

Letter

To the NH Site Evaluation Committee

This letter services as notice that Mrs. Grote and I will not permit encroachment on our property by NPT, LLC or its agents.

Furthermore, the NPT Applicants nor members of the Committee can neither assume nor prove that the value of our property, which will abut the proposed HVDC Line if approved, will not be adversely impacted, will not cause us financial harm.

A neighboring property at the corner of NH Route 116 and Lafayette Road in Franconia, a 1.53 acre building lot located some 1000 yards from our property on NH Route 116, was advertised for sale a year ago with a listing a price of \$ 49,000.

After price mark-downs, the property described above was sold in September, 2016 for \$ 25,000.

An earlier prospective buyer, interested in acquiring this property, lost interest in making the purchase because he was unsure about that the placement of the Proposed HVDC Line; that the Line could abut the property at locations where children might play.

G. Peter Grote
4/17/16

EXHIBIT A MEMO

Subject:
Lost Sale & Conversations with
Mr. Brooke Mitchell
Brooklyn ,Conn.
tel 860 208 0729

May 19 2016

Sally Small, the Town's Administrative Assistant called me in the afternoon and asked if I would telephone Mr. Brooke Mitchell who lives in Connecticut. Mr. Mitchell had contacted the Town Office with questions about a property posted for sale on NH Route 116 in Franconia. The visitor had seen a sign advertising a property which was being offered for sale directly by the owner. The "for sale" sign had a big "X" over the original offering price and showed that the property was being offered at a new, lower price:

FOR SALE

1.6 ACRES \$69,000
(MARKED DOWN TO \$ 49,000)

The sign, placed in the middle of a cleared lot with a view, showed that the price had been reduced from \$ 69,000 to \$49,000. I called Mr. Mitchell back that evening. He indicated he was acquainted with area and also with the (HVDC) underground transmission line (Line) proposed by Northern Pass for Rt. 116 at that location.

Mr. Mitchell commented that the seller had once wanted a higher price and had had dropped the price of the property to a level Mr. Mitchell found attractive.

Mr. Mitchell questions focused on mainly on one subject: " Which side of the highway would the proposed Line pass through? Under the pavement next to the woods on the east side of Rt. 116 or under the west side of the highway abutting the 1.6 acre lot that he was considering to purchase?

EXHIBIT A MEMO

Mr. Mitchell, for example wanted to know if there were any paint marks on the highway abutting the property; Were there any fresh or new paint marks? Mr. Mitchell asked if there were signs indicating a possible location of the Line.

The next day, I examined Rt. 116 and found marks and letters in white paint on Rt. 116 at locations near the lot being offered for sale. A contractor had recently written on the side of the road the letters "SWCole" followed by more letters and numbers.

When I call Mr. Mitchell back, I expressed to opinion to that the exact location of the line under the highway could not be determined. The painted marks on the edge of Rt. 116 may or may not indicate the final location of the Line. I also informed Mr. Mitchell that at public meeting recently hosted by Northern Pass, Eversource engineers had stated that their engineering work was 30% complete.

Mr. Mitchell then expressed his view that if the Line were to be buried under the west side of the highway, a distance that could be as little as "ten feet" from the property being offered for sale, he would not be interested in making the purchase. He then stated the reason for his concern. "Would you let your children play in a yard that close to the Line?"

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EXHIBIT B

Avitar Associates of New England

Parcel ID000024 000002 000001

Location: Lafayette Rd; Sale date: 9/16/2016 \$ 25,000



EXHIBIT C

NOTICE OF SALE

Town of Franconia, NH

See; Avitar Associates of New England

Parcel ID 000024 000002 000001

Owner T&T MTN INVESTMENT< LLC

Location: LAFAYETTE ROAD AT INTERSECTION OF NH ROUTE 116 IN FRANCONIA, NH

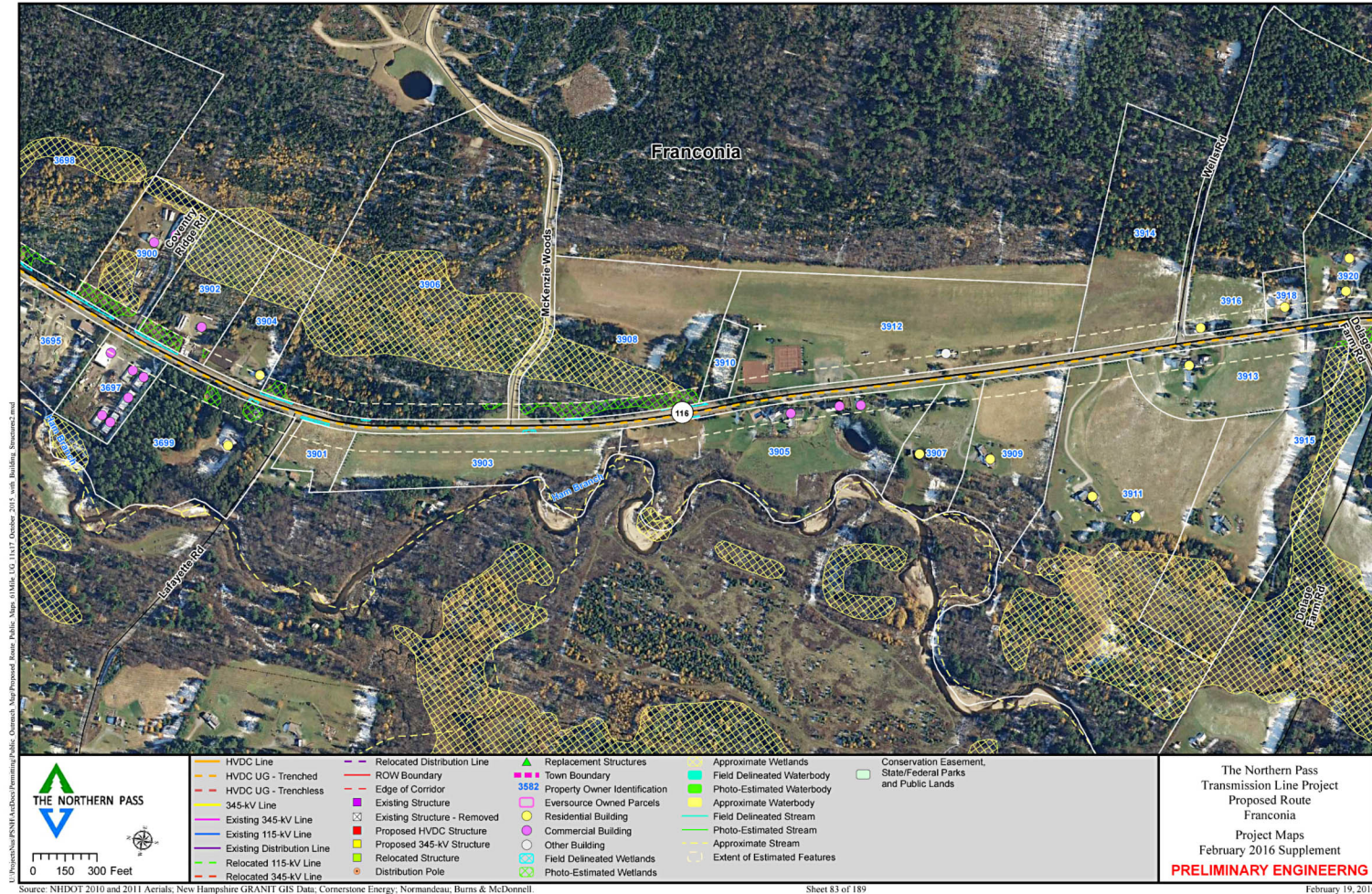
ACRES 1.530

SALE DATE 09/16/2016

SALE PRICE \$25,000

EXHIBIT D

LOT # 3901



INTERSECTION OF NH RT 116 & LAFAYETTE ROAD IN THE TOWN OF FRANCONIA, NH