



The Ohio Casualty Insurance Company

62 Maple Ave, Keene, New Hampshire 03431

BOND

COPY

Bond # 601046228

KNOW ALL MEN BY THESE PRESENTS: That we Hunt Properties, LLC

105 Union Street Whitefield NH 03598
Street Address City State ZIP Code
(Full Name [top line] and Address [bottom line] of Principal)

(hereinafter called the Principal) as Principal, and, The Ohio Casualty Insurance Company with principal offices at Keene, New Hampshire (hereinafter called the Surety) as Surety, are held and firmly bound unto Town of Carroll

PO Box 88 Twin Mountain NH 03598
Street Address City State ZIP Code
(Full Name [top line] and Address [bottom line] of Obligee)

(hereinafter called the Obligee), in the penal sum of

Twenty thousand (Dollars) \$ 20,000.00

for the payment of which well and truly to made, we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has made or is about to make application to the Obligee for a Permit for Street opening Paquette Drive In accord with the conditions contained in the vote of the town of carroll planning board dated april 7th 2011 Map 207, lot 036 Paquette Drive Twin Mountain New Hampshire for a term beginning on 09/10/2012 and ending on* 09/10/2013

(*strike out if license or permit is for an indefinite term)

NOW, THEREFORE, if the Principal shall indemnify the Obligee against any loss directly arising by reason of failure of said Principal to comply with the laws or ordinances under which said license or permit is granted, or any lawful rules or regulations pertaining thereto, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, HOWEVER, AND UPON THE FOLLOWING EXPRESS CONDITIONS:

- 1. This bond shall be and remain in full force during the term of said license or permit unless canceled in accordance with paragraph 2 below: but if said license or permit was issued for a specific term, and is renewed for one or more specific terms, this bond will be extended to cover such additional term(s) upon the execution by the Surety of a Continuation Certificate, provided such certificate is acceptable to the Obligee. In no event, however, shall the liability of the Surety be cumulative from year to year or from period to period, nor exceed the penal sum written in this first paragraph of this bond.
2. The Surety shall have the right to terminate its liability by notifying the Obligee in writing (60) days in advance of its intention to do so.

SIGNED, SEALED AND DATED 12/06/2012

Hunt Properties, LLC

By: [Signature] David A. Sealey

The Ohio Casualty Insurance Company

By: [Signature] Teresa Dodge Attorney-in-Fact





CNL Lifestyle Properties, Inc.
CNL Crested Nest Lakes
140 South Orange Avenue
Orlando, Florida 32814-5001
tel: 407.670.1000 fax: 407.670.1001
www.cnl.com

Meeting Address
P.O. Box 1920
Orlando, Florida 32816-1920

February 7, 2013

Chairman and Board Members
Town of Carroll Planning Board

I would like to thank the Board for their time and effort to consider the Natural Retreats proposed development of residential offerings on the grounds of The Mount Washington Resort. As owners of the historic and iconic "Mount Washington", we appreciate your careful deliberations.

CNL is proud to be the stewards of what has become one of the most recognized resort properties in the Northeast with a reputation that truly extends internationally. Partnering with the local community and the State, we continue to make heavy capital investment in the resort's core infrastructure to help the resort thrive for another century. For example, an entirely new iconic red roof is midway through replacement. The main kitchen underwent a complete refurbishment in the last quarter of 2012. This follows the total renovation of The Bretton Arms, also completed in 2012. These investments are in addition to growth-oriented investments such as expanded snowmaking and the new Mt. Stickney ski expansion which are attracting more ski visitation this winter.

Working with our operating partner, Omni Resorts, we have made it our passion to return The Mount Washington to its former prominence, creating an economic engine that brings new jobs and increased tourism to the area. Like you, we faced some bumps along the way as we dealt with the effects of a difficult economic downturn. But our commitment to the Resort and to the surrounding area has never wavered.

We are pleased that as we see improvement in the economic outlook, that another established resort company with a reputation for high quality experiences, Natural Retreats, sees opportunity to offer their unique brand of residential development at Bretton Woods, surrounded by the unspoiled beauty of the White Mountain National Forest. Natural Retreats, and its leader, Matt Spence, bring a record of success in locations bordering national park settings in the British Isles and in the western U.S. Natural Retreats proposes to incorporate an adaptive reuse of the old Stables building in their development. While the project is still under discussion and is subject to important steps in the planning process including deliberations before this Board, we are excited about its prospects to add to the Resort experience.

We are committed to the careful and deliberate redevelopment of The Mount Washington Resort in accordance with its approved Master Plan, so that the Resort will continue to be a source of pride and distinction to the region and to the State. Along the way, we will remain a good neighbor and host to local residents, resort homeowners, and visitors and guests as the Resort continues to prosper.

We at CNL look forward to the Board's deliberations and to working with the Town as we further improve and expand The Mount Washington Resort.

Sincerely,


Stephen K. Rice
SVP and Managing Director

HUNT PROPERTIES, LLC
105 UNION STREET, SUITE 4
WHITEFIELD, NH 03598
(603) 837-1005

January 31 2013

Carroll Planning Board
Attn: Linda J. Dowling, Secretary
P. O. Box 146
Twin Mountain, NH 03595

Sent via email: mtview@roadrunner.com

**RE: Hunt Properties, LLC-Street Opening & Subdivision Bond(s) Town of Carroll
Planning Board April 07, 2011 "Vote" and September 06, 2012
"Meeting/Discussion" Paquette Drive and Ruby's Way**

JANUARY 03, 2013 PLANNING BOARD MEETING

Dear Ms. Dowling:

As a follow up to the above referenced meeting, this will confirm that the Chairperson, Mr. Evan Karpf, during the public hearing, acknowledged that a "third party review" had never been required as a condition to the above referenced.

Further, during the public hearing, the Chairperson, without Planning Board approval, acknowledged that he personally took it upon himself to contact Horizons Engineering and needlessly ordered a third party review for the above referenced.

Attached is a copy of the "second notice" January 29, 2013 invoice (PB 121012-1) that was obviously issued in error to Hunt Properties, LLC. I trust that the Chairperson will discuss with the Planning Board members an alternate payment arrangement with Horizons Engineering for services rendered to the Town of Carroll.

Should you have any questions or concerns relative to this matter, please advise accordingly.

Sincerely,
Hunt Properties, LLC
By:

David A. Scalley
President

CC: Carroll Planning Board Members & Town of Carroll, Board of Selectmen