

# AUCTION



## Waterfront Home and Waterfront Lot 350 Portsmouth Avenue New Castle, NH

**Live Virtual Webcast: Wednesday, November 2<sup>nd</sup> at 11:00 a.m.**  
**Place pre-bids online beginning Wednesday, October 26th**

**Property A)** On the northern side of Portsmouth Ave is this two-story contemporary home with vaulted ceilings, 3.5 bathrooms, a two-car garage, and a private deep-water dock with water and power. The  $\frac{1}{4}$  acre lot with 100+/- feet of water frontage enjoys expansive water views of the great Piscataqua River and Back Channel including, a long view upriver to Portsmouth. There is ever-changing activity on the river including the famous Portsmouth tugboats, magnificent ships, Navy and Coast Guard vessels, commercial and lobster fishermen, extraordinary sailing, and recreational boats.

**Property B)** Across the street is a unique .44+/- acre recreational waterfront lot with 540+/- feet of water frontage on Back Channel, with wide water views overlooking the mooring fields, Rose Crown, and Snuff Box Islands. This lot with 540+/- feet of road frontage is gated with private parking and a gently sloping grade to launch watercraft. A ledge outcropping provides a wonderful place to gather for cookouts, and sunset watching.

The properties will be offered individually and together.

**Inspection:** By *appointment only*, October 18<sup>th</sup>, 24<sup>th</sup>, and 28<sup>th</sup>. Please email: [info@paulmcinnis.com](mailto:info@paulmcinnis.com) to schedule your appointment.

**Terms:** A \$25,000 deposit per property by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than Thursday, November 3rd at 1:00 p.m., with the balance due at closing within 45 days of the auction. A 7% Buyer's Premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Warranty Deed. Subject to confirmation of the Trustee.

Est. 1976

**PAUL<sup>c</sup>INNIS LLC**

AUCTIONS ■ REAL ESTATE ■ RESULTS

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- Suggested Due Diligence Checklist
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- Maps: Town Tax Map  
Flood Map  
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## **Property A, Lot 1 – Two-story contemporary home**

- Executive Summary
- Assessor's Card
- Photo Page
- Property Disclosure
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## **Property B, Lot 2 – .44 +/- Acre recreational waterfront lot**

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

## AUCTIONEER'S NOTE

Paul McInnis LLC has been commissioned by the Trustees of the Michael & Christine Barbagallo Revocable Trust to sell, at auction. The assets include two pieces of real estate (featured in this package).

We will be offering the two pieces of real estate by way of live virtual webcast with pre-bidding. The auction is comprised of two parts, the online-only pre-bidding followed by the live webcast portion of the auction. Pre-bidding will stop at 10 a.m. on Wednesday, November 2<sup>nd</sup> and will be rolled into the live webcast which will start November 2<sup>nd</sup> at 11 a.m. This will happen on the same webpage, just refresh your screen prior to 11 a.m.

Since the two properties are opposite each other, we will be offering them individually, and in the entirety. The purpose is to allow bidders the opportunity to bid on just what they want. During the live webcast portion the auctioneer will announce what property or combination of properties he is asking for bids on at that moment. The auctioneer will start the auction with Lot Number 1 through Lot Number 2 posting the high bids and marking the bids as pending. He will then proceed with the combination Lot 3. All bids on all 3 Lots will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed.

Because of the dynamic method of bidding, it is important to listen to the auctioneer for instructions as you will be able to hear and see him on the live video feed as exemplified below.

The screenshot displays the Paul McInnis LLC auction website interface. At the top, it reads "PAUL MCINNIS LLC 11 Parcel Land Auction" and includes contact information for technical support and the auction company. The main content area is divided into several sections:

- Catalog:** Lists three lots: #1 (Parcel B Bible Hill Rd 42 +/- Acres, Claremont, Pending), #2 (Parcel A Charlestown 33 +/- Acres, BIDDING NOW), and #3 (Parcel C Bible Hill Rd. 231 +/- Acres).
- Live Video Feed:** Shows the auctioneer at a podium with a microphone. A "Mute" button is visible.
- Now Bidding: Single Lot:** Focuses on Lot #2, Parcel A Charlestown 33 +/- Acres. It features a satellite map of the property and a "VIEW ONLY! USD \$25,000" button.
- Bid History:** A table showing recent bids:

Amount	Lot Number	Location
USD \$24,000	3845	(Lincoln)
USD \$23,000	3783	(Claremont)
USD \$22,000	3845	(Lincoln)
USD \$21,000	3891	(Claremont)
- Online Chat:** A chat window with a "Right here!" message and a "1004em" timestamp.
- Footer:** Includes language selection options (ENG, ESP, NLD, FRA, DEU) and the "Powered by NextLot" logo.

If you have any questions about the properties or the auction process, feel free to email [paul@paulmcinnis.com](mailto:paul@paulmcinnis.com) or [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)



**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date	(Name and License # of Real Estate Brokerage Firm)
<input type="checkbox"/>	consumer has declined to sign this form		
(Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.

# SUGGESTED DUE DILIGENCE CHECKLIST

## For Online Bidders

350 Portsmouth Ave., New Castle, NH

PRE-BIDDING OPENS: **Wednesday, October 26<sup>th</sup> at 9:00 a.m.**

PRE- BIDDING CLOSSES: **Wednesday, November 2<sup>nd</sup> at 10:00 a.m.**

LIVE VIRTUAL AUCTION - **Wednesday, November 2<sup>nd</sup> at 11:00 a.m.**

### ITEMS TO COMPLETE –

- Review the Real Estate Brokerage Relationship Form
- Review the General Terms & Conditions for Online Bidders
- Review the Property Information Package and Links to Additional Documents and Due Diligence
- Review the Purchase & Sale Agreement
- Sign up to bid online at paulmcinnis.nextlot.com [click here](#)
- Complete & return the Bidder Registration Form which is the last page of this package.

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

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



**GENERAL TERMS & CONDITIONS**

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

**BIDDER REGISTRATION:** In order to bid online, any prospective bidder must first request a property information package. The next step is to create an online bidding account (refer to the Due Diligence Checklist contained in the property information package) and submit your registration form with the required deposit to the Auctioneer.

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

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$25,000 for each property you plan to bid on, either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, November 3<sup>rd</sup> at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 Bidder Deposit for each property as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$25,000 Bidder Deposit for each property to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

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

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

**ONLINE PRE-BIDDING:** The pre-bidding will open on Wednesday, October 26<sup>th</sup> at 9:00 a.m. and the pre-bidding will close on Wednesday, November 2<sup>nd</sup> at 10:00 a.m.

**LIVE WEBCAST AUCTION:** Wednesday, November 2<sup>nd</sup> at 11:00 a.m. the Live Virtual Auction will begin. Bidders should be logged in on their [paulmcinnis.nextlot.com](http://paulmcinnis.nextlot.com) account prior to 11:00 a.m. It is important to follow the instructions of the auctioneer to follow along during the auction. The auctioneer will start the auction with Lot Number 1 and then Lot Number 2 posting the high bids and marking the bids as pending. Then proceed with the combination Lot for Lot 3. All bids on all 3 Lots will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed. All bids are subject to the co-Trustees' right to accept or reject any or all bids.

The Auctioneer in his sole and absolute discretion reserves the right to cancel, postpone, extend, or reschedule the auction.





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

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

The Trustees, Paul McInnis LLC and their agents specifically disclaim any warranty, guaranty, or representation, oral or written, past or present, express, or implied concerning the land and any improvements thereon. Bidders are expected to undertake their own independent physical inspection of the property, and public records, and thorough review of all documents prior to submitting their bid(s) and to submit their bid(s) based solely on their own independent investigations and findings including but not limited to bidders' own independent investigation of the uses, code compliance and land use regulatory approvals necessary for redevelopment and not in reliance on any information provided by the Trustees, Paul McInnis LLC or their agents.

**BUYER'S PREMIUM:** A 7% (Seven Percent) Buyer's Premium will be added to the successful Bid Price to become the Total Purchase Price. Example: \$Bid Price + 7% of \$Bid Price = \$Total Purchase Price due from the Buyer at Closing, less any Earnest Money Deposit.

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

**REAL ESTATE PURCHASE & SALE AGREEMENT:** A copy of the agreement is included in the property information package. PLEASE REVIEW it carefully or have your attorney review it. The successful bidder is required to sign the real estate Purchase & Sale Agreement together with all exhibits, addendums and Trustees disclosure forms without any changes or additional terms and deliver 10% of the total purchase price as the earnest money deposit no later than Thursday, November 3<sup>rd</sup>, at 1:00 p.m. Only the Buyer's Name, the Property Address, Bid Price, 7% Buyer's Premium, Total Purchase Price, Earnest Money Deposit, and the Balance Due Amount will be entered into the real estate Purchase & Sale Agreement.

**EARNEST MONEY DEPOSIT:** The Successful Bidder will be required to tender an **EARNEST MONEY DEPOSIT** equal to Ten Percent (10%) of the Total Purchase Price, and sign the Purchase and Sale Agreement no later than Thursday, November 3<sup>rd</sup>, at 1:00 p.m. The deposit must be by wire transfer or check payable to Paul McInnis LLC Escrow Account in U.S. funds. Should the successful bidder fail to execute the Purchase and Sale Agreement and tender the **EARNEST MONEY DEPOSIT**, the Bidder agrees to forfeit the **Registration Deposit** which shall become a **NON-REFUNDABLE, NON-COMPLIANCE FEE.** **SUCCESSFUL BIDDER DEFAULT:** Should the successful bidder fail to execute the real estate Purchase & Sale Agreement and deliver the earnest money deposit in a timely manner as outlined in these general terms & conditions, said bidder will be deemed to be in default and said bidder's deposit will be forfeited and become NON-REFUNDABLE.

**RESERVATION OF RIGHTS:** All bids are subject to confirmation of the Trustees. Trustees reserves the right to accept or reject the high bid on any individual parcel or combination of parcels. The Trustees has the sole and absolute discretion to negotiate with any other bidder should the highest accepted bidder default.

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



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

If you have any questions, please contact Paul McInnis LLC at (603) 964-1301 or via email at: [justin@paulmcinnis.com](mailto:justin@paulmcinnis.com)



# BIDDING SEQUENCE

**Property A**



**Property B**

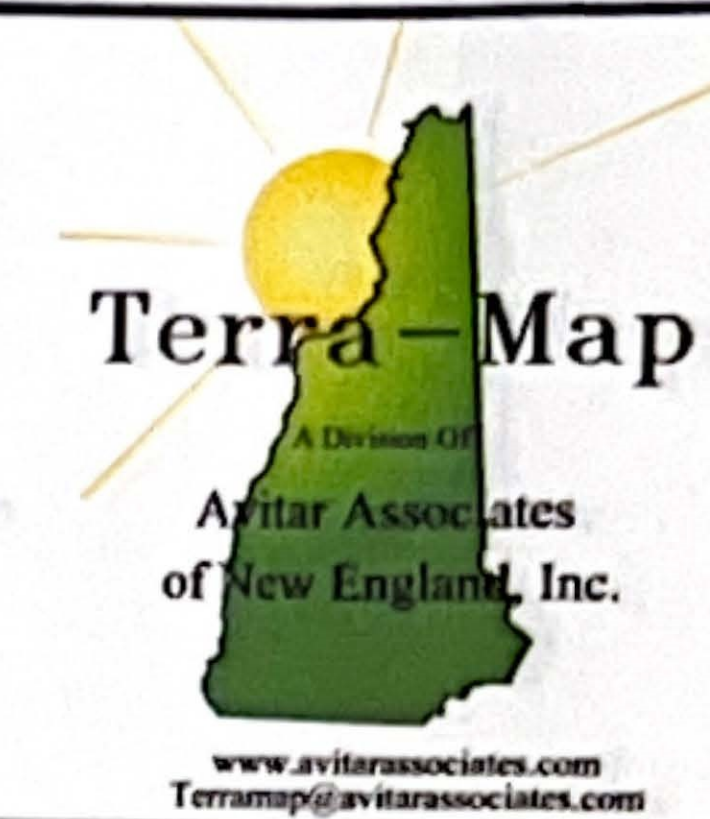


<b><u>Lot 1</u></b>	<b>Property A</b>	<b>Two-story contemporary waterfront home with dock</b>
<b><u>Lot 2</u></b>	<b>Property B</b>	<b>.44 +/- acre recreational waterfront lot</b>
<b><u>Lot 3</u></b>	<b>Property A&amp;B</b>	<b>Two-story waterfront contemporary home and .44 +/- acre recreational waterfront lot in combination</b>

Each property will be offered individually or in combination. It is important to follow the verbal instructions of the auctioneer during the auction. The auctioneer will start the auction with Lot Number 1 through Lot Number 2 posting the high bids and marking the bids as pending. He will then proceed with the combination Lots 3. All bids on all 3 Lots will remain open and additional rounds of bidding at the direction of the auctioneer will occur until the auctioneer either declares a lot sold, passed, or closed. All bids are subject to the Administrator's right to accept or reject any or all bids.



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



Phone  
603 798-4419

A Division Of  
Avitar Associates  
of New England, Inc.

Fax  
603 798-4263

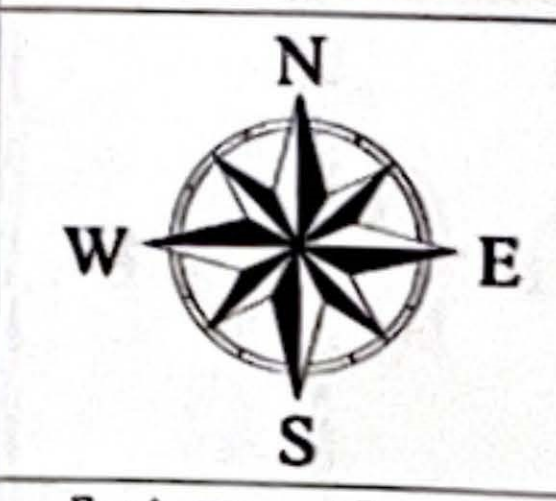
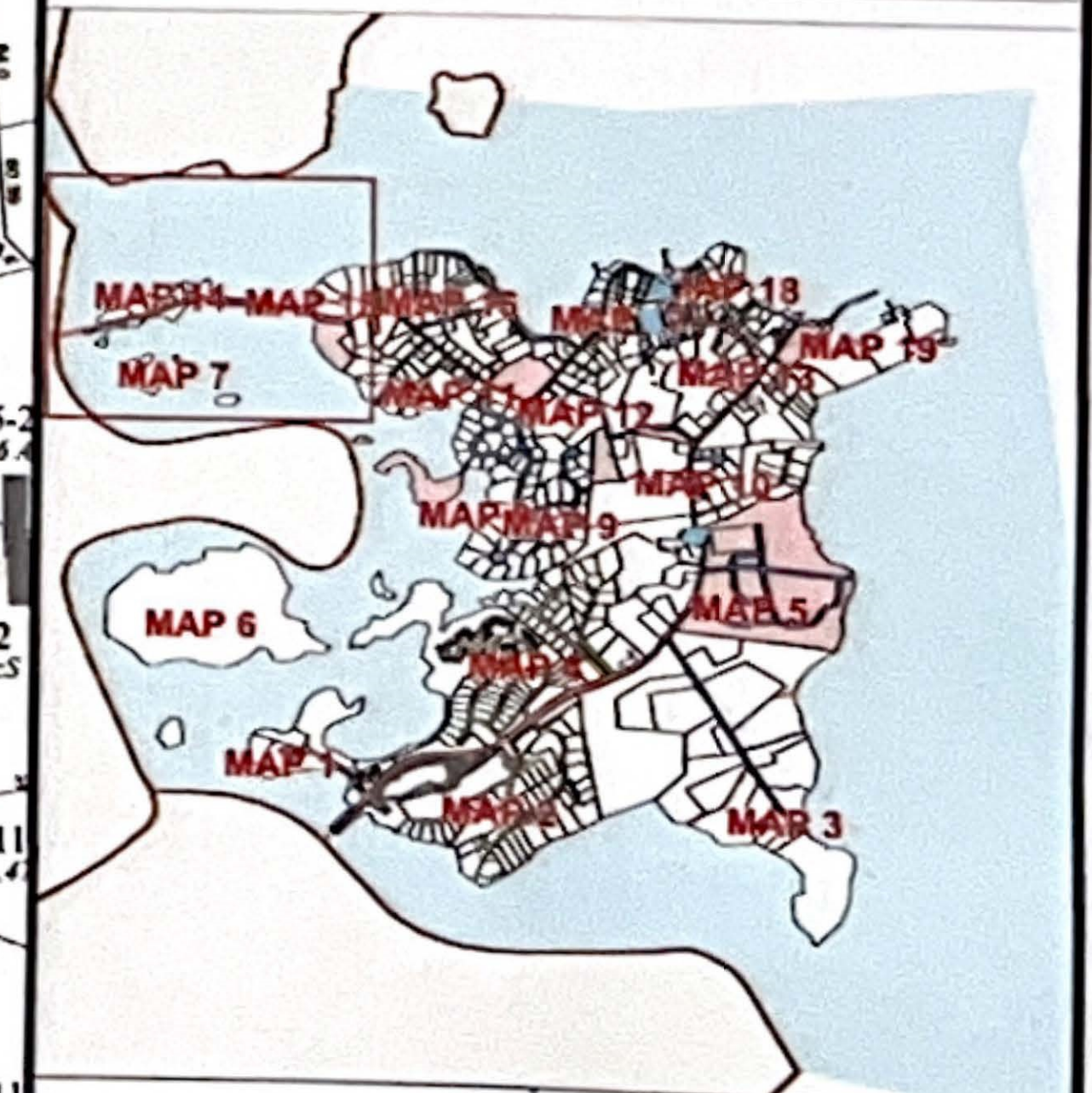
www.avitarassociates.com  
TerraMap@avitarassociates.com

### Town of **NEW CASTLE** Rockingham County New Hampshire

#### LEGEND

- PARCEL INFO
- 1-3-3 Map-Lot-Sub
- .92 Ac.S Parcel Acreage
- C - Calculated, S - Surveyed
- 183' Dimensions (Feet)
- WATER FEATURES
- Wetlands
- Ocean or Rivers
- LAND
- Conservation
- Open Space
- Town Owned
- ROADS
- Right of Way
- Private
- Town Maintained
- State Maintained

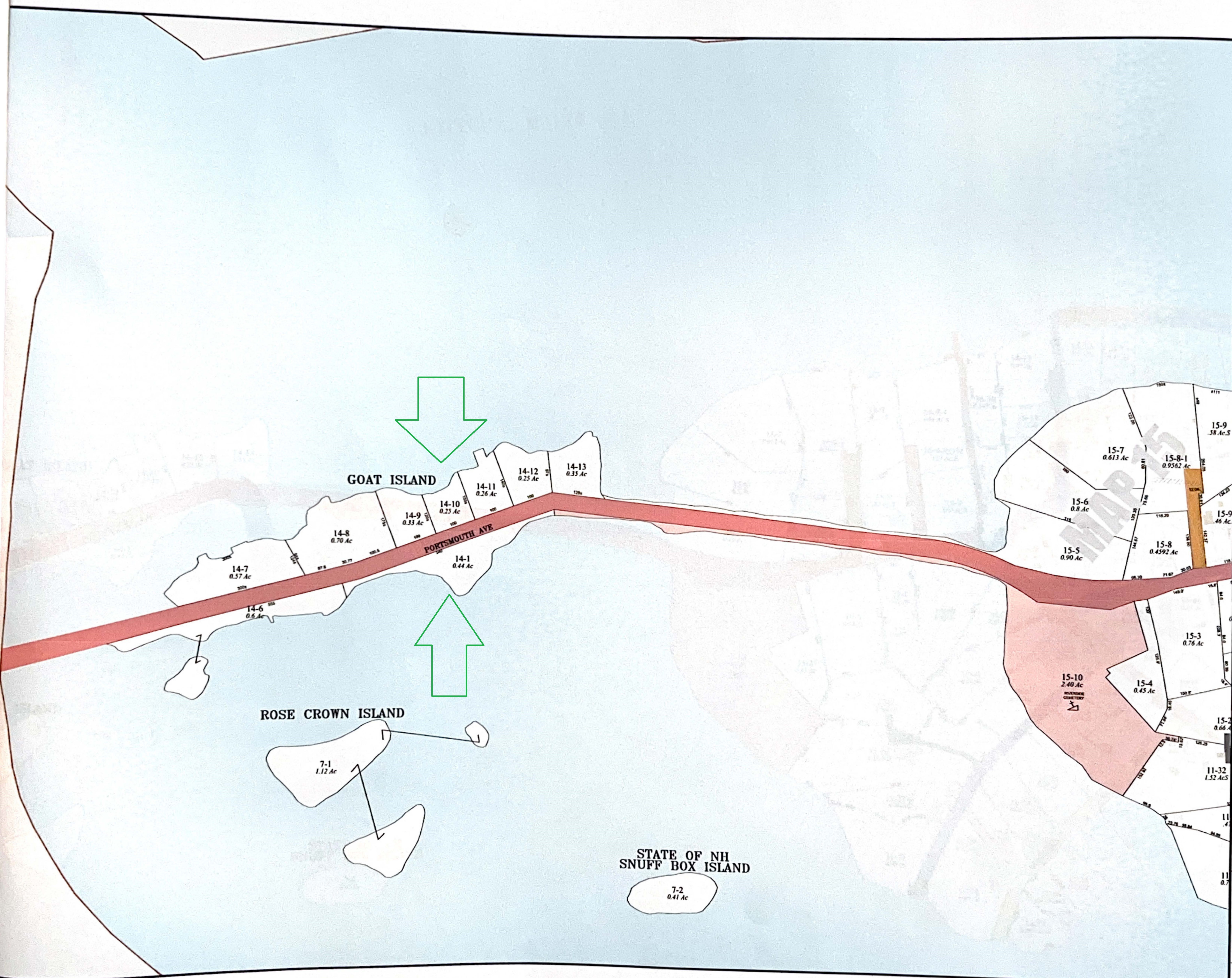
#### SCALE



# MAP 14

For Assessment Purposes  
Not to be used for conveyances

Revised April 1, 2022





**FLOOD HAZARD INFORMATION**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
**THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTPS://MSC.FEMA.GOV](https://MSC.FEMA.GOV)**

	Without Base Flood Elevation (BFE)
	Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
	Zone X
	Future Conditions 1% Annual Chance Flood Hazard
	Zone X
	Area with Reduced Flood Risk due to Levee
	See Notes. Zone X
	Area with Flood Risk due to Levee
	Zone D
	NO SCREEN Area of Minimal Flood Hazard
	Zone X
	Area of Undetermined Flood Hazard
	Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary

**NOTES TO USERS**

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Mapping and Insurance eXchange.

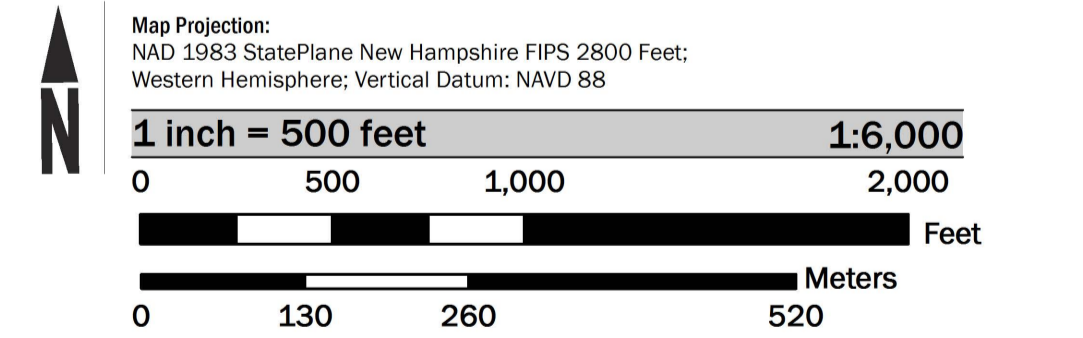
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

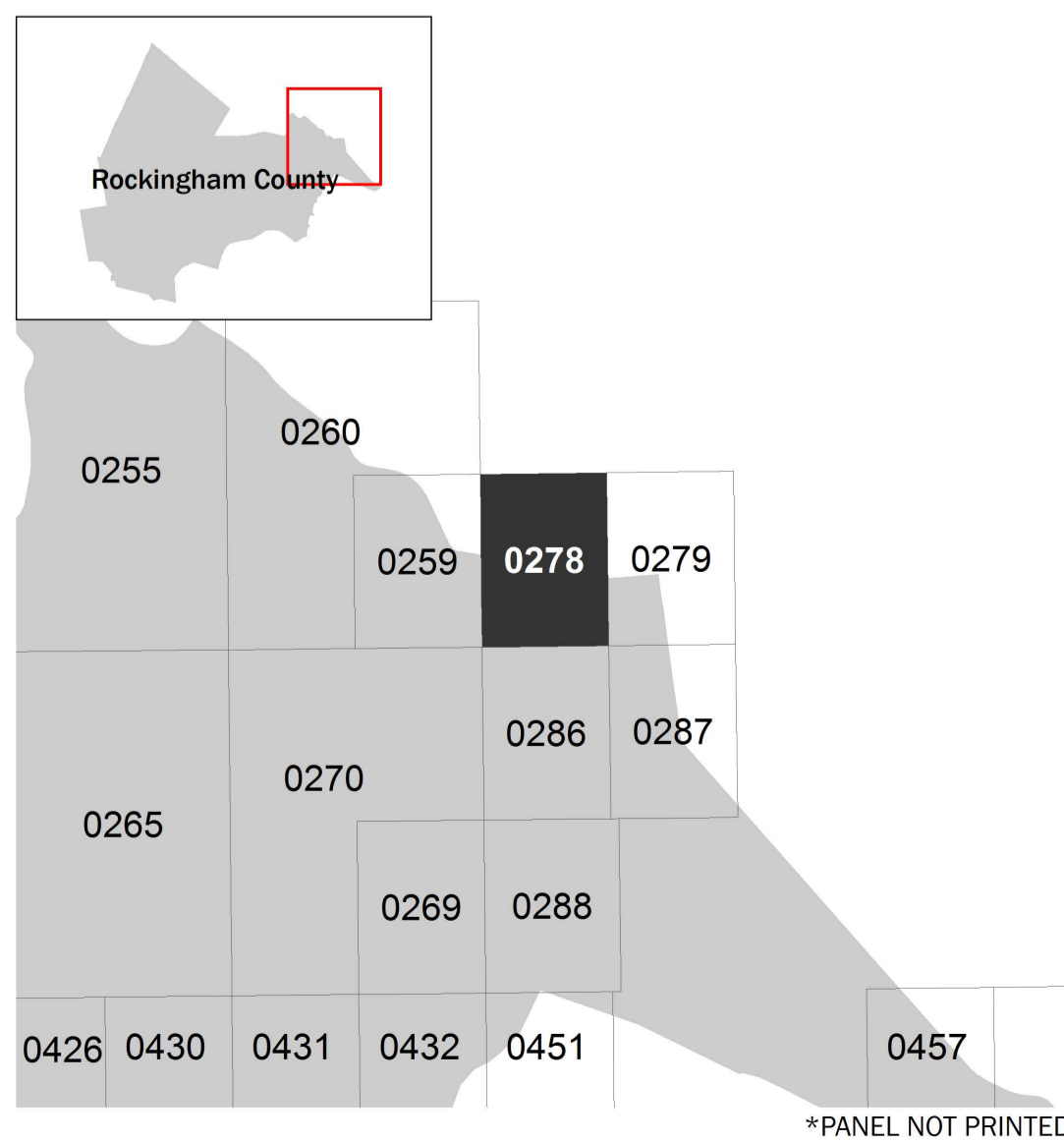
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). This information was derived from digital orthophotography at a 1-foot resolution from photography dated 2010.

**SCALE**



**PANEL LOCATOR**



**FEMA**  
 National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM**  
 FLOOD INSURANCE RATE MAP

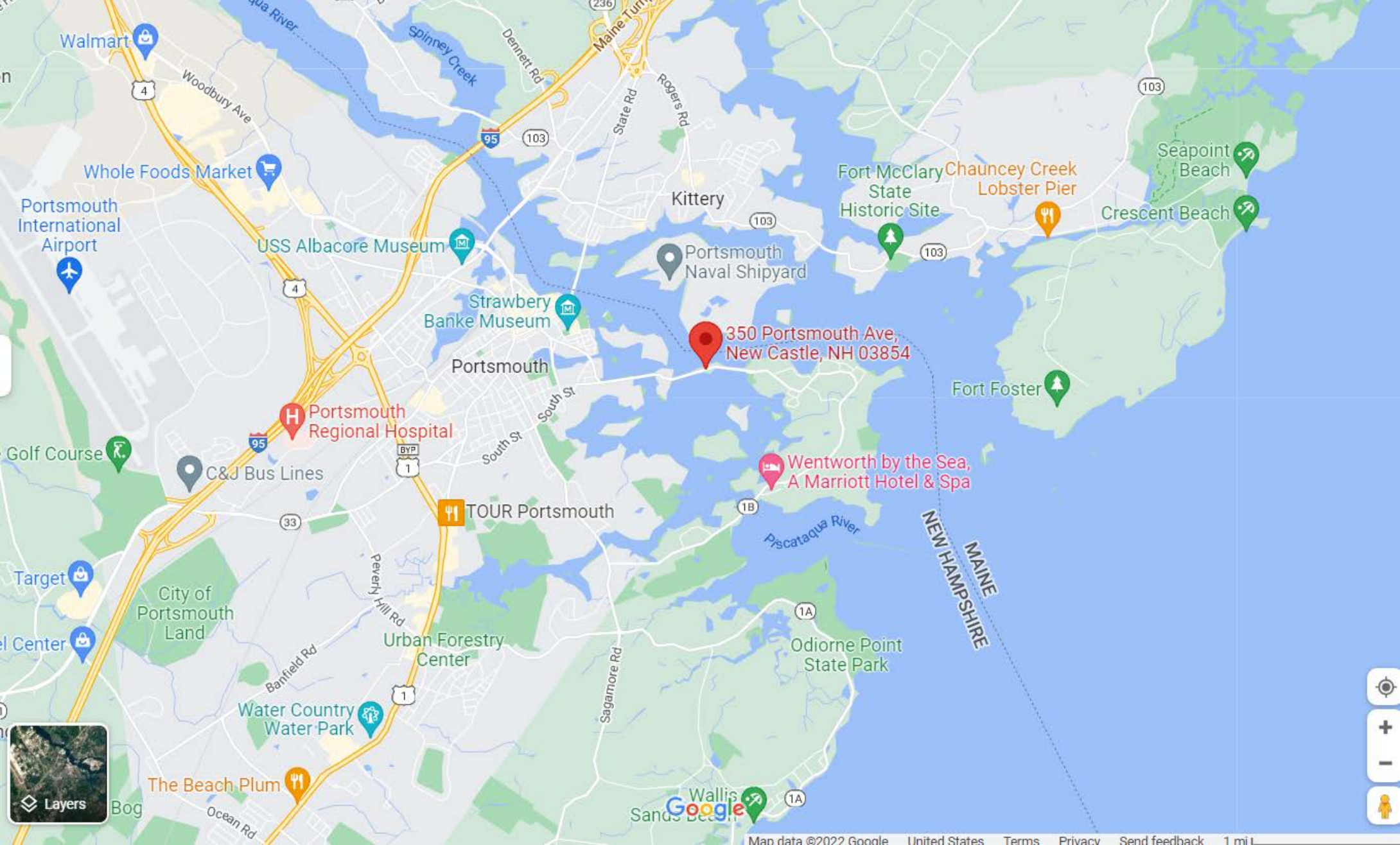
**ROCKINGHAM COUNTY, NEW HAMPSHIRE**  
 (All Jurisdictions)

PANEL 278 of 681

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW CASTLE, TOWN OF	330135	0278	F
PORTSMOUTH, CITY OF	330139	0278	F

VERSION NUMBER 2.3.2.1  
 MAP NUMBER 33015C0278F  
 MAP REVISED January 29, 2021



Walmart

Whole Foods Market

Portsmouth International Airport

USS Albacore Museum

Strawbery Banke Museum

Portsmouth

Portsmouth Regional Hospital

Target

City Center

City of Portsmouth Land

Water Country Water Park

The Beach Plum

Kittery

Portsmouth Naval Shipyard

Fort McClary State Historic Site

Chauncey Creek Lobster Pier

Seapoint Beach

Crescent Beach

Fort Foster

Wentworth by the Sea, A Marriott Hotel & Spa

TOUR Portsmouth

Odiorne Point State Park

Wallis Sands Beach

## EXECUTIVE SUMMARY

### Property A

<b>ADDRESS</b>	350 Portsmouth Avenue, New Castle, NH
<b>TOWN REFERENCE</b>	Map 14, Lot 10
<b>ROCKINGHAM COUNTY DEED REFERENCE</b>	Warranty Deed, Book 5437, Page 362
<b>2021 ASSESSED VALUE</b> <b>2021 TAX RATE</b>	\$2,900,900 \$4.78/\$1,000
<b>2021 ANNUAL REAL ESTATE TAXES</b>	\$13,866.00
<b>UTILITIES</b>	Water: Public Sewer: Public Electricity: 400 AMP
<b>VEHICLE PARKING</b>	Two-car attached garage, on-site parking up to 5 cars
<b>ACREAGE</b>	.25-acre lot
<b>ROAD FRONTAGE</b>	100'

<b>TYPE</b>	Two Story Contemporary
<b>YEAR BUILT</b>	1977
<b>LIVING AREA</b>	2039± sq.ft. finished on first two floors
<b>BASEMENT</b>	Full basement, 563± sq.ft. finished in basement with ¾ bath
<b>HVAC</b>	Forced hot air with central air conditioning
<b>HOT WATER</b>	Oil
<b>FLOOD ZONE</b>	No

<b>FOYER 1<sup>st</sup> FLOOR</b>	21' X 11'
<b>LIVING ROOM 1<sup>st</sup> FLOOR</b>	14'6" X 24'
<b>DINING ROOM 1<sup>st</sup> FLOOR</b>	12' X 12'
<b>½ BATH 1<sup>st</sup> FLOOR</b>	4' X 7' 7"
<b>KITCHEN 1<sup>st</sup> FLOOR</b>	14' X 16'
<b>BONUS ROOM 1<sup>st</sup> FLOOR</b>	12' X 21'
<b>LAUNDRY ROOM 1<sup>st</sup> FLOOR</b>	9' X 18'
<b>PRIMARY BEDROOM 2<sup>nd</sup> FLOOR</b>	14' X 13'
<b>ENSUITE BATH 2<sup>nd</sup> FLOOR</b>	7' x 9'
<b>BEDROOM 2<sup>nd</sup> FLOOR</b>	10' 7" x 11'
<b>FULL BATH 2<sup>nd</sup> FLOOR</b>	5' x 7'7"
<b>FINISHED GAME ROOM</b>	20' X 25'

<b>¾ BATH</b>	7' X 9'
<b>STORAGE ROOM</b>	24' X12'
<b>2 CAR GARAGE</b>	21' X 26'9"

## **UNIQUE PROPERTY FEATURES**

- Direct Piscataqua River Frontage
- Depth of water at end of dock at high tide 10'-12'
- Depth of water at end of dock at low tide 5'-6'.
- 80' x 6' Deep water pier with floating dock, power, lights and water
- Mooring – existing equipment will remain. Shorefront property owners are exempt from the waitlist but will have to apply for continued use of mooring
- Jet ski float to remain
- Fish or explore for shellfish from your shoreline or pier
- Mature landscaping with lights and irrigation
- Views across to Back Channel
- Close up view of all year-round river activity including terrific views of the Portsmouth fireworks
- 100' x 120' Lot
- Low New Castle Tax Rate
- Serviced by municipal water and sewer
- Location, location, location

## **UNIQUE HOME FEATURES**

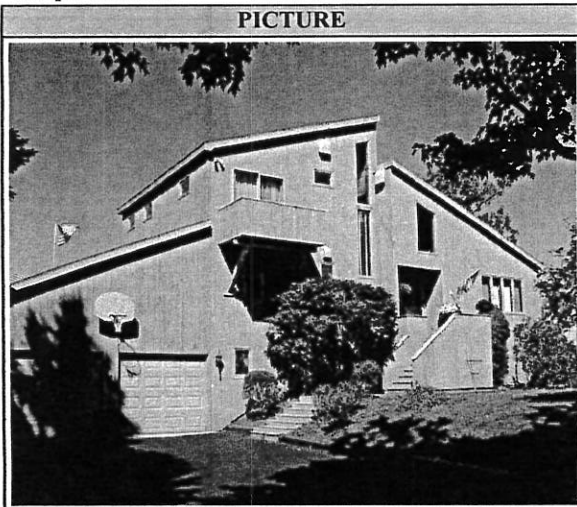
- Multiple decks with glass railings and lighted post caps
- Sauna and hot tub
- Walls of windows
- Oversized 2 car garage with direct entry
- Wonderful, vaulted ceilings
- Modern kitchen with Caesarstone quartz counter tops and Neff cabinets
- Custom lighting
- Stainless Steel appliances by Thermador and Asko
- Flagstone Fireplace
- Contemporary Design
- Maax steam showers
- Great family game room with full wet bar
- Regulation pool table with custom light and scoring rack, all to remain
- Multiple guest Murphy Beds



OWNER INFORMATION		SALES HISTORY				PICTURE	
<b>BARBAGALLO, MICHAEL&amp;CHRISTINE</b> REVOC TRUST MICHAEL & CHRISTINE TRSTEEES P O BOX 56 NEW CASTLE, NH 03854-0056		Date	Book	Page	Type	Price	Grantor
		05/10/2013	5437	0362	U I 38		BARBAGALLO, MICHAEL G.
		08/27/2004	4352	1381	Q I	975,000	SIMPSON, ROBERT W.
LISTING HISTORY		NOTES					
04/05/11	GRPR	REPAIRS ROOF/ETC CHIMNI					
06/11/10	BHVM	GRAY; KITCHEN IN BMF AREA; 12/08 HOT TUB UNDERNEATH ON REAR					
05/05/10	BHPM	DECK; 8X9 EPF=SAUNA;EX VU FRNT & REAR; 5/10 PU 10X10 DOCK; 6/10 NC					
12/04/08	BHVM	SINCE 5/10;					
11/25/08	INSP	ADJST SKETCH AND DECKS					
11/14/00	BHHR	MARKED FOR INSPECTION					
08/18/00	BHRL						
06/01/89	GJR						

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh	Width	Size Adj	Rate	Cond	Market Value	Notes	<b>NEW CASTLE ASSESSING OFFICE</b>			
BOAT DOCK	320	80	x 4	110	20.00	100	7,040					
SHED-WOOD	21	3	x 7	400	10.00	80	672	ATT TO R OF HOME				
SAUNA	72	8	x 9	89	75.00	100	4,806					
BOAT DOCK	100	10	x 10	220	20.00	100	4,400					
							<b>16,900</b>		PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land									
2019	\$ 334,600	\$ 17,600	\$ 1,203,400					Parcel Total: \$ 1,555,600				
2020	\$ 334,600	\$ 17,600	\$ 1,203,400					Parcel Total: \$ 1,555,600				
<b>2021</b>	<b>\$ 438,000</b>	<b>\$ 16,900</b>	<b>\$ 2,446,000</b>					<b>Parcel Total: \$ 2,900,900</b>				

LAND VALUATION												LAST REVALUATION: 2021			
Zone: RD RES DISTRICT		Minimum Acreage: 0.46		Minimum Frontage: 100								Site: AVERAGE Driveway: PAVED Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes	
IF RES WTRFRNT	0.250 ac	610,000	E	100	100	100	100	100 -- LEVEL	100	610,000	0	N	610,000		
RIVER	120.000 wf	NATURAL AND/OR ROCKY, MAIN BODY		85 -- MODERATE				85		1,836,000	0		1,836,000	CAUSEWAY	
		<b>0.250 ac</b>								<b>2,446,000</b>			<b>2,446,000</b>		



**OWNER**  
**BARBAGALLO, MICHAEL&CHRISTINE**  
 REVOC TRUST  
 MICHAEL & CHRISTINE TRSTEEES  
 P O BOX 56  
 NEW CASTLE, NH 03854-0056

TAXABLE DISTRICTS	
District	Percentage

**BUILDING DETAILS**

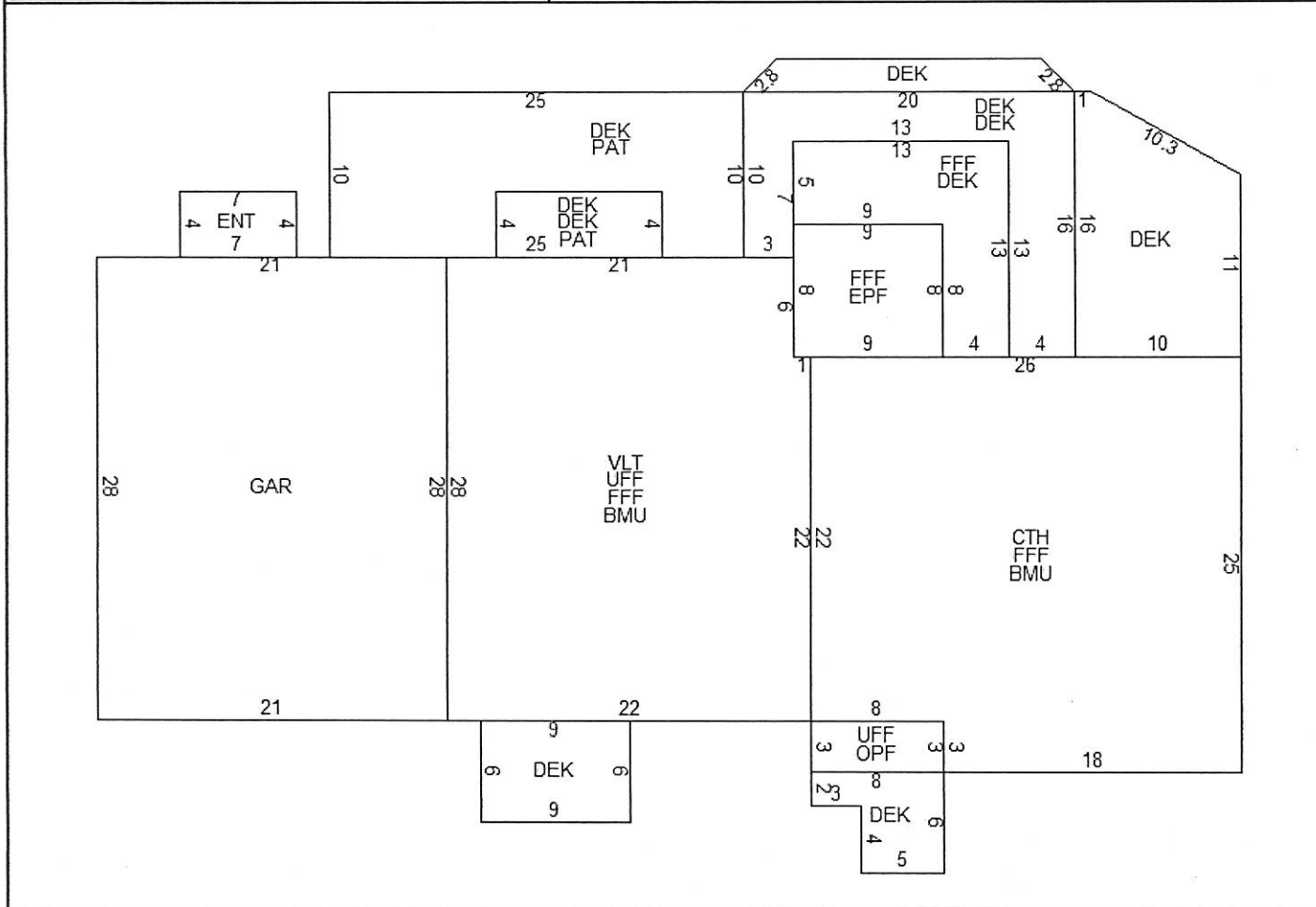
Model: **2 STORY CONTEMP**  
 Roof: **IRREGULAR/ASPHALT**  
 Ext: **CEDAR/REDWD**  
 Int: **DRYWALL/WOOD/LOG**  
 Floor: **CARPET/HARD TILE**  
 Heat: **OIL/FA DUCTED**

Bedrooms: **2**    Baths: **3.5**    Fixtures:     
 Extra Kitchens:    Fireplaces: **1**  
 A/C: **No**    Generators:     
 Quality: **A3 AVG+30**

Com. Wall:  
 Size Adj: **1.0118**    Base Rate: **RSA 125.00**  
 Bldg. Rate: **1.5075**  
 Sq. Foot Cost: **\$ 188.44**

**PERMITS**

Date	Project Type	Notes

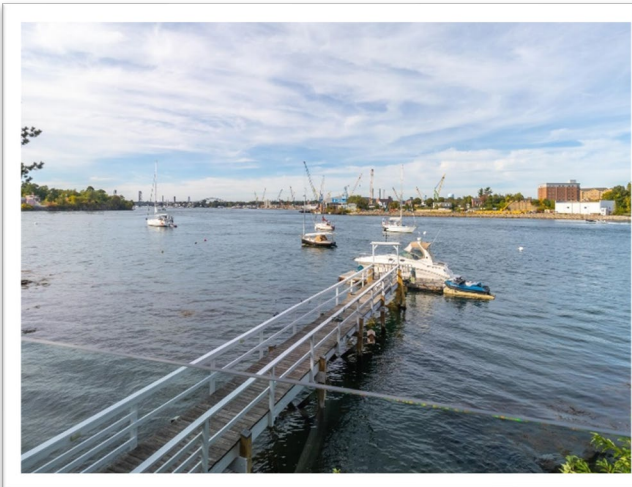
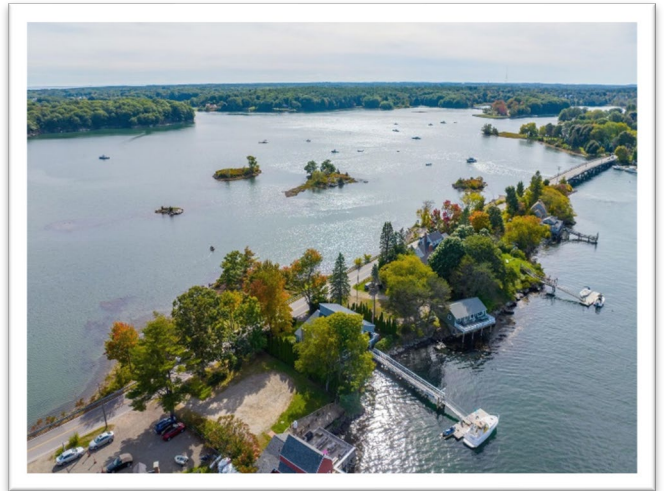


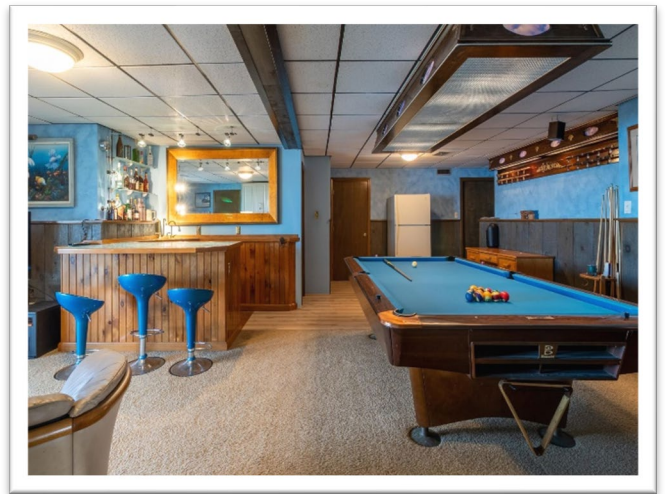
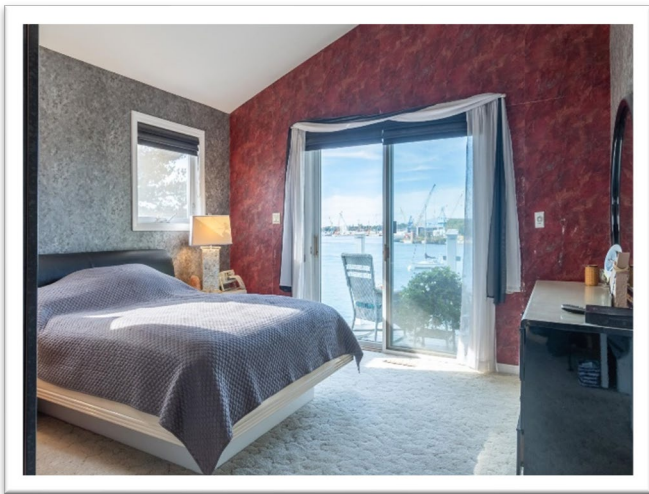
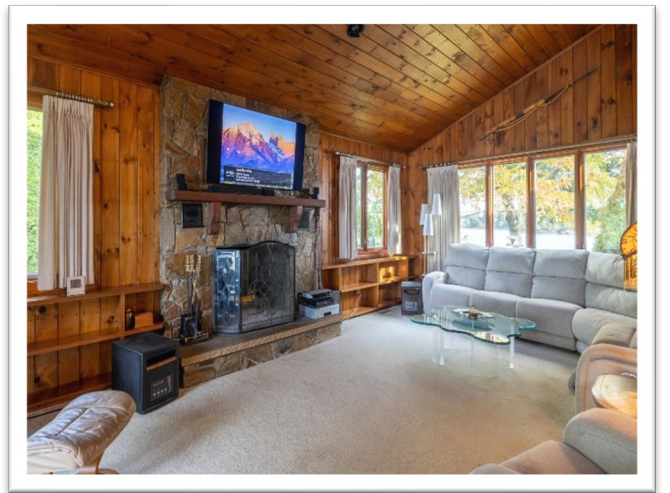
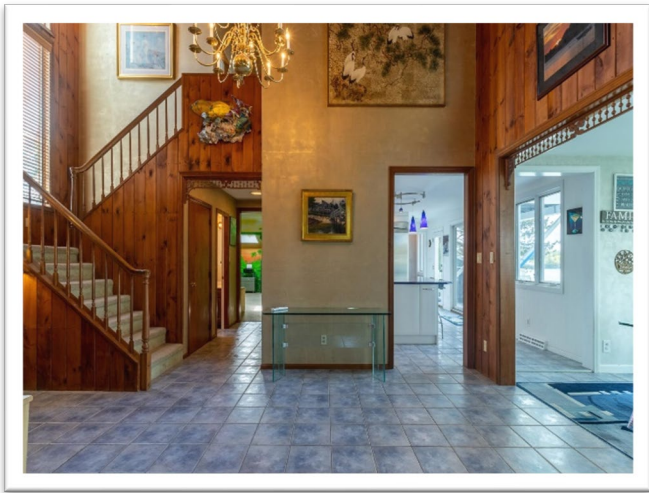
**BUILDING SUB AREA DETAILS**

ID	Description	Area	Adj.	Effect.
GAR	GARAGE ATTCHD	588	0.45	265
FFF	FST FLR FIN	1405	1.00	1405
PAT	PATIO AREA	290	0.10	29
CTH	CATHEDRAL	626	0.10	63
DEK	DECK/ENTRANCE	957	0.10	96
VLT	VAULTED	610	0.05	31
ENT	ENTRY LANDING	28	0.10	3
UFF	UPPER FLR FIN	634	1.00	634
EPF	ENCLOSED	72	0.70	50
BMU	BSMNT	1236	0.15	185
OPF	OPEN PORCH FIN	24	0.25	6
<b>GLA:</b>	<b>2,039</b>	<b>6,470</b>		<b>2,767</b>

**2021 BASE YEAR BUILDING VALUATION**

Market Cost New:	<b>\$ 521,413</b>
Year Built:	<b>1977</b>
Condition For Age:	<b>GOOD 16 %</b>
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	<b>16 %</b>
Building Value:	<b>\$ 438,000</b>





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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: Michael and Christine Barbagallo Revocable Trust

2. PROPERTY LOCATION: 350 Portsmouth Avenue, New Castle, NH 03854 Map 14, Lot 10

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

4. SELLER:  has  has not occupied the property for 18 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: \_\_\_\_\_ Date of Installation: \_\_\_\_\_  
What is the source of your information? \_\_\_\_\_

c. USE: Number of persons currently using the system: 2  
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? \_\_\_\_\_

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: \_\_\_\_\_

SELLER(S) INITIALS MGB / CBS

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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**PROPERTY LOCATION:** 350 Portsmouth Avenue, New Castle, NH 03854 Map 14, Lot 10

d. LEACH FIELD:  Yes  No  Other \_\_\_\_\_  
 IF YES, Location: \_\_\_\_\_ Size: \_\_\_\_\_  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

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"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input type="checkbox"/>
	Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass + tongue + groove foam bd	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>
	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input 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 MGB / CEB

BUYER(S) INITIALS   /

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PROPERTY LOCATION: 350 Portsmouth Avenue, New Castle, NH 03854 Map 14, Lot 10

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: \_\_\_\_\_

If YES, is survey available?  Yes  No  Unknown

h. How is the property zoned? residential

i. Heating System Age: 33 yrs Type: oil hot air Fuel: oil Tank Location: basement

Owner of Tank: owner

Annual Fuel Consumption: \_\_\_\_\_ Price: \_\_\_\_\_ Gallons: two 275 Gal tanks

Date system was last serviced and by whom? 2021 T. Garity

Secondary Heat Systems: \_\_\_\_\_

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

j. Roof Age: @10 yrs Type of Roof Covering: Asphalt shingles

Moisture or leakage: no

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

SELLER(S) INITIALS MEB / CEB

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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k. Foundation/Basement:  Full  Partial  Other: \_\_\_\_\_  Type: \_\_\_\_\_  
Moisture or leakage: no  
Comments: \_\_\_\_\_

l. Chimney(s) How Many? 1 Lined? yes Last Cleaned: \_\_\_\_\_ Problems? no  
Comments: repainted

m. Plumbing Type: Copper Age: 43 yrs  
Comments: \_\_\_\_\_

n. Domestic Hot Water: Age: new tank - 2018 Type: \_\_\_\_\_ Gallons: @ 50 Gal

o. Electrical System: # of Amps 400  Circuit Breakers  Fuses  
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: Carrier Packon Age: @ 10 yrs 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: \_\_\_\_\_

w. Other (e.g. Alarm System, Irrigation System, etc.) Irrigation System  
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 MGB / CEB BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_



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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 350 Portsmouth Avenue, New Castle, NH 03854

10. ADDITIONAL INFORMATION

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

Yes  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).

Michael Barbacallo 10/03/2022  
SELLER DATE

Christina P. Barbacallo 10-3-22  
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] / EB

BUYER(S) INITIALS [ ] / [ ]




MAIL TO  
*tes*

Return to:

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION



REAL ESTATE TRANSFER TAX

14 THOUSAND 6 HUNDRED AND 25 DOLLARS

082704 681803 \$14,625.00

VOID IF ALTERED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Robert W. Simpson, a married person, of 10 Rockrimmon Road, North Hampton, New Hampshire 03862 for consideration paid, grant to Michael G. Barbagallo and Christine E. Barbagallo, husband and wife, of 123 North Street, Methuen, Massachusetts 01844, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**,

A certain lot or parcel of land on Goat Island, in New Castle, in the County of Rockingham and State of New Hampshire, including land both above and below the high water mark, without, however warranting any title to any portion of the premises which may lie below the high water mark, bounded and described as follows, viz:

BEGINNING at the Southwesterly corner of the granted premises on the Northerly side of the State Highway, at land now or formerly of Byron L. Perkins and Elizabeth C. Perkins, thence running North 69° 44' East one hundred (100) feet to land now or formerly of Marie Cullen; thence turning and running North 20° 16' West by said land of Cullen, one hundred fifty (150) feet, more or less, to the Piscataqua River; thence turning and running Westerly by the Piscataqua River one hundred (100) feet, more or less, to the aforesaid land of Perkins; thence turning and running South 20° 16' East by said Perkins land one hundred twenty (120) feet, more or less, to the point of beginning.

Meaning and intending to describe and hereby conveying the same premises conveyed to Robert W. Simpson by deed of Douglas R. Gray dated April 13, 1977 and recorded in Rockingham County Registry of Deeds at Book 2280, Page 1761.

This is not the homestead property of the Grantor or his spouse.

072208

2004 AUG 27 AM 10:26

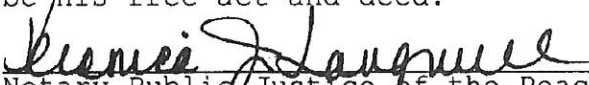
ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

IN WITNESS WHEREOF, I have hereunto set my hand this 26<sup>th</sup>  
day of August, 2004.

  
Robert W. Simpson

STATE OF New Hampshire  
COUNTY OF Rockingham

On this 26<sup>th</sup> day of August, 2004, personally appeared the  
above-named Robert W. Simpson, and acknowledged the foregoing to  
be his free act and deed.

  
Notary Public Justice of the Peace

My Commission Expires: 12-4-07



## EXECUTIVE SUMMARY

### Property B

<b>ADDRESS</b>	Portsmouth Ave, New Castle, NH
<b>TOWN REFERENCE</b>	Map 14, Lot 1
<b>ROCKINGHAM COUNTY DEED REFERENCE</b>	Warranty Deed, Book 5632, Page 2252
<b>2021 ASSESSED VALUE</b>	\$323,900
<b>2021 TAX RATE</b>	\$4.78/\$1,000
<b>2021 ANNUAL REAL ESTATE TAXES</b>	\$1,548.00
<b>UTILITIES</b>	Water: at street Sewer: at street Electricity: at street
<b>VEHICLE PARKING</b>	Fenced and gated, ample on-site parking and on street parking
<b>ACREAGE</b>	.44-acre lot
<b>ROAD FRONTAGE</b>	540'

## UNIQUE PROPERTY FEATURES

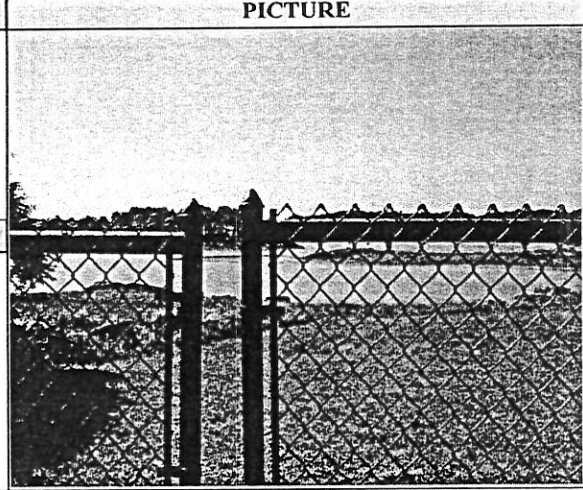
- .44 +/- acre Back Channel waterfront
- 540+/- feet of water frontage
- Gently sloping to water's edge
- Easy to launch kayaks, canoes, paddle boards and even a small boat on a trailer
- Ample off-street parking
- Fenced and gated
- Wonderful ledge outcropping with shade trees
- Lighted Tikki lights along the water's edge
- Seating and firepit
- Expansive 180-degree unobstructed water views
- Spectacular sunset viewing
- Views of moored boats, sailing boats, fishing boats, islands and more
- Apply for a mooring or maybe even a dock\*

- \*See [DES Dock Fact Sheet Link](#)

**OWNER INFORMATION**  
**BARBAGALLO, MICHAEL G**  
 BARBAGALLO, CHRISTINE E  
 P.O. BOX 56  
 NEW CASTLE, NH 03854-0056

**SALES HISTORY**

Date	Book	Page	Type	Price	Grantor
07/01/2015	5632	2252	Q V	191,000	SIMPSON, ROBERT
06/12/1992	2929	1103	Q I	31,000	



**LISTING HISTORY**

05/07/15 ERVL  
 10/19/04 BHHC  
 10/31/02 BHUL  
 08/18/00 BHRV  
 07/19/96 AJB

**NOTES**

VAC; MOSTLY CLEAR; FAIRLY LEVEL;

**EXTRA FEATURES VALUATION**

Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes

**MUNICIPAL SOFTWARE BY AVITAR**

***NEW CASTLE ASSESSING OFFICE***

**PARCEL TOTAL TAXABLE VALUE**

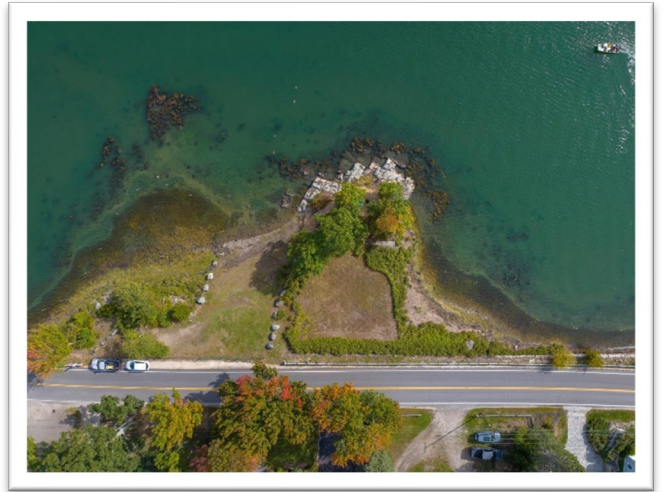
Year	Building	Features	Land
2019	\$ 0	\$ 0	\$ 200,600
			Parcel Total: \$ 200,600
2020	\$ 0	\$ 0	\$ 200,600
			Parcel Total: \$ 200,600
2021	\$ 0	\$ 0	\$ 323,900
			Parcel Total: \$ 323,900

**LAND VALUATION**

**LAST REVALUATION: 2021**

Zone: RD RES DISTRICT Minimum Acreage: 0.46 Minimum Frontage: 100 Site: UNDEVELOPED/WOODED Driveway: UNDEVELOPED Road: PAVED

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
IF RES WTRFRNT	0.440 ac	619,047	E	100	88	100	90	100 -- LEVEL	25	122,600	0	N	122,600	REC
BAY	250.000 wf	NATURAL AND/OR ROCKY, MAIN BODY A			95	--	MILD		25	201,300	0		201,300	REC
	<b>0.440 ac</b>									<b>323,900</b>			<b>323,900</b>	



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



TO BE COMPLETED BY SELLER

1. **SELLER:** Michael Barbagallo and Christine Barbagallo
2. **PROPERTY LOCATION:** 350 Portsmouth Avenue, New Castle, NH 03854 Map 14, Lot 1
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
- Comments: \_\_\_\_\_
- b. IF PUBLIC OR COMMUNITY/SHARED:  
Have you experienced any problems such as line or other malfunctions?  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_
- c. IF PRIVATE:  
TANK:  Septic Tank  Holding Tank  Cesspool  Unknown  Other \_\_\_\_\_  
Tank Size  500 Gal.  1,000 Gal.  Unknown  Other \_\_\_\_\_  
Tank Type  Concrete  Metal  Unknown  Other \_\_\_\_\_  
Location: \_\_\_\_\_  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: \_\_\_\_\_
- f. COMMENTS: \_\_\_\_\_

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

SELLER(S) INITIALS  MGB , CB  BUYER(S) INITIALS                     /



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



**TO BE COMPLETED BY SELLER**

**PROPERTY LOCATION:** 350 Portsmouth Avenue, New Castle, NH 03854 Map 14, Lot 1

**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 Hazard Zone?  YES  NO  UNKNOWN

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

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

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

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

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

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

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

g. How is the property zoned? Unknown Source: \_\_\_\_\_

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

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

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

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

l. Have you subdivided the property?  YES  NO  UNKNOWN

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

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

o. Septic/Design plan available?  YES  NO  UNKNOWN

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

**9. ADDITIONAL INFORMATION:**

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

SELLER(S) INITIALS MGB , CRB

BUYER(S) INITIALS \_\_\_\_\_ , \_\_\_\_\_

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



TO BE COMPLETED BY SELLER

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

**ACKNOWLEDGEMENTS:**

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

*Michael Barbogallo* 10/03/2022  
SELLER DATE

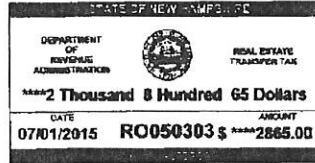
*Christine L. Barbogallo* 10-3-22  
SELLER DATE

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

Prepared by:  
Wholey & Pelech Law Office  
55 Congress Street, Suite B  
Portsmouth, NH 03801



027898

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That I, **ROBERT SIMPSON**, of 1 Niblick Lane, Greenland, County of Rockingham, State of New Hampshire, 03840, for consideration paid, grant to **MICHAEL G. BARBAGALLO** and **CHRISTINE E. BARBAGALLO**, husband and wife, both of 350 Portsmouth Avenue, New Castle, County of Rockingham, State of New Hampshire, 03854, as joint tenants with rights of survivorship, **WITH WARRANTY COVENANTS**, the following described premises:

**NEW CASTLE, NEW HAMPSHIRE**

Land in New Castle, County of Rockingham and State of New Hampshire, including land both above and below high water mark, without, however, warranting title to any portion of the premises which may lie below the high water mark, bounded and described as follows, viz:

A certain parcel of land on and adjacent to Goat Island, so-called, (also known as Governor's Island) on the Southerly side of the State Highway, beginning at the Northeasterly corner of a parcel of land conveyed by Isabel M. King, Trustee to Tony D. LaCava, which point is five hundred forty-nine (549) feet Easterly, measured along said highway from the Easterly face of the concrete abutment of the bridge leading from Goat Island to Shapleigh Island, and which point is at the beginning of a stone retaining wall; thence running Easterly by said highway five hundred forty (540) feet, more or less, to a point; thence turning and running Southerly, perpendicular to said highway two hundred twenty-five (225) feet to a point; thence turning and running Westerly parallel to said highway five hundred forty (540) feet, more or less, to the Southeasterly corner of the premises conveyed to said Tony D. LaCava; thence turning and running Northerly by said LaCava premises two hundred twenty-five (225) feet to the point of beginning.

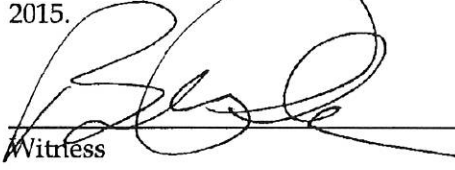
Being the same premises conveyed to Robert Simpson by Warranty Deed of Lois G. Page, dated June 12, 1992 recorded in the Rockingham County Registry of Deeds at Book 2929, Page 1103.

This is not homestead property.

2015 JUL -1 PM 3:26

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 1<sup>st</sup> day of July, 2015.

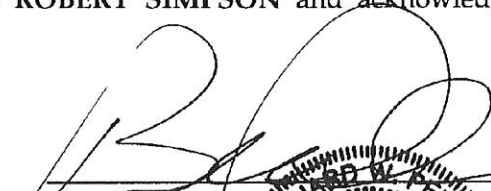

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
ROBERT SIMPSON

STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKIGNHAM

July 1, 2015

Personally appeared the above-named **ROBERT SIMPSON** and acknowledged the above instrument to be his free act and deed,  
Before me,

  
\_\_\_\_\_  
Notary Public  
My commission expires: MY COMMISSION EXPIRES APRIL 9, 2019  


**REAL ESTATE PURCHASE & SALE AGREEMENT**

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

1. Seller(s): the Michael & Christine Barbagallo  
 Revocable Trust

Street: PO Box 56

City/State/Zip: New Castle, NH 03854

Telephone #: \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Street: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone #: \_\_\_\_\_

2. Property:  Land  Land & Buildings  Condo  Other: \_\_\_\_\_

Street Address: 350 Portsmouth Ave.

City/Town: New Castle

County: Rockingham

State: New Hampshire

3. BID PRICE (HAMMER PRICE): \$ \_\_\_\_\_

7% BUYER'S PREMIUM: \$ \_\_\_\_\_

TOTAL PURCHASE PRICE DUE FROM BUYER: \$ \_\_\_\_\_

INITIAL DEPOSIT 10% of total purchase price,  
 to be held by Paul McInnis LLC  
 Escrow Account, to be delivered to Paul McInnis, LLC  
 No later than November 3rd, 1:00 p.m.  
 Receipt of which is acknowledged  
 and is NON-REFUNDABLE, except as provided below:

\_\_\_\_\_ \$ \_\_\_\_\_

Additional Deposit: \$ \_\_\_\_\_

BALANCE DUE AT TRANSFER OF TITLE: \$ \_\_\_\_\_

4. Transfer of Title: In accordance with the terms of the auction sale, title shall be transferred and the balance of the purchase price paid on or before Monday, December 19<sup>th</sup> at a time and place to be agreed upon. If no time and place is agreed upon, title shall be transferred at Rockingham County Registry of Deeds in Brentwood, NH on Thursday, December 19<sup>th</sup> at 10:00 a.m.

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

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

- 5 Title shall be transferred by Fiduciary deed free of all liens, subject to all easements and restrictions of record. Buyer acknowledges that Buyer has determined the status of the real estate title and agrees to take title to the property "as is".
- 6 Seller shall keep the premises insured during the term of this Agreement. In the event of damage by fire, or other casualty, with loss greater than \$10,000 the Seller shall either restore the premises to their former condition or the Buyer, at his election, may cancel this Agreement, in which case this Agreement shall be void, or accept the premises in its then condition together with proceeds of such insurance which Seller agrees to assign to Buyer if Buyer so elects.
- 7 Real estate taxes, utilities (*including unused oil or gas in the fuel tank if applicable*) and any water or sewer (*if any*) charges against the property shall be apportioned as of the date of transfer of title.
- 8 Buyer is purchasing the property "as is" and waives all building, environmental, radon and all other inspections and tests of the property of any kind (*other than a lead paint inspection as outlined in item #15 if applicable*). Buyer acknowledges the receipt of the Property Disclosure attached hereto and incorporated herein by reference.
- 9 This Agreement is NOT contingent on Buyer obtaining financing for the purchase price.
- 10 This Instrument is to be construed as a New Hampshire contract; is to take effect as a sealed instrument; sets forth the entire contract between the parties; is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two or more persons are named herein as Buyers and Sellers, their obligation hereunder shall be joint and several.
11. TIME IS OF THE ESSENCE as to all dates referenced in this contract. Where necessary to effectuate the intent of the parties, the Agreement shall survive the closing.
12. Personal property included: Any residual personal property remaining at the time of closing.
13. All representations, statements and agreements heretofore made between the parties are merged in this Agreement, which alone fully and completely expresses their obligations. This Agreement is entered into by each party after opportunity for investigation, neither party relying on any statements or representations not embodied in this Agreement, made by the other or on his behalf.
14. Seller and Buyer agree that Paul McInnis LLC is exclusively responsible for bringing about this sale and that no commission is due any other broker or agent, except as follows:  
\_\_\_\_\_
15. In compliance with the requirements of RSA 477:4-a, the following information is provided to BUYER relative to Radon Gas and Lead Paint:

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.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

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

LEAD PAINT: Before 1978, 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.

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

16. Addenda Attached  Yes,  No

IN WITNESS WHEREOF, the parties have hereunto set their hands this day.

\_\_\_\_\_  
Michael Barbagallo, Co-Trustee      Date

\_\_\_\_\_  
Christine Barbagallo, Co-Trustee      Date

\_\_\_\_\_  
Buyer      Date

\_\_\_\_\_  
Buyer      Date

Revised: January 2019

© 2022 Paul McInnis LLC

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Buyer

## How to Bid Online

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

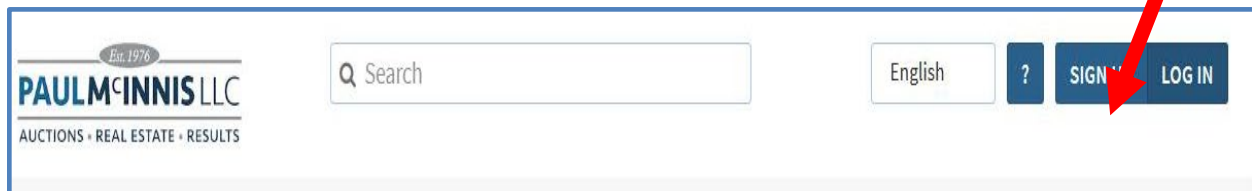
The Bidder Registration Form can be found on the last page of the property information package. It can be hand delivered, mailed or emailed to the office of the Auctioneer at 1 Juniper Road, North Hampton, NH 03862. It can be emailed to [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com) or sent electronically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

**BIDDER DEPOSIT:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$25,000 for each property you plan to bid on, either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, November 3rd at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 Bidder Deposit for each property as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars.

To deliver the Bidder Deposit by physical check, you may deliver the \$25,000 Bidder Deposit for each property to our office or at an open house. To deliver your Bidder Deposit by E-check you will do so through EARNNEST a digital payment platform. You may request this option by emailing [admin@paulmcinnis.com](mailto:admin@paulmcinnis.com). Once your Bidder Registration Form and Bidder Deposit have been received, your online bidding account has been created, and Paul McInnis LLC has determined that you have met all the requirements, a bidding number will be provided to you.

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

As shown below, you will need to **"SIGN UP"** in the upper right-hand corner of your screen to register and create your *NextLot* online bidding account. You can also click "request to bid" next to the property you are interested in, and you will be prompted to create your *NextLot* account.



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



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



Est. 1976

# PAULMCINNIS LLC

AUCTIONS - REAL ESTATE - RESULTS

One Juniper Road, North Hampton, NH 03862

paulmcinnis.com

Phone (603) 964-1301 Fax (603) 964-1302

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

## ONLINE BIDDER REGISTRATION FORM 22PM-22

**Pre-Bidding Opens:** Wednesday, October 26<sup>th</sup> at 9:00 a.m.

**Live Webcast:** Wednesday, November 2nd at 11:00 a.m.

**Property:** 350 Portsmouth Ave, New Castle, NH

### SELECT LOT(S):

Lot 1 Property A, Two-story contemporary home

Lot 2 Property B, .44 +/- acre recreational waterfront lot

Lot 3 Property A&B in combination

### If you are only bidding on 1 parcel, 1 deposit, a combination, 2 deposits

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

**Registration:** At the time of registration, you will be required to deliver your refundable Bidder Deposit of \$25,000 for each property you plan to bid on, either by physical check or E-check. By registering to bid you understand and agree that if you are not the successful bidder, this deposit will be returned to you. If you are the successful bidder and you fail to comply with the terms of the auction (specifically signing the Real Estate Purchase & Sale Agreement and delivering the required earnest money deposit by Thursday, November 3rd at 1:00 p.m.) you hereby authorize the Auction Company to retain your \$25,000 Bidder Deposit for each property as a NON-REFUNDABLE, NON-COMPLIANCE FEE in the amount of \$25,000 U.S. dollars, per property.

**Terms:** A \$25,000 deposit per property by check or e-check will be delivered to the auction company as a qualification to bid. Successful bidder to deliver earnest money totaling 10% of the total purchase price no later than Thursday, November 3rd at 1:00 p.m., with the balance due at closing within 45 days of the auction. A 7% Buyer's Premium will be added to the high bid price to become the total purchase price. Property is being sold free and clear of all liens by Warranty Deed. Subject to confirmation of the Trustee.

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

**PRINT BUYER'S NAME:**

**SIGNATURE OF BIDDER:**

**DATE:**

**22PM-22 Reviewed by:**

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