

DEED-RESTRICTED LAND MONITORING REPORT

1. Property Name: **Rideout** **Deed Date:** Dec. 14, 1990
Location: Nashua River, Hollis **Acreage:** 51.6
Current Owner: Town of Hollis
Address: 7 Monument Square, Hollis, NH 03049
Date of Visit: Oct. 8, 2014

2. Background (*prior issues, general nature of property, reason for visit*): The property was acquired by the Town in 1990 as a LCIP project. It has a network of hiking trails with some foot bridges, and considerable frontage on the Nashua River. Ospreys have been known to nest in the area. It is adjacent to a hunting club property, and a Hollis Town Forest.

3. Deed Restrictions (paraphrased):

a) “Construction of placing of structures or buildings shall be prohibited except those use(d) for on-site land agricultural, forestry or recreational purposes.”

b) Excavation, dredging or removal of loam, peat, gravel, (etc.) in such a manner as to adversely affect the property’s future agricultural, forestry or wildlife potential shall be prohibited.

c) Other acts or uses detrimental to the conservation value of the property, including allowing soil erosion, shall be prohibited.

d) Agriculture and forestry on the property shall be performed to the extent possible in accordance with a coordinated management plan that considers scientifically-based practices (Cooperative Extension, S.C.S., etc.). Management activities shall not materially impair scenic quality of property as viewed from public waterways, great ponds, public roads, public trails.

c) Citizens of (NH) shall have access to the property under auspices of Grantee.

Enforcement Provisions: p. 2: “The restrictions above shall be enforceable in perpetuity by action of law or by injunction or other proceedings in equity.” Acknowledgements, p. 6: “The undersigned, duly authorized member of the Board of Selectmen of the Town of Hollis, having been authorized by a vote of the Board, hereby accepts the conservation, preservation and/or agricultural preservation restriction embodied in the within conveyance and executes this document on behalf of said Board to indicate said acceptance in accordance with RSA 477:47.”

4. Monitoring Activities (*summary of field visit and discussions*): I parked at the pull-off by the intersection of French Mill and Rideout Roads, and followed the main trail south through the abutting Town property to the trail into the CE property. I entered the CE near

the SW corner, and followed the NW and N boundaries the entire way to the E corner on the river. I then investigated several trail spurs, and followed the main trail for the most part, before leaving the property by the same route. Two photos and GPS points were recorded.

- 5. Past & Current Land Use:** A timber harvest took place in 2011. No subsequent activities were evident.



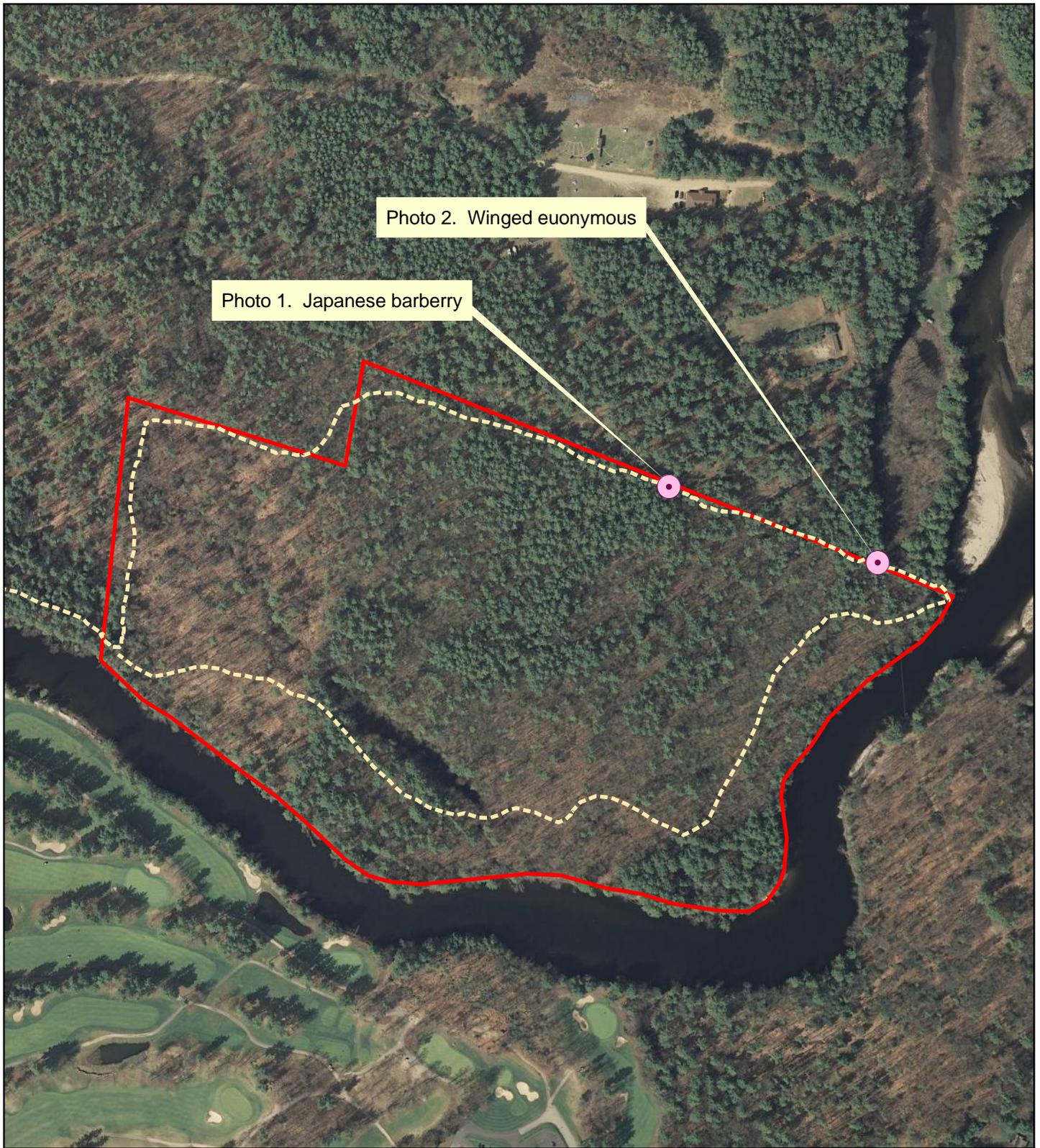
Photo 1. The invasive shrub Japanese barberry

- 6. Future Land Use/Management Plans:** No immediate forestry plans at this point.
- 7. Boundary clarity, issues & posting:** NE boundary is blazed red and follows a stone wall for the remainder. Other lines are blazed red, but many blazes are faded and difficult to see.
- 8. Other Comments (natural & cultural features, disturbances, landowner info, ownership changes, etc.):** In 2 fairly discrete areas near the N boundary several invasive shrub species were observed for the first time. These include Asian bittersweet, winged euonymous, Japanese barberry, multiflora rose and glossy buckthorn (photos 1 and 2). These patches are still limited in size, and could easily be controlled if they are dealt with in the next season. If left unattended, this part of the property could easily become seriously infected.
- 9. Potential Restriction Compliance Issues:** No violations were observed.
- 10. Are the restrictions in the easement being complied with, to the best of your knowledge and observation? Describe:** The restrictions are being complied with to the best of my observation and knowledge based on my field visit on 5/30/2013.



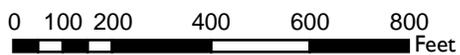
Photo 2. The alien invasive shrub winged euonymus

11. **Follow-up** (*steps to deal with issues, letter to owner, etc.*): Alert HCC to early detection of invasive species, urge early response. File report and photos to file. Copy report to LCIP.
12. **Visit Attendees:** Chris Kane
13. **Monitor's Name:** Chris Kane **Signature:** _____ **Date:** 1/29/2015
14. **Materials included with this report:**
 - Ground Photos:** 2 **Maps** (*describe*): Photo/feature points / monitoring route



Rideout Property
Hollis, NH

Monitoring by Chris Kane, 10/8/2014



Legend

-  Photo Points
-  Monitoring Route
-  Rideout
-  Roads