



ICONIC WELCH BARN & MULTI-BUILDING PROPERTY

Historic Barn | Income-Producing Six-Bay Garage | Equestrian Accommodation

28B MAIN STREET, RAYMOND, NH 03077

6,085± SF | Sale Price at \$225,000 | 7.71± Acres

NAI Norwood Group
Commercial Real Estate Services, Worldwide

BEDFORD:
116 South River Road
Bedford, NH 03110
Phone: (603) 668-7000
Fax: (603) 647-4325
Email: info@nainorwoodgroup.com

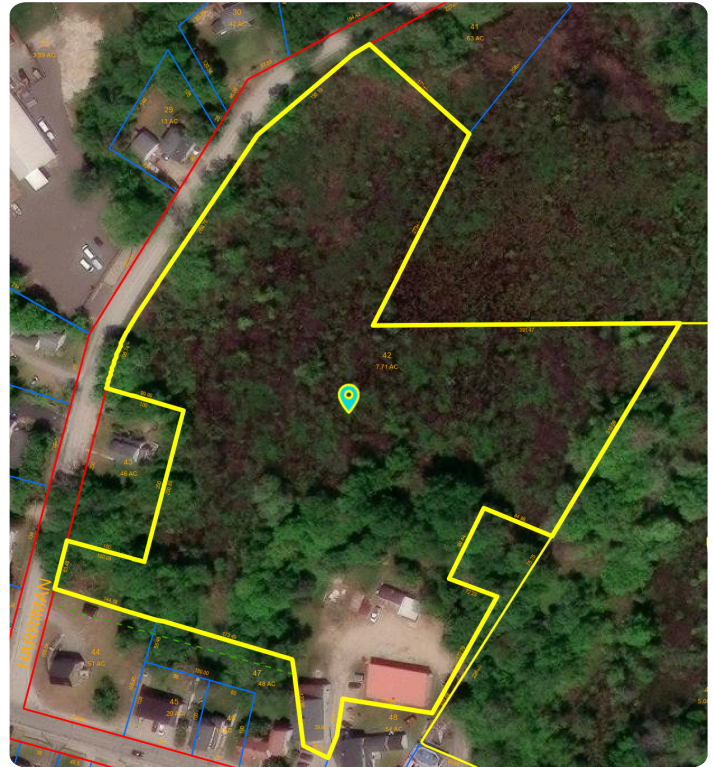
PORTSMOUTH:
2 Greenleaf Woods Drive, #301,
Portsmouth, NH 03801
Phone: (603) 431-3001
Fax: (603) 431-3122
Email: info@nainorwoodgroup.com

CONTACT:

DEANA ARDEN
(603) 682 3440
arden@nainorwoodgroup.com

JAY BROUSSEAU
(603) 316 8777
jay@nainorwoodgroup.com

PROPERTY INFORMATION



DESCRIPTION:

Historic Property on 7.71± Acres

Own one of Raymond's most recognizable historic properties. Situated on 7.71± acres in the heart of downtown, the Ai S. Welch Barn offers a unique opportunity for investors, equestrian users, entrepreneurs, or buyers seeking a one-of-a-kind property with character and future potential.

The property features the iconic two-story barn, a six-bay garage, and former horse stalls, creating a versatile setting with a variety of potential uses, subject to local approvals. The six-bay garage is currently leased to a tenant-at-will generating \$1,450 per month in rental income. The current owner is willing to lease back the horse facilities or continue boarding her horses on the property, providing potential additional income for the new owner.

Recent improvements include a new roof (2022) and upgraded three-phase electrical service. Conveniently located less than 1.5 miles from NH Route 101, the property offers easy access to Manchester, the Seacoast, and I-95 while maintaining the charm and visibility of a downtown Raymond location.

The property is being sold as is and is subject to a testing request by the New Hampshire Department of Environmental Services (NHDES) under Env-Or 600. Buyers are encouraged to conduct their own due diligence and consult with qualified professionals regarding the property's physical condition, environmental matters, zoning, and intended use prior to closing.

Proof of funds is required prior to scheduling a showing.

DEMOGRAPHICS

Strategically located near Route 101, providing easy access to I-95



2025 SUMMARY

2025 SUMMARY	2 MILE	5 MILE	10 MILE
Population	6,123	20,916	72,845
Households	2,606	8,166	27,189
Families	1,736	5,916	20,563
Avg HH Size	2.35	2.55	2.66
Median Age	45.3	44.3	44.0
Median HH Income	\$85,479	\$101,285	\$117,300
Avg HH Income	\$102,452	\$123,956	\$147,414

BUSINESSES (10 MILE)



2,183

TOTAL BUSINESSES



16,951

TOTAL EMPLOYEES

INCOME (10 MILE)



\$117,300

MEDIAN HH INCOME



\$55,209

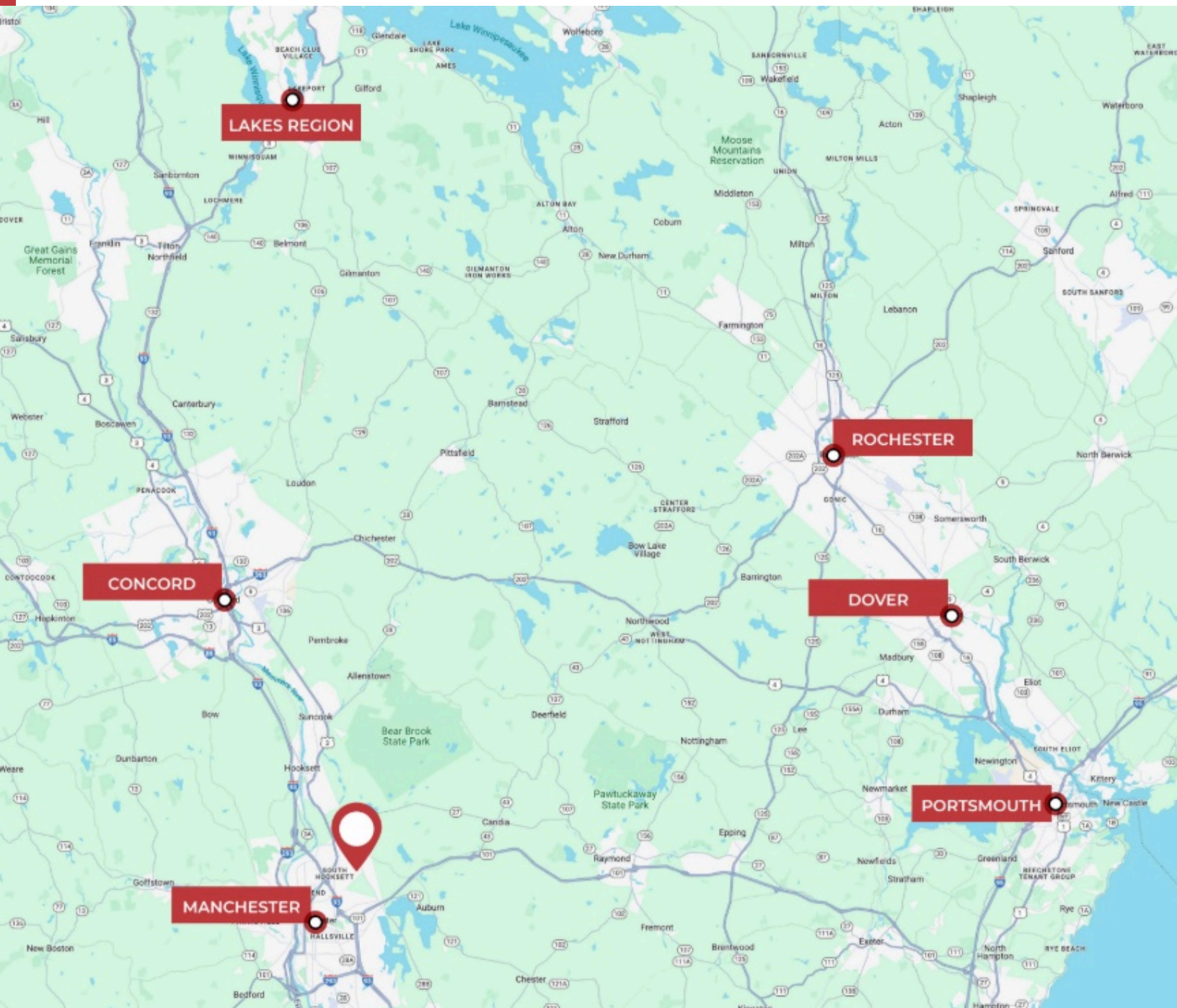
PER CAPITA INCOME



\$657,548

MEDIAN NET WORTH

MAP LOCATOR



DRIVE TIMES TO:

Manchester, NH	10 mins	Concord, NH	23 mins
Portsmouth, NH	45 mins	Dover, NH	51 mins
Boston, MA	1 hr	Lakes Region, NH	1 hr 38 mins



28B Main Street Seller Notes:
July 2026

Town of Raymond Memo – The property owners understand that the Town of Raymond, through its Planning and Zoning Department, independently prepared a memorandum regarding this property. To date, the memorandum has not been provided directly to the property owners by the Town. The property owners further note that the memorandum does not include the most current environmental testing information and references the U.S. Environmental Protection Agency (EPA) in a manner they believe may not accurately reflect the current status of the property. Accordingly, prospective purchasers should independently verify the information contained in the memorandum and should not rely on it as the sole source of information regarding the property. Buyers are strongly encouraged to conduct their own due diligence, including review of the most current reports and consultation with appropriate professionals.

Zoning – The property was classified as C-1 Commercial until spring 2026, when the Town of Raymond updated its zoning designation to Residential. As of the date of this document, the property owners have not received direct notice of this zoning change from the Town. Prospective purchasers should independently verify the current zoning designation, permitted uses, and any applicable regulations with the Town of Raymond.

Historic District Commission – The main barn is located within Raymond's Historic District. Changes in use and certain exterior modifications may require review and approval by the Historic District Commission. While the property owner previously served as Chair of the Historic District Commission and is available to answer general questions about the property, prospective purchasers should consult the Historic District Commission for current requirements and approval processes. The historic district designation does not apply to the interior of the main barn. The property was also featured in the New Hampshire Preservation Alliance's 52 Barns in 52 Weeks program, recognizing the importance of preserving historic barns as community assets that contribute to New Hampshire's heritage and economic vitality.

Access – Deeded access to the property is provided via the driveway located between the main barn and the apartment building. The deed also references a secondary right-of-way providing access to Harriman Road. Prospective purchasers should independently verify the location, extent, and any potential future use or development rights associated with this easement.

Water – Water service to the main barn is currently connected through the service for 28 Main Street, while the exterior water sources are shared with 30 Main Street. A water meter located in the basement of the main barn measures the building's water usage. Prospective purchasers are encouraged to consult the Raymond Water Department regarding the process, requirements, and feasibility of establishing a separate water service connection.

Septic – The main barn is currently served by a shared septic system with 28 Main Street. Septic system design and permitting are subject to approval by the State of New Hampshire through the New Hampshire Department of Environmental Services (NHDES).

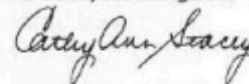
Environmental / NHDES – The most recent environmental well testing report is included with the due diligence materials. Prospective purchasers are encouraged to review the report in its entirety and consult directly with the New Hampshire Department of Environmental Services (NHDES) regarding any questions related to environmental conditions, testing, or regulatory requirements.

Book: 6354 Page: 1203

E # 21072219 11/17/2021 08:08:47 AM
Book 6354 Page 1203 Page 1 of 3
Register of Deeds, Rockingham County

After recording mail to:

Therren & Alissa Welch
47 Lisa Ave
Raymond, NH 03077



LCHIP	ROA594962	25.00
RECORDING		18.00
SURCHARGE		2.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **Inez Welch** (unremarried widow) of 103 Main Street, Raymond, Rockingham County, State of New Hampshire 03077,

FOR CONSIDERATION PAID hereby grants to **Therren S. Welch and Alissa L. Welch** (husband & wife), with a mailing address of 47 Lisa Ave, Raymond, Rockingham County, State of New Hampshire 03077, as joint tenants with the rights of survivorship, with
QUITCLAIM COVENANTS:

A parcel of land, together with any buildings thereon, located on the Southeasterly side of Harriman Road in the Town of Raymond, County of Rockingham and State of New Hampshire, and being shown as Lot 89-1 on a plan of land entitled "A Survey and Plat of a Re-Subdivision Prepared for the Josephine Welch Estate, Situated in the Town of Raymond, New Hampshire", prepared by R.S.L. Layout & Design, Inc., Dated July 24, 1997, revised October 16, 1997, recorded in Rockingham County Registry of Deeds as Plan #D-25811, and according to which plan said tract is more particularly bounded and described as follows:

Beginning at a stone bound on the Southerly side of Harriman Road at the Southwesterly corner of the parcel and the Northwesterly corner of Lot 89-3; thence North 14° 14' 28" East 63.46 feet by Harriman Road to a point; thence South 75° 49' 56" East 100.05 feet by land now or formerly of MacDonald to an iron pipe; thence North 14° 13' 26" East 200.55 feet by the MacDonald land to an iron pipe; thence North 76° 08' 46" West 99.99 feet by the MacDonald land to Harriman Road; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 315.23 feet and a length of 106.74 feet to a point; thence North 33° 38' 33" East 269.75 feet by Harriman Rod to a point; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 278.80 feet and a length of 135.19 feet to a point; thence North 61° 25' 31" East 147.00 feet by Harriman Road to a point; thence in a Northeasterly direction by Harriman Road and a curve with a radius of 609.83 feet and a length of 95.87 feet to a point; thence South 18° 52' 10" West 481.49 feet by land now or formerly of Edwin H. Dickinson; thence North 89° 30' 11" East 391.47 feet by the Dickinson land and by land now or formerly of Helen Carrier to a point; thence South 32° 10' 27" West 315.08 feet by land now or formerly of Vernon & Lucy Downing to a steel rod; thence North 68° 35' 35" West 84.98 feet to a steel rod; thence South 30° 18' 06" West 99.44 feet to a steel rod; thence South 68° 35' 35" East 72.23 feet to a steel

Signed on this 4 day of Nov., 2021

Inez Welch
Inez Welch

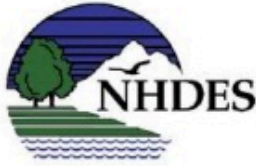
STATE OF N.H.
COUNTY OF Rockingham

On this 4 day of November, 2021, personally appeared the above-named **Inez Welch** known to me or satisfactorily proven through proof of identification of a Driver's License, to be the individual who executed the foregoing instrument, and swore to and acknowledged the same to be her voluntary act and deed.

Before me,



Kristen Smith
Notary Public / Justice of the Peace
My commission expires:



The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

EMAIL ONLY

August 20, 2025



LEAKING UNDERGROUND STORAGE TANK PROJECT COMPLETE

Subject Site: **Raymond** – Ai S Welch & Sons, 28 Main Street
DES Site #198906059, LUST Project #826, HAZWASTE Project #11021

28 Main Street Area, Main Street
DES Site #201406016, SITEEVALHW Project #33070

Request for Information (email), dated August 14, 2025 regarding property at 28B Main Street (DES #198906059, LUST Project #826, Activity #342192)

Dear Alissa Del Tufo:

The New Hampshire Department of Environmental Services (NHDES) has reviewed the above-referenced email and other information in our files for two sites associated with the 28B Main Street property, including the Ai S Welch & Sons site (DES #198906059) and the 28 Main Street Area site (DES #201406016). The August 14, 2025 email requests information regarding petroleum storage and hazardous waste conditions at the 28B Main Street property. This letter pertains only to the petroleum storage at the property and soil and groundwater environmental data associated with petroleum storage. A response regarding hazardous waste conditions at the property will be provided by the NHDES Hazardous Waste Remediation Bureau (HWRB) under separate cover. The Raymond property assessment card for the property where the petroleum storage facility was located references the property address as 28B Main Street.

Oil Remediation and Compliance Bureau personnel reviewed the "Final Report for 28 Main Street Area, Combined Preliminary Assessment/Site Inspection, Raymond, New Hampshire," provided with the August 14th request and which is part of the NHDES Site #201406016, 28 Main Street Area site file. This report was prepared for the U.S. Environmental Protection Agency by Weston Solutions, Inc. dated May 2017. This report summarized previously completed assessment of soil and groundwater conditions at the former petroleum storage facility documenting that site conditions in 2017 met NHDES soil and groundwater standards for petroleum constituents. The above ground storage tank at the site was removed in 2006. A copy of NHDES correspondence dated March 27, 2006 regarding this closure is attached for your information. Four underground petroleum storage tanks were closed by removal in 1989 prior to implementation of the requirement to document closure activities and submit a report to the NHDES.

NHDES has reviewed these reports and other information concerning this past release of petroleum hydrocarbons. This information was compared with the following cleanup criteria:

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

1. All human health hazards associated with direct exposure to the LUST project contaminants through dermal contact, ingestion, and inhalation have been eliminated;
2. All necessary activity and use restrictions for the LUST project have been implemented;
3. All sources of groundwater contamination for the LUST project have been eliminated;
4. All on-site and off-site dissolved contamination levels for the LUST project meet groundwater quality criteria as specified in Env-Or 603.01;
5. All penalty(ies) or fine(s) issued under RSA 146-A, RSA 146-C, RSA 147-A, and RSA 485-C have been paid;
6. All invoices associated with NHDES's recoverable cost pursuant to RSA 146-A, RSA 146-C, RSA 147-A, and RSA 485-C have been paid, have been waived, or payment can be made by direct transfer from the State's petroleum reimbursement fund(s); and,
7. All fees or costs due under RSA 147-F have been paid.

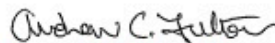
NHDES has concluded that the LUST project meets the above cleanup criteria. Therefore, no additional investigation or remedial measures shall be required for the LUST project.

Please note that this letter only applies to the LUST project at this site and is not a Certificate of No Further Action. Soil and/or groundwater contamination associated with the HAZWASTE project remain at this site. The NHDES Hazardous Waste Remediation Bureau (HWRB) will provide comments regarding future requirements for the investigation and remediation of the HAZWASTE project. Site closure and the issuance of a Certificate of No Further Action cannot occur until the HAZWASTE project meets the above cleanup criteria and all other NHDES corrective action requirements are completed.

NHDES reserves the right, under New Hampshire Code of Administrative Rules Env-Or 600, Contaminated Site Management, to require additional investigations, remedial measures, or groundwater monitoring if further information indicating the need for such work becomes known.

Please do not hesitate to contact me if you have any questions about this letter.

Sincerely,



Andrew C. Fulton, P.G.
Oil Remediation and Compliance Bureau
Tel: (603) 271-7376
Email: andrew.c.fulton@des.nh.gov

Waste
Management
Division

Digitally signed by Waste
Management Division
Date: 2025.08.19 15:27:51
-04'00'

Attachments: NHDES Correspondence dated March 27, 2006 regarding Aboveground Storage Tank Closure Report

ec: Jeffrey Marts, P.G., HWRB
Raymond Health Officer

Route/ec: Margaret Bastien, P.E., ORCB



The State of New Hampshire
Department of Environmental Services

Michael P. Nolin
Commissioner



March 27, 2006



SUBJECT: RAYMOND – Welch & Sons, Inc., 28 Main Street: Aboveground Storage Tank Closure Report, December 31, 2005 by Allseasons Environmental, LLC (DES#198906059)

Dear Mr. Welch:

The New Hampshire Department of Environmental Services (DES) has reviewed the report for the November 23, 2005 tank closure for the 20,000 gallon above ground fuel oil tank removed at the above referenced facility. Based upon the information contained in the report, DES has concluded that:

1. It does not appear that a discharge of petroleum that would ultimately impact surface water or groundwater of the State has occurred from this tank. Therefore, DES will not require additional investigation or remedial measures related to this tank removal.
2. The owner(s) of this facility must meet the goals of the N.H. Administrative Rules Env-Wm 1403, *Groundwater Management and Groundwater Release Detection Permits*. That is, groundwater at the site must continue to meet drinking water quality standards. The owner shall not undertake any activities that might result in Ambient Groundwater Quality Standards being exceeded at the site.

DES reserves the right (under N.H. Administrative Rules Env-Wm 1403, *Groundwater Management and Groundwater Release Permits* and N.H. Administrative Rules Env-Wm 1600, *Standards for Reporting and Remediation of Oil Discharges*) to require hydro-geological investigations and/or remedial measures, if further information indicating the need for such work becomes known.

If you have any questions, please contact me at the Waste Management Division.

Sincerely,

Charles Berube, P.G.
Oil Remediation & Compliance Bureau
Tel. (603) 271-3644
Fax (603) 271-2181
Email: cberube@des.state.nh.us

cc: Allseasons Environmental, LLC
Michael Juranty, P.E., ORCB
I:\C\Berube\CLOSURES\ASTCLOSE\AST198906059.306.doc

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095
Telephone: (603) 271-3644 • Fax: (603) 271-2181 • TDD Access: Relay NH 1-800-735-2964
DES Web Site: www.des.nh.gov



December 2, 2020



Re: Rear Addition Assessment
28B Main Street
Raymond, NH

Dear Ms. Welch,

At your request, a site visit was made on November 24, 2020 to the above address to observe the existing conditions of the rear addition and make recommendations to achieve a safe structure. This report is based on visual and accessible observations. Attached are photographs.

Discussion & Observations

The +/- 16'-6" x 36'-0" one-story, wood framed structure rests on a combination of foundation types including stone and brick masonry, wood piers, and concrete pylons. The roof and wall framing do not exhibit any distress or fractures.

The following noteworthy items require repair to achieve and restore the structure to a safe condition:

Item 1 – Rear Rim Joist

The rear rim joist is either missing or deteriorated due to weather causing the floor joists and rear wall to be inadequately supported.

Recommendation: Install a pressure treated rim joist on the full length of the rear wall. Attach floor joists to rim using joist hangers.

Item 2 – Concrete Floor Slab

The middle third of the floor consists of a concrete floor slab on grade that has cracked and settled causing a tripping condition. The slab is supported by backfill and 3 stone masonry walls. The masonry walls are stable.

P:\2020 JOBS\20-157 Welch, Alissa\Documents\20-157 Report dated 12-02-20.docx

civil & structural consultants, land planners

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM

Recommendation: Remove the concrete slab and construct a new slab. Top of slab to be level with adjacent wood floors.

Item 3 – Rear Wall Framing

The rear wood framed wall has a sagging door header spanning the original door opening.

Recommendation: The opening shall be filled in with like kind studs to reduce the header span and at the same time, install a new 3'-0" wide door to serve as a second egress.

Item 4 – Exterior Platform & Stairs

The current ladder is unsafe and unsecured.

Recommendation: Construct a platform at the doorway and stairs to serve as a second means of egress. The platform must be level with the floor and the stairs have a minimum width of 44 inches with a handrail on each side.

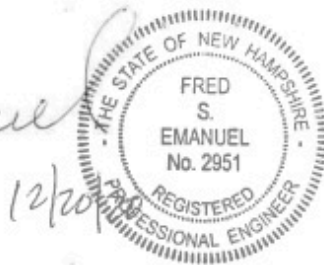
Summary

The 4 recommended items in this report will restore the structure to a safe condition. The roof framing exhibits no signs of distress.

This completes my report. If you should have any questions or need further assistance, please advise.

Very truly yours,

Fred Emanuel
Fred Emanuel, P.E.



Attachment : Photographs (14 pages)



New Hampshire Preservation Alliance - Barn Assessment Worksheet

Owner(s): THERREN & ALISSA WELCH Date: OCTOBER 21, 2017
Farm Name: _____
Address of Barn: 28B MAIN STREET Town: RAYMOND
Mailing Address (if different): _____ Town: _____

Brief History of Barn/Farm/Property:

BUILT ~1880 AS LIVERY STABLE, EVENTUALLY HOME OF
AL S. WELCH & SONS OIL COMPANY UNTIL 2001

Use page 3 if additional space is required.

Barn Style: GABLE Approximate Date of Construction: ~1880
Approx. Dimensions: 35x50 Framing: ☐ hewn, ☐ up & down, ☒ circular sawn, ☒ stick, ☒ mixed
Main Barn Doors: ☒ sliding, ☐ hinged, ☐ offset Nails: ☐ handmade, ☐ cut, ☐ wire
Cellar Access? ☒ yes, ☐ no Active Agricultural Use? ☐ yes, ☒ no, if yes, what? _____
Interesting Features: HANDSOME CUPOLA, KING TRUSSES HOLD UP
SECOND FLOOR



Barn Owner: THERREN & ALISSA WELCH

Barn Consultant: ED PAPE Phone #: 664-2760

New Hampshire Preservation Alliance - Barn Assessment Worksheet - page 2

	Building Material	Condition: poor/fair/ good/excellent	Specific Problems	Suggested Repairs	Rough Estimate for Repairs
Framing	2X BALLOON FRAME	GOOD	① ROOF SAG UNDER WEIGHT OF CUPOLA, 5 LAYERS OF SHINGLES, 4X6 RAFTERS ② BULGE OR SAG IN SECOND FLOOR ③ CRACKED JOISTS IN CELLAR	① REMOVE OLD SHINGLES AND SUPPORT RAFTERS AT MIDPOINT AND/OR CUPOLA ② INVESTIGATE FURTHER ③ LIFT & ADD HANGERS	
Foundation	STONE & CONCRETE	GOOD			
Grading/ Slope/ Vegetation	ASPHALT AND GRASS	FAIR CONDITION GRADE GOOD			
Exterior sheathing/ Siding	CLAPBOARDS	FAIR TO GOOD	SOME ROTTED, MOST NEED PAINT SCRAPED	REPLACE & PAINT	PLAN ON \$50/HR FOR LABOR
Windows/ Doors		FAIR TO EXCELLENT -SOME PLYWOOD INSERTS		REPLACEMENT IN PROGRESS	
Roof	ASPHALT	FAIR TO POOR IN SPOTS		STRIP OLD SHINGLES ~2000 AND REPLACE	ASPHALT \$4/SQ FT STEEL \$6/SQ FT



**28B MAIN STREET
RAYMOND, NEW HAMPSHIRE 03077**

Sales: Hannah Fifty

Septic Design

28b Main Street Raymond, New Hampshire 03077

Est ID: EST5821347

Date: Oct-23-2025

Septic Design	\$2,900.00
----------------------	-------------------

- Design new septic system per bedrooms in house
- Access lot and shoot topography
- Access soils
- State and Town fees
- Test Pit charges included in total.

Subtotal	\$2,900.00
Taxes	\$0.00
Estimate Total	\$2,900.00

Once signed by both parties and upon receipt of the deposit payment, this document will become a binding Construction Contract (the "Contract") between Customer and Select Excavation and Landscaping, LLC ("Contractor"). Contractor desires to provide the requested construction work to Customer and Customer desires to obtain such work from Contractor. THEREFORE, in consideration of the mutual promises set forth below, the parties agree to the payment terms set forth below and to the attached Standard Terms and Conditions, all of which are incorporated herein, and have set their signatures to this Contract.

Payment shall be made to "Select Excavation and Landscaping, LLC," 25 True Hale Road, Sandown, NH 03873. Customer agrees to pay the total sum of \$[Enter Requested Work Total], shown above as "Requested Work Total", as follows, and subject to any adjustments as provided for in this Contract:

10% of the Requested Work Total (in the amount of \$[Enter Amount]) as the deposit payment, which payment, upon

Select Excavation & Landscaping
25 Hale True Road
Sandown, New Hampshire
03873

P.603-670-5729

www.nhexcavation.com
info@nhexcavation.com

page 1 of 13



P.O. Box 451
EXETER, NH 03833-0451
TEL: 603-770-3988
STEVESHOP@COMCAST.NET
JULIESHOPE@COMCAST.NET

October 22, 2025



via email:



Re: Sampling of Existing Groundwater Monitoring Wells
Al S. Welch & Sons (DES #198906059)
28B Main Street
Raymond, New Hampshire

Dear



This letter presents our proposal to provide environmental services at the property referenced above. You have provided us with correspondence from the New Hampshire Department of Environmental Services (NHDES) dated October 16, 2015, and we have reviewed relevant documents available on NHDES OneStop.

There are four existing groundwater monitoring wells at the property that were last tested in 2016. The conditions of the wells are therefore unknown. NHDES has requested the following.

Locating, re-developing, and securing the monitoring wells at the Site,

Collecting depth-to-groundwater level measurements to determine groundwater elevations and flow direction(s),

Collecting groundwater samples for analysis of CVOCs, and

Preparing and submitting to NHDES a report of findings from the monitoring, as well as any recommendations for next steps.

EEA 2148.01

Work Scope. Upon receipt of this signed contract, Exeter Environmental Associates, LLC will proceed with the following work scope for the subject property:

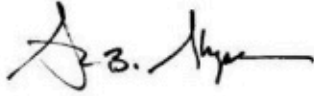
- (1) Provide project management and correspondence.
- (2) Perform an initial site visit of the subject property to locate the existing monitoring wells, gauge their condition, and develop and secure the wells.
- (3) If serviceable, purge the four existing monitoring wells by pumping a minimum of 3 well volumes. Collect depth to groundwater measurements. Collect groundwater samples from four monitoring wells using a peristaltic pump and standard industry practices.
- (4) Submit the samples to Eurofins Testing Northeast for analysis of volatile organic compounds (VOCs) using EPA Method 8260D.
- (5) Prepare a letter report of the work performed, an updated site plan, a summary table of the results along with historic results, and any appropriate recommendations. The deliverable will consist of an electronic report in pdf format.

Cost and Schedule. The cost of the work outlined above will be billed at a lump sum fee of \$4,200. We require a deposit of \$2,500 on the day of our initial visit with the balance due upon completion of our report. Any follow-up work requested by you or NHDES will be billed on a time and materials basis using the following rates: PG labor at \$145/hr, PM labor at \$125/hr, van at \$90/day, sampling equipment at \$50/day and expenses and subcontract fees at cost plus 15%. We are prepared to begin the project when authorized and estimate that it will take three weeks or less to complete.

Please review the enclosed Exeter Environmental Associates, LLC, *Terms and Conditions*. If acceptable, please sign, date, and return the original copy of this contract as authorization to proceed.

EEA 2148.01

Sincerely yours,



Steven B. Shope, PG
President
Exeter Environmental Associates, LLC

Enclosure: *Terms and Conditions*

I (Client)

(signature)

(print)

hereby warrant my full authority to act for, in the name of, and on behalf of the Client,
and that I hereby accept this contract, and authorize Exeter Environmental Associates,
LLC to proceed with the above work scope.

Date _____

EEA 2148.01



**EXETER
ENVIRONMENTAL
ASSOCIATES, LLC**

P.O. Box 451
EXETER, NH 03833-0451
TEL: 603-770-3988
STEVE@COMCAST.NET
JULIE@COMCAST.NET

Exeter Environmental Associates, LLC (Company) proposes to perform the Services described in the attached Work Plan at a charge pursuant to the Fee Schedule in effect at the time of contract, and under the conditions and circumstances as are set forth herein as follows:

1. Billings/Payment. Invoices for Company's Services shall be submitted at Company's option: either upon completion of such Services or at the end of the calendar month. All such invoices shall be payable with terms of Net 30 Days. It is understood and agreed that if Client fails to pay any invoice due to Company within 30 days after the invoice date, Company, without waiving any other claim or right against Client, and without liability whatsoever to Client, may terminate its performance hereunder.

2. Limitations. Client recognizes that Company's Services are solely for the benefit of Client and require decisions that are not based upon pure science but rather upon judgmental considerations. Company shall perform its Services in accordance with generally accepted practices. Client agrees that such Services shall be rendered without any warranty, expressed or implied, and that Company shall be responsible solely for its own negligence.

3. Insurance. Company agrees to keep in force Professional Errors and Omissions Insurance with limits of \$1,000,000 per occurrence and in the aggregate; General Liability Insurance with limits of \$1,000,000 per occurrence and in the aggregate; Automobile Liability Insurance as required by applicable state law; and Workmen's Compensation Insurance for employees as required by applicable state law.

4. Limitation of Liability. Client agrees that Company's liability for any and all acts, errors, or omissions will be limited to the extent any such claim results from the sole negligence of Company, its officers or employees. The total cumulative liability of Company, its officers and employees, arising out of such act, errors or omissions will be limited to the total compensation paid for services out of which the claim arose; unless covered by insurance specified above, in which case the coverage limits shall apply. Client agrees to indemnify and defend Company, its officers and employees and hold them harmless against any claim, action, suit, proceeding, loss, liability, damages, judgments or expenses ("Loss") arising out of Client's or its employees, representatives or contractor's wrongful action or omission, negligence or willful misconduct.

5. Indemnity. Company agrees to indemnify and defend Client, its officers and employees and hold them harmless against any claim, action, suit, proceeding, loss, liability, damages, judgments or expenses ("Loss") arising out of Company's or its employees, representatives or contractor's wrongful action or omission, negligence or willful misconduct.

6. Right of Entry. Client hereby grants to Company or represents and warrants that permission has been duly granted for the Right of Entry from time to time, by Company, its agents, staff, consultants, and contractors or subcontractors, upon the project location for the purpose of performing and with the right to perform all acts, studies, and research, including without limitation the making of test borings and other soil and water samplings, pursuant to the Work Plan. If such premises are not owned by the Client, the Client represents and warrants that it has full permission to allow Company onto the premises. The Client hereby recognizes that the use of exploration equipment may unavoidably affect, alter, or damage the terrain and affect vegetation, buildings, structures, and equipment in, at, or upon the area being studied. Client accepts the fact that this is inherent to Company's work and will not hold Company liable or responsible for any such reasonable alteration or damage.

7. Underground Structures. In the performance of the Services hereunder, Company shall rely upon third party sources in order to determine the existence and location of any underground structures that Company may rely on such third party advice, so long as such third party is a reasonable source for such information, without any requirement that Company shall make independent evaluation or investigation of such underground structures and utilities. In the event that the information supplied by third parties is incorrect, the Client acknowledges that Company shall not be responsible for any damages done to any such subsurface structures or utilities.

EEA 2148.01

8. No Third Party Reliance. No party other than the Client shall be entitled to rely on the Services or any information, documents, records, data, interpretations, advice or opinions given to the Client by Company in the performance of the Work Plan. The Services relate solely to the specific project for which Company has been retained under the Work Plan and shall not be used or relied upon the Client for any variation or extension of such project, any other project or any other purpose. Any unpermitted use by the Client or any other party shall be at the Client's or such other party's own risk.

9. Documents. The Company will retain all pertinent records relating to performed Services for a period of two years following submission of the report, during which period the records will be made available to the Client at Company's Office at all reasonable times. Copies will be prepared by Company for Client for reasonable cost of reproduction.

EEA 2148.01

Property Address 28B Main Street Raymond NH



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



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

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

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

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

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

WATER SUPPLY SYSTEM

Type: Shared system with 28 and 30 Main Street

Location: Main barn, basement - outdoor faucets by garage and horse barn

Malfunctions: Unknown

Date of Installation: _____

Date of most recent water test: Available on Town of Raymond water department website

Problems with system: Unknown

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____

Type of system: Shared septic with 28 Main Street for main barn

Location: _____

Malfunctions: Unknown

Age of system: Unknown

Date most recently serviced: _____

Name of Contractor who services system: _____

Page 1 | 3

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

Last Revised 2/9/18

NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (603)623-0100

Fax:

Untitled

Property Address 28B Main Street Raymond NH

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

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

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☐ No ☒

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☐ No ☒

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes ☐ No ☒

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☒ No ☐ Shared with 28 Main Street

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Property Address 28B Main Street Raymond NH

8) RENEWABLE ENERGY IMPROVEMENTS

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

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

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

9) SELLER LICENSEE

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

Yes ☒ No ☐

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

Yes ☐ No ☒ Unknown ☐

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

11) PROPERTY ADDRESS:

Address: 28B Main Street

Unit Number (if applicable): _____

Town: Raymond NH 03077

Alissa Shevlin f/k/a Alissa Del Tufo 7/13/2026
SELLER Date

SELLER Date

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

BUYER Date

BUYER Date

Page 3 | 3

Last Revised 2/9/18

© 2018 This form produced for members of New Hampshire Commercial Investment Board of REALTORS®

NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (603)623-0100

Fax:

Untitled

CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

DEANA ARDEN

SENIOR ADVISOR

tel (603) 637-2014

mobile (603) 682-3440

arden@nainorwoodgroup.com

JAY BROUSSEAU

BROKER

tel (603) 668-7000

mobile (603) 316-8777

jay@nainorwoodgroup.com

NAI Norwood Group
Commercial Real Estate Services, Worldwide

NAI Norwood Group
116 South River Road
Bedford, NH 03110
www.nainorwoodgroup.com