

Commercial Sale
5032245

Active

3360 & 3378 White Mountain Highway
Conway NH 03860

Unit/Lot

Listed: 3/14/2025 \$2,300,000
Closed:



County NH-Carroll
Village/Dist/Locale
Year Built 1872
of Stories 3
Zoning HC
Taxes TBD
Tax Annual Amount \$16,657.00
Tax Year 2024
Tax Year Notes
Lot Size Acres 4.32
Lot - Sqft 188,179
Assessment Year
Assessment Amount
Tax Class
Tax Rate
Vacant Land No
Basement Yes
Basement Access Type Interior
Total Loading Docks
Dock Height
Dock Levelers
Total Drive-in Doors
Door Height

Business Only No
Submarket Conway/North Conway
Sub Property Type Development, Hospitality, Opportunity, Retail
SqFt-Total Building 10,404
SqFt-Apx Building Source Public Records
SqFt-Total Available
SqFt-Total Source
List \$ / SqFt Total Available
Divisible SqFt Yes
Divisible SqFt Max
Divisible SqFt Min
Gross Income
Operating Expense
Net Income
Road Frontage Yes
Road Frontage Length 255
Traffic Count
Railroad Available
Railroad Provider

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW - Parcel Access
ROW - Length
ROW - Width
ROW to other Parcel
Flood Zone
Foreclosed/Bank-Owned/REO
Days On Market 0
Current Use
Land Gains
Auction
Date - Initial Showings Begin

Remarks - Public BUSINESS RELOCATING - Endless possibilities await at this exceptional multi-use property with excellent visibility just one minute North of N Conway Village on 4.32 acres with direct views to Mt. Washington. The 9,240 sq ft commercial building currently houses a restaurant, brewery, five guest rooms, and a one-bedroom long-term rental. Its flexible layout allows for expansion or a change of use. Continue use as a restaurant, or convert the space into 12+ apartments, then add additional units on the back land. The walkout basement adds an additional 4500 sf of space. Whether you're an investor seeking income potential or an entrepreneur ready to bring a vision to life, this unique property is ready for its next chapter.
Directions From N Conway Village drive north/west on Route 16/302 one mile. Property is on the left.

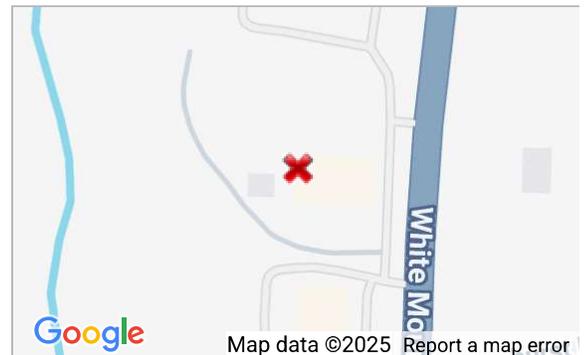
Feature	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Level -- Description Type	1 Hospitality	2 Hospitality	3 Residential	1 Residential				
Expenses - Annual Expenses - CAM ExpInsur ExpMaint ExpMgmt Expenses - Taxes Expense - Utility Loss Factor Percentage Vacancy Factor Investment Info	Project Building Name Building Number Total Units 4 Signage Adequate AirCond% Ceiling Height Sprinkler Other Total Elevators		Cooling Central AC, Multi Zone Electric Circuit Breaker(s) Gas - Natural Available Unknown Heating Baseboard, Hot Water, Multi Zone Sewer Private, Public Water Source Public		Map 202 Block - Lot 10 & 11 SPAN Number Property ID		DeedRecTy Multiple DeedBook 1857 DeedPage 018 TotDeeds 2 Covenants Easements PlanSurv#	
	Cable Company Electric Company Fuel Company Phone Company Internet Service Provider				Surveyed Surveyed By			
Lot Features Near Paths, Near Shopping, Near Skiing, Landscaped, Major Road Frontage, Mountain View, Neighbor Business, Sloping, View, Near Hospital Construction Materials Wood Frame, Brick Veneer Exterior, Wood Siding Foundation Slab - Concrete Roof Membrane, Shingle	Features - Commercial Fire System, Living Space Available, Security System, Smoke/Heat Detectors Parking On-Site, Parking Spaces 11 - 20, Paved Utilities Cable - Available, Telephone Available		Equipment Security System, Smoke Detector, Sprinkler System Sale Includes Building Only Items Excluded Business is relocating and not included in the sale.					



Kevin J Killourie
Cell: 603-986-5551
KevinK@BadgerPeabodySmith.com



Badger Peabody & Smith Realty
Off: 603-356-5757



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8550

004436

RECEIVED
CARROLL COUNTY REGISTRY

2000 APR 14 PM 2:24
Lillian O Brooks
REGISTER OF DEEDS

STATE OF NEW HAMPSHIRE			
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX	
**** THOUSAND 5 HUNDRED AND 50 DOLLARS			
MO. DAY YR.	425647	AMOUNT	\$ ****8550.00
04/14/2000			
VOID IF ALTERED			

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **SHAINA HOSPITALITY CORPORATION**, a corporation duly organized and existing under the laws of the State of New Hampshire, having a mailing address of Post Office Box 1527, Village of North Conway, Town of Conway, County of Carroll, State of New Hampshire (03860), for consideration paid, grants to **FEDERAL SPICE CORP.**, a corporation duly organized and existing under the laws of the State of New Hampshire, having its principal place of business at 225 Federal Street, Portland, Cumberland County, Maine (04101), with WARRANTY covenants:

TRACT #1:

A certain tract or parcel of land, with the buildings thereon, situate in Intervale, in the Town of Conway, County of Carroll, and State of New Hampshire, bounded and described as follows:

Beginning at an iron pipe on the west side of Route 16, north of the old Cox farmhouse and running North 68 degrees West, one hundred sixty (160) feet to an iron pipe; thence running South 22 degrees West, two hundred thirty-eight (238) feet to an iron pipe; thence South 60 degrees 30' East, one hundred sixty-nine (169) feet to an iron pipe on the roadside (an elm tree is on this line near the roadside); thence along the west side of the highway North 20 degrees East, two hundred sixty (260) feet to the point begun at.

SUBJECT TO water pipeline easement, described as follows in deed of Gibsons to Hoffman, dated March 28, 1952, recorded in Carroll County Records, Book 283, Page 131:

“The grantees reserve the right to the use of the water pipe lines as now on the property connecting with house in rear and barns, with the right to enter on said property for necessary maintenance and repairs of said water system, doing no unnecessary damage and replacing grounds in as good condition as found.”

BK 1857 PG 018

TRACT #2:

Also a certain tract or parcel of land, situate in Intervale, in the Town of Conway, County of Carroll, and State of New Hampshire, bounded and described as follows:

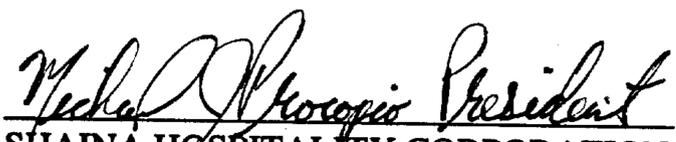
Beginning at the southeast corner of land of Routes 16 & 302 on the westerly side of said Highway, at a point which is the southeast corner of land herein conveyed; and the northeast corner of the property now or formerly of Emil A. Hoffman and Anne H. Hoffman; thence running northerly on the Highway two hundred (200) feet to a stake; thence westerly on a line parallel with the North line of the said Hoffman Property two hundred (200) feet to a stake; thence running southerly on a line parallel to the highway two hundred (200) feet; thence easterly two hundred (200) feet to the point begun at. No filling station or store shall be erected on said property.

The premises is conveyed SUBJECT TO the following restriction: "No business engaged in the sale of clothing, goods, and merchandise of British, Scottish, or Irish origin shall be operated, conducted or allowed to be maintained on the property herein conveyed by grantors. Said restriction shall be considered as running with the land and shall bind the grantee, its successors and assigns for a period of ten (10) years from the date hereof. This covenant may be enforced by John R. Hurley and Judith M. Hurley or their heirs, executors, administrators or assigns."

SUBJECT TO the burdens and TOGETHER WITH the benefits of a certain Easement Agreement dated July 5, 1990 by and between John R. Hurley and Judith M. Hurley and Shaina Hospitality Corporation recorded at Carroll County Registry of Deeds in Book 1419, Page 293.

MEANING AND INTENDING to describe and convey the same premises conveyed by Warranty Deed of John R. Hurley and Judith M. Hurley to Shaina Hospitality Corporation dated July 5, 1990 recorded at Carroll County Registry of Deeds in Book 1419, Page 281.

WITNESS its hand this 14 day of April, 2000.


SHAINA HOSPITALITY CORPORATION
Michael J. Procopio, President

STATE OF NEW HAMPSHIRE
COUNTY OF CARROLL, SS.

Personally appeared the above named, MICHAEL J. PROCOPIO, in his capacity as President of SHAINA HOSPITALITY CORPORATION, and acknowledged the foregoing instrument as his and the corporation's voluntary act and deed, before me this 14 day of April, 2000.

David Hastings III

Notary Public/Justice of the Peace

My Comm. Expires: _____

Print or Type Name: _____

DAVID R. HASTINGS III
My Commission Expires
September 4, 2001



F:\FS1\CLIENT\DHD\REAL ESTATE\Scottish Lion\Warranty Deed.wpd

BK 1857 PG 020

COOPER, DEANS & CARGILL, P.A. - ATTORNEYS AT LAW
92 PINE STREET - P.O. BOX 450 - NORTH CONWAY, NEW HAMPSHIRE 03860-0450

E Doc # 1808790 08/22/2018 02:57:52 PM
Book 3404 Page 92 Page 1 of 4
Register of Deeds, Carroll County
Lisa Scott LCHIP CAA100096 25.00
TRANS TAX CA916183 3,375.00

Transfer Tax: \$3,375.00

FIDUCIARY DEED

KNOW ALL MEN BY THESE PRESENTS, that THOMAS E. DEWHURST III, Successor Trustee of The John R. Cannell Revocable Trust of 2000 u/t/d January 19, 2000, having a mailing address of P.O. Box 518, Conway, County of Carroll and State of New Hampshire 03818, by the power conferred by said trust, and every other power, for Two Hundred Twenty-Five Thousand Dollars (\$225,000.00), grants to FEDERAL SPICE CORP., a New Hampshire corporation, having a mailing address of 3378 White Mountain Highway, North Conway, New Hampshire (03860), the following tract or parcel of land with the buildings thereon, situated in Conway, Country of Carroll, and State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point at the corner of stone walls surrounding the Willey Cemetery on the south line of land of Madelyn Madow as shown on a plan entitled, "Properties of John Cannell and Madelyn Madow, North Conway, New Hampshire", as surveyed by HEB Engineering 1988 and by Thaddeus Thorne Surveys, Inc. 1993, drawn September 9, 1996 and revised on November 27, 2000, said point being the northeast corner of said Willey Cemetery;

Thence, running on a bearing of South 83° 11' 29" East, a distance of 41.97 feet along said land of Madow, to a point situate on the west line of land now or formerly of Shaina Hospitality Corp., said point being the southeast corner of said land of Madow;

Thence, turning to the right and running on a bearing of South 07° 41' 55" West, a distance of 4.43 feet along said land of Shaina Hospitality Corp. to a point;

Thence, turning to the left and running on a bearing of South 83° 56' 10" East, a distance

of 40.00 feet still along said land of Shaina Hospitality Corp. to a point, said point being the northeast corner of the parcel herein described;

Thence, turning to the right and running on a bearing of South 05° 42' 20" West, a distance of 236.36 feet along said Shaina Hospitality Corp. to a point situate at the north line of land now or formerly of Leslie Nagy, said point being a southwesterly corner of said Shaina Hospitality Corp. and the southeast corner of the parcel herein described;

Thence, turning to the right and running on a bearing of North 76° 48' 35" West, a distance of 84.96 feet along said land of Leslie Nagy to an iron pipe corner, said corner being the northwest corner of said land of Leslie Nagy and the northeast corner of land of Janet and Leslie Nagy;

Thence, continuing on a bearing of North 76° 49' 55" West, a distance of 191.95 feet along said land of Janet and Leslie Nagy to an iron pipe corner near the edge of Foster Brook, thence, continuing on the same bearing of North 76° 49' 55" West, a distance of 35 feet more or less to the thread of the stream of Foster Brook, said point being the northwest corner of said land of Janet and Leslie Nagy and the southwest corner of the parcel herein described;

Thence, turning to the right and running in a generally northerly direction along the thread of the stream of Foster Brook to a point, said point being the southwest corner of Jeffrey and Juliet Fleisher and the northwest corner of the parcel herein described; thence, turning to the right and running on a bearing of South 81° 57' 05" East, a distance of 25 feet more or less to an iron pipe, said iron pipe lying on the following two reference lines from the previously mentioned iron pipe; North 18° 04' 50" West, 464.79 feet and then North 19° 07' 55" East, 463.36 feet (erroneously referred to on previous deed as 473.66 feet);

Thence, continuing on a bearing of South 81° 57' 05" East, a distance of 116.46 feet (erroneously referred to on previous deed as 104.66 feet) along said land of Fleisher to a point, said point being the northwest corner of land formerly of John Cannell now of Madelyn Madow and is shown as parcel A on the aforementioned plan, and being the northeast corner of the parcel herein described;

Thence, turning to the right and running on a bearing of South 16° 46' 25" West, a distance of 365.62 feet along said land of parcel A to a point, said point being the southwest corner of said parcel A and the northeast corner of land of Madelyn Madow as shown on said Plan;

Thence, turning slightly to the left and running on a bearing of South 07° 41' 55" West, a distance of 312.50 feet along said land of Madow to a point, said point being the southwest corner of said land of Madow;

Thence, turning to the left and running on a bearing of South 83° 11' 20" East, a distance of 123.00 feet along said land of Madow to a point;

Thence, continuing on the same bearing of South 83° 11' 20" east, a distance of 77.00 feet still along said land of Madow to a point at the corner of stone walls of the aforementioned Willey Cemetery, said point being the northwest corner of said Willey Cemetery;

Thence, turning to the right and running on a bearing of South 05° 27' 00" west, a distance of 63.68 feet along the stone wall of said Willey Cemetery to a point and corner of the Willey Cemetery;

Thence, turning to the left running on a bearing of South 83° 42' 15" east, a distance 45.58 feet along the stone wall of said Willey Cemetery to a point and corner of the Willey Cemetery;

Thence, turning left and running on a bearing of North 06° 30' 45" east, a distance of 63.25 feet to the point of beginning.

Excepting and reserving the Willy's Cemetery as depicted as shown on a plan entitled "Subdivision Plan of Land of North Conway, Town of Conway, N.H. prepared for Northern N.H. Mental Health & Development Services, Inc." and recorded in the Carroll County Registry of Deeds at Book 125, Page 50.

SUBJECT TO AND TOGETHER WITH a 30 foot wide right-of-way along the Dugway Road, for all purposes, as shown on the above referenced Plan from NH Route 16 to land now or formerly of Madelyn Madow and right-of-way more particularly described in deed recorded in the Carroll County Registry of Deeds at Book 724, Page 83. For further explanation and description of the right-of-way and modifications thereto see deed of Madelyn Madow to Berlin City Bank dated September 17, 2003 and recorded in the Carroll County Registry of Deeds at Book 2208, Page 0388.

SUBJECT TO AND TOGETHER WITH a right-of-way for access in common with others, for all purposes, from NH Route 16 and 302 to reach the within described parcel.

SUBJECT TO AND TOGETHER WITH all rights, terms and conditions of Easement Deed from John R. Cannell to the North Conway Water Precinct dated May 26, 1994 and recorded in the Carroll County Registry of Deeds at Book 1581, Page 800 as more particularly described therein.

SUBJECT TO a right-of-way to access the Willey Cemetery as reserved in deed of John H. Hale and Ann J. Hale to Andrew Buzzell for the benefit of Deacon Stephen Willey, his heirs and assigns, dated October 8, 1856 and recorded in the Carroll County Registry of Deeds at Book 29, Page 558.

SUBJECT TO a right-of-way reserved to Hussey and Cannell as referred to in the deed recorded in the Carroll County Registry of Deeds at Book 724, Page 83 and the remaining land of the grantee lying westerly of the Foster Brook and property herein conveyed.

There is saved, excepted and reserved, nevertheless, to the grantor, its successors and assigns, respectfully over the tract herein conveyed, a right of way for all purposes including necessary placement of utilities over or under the ground along the Dugway road/right-of-way as now or hereafter to the established crossing the within tracts respectively and leading to other land of the grantor lying westerly thereof. Said right-of-way is more particularly described in deed recorded in the Carroll County Registry of Deeds at Book 724, Page 83

MEANING AND INTENDING to convey the first parcel and a portion of the premises conveyed by Quitclaim Deed from John R. Cannell a/k/a John Cannell to John R. Cannell, Trustee of the John R. Cannell Revocable Trust of 2000 dated August 22, 2003 and recorded September 2, 2003 at said Registry of Deeds Book 2201, Page 400.

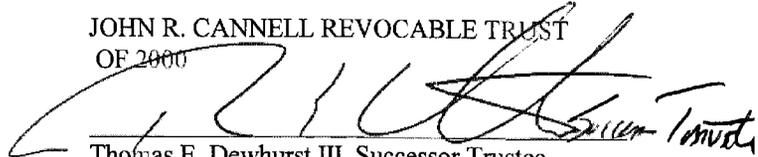
The within-described property is not homestead property for the Grantor or its within described Trustee.

The foregoing instrument was prepared from information supplied by the Grantor herein and no independent title search has been conducted.

SUBJECT TO all easements, covenants and/or restrictions of record, if any.

EXECUTED this 22 day of August, 2018.

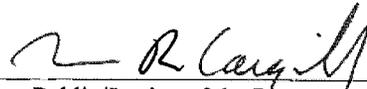
JOHN R. CANNELL REVOCABLE TRUST
OF 2000



Thomas E. Dewhurst III, Successor Trustee
duly authorized

STATE OF NEW HAMPSHIRE
CARROLL, SS.

This instrument was acknowledged before me on August 22, 2018, by THOMAS E. DEWHURST III, duly authorized Successor Trustee of the JOHN R. CANNELL REVOCABLE TRUST OF 2000.

 /SEAL/
Notary Public/Justice of the Peace

(Type or Print Name)
(BLACK INK ONLY)
My Commission Expires: _____



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



TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

1. SELLER: Federal Spice Corp.

2. PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No

4. SELLER: has has not occupied the property for 7 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: UK
 Installed By: UK Date of Installation: UK
 What is the source of your information? _____

c. USE: Number of persons currently using the system: 3
 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
 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.

Are you aware of any test results 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? see NCMP

COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown
 Septic Design Available: Yes No

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? Re-Fed Distribution LINE

c. IF PRIVATE:
 TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Gal. Unknown Other _____
 Tank Type Concrete Metal Unknown Other _____
 Location: _____ Location Unknown Date of Installation: _____
 Date of Last Servicing: 2022 Name of Company Servicing Tank: UK
 Have you experienced any malfunctions? Yes No
 Comments: Had a compromised Feed Line, Replaced Line & Pumped System

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS 1

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PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

d. LEACH FIELD: Yes No Other _____
 IF YES, Location: LOWND Size: VK Unknown
 Date of installation of leach field: VK Installed By: VK
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
 Date of Evaluation: _____
 Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. <u>INSULATION</u>	<u>LOCATION</u>	<u>Yes</u>	<u>No</u>	<u>Unknown</u>	<u>If YES, Type</u>	<u>Amount</u>	<u>Unknown</u>
	Attic or Cap	—	—	<input checked="" type="checkbox"/>	_____	_____	—
	Crawl Space	—	—	<input checked="" type="checkbox"/>	_____	_____	—
	Exterior Walls	—	—	<input checked="" type="checkbox"/>	_____	_____	—
	Floors	—	—	<input checked="" type="checkbox"/>	_____	_____	—
	_____	—	—	—	_____	_____	—

8. HAZARDOUS MATERIAL

a. 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): _____
 Location: _____
 Are you aware of any past or present problems such as leakage, etc? Yes No
 Comments: _____
 If tanks are no longer in use, have the tanks been removed? Yes No Unknown
 Comments: _____

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
 In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
 If YES, Source of information: _____
 Comments: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown
 If YES: Date: _____ By: _____
 Results: _____ If applicable, what remedial steps were taken? _____
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No
 Comments: _____

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: MORTGAGE / ROW FOR NHMP + OTHER ENTITIES

What is your source of information? DEED

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. 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: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Highway Commercial

i. Heating System Age: 2 Type: Ranadal Fuel: PROPANE Tank Location: LAWN

Owner of Tank: _____

Annual Fuel Consumption: UNK Price: _____ Gallons: _____

Date system was last serviced and by whom? 10/24

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: UNK Type of Roof Covering: Shingle

Moisture or leakage: NO

Comments: _____

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

k. Foundation/Basement: Full Partial Other: _____ Type: _____

Moisture or leakage: No

Comments: _____

l. Chimney(s) How Many? 1 Lined? UK Last Cleaned: _____ Problems? _____

Comments: _____

m. Plumbing Type: UK Age: _____

Comments: _____

n. Domestic Hot Water: Age: 3 Type: TANK/PROPANE Gallons: UK

o. Electrical System: # of Amps UK Circuit Breakers _____ Fuses UK

Comments: _____

Solar Panels: Leased Owned If leased, explain terms of agreement: _____

Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____

Comments: _____

r. 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: _____

s. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____

Comments: _____

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____

By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____

If Portable: Included Negotiable

Comments: _____

v. Internet: Type Currently Used at Property: Cable

w. Other (e.g. Alarm System, Irrigation System, etc.) _____

Comments: _____

NOTICE 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 AND DEPOSIT RECEIPT. 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 [Signature]

BUYER(S) INITIALS 1

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

 Yes X No

b. ADDITIONAL COMMENTS:

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.

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

[Signature] President 3/1/25 _____
SELLER Federal Spice Corp. 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

SELLER(S) INITIALS [Signature] BUYER(S) INITIALS /

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



TO BE COMPLETED BY SELLER

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 the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

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.

- 1. SELLER: Federal Spice Corp.
- 2. PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860
- 3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
- 4. SELLER: has has not occupied the property for 25 years.

5. **WATER SUPPLY**

Please answer all questions regardless of type of water supply.

- a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____
- b. INSTALLATION: Location: _____
Installed By: NCWD Date of Installation: 4/2000
What is the source of your information? _____
- 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
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.
Are you aware of any test results 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? SEE NCWP.
COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

- a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No
- 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 Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: SEE NCWP - PUBLIC SEWER

SELLER(S) INITIALS KS BUYER(S) INITIALS I

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes No

If YES, Explain: _____

e. 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: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown

Comments: _____

g. Has the property been surveyed? Yes No Unknown If YES, By: White Mountain Survey

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Commercial Highway

i. Heating System Age: 1 yr Type: Forced Air Water Fuel: Propane Tank Location: US

Owner of Tank: EASTERN PROpane

Annual Fuel Consumption: 12K Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: HEAT PUMPS

Comments: _____

j. Roof Age: 8/10 Type of Roof Covering: Shingle / Rubber

Moisture or leakage: NONE

Comments: _____

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

k. Foundation/Basement: Full Partial Other: _____ Type: _____
Moisture or leakage: NONE
Comments: _____

l. Chimney(s) How Many? 3 Lined? 1 Last Cleaned: ' Problems? _____
Comments: _____

m. Plumbing Type: Copper / Poly PVC / Cast Iron Age: U.K.
Comments: _____

n. Domestic Hot Water: Age: 3 Type: Propane Tank Gallons: _____

o. Electrical System: # of Amps UK Circuit Breakers Fuses
Comments: All Panels Replaced 2000
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____

p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____

q. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____

r. 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: _____

s. Air Conditioning: Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____

u. Generator: Portable: Yes No Whole House: Yes No Kw/Size: 7kw Last Date of Service: 6/24
If Portable: Included Negotiable
Comments: _____

v. Internet: Type Currently Used at Property: FIBRE OPTIC

w. Other (e.g. Alarm System, Irrigation System, etc.) Fully SPRINKLED
Comments: _____

NOTICE 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 AND DEPOSIT RECEIPT. 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 [Signature]

BUYER(S) INITIALS 1

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 3378 & 3360 White Mountain Highway, N Conway, NH 03860

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

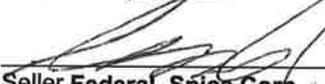
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f)  Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	<u>3/1/05</u>	_____	_____
Seller Federal Spice Corp.	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
	<u>3/1/05</u>	_____	_____
Agent Kevin J Killourie	Date	Agent	Date

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



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Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

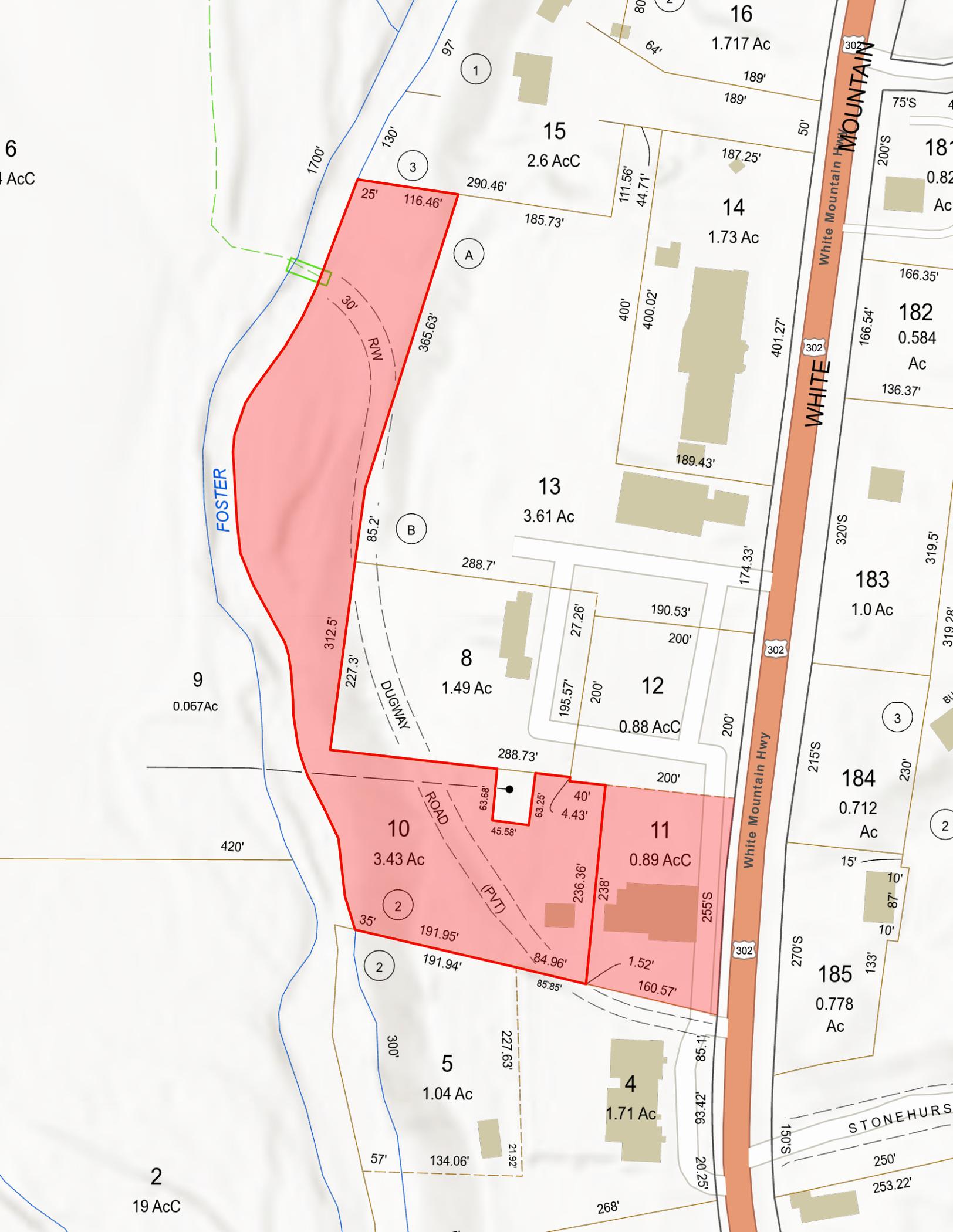
Agent's Acknowledgement (initial)

(f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller Federal Spice Corp.	President Date <u>3/1/25</u>	Seller	Date
Purchaser	Date	Purchaser	Date
Agent Kevin J Killourie	Date <u>3/1/25</u>	Agent	Date



6
Ac

2
19 Ac

9
0.067 Ac

5
1.04 Ac

8
1.49 Ac

10
3.43 Ac

11
0.89 Ac

4
1.71 Ac

13
3.61 Ac

12
0.88 Ac

14
1.73 Ac

15
2.6 Ac

16
1.717 Ac

185
0.778 Ac

184
0.712 Ac

183
1.0 Ac

182
0.584 Ac

181
0.82 Ac

FOSTER

WHITE MOUNTAIN HWY
302

STONEHURS

DUGWAY

ROAD
(PVT)

RWN
30'

1

3

A

B

2

2

3

2