

Property Address Tax Map 003-002-009
Ashland, NH



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Public Water Available on Winter St.

Location: _____

Malfunctions: _____

Date of Installation: _____

Date of most recent water test: _____

Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____

Type of system: Public Sewet Available on Winter St.

Location: _____

Malfunctions: _____

Age of system: _____

Date most recently serviced: _____

Name of Contractor who services system: _____

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3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?
Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.
Yes No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)
Yes No

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

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8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: Tax Map 003-002-009, Ashland, NH

Unit Number (if applicable): _____

Town: Ashland, NH

[Signature]
SELLER

3/01/21
Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date

Mill Pond
[Signature]

I/We MILL POND ASSOCIATES of _____

ASHLAND, NH

(unmarried) (husband and wife) for consideration paid, grant to the Ashland Electric Department, a municipally owned company having a mailing address of Post Office Box Number 517, Ashland, New Hampshire 03217 and the New England Telephone and Telegraph Company, a corporation duly organized under the laws of the State of New York and having a mailing address of 185 Franklin Street, Boston, Massachusetts 02107, their respective successors and assigns forever, with warranty covenants, the RIGHT and EASEMENT to erect, operate, repair, maintain, replace, and remove poles, wires, and other apparatus necessary for the transmission and distribution of electricity and/or telephone service on and over my/our land in the Town of ASHLAND.

County of GRAFTON, State of N.H., more particularly described as follows:

Land on the PAPER MILL side of _____ bounded northerly by land of _____, southerly by land of _____, easterly by land of _____ and westerly by land of _____.

Said Right of Way shall not exceed 50 feet in width and the Location thereof shall be determined by and become permanent upon the erection of said lines.

This conveyance shall include (1) the right to clear and keep clear a strip of all trees and underbrush by such means as the grantees may select, and to remove all structures or obstructions which are now or may hereafter be found within the limits of the above described strip and (2) the right to remove from the grantors premises adjoining said Right of Way all such trees as in the judgement of the grantees may interfere with or endanger said lines or their maintenance or operation.

The grantor(s) hereby covenant(s) that neither he/she/they nor his/her/their heirs, administrators and assigns will erect or permit any structure upon said strip, which in the judgement of the grantees, their successors or assigns might interfere with the proper maintenance of said lines.

The parties, by delivering and accepting this conveyance, agree that all understandings and negotiations, written or verbal, heretofore made by the parties or their representatives with respect to the conveyance are hereby waived and cancelled, and that there are no agreements, representations or understandings with respect to this conveyance not herein mentioned.

All poles-wires and other facilities on said premises shall remain the property of the Grantees and shall be removable at their option.

I Tom Samyn wife/husband of said grantor, release to said grantees all rights of dower/curtesy and homestead and other interest therein.

Witness my/our hand(s) and seal(s) this 30th day of Sept, 1983.

Cecia C. Closson
Witness

Tom Samyn

Ward D'Elia
Witness

Tom Samyn

State of New Hampshire/ Ashland, County of Grafton

The foregoing instrument was acknowledged before me this 30th day of Sept., 1983, by Cecia C. Closson, Tom Samyn (and) Ward D'Elia of mill Pond Associates

My Commission expires: _____
Suzanne Holden-Martin
Justice of the Peace/Notary Public

QUITCLAIM DEED
(Statutory Form)

between

MARY B. FLETCHER

and

MARK S. MERTENS

WRAFTON COUNTY
REGISTRY OF DEEDS
RECEIVED 1:35 PM OCT. 2, 1981
RECORDED: LIBER 1432 VOLIO 119
JAMES, ATTES REGISTER 821

J. Colin Lizotte

J. COLIN LIZOTTE
ATTORNEY AT LAW

38 ELM STREET
MILFORD, NEW HAMPSHIRE 03055

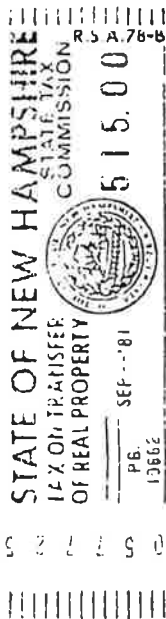
QUITCLAIM DEED

(Statutory Form)

I, MARY B. FLETCHER, of 11 Mont Vernon Street, Milford, County of Hillsborough and State of New Hampshire, for consideration paid, grant to MARK S. MERTENS, of 349 Frost Pond Road, Glen Head, County of Nassau and State of New York, with quitclaim covenants, the following tract or parcel of land:

All that certain tract or parcel of land situated in the Village of Ashland, County of Grafton and State of New Hampshire, bounded and described as follows:

Beginning at the southerly side of Squam River at the highway called Winter Street; thence running northerly $25\ 1/2^\circ$ east by said highway sixteen (16) rods; thence north $38\ 3/4^\circ$ west twenty-two (22) rods six (6) links; thence north $29\ 1/2^\circ$ east seventeen (17) rods nine (9) links; thence north $20\ 7/8^\circ$ west sixteen (16) rods ten (10) links; thence north $51\ 1/4^\circ$ west nineteen (19) rods twenty-two (22) links; thence north $72\ 3/4^\circ$ west about sixty-two (62) rods twenty-five (25) links to land of the Green Grove Cemetery Association; thence southerly by said Cemetery Association's land thirty-eight (38) feet; thence northwesterly by said Cemetery Association's land sixty (60) feet; thence north $72\ 3/4^\circ$ west about one hundred fifty (150) feet to a corner; thence south $24\ 1/2^\circ$ west thirty-nine (39) rods fourteen (14) links to the Boston, Concord and Montreal Railroad; thence southeasterly by said railroad forty-one (41) rods fifteen (15) links; thence south $89\ 3/4^\circ$ east fourteen (14) rods; thence south $3/4^\circ$ west twenty-two (22) rods, crossing the said railroad and a small island to the south bank of said Squam River as the same now runs; thence up the said river in a northeasterly direction, according to its course, to the dam at the foot of the mill pond; thence on the southerly side or margin of said pond and including the same, southeasterly by two lines five (5) rods fifteen (15) links and two (2) rods nineteen (19) links; thence northeasterly by said margin in different lines five (5) rods twenty-two (22) links, six (6) rods eleven (11) links, fourteen (14) rods six (6) links, eight rods three (3)



links to a corner; thence in a southeasterly direction by said margin twelve (12) rods five (5) links, to the highway called Winter Street at the southerly side of said Squam River and the point of beginning. Containing by estimation about thirty-two (32) acres of land in addition to the water.

Together with such buildings and structures as are now on said premises, including a turbine in the foundation of the now destroyed main building, all in AS IS condition. Also conveying herewith the right of an open passway three (3) rods wide from the northerly side of the granted premises to the highway leading from Ashland Village to Plymouth, beginning with its easterly line at a cherry tree standing near the northerly line of said premises and near the ravine passing down upon the flats on said premises, thence to said highway, so as to strike it at right angles; also any right of the grantor to take and conduct water by an acqeduct to the granted premises from a spring at or near the house formerly of George W. Mitchell; also with the benefits and subject to the terms and provisions of a certain agreement entered into between Levi Clough and said Charles T. and Herbert A. Wilder, dated April 16, 1877, and recorded with Grafton County Deeds, Libro 361, Folio 236, special reference to which is hereby made.

The above described premises are conveyed subject, to the extent applicable, to a certain sewer easement granted to the Town of Ashland by deed dated June 17, 1968, and recorded in the Grafton County Registry of Deeds, Libro 1072, Folio 247 and to such rights, easements, covenants, restrictions, conditions, reservations and title defects as may exist, including those affecting the use of said premises, whether by deed or otherwise.

Being the same land conveyed to Charles T. Wilder and Herbert A. Wilder, doing business under the name of Wilder and Company, by deed of Charles Wright and others dated September 15, 1871, and recorded with Grafton County Deeds, Libro 320, Folio 294, and by deed of Franklin Scribner dated September " 14, 1871, and recorded with said deeds, Libro 324, Folio 524, except a small portion of land not included in the above description conveyed by the said Wilders to the Green Grove Cemetery Association by deed dated June 12, 1876, and recorded with said deeds, Libro 348, Folio 95. Being also the first parcel of land described in paragraph 1. (2) of the deed from Continental Paper and Bag Corporation, ETA, to Isidore Baum, dated

September 28, 1937, and recorded in said Registry of Deeds, Book 672, Page 553. For grantor's title see deed of Fletcher Eastern Corporation to Mary B. Fletcher, dated December 30, 1976, and recorded in said Registry of Deeds, Libro 1315, Folio 890.

This conveyance is made subject to all real estate taxes upon the above described premises due and owing to the Town of Ashland, which taxes the grantee assumes and agrees to pay.

This is not homestead property.

IN WITNESS WHEREOF, I have hereunto set my hand this 29th day of September, 1981.

Margaret Adams
Witness

Mary B. Fletcher
Mary B. Fletcher

State of New Hampshire
County of Hillsborough

On this the 29th day of September, 1981, before me J. Colix
LIZOTTE, the undersigned officer, personally appeared MARY B. FLETCHER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

J. Colix Lizotte
Justice of the Peace - Notary Public
My Commission expires: _____

Received and recorded: October 2, 1981 1:35 P.M.

WARRANTY DEED

MILL POND ASSOCIATES, a general partnership organized and existing under the laws of the State of New Hampshire, with a principal place of business in the Town of Ashland, County of Grafton and State of New Hampshire, for consideration paid, grants to GOLDEN POND HYDRO-ELECTRIC COMPANY, INC., a corporation organized and existing under the laws of the State of New Hampshire, with a principal place of business at Portsmouth, County of Rockingham and State of New Hampshire, with a post office address of 40 Bridge Street, Portsmouth, New Hampshire, 03801, with WARRANTY COVENANTS,

A certain tract or parcel of land, together with the buildings and improvements located thereon, situate in the Town of Ashland, County of Grafton and State of New Hampshire, depicted as Lot #1, containing 33,370 square feet on a plan entitled "Subdivision Plat for Elizabeth A. and Mark S. Mertens, Grafton County, Ashland, New Hampshire", prepared by Hodges & Hayden, Holderness, New Hampshire, dated August 24, 1981, and revised July 27, 1982, and further depicted as Lot #1 on a plan entitled "Property of Elizabeth A. and Mark S. Mertens (former Ashland Paper Mill) Showing Overall Parcel and Lot to be Subdivided for Hydro Site", prepared by Hodges & Hayden, both of which plans are recorded in the Grafton County Registry of Deeds as Plan #1612, which premises are more particularly bounded and described as follows:

Beginning at a point on the southerly shore of Squam River at the southwest corner of the within described premises, thence running in a general northeasterly southerly and southeasterly direction along the southerly shore of said River and the Mill Pond, also known as Wilder Pond, to a point at the southeasterly corner of the within described premises which lie North 89° 16' 56" East a distance of 119.27 feet from the point of beginning; thence turning and running North 9° 17' 42" West a distance of 182.55 feet to a point at the northeast corner of the within described premises; thence turning and running South 88° 50' 31" West a distance of 215.00 feet to a drill

hole set in a retaining wall; thence turning and running along said retaining wall South 2° 19' 44" East a distance of 71.11 feet to a point at land now or formerly of the Boston and Maine Railroad; thence turning and running South 49° 53' East a distance of 162.00 feet, more or less, to the point of beginning.

This conveyance is made together with the benefits and subject to the terms and provisions of a certain Agreement entered into between Levi Clough and Charles T. Wilder, et al, dated April 16, 1877, and recorded in the Grafton County Registry of Deeds at Volume 361, Page 236.

EXCEPTING AND RESERVING, however, to the Town of Ashland, New Hampshire, such rights with respect to the construction and maintenance of a sewer line as were acquired by it under instrument dated June 17, 1968, and recorded in the Grafton County Registry of Deeds at Volume 1072, Page 247.

This conveyance is made subject to such rights as the Boston and Maine Railroad acquired under Quitclaim Deed of Continental Paper & Bag Corporation to it, dated November 12, 1935, and as recorded in the Grafton County Registry of Deeds at Volume 657, Page 537.

This conveyance is further made subject to such rights of flowage and drainage and utility easements as may exist.

MEANING AND INTENDING hereby to describe and convey a portion of the premises described in and conveyed by the Quitclaim Deed of Mary B. Fletcher to Mark S. Mertens, dated September 29, 1981, and recorded in the Grafton County Registry of Deeds at Volume 1432, Page 19.

MEANING AND INTENDING hereby to describe and convey a portion of the premises described in and conveyed by the Quitclaim Deed of Mark S. Mertens and Elizabeth A. Mertens to Mill Pond Associates, grantor herein, dated May 21, 1983, and recorded in the Grafton County Registry of Deeds at Volume 1476, Page 336.

The structures and improvements located on the within conveyed premises are conveyed in condition "AS IS".

This conveyance is made together with all right, title and interest of the grantor in and to dam rights, rights of flowage and rights of drainage as may exist.

The within conveyed premises are conveyed together with the following rights and easements, for the benefit of said premises, which shall be deemed to run with the land:

(a) The right to pass and re-pass, in common with others entitled thereto, at the grantee's own risk, over and across a certain right-of-way, 50 feet in width, running from the within described premises to Winter Street, which right-of-way is depicted as an unnamed roadway on Sheet 2 of the aforementioned plans recorded in the Grafton County Registry of Deeds as Plan #1612, reserving to the grantor, its successors and assigns, the right to change the exact location of said 50 foot right-of-way, from time to time.

(b) The non-exclusive right to dredge and remove soil, rocks, and sediment from Mill Pond, provided that any such dredging and removal operation shall be performed at the grantee's own expense and risk, and in compliance with any and all statutes and ordinances governing same now or hereafter in force and effect.

(c) The right to erect and maintain poles, supports, guys and wires over and across Lot #2 as depicted on the aforementioned plan, for purposes of providing the within conveyed premises with electricity and telephone service. The exact location of said poles, supports, guys and wires shall be by mutual consent of the parties and shall thereupon become permanent.


(d) The right to raise the water level in Mill Pond to a height of 496.7 feet above approximate mean sea level, based upon an assumed bench mark of 500 feet above approximate mean sea level located at the top of the foundation wall on the westerly side of Mill Pond.

(e) The right to maintain slopes and embankments along the shore of Mill Pond on remaining land of the grantor.

The within conveyed premises are conveyed subject to such utility easements as may exist, and the existing mortgage of Ashland Paper Mills, Inc., to J.C. Duane, dated May 25, 1939, and recorded in the Grafton County Registry of Deeds at Volume 682, Page 548.

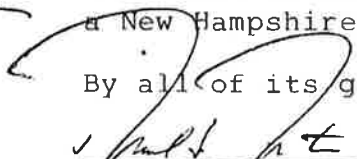
The within conveyed premises do not constitute homestead premises of any of the general partners of Mill Pond Associates or their respective spouses.

IN WITNESS WHEREOF, MILL POND ASSOCIATES, by all of its general partners, has caused these presents to be executed this 27 day of July, 1983.


JACOB I. HIRSCHHORN
Notary Public, State of New York
No. 6913300
Qualified in Kings County
Certificate Filed in New York County
Commission Expires March 30, 1984

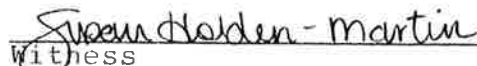
MILL POND ASSOCIATES,
a New Hampshire general partnership

By all of its general partners:


Mark S. Mertens


William W. Cantlin

Witness


Witness

Witness

Witness

Tom Samyn

Ward D'Elia

STATE OF ^{NY}
COUNTY OF ^{NY}

July 27, 1983.

BEFORE ME, the undersigned officer, personally appeared MARK S. MERTENS and acknowledged that he executed the foregoing instrument as his voluntary act and deed as general partner of MILL POND ASSOCIATES.

JACOB I. HERSHHORN
Notary Public, State of New York
N.Y. 09122
Qualified in Kings County
Certificate Filed in New York County
Commission Expires March 30, 1984

James D. Kumbler
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, SS.

July 28, 1983.

BEFORE ME, the undersigned officer, personally appeared WILLIAM W. CANTLIN, and acknowledged that he executed the foregoing instrument as his voluntary act and deed as general partner of MILL POND ASSOCIATES.

My Commission Expires August 21, 1986

Suzanne Holden - martin
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, SS.

July 28, 1983.

BEFORE ME, the undersigned officer, personally appeared TOM SAMYN, and acknowledged that he executed the foregoing instrument as his voluntary act and deed as general partner of MILL POND ASSOCIATES.

John J. McCormack
Notary Public/Justice of the Peace

STATE OF NEW HAMPSHIRE
COUNTY OF GRAFTON, SS.

July 28, 1983.

BEFORE ME, the undersigned officer, personally appeared WARD D'ELIA, and acknowledged that he executed the foregoing instrument as his voluntary act and deed as general partner of MILL POND ASSOCIATES.


John J. McCormack
Notary Public/Justice of the Peace

INDEMNIFICATION AGREEMENT

FOR VALUE RECEIVED, MILL POND ASSOCIATES, a New Hampshire general partnership with a principal place of business at Ashland, County of Grafton and State of New Hampshire, hereby agrees to indemnify and hold harmless GOLDEN POND HYDRO-ELECTRIC COMPANY, INC., a corporation organized and existing under the laws of the State of New Hampshire, with a principal place of business at 40 Bridge Street, Portsmouth, New Hampshire, from any and all liability and expenses for claims made by, through or under J.C. Duane, as mortgagee under the undischarged mortgage of Ashland Paper Mills, Inc., to J.C. Duane, dated May 25, 1939, and recorded in the Grafton County Registry of Deeds at Volume 682, Page 548, relative to certain premises described in the Warranty Deed of MILL POND ASSOCIATES to GOLDEN POND HYDRO-ELECTRIC COMPANY, INC., a copy of which is attached hereto and incorporated by reference.

IN WITNESS WHEREOF, MILL POND ASSOCIATES has caused this instrument to be executed by Ward D'Elia, a general partner, duly authorized to execute same on behalf of the partnership, this 28th day of July, 1983.

MILL POND ASSOCIATES,
a New Hampshire general partnership



Witness

By: 

Ward D'Elia
General Partner,
Duly Authorized

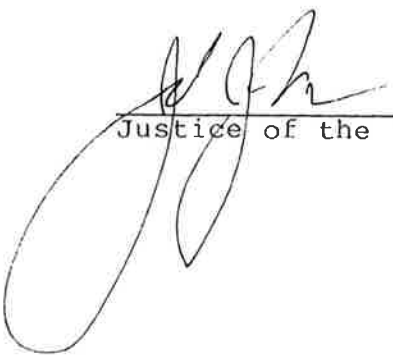
STATE OF NEW HAMPSHIRE)

GRAFTON

) ss.

July 28, 1983.

BEFORE ME, the undersigned officer, personally appeared
WARD D'ELIA who acknowledged himself to be a general partner of
MILL POND ASSOCIATES, a general partnership, and that he, as such
general partner, being authorized so to do, executed the fore-
going instrument for the purposes therein contained by signing
the name of the general partnership by himself as general
partner.



Justice of the Peace

My Commission Expires:

20

QUITCLAIM DEED

WE, MARK S. MERTENS and ELIZABETH A. MERTENS, husband and wife, both of Glen Head, County of Nassau and State of New York, for consideration paid, grant to MILL POND ASSOCIATES, a general partnership organized and existing under the laws of the State of New Hampshire, with a principal place of business at Ashland, County of Grafton and State of New Hampshire, and a post office address of 26 Main Street, Ashland, New Hampshire, 03217, with QUITCLAIM COVENANTS,

A certain tract or parcel of land situate in the Town of Ashland, County of Grafton and State of New Hampshire, more particularly bounded and described as follows:

Beginning at the southerly side of Squam River at the highway called Winter Street; thence running northerly $25 \frac{1}{2}^{\circ}$ east by said highway sixteen (16) rods; thence north $38 \frac{3}{4}^{\circ}$ west twenty-two (22) rods six (6) links; thence north $29 \frac{1}{2}^{\circ}$ east seventeen (17) rods nine (9) links; thence north $20 \frac{7}{8}^{\circ}$ west sixteen (16) rods ten (10) links; thence north $51 \frac{1}{4}^{\circ}$ west nineteen (19) rods twenty-two (22) links; thence north $72 \frac{3}{4}^{\circ}$ west about sixty-two (62) rods twenty-five (25) links to land of the Green Grove Cemetery Association; thence southerly by said Cemetery Association's land thirty-eight (38) feet; thence northwesterly by said Cemetery Association's land sixty (60) feet; thence north $72 \frac{3}{4}^{\circ}$ west about one hundred fifty (150) feet to a corner; thence south $24 \frac{1}{2}^{\circ}$ west thirty-nine (39) rods fourteen (14) links to the Boston, Concord and Montreal Railroad; thence southeasterly by said railroad forty-one (41) rods fifteen (15) links; thence south $89 \frac{3}{4}^{\circ}$ east fourteen (14) rods; thence south $3 \frac{1}{4}^{\circ}$ west twenty-two (22) rods, crossing the said railroad and a small island to the south bank of said Squam River as the same now runs; thence up the said river in a northeasterly direction, according to its course, to the dam at the foot of the mill pond; thence on the southerly side or margin of said pond and including the same, southeasterly by two lines five (5) rods nineteen (19) links; thence northeasterly by said margin in different lines five (5) rods twenty-two (22) links, six (6) rods eleven (11) links, fourteen (14) rods six (6) links, eight (8) rods three (3) links to a corner; thence in a southeasterly direction by said margin twelve (12) rods five

(5) links, to the highway called Winter Street at the southerly side of said Squam River and the point of beginning. Containing by estimation about thirty-two (32) acres of land in addition to the water.

Together with such buildings and structures as are now on said premises, including a turbine in the foundation of the now destroyed main building, all in AS IS condition. Also conveyed herewith the right to an open passway three (3) rods wide from the northerly side of the granted premises to the highway leading from Ashland Village to Plymouth, beginning with its easterly line at a cherry tree standing near the northerly line of said premises and near the ravine passing down upon the flats on said premises; thence to a highway, so as to strike it at right angles; also any right of the grantor to take and conduct water by an acqueduct to the granted premises from a spring at or near the house formerly of George W. Mitchell; also with the benefits and subject to the terms and provisions of a certain agreement entered into between Levi Clough and said Charles T. and Herbert A. Wilder, dated April 16, 1877, and recorded with the Grafton County Deeds, Libro 361, Folio 236, special reference to which is hereby made.

The above described premises are conveyed subject, to the extent applicable, to certain sewer easement granted to the Town of Ashland by deed dated June 17, 1968, and recorded in the Grafton County Registry of Deeds, Libro 1072, Folio 246, and to such rights, easements, covenants, restrictions, conditions, reservations and title defects as may exist, including those affecting the use of said premises, whether by deed or otherwise.

Being the same land conveyed to Charles T. Wilder and Herbert A. Wilder, doing business under the name of Wilder and Company by deed of Charles Wright and others dated September 15, 1871, and recorded with Grafton County Deeds, Libro 320, Folio 294, and by deed of Franklin Scribner dated September 14, 1871, and recorded with said deeds, Libro 324, Folio 524, except a small portion of land not included in the above description conveyed by the said Wilders to the Green Grove Cemetery Association by deed dated June 12, 1876, and recorded with said deeds, Libro 348, Folio 95. Being also the first parcel of land described in paragraph 1.(2) of the deed from Continental Paper and Bag Corporation, ETA, to Isidore Baum, dated September 28, 1937, and recorded in said Registry of Deeds, Book 672, Page 553. For grantor's title see deed of Fletcher Eastern Corporation to Mary B. Fletcher, dated December 30, 1976, and recorded in said Registry of Deeds, Libro 1315, Folio 890.

BEING all and the same premises as described in and conveyed by the Quitclaim Deed of Mary B. Fletcher to Mark S. Mertens dated September 29, 1981, and recorded in the Grafton County Registry of Deeds at Volume 1432, Page 19.

We, MARK S. MERTENS and ELIZABETH A. MERTENS, grantors herein, hereby release our respective rights of homestead and all other interests in the within conveyed premises.

IN WITNESS WHEREOF, we have hereunto set our hands this 21st day of May, 1983.

[Handwritten signature of Mark S. Mertens]

Mark S. Mertens

[Handwritten signature of Elizabeth A. Mertens]
Elizabeth A. Mertens

[Handwritten signature of witness]
Witness to both,

STATE OF NEW YORK)
COUNTY OF ~~NEW YORK~~) ss.:
NASSAU

BEFORE ME, the undersigned officer, personally appeared MARK S. MERTENS and ELIZABETH A. MERTENS and acknowledged that they executed the foregoing instrument as their voluntary act and deed.

[Handwritten signature of Frederick Marshall]
Notary Public

My Commission Expires:

FREDERICK MARSHALL
NOTARY PUBLIC, State of New York
No. 30-4656357
Qualified in Nassau County
Commission Expires March 30, 1985

Town of Ashland
COMMERCIAL PROPERTY ASSESSMENT RECORD

Date Printed: 3/23/2021
Assessment Year: 2018

Map & Lot: 003-002-009

Location: 35 MILL POND LANE

Parcel ID: 872

Card: 1 of 1

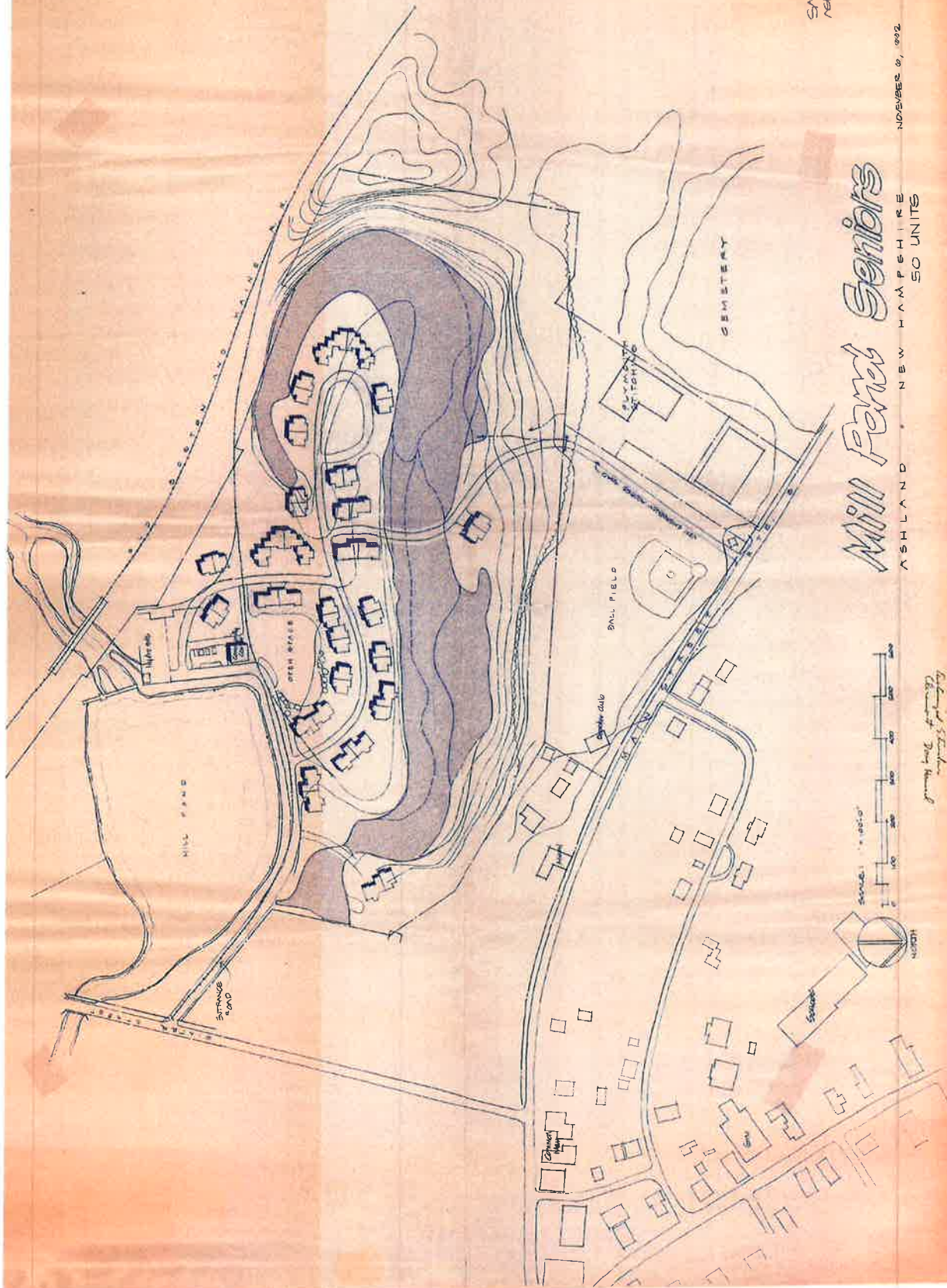
Owner Information					Current Assessment Summary			Parcel Data					
MILL POND ASSOCIATES C/O MARK MERTENS 1198 ROMNEY DRIVE PASADENA, CA 91105					NICU Acres	26.0000		Neighborhood	DOWNTWN/MAIN/WE	Electric			
					CU Acres					Water			
					Total Acres	26.0000		Property Class	Commercial	Waste			
					Living Area Sq. Ft.					Prime Use	Vacant Commercial	Waste	
Sale History					Assessed Values			Zone		P/U Year			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land	\$173,900		Topography	Rolling	Wetland			
7/13/1983				1416/0336	Current Use			Road Surface	Paved				
					Total Land	\$173,900		Special District					
					Improvements								
						\$173,900							
					Total Market Value	\$173,900							
Notes													
LAND - POND GENERAL - OLD PAPER MILL SITE THE SMALL SHED IS ON THE 3-2-10													
Assessed Land Valuation								Visit History					
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason	By			
COMM VACANT	1.000			175,100	Access	0.90	\$157,600	1/21/16	Land Only	JB			
EXCESS REAR	14.000			30,581	Topography	0.50	\$15,300	12/30/11	Land Only	PB			
EXCESS WASTE	11.000			1,100	Wet	0.91	\$1,000	7/22/08	Informal Review- Chg	MAM			
								9/29/06	Land Only	KM			
								5/26/04	Field Review	PP			
								Assessment History					
								Date	Land	Curr. Use	Improvements	Total	
								12/31/20	173,900			173,900	
								12/12/19	173,900			173,900	
								12/03/18	173,900			173,900	
								12/29/17	134,500			134,500	
								12/09/16	134,500			134,500	
								\$173,900					
Current Use													
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value	Building Permits			
										Date	Type	Number	Status

General Information		Building Computation	
Prop. Class		Base Value	\$0
Building Style		Size Adj. Factor	0.00
Year Built	0	Building Adj.	\$0
Effective Year	0	Grade Adj. Factor	0.00
Grade/Quality		Extra Features	\$0
Condition		Replacement Cost	\$0
# of Rooms	0	Influences/Obsolescence	
#of Bedrooms	0	Depreciation %	0
Color		Functional Obs %	0
Foundation		External Influ. %	0
Framing		% Unfinished	0
Insulation		Depreciated Value	0
Roof Type		Location Adj.	
Roof Material		Building Value	\$0
Exterior Siding		Plumbing Fixtures	
Flooring		# 2-Fixture Baths	0
Interior Walls		# 3-Fixture Baths	0
Heating Fuel		# 4-Fixture Baths	0
Heating Type		# 5-Fixture Baths	0
Cooling Type		# Extra Fixtures	0
		# Kitchen Sinks	0
		# Hot Water	0

Building Adjustments			Extra Features		
Description	#/sf	Amount	Description	#/sf	Amount

Building Segments						Outbuildings									
Segment	Area		Rate / Sq. Ft.	Base Value	% Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO %	% Unf.	Value
	Sketch	Living													

Total Building Segments: 0 0 0 Main Building: \$0 Outbuildings: \$0 Total Buildings on Card: \$0



SAMMI-DELA Architects, P.A.
 ASHLAND NEW HAMPSHIRE

NOVEMBER 6, 1992

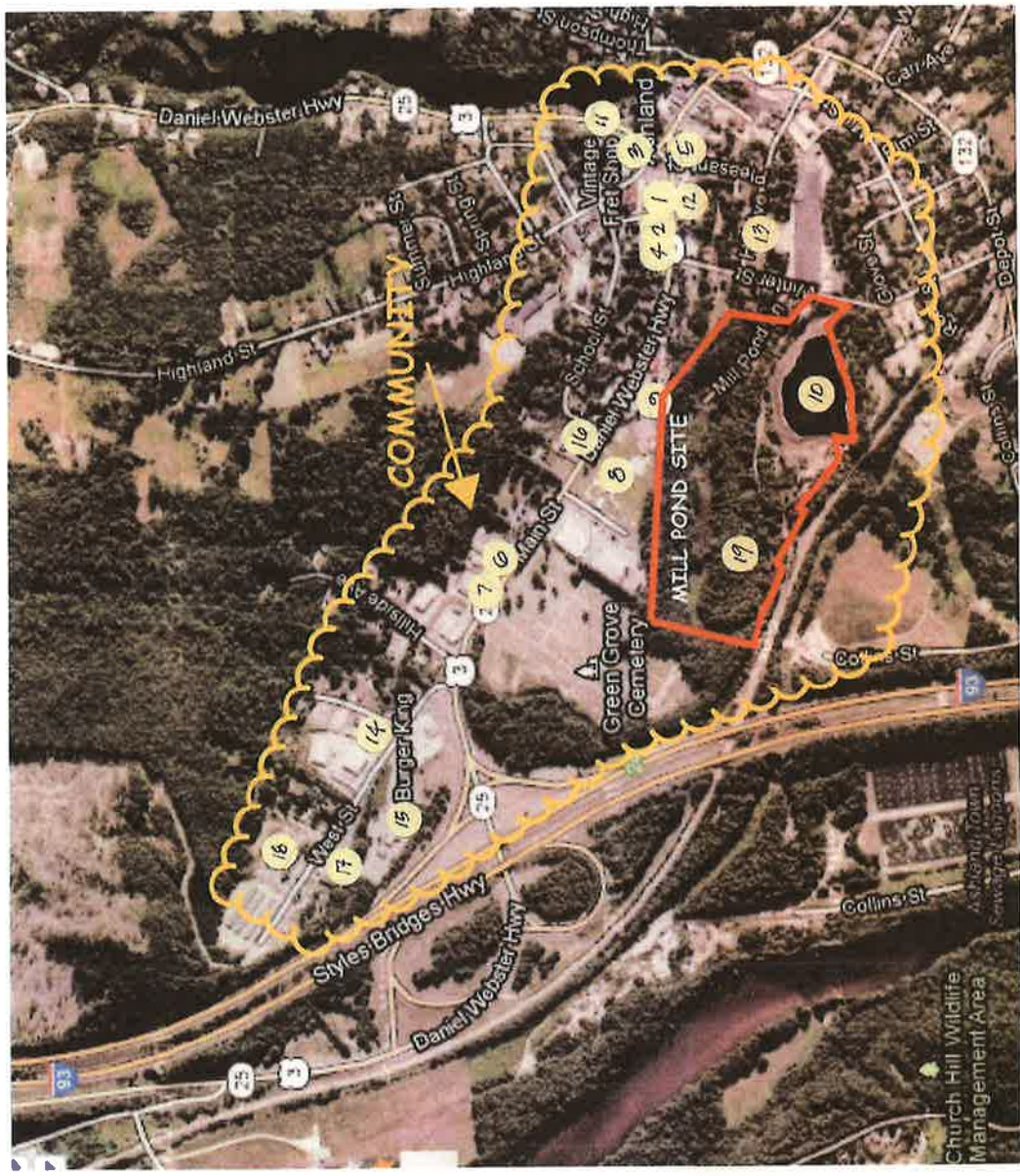
Mill Pond Seniors

ASHLAND NEW HAMPSHIRE
 50 UNITS

Primary Site Plan
 November 6, 1992

MILL POND SITE
 Community Amenities
 Within Walking Distance

- 1 Bob's Shurfine Market
- 2 Ash True Value Hardware
- 3 Meredith Village Savings Bank
- 4 Common Man Restaurant
- 5 Library
- 6 Post Office
- 7 Dunkin' Donuts
- 8 Town Ball Field
- 9 Tennis Courts
- 10 Mill Pond
- 11 Vintage Fret Shop
- 12 Baptist Church
- 13 Catholic Church
- 14 Ashland Lumber
- 15 Burger King
- 16 Village Pizza
- 17 Hotel
- 18 Retirement Apartments
- 19 Mill Pond Site





- Soil Map Legend**
- 4P100 - Very dense forested area, no visible features, 0-2' depth
 - 4P101 - Dense forested area, visible to standing, 0-2' depth
 - 4P102 - Very heavy forested area, visible to standing, 0-2' depth
 - 4P103 - Very heavy forested area, visible to standing, 0-2' depth
- Water Management**
- 4P104 - Retaining, good, best land structure, primarily grass
 - 4P105 - Retaining, good, best land structure, primarily grass
 - 4P106 - Retaining, good, best land structure, primarily grass
 - 4P107 - Retaining, good, best land structure, primarily grass
 - 4P108 - Retaining, good, best land structure, primarily grass
 - 4P109 - Retaining, good, best land structure, primarily grass
 - 4P110 - Retaining, good, best land structure, primarily grass
 - 4P111 - Retaining, good, best land structure, primarily grass
 - 4P112 - Retaining, good, best land structure, primarily grass
 - 4P113 - Retaining, good, best land structure, primarily grass
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 - 4P147 - Retaining, good, best land structure, primarily grass
 - 4P148 - Retaining, good, best land structure, primarily grass
 - 4P149 - Retaining, good, best land structure, primarily grass
 - 4P150 - Retaining, good, best land structure, primarily grass

Scale 1" = 100'

17.83

DATE: 10/11/00

BY: [Signature]

PROJECT: MILL POND

CLIENT: [Signature]

SCALE: 1" = 100'

DATE: 10/11/00

BY: [Signature]

PROJECT: MILL POND

CLIENT: [Signature]