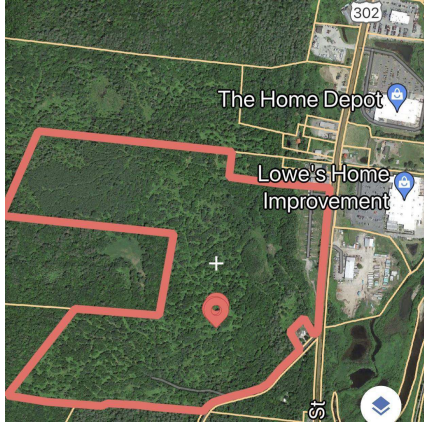


Commercial Sale**4876414****Active****00 Meadow Street****Littleton****Unit/Lot #****NH 03561****Listed: 8/6/2021****\$1,800,000****Closed:****DOM: 363****Taxes TBD**

No

Tax Year Notes**Tax - Gross Amount** \$18,284.00**Tax Year** 2021**Gross Income****Operating Expense****Net Income****County**

NH-Grafton

VillDstLoc**Year Built****SqFt-Total Building****SqFt-Total Source****SqFt-Total Available****SqFt-Apx Building Source****Zoning**

C-1 and R

Road Frontage

Yes

Road Frontage Length**Lot Size Acres**

131.000000

Traffic Count**Loss Factor Percentage****Vacancy Factor****Date Initial Showings Begin****Sub Property Type**

Development, Land, Vacant Land

Sub Property Type Use

Food Service, Free Standing Building, Gas Station, Lodging, Retail Strip

Directions On Rte 302, Meadow Street. Property is across from Lowes

Remarks - Public One of the few remaining developable parcels left on Littleton's retail corridor known as "The Meadow". This unique piece offers both the commercial and residential developer the opportunity to create a commercial development on the front 12.9 acres that will be supported by residential units on the remaining 117.1 acres to the rear. The parcel is located across from Lowes with a traffic light already in place. Town services are available at the street. The parcel is offered in whole at \$1.8m but can be separated with the commercial acreage at \$1.7M and the rear portion (R-1) offered at \$500,000 (subject to subdivision approval). Join Lowes, Home Depot, Tractor Supply, Cumberland Farms, 99 Restaurant, Walmart and others on successful retail corridor on this well traveled NH route.

STRUCTURE**Exterior** Other**Building Number****Total Units****# of Stories****Divisible SqFt Min****Divisible SqFt Max****List \$/SqFt Total Available****Basement** No**Basement Access Type****Ceiling Height**
Total Elevators**Total Drive-in Doors**
Door Height**Total Loading Docks**
Dock Levelers
Dock Height

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

UTILITIES**GasNatAval** No**Water** Public**Sewer** Public Sewer at Street**Electric** On-Site**Utilities** Other**Fuel Company****Phone Company****Cable Company****Electric Company** Littleton Water and Light

LOT & LOCATION

Submarket
Project Building Name

Area Description Business District, Commercial
Zoning, Near Shopping, Near Hospital

Waterfront Property
Water View
Water Body Access

ROW - Length
ROW - Width
ROW - Parcel Access
ROW to other Parcel

Water Body Name

Surveyed Yes
Surveyed By

Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

FEATURES

Air Conditioning Percent
Sprinkler
Signage
Railroad Available
Railroad Provider

Green Verification Body
Green Verification Progrm
Green Verification Year
Green Verification Rating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty
Deeds - Total
Deed - Book 4167
Deed - Page 772

Map 90
Block 0
Lot 3
SPAN#

Tax Rate
Tax Class

Current Use
Land Gains

Property ID
Plan Survey Number

Assessment Year
Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No
Sale Includes Land Only
Items Excluded
Investment Info
Flood Zone Unknown
Seasonal No
Easements
Covenants

Financing-Current
Financing-Possible Opt
Auction
Date - Auction
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Offer of Compensation to Licensed NEREN Real Estate Brokerages

Buyer Agency 2.00% **SubAgency** 0.00% **NonAgency Facilitator** 2.00% **Transactional Broker**

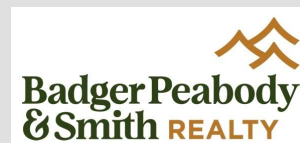
The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.

PREPARED BY

Katy Soukup
Phone: 603-823-5700
katys@badgerpeabodysmith.com

My Office Info:
Badger Peabody & Smith Realty
383 Main Street

Franconia NH 03580
Off: 603-823-5700

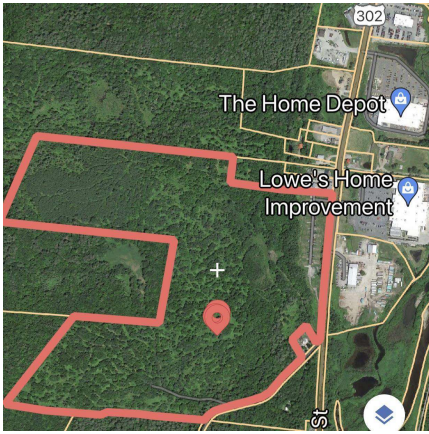


Listed by: Mary M Doherty/ Badger Peabody & Smith Realty

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00 Meadow Street

Littleton NH 03561



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



TO BE COMPLETED BY SELLER

1. SELLER: RHTL Partners, LLC

2. PROPERTY LOCATION: 00 Meadow Street, Littleton, NH 03561

102A Meadow Street

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

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

5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM: ☐ None ☒ Public ☐ Private ☐ Seasonal ☐ Unknown
☐ Drilled ☐ Dug ☐ Other

b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation _____ 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 ☐ Unknown
Quality: ☐ Yes ☐ No ☐ Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? ☐ Yes ☒ No Date of most recent test _____

If YES to any question, please explain in Comments below or with attachment.

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? ☐ Yes ☐ No

If YES, are test results available? ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

f. COMMENTS: _____

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: ☒ Yes ☐ No Community/Shared: ☐ Yes ☐ No

Private: ☐ Yes ☐ No Unknown: ☐ Yes ☐ No

None: ☐ Yes ☐ No Septic/Design Plan in Process? ☐ Yes ☐ No

Septic Design Available? ☐ Yes ☐ No

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: ☐ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Unknown ☐ Other _____

Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____

Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____

Location: _____ Location Unknown Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____

d. LEACH FIELD: ☐ Yes ☒ No ☐ Other _____

If YES: Size _____ Location: _____ Unknown

Date of installation of leach field: _____ Installed By: _____

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 site assessment been done? ☐ Yes ☒ No ☐ Unknown

SOURCE OF INFORMATION: _____

COMMENTS: _____

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

SELLER(S) INITIALS AT / _____

BUYER(S) INITIALS _____ / _____

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PAGE 1 OF 3

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 00 Meadow Street, Littleton, NH 03561

7. **HAZARDOUS MATERIAL**

UNDERGROUND STORAGE TANKS - Current or previously existing:

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

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

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

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

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

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

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

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

Comments: _____

8. **GENERAL INFORMATION**

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

If YES, Explain: _____

If YES, what is your source of information? _____

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

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

If YES, Explain: SEE ATTACHED

d. What is your source of information? TITLE POLICY

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

If YES, Explain: _____

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

If YES, Explain: _____

g. How is the property zoned? C-1 AND R-1 Source: TOWN ZONING MAP

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

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

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

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

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

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

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

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

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) ☐ YES ☒ NO If YES, please explain: _____

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

SELLER(S) INITIALS AM

BUYER(S) INITIALS _____

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PAGE 2 OF 3

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RHTL Partners, LLC -

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



TO BE COMPLETED BY SELLER

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

ACKNOWLEDGEMENTS:

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

SELLER RHTL Partners, LLC

8/19/22
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

SCHEDULE B - SECTION 2
Exceptions

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

GENERAL EXCEPTIONS:

- A. Taxes assessed for the current fiscal year and for subsequent years which are not yet due and payable.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Rights or claims of parties in possession.
- D. Any lien or right to a lien for services or materials or labor heretofore or hereafter furnished, imposed by law and not shown by the public records.
- E. Title and right of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of the adjacent streets and ways.

NOTE: EXCEPTIONS (N/A) ABOVE WILL BE OMITTED FROM THE LOAN POLICY ONLY.

- F. Exact acreage or square footage of the Land.

SPECIAL EXCEPTIONS: All references are to the Grafton County Registry of Deeds unless otherwise noted.

1. Electric transmission line easement and rights incidental thereto, conveyed by deed from H. J. Foster and Mamie S. Foster to Bradford Electric Lighting Co., recorded May 10, 1926 in Volume 593, Page 387.
2. Right of way as set forth in deed from Bert E. Towle and Doris L. Towle to Robert W. Lampro dated April 30, 1942, recorded in Volume 706, Page 243.
3. Fifty-foot utility easement conveyed by deed from Bert E. Towle and Doris L. Towle to New England Telephone & Telegraph Company, dated September 23, 1947, recorded in Volume 765, Page 388.
4. Slope and embankment release as set forth in Warranty Deed of Lawrence E. Towle to the State of New Hampshire, dated February 9, 1959, recorded in Volume 925, Page 293; Commissioners' Return, recorded February 12, 1959 in Volume 924, Page 317.
5. One hundred fifty foot utility easement conveyed by deed from Lawrence E. Towle and Elizabeth N. Towle to Public Service Company of New Hampshire, dated August 31, 1971, recorded in Volume 1154, Page 320.

SCHEDULE B - SECTION 2
Exceptions

6. Slope release from Lawrence E. Towle, Sr. and Elizabeth N. Towle to the State of New Hampshire, dated August 24, 1978, recorded in Volume 1356, Page 876.
7. Utility easement and rights incidental thereto, conveyed by deed from Lawrence E. Towle and Elizabeth N. Towle to New England Telephone and Telegraph Company and Littleton Water and Light Department, dated December 4, 1986, recorded in Volume 1660, Page 974.
8. Right of way, fifty feet wide conveyed by deed from Lawrence E. Towle and Elizabeth N. Towle to Northern Chipping, Inc., dated June 5, 1987, recorded in Volume 1673, Page 479; Quitclaim Deed from Lawrence E. Towle and Elizabeth N. Towle to Northern Chipping, Inc., dated December 1, 1987, recorded in Volume 1713, Page 616.
9. Any rights that may exist relative to Old Walker Hill Road as it passes through the Land, together with any right of way rights, if any, for the benefit of the public administered by the Town of Littleton under a Class 6 highway designation.
10. Whatever rights exist for the public use of trails through the Land for O.H.R.V. use.
11. Possible effect of spring or well rights that may exist from a well west of TM 90 Lot 9 for the benefit of Lawrence E. Towle, Jr. and Gail Towle shown on a plan entitled "Proposed One Lot Subdivision of the Lawrence E. Towle, Sr. Property, Littleton, NH" by American Survey Co. dated November 1973, revised January 1974, recorded in Pocket 3, Folder 6, Plan 21 on August 26, 1974.
12. Matters depicted and/or disclosed on a plan entitled, "Proposed One Lot Subdivision of the Lawrence Towle, Sr. Property, Littleton, N.H." dated November 1973, prepared by American Survey Company, recorded as Pocket 3, Folder 6, Plan 21.
13. Matters depicted and/or disclosed on a plan entitled, "Proposed Subdivision prepared for Lawrence E. Towle (and) Elizabeth N. Towle, Littleton, New Hampshire," dated January, 1987, prepared by William S. Smith, recorded as Plan No. 4026.
14. Matters depicted and/or disclosed on a plan entitled, "Proposed Subdivision prepared for Lawrence E. Towle (and) Elizabeth N. Towle, Littleton, New Hampshire", dated August, 1985, revised October, 1985, prepared by William S. Smith, and recorded as Plan No. 2983, which plan depicts a subdivision of property located on the opposite (easterly) side of Route 302 from the Land.

NOTE: The exceptions listed above omit any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. § 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. § 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

[Littleton Services \(?ID=276\)](#) / [EPay \(/Service/EPay/1268?towncode=2550&source=EP&towncodemasterid=276\)](#) / [Get Bills](#)



Please Choose Type:

History



To obtain additional details select the blue magnifying glass to the left

RHTL PARTNERS LLC / MEADOW ST

AccountID-90-3



Invoice No	Amount	Payments	Balance
 TX-33474-TX <i>TAX1 due: 7/12/2021</i>	8587.00	8587.00	0.00
 TX-30110-TX <i>TAX2 due: 1/21/2021</i>	9031.00	9031.00	0.00
 TX-26855-TX <i>TAX1 due: 7/23/2020</i>	8158.00	8158.00	0.00
 TX-23453-TX <i>TAX2 due: 1/8/2020</i>	8143.00	8143.00	0.00
 TX-20202-TX <i>TAX1 due: 7/2/2019</i>	8158.00	8158.00	0.00
 TX-16798-TX <i>TAX2 due: 12/27/2018</i>	9406.00	9406.00	0.00
 TX-13525-TX <i>TAX1 due: 7/2/2018</i>	6895.00	6895.00	0.00



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1925 LITTLETON, NH VISION						
RHTL PARTNERS LLC PO BOX 601 LITTLETON NH 03561		4	Rolling	5	Well	1	Paved	2	Suburban	Description	Code	Assessed	Assessed							
				6	Septic					COM LAND	3900	793,900	793,900							
		SUPPLEMENTAL DATA																		
		Alt Prcl ID 221-002-100 test123 BMSI S/N 10510 bmsi ser 002739 GIS ID 90-3 Assoc Pid#																		
										Total		793,900	793,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
RHTL PARTNERS LLC KILBURN CRAGGS LLC TOWLE, JOYCE TOWLE ELIZABETH N.		4167	0772	10-26-2015		Q	V	700,000		00			Year	Code	Assessed	Year	Code	Assessed		
		3286	0936	06-02-2006		Q	I	990,000		U	2020	3900	793,900	2019	3900	705,700	2018	3900	705,700	
		JTW	0	03-24-2004		U	I	0		1										
		2235	0853	01-14-1997		U	I	0		1										
												Total		793900	Total		705700	Total		705700
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description											Number	Amount	Comm Int
		Total		0.00																
ASSESSING NEIGHBORHOOD										Appraised Bldg. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Total Appraised Parcel Value										
Nbhd		Nbhd Name		B		Tracing		Batch												
0001																				
NOTES																				
1/09-CORR ACRES, COR SKETCH, ADD CF FOR TOPO, CORR DATA 12/11-REM MH SITES 3/12-HOUSE DEMOLISHED, CORR LAND CODE TO COMMERCIAL																				
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result					
										07-30-2018	KRT			16	KRT Field Review					
										11-18-2015	JR			47	Change/Legal Ownership					
										08-01-2015	KRT			99	Revaluation KRT					
										08-27-2012	RD			55	1/4 Review Ext & Int					
										12-22-2011	RD			63	Site Change					
										06-30-2010	RK			14	Vision Field Review					
										01-23-2009	RD			20	Abatement Insp					
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen		Adj Unit P	Land Value		
1	3900	DEVEL LAND	C-1	1		1.000	AC	375,100	1.00000	1	1.00	CIG	2.250	TOPO STEEP TOPO		1.0000	464,186.2	464,200		
1	3900	DEVEL LAND	C-1	2		12.900	AC	2,500	1.00000	1	1.00	CIG	2.250			1.0000	3,093.75	39,900		
1	3900	DEVEL LAND	R	2		117.100	AC	2,500	1.00000	1	0.80	CIG	2.250			1.0000	2,475	289,800		
Total Card Land Units						131.000	AC	Parcel Total Land Area				131.0000	Total Land Value				793,900			

MEADOW ST

Vision ID 2593

Account # 002739

Map ID 90/ 3/ / /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 3900
Print Date 12/8/2020 5:03:46 PM

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description	Element	Cd	Description
Style:	99	Vacant Land			
Model	00	Vacant			
Grade:					
Stories:					
Occupancy					
Exterior Wall 1					
Exterior Wall 2					
Roof Structure:					
Roof Cover					
Interior Wall 1					
Interior Wall 2					
Interior Flr 1					
Interior Flr 2					
Heat Fuel					
Heat Type:					
AC Type:					
Total Bedrooms					
Total Bthrms:					
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					
MHP					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Ttl Gross Liv / Lease Area		0	0	0		

No Sketch

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
***10 Thousand 5 Hundred 00 Dollars	
DATE	AMOUNT
10/30/2015	GR049392 \$***10500.00
VOID IF ALTERED	



8 2 0 1 4 7 4
Tx:4179627

4167-0772

10/30/2015 12:26 PM Pages: 4
REGISTER OF DEEDS, GRAFTON COUNTY

Jeffrey M. Mather



UPON RECORDING, PLEASE RETURN TO:

Zuccaro, Willis & Sipples, P.C.
P.O. Box 97
St. Johnsbury, VT 05819-0097

E-997

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **KILBURN CRAGS LLC**, a New Hampshire limited liability company, with a principal address of 2269 Pearl Lake Road, Lisbon, New Hampshire (03585), for consideration paid, grant to **RHTL PARTNERS LLC**, a New Hampshire limited liability company, with an address of 650 Meadow Street, PO Box 601, Littleton, New Hampshire (03561), with WARRANTY COVENANTS, the following described premises:

A certain parcel of land situate on the West side of Meadow Street, in the Town of Littleton, County of Grafton, State of New Hampshire, bounded and further described as follows:

BEGINNING at a 5/8" x flush rebar with plastic cap stamped "survey corner m.j.d. 650" which is located at the northeast corner of the following described parcel and is the true point of beginning of this description, thence S 70° 55' 08" E a distance of 1.07 feet, along the land of RHTL Partners, LLC to a calculated point, on the West right-of-way line of Meadow Street, which is referenced by a survey tie to a 6" x 6" x 1' high concrete hwy bound stamped "NH HD" found that bears N 85° 07' 02" E a distance of 72.32 feet; thence S 19° 15' 18" W a distance of 841.70 feet, along the West right-of-way line of Meadow Street to a calculated point at the point of curvature; thence through a curve concave to the East, whose radius length is 11493.00 feet, length of curve is 427.89 feet, delta is 2° 08' 00", tangent length is 213.97 feet, chord bears S 18° 11' 17" W, for a distance of 427.86 feet, along the West right-of-way line of Meadow Street to a calculated point, at the point of tangency; thence S 17° 07' 18" W a distance of 150.84 feet, along the West right-of-way line of Meadow Street to a calculated point "A", at the centerline of the existing Old Walker Hill Road; thence to a point at the intersection of the South right-of-way line of Old Walker Hill Road and West right-of-way line of Route 302; thence along the southerly right-of-way line of Old Walker Hill Road and land of Ethel Manseau to a point at the intersection with the south line of Ethel Manseau and the southerly right-of-way line of Old Walker Hill Road; thence to a point "B" at the centerline of the existing Old Walker Hill Road which is referenced by a tie course from pt "A" of S 68° 19' 08" W a distance of 1,368.99 feet; thence N 68° 49' 56" W a distance of 56.79 feet, along the land of Karen H. Keller to a fence post; thence N 69° 32' 01" W a distance of 119.99 feet, along a fence, and the land of Karen H. Keller, to a calculated point; thence N 75° 30' 26" W a distance of 65.70 feet, along a fence, and

Locus: Parcel off (tax map 90-3) Meadow Street, Littleton, NH

the land of Karen H. Keller, to a calculated point; thence N 71° 31' 24" W a distance of 307.92 feet, along a fence, and the land of Karen H. Keller, to a calculated point; thence N 68° 47' 51" W a distance of 150.91 feet, along a fence, and the land of Karen H. Keller, to a calculated point; thence N 72° 13' 38" W a distance of 277.24 feet, along a fence, and the land of Karen H. Keller, to a calculated point; thence S 83° 06' 27" W a distance of 60.21 feet, along a fence, and the land of Karen H. Keller, to a calculated point on the centerline of a stonewall; thence N 71° 45' 32" W a distance of 561.35 feet, along a stonewall, and the land of Karen H. Keller and land of Bruce & Emily Katz to a calculated point at the end of a stonewall; thence N 66° 57' 51" W a distance of 395.07 feet, along a fence, and land of Bruce & Emily Katz to a 5/8" x 1.0' high rebar set in stones with plastic cap, stamped "ALPINE LAND SURVEYING CO, LLS 757, LITTLETON, NH 03561" in a 3/4" drill hole in ledge, referenced by a survey tie to an 18" dia. flat stone found that bears N 69° 57' 59" W a distance of 512.00 feet; thence N 52° 11' 05" E a distance of 1099.38 feet, along the land of Howard N. Feist, III and Susan Feist to a 5/8" x 0.7' high rebar set with plastic cap at the base of a 14" spruce tree, stamped "ALPINE LAND SURVEYING CO, LLS 757, LITTLETON, NH 03561"; thence S 72° 05' 40" E a distance of 278.76 feet, along the land of Howard N. Feist, III and Susan Feist, to calculated point; thence S 70° 38' 32" E a distance of 564.90 feet, along a stonewall, and along the land of Howard N. Feist, III and Susan Feist, to a 5/8" x 1.5' high rebar found at stonewall corner; thence N 23° 41' 25" E a distance of 825.97 feet, along a stonewall, and along the land of Howard N. Feist, III and Susan Feist, to a 5/8" x 1.8' high rebar found at stonewall corner; thence N 69° 47' 20" W a distance of 1710.18 feet, along a stonewall, and along the land of Howard N. Feist, III and Susan Feist, to a 1" x 0.8' high axle rod found at a stonewall intersection; thence N 37° 55' 34" E a distance of 891.44 feet, along a meandering stonewall and fence, and along the land of Carroll S. Campbell Living Trust to a 5/8" x 0.4' high rebar found with orange plastic cap stamped "ALPINE LAND SURVEYING CO, LLS 757, LITTLETON, NH 03561"; thence S 69° 59' 14" E a distance of 1936.52 feet, along a meandering fence and stonewall, and along the land of Carroll D. Campbell Living Trust to a 5/8" x 0.6' high rebar found with yellow plastic cap stamped "SURVEY CORNER M.J.D. 650"; thence S 21° 16' 09" W a distance of 244.02 feet, along the land of RHTL Partners, LLC to a 5/8" x 1.0' high rebar found; thence S 67° 55' 53" E a distance of 491.24 feet, along the land of RHTL Partners, LLC to a calculated point; thence S 70° 10' 51" E a distance of 172.46 feet, along the land of RHTL Partners, LLC to a calculated point; thence S 74° 27' 54" E a distance of 69.02 feet, along the land of RHTL Partners, LLC to a calculated point; thence S 70° 55' 08" E a distance of 266.82 feet, along the land of RHTL Partners, LLC to the true point of beginning of this description. Containing 131 acres or 5,712,000 sq. ft. more or less, and shown as TM 90 LOT 3 on a plan entitled "ALTA/ACSM LAND TITLE SURVEY FOR KILBURN CRAGS, LLC ON THE LANDS OF JOYCE TOWLE", by ALPINE LAND SURVEYING CO, dated 1 May 2006, recorded in the Grafton County Registry of Deeds as plan No. 12324.

Excepting a small parcel of land on the west side of Old Walker Hill Road and shown on plan as Tax Map 90 Lot 9 currently owned by Lawrence E. Towle, Jr. and Gail B. Towle, more particularly described as follows:

BEGINNING at a 6" x 6" x 0.8' high NH DOT highway bound found on the east side of Meadow Street, thence N 9° 46' 06" E a distance of 1050.57 feet, to a 1-1/2" x 2.2' high iron pipe leaning S 23° E a distance of 0.7 ft which is located at the East corner of the following described parcel

and is the true point of beginning of this parcel; thence S 54° 44' 06" W a distance of 200.00 feet, along the land of Elizabeth N. & Joyce Towle to a 5/8" x 0.6' high rebar set with plastic cap, stamped "ALPINE LAND SURVEYING CO, LLS 757, LITTLETON, NH 03561" and bears S 0° 55' 51" W a distance of 919.99 feet, to the NH DOT highway bound begun at; thence N 15° 48' 30" W a distance of 200.11 feet, along the land of Elizabeth N. & Joyce Towle to a 1-1/4" x 1.3' high iron pipe found; thence N 55° 29' 07" E a distance of 201.97 feet, along the land of Elizabeth N. & Joyce Towle to a 1-1/2" x 2.6' high iron pipe found leaning N 23° W a distance of 0.9; thence S 15° 01' 14" E a distance of 198.28 feet, along the land of Elizabeth N. & Joyce Towle to the true point of beginning of this parcel.

Subject to a utility easement in favor of Bradford Electric Lighting Co., its successors and assigns. See right-of-way deed conveyed by H.J. & Mamie S. Foster to Bradford Electric Lighting Co. dated 10 May 1926, recorded at Grafton County Registry of Deeds in Vol. 593, Page 387.

Subject to a utility easement in favor of New England Telephone and Telegraph Company and Littleton Water and Light Department. See warranty deed conveyed by Lawrence E. & Elizabeth N. Towle to New England Telephone and Telegraph Company and Littleton Water and Light Department dated 10 April 1987, recorded at Grafton County Registry of Deeds in Vol. 1660, Page 974.

Subject to a slope release in favor of the State of New Hampshire. See Slope Release conveyed by Lawrence E. Sr. & Elizabeth N. Towle to the State of New Hampshire dated 30 November 1978, recorded at Grafton County Registry of Deeds in Vol. 1356, Page 876.

Subject to any prescriptive rights that may exist relative to Old Walker Hill Road as it passes through subject parcel together with any right-of-way rights if any for the benefit of the public administered by the Town of Littleton under a class 6 highway designation.

Subject to a 50 foot wide right-of-way in favor of Howard N. III & Susan Feist. This right-of-way is graphically shown on plan ref. 1 (plan #4026). See warranty deed conveyed by Northern Chipping, Inc. to Howard N. III & Susan Feist dated 18 July 1996, recorded at Grafton County Registry of Deeds in Vol. 2208, Page 339.

Subject to a 50 foot wide by 400 foot long right-of-way in favor of Howard N. III & Susan Feist. This right-of-way is said to be shown on an unrecorded plan for Lawrence E. & Elizabeth N. Towle by William S. Smith, dated December 1986. See quitclaim deed conveyed by Lawrence E. & Elizabeth N. Towle to Northern Chipping, Inc. dated 10 December 1987, recorded at Grafton County Registry of Deeds in Vol. 1713, Page 616.

Subject to an indeterminate right-of-way in favor of Howard N. III & Susan Feist. See quitclaim deed conveyed by Bert E. & Doris L. Towle to Robert W. Lampro dated 1 May 1942, recorded at Grafton County Registry of Deeds in Vol. 706, Page 243.

Subject to spring or well rights that may exist from a well west of TM 90 Lot 9 for the benefit of Lawrence E. Towle, Jr. and Gail Towle, shown on a plan entitled "PROPOSED ONE LOT

SUBDIVISION OF THE LAWRENCE E. TOWLE, SR. PROPERTY, LITTLETON, NH" by American Survey Co. dated November 1973, revised January 1974 and recorded at Grafton County Registry of Deeds as Pocket 3, Folder 6, Plan 21 on 26 August 1974,

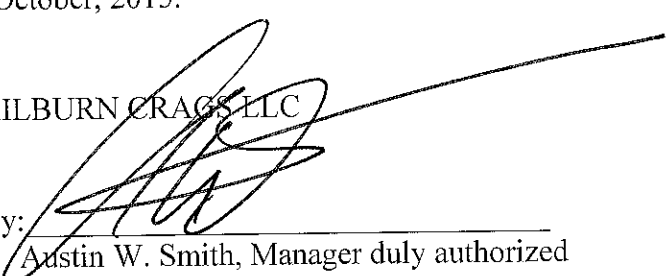
Subject to what ever rights exist for the public use of trails through subject property for O.H.R.V. use...

The subject premises are not homestead property.

MEANING AND INTENDING to describe and convey that same premises as conveyed by Warranty Deed of Joyce Towle Varney to Kilburn Crags LLC dated June 2, 2006 and recorded in Book 3286, Page 936.

WITNESS our hands this 26th day of October, 2015.

KILBURN CRAGS LLC

By: 

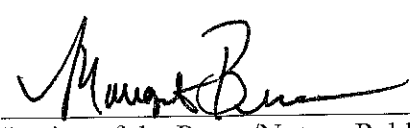
Austin W. Smith, Manager duly authorized

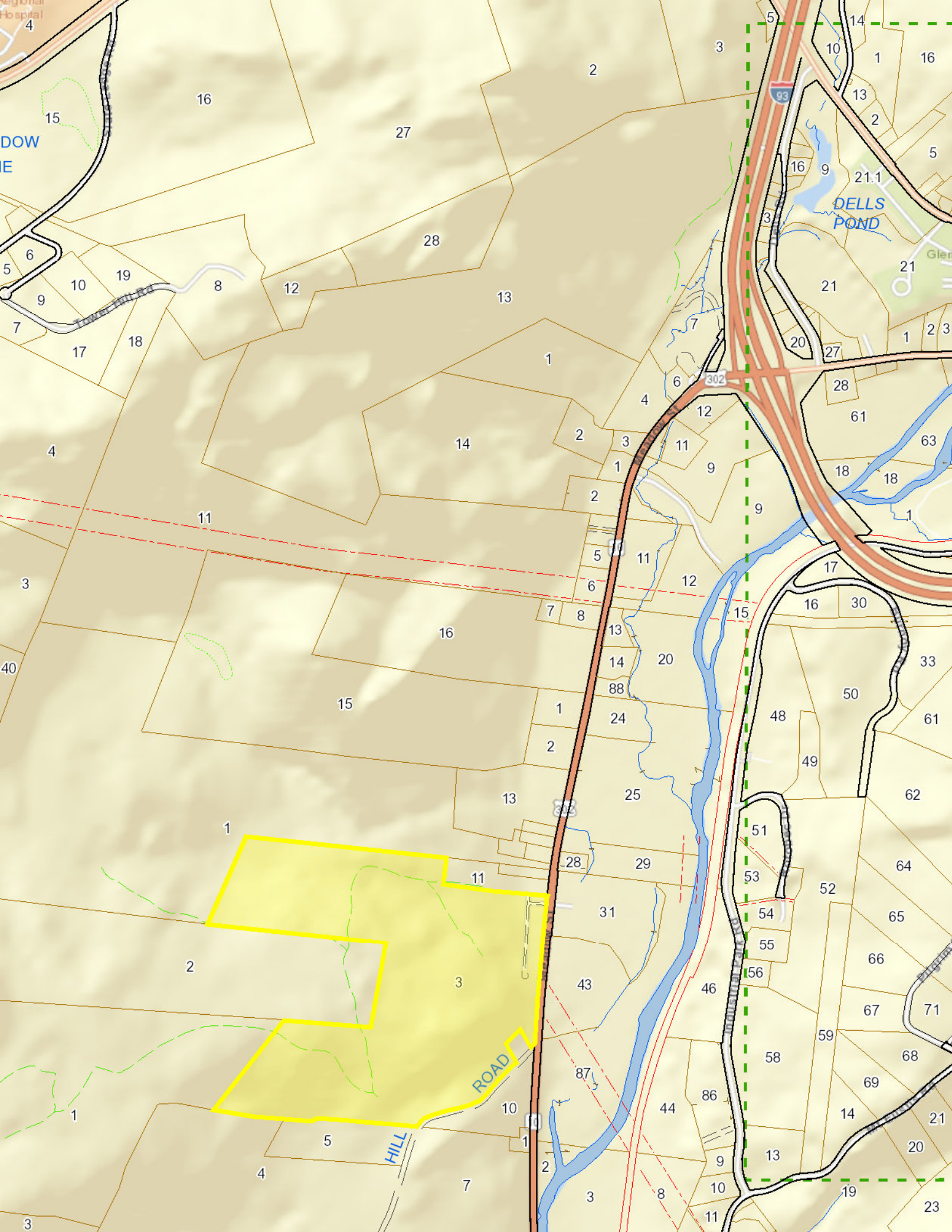
COMMONWEALTH OF MASSACHUSETTS
COUNT OF Suffolk, SS

On this 26th day of October, 2015, personally appeared Austin W. Smith, as the duly authorized Manager of Kilburn Crags LLC, a New Hampshire limited liability company, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

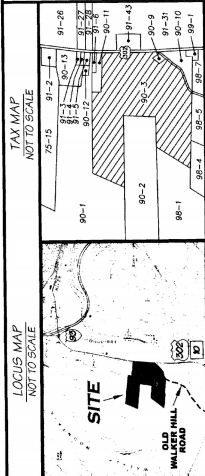
(SEAL)


Justice of the Peace/Notary Public
My commission expires: 4/1/2020
Margaret Brunson
Type Print Name



003894

2015 JUN 27 PM 12:25



PLAN REFERENCE

1. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4208 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

2. PLAN ENTITLED "PROPOSED ONE LOT SUBDIVISION OF THE LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4209 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

3. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4210 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

4. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4211 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

5. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4212 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

6. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4213 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

7. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4214 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

8. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4215 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

9. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4216 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

10. PLAN ENTITLED "PROPOSED SUBDIVISION PREPARED FOR LAWRENCE E. & ELIZABETH N. TONLE - LITTLETON, NEW HAMPSHIRE" RECORDED AS PLAN 4217 IN GRAFTON COUNTY REGISTRY OF DEEDS ON 26 FEBRUARY 1987

GENERAL NOTES

1. RIGHT OF WAY LINES SHOWN HEREON ARE BASED ON PLANS OF RECORD AND CORRESPONDING PHYSICAL EVIDENCE.

2. THE SURVEY WAS MADE TO A POINT OF BEGINNING IN THE CENTER OF THE LOT SHOWN ON THE PLAN.

3. THE SURVEY WAS MADE TO A POINT OF BEGINNING IN THE CENTER OF THE LOT SHOWN ON THE PLAN.

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10. THE SURVEY WAS MADE TO A POINT OF BEGINNING IN THE CENTER OF THE LOT SHOWN ON THE PLAN.

ALPINE LAND SURVEYING CO.
BOUNDARY SURVEYS - SUBDIVISIONS - CONSTRUCTION STAKING
24 MORRISON HILL ROAD
LITTLETON, N.H.
603 444-0778 FAX
EMAIL: alpine@alpine-surveying.com

OWNER: TONLE - VARNEY
142 MEADOW STREET
LITTLETON, NH
VOL. 2206 PGS. 60

DATE: 2015 JUN 27 PM 12:25

REVISIONS:

NO.	DESCRIPTION OF REVISION	DATE
1	REVISION 1	2015 JUN 27 PM 12:25

ALTA/ACSM LAND TITLE SURVEY

RITBURN CRAGS, LLC

JOYCE TOWLE - VARNEY

ALPINE LAND SURVEYING CO.

BOUNDARY SURVEYS - SUBDIVISIONS - CONSTRUCTION STAKING

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NO.	DESCRIPTION OF REVISION	DATE
1	REVISION 1	2015 JUN 27 PM 12:25

CERTIFICATION

I, CERTIFY THAT THIS SURVEY WAS MADE BY ME OR BY A LICENSED SURVEYOR, AND THAT THE SURVEY WAS MADE TO A POINT OF BEGINNING IN THE CENTER OF THE LOT SHOWN ON THE PLAN.

DATE: 2015 JUN 27 PM 12:25

JOYCE TOWLE - VARNEY

ALTA/ACSM LAND TITLE SURVEY

RITBURN CRAGS, LLC

JOYCE TOWLE - VARNEY

ALPINE LAND SURVEYING CO.

BOUNDARY SURVEYS - SUBDIVISIONS - CONSTRUCTION STAKING

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Schools and educational institutions

Single-family conversion into multi-family units

Temporary or portable structures which are incidental to the construction of the main building and will remain for periods of over six months.

4.02.04 Rural

Purpose: The purpose of the district is to maintain the integrity of rural-oriented activities within Littleton. The regulations of this district are designed to encourage the maintenance of the general rural characteristics of openness, residential uses, limited compatible commercial and industrial uses, appropriate agri-business, forest harvesting, and extensive agricultural and livestock production. Such an intent shall be maintained until appropriate community services and demand from adjacent built up areas warrant a change compatible with the master plan.

Rural (Permitted Uses)

Accessory buildings or uses incidental to the foregoing principal uses

Boarding houses, tourist homes

Cemetery

Food and produce stands (limited to 300 square feet and selling only food or produce grown on the premises)

Funeral home

Garage apartment

Grazing, Care, Raising, or Keeping of Livestock

Home occupations listed in Section 8.04 and in compliance with Section 8.03

Grazing, Care, Raising, or Keeping of Livestock

Growth and harvesting forest products (orchard, etc.)

Management and disposal of sludge, in conformance with the requirements of NH Code of Administrative Rules Env-Ws 801, 802, 803, 805, 806, 808 & 810 as amended.

Open storage of building materials:

For individual use on site

Open storage of timber and lumber:

For individual use on site

For wholesale and/or retail use

Organized camps

Public parks and playgrounds (five parking spaces for each acre developed)

Raising agricultural crops (excluding the raising of farm animals or livestock)

Single-family (detached dwelling, including modular homes)

Single mobile home (providing it meets with all the requirements of a single family dwelling and is placed on a permanent perimeter masonry foundation with tongue and wheels removed)

Temporary or portable structures which are incidental to the construction of the main building and will be removed within six months

Travel trailer or motor home (restricted to one to a family and registered)

Two family dwelling

Rural (Allowed by Special Exception)

Animal hospital

Auto repair shop

Auto sales agency

Boat yards

Church

Clubs and lodges

Cluster development

Commercial removal of loam, clay, sand, gravel and ledges
Day care services
Fraternal organizations
General Service garage
Groupcare facilities
Home occupations not listed in Section 8.04
Kennels
Mail order business where it qualifies as a home occupation
Manufactured housing parks
Manufacturing
Multi-family dwelling
Neighborhood Commercial Use (Added 2001)
Nursing homes
Open storage of building materials (excluding timber and lumber) for retail or wholesale
Outdoor commercial recreational facility
Parking lots used as a primary use
Personal Wireless Communications Facilities
Planned unit development
Public and private campgrounds
Public utility substations
Recreation facility
Restaurants and indoor commercial establishments
Retail establishments (not including outdoor storage of goods, including, but not limited to, grocery, drug, merchandise, furniture, apparel, specialty goods, tobacco, book, gift and flower stores)
Retail gas stations
Riding academy
Salvage and junkyards
Sanataria
Sawmills and lumber treatment facilities
Schools and educational institutions
Single-family conversion into multi-family units
Storage of volatile fuels for resale
Temporary dumping and filling as a means for eventual use by a conforming and permitted use
Temporary or portable structures which are incidental to the construction of the main building and will remain for periods over six months
Town houses
Warehouses
Wholesale