography Dataset; roads, from NH Department of Transportation; conservation lands, from NH GRANIT and cooperating agencies.

Other Adverse Visual Impacts Along the Northern Pass Corridor

The Northern Pass application to the New Hampshire Site Evaluation Committee affects many conserved properties in addition to the 16 conserved properties of the Forest Society. All of these conserved properties are a part of a larger conservation mosaic in each of their regions. All could be completely avoided by Northern Pass if the applicants proposed burying its facility within interstate highway corridors owned by the states of New Hampshire, Vermont, Massachusetts, and Connecticut.

The Northern Pass application itself identifies 28 conserved lands in addition to the 16 Forest Society properties) that are directly impacted. A list of these properties appears in **Attachment A**.

Looking not only at the overhead corridor Northern Pass proposes from Pittsburg to Deerfield, but also a half mile beyond the corridor accounts for and acknowledges the many additional properties which would be adversely impacted. Looking out a half mile, an additional 69 conserved properties would be affected by adverse impacts on aesthetics. The complete list appears in **Attachment B**. The source of this information, and the analysis, is prepared from data located on the GRANIT database maintained by the University of New Hampshire Complex Systems Research Center.

In addition to the conserved lands along the 132 miles of new overhead towers and cables that would be adversely affected visually, there would be thousands of properties from Pittsburg to Deerfield from which Northern Pass towers and cables would be visible that do not currently view existing transmission facilities in existing rights of way. The Locus Map at the beginning of this report details in a dark blue color the 31 Northern Pass “host” municipalities. Many landowners in these communities who now see no utility towers would see the new Northern Pass towers. The municipalities highlighted in light blue are non-host communities with properties that would have views adversely affected by the proposed new Northern Pass towers. Again, all of the adverse visual impacts on these properties from Pittsburg to Deerfield could be completely avoided if Northern Pass would propose to bury its transmission line within interstate highway rights of way already owned by the states of Vermont, New Hampshire, Massachusetts and Connecticut. These transportation corridors provide a means by which electricity from Quebec can be provided to consumers in southern New England without permanently scarring landscapes in New Hampshire.

ATTACHMENT A

Conserved Properties Directly Impacted by Northern Pass as Proposed

In Addition to 16 Forest Society Properties

Listed from North to South
Source: Northern Pass Application

1. USDA Hodge Grasslands Reserve Easement – Clarksville
2. USDA Hodge Grasslands Reserve Easement – Stewartstown (Old County Road)
3. Nash Stream State Forest – Stark
4. Percy State Forest – Stark
5. White Mountain National Forest – Stark
6. Cape Horn State Forest – Northumberland
7. Lancaster Town Forest – Lancaster
8. USDA Savage Grasslands Reserve Easement – Lancaster
9. Pondicherry National Wildlife Refuge – Whitefield
10. White Mountain National Forest – Easton/Woodstock
11. Livermore Falls State Forest – Campton
12. NH DOT Scenic Easement – New Hampton/Bridgewater
13. Worthen Conservation Easement – Bristol
14. US Army Corps of Engineers Franklin Falls Reservoir – New Hampton/Bristol/Franklin
15. Thomas State Forest - Hill
16. NH Fish & Game Webster Lake Wildlife Management Area – Franklin
17. Great Gains Memorial Forest – Franklin
18. Cambridge Drive Open Space Easement - Canterbury
19. Brookwood Open Space – Concord
20. Blood Agricultural Reserve - Concord

21. Oak Knoll Open Space Easement - Concord
22. Turtle Pond Conservation Area - Concord
23. Turtle Pond Village Conservation Easement – Concord
24. Bear Brook State Park – Allenstown
25. USDA Wetlands Reserve Program Conservation Easement - Allenstown
26. Alvah Chase Town Forest – Deerfield
27. Levesque Lot – Deerfield
28. USDA Wetland Reserve Conservation Easement - Deerfield

ATTACHMENT B

to Exhibit 1 to Prefiled Direct Testimony of Will Abbott Submitted on Behalf of the Society for the Protection of New Hampshire Forest

| NAME | Number of Tracts | Primary Protection Agency | Ownership Status | Protection Type | Municipality | Total Acres of | Total Acres |
|----------------------------------|------------------|---------------------------|------------------|-----------------|--------------|------------------|-------------------------|
| | | | | | | Protected Parcel | Within Half Mile Buffer |
| Christie | 1 | Town of Lancaster | Municipal | CE | Lancaster | 4.4 | 3.5 |
| Lancaster Town Forest | 1 | Town of Lancaster | Municipal | FO | Lancaster | 263.1 | 214.6 |
| Town of Lancaster Land | 1 | Town of Lancaster | Municipal | FO | Lancaster | 51.3 | 41.9 |
| Whitefield Water Department Land | 1 | Town of Whitefield | Municipal | FO | Whitefield | 32.8 | 27.2 |
| Drew | 2 | Town of Bridgewater | Municipal | CE | Bridgewater | 62.8 | 11.6 |
| Sahegenet Falls Rec. Area | 1 | Town of Bridgewater | Municipal | FO | Bridgewater | 14.3 | 14.3 |
| Town of Boscawen Land | 3 | Town of Boscawen | Municipal | FO | Boscawen | 7.9 | 3.7 |
| Booth | 1 | Town of Canterbury | Municipal | FO | Canterbury | 2.1 | 0.0 |
| Cambridge Drive Parcel | 1 | Town of Canterbury | Municipal | SA | Canterbury | 23.1 | 23.1 |
| Brookwood Open Space | 1 | City of Concord | Municipal | SA | Concord | 8.0 | 8.0 |
| Ladd Property | 1 | City of Concord | Municipal | FO | Concord | 6.9 | 6.9 |
| Merullo | 1 | City of Concord | Municipal | FO | Concord | 26.3 | 25.0 |
| Nichols Natural Area | 1 | City of Concord | Municipal | FO | Concord | 81.0 | 65.2 |
| Oak Hill | 1 | City of Concord | Municipal | FO | Concord | 231.9 | 53.4 |
| Oak Knoll Estates | 2 | City of Concord | Municipal | CE | Concord | 1.9 | 1.9 |
| Oak Knoll Open Space | 2 | City of Concord | Municipal | SA | Concord | 18.4 | 18.4 |
| Paul Mack/Hugh Emerson Tract | 1 | City of Concord | Municipal | FO | Concord | 61.9 | 37.4 |
| Stevens Property | 1 | City of Concord | Municipal | FO | Concord | 79.1 | 56.3 |
| TPK Trust - Linda Smith | 1 | City of Concord | Municipal | CE | Concord | 3.1 | 3.1 |
| Turtle Pond | 1 | City of Concord | Municipal | FO | Concord | 15.4 | 15.4 |
| Turtle Pond Village | 1 | City of Concord | Municipal | CE | Concord | 2.0 | 2.0 |
| Wal-Mart Stores, Inc. | 1 | City of Concord | Municipal | CE | Concord | 12.2 | 4.8 |
| Great Gains Memorial Forest | 2 | City of Franklin | Municipal | FO | Franklin | 616.4 | 311.2 |
| Rowell Lot | 1 | City of Franklin | Municipal | FO | Franklin | 46.4 | 42.0 |
| Whittemore Town Forest | 1 | Town of Pembroke | Municipal | FO | Pembroke | 138.0 | 0.4 |
| Alvah Chase Town Forest | 1 | Town of Deerfield | Municipal | FO | Deerfield | 46.2 | 46.2 |
| Arthur Chase Town Forest | 1 | Town of Deerfield | Municipal | FO | Deerfield | 39.5 | 17.8 |
| Burbank, H. | 1 | Town of Deerfield | Municipal | CE | Deerfield | 98.7 | 70.4 |
| Burbank, J. & H. | 2 | Town of Deerfield | Municipal | CE | Deerfield | 20.4 | 20.4 |
| Cate | 1 | Town of Deerfield | Municipal | FO | Deerfield | 4.7 | 4.7 |
| Curry | 2 | Town of Deerfield | Municipal | CE | Deerfield | 249.8 | 37.0 |
| Dowst - Cate Town Forest | 1 | Town of Deerfield | Municipal | FO | Deerfield | 118.2 | 72.8 |
| Freese Town Forest | 1 | Town of Deerfield | Municipal | FO | Deerfield | 174.4 | 3.0 |
| Jaeger | 1 | Town of Deerfield | Municipal | CE | Deerfield | 110.0 | 10.1 |

ATTACHMENT B

to Exhibit 1 to Prefiled Direct Testimony of Will
Abbott Submitted on Behalf of the Society for the
Protection of New Hampshire Forest

| | | | | | | | |
|--|-----------|-------------------|-----------|----|----------------|------------------|-----------------|
| Levesque Lot | 1 | Town of Deerfield | Municipal | FO | Deerfield | 5.3 | 5.3 |
| Lindsay-Flanders Conservation Area | 2 | Town of Deerfield | Municipal | FO | Deerfield | 67.9 | 6.1 |
| Pendleton | 1 | Town of Deerfield | Municipal | CE | Deerfield | 126.1 | 30.3 |
| Pondicherry Unit of Silvio O Conte NFW | 9 | USFWS | Federal | FO | Whitefield | 1,943.9 | 626.7 |
| White Mountain National Forest | 3 | USFS | Federal | FO | Stark | 120,231.8 | 6,345.5 |
| Franklin Falls Reservoir | 8 | ACOE | Federal | FO | Franklin | 3,216.1 | 1,174.9 |
| Bear Brook State Park | 1 | DRED | State | FO | Allenstown | 9,472.2 | 459.9 |
| Cape Horn State Forest | 2 | DRED | State | FO | Northumberland | 2,042.9 | 1,117.4 |
| Scribner-Fellows State Forest | 1 | DRED | State | FO | New Hampton | 147.6 | 119.0 |
| William H Thomas State Forest | 1 | DRED | State | FO | Hill | 785.7 | 382.9 |
| Ladd Tract | 1 | NHFG | State | FO | Concord | 14.4 | 14.4 |
| Webster Lake WMA | 1 | NHFG | State | FO | Franklin | 151.0 | 130.6 |
| Blood - Agric. Pres. Rest. | 1 | NHFG | State | AR | Concord | 80.0 | 75.0 |
| Hildreth - Agric. Pres. Rest. | 1 | NHFG | State | AR | Canterbury | 57.1 | 57.1 |
| SPNHF (Blood) | 1 | NHFG | State | AR | Concord | 51.7 | 51.7 |
| New Hampton - Bridgewater Scenic Eas | 3 | NHDOT | State | SE | Bridgewater | 28.1 | 28.1 |
| New Hampton Scenic Easement | 1 | NHDOT | State | FO | New Hampton | 10.4 | 10.4 |
| Clifford Easement I | 1 | BPRG | Private | CE | Deerfield | 22.8 | 1.9 |
| Clifford Easement II | 1 | BPRG | Private | CE | Deerfield | 52.1 | 32.1 |
| Clifford Easement III | 1 | BPRG | Private | CE | Deerfield | 8.4 | 8.2 |
| Menard Easement | 1 | BPRG | Private | CE | Deerfield | 1.5 | 1.5 |
| Steve Cruikshank Memorial Easement | 1 | BPRG | Private | CE | Deerfield | 27.4 | 16.6 |
| Lang | 2 | FRCT | Private | CE | Concord | 8.6 | 8.6 |
| Conkling | 1 | NEFF | Private | CE | New Hampton | 105.7 | 100.5 |
| Brill | 1 | SPNHF | Private | CE | Canterbury | 64.4 | 24.9 |
| Christie Easement | 1 | SPNHF | Private | CE | Lancaster | 13.2 | 13.2 |
| Dana Easement | 1 | SPNHF | Private | CE | Dalton | 55.5 | 23.8 |
| Dana Forest | 1 | SPNHF | Private | FO | Dalton | 300.8 | 21.0 |
| Fife Trust#2, Clarence C. | 1 | SPNHF | Private | CE | Franklin | 60.9 | 12.8 |
| Gold Star Sod Farms, Inc | 1 | SPNHF | Private | CE | Canterbury | 301.2 | 36.3 |
| Richards Community Forest | 1 | SPNHF | Private | CE | Concord | 94.3 | 92.0 |
| White Mountain School | 1 | SPNHF | Private | CE | Bethlehem | 105.2 | 69.8 |
| Worthen | 1 | SPNHF | Private | CE | Bristol | 151.0 | 135.3 |
| Vickie Bunnell Preserve | 1 | TNC | Private | FO | Stratford | 10,340.0 | 152.3 |
| Totals | 98 | | | | | 152,818.1 | 12,660.1 |

ATTACHMENT C

Northern Pass Purchases as of 06/07/2013

1. 05/02/11 1326/0098 Kings Arrow Realty Trust to Properties, Inc. 34.9 acres in southwest corner of Pittsburg \$55,667
2. 05/02/11 1326/0103 Kings Arrow Realty Trust to Properties, Inc. 16.6 acres in southwest corner of Pittsburg \$26,333
3. 05/02/2011 1326/0107 Kings Arrow Realty Trust to Properties Inc. 275.95 acres in southwest corner of Pittsburg \$195,000.
4. 08/09/2011 1332/0077 Kings Arrow Realty Trust to Properties Inc. 433 acres in Columbia and Dixville \$300,000
5. 10/11/2011 1336/0189 Garry L. Simons and Elizabeth A. Simons of Wolfeboro, NH, to Renewable Properties Inc. 12.23 Acres in Colebrook on the Stewartstown line west of Diamond Pond Road. Tax Stamps indicate a purchase price of \$66,533.
6. 10/12/2012 1336/0284 Kings Arrow Realty Trust to Properties Inc. 329 acres in Columbia (Cree Notch) \$130,000
7. 10/13/2011 1336/0348 Arthur McAleer of Hudson, New Hampshire, to Renewable Properties, Inc. Stewartstown vicinity Mudget Mountain ?acres \$110,000
8. 10/13/2011 1336/0351 Kevin and Brenda Flinkstrom of Antrim, New Hampshire to Renewable Properties, Inc., 12 acres (End of Clarksville Pond Road) \$90,000.
9. 10/14/2011 Robert and Beatrice Smith and Edward and Charlene Little of Croydon, New Hampshire to Renewable Properties, Inc. 8.28 acres Stewartstown West of Diamond Pond Road on Colebrook Line. \$120,000.
10. 10/17/2011 Jeanette I Fournier and Michael G. Boylan of Bethlehem, New Hampshire to Renewable Properties, Inc. 47.67 acres Stewartstown vicinity Mudget Mountain \$89,933
11. 10/18/2011 1336/0736 G. Lawrence Gettings, Trustee Coburn Assoc. 401k Profit Sharing Plan. Stated to be from Nashua, NH. 5 acres \$24,000.
12. 10/27/11 1337/0291 James L. Phillips of Falkensee, Germany to Renewable Properties, Inc. ??acres Stewartstown south of Weir \$60,000.
13. 11/02/2011 1337/0771 Warranty David Howard Hicks, Sr. of Colebrook, NH, to 07.25 LLC 50+- acres in Stewartstown east of Mudget Mountain \$210,000.

14. 11/02/2011 Warranty Pauline S. Lemieux, Trustee and Solange Hebert both of Colebrook NH to 07.25 LLC 50+- acres \$156,000.
15. 11/15/2011 1338/0529 Warranty Andrew J. Widen of Rye, NH, to Renewable Properties, Inc. 2 acres in Stewartstown (abutting Clarksville line on North and Bill Weir on all other sides) \$35,000.
16. 11/15/2011 1338/0532 Warranty Jeffrey Ford of Smithfield, KY, and Matthew Ford of Pawtucket, RI to Renewable Properties, Inc. 91.1 acres off Crawford Road in Clarksville. \$275,000.
 - a. 11/18/2011 1338/0767 Warranty Renewable Properties, Inc. (Marie T. van Luling) back to Jeffrey and Matthew Ford 12.1 acres \$2667.00.
17. 11/18/2011 1338/0769 Warranty Deed Jacqueline Lefebvre Lamb, Trustee of Daniel Lebevre Living Trust of Falls Church, VA. 6 tracts (believed to be 144 acres +/-) Eagle's Nest \$525,000
18. 11/18/2011 1338/0781 Malcolm Washburn (Colebrook NH) Dallas Chase (West Stewartstown NH) and Bruce Washburn (Lauderhill, FL) to Renewable Properties, Inc. (all property in Clarksville and Colebrook, including the gravel pit south of the Washburn Forest) \$1,400,000
19. 12/06/2011 3286/1721 Marion and Robert Kolbe et al to Renewable Properties Inc. Campground in Franklin, Merrimack County \$2,350,000.00
20. 12/13/2011 1340/0454 Warranty Deed from Jerry Biehl, Trustee of Rapid City MI and Jack Stilkey, Jr., of Epping NH to Renewable Properties, Inc. (21.59 acres in Stewartstown north of Mudget Mountain known as Lot 6 on recorded Plan #2078) 99,000.00
21. 12/13/2011 1340/0457 Warranty Deed from Rosaire Marquis of West Stewartstown NH to Renewable Properties, Inc. (109 Acres in northeast corner of Colebrook) \$125,000.00
22. 12/15/2011 1340/0590 Clarksville Warranty Deed from Frerestone, LLC (NH LLC signed by Kenneth Tetrault, Member) to Renewable Properties, Inc. (property on Haynes Road in Clarksville formerly owned by Estate of Stanley Bunnell--See recorded Plan #0573B. 141.4 acres. Property appears to abut Washburn Forest) \$580,000.00 (Less than two years ago, Frerestone, LLC purchased this property from the Stanley Bunnell estate for \$160,000.00 making a 365% profit for the investor.)
23. 12/27/2011 1341/0287, 1341/0292, & 1341/0294 Clarksville Warranty Deed, Quit Claim Deed back, and Easement among Donald and Lorraine McKinnon of Clarksville NH and Renewable Properties Inc. Totality of transactions results in conveyance of 60 acres of land to Renewable Properties along with a 200 foot wide easement running for over ½ mile along the southerly boundary of land of the Forest Society, and the Estate of Norman Wizwell. Overall consideration is approximately \$400,000.00. See Plan number 03615 recorded in the Coos

County Land Records for further detail. *[NOTE: Key properties to the north and east of these conveyances in blocking positions are land of Kathy Keezer (Map R8 Lot 028); 5 acre parcel owned by Dean and Kristin Curtis (Map R8 Lot 023-002); a lot owned by David W. Chase on the west side of Route 145 (Map R8 Lot 047); and a lot owned by Donald Bilodeau at the intersection of Wizwell Road and Route 145.]*

24. 12/29/2011 1341/0480 Warranty Deed from Landon Placey and Lisette Riendeau of West Stewartstown NH, to Renewable Properties Inc. 3 parcels of land, including a claimed 60.7 acre lot on the east side of the Mohawk River as shown on recently recorded Plan Number 03619. I believe that a portion of that lot is claimed by Lynn Placey. The other two parcels are poorly described. All three parcels were conveyed to Landon Placey and Lisette Riendeau by Guy Placey, Jr. in a deed recorded 10/19/2001 in Book 0975, Page 0835. Based on tax stamps, purchase price was \$675,000.
25. 12/29/2011 1341/0480. Warranty Deed from Brian Placey of Stewartstown NH to Renewable Properties for a 100 +/- parcel of land on the east side of Holden Road in Stewartstown. Purchase price based on tax stamps was \$530,000.
26. 01/10/2012 1342/0187 Warranty Deed from George F. McKinnon and Sandra L. McKinnon of Center Conway, NH to Renewable Properties, Inc. of 6.84 acres subdivision of Clarksville Tax Map R8, Lot 051. Subdivided lot conveyed to Renewable Properties is roughly a rectangle 1,000 feet long and 200 feet wide running along the southerly boundary of the Washburn Forest and connecting to the east with the 200 foot wide right of way previously conveyed to Renewable Properties by Donald and Lorraine McKinnon. See paragraph 24 above. Based on tax stamps, the purchase price was \$250,000.00. Northern Pass is paying \$250 per lineal foot that the transmission line would run west to east across this parcel.
27. 02/06/12 1343/0666 Option from Norman Cloutier, of Stratford, NH and Albert Cloutier, Jr., of Stark, NH to Purchase an Easement on two Tracts or parcels of land believed to be in the vicinity of or on Clarksville Pond Road in Clarksville NH. The option does not expire until 12/31/2014. No option price is specified
28. 02/14/12 1344/0171 Warranty Deed from Floyd Richardson, Jr and Barbara McKenna of Somerville MA to Renewable Properties, Inc. of 105.8 acres of land on the easterly side of Holden Hill Road. Purchase Price based on tax stamps was \$535,000. [Note: this 105.8 acre parcel of land is bounded on the north by Lynn Placey's land on Holden Road and on the south by the land conveyed by Brian Placey to Renewable Properties, Inc. described in #26 above.] Northern Pass is paying almost \$300 per foot for the lineal distance that the transmission line would run north to south across this parcel.
29. 02/29/12 1345/0137 Warranty Deed from Monda Placey fka Monda McIntyre of Colebrook NH and Suzanne Fournier of Londonderry NH to Renewable

- Properties Inc. conveying Lot #6, 3rd Range and Lot #6 2nd Range properties in Stewartstown to Renewable Properties but excluding the land now owned by Lori Hodgman. The Tax Stamps on the deed (\$10,500) would indicate a \$700,000 purchase price. The deed after recording was marked returnable to Atty Michael Ruedig at Gallagher Callahan and Gartrell.
30. 03/15/12 1346/0001 Warranty deed from David Sage and Robin Sage of Colebrook to Renewable Properties, Inc, conveying 5 acres of land in Stewartstown (I believe the 5 acre parcel is near Mudget Mountain and that it bounds McAllister property to the south). Purchase price according to tax stamps was \$500,000.
 31. 04/04/12 1347/0340 Warranty deed from Ned White and his wife, B.J. White, both of Milton NH to Renewable Properties, Inc., conveying 8.4 acre camp and lot in Clarksville on the east side of Route 145 (south of the Clarksville town hall and north of the Eagles Nest property). The tax stamps indicate a purchase price of \$450,000. The deed after recording was marked returnable to Atty. Michael Ruedig at Gallagher Callahan and Gartrell.
 32. 04/04/12 1347/0338 Warranty deed from John Lugli and his wife, Jean Lugli, of West Hartford CT to Renewable Properties Inc., conveying a 31 Acre lot in Clarksville just south of the Washburn Forest and north of Haynes Road. The lot is identified as Clarksville tax map R-7-2 and it is also shown on Plan 2489 as recorded in the Coos County Deed Registry. This lot abuts SPNHF's Washburn Forest on the North for a distance of 873.1 feet. Tax stamps indicate a purchase price of \$150,000, which equates to a price of \$172.00 per lineal foot of HVDC corridor. The deed after recording was marked returnable to Atty. Michael Ruedig at Gallagher Callahan and Gartrell.
 33. 04/04/12 1347/0340 Warranty deed from Jeane Lugli of West Hartford and Dencie Donovan of Davie Florida to Renewable Properties, Inc., conveying 109.4 acre lot in Clarksville on the north side of Wizwell Road. It can be viewed on Plan 3220 recorded in Coos County Deed Registry. This lot abuts SPNHF's Washburn Forest on the North; the lot described in transaction 33 above on the West; and the McKinnon subdivided lot described in the transaction numbered 27 above on the East. Tax stamps indicate a purchase price of \$550,000. Based on the 2,300 lineal feet of the northern boundary of this property (the assumed planned location of the HVDC transmission line), this purchase price equates to \$239 per lineal foot of HVDC corridor. The deed after recording was marked returnable to Atty. Michael Ruedig at Gallagher Callahan and Gartrell.
 34. 04/05/12 1347/0448 and 1347/0452 Quitclaim deed from Brent Washburn and Mary Beth Washburn of Concord NH to Renewable Properties Inc. of 95 acres more or less in Pittsburgh on the west side of the Connecticut River just north of the Route 3 bridge over the Connecticut River. The quitclaim deed reserves a right of access to other land of the grantors and their family. It is quite complicated. The land of Elaine and J. Dane Starling is to the west and south of

- this parcel. The purchase price indicated by the tax stamps was \$500,000. The parcel is shown on Plan 3642 prepared by Coler and Colantonio also recorded on April 5th in the Coos Deed Registry. Immediately after the recording of 1347/0448, a quitclaim back from Renewable Properties Inc. to Bent Washburn and Mary Beth Washburn appears. It covers three small parcels (.893 acres, 1.961 acres, and .597 acres on the west side of the River and east of Route 3 (Main Street). These parcels are also shown on Plan 3642. Purchase price paid to Renewable Properties, Inc., for the three small parcels by the Washburns was \$2,667.00.
35. 4/12/12 1348/0003. Warranty deed from 07.25 LLC to Renewable Properties Inc. of the Stewartstown parcels previously acquired by 07.25 LLC from Lemieux and Hicks. See items 13 and 14 above. The deed recites that it is a noncontractual transfer and, therefore, no conveyance tax owed. (07.25 LLC was formed last July as a New Hampshire LLC by Michael Reudig at Gallagher Callahan and Gartrell. James Pietro is named as its manager. Pietro signed the deed conveying the property to Renewable Properties and Reudig at Gallagher Callahan and Gartrell prepared the deed.)
36. 5/31/12 1351/0649 Warranty deed from Kevin Edwards of Greensboro NC to Renewable Properties Inc. of parcels of land in Stewartstown together with easements for a purchase price of \$2.15 million.. The parcels of land involved are Lot 2, Range 2, Lot 2, Range 3 and Lot 1 Range 2 (total of 300 acres bordering easterly on the Dixville line) and another parcel of land (25 acres) bordering easterly side on the 300 acres parcel described above and westerly on the east side of Sugar Hill Road. The easements appear to be restricted to “silverculture” and logging activities, but include an easement over land of Lloyd Howe *et ux.* directly east of the head of Rusty’s Road.
37. 6/14/12 1352/0549 Easement from Lori Hodgman and Jason Hodgman (Lori’s spouse) of Stewartstown NH to Properties, Inc., allowing Properties, Inc., to place a transmission corridor 150 wide anywhere it wants on two lots owned by Lori Hodgman off of Heath Road in Stewartstown. Total acreage of two lots is 78.4 acres and a fairly new off-the-grid house is located on one of those lots. Tax stamps posted to the Easement deed is for \$40, indicating a purchase price of only \$2,667.00 or less, since the minimum conveyance tax is \$40.00. We know from family member revelations that Lori Hodgman was offered over \$2 million for these properties. It appears that the Easement deed is being done as a way to hide the true purchase price for the land. No land owner in their right mind would allow Northern Pass to have an easement anywhere on their property for \$2,677.00 or less. Query: Is there conveyance tax fraud here? See, in particular, NH Code of Administrative Rules Rev. 807.01 Transfers. “(a) The tax on any transfer, sale, or grant subject to tax shall be due on the earlier of: (1) The date the instrument effecting such transfer, sale, or grant is recorded; or (2) the date 30 days after the date of the sale, grant, or transfer.”

38. 6/26/2002 1353/0226 Warranty Deed from Bruce Jaycox and Barbara J. Jaycox of Hartland VT to Renewable Properties, Inc., dated June 20, 2012. Conveyed was a total of 37.5 acres of land identified as Lots 4, 5 and 6 on a Cowan Plan recorded in the Coos Registry of Deeds on August 11, 2003 as Plan No. 2057. The deed was prepared by and returned to Michael Ruedig of Gallagher, Callahan & Gartrell. The total tax stamps reveal a purchase price being paid of \$450,000. The transmission corridor across these three parcels would be approximately 1,100 feet in length. This represents a modest \$400 per foot for the transmission line corridor purchased from the Jaycox's. They should have returned my calls.
39. 7/05/12 1354/0063 Warranty Deed from Ricky and Juliette Morin of Belmont NH to Renewable Properties Inc. of 5 acres of land off of Sugar Hill Road in Stewartstown. Tax stamps indicate a purchase price of \$200,000. This property is due west of the Edwards parcel and leads in a straight line to the gap between the Coleman State Park parcels and the northern tip of the Balsam's Conservation area in Dixville.
40. 7/10/2012 1354/0830 Warranty Deed from Armand J. Boisvert, Trustee of the Diane B. Boisvert Trust and as Trustee of the Armand J. Boisvert Trust of East Andover NH to Renewable Properties, Inc. of a Stewartstown lot bounded by Rusty's Road on the north, Diamond Pond Road on the west and Sugar Hill Road on the east. This parcel is directly across Sugar Hill Road from the Morin parcel described in #40 above. Purchase Price based on tax stamps was \$160,000.
41. 7/13/2007 1354/0768 Warranty Deed from Lori Hodgman (joined by her husband, Jason) to Renewable Properties, Inc. of the same Stewartstown land previously conveyed by Easement Deed to Properties, Inc. See item 38 above. The deed tax stamps indicate a selling price of \$2 million. The deed was signed by the Hodgmans on June 12, 2012 indicating that the sale transaction closed the same day as the Easement transaction. The recording of the deed was thus 31 days after the closing. They probably intended to record one day earlier to comply with NH Code of Administrative Rules Rev. 807.01.
42. 7/27/2012 1356/0107 Warranty Deed from Mary Ball of Lancaster NH to Renewable Properties, Inc. of a 58 acres parcel of land in Stewartstown (south of the Hicks property previously sold to Renewable Properties, Inc.—see # 13 above). Tax stamps indicate a sales price of \$250,000. This deed is subject to and together with certain easements or rights of way that should be researched further in the Coos Registry since they predate the transactions available over the internet.
43. 8/16/2012 1357/0421 "Correcting Deed" from David and Robin Sage to Renewable Properties, Inc., adding an additional abutting parcel of land on Mudget Mountain to the parcel of land described in the Warranty Deed transaction recorded at 1346/0001 and described above at item number 31. The Correcting Deed states that the second parcel was omitted in error.

44. 8/24/2012 1357/0815 Warranty Deed from Wesley Shallow of Zepherville, Florida and Karlene Grover of Colebrook NH to Renewable Properties, Inc. of a 58 acre +/- parcel of land in Pittsburg, NH off of Halls Stream Road. Tax stamps indicate purchase price was for \$600,000.
45. 8/31/2012 1358/0557 Warranty Deed from Richard and Pauline Thibeault of Pittsburg NH and Denise Thibeault of Franklin NH to Renewable Properties, Inc., of a 50 acre parcel of land in Pittsburg as shown on Plan 03695, together with a nonexclusive right to use a 30 foot wide "woods road" that runs across other land of the Thibeaults from the property described in item 45 above to subject 50 acre parcel. The tax stamps indicate a purchase price of \$750,000.00
46. 10/05/2012 1360/0997 Warranty Deed from Monda Placey of Colebrook NH and Suzanne Fournier of Londonderry NH dated October 4, 2012 conveying 152 acres of land in Stewartstown to Renewable Properties, Inc. The property description is for certain parts of Lot 10 in Range 3 and certain parts of Lots 9 and 10, Range 4, with boundaries on the north with land of the McAllaster brothers, on the east by land owned by Albert Lovering, and on the south by land of the McAllaster brothers and Andrew McConnell. There is no description of any westerly bound. Tax stamps of \$3000 would translate to a purchase price of \$200,000. There is also recorded a related Affidavit of the Grantors at 1360/0995.
47. 10/12/2012 1361/0463 Warranty Deed from J. Dane Starling and Elaine Starling of Shingle Springs, CA 95682 conveying approximately 450 acres of land in Pittsburg to Renewable Properties, Inc. The lot is referred to on the Pittsburg tax map as Lot A1-28 and is bounded in part by other land of Renewable Properties, Vermont, the Connecticut River, Dunn and Thibeault. Tax stamps of \$61,875 equate to a purchase price of \$4,125,000.
48. 10/19/2012 1362/0168 Warranty Deed from Steven L. Jones and Diana R. Jones, husband and wife, of Portsmouth NH to Renewable Properties, Inc. conveying 7.12 acres of land on the southwesterly corner of Diamond Pond Road and Heath Road in Stewartstown NH. According to the tax stamps of \$7,385, the purchase price for this property was \$492,333. I do not know if there are any structures on the property. The deed was dated July 27, 2012, but was not recorded until October 19th. This property can be viewed on Plan number 01571 recorded in the Coos Deed Registry. It is Lot No. 1 as shown on that Plan. It is curious that the deed from the Jones's was not recorded until almost 3 months after it was executed. This delay may be explained by the following transaction also between the Jones's and Renewable Properties. On the same date, 10/19/2012, at 1362/0171 there is also recorded an Easement Deed from Steven L. Jones and Diana R. Jones, husband and wife, of Portsmouth NH to Renewable Properties, Inc. conveying a 100 foot wide easement across the northerly boundary of Lot No. 2 shown on Plan number 01671. The Easement area (2.2 acres) runs across the southerly boundary of Lot No. 1 and is a strip of land running east to west on the northerly side of Lot No. 2. The total acreage of Lot No. 2 is 7.25 acres more

- or less and it appears to have a structure on it according a Plan of the easement area dated October 10, 2012 prepared by NP's surveyors at Coler and Colantonio and recorded as Plan number 03079. The Easement Deed is dated October 16, 2012. Tax stamps of \$115 equate to a purchase price of \$7,667. Accordingly, the total paid for these two transactions is \$500,000.
49. 11/02/2012 1363/0380 Warranty Deed from Kymberly Crawford (aka Kimberly Crawford) of Manchester, NH, and Suzanne Fournier of Londonderry, NH, conveying 35.608 acres of land on the South side of Noyes Road in Stewartstown. Property is shown on Plan No. 03713 prepared by Coler & Colantino and dated 10/23/2012. According to this Plan, the abutting properties are Easterly: Maxine Paonessa; southerly Rod and Donna McAllister; westerly Rod and Donna McAllister; northerly, Noyes Road and Rod and Donna McAllister, partly by each. The deed recites, among other things, that it is also conveying "all of the Grantors' right, title and interest in and under Noyes Road." Tax stamps of \$4,650 equate to a purchase price of \$310,000.00.
 50. 11/14/12 1364/456 Notice of Ground Lease from Bayroot, LLC to Renewable Properties, Inc. on property in Dixville, Dix's Grant, Millsfield and Dummer. Lease is for initial term ending 71/17 for development of a Transmission Line Facility and a Wind Energy Facility with a right to extend so the total lease term would be 98 years. No material terms of the lease are revealed in the filing and no tax stamps were paid.
 51. 12/14/12 1366/0724 Quitclaim Deed from Jonathan H. LeBlanc and Alfred J. LeBlanc, III, both of Clarksville NH of 226 acres in Clarksville abutting Routes 145 on the east and the Bilodeau property and Wiswell Road on the north. RPI also conveys back 11 acres around the homestead where the Grantors' father lives. Tax stamps of \$24,000 indicate a selling price of 1.6 million for this transaction. Property is shown on Plan #3729 recorded in the Coos Deed Registry.
 52. 01/11/2013 1368/0771 Warranty Deed from the six children of Roger Sylvestre (Roger signed for them as POA) of Clarksville NH and New Market NH conveying 320 acres more or less to Renewable Properties, Inc. Property is on Clarksville Pond Road in Clarksville NH and is shown as Lot 1 on a subdivision done in 1989 and recorded in the Coos Deed Registry as Plan # 362B. This property has a northerly boundary of 3,319 feet along land of the Connecticut Lakes Headwaters Forest connecting property of Renewable Properties Inc. purchased from Washburn on the west and property of Cloutier on the east over which Renewable Properties Inc., has recorded an option to acquire an easement for the transmission line. The tax stamps of \$75,000 would equate to a purchase price of \$5 million. Ignoring the value of the farm buildings and homestead, this purchase price equates to a payment of just over \$1500 per lineal foot of transmission line corridor.
 53. 01/18/2013 1369/0226 Warranty Deed from Suzanne Fournier of Londonderry NH of 38.4 acres in Stewartstown to Renewable Properties, Inc. Deed is dated

- 01/11/2013. Property is shown as Lot 1 on Plan # 3264 recorded in the Coos County Deed Registry. Property is located south of the properties formerly owned by Lori Hodgman and north of the Heath Road.. Tax stamps of \$3375 indicate a selling price of \$225,000.
54. 01/18/2013 1369/0229 Warranty Deed from Hank Placey of Stewartstown, NH to Renewable Properties, Inc. of his land in Lot 7 of Range 3 in Stewartstown bounded on the North by the property formerly owned by Fred Williams; on the East by Holden Hill Road; on the South by the Heath Road; and on the West by Bear Rock road and land of Donald Placy [sic Placey]. The deed is dated 01/16/2013. Tax stamps of \$5700 indicate a selling price of \$380,000.
55. 02/18/2013 1370/ 0674, Warranty Deed from Audrey W. Noyes of Colebrook, NH, Elizabeth J. Frizzell of Colebrook, NH, Kevin Wiswell of Canton, Maine, and Erwin G. Wiswell of Alexandria NH to Renewable Properties, Inc. of two parcels of land in Clarksville NH. The deed was recorded last Friday, February 8, 2013. Tract One is a parcel containing 66 2/3 acres more or less situated on the east side of Route 145 (believed to be opposite the LeBlanc property--but this needs to be confirmed); and Tract Two is a parcel containing 16.5 acres more or less bounded on the North by land of Coleman Keaser; southerly and easterly by land of Will Grover and westerly by land of the Almon Young Estate, together with all right title and interest in certain rights of way and easements "which may be appurtenant to the property...." Tax stamps indicate a purchase price of \$500,000
56. 03/01/13 1372/0231: Warranty deed from Landon and Lisette Placey conveying their 11/32 interest in the Williams Lot (Stewartstown Map A2, Lot 24) to Renewable Properties, Inc. The Williams Lot is said to contain approximately 153 acres. Tax Stamps indicate a sales price of \$150,000.00. Documents appear to have been prepared or filed by Devine Millimet & Branch. The Williams Lot is located between the two Lynne Placey parcels of Stewartstown property on which she sold SPNHF a conservation easement. The Williams Lot is now owned by Lynne Placey (1/8), Rod and Donna McAllaster (1/4), Peter and Hilda Weiner (9/32) and Renewable Properties, Inc. (11/32). Rod and Donna McAllaster have granted SPNHF an option to acquire their 25% interest in the Williams Lot.
57. 03/22/13 1373/0450: Warranty Deed from Hilda and Peter Weiner, Trustees, to Renewable Properties, Inc. ("RPI"), conveying a 9/32 interest in the Williams Lot (Stewartstown Map A2, Lot 24) to Renewable Properties, Inc. According to the immediately preceding transaction, the Williams Lot contains approximately 153 acres. Tax stamps of \$11,235 indicate a selling price of \$749,000. Given the prior RPI purchase of Landon and Lisette Placey's interest in this property, it appears that RPI now owns a majority interest in this parcel.
58. 03/22/13 1373/0454: Warranty Deed from Lucille Raurendeau and Jacques Laurendeau, Trustees, of Auburn, NH to Renewable Properties Inc., conveying a

½ acre parcel of land in Clarksville on the easterly side of Route 145. The tax map parcel is not identified. (It is possible, but not confirmed, that this parcel is located somewhere across Route 145 from the LeBlanc purchase of RPI identified in number 51 above.) Tax stamps indicate a sales price of \$200,000

59. 4/26/13, 1375/0951: Warranty Deed from William C. Weir, Sr. and Pauline Weir, as trustees of their own respective trusts, conveying 20.05 acres of land in Stewartstown to Renewable Properties, Inc. This is the Weir lot that Northern Pass needed to enter Stewartstown after making crossing the former Sylvestre property and making the turn south across the Cloutier property over which it holds an option. The Weir deed indicates that \$60,000 in transfer taxes were paid making this a \$4,000,000 purchase or \$200,000 per acre
60. 4/26/13, 1375/0958: Warranty deed from Peter Weiner and Hilda Weiner, Trustees of the Hilda Weiner Revocable Trust, conveying 153.61 acres of land in Stewartstown to Renewable Properties Inc. This is the so-called Knights Place north of Lynn Placey's property on Holden Hill Road. The deed indicates that \$63,787 in tax stamps were paid making hi a \$4,252,467 purchase or \$27,684 per acre.
61. 5/24/13, 1377/0986: Warranty deed from Kymberly Gemma Crawford of Manchester NH to Renewable Properties, Inc., conveying 4.45 acres of property in Stewartstown at the northeasterly intersection of Deadwater Road and Bear Rock Road. The parcel is abutted by Arlene Placey Riendeau's property on the east and north. Tax stamps of \$825 indicate a purchase price of only \$55,000.

| Item Number | Town | Comment | Acreage | Purchase Price Paid |
|-------------|-------------------|-------------------------|--------------|---------------------|
| 1 | Pittsburg | | 34.90 acres | 55,667 |
| 2 | Pittsburg | | 16.60 acres | 26,333 |
| 3 | Pittsburg | | 275.95 acres | 195,000 |
| 4 | Columbia/Dixville | Southeastern Pass | 433.00 acres | 300,000 |
| 5 | Colebrook | | 12.23 acres | 66,533 |
| 6 | Columbia | Orig. Primary | 329.00 acres | 130,000 |
| 7 | Stewartstown | | ? | 110,000 |
| 8 | Clarksville | | 12.00 acres | 90,000 |
| 9 | Stewartstown | | 8.28 acres | 120,000 |
| 10 | Stewartstown | | 47.67 acres | 89,933 |
| 11 | Stewartstown | | 5.00 acres | 24,000 |
| 12 | Stewartstown | | ? | 60,000 |
| 13 | Stewartstown | 07.25 LLC is purchaser | 50 +/- acres | 210,000 |
| 14 | Stewartstown | 07.25 LLC is purchaser | 50 +/- acres | 156,000 |
| 15 | Stewartstown | | 2.00 acres | 35,000 |
| 16 | Clarksville | Alternate | 91.10 acres | 275,000 |
| 17 | Clarksville | | 144.00 acres | 535,000 |
| 18 | Clarksville and | Washburn Gravel Pit & 2 | ?? | 1,400,000 |

| | | | | |
|-----|--|--|--|-----------|
| | Colebrook | other parcels | | |
| 19 | Franklin Campground | Merrimack County | | 2,350,000 |
| 20 | Stewartstown | | 21.60 acres | 99,000 |
| 21 | Colebrook | | 109.00 acres | 125,000 |
| 22 | Clarksville | | 141.40 acres | 580,000 |
| 23 | Clarksville | D. McKinnon | 60 acres + easement | 400,000 |
| 24 | Stewartstown | Landon Placey | | 675,000 |
| 25 | Stewartstown | Brian Placey | 100.00 acres | 530,000 |
| 26 | Clarksville | G. McKinnon | 6.84 acres | 250,000 |
| 27 | Clarksville | Norman Cloutier & Albert Cloutier, Jr. | Option to Purchase Easement | 0 |
| 28 | Stewartstown | Barbara McKenna and Floyd Richardson Jr. | 105.8 acres | 535,000 |
| 29 | Stewartstown | Monda Placey aka Monda McIntyre and Susan Fournier | ?? | 700,000 |
| 30 | Stewartstown | David and Robin Sage | 5 acres | 500,000 |
| 31 | Clarksville | Ned and B.J. White | 8.4 acres | 450,000 |
| 32 | Clarksville | John and Jean Lugli | 31 acres | 150,000 |
| 33 | Clarksville | Jean Lugli and Dencie Donovan | 109.4 acres | 550,000 |
| 34 | Pittsburg | Brent and Mary Beth Washburn | 95 acres | 500,000 |
| 35 | Stewartstown | 07.25 LLC to Renewable Properties Inc. See 13 & 14 | | 0 |
| 36 | Stewartstown | Kevin Edwards to Renewable Properties Inc. | 325 acres | 2,125,000 |
| 37 | Stewartstown | Hodgman | 78.4 acres | 2,667 |
| 38 | Stewartstown | Jaycox Heath Road parcels | 37.5 acres | 450,000 |
| 39 | Stewartstown | Morin to Renewable Properties, Inc. | 5 acres | 200,000 |
| 40 | Stewartstown | Boisvert, Trustee to Renewable Properties, Inc. | ? acres | 160,000 |
| 41 | Stewartstown | Hodgman to Renewable Properties Inc. | 78.4 acres | 2,000,000 |
| 42 | Stewartstown | Ball to Renewable Properties, Inc. | 58 acres | 250,000 |
| 43 | Stewartstown | Sage to RPI correcting deed | | 0 |
| 44 | Pittsburg | Shallow and Grover to RPI | 58 acres | 600,000 |
| 45 | Pittsburg | Thibeault | 50 acres | 750,000 |
| 46 | Stewartstown | Monda Placey and Suzanne Fournier | 152 acres | 200,000 |
| 47 | Pittsburg | Starling | 450 acres +/- | 4,125,000 |
| 48 | Stewartstown | Jones | 7.12 acre sale & 2.2 acre easement | 500,000 |
| 49. | Stewartstown | Crawford & Fournier | 35.608 acres | \$310,000 |
| 50. | Dixville, Dix's Grant, Millsfield, Dummer | Bayroot LLC | Notice of 98 year ground | 0 |

| | | | | |
|---|--------------|--|------------------------------|------------------------|
| | | | lease | |
| 51. | Clarksville | LeBlanc | 215 acres | 1,600,000 |
| 52. | Clarksville | Sylvestre | 320 acres | 5,000,000 |
| 53. | Stewartstown | Suzanne Fournier | 38.4 acres | 225,000 |
| 54. | Stewartstown | Hank Placey | ? acres | 380,000 |
| 55. | Clarksville | Audrey Noyes, Elizabeth Frizzell, Kevin Wiswell, Erwin Wiswell | 2 parcels totaling 83+ acres | 500,000 |
| 56. | Stewartstown | Landon and Lisette Placey | 11/32 interest in 153 acres | 150,000 |
| 57. | Stewartstown | Hilda and Peter Weiner, Trustees | 9/32 interest in 153 acres | 750,000 |
| 58. | Clarksville | Lucille and Jacques Laurendeau, Trustees | ½ acre | 200,000 |
| 59. | Stewartstown | William Weir and Pauline Weir, Trustees | 20 acres | 4,000,000 |
| 60. | Stewartstown | Hilda and Peter Weiner, Trustees | 153.61 acres | 4,252,467 |
| 61. | Stewartstown | Kymerly Gemma Crawford | 4.45 acres | 55,000 |
| TOTAL RECORDED PURCHASES TO DATE | | | 4,481.77 | \$41,057,600.00 |