



## 14.27± Acre Site on Interstate 95

March Farm Commons  
Greenland, New Hampshire



**BID ONLINE**

Online-only Bidding Ends: Wednesday, May 7<sup>th</sup> at 1:00 p.m.

Last listed for \$1,300,000 now selling to the highest bidder over \$300,000!

The final parcel in the March Farm Commons development is a 14.27±-acre site with 1,910± feet of frontage on Interstate 95 with excellent visibility both north and southbound seeing a traffic count over 95,000 vehicles per day. The property is accessed from Route 33 (17,000 VPD) to March Farm Way. Other businesses in March Farm Commons include Aroma Joe's, Seacoast Children's Dentistry, Greenland Veterinary Hospital and Ka Lani Massage Specialists. The Commercial District C allows for many uses such as hotels, fast food and full-service restaurants, vehicle sales or rentals, car wash, convenience and retail sales, trades and general service shops, office, banks, senior citizen centers, childcare facilities and more. Map R21, Lot 55B. Assessed Value: \$1,246,300

**Open House:** Drive-by anytime.



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**DISCLAIMER:** No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



MARCH FARM WAY

**Aroma Joe's**  
COFFEE

**DRIVE  
THRU**

# MARCH FARM COMMONS

GREENLAND  
VETERINARY

HOSPITAL



SEACOAST  
children's dentistry



**Ka lani**  
Massage Specialists

# SUGGESTED DUE DILIGENCE CHECKLIST

00 March Farm Way, Greenland, NH (Land Unit B)

BIDDING OPENS: **Monday, May 5<sup>th</sup> at 9:00 a.m.**

BIDDING ENDS: **Wednesday, May 7<sup>th</sup> at 1:00 p.m.**

## ITEMS TO COMPLETE –

- ☐ Review the General Terms & Conditions
- ☐ Review the Property Information Package
- ☐ Review the Purchase & Sale Agreement
- ☐ Sign up to bid online at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) [click here](#)
- ☐ Complete & return the Bidder Registration Form which is the last page of this package.

If you would like to complete the Bidder Registration Form electronically, contact [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) and the form will be sent to you through Dotloop.

- ☐ Provide Bidder Deposit by check or E-check
- ☐ Contact the Auctioneer with any questions [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)



One Juniper Road, North Hampton, NH 03862  
Phone (603) 964-1301 [paulmcinnis.com](http://paulmcinnis.com) Fax (603) 964-1302



**GENERAL TERMS & CONDITIONS**

AGENT OF THE SELLER: Paul McInnis LLC is acting solely as an Agent of the Seller.

**BIDDER REGISTRATION:** In order to bid online, any prospective bidder must first request and review a property information package. The next step is to create an online bidding account at [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions). Finally, submit your executed Bidder Registration Form with the required Bidder Deposit to the Auctioneer.

The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, May 8<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

Please note that Paul McInnis LLC will make our best effort to respond to your request within three hours during normal business hours of Monday through Friday from 8:30 a.m. to 4:30 p.m. EST. The Bidder Registration Form and Bidder Deposit should be received by the Auctioneer no later than 24 hours prior to the close of bidding. The Auctioneer in his sole and absolute discretion reserves the right to decline a bidder if all requirements have not been met prior to the 24-hour deadline.

**RETURN OF BIDDER DEPOSIT:** Unsuccessful bidder deposits will be returned to the bidder by U.S. Mail or through EARNNEST.

**ONLINE BIDDING:** The bidding will open on Monday, May 5<sup>th</sup> at 9:00 a.m. and the bidding will end on Wednesday, May 7<sup>th</sup> at 1:00 p.m. subject to **extended bidding**. Bid increments are shown on the bidding portal. It is the bidder's responsibility to ensure the accuracy and timeliness of their bid(s). Bidders are encouraged not to wait until the last minute to place a bid. Online bidding is subject to technical difficulties that can develop at any time. Please be aware that you must manually type in your bid prior to placing your bid. Any activity from bidders will extend the bid. Events such as increasing your maximum bid even without placing a bid will trigger this event.

**TIMED AUCTION EXTENDED BIDDING:** A timed auction event refers to the opening and ending time for placing bids. When a bid is placed within two minutes of the auction ending (12:58) the bid time window will extend for an additional two minutes. During that additional two-minute window if a bid is placed it will be extended again and so on. This is done to prevent bid "sniping." This process can go on indefinitely. Even though the auction is set to end at 1:00 p.m. the bidding could be extended to 2:00 p.m. or longer depending on the activity from the bidders.

**DUE DILIGENCE:** It is the bidder's responsibility to undertake their own due diligence and inspection of the property prior to placing any bids. A complete review of the property information package (with additional links) including the real estate Purchase & Sale Agreement Sample with your attorney is encouraged.

**PROPERTY CONDITIONS:** Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Seller, Paul McInnis LLC nor any of their agents, contractors, attorneys, officers or directors ("agents") makes any representations or warranties with respect to the physical condition of the land or any improvements thereon, the property's fitness for any particular purpose, the property's merchantability, or any other warranty, express or implied.

The Seller, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to



submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Seller, Paul McInnis LLC or their agents.

**BUYER'S PREMIUM:** A 10% (Ten Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 10% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

**SUCCESSFUL BIDDER:** The successful bidder is defined as, that registered bidder who placed the highest bid as declared by the Auctioneer and the highest bid being acceptable to the Seller. The successful bidder will be notified via email, as well as by telephone confirmation by the Auctioneer.

**REAL ESTATE PURCHASE & SALE AGREEMENT:** A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all Seller disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit to the office of the Auctioneer no later than Thursday, May 8<sup>th</sup> at 1:00 p.m. less the Bidder Deposit already received. Only the Buyer's Name, Bid Price, Buyer's Premium, Total Purchase Price, Earnest Money Deposit and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

**EARNEST MONEY DEPOSIT:** The successful bidder must tender a deposit in the amount of 10% of the total purchase price which is due no later than Thursday, May 8<sup>th</sup>, at 1:00 p.m. less the Bidder Deposit already received. The earnest money deposit must be by wire, check or E-check payable to Paul McInnis LLC Escrow Account in U.S. funds.

**SUCCESSFUL BIDDER DEFAULT:** Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and hereby authorize the Auction Company to retain your \$10,000 bidding deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

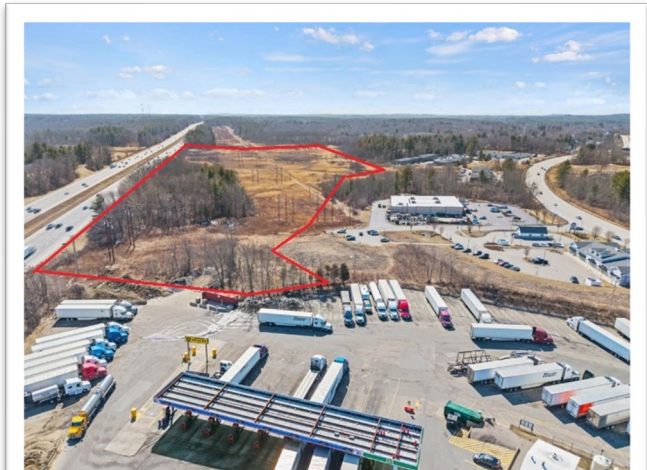
**RESERVATION OF RIGHTS:** Sale is subject to confirmation of the Seller. The Seller in his sole and absolute discretion may enter into a contract with the next highest bidder should the highest accepted bidder default. Seller reserves the right to accept or reject the high bid. The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction. Auctioneer reserves the right to have one hour after the close of the auction to verify bids and to re-open the auction if there is any disruption caused by computer errors.

**ADDITIONAL TERMS:** Additional terms are included in the real estate Purchase & Sale Agreement. Any changes or amendments to these general terms & conditions and/or to the real estate Purchase & Sale Agreement will be communicated to any registered bidder via the email said bidder provided at registration.

**BUYER BROKER PARTICIPATION INVITED:** Please contact the auction company (admin@paulmcinnis.com) to request the MANDATORY REAL ESTATE BUYER BROKER PARTICIPATION REGISTRATION form prior to a prospect having contacted Paul McInnis LLC. The completed and signed form must be faxed or mailed such that it is received by the office of Paul McInnis LLC at the same time as the online bidding registration request form. If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: [paul@paulmcinnis.com](mailto:paul@paulmcinnis.com) or [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)







00 MARCH FARM WAY

Location

00 MARCH FARM WAY

Mblu

0/R 21/ 55/B /

Acct#

Owner

THURKEN 1 LLC

Assessment

\$1,246,300

Appraisal

\$1,246,300

PID

102563

Building Count

1

Current Value

| Appraisal      |              |             |             |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land        | Total       |
| 2024           | \$0          | \$1,246,300 | \$1,246,300 |

| Assessment     |              |             |             |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land        | Total       |
| 2024           | \$0          | \$1,246,300 | \$1,246,300 |

Owner of Record

Owner

THURKEN 1 LLC

Co-Owner

Address

PO BOX 857  
NEW CASTLE , NH 03854

Sale Price

\$0

Certificate

Book & Page

6502/1743

Sale Date

08/23/2023

Instrument

1A

Ownership History

| Ownership History |             |             |             |            |            |
|-------------------|-------------|-------------|-------------|------------|------------|
| Owner             | Sale Price  | Certificate | Book & Page | Instrument | Sale Date  |
| THURKEN 1 LLC     | \$0         |             | 6502/1743   | 1A         | 08/23/2023 |
| THURKEN IV, LLC   | \$1,400,000 |             | 5653/2948   | 1M         | 09/15/2015 |

Building Information

Building 1 : Section 1

Year Built:

Living Area:

0

Replacement Cost:

\$0

Building Percent Good:

Replacement Cost

Less Depreciation:

\$0



| Building Attributes |             |
|---------------------|-------------|
| Field               | Description |
| Style:              | Vacant Land |
| Model               |             |
| Grade:              |             |
| Stories:            |             |
| Occupancy           |             |
| Exterior Wall 1     |             |
| Exterior Wall 2     |             |
| Roof Structure:     |             |
| Roof Cover          |             |
| Interior Wall 1     |             |
| Interior Wall 2     |             |
| Interior Flr 1      |             |
| Interior Flr 2      |             |
| Heat Fuel           |             |
| Heat Type:          |             |
| AC Type:            |             |
| Total Bedrooms:     |             |
| Total Bthrms:       |             |
| Total Half Baths:   |             |
| Total Xtra Fixtrs:  |             |
| Total Rooms:        |             |
| Bath Style:         |             |
| Kitchen Style:      |             |
| Num Kitchens        |             |
| Cndtn               |             |
| Num Park            |             |
| Fireplaces          |             |
| Fndtn Cndtn         |             |
| Basement            |             |
| Usrflid 706         |             |

Building Photo



(https://images.vgsi.com/photos/GreenlandNHPhotos/default.jpg)

Building Layout

(ParcelSketch.ashx?pid=102563&bid=102150)

| Building Sub-Areas (sq ft)     | Legend |
|--------------------------------|--------|
| No Data for Building Sub-Areas |        |

Extra Features

| Extra Features             | Legend |
|----------------------------|--------|
| No Data for Extra Features |        |

Land

Land Use

Use Code 3900  
Description DEVEL LAND  
Zone C  
Neighborhood  
Alt Land Appr No  
Category

Land Line Valuation

Size (Acres) 14.27  
Frontage 0  
Depth 0  
Assessed Value \$1,246,300  
Appraised Value \$1,246,300

Outbuildings

| Outbuildings             | Legend |
|--------------------------|--------|
| No Data for Outbuildings |        |

Valuation History

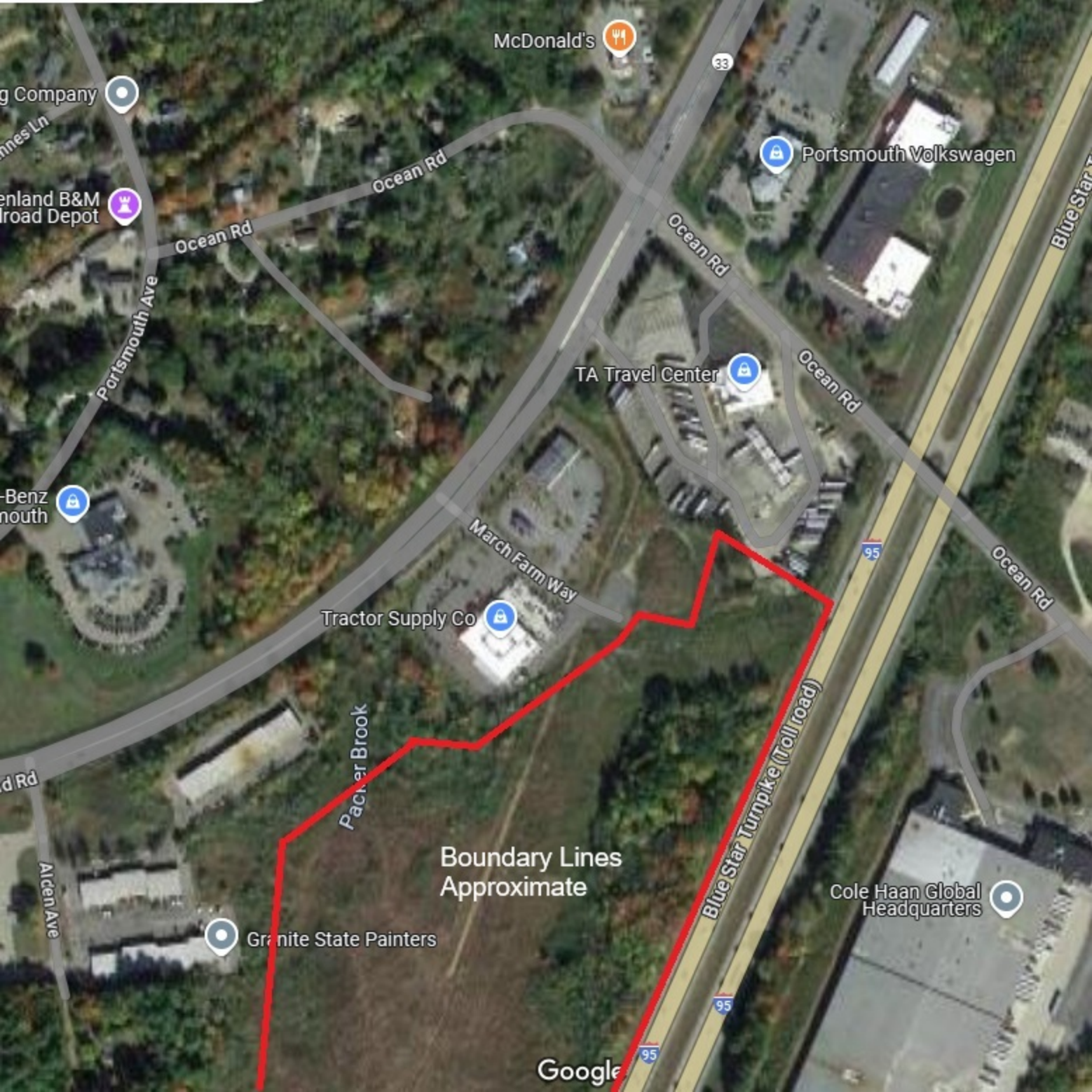
| Appraisal      |              |             |             |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land        | Total       |
| 2024           | \$0          | \$1,246,300 | \$1,246,300 |
| 2023           | \$0          | \$1,246,300 | \$1,246,300 |
| 2022           | \$0          | \$1,231,400 | \$1,231,400 |

| Assessment     |              |             |             |
|----------------|--------------|-------------|-------------|
| Valuation Year | Improvements | Land        | Total       |
| 2024           | \$0          | \$1,246,300 | \$1,246,300 |
| 2023           | \$0          | \$1,246,300 | \$1,246,300 |
| 2022           | \$0          | \$1,231,400 | \$1,231,400 |



**EXECUTIVE SUMMARY**

|  |  |
|--|--|
| <b>ADDRESS</b>   | 00 March Farm Way, Greenland, NH (Land Unit B)   |
| <b>TOWN REFERENCE</b>  | Map R21, Lot 55B   |
| <b>ROCKINGHAM COUNTY DEED REFERENCE</b>                            | Warranty Deed - Book 6502, Page 1743   |
| <b>ASSESSED VALUE</b><br><b>2023 TAX RATE</b><br><b>2023 TAXES</b> | \$1,246,300<br>\$12.99/\$1,000<br>\$16,190   |
| <b>UTILITIES</b>   | Water: Public at street<br>Sewer: Shared septic in common area<br>Natural Gas: at street |
| <b>ACREAGE</b>   | 14.27± Acres   |
| <b>ROAD FRONTAGE</b>   | 1,910± Feet on Interstate 95   |
| <b>ZONING</b>  | CC Highway & Residential – Commercial – Industrial Mixed-Use Overlay District            |
| <b>TYPE</b>  | Land – Condominium   |
| <b>LINK TO CONDOMINIUM DOCUMENTS</b>                               | <a href="#">Book 6101, Page 1370</a>   |



McDonald's



33

g Company



nnies Ln

enland B&M  
road Depot



Ocean Rd

Ocean Rd

Ocean Rd

Portsmouth Volkswagen



Portsmouth Ave

TA Travel Center



Ocean Rd

Benz  
mouth



March Farm Way

Tractor Supply Co



95

Ocean Rd

d Rd

Packer Brook

Boundary Lines  
Approximate

Granite State Painters



Blue Star Turnpike (Toll road)

Cole Haan Global  
Headquarters



Alcen Ave

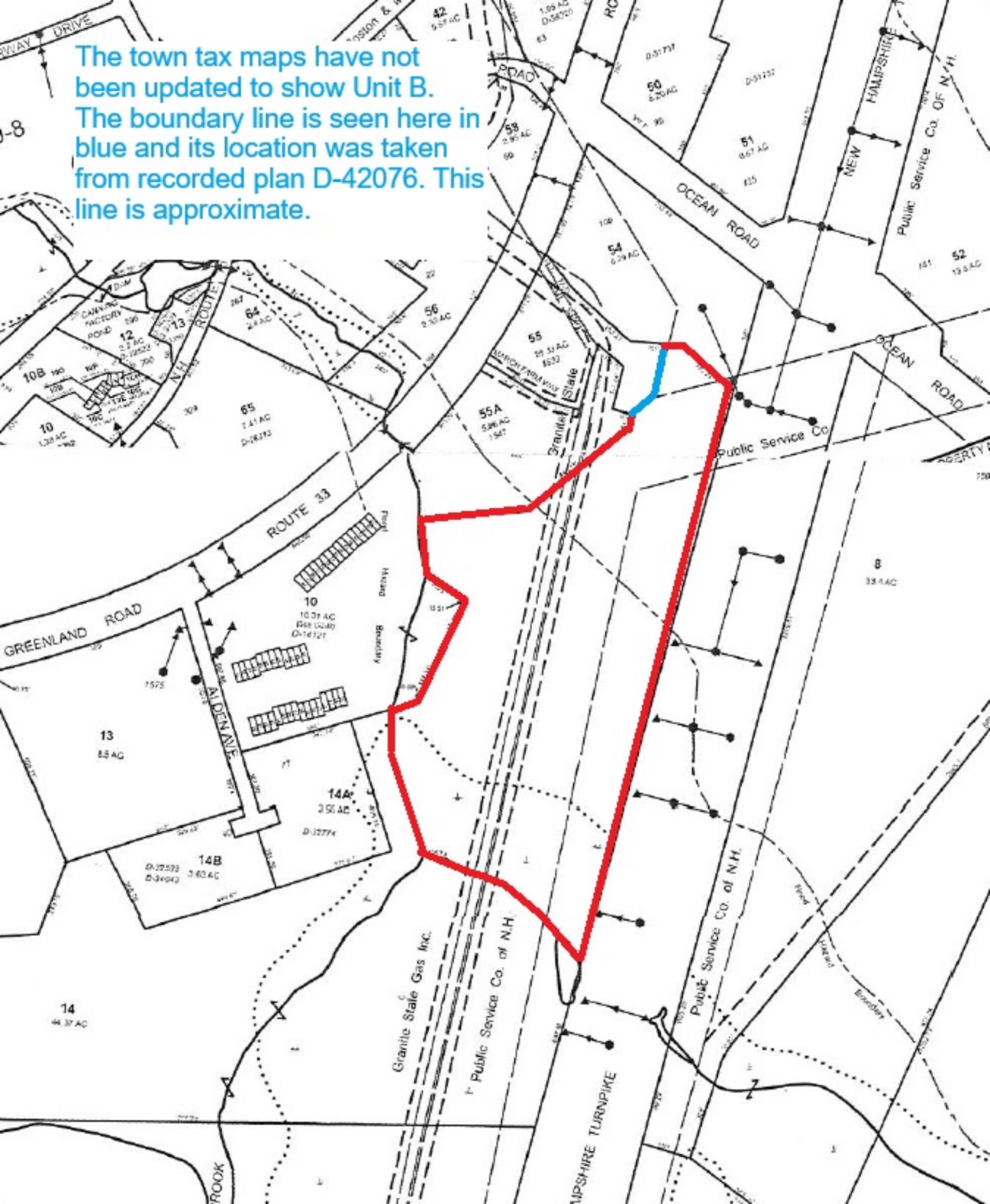
Google

95

95



The town tax maps have not been updated to show Unit B. The boundary line is seen here in blue and its location was taken from recorded plan D-42076. This line is approximate.

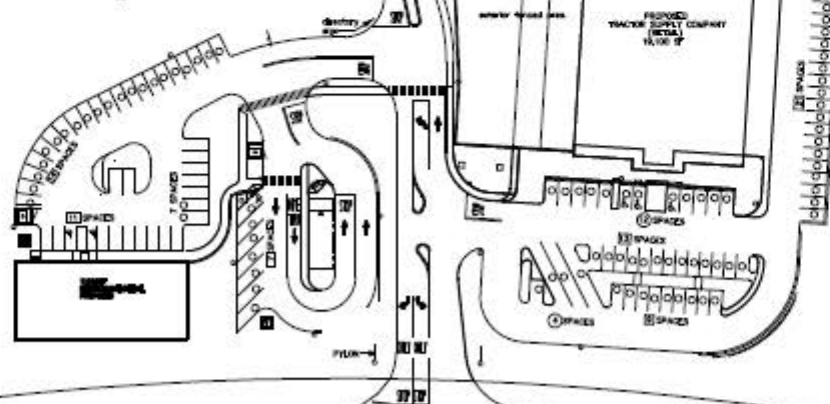


INTERSTATE 95  
88,000 ADT

DEALERSHIP  
17,000 SQ FT +/-

## Conceptual Design

Existing Septic



NH ROUTE 33 23,000 ADT





NH RT 33  
25,000 ADT

TRACTOR  
SUPPLY  
COMPANY

15,000 Sq. Ft.  
RESTAURANT  
117 PARKING SPACES

AMUSEMENT  
PARK

Conceptual  
Design

INTERSTATE 95  
100,000 ADT

AD 10,000 ADT







### 3.6 TABLE OF USES (RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DISTRICTS)

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

| <i>USE</i>   | <i>RESIDENTIAL</i> | <i>CA<br/>EXISTING<br/>COMMERCIAL</i> | <i>CB<br/>ALDEN<br/>AVE</i> | <i>CC<br/>HIGHWAY</i> | <i>I<br/>INDUSTRIAL</i> | <i>SUPPLEMENTAL<br/>REGULATIONS</i>  |
|--|--------------------|---------------------------------------|-----------------------------|-----------------------|-------------------------|--|
| <b>A. RESIDENTIAL USES</b>   |                    |                                       |                             |                       |                         |  |
| 1) Single Family Dwelling  | P                  | P                                     | N                           | P                     | N                       |  |
| 2) Back Lot Development  | P                  | P                                     | N                           | N                     | N                       | In accordance with Section 4.4.1.1 of the Subdivision Regulations              |
| 3) Two Family Dwelling   | CU                 | CU                                    | N                           | N                     | N                       | In accordance with Subsection 3.7.12.3 of the Ordinance                        |
| 4) Manufactured Housing: Mobile Homes  | P                  | P                                     | N                           | N                     | N                       | In accordance with Section 3.7.3 of the Ordinance                              |
| 5) Home Occupation/Cottage Industry (Amended 2012)   | P                  | P                                     | N                           | P                     | N                       | In accordance with Section 3.7.1 of the Ordinance                              |
| 6) Doggie Day Care   | S                  | P                                     | N                           | P                     | N                       |  |
| 7) Age Restricted Housing (2003)   | P                  | P                                     | N                           | N                     | P                       | In accordance with Article XIX of the Ordinance                                |
| 8) Accessory Dwelling Unit   | P                  | P                                     | N                           | P                     | N                       | In accordance with Section 3.7.11 of the Ordinance                             |
| 9) Residential Open Space-Conservation Development   | P                  | P                                     | N                           | P                     | N                       | In accordance with Article XXVI of the Ordinance                               |
| 10) Multi-Family   | N                  | CU                                    | N                           | N                     | N                       | In accordance with Town of Greenland Site Plan Review Regulations (March 2022) |
| <b>B. TEMPORARY RESIDENTIAL USES</b>   |                    |                                       |                             |                       |                         |  |
| 1) Overnight and Day Camps, Cottage Colonies, Vacation Resorts, Hostels and Similar Recreational Facilities                      | S                  | S                                     | N                           | N                     | N                       |  |
| 2) Forestry, Wildlife, Timber Preserves, Reservoirs, and Nature Study Areas  | P                  | P                                     | P                           | P                     | P                       |  |
| 3) Commercial Riding Stables and Riding Trails With:   |                    |                                       |                             |                       |                         |  |
| 3.1) Over 10 acres of land   | P                  | P                                     | P                           | P                     | N                       |  |
| 3.2) Under 10 acres of land  | S                  | S                                     | S                           | S                     | N                       |  |
| 4) Recreational Camping, Parking, Recreational Areas, Residential Tenting and Camping for Class A, B and C Recreational Vehicles | S                  | S                                     | N                           | N                     | N                       |  |



| <i>USE</i>   | <i>RESIDENTIAL</i> | <i>CA<br/>EXISTING<br/>COMMERCIAL</i> | <i>CB<br/>ALDEN<br/>AVE</i> | <i>CC<br/>HIGHWAY</i> | <i>I<br/>INDUSTRIAL</i> | <i>SUPPLEMENTAL<br/>REGULATIONS</i>                                     |
|--|--------------------|---------------------------------------|-----------------------------|-----------------------|-------------------------|---|
| <b>C. GOVERNMENT, EDUCATIONAL, RELIGIOUS, CHARITABLE, CULTURAL AND PUBLIC USES</b>                               |                    |                                       |                             |                       |                         |   |
| 1) Municipal Uses for Civic, Governmental, Service, Educational or Recreational Use                              | P                  | P                                     | P                           | P                     | P                       |   |
| 2) Historical Museums  | S                  | P                                     | P                           | P                     | N                       |   |
| 3) Place of Assembly: Religious  | S                  | P                                     | P                           | P                     | P                       | In accordance with Town of Greenland Site Plan Review Regulations       |
| 4) Public Parks and Playgrounds  | P                  | P                                     | P                           | P                     | P                       |   |
| 5) Private Schools: Nursery thru College   | N                  | P                                     | P                           | N                     | N                       |   |
| 6) Licensed Child Day Care Facilities  | P                  | P                                     | P                           | P                     | S                       | In accordance with Section 3.7.14 of the Ordinance                      |
| 7) Senior Citizen Centers  | S                  | P                                     | P                           | P                     | S                       |   |
| 8) Non-Profit Lodges, Fraternal Organizations, Civic Organizations, and Charitable Organizations                 | N                  | P                                     | N                           | N                     | N                       |   |
| <b>D. AGRICULTURAL/FORESTRY</b>  |                    |                                       |                             |                       |                         |   |
| 1) Agriculture   | P                  | P                                     | P                           | P                     | P                       | RSA 674:32-c. Agricultural uses shall not be prohibited in any district |
| <b>E. MEDICAL SERVICES (Amended March 2017)</b>  |                    |                                       |                             |                       |                         |   |
| 1) Hospitals   | N                  | N                                     | P                           | P                     | S                       |   |
| 2) Medical Offices and Clinics (Outpatient Only)   | N                  | P                                     | S                           | CU                    | S                       | In accordance with Article 3.6.2/Ordinance                              |
| 3) Clinics (With Inpatient Care)   | N                  | N                                     | S                           | P                     | S                       |   |
| 4) Ambulatory Surgical Center  | N                  | P                                     | P                           | CU                    | N                       | In accordance with Article 3.6.2/Ordinance                              |
| 5) Residential Care Facility   | S                  | P                                     | P                           | P                     | S                       |   |
| <b>F. RECREATIONAL (INDOOR/OUTDOOR)</b>  |                    |                                       |                             |                       |                         |   |
| 1) Cinema or Similar Indoor Amusement Use with No Live Performance   | N                  | N                                     | P                           | P                     | S                       |   |
| 2) Indoor Recreation Facility  | N                  | P                                     | P                           | P                     | S                       |   |
| 3) Health Club, Yoga Studio, Martial Arts School or Similar Use  | N                  | P                                     | P                           | P                     | S                       |   |
| 4) Golf Courses Which May Include: Clubhouse, Swimming and Tennis Facilities, Storage and Maintenance Structures | S                  | S                                     | N                           | N                     | N                       |   |
| 5) Outdoor Recreation Facility   | S                  | P                                     | P                           | P                     | S                       |   |

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

| <i>USE</i>   | <i>RESIDENTIAL</i> | <i>CA<br/>EXISTING<br/>COMMERCIAL</i> | <i>CB<br/>ALDEN<br/>AVE</i> | <i>CC<br/>HIGHWAY</i> | <i>I<br/>INDUSTRIAL</i> | <i>SUPPLEMENTAL<br/>REGULATIONS</i>               |
|--|--------------------|---------------------------------------|-----------------------------|-----------------------|-------------------------|---|
| <b>G. OFFICE: NON-MEDICAL</b>  |                    |                                       |                             |                       |                         |   |
| 1) Professional Office   | N                  | P                                     | P                           | P                     | P                       |   |
| 2) Business Office   | N                  | P                                     | P                           | P                     | P                       | In accordance with Section 3.7.8 of the Ordinance |
| 3) Retail Bank   | N                  | P                                     | P                           | P                     | S                       |   |
| 4) Financial Services Office   | N                  | P                                     | P                           | P                     | S                       |   |
| <b>H. SERVICE: NON-HEALTHCARE</b>  |                    |                                       |                             |                       |                         |   |
| 1) Adult Day Care Facilities   | N                  | P                                     | P                           | N                     | S                       |   |
| 2) Personal Services   | N                  | P                                     | P                           | P                     | N                       |   |
| 3) Consumer Services Such as Copy Shop, Bicycle Repair, Pet Grooming   | N                  | P                                     | P                           | P                     | N                       |   |
| 4) Trade, Craft and General Service Establishments Such As, But Not Limited To, Shops for Carpenters, Plumbers, Painters, Electricians, Paper Hangers, Sign Painters, Upholsterers, and Printers | N                  | P                                     | P                           | P                     | P                       |   |
| 5) Landscape Services  | N                  | P                                     | P                           | N                     | P                       |   |
| 6) Veterinary Care   | N                  | P                                     | P                           | N                     | N                       |   |
| 7) Laundry and Dry Cleaning Establishments   |                    |                                       |                             |                       |                         |   |
| 7.1) Drop Off/Pick Up Only for Items to be Dry Cleaned or Laundered Off Site or On Site  | N                  | P                                     | N                           | P                     | P                       |   |
| 7.2) Self-Service Laundry for Use by the General Public  | N                  | P                                     | N                           | P                     | N                       |   |
| 8) Undertaking Establishment, Funeral Parlor   | N                  | P                                     | N                           | N                     | S                       |   |
| <b>I. RETAIL TRADE</b>   |                    |                                       |                             |                       |                         |   |
| 1) Convenience Goods   | N                  | P                                     | N                           | P                     | N                       |   |
| 2) Retail Sales  | N                  | P                                     | P                           | P                     | S                       |   |
| 3) Shopping Center   | N                  | P                                     | P                           | P                     | S                       |   |
| 4) Sexually Oriented Business  | N                  | N                                     | S                           | S                     | N                       | In accordance with Section 3.7.4 of the Ordinance |

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

| USE  | RESIDENTIAL | CA<br>EXISTING<br>COMMERCIAL | CB<br>ALDEN<br>AVE | CC<br>HIGHWAY | I<br>INDUSTRIAL | SUPPLEMENTAL<br>REGULATIONS   |
|--|-------------|------------------------------|--------------------|---------------|-----------------|---|
| J. EATERIES AND DRINKING PLACES  |             |                              |                    |               |                 |   |
| 1) Restaurant  |             |                              |                    |               |                 |   |
| 1.1) Fast Food Restaurant  | N           | P                            | N                  | P             | N               |   |
| 1.2) Full-Service Restaurant   | N           | P                            | N                  | P             | N               |   |
| 2) Brewery   | N           | N                            | N                  | N             | P               | A brewery of any type shall not be permitted within, or accessory to, a golf course located within a residential district. (2014)     |
| 2.1) Brew Pub  | N           | P                            | N                  | P             | N               |   |
| 2.2) Nano Brewery  | N           | P                            | N                  | P             | N               |   |
| K. LODGING ESTABLISHMENTS  |             |                              |                    |               |                 |   |
| 1) Bed and Breakfast   | S           | P                            | N                  | N             | N               |   |
| 2) Inn   | S           | P                            | N                  | N             | N               | In accordance with Section 3.7.7 of the Ordinance   |
| 3) Hotel   | N           | N                            | P                  | P             | S               |   |
| 4) Overnight and Day Camps, Cottage Colonies, Vacation Resorts, Hostels and Similar Recreational Facilities  | S           | N                            | N                  | N             | N               |   |
| L. MOTOR VEHICLE (Amended March 2020)  |             |                              |                    |               |                 |   |
| 1) Sales, Renting or Leasing of Passenger Cars and Light Trucks, Motorcycles, Tractors, Boats and Small Power Equipment (e.g. Lawnmowers) Including Accessory Repair Services, Snowmobiles | N           | S                            | N                  | P             | N               |   |
| 2) Automotive Service Station  |             |                              |                    |               |                 | *To authorize the prohibition of additional automotive service stations within one (1) mile of an existing automotive service station |
| 2.1) Fueling Only  | N           | S                            | N                  | S             | S               |   |
| 2.2) Fueling and Service   | N           | S                            | N                  | S             | S               |   |
| 2.3) Fueling, Service and Repair   | N           | S                            | N                  | S             | S               |   |
| 2.4) Associated Convenience Store  | N           | S                            | N                  | S             | N               |   |
| 3) Motor Vehicle Washing Facility for Passenger Cars and Light Trucks (NO MORE THAN 2 AXLES)   | N           | N                            | N                  | P             | N               |   |
| 4) Truck Stop  | N           | N                            | N                  | N             | N               |   |
| 5) Off-Site Parking Lot  | N           | CU                           | CU                 | CU            | CU              | Refer to Article II – Definitions: Off-Site Parking Lot (March 2020) and Section 3.6.3 of the Ordinance                               |

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited



| <i>USE</i>  | <i>RESIDENTIAL</i> | <i>CA<br/>EXISTING<br/>COMMERCIAL</i> | <i>CB<br/>ALDEN<br/>AVE</i> | <i>CC<br/>HIGHWAY</i> | <i>I<br/>INDUSTRIAL</i> | <i>SUPPLEMENTAL<br/>REGULATIONS</i>   |
|---|--------------------|---------------------------------------|-----------------------------|-----------------------|-------------------------|---|
| <b>M. WHOLESALE TRADE, WAREHOUSING AND DISTRIBUTION</b>   |                    |                                       |                             |                       |                         |   |
| 1) Wholesale  | N                  | N                                     | S                           | N                     | P                       |   |
| 2) Warehousing  | N                  | N                                     | S                           | N                     | P                       |   |
| <b>N. INDUSTRIAL</b>  |                    |                                       |                             |                       |                         |   |
| 1) Light Industry   | N                  | S                                     | S                           | N                     | P                       |   |
| 2) Research and Development,<br>Corporate and Business Offices  | N                  | S                                     | S                           | N                     | P                       |   |
| 3) Food Processing  | N                  | S                                     | S                           | N                     | P                       |   |
| 4) Electronic Manufacturing   | N                  | S                                     | S                           | N                     | P                       |   |
| 5) General Manufacturing  | N                  | S                                     | S                           | N                     | P                       |   |
| 6) Commercial Sawmills  | N                  | N                                     | N                           | N                     | P                       |   |
| 7) Junk Yards/Recycling Centers   | N                  | N                                     | N                           | N                     | S                       |   |
| 8) Biological or Chemical<br>Laboratory   | N                  | S                                     | S                           | N                     | P                       |   |
| 9) Bulk Storage and Distribution of<br>Goods, Except Fuels  | N                  | N                                     | S                           | N                     | P                       |   |
| 10) Bulk Storage of Fossil Fuels  | N                  | N                                     | N                           | N                     | N                       |   |
| <b>O. RESIDENTIAL-COMMERCIAL-INDUSTRIAL MIXED-USE (OVERLAY) DISTRICT (March 2020)</b>                                   |                    |                                       |                             |                       |                         |   |
| 1) Overnight, Day Camps   | N                  | N                                     | N                           | N                     | N                       | Refer to Article XXVIII: RCIM (Overlay) District for All Other<br>Allowed Uses by Conditional Use Permit Only |
| 2) Cottage Colonies   | N                  | N                                     | N                           | N                     | N                       |   |
| 3) Vacation Resorts   | N                  | N                                     | N                           | N                     | N                       |   |
| 4) Hostels, Similar Recreation<br>Facilities  | N                  | N                                     | N                           | N                     | N                       |   |
| 5) Golf Courses which may include:<br>Clubhouse, Swimming & Tennis<br>Facilities, Storage and<br>Maintenance Structures | N                  | N                                     | N                           | N                     | N                       |   |
| 6) Sexually Oriented Business   | N                  | N                                     | N                           | N                     | N                       |   |
| 7) Junk Yards, Recycling Centers  | N                  | N                                     | N                           | N                     | N                       |   |

Key: P – Permitted, S – Special Exception, CU – Conditional Use Permit, N – Prohibited

**ARTICLE XXVIII:**  
**RESIDENTIAL-COMMERCIAL-INDUSTRIAL MIXED-USE OVERLAY DISTRICT**  
(Adopted March 2020)

Pursuant to RSA 674:21, the Town of Greenland has adopted this Residential-Commercial-Industrial Mixed-Use (RCIM) District Ordinance in order to afford the Planning Board authority to approve mixed use development by Conditional Use Permit in specific areas of the municipality in accordance with provisions specified herein.

**28.1 - PURPOSE AND INTENT**

The Residential-Commercial-Industrial Mixed-Use (RCIM) District is an overlay district within which residential, commercial, and industrial uses, or any combination thereof, may be permitted on a single parcel of land upon issuance of a Conditional Use Permit (CUP) by the Planning Board. In order for a CUP to be granted, an applicant must demonstrate to the satisfaction of the Planning Board that a specific land use proposal will conform to specified requirements of this RCIM District Ordinance. The purpose and intent of the RCIM District is to:

- A. Provide landowners significant flexibility in the planning, design and construction of land development proposals which can accommodate an array of residential, industrial and/or commercial uses that are complementary to one another and ultimately result in development or redevelopment of land to its highest and best use.
- B. Facilitate economical and efficient accommodation and use of public services, transportation, and utility systems; and
- C. Create expanded opportunities for the development of residential uses of varying style, density, and affordability.

It should be noted that Pickering Brook, Packer Brook, and Haines Brook flow from protected land in the Great Bog and Packer Bog to Great Bay and, therefore, are important environmental areas in the Town. Proposed development within these watersheds shall be designed and built to meet all applicable State, local, and federal water quality, wildlife environmental standards including but not limited to wetland buffers.

**28.2 - DISTRICT GOALS AND OBJECTIVES**

The goals and objectives of the RCIM District include:

- A. Creation of meaningful opportunities for expansion of municipal tax base.
- B. Creation of new employment opportunities for residents.
- C. Concentration of development adjacent to major transportation corridors.
- D. Creation of opportunities for construction of new housing of varying style, density, and affordability, including workforce housing.
- E. Leveraging development to encourage further extension and expansion of public water and sewer utilities.

- F. Encourage adaptive redevelopment of existing properties to yield economically viable development opportunities.
- G. Encourage reinvestment in and betterments to existing properties.
- H. Create opportunities for quality in-fill development.

### 28.3 - CONDITIONAL USE PERMIT (CUP) CRITERIA

Upon the conclusion of a public hearing for which public notice has been given, the Planning Board may grant a Conditional Use Permit for an application advanced under the RCIM District Ordinance, pursuant to authority of RSA 674:21, upon concluding that an applicant has demonstrated to the satisfaction of the Board, that a specific land use proposal will conform to or otherwise satisfy the following criteria:

- A. The development is consistent with the specified Purpose and Intent of the RCIM District Ordinance to the extent the Planning Board believes approval and construction of the proposed development will result in achievement of one or more stated District Goals and Objectives.
- B. The proposed development will comply with architectural guidelines specified under Sections 5.17 and 5.18 of the Site Plan Review Regulations, which are intended to inspire context sensitive development.
- C. Individual use(s) planned within the proposed development shall be complementary to the District as a whole.
- D. The subject site is reasonably suited for the proposed use(s) and the applicant has successfully demonstrated the development will not result in undue detrimental effect(s) on surrounding properties by reason of excess traffic, noise, glare, dust, odor, smoke, blight, or nuisance.
- E. The applicant has successfully demonstrated, through submission of a fiscal impact analysis acceptable to the Board, that the proposal is anticipated to result in a net positive fiscal impact on the Town of Greenland.
- F. The proposal is not anticipated to materially endanger public health or safety.
- G. In the case of a development proposal without benefit of public sewer access, the applicant has demonstrated site generated wastewater volumes will not exceed site loading requirements of Chapter Part Env-Wq 1000 of the NH Code of Administrative Rules.
- H. Adequate public infrastructure exists, or will be provided by the applicant, in order to properly accommodate the proposed development.
- I. Proposed development within these watersheds shall be designed and built to meet all applicable State, local, and federal water quality, wildlife environmental standards including but not limited to wetland buffers.

### 28.4 - DISTRICT BOUNDARIES

The Residential-Commercial Mixed-Use District shall overlay any parcel located within the Commercial Business Alden Avenue (CB), Commercial Corridor Highway (CC) and Industrial (I). In addition, the District shall include those properties situated on the eastern edge of the community adjoining Route 1, including properties identified on Tax Map R1 as Lots 5, 6, 7, 9, 9A and 9B.



## 28.5 - PERMITTED USES AND DIMENSIONAL REQUIREMENTS

The Planning Board, at its sole discretion, may permit any residential, commercial, or industrial use\*, or any combination thereof, on a single parcel or parcels upon issuance of a project specific Conditional Use Permit pursuant to the terms and conditions of this Ordinance.

The Planning Board, at its sole discretion, shall enjoy the authority to waive or vary Dimensional Requirements (Article IV) of the underlying base District including, but not limited to minimum lot area, width and frontage dimensions; minimum yard and setback dimensions; maximum building height limitations; and maximum development density and lot coverage limitations through issuance of a project specific Conditional Use Permit pursuant to the terms and conditions of this Ordinance.

\* The following uses shall not be allowed under the provisions of the RCIM District: overnight and day camps; cottage colonies; vacation resorts; hostels and similar recreation facilities; golf courses which may include clubhouse, swimming and tennis facilities, storage, and maintenance structures; sexually oriented business; and junk yards/recycling centers.

## 28.6 - MASTER SITE DEVELOPMENT PLAN REQUIRED

All applications for approval of a Conditional Use Permit submitted to the Planning Board under authority of the RCIM District Ordinance shall include a Master Site Development Plan. The Master Site Development Plan shall identify, as a minimum:

The location, dimensions and nature of all proposed uses, buildings, and related hardscape improvements:

- A. Adequate provisions for on-site vehicular and pedestrian access, parking, loading/ unloading and servicing of each proposed use.
- B. Adequate accommodations for site access from and egress to adjoining public streets and highways.
- C. Adequate accommodations for water and sewer utilities.
- D. Adequate accommodations for quantitative and qualitative management of stormwater consistent with applicable State and local regulations, rules and codes.
- E. Identification of the location(s) and extent of any land to be dedicated as public or private open space or otherwise reserved civic purposes.
- F. The location, dimension, and composition of any proposed internal or external buffers.
- G. A detailed narrative and prototypical illustration(s) of proposed landscape, exterior lighting, signage, and amenities.
- H. If project phasing is planned, a phasing plan must be provided together with a corresponding narrative description of the anticipated sequence under which proposed building and site construction, including necessary public and private improvements, are to be constructed.
- I. Application specific information which may be requested or required by the Planning Board; and

- J. In the event the proposed development site is not currently comprised of a single parcel, the Master Site Development Plan must identify the location, area, and dimensions of all land for which Conditional Use Permit approval is requested.

#### 28.7 - CONDITIONAL USE PERMIT APPLICATION PROCEDURES

- A. An applicant seeking to develop land under the terms and conditions of the RCIM District Ordinance shall apply to the Planning Board for Conditional Use Permit approval prior to submission of any subsequent application(s) for subdivision or site plan review/approval.
- B. In order to facilitate timely and thorough review of CUP applications, the Planning Board shall enjoy the right to require an applicant to reimburse the Town for reasonable expenses incurred by the Board in securing expert legal and technical application review services and/or special investigative studies which the Board may deem necessary prior to acting on a CUP application.
- C. Following public hearing, Board review and deliberation, the Planning Board may approve, approve with modifications/conditions, or disapprove an application for a Conditional Use Permit.
- D. The Planning Board shall require, as a condition of its approval of any Conditional Use Permit, the execution of a Development Agreement or similar instrument specifying the phasing, timing, and sequence of completion of permitted improvements within a development; performance guarantees relating thereto; and any other such development-related information the Board deems necessary to ensure successful completion and implementation of the development as proposed and approved; and
- E. Upon issuance of a Conditional Use Permit, the applicant must subsequently obtain subdivision approval for the platting of individual lot(s) and/or site plan approval(s) for individual buildings, sites or uses within the development in accordance with the Town of Greenland Subdivision and Site Plan Review Regulations prior to expiration of the Validity Period.

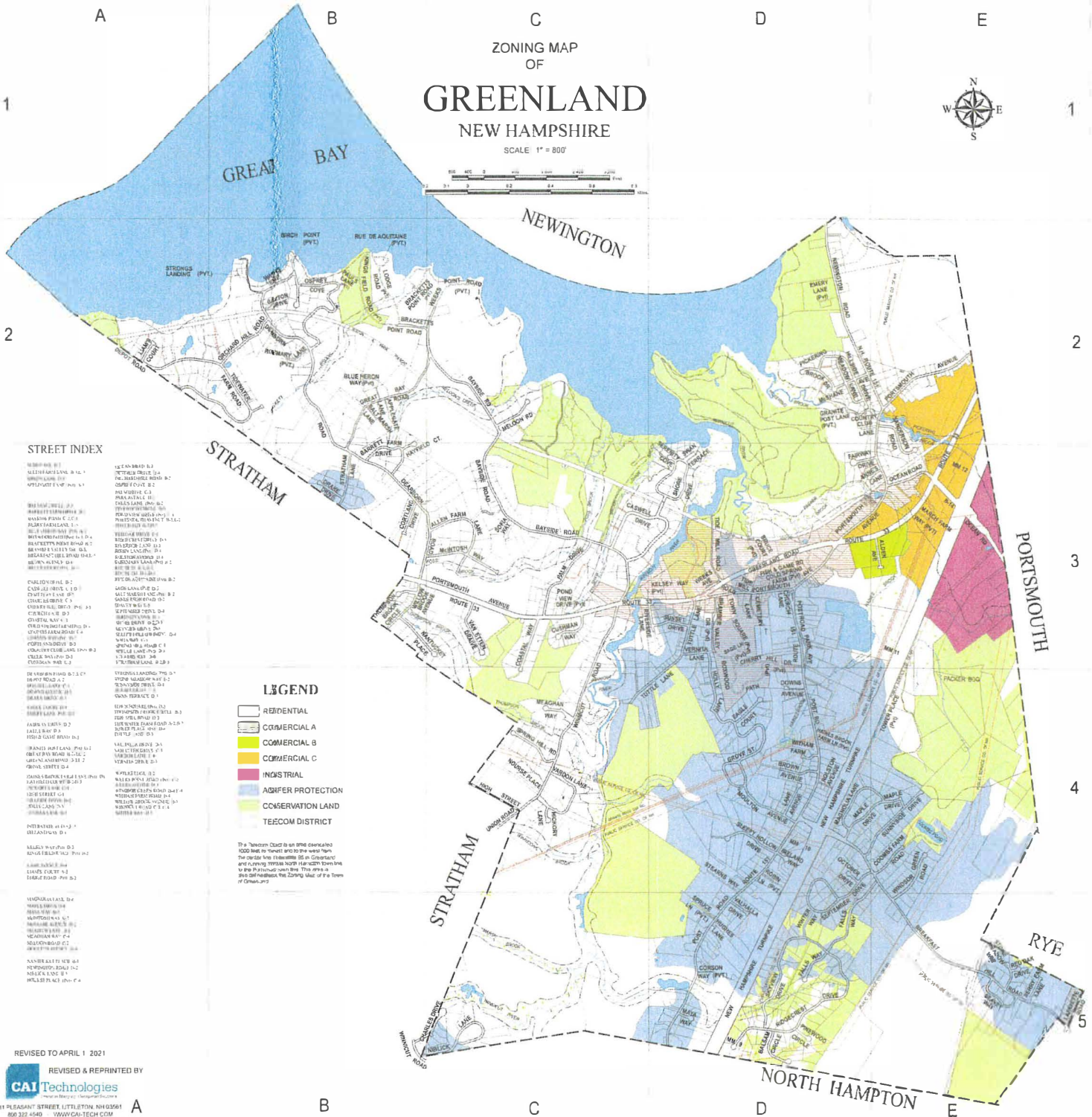
#### 28.8 - VALIDITY PERIOD

If, upon Planning Board approval of a Conditional Use Permit, unless an alternate time frame is specified as a specific condition of CUP approval, such approval is not acted upon so as to become vested within a period of 2 years, that approval shall become null and void absent permit renewal or time extension granted by the Planning Board. Actions sufficient to vest approval of a Conditional Use Permit include receipt of site plan or subdivision approval as may be required for implementation of one or more phases of development; issuance of a building permit; or issuance of a Certificate of Occupancy. However, should any site plan or subdivision approval or building permit expire unused upon conclusion of the two-year validity period, any Conditional Use Permit granted as a precondition of said site plan or subdivision approval or permit shall become null and void as well.

Any application for CUP renewal or extension shall be filed with the Planning Board no sooner than 90 days, nor later than 30 days, prior to Conditional Use Permit expiration. The Planning Board may, at its sole discretion, grant renewals or extensions of the above specified validity period.

# ZONING MAP OF GREENLAND NEW HAMPSHIRE

SCALE 1" = 800'



## STREET INDEX

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## LEGEND

- RESIDENTIAL
- COMMERCIAL A
- COMMERCIAL B
- COMMERCIAL C
- INDUSTRIAL
- AGRIER PROTECTION
- CONSERVATION LAND
- TELECOM DISTRICT

This Zoning Ordinance is an ordinance of the Town of Greenland, New Hampshire, and shall be known as the Greenland Zoning Ordinance. It is the intent of the Town of Greenland to promote the health, safety, and general welfare of the community by regulating the use of land and buildings.

REVISED TO APRIL 1 2021

REVISED & REPRINTED BY

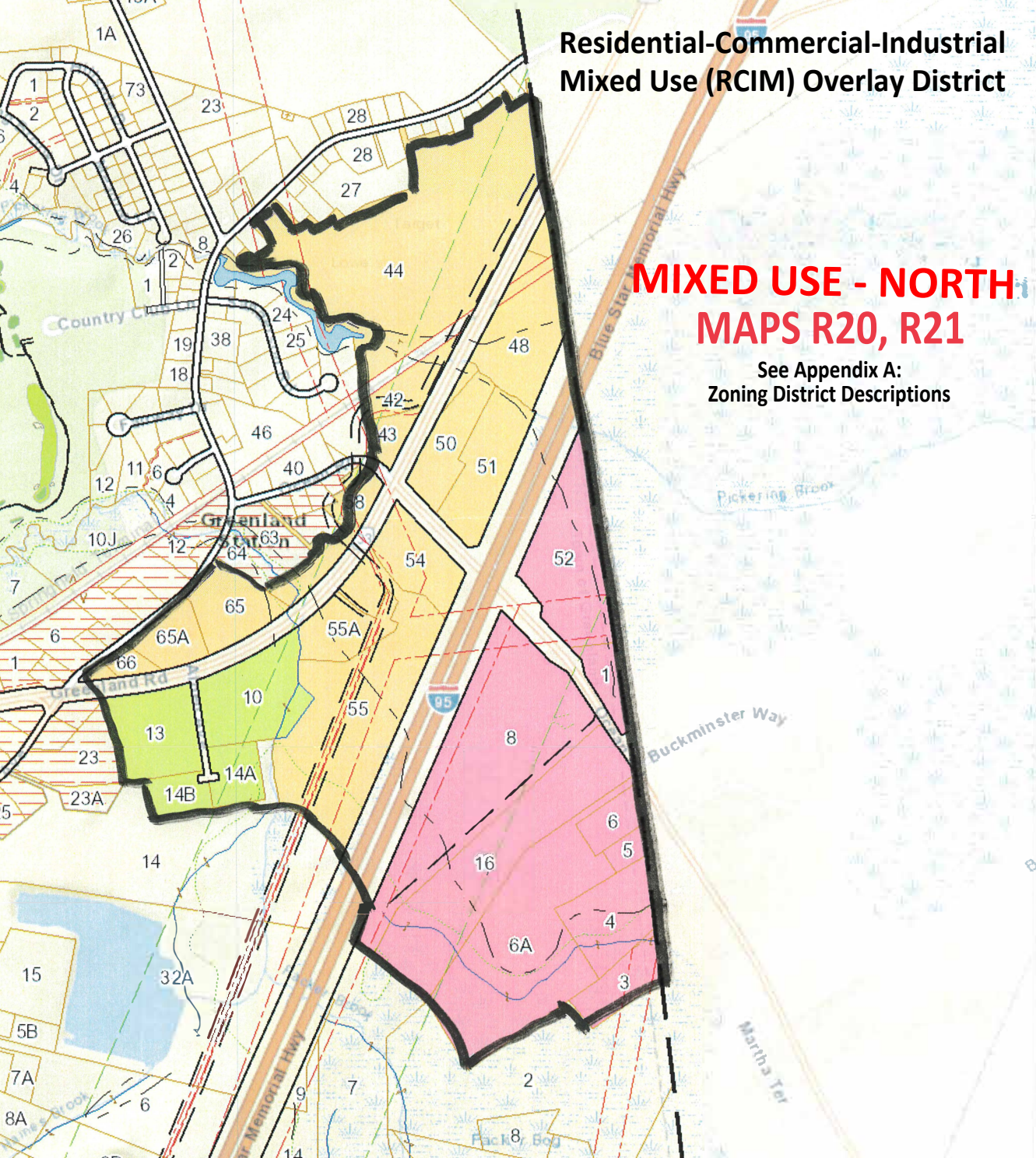
**CAI Technologies**  
19 PLEASANT STREET, LITTLETON, NH 03041  
603.322.4540 WWW.CAI-TECH.COM



# Residential-Commercial-Industrial Mixed Use (RCIM) Overlay District

## MIXED USE - NORTH MAPS R20, R21

See Appendix A:  
Zoning District Descriptions



Bill Information

|              |                       |              |            |
|--------------|-----------------------|--------------|------------|
| Bill Number: | 2024-2-209418         | Bill Amount: | \$8,543.00 |
| Description: | 2024-2-0-PROPERTY TAX | Interest:    | \$188.28   |
| Property ID: | 0R-21-55B             | Costs:       | \$0.00     |
| Owner:       | THURKEN 1 LLC         | Total:       | \$8,731.28 |
| Address:     | 00 MARCH FARM WAY     | Payments:    | \$37.43    |
| Bill Date:   | 10/25/2024            | Balance Due: | \$8,693.85 |
| Due Date:    | 12/2/2024             |              |            |
| Interest     | 12/2/2024             |              |            |
| Interest     | 101                   |              |            |

Details

| Description       | Date       | Tax Year | Period | Amount     |
|-------------------|------------|----------|--------|------------|
| Reapplied Payment | 10/21/2024 | 2024     | 2      | (\$37.43)  |
| Property Tax      | 10/25/2024 | 2024     | 2      | \$8,543.00 |

**PROPERTY DISCLOSURE - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

1. **SELLER:** Thurken 1 LLC
2. **PROPERTY LOCATION:** March Farm Way, Greenland, NH 03840
3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

**4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
  - a. TYPE OF SYSTEM: ☐ None ☒ Public ☐ Private ☐ Seasonal ☐ Unknown  
☐ Drilled ☐ Dug ☐ Other
  - b. INSTALLATION: Location: In main access Drive Installed By: Lexington Excavation  
 Date of Installation: 2016 What is the source of your information? Original Developer
  - c. USE: Number of Persons currently using the system: \_\_\_\_\_  
 Does system supply water for more than one household? ☒ Yes ☐ No
  - d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?  
 Pump: ☐ Yes ☒ No ☐ N/A Quantity: ☐ Yes ☒ No ☐ Unknown  
 Quality: ☐ Yes ☒ No ☐ Unknown  
 If YES to any question, please explain in Comments below or with attachment.
  - e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test \_\_\_\_\_  
 If YES to any question, please explain in Comments below or with attachment.  
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☒ No  
 If YES, are test results available? ☐ Yes ☐ No  
 What steps were taken to remedy the problem? \_\_\_\_\_
  - f. COMMENTS: \_\_\_\_\_

**6. SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☐ No  
 Private: ☒ Yes ☐ No Unknown: ☐ Yes ☐ No  
 None: ☐ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No  
 Septic Design Available? ☒ Yes ☐ No  
 Comments: \_\_\_\_\_
- b. IF PUBLIC OR COMMUNITY/SHARED:  
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No  
 What steps were taken to remedy the problem? \_\_\_\_\_
- c. IF PRIVATE:  
 TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other  
 Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other  
 Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other  
 Location: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
 Date of Last Servicing: \_\_\_\_\_ Name of Company Servicing Tank: \_\_\_\_\_  
 Have you experienced any malfunctions? ☐ Yes ☐ No Comments: \_\_\_\_\_
- d. LEACH FIELD: ☒ Yes ☐ No ☐ Other  
 IF YES: Size \_\_\_\_\_ Location: \_\_\_\_\_ ☐ Unknown  
 Date of installation of leach field: 2016 Installed By: Lexington Excavation/Advanced Onsite Solutions  
 Have you experienced any malfunctions? ☐ Yes ☒ No  
 Comments: Very Big
- e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown  
 IF YES, has a site assessment been done? ☐ Yes ☐ No ☒ Unknown  
 SOURCE OF INFORMATION: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS

*RL*

BUYER(S) INITIALS



**PROPERTY DISCLOSURE - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** March Farm Way, Greenland, NH 03840

**7. HAZARDOUS MATERIAL**

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? ☐ YES ☒ NO ☐ UNKNOWN

IF YES: Are tanks currently in use? ☐ YES ☐ NO

IF NO: How long have tank(s) been out of service? \_\_\_\_\_

What materials are, or were, stored in the tank(s)? \_\_\_\_\_

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_ Owner of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: \_\_\_\_\_

Are tanks registered with the Department of Environmental Services (D.E.S.)? ☐ YES ☐ NO ☐ UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? ☐ YES ☐ NO ☐ UNKNOWN

Comments: \_\_\_\_\_

**8. GENERAL INFORMATION**

a. Is this property subject to Association fees? ☒ YES ☐ NO ☐ UNKNOWN

If YES, Explain: Minimal Fee paid for plowing of access drive and power for panel on pylon sign at Route 33.

If YES, what is your source of information? \_\_\_\_\_

b. Is this property located in a Federally Designated Flood Hazard Zone? ☐ YES ☒ NO ☐ UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? ☒ YES ☐ NO ☐ UNKNOWN

If YES, Explain: Utility Easements

d. What is your source of information? \_\_\_\_\_

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: \_\_\_\_\_

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? ☐ YES ☒ NO ☐ UNKNOWN

If YES, Explain: \_\_\_\_\_

g. How is the property zoned? Commercial/mixed use Source: Town of Greenland

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☒ YES ☐ NO

i. Has the soil been tested? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☒ NO

j. Has a percolation test been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☒ NO

k. Has a test pit been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☒ NO

l. Have you subdivided the property? ☒ YES ☐ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: \_\_\_\_\_

n. Are there attachments explaining any of the above? ☐ YES ☒ NO ☐ UNKNOWN

o. Septic/Design plan available? ☒ YES ☐ NO ☐ UNKNOWN

p. 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: \_\_\_\_\_

**9. ADDITIONAL INFORMATION:**

**10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.**

SELLER(S) INITIALS

RL  
04/07/25  
4:22 PM EDT

BUYER(S) INITIALS

**PROPERTY DISCLOSURE - LAND ONLY**  
**New Hampshire Association of REALTORS® Standard Form**



**TO BE COMPLETED BY SELLER**

**SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).**

**ACKNOWLEDGEMENTS:**  
**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

*Richard Landry*  
dotloop verified  
04/07/25 4:22 PM EDT  
POAK-FBO7-QKJJ-UJ3A  
SELLER DATE

SELLER DATE

**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.**

BUYER DATE

BUYER DATE

**PROPERTY DISCLOSURE RIDER**  
**CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS**  
**(To be used in conjunction with Property Disclosure - Residential)**  
**New Hampshire Association of REALTORS® Standard Form**



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

**RIGHT TO INFORMATION:** In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: Thurken 1 LLC  
March Farm Way, Greenland, NH 03840
2. Association Name (if applicable): March Farm Way Condominium
3. Property Manager/Agent: None Phone: None
4. **GENERAL AND LEGAL**
  - a. Are there any Association or Corporation approvals required for transfer of Ownership? ☐ Yes ☒ No ☐ Unknown
  - b. Is there a time share operation existing at Property? ☐ Yes ☒ No ☐ Unknown
  - c. Is there a vacation rental operation or other organized rental program at Property? ☐ Yes ☒ No ☐ Unknown
  - d. Are you aware of any rental, use or age restrictions? ☐ Yes ☒ No ☐ Unknown
  - e. Number of allocated parking spaces available for this unit: NA
  - f. Are you aware of any pending or existing litigation? ☐ Yes ☒ No If Yes, please explain: No
  - g. Are the minutes of the Condominium Association annual meeting available? ☐ Yes ☒ No ☐ Unknown
  - h. Are there any pet policies? Restrictions: ☐ Yes ☒ No Dogs/Cats Allowed: ☒ Yes ☐ No
5. **MASTER INSURANCE POLICY**
  - a. Name of Company: None
  - b. Name of Agent: None Phone: none
6. **FINANCIAL**
  - a. Monthly maintenance fee(s): \$0
  - b. What do the monthly fees include?

|   |  |   |
|---|--|---|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Hot Water                             | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Cable TV Signal  | <input type="checkbox"/> Landscaping                           | <input type="checkbox"/> Sewer            |
| <input type="checkbox"/> Electricity      | <input type="checkbox"/> Lot Rent                              | <input type="checkbox"/> Snow Removal     |
| <input type="checkbox"/> Garage/Parking   | <input type="checkbox"/> Real Property Tax                     | <input type="checkbox"/> Trash Removal    |
| <input type="checkbox"/> Gas              | <input type="checkbox"/> Recreation/Community Association Dues | <input type="checkbox"/> Water            |
| <input type="checkbox"/> Other: <u>na</u> |  |   |
  - c. Are there any additional fees? If so, please specify: NO
  - d. Are you aware of any special assessments or loans in effect at this time? ☐ Yes ☒ No  
If Yes, explain: NO

Additional Comments: Condo is setup to run as if the lots are fee simple.  
There are no fees or shared costs.

7. **ACKNOWLEDGEMENTS:**  
**SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.**

*Richard Landry*

SELLER

DATE

dotloop verified  
03/29/25 10:09 AM EDT  
NKAB-YLOZ-JTW-JEUT

SELLER

DATE

**BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.**

BUYER

DATE

BUYER

DATE



Return To:  
Thurken I, LLC  
PO Box 857  
New Castle, NH 03854



|           |           |       |
|-----------|-----------|-------|
| LCHIP     | ROA657643 | 25.00 |
| RECORDING |           | 14.00 |
| SURCHARGE |           | 2.00  |

Transfer Tax: \$ \_\_\_\_\_

## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **Thurken IV LLC**, an Administratively Dissolved New Hampshire Limited Liability Company, with a mailing address of PO Box 857, New Castle, NH 03854, for consideration paid grant(s) to **Thurken I LLC**, a New Hampshire Limited Liability Company, with a mailing address of PO Box 857, New Castle, NH 03854, with WARRANTY COVENANTS:

A condominium unit situated in Greenland, Rockingham County, New Hampshire, being further bounded and described as follows:

Condominium Land Unit B located at 11-13 March Farm Way in Greenland, County of Rockingham, State of New Hampshire as described in the Declaration of Condominium March Farm Way Condominium recorded in the Rockingham County Registry of Deeds in Book 6101, Page 1370 ("Declaration") and as shown on the plan entitled "Amended Condominium Site Plan Tax Map R-21 Lot 55 Property of Thurken IV, LLC NH Route 33/11-13 March Farm Way, Greenland, New Hampshire, County of Rockingham" prepared by MSC, a division of TFMoran, Inc., dated May 30, 2018, last revised February 28, 2020, and recorded with the Rockingham County Registry of Deeds as Plan No. D-42076.

Land Unit B is conveyed with an appurtenant percentage interest in the Common area of the Condominium as described in the Declaration and the exclusive rights in the Limited Common Area appurtenant to Land Unit B.

Subject to all easement, restrictions, and covenants of record.

Meaning and intending to describe and convey a portion of the premises as conveyed to Thurken IV, LLC by Deed recorded on September 15, 2015 in the Rockingham County Registry of Deeds in Book 5653, Page 2948; as affected by

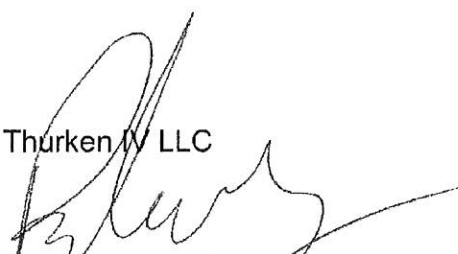
Corrective Deed recorded on February 29, 2016 in the Rockingham County Registry of Deeds in Book 5694, Page 2476.

The premises conveyed hereby are not homestead property.

The above conveyance is a noncontractual transfer and is therefore exempt from transfer tax consideration.

Executed this 23<sup>rd</sup> day of August, 2023.

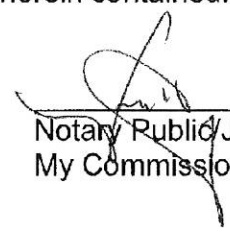
Thurken IV LLC

  
\_\_\_\_\_  
Richard E. Landry, Jr., Manager and  
Member Duly Authorized

State of New Hampshire  
County of Hillsborough

Personally appeared the above named Richard E. Landry, Jr., Manager and Member of Thurken IV LLC, Duly Authorized, before me this 23<sup>rd</sup> day of August, 2023, known to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

**VICTORIA M. HORAN**  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires  
August 17, 2027

  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
My Commission Expires:

## REAL ESTATE PURCHASE & SALE AGREEMENT

The undersigned purchaser, as the successful bidder at a certain auction of the real property described below or on Exhibit A, herein agrees to purchase said real estate in accordance with the following terms and conditions:

|                                      |                       |
|--------------------------------------|-----------------------|
| 1. Seller(s): Thurken 1 LLC          | Buyer(s): _____       |
| Street: PO Box 857                   | Street: _____         |
| City/State/Zip: New Castle, NH 03854 | City/State/Zip: _____ |
| Telephone #: _____                   | Telephone #: _____    |

2. Property: ☒ Land ☐ Land & Buildings ☒ Condo ☐ Other: \_\_\_\_\_  
Street Address: 00 March Farm Way City/Town: Greenland  
County: Rockingham State: New Hampshire  
As described as: Tax Map R21, Lot 55B with deed recorded at the Rockingham County Registry of Deeds at Book 6502, Page 1743.

|   |          |
|---|----------|
| 3. BID PRICE (HAMMER PRICE):  | \$ _____ |
| 10% BUYER'S PREMIUM:  | \$ _____ |
| TOTAL PURCHASE PRICE DUE FROM BUYER:  | \$ _____ |
| INITIAL DEPOSIT, to be held by Paul McInnis LLC<br>Escrow Account, Receipt of which is acknowledged<br>and is NON-REFUNDABLE<br>10% of the Total Purchase Price |          |
|   | \$ _____ |
| Additional Deposit:   | \$ _____ |
| BALANCE DUE AT TRANSFER OF TITLE:   | \$ _____ |

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Friday, June 6th, 2025, at a time and place to be agreed upon. If no time and place is agreed upon, the title shall be transferred at Paul McInnis LLC on One Juniper Road, North Hampton, New Hampshire on Friday, June 6<sup>th</sup>, 2025, at 10:00 a.m.

5. Title shall be transferred by Warranty deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".

\_\_\_\_\_,  
Seller

\_\_\_\_\_,  
Buyer

6. Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000.00 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
7. Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
8. Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
9. This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
10. This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: None
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:

15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas, Arsenic Lead PFAS and Flood:

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](http://www.des.nh.gov)) to ensure a safe water supply if the subject property is served by a private well.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer



Note: lead paint/lead paint hazards – Federal law requires that individuals purchasing residential housing built before 1978 receive a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Buyer acknowledges that they are given the opportunity to conduct such risk assessment or inspection within the next 10 days. Buyer also acknowledges that results of such risk assessment or inspection will NOT affect any terms of this Real Estate Purchase & Sale Agreement included but not limited to the price and terms agreed upon as well as the buyers' decision to go forward with the purchase of the property.

**FLOOD:** Properties in coastal areas and along waterways may be subject to increased risk of flooding over time. A standard homeowners insurance policy typically does not cover flood damage. The buyer is encouraged to determine whether separate flood insurance is required and consult the Federal Emergency Management Agency's flood maps ([FEMA.GOV](https://www.fema.gov)) in order to determine if the property is in a designated flood zone.

16. Addenda Attached      Yes,   X   No

Seller: Thurken 1 LLC  
Richard E. Landry, Jr. Manager & Member

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Page 3 of 3

## How to Bid Online

In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account at: [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) (refer to the Due Diligence Checklist contained in the property information package). Finally, submit your bidder registration form with the required bidder deposit to the Auctioneer.

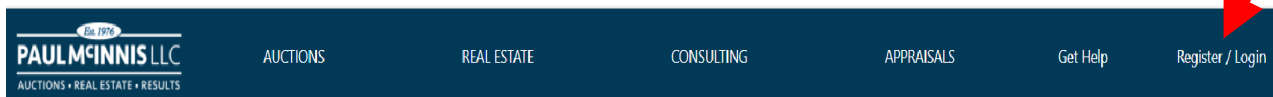
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically through Dotloop. To use Dotloop, send your request to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com).

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, May 8<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 Bidder Deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$10,000 Bidder Deposit to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, we will activate your account and you will be able to bid.

You can access the online auction portal, [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions), by [clicking here](#).

As shown below, you will need to **"Register/Login"** in the upper right-hand corner of your screen to register and create your online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your [auction.paulmcinnis.com/auctions](http://auction.paulmcinnis.com/auctions) account.



Please contact the auction office with any questions  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or (603) 964-1301





AUCTIONS • REAL ESTATE • RESULTS

1 Juniper Road, North Hampton, NH 03862  
paulmcinnis.com  
Phone (603) 964-1301 Fax (603) 964-1302

Email completed form to  
[admin@paulmcinnis.com](mailto:admin@paulmcinnis.com)

**ONLINE BIDDER REGISTRATION FORM • 25PM-05**

BIDDING STARTS: Monday, May 5<sup>th</sup> at 9:00 a.m.  
BIDDING ENDS: Wednesday, May 7<sup>th</sup> at 1:00 p.m.  
PROPERTY: 00 March Farm Way, Greenland, NH

|   |
|---|
| <b>FIRST NAME, MIDDLE INITIAL, &amp; LAST NAME</b>                    |
|   |
| <b>HOME ADDRESS</b>   |
|   |
| <b>CITY, STATE, &amp; ZIP CODE</b>                                    |
|   |
| <b>MOBILE TELEPHONE NUMBER (MUST BE ABLE TO RECEIVE SMS MESSAGES)</b> |
|   |
| <b>EMAIL ADDRESS</b>  |
|   |

**Registration:** At the time of registration, you will be required to deliver your refundable bidder deposit of \$10,000 either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, May 8<sup>th</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$10,000 bidder deposit as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$10,000 U.S. dollars.

**Terms:** A \$10,000 deposit by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than, Thursday, May 8<sup>th</sup> at 1:00 p.m. with the balance due at closing within 30 days of the auction. A 10% buyer's premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Warranty Deed. Subject to all terms of sale.

*I hereby represent that I have reviewed the Property Information Package including the General Terms & Conditions, Purchase & Sale Agreement, and the Suggested Due Diligence Checklist and I agree to abide by any and all Terms.*

**PRINT BUYER'S NAME:**

**SIGNATURE OF BIDDER:**

**DATE:**

25PM-05 Reviewed by:

-----