

ARTICLE VIII – COMMERCIAL DISTRICT REGULATIONS

The CR-1 District will have the same description and allowances as the CR zone with the following additions [Added 3-13-2007, amended 3/13/18]

CR1 Permitted

- Open space residential development
- House of Worship
- Schools
- Housing for Older Persons

CR1 Allowed by Special Exception

- Excavation

133-32 Commercial uses in CV Village Commerce District

The CV Village Commerce District provides business sales and services to the center area of town that are typical to many New England villages. These businesses serve the village district as well as the community at large.

CV Permitted

- Home Business
- Commercial/recreational
- Commercial/retail
- Commercial/services
- Commercial/professional
- Agriculture
- Single-family dwelling
- Two-family dwelling
- Home rental of up to 2 apartments
- Multi-Unit Dwelling
- Home business/retail
- Use accessory to permitted use
- House of Worship
- Schools
- Housing for Older Persons
- Roof mounted solar systems
- Ground mounted solar systems –
Conditional Use Permit (CUP)

CV Allowed by Special Exception

- Home rental of 3 or more apts.
- Use Accessory to Special Exception
- Commercial/services/technical
- Bed & Breakfast Homes

[Amended 3/8/2005, 3/10/2009, 3/9/2010, 3/8/2016, 3-14-23]

CK

Property Address 41 Liberty Hill Rd Bld #5
Henniker, NH 03246



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: MUNICIPAL - NO TREATMENT SYSTEM ON SITE
Location: _____
Malfunctions: NA
Date of Installation: NA
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: MUNICIPAL - NO TANKS ON SITE
Type of system: _____
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

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Henniker, NH 03242

CP

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): N/A

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: N/A

Does the Property use a septic disposal system?

Yes No

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 EACH BUILDING IS ONE "CONDO" IN A TOTAL OF FIVE (5) CONDOS/BUILDINGS.

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.

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Henniker, NH 03246

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: 41 Liberty Hill Rd Bld #5, Henniker NH 03246

Unit Number (if applicable): _____

Town: Henniker

Charles J. Knight member
SELLER

Knight Brothers LLC

SELLER

8.25.23
Date

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



NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:

 member

NAME Knight Brothers LLC

8.25.23
DATE

NAME

DATE

CK

Property Address: 41 Liberty Hill Rd Bld #5, Henniker NH 03242

Seller Questionnaire

1. Water service provider

TOWN (COGSWELL SPRING WATER WORKS)

2. Sewer service/maintenance provider

TOWN

3. Electric service provider

EVERSOURCE

4. Furnace/boiler maintenance

N/A

5. HVAC maintenance

HillTop HEATING 464.5311

6. Gas/propane service provider

AYER & GOSS 428-3333

7. Oil provider

N/A

8. Cable/Satellite provider

MULTIPLE / TENANT CHOICE - Granite STATE Include COMCAST

9. Security Alarm service provider

N/A

10. Pool service provider

N/A

11. Landscaping/Lawn Care service provider

TJM+M LANDSCAPING

12. Trash pickup

DUMPSTER ON SITE -

41 LIBERTY HILL ROAD

Location 41 LIBERTY HILL ROAD

Mblu 2 / / 369/X 5/

Acct#

Owner KNIGHT BROTHERS LLC

Assessment \$177,300

Appraisal \$177,300

PID 100216

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$177,300	\$0	\$177,300

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$177,300	\$0	\$177,300

Owner of Record

Owner KNIGHT BROTHERS LLC
Co-Owner C/O JAMES & CHARLES KNIGHT
Address PO BOX 2124
HILLSBORO, NH 03244-2124

Sale Price \$215,000
Certificate
Book & Page 2288/1678
Sale Date 08/17/2001
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KNIGHT BROTHERS LLC	\$215,000		2288/1678	00	08/17/2001
SOFTDESK INC	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1994
Living Area: 4,000
Replacement Cost: \$196,985
Building Percent Good: 90

Replacement Cost
Less Depreciation:

\$177,300

Building Attributes

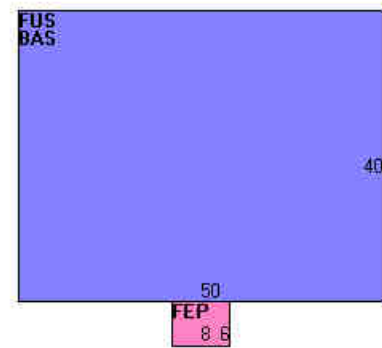
Field	Description
Style:	Condo Office
Model	Com Condo
Stories:	2 Stories
Grade	Average
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Ttl Bedrms:	0 Bedrooms
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Kitchen Type	00
Kitchen Func	00
Primary Bldg Use	
Htwtr Type	00
Atypical	
Park Type	N
Park Own	N
Park Tandem	N
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	00
Pct Low Ceiling	
Unit Locn	
Grade	Average
Stories:	2
Residential Units:	5
Exterior Wall 1:	Clapboard

Building Photo



(<https://images.vgsi.com/photos/HennikerNHPhotos/\00\00\16\19.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,000	2,000
FUS	Upper Story, Finished	2,000	2,000
FEP	Porch, Enclosed, Finished	48	0
		4,048	4,000

Exterior Wall 2:	
Roof Structure	Salt Box
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 3401
Description OFFICE CONDO
Zone CV
Neighborhood
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0
Frontage
Depth
Assessed Value \$0
Appraised Value \$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$177,300	\$0	\$177,300
2019	\$209,900	\$0	\$209,900
2018	\$209,900	\$0	\$209,900

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$177,300	\$0	\$177,300
2019	\$209,900	\$0	\$209,900
2018	\$209,900	\$0	\$209,900

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Bradley, Burnett + Kinyon
P.O. Box 666
Keene, NH 03431-0666 428187

2001 AUG 17 AM 11:03

14.34
2.00

3225.00 WARRANTY DEED

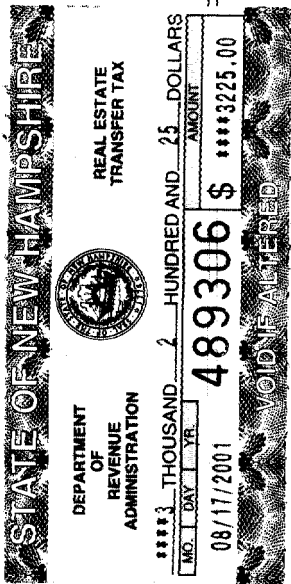
Autodesk, Inc., a Delaware corporation with a principal place of business at 111 McInnis Parkway, San Rafael, California, 94903, for consideration paid, grants to Knight Brothers, LLC, a New Hampshire limited liability company, with an address of P.O. Box 2124, Hillsborough, New Hampshire, 03244, with **WARRANTY COVENANTS**:

Unit #5 at Liberty Hill Condominium, as defined and described in the Declaration of Liberty Hill Condominium, dated November 9, 2000, and recorded in the Merrimack County Registry of Deeds at Book 2231, Page 644 (the "Declaration"), as the same is shown on the site plan entitled "Tax Map 2, Lot 369-X, Condominium Site Plan, Liberty Hill Condominium, 7 Liberty Hill Road, Henniker, NH, prepared for Autodesk, Inc., 7 Liberty Hill Road, Henniker, NH", dated September 12, 2000, revised October 11, 2000, and recorded in the Merrimack County Registry of Deeds as Plan #15291, Sheet 1 (the "Site Plan") and the floor plan of the Unit entitled "Tax Map 2, Lot 369X - Units 3, 4 & 5 Condominium Floor Plan, Liberty Hill Condominium, Liberty Hill Road, Henniker, NH, prepared for Autodesk, Inc., Liberty Hill Road, Henniker, NH", dated September 12, 2000, revised October 11, 2000 and recorded in said registry as Plan #15291, Sheet 3 (the "Floor Plan"); together with the Common Areas, easements, rights and interests appurtenant and appertaining to said Unit in accordance with the Declaration and other condominium instruments specified below.

This conveyance is made SUBJECT TO and with the benefit of the following:

1. Real estate taxes for the current tax year, a lien not yet due and payable.
2. The Declaration.
3. The Bylaws of Liberty Hill Condominium Owners' Association dated November 9, 2000, and recorded in said Registry as Exhibit B to the Declaration.
4. The Site Plan and the Floor Plan and all matters shown, referenced or noted thereon.
5. Terms, conditions and provisions of the New Hampshire Condominium Act, RSA 356-B, as amended.
6. Such restrictions on use as may be imposed by applicable zoning, subdivision, planning and water pollution control statutes, ordinances and other governmental regulations.

By acceptance of this deed, the Grantee agrees that it will be responsible for all real estate taxes assessed against the Unit together with its undivided interest in the Common Areas.



BRADLEY, BURNETT
& KINYON
PROFESSIONAL
ASSOCIATION
KEENE, NEW HAMPSHIRE

8K2288 Pg1678

For reference to Grantor's title, see warranty deed of David C. Arnold and David A. Paine to Softdesk, Inc. dated December 20, 1994, and recorded in the Merrimack County Registry of Deeds at Book 1976, Page 1892. Softdesk, Inc. was merged into Autodesk, Inc. on December 31, 1998; see Certificate of Merger recorded in said Registry at Book 2233, Page 42.

WITNESS its hand this 14 day of August, 2001.

Kathy Ch
 Witness

 Autodesk, Inc.
[Signature]
 By: Steve Cakebread, Its duly authorized
CFO, SUP

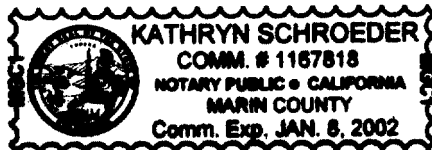
STATE OF CALIFORNIA

COUNTY OF Marin

The foregoing instrument was acknowledged before me this 14th day of August, 2001, by Steve Cakebread, the duly authorized Agent, CFO. of Autodesk, Inc., a Delaware corporation on behalf of the corporation.

Kathryn Schroeder
Notary Public

My Commission Expires: 1/8/02



[Seal]

MERRIMACK COUNTY RECORDS

Kath L. Quay, Register