

FORECLOSURE AUCTION

PROPERTY A

523-527 West River Road,
Hooksett, NH

PROPERTY B

13 Allenstown Road,
Allenstown, NH

PROPERTY C

84 South Village Road,
Loudon, NH

PROPERTY D

40 South Village Road,
Loudon, NH

Four Properties totaling 186+/- Acres

Live On-site with Online Bidding: Tuesday, January 31st at 11:00 a.m.

Paul McInnis LLC Auctioneer will sell at foreclosure auction, two aggregate excavation sites, a home with acreage and a general store with apartments at a single auction event. Bidding for all four properties will take place at **523-527 West River Road, Hooksett, NH** with online bidding available by request.

Est. 1976

PAUL McINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS



BID ONLINE

TABLE OF CONTENTS

- Mortgagee's Notice of Sale
- General Terms and Conditions
- Location Map (All four sites)

Property A - 523-527 West River Road, Hooksett, NH

- Property Details
- Photo Page
- Tax Map
- Topography Map
- (2) Report of Excavated Material
- Helpful Town and State Links, Assessor's Cards, Outstanding Real Estate Tax Bills
- [Warranty Deed for 523 & 527 West River Road, Hooksett, NH – Book 1069 Page 103](#)
- Memorandum of Sale

Property B – 13 Allenstown Road, Allenstown, NH

- Property Details
- Photo Page
- Assessor's Card
- Outstanding Real Estate Tax Bills
- Tax Map
- Most Recent Notices of Intent to Excavate (2016)
- Helpful Town and State Links
- [Fiduciary Deed for 13 Allenstown Road, Allenstown, NH – Book 2029 Page 0325](#)
- Memorandum of Sale

TABLE OF CONTENTS CONTINUED

Property C – 84 South Village Road, Loudon, NH

- Property Details
- Photo Page
- Assessor's Card
- Tax Maps
- Flood Plain Map
- Helpful Town and State Links
- [Warranty Deed for 84 South Village Road, Loudon, NH – Book 2926 Page 928](#)
- Memorandum of Sale

Property D – 40 South Village Road, Loudon, NH

- Property Details
- Photo Page
- Assessor's Card
- Tax Map
- Deed for 40 South Village Road, Loudon, NH – Book 3481 Page 1334
- Memorandum of Sale

Additional Documents

- How to Bid Online (For online bidders only)
- Bidder Registration Form

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.

NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by PLOURDE SAND & GRAVEL CO., INC. to GreenLake Real Estate Fund, LLC, its successors or assigns, as lender, dated May 27, 2014, recorded in the Merrimack County Registry of Deeds at Book 3441, Page 0643 and First Amendment to Mortgage to GreenLake Real Estate Fund, LLC dated February 5, 2016, recorded in the Merrimack County Registry of Deeds at Book 3506, Page 2975 and Book 3507, Page 0890, in execution of said power, for mortgage conditions broken, will sell the following mortgaged premises

523-527 West River Road, Hooksett, Merrimack County, New Hampshire
13 Allenstown Road, Allenstown, Merrimack County, New Hampshire
84 South Village Road, Loudon, Merrimack County, New Hampshire
40 South Village Rad, Loudon, Merrimack County, New Hampshire

IN ACCORDANCE WITH NH RSA 479:25, III THE SALE SHALL BE HELD ON THE PREMISES OF 523-527 WEST RIVER ROAD, HOOKSETT, MERRIMACK COUNTY, NEW HAMPSHIRE AT,

PUBLIC AUCTION

on JANUARY 31, 2023 at 11:00 A.M. local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations or agencies claiming by, from, or under them.

Said premises will be sold "as is" in all respects, including, but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all persons, firms, corporations or others claiming by, from or under them: **YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.**

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call. The New Hampshire Banking Department can be contacted at 53 Regional Dr., #200, Concord, NH 03301 at Tel. No. 603.271.3561 and email at nhbd@banking.nh.org.

For Service of Process, Mortgagee's agent is Craig, Deachman & Associates, PLLC and address is 1662 Elm Street, Manchester New Hampshire 03101.

Terms of sale are as follows:

1. 523-527 West River Road, Hooksett, Merrimack County, New Hampshire a FIFTY THOUSAND AND 00/100 (\$50,000.00) cashiers, certified check or E Check, satisfactory to the said holder, to be paid at the time of the sale, with

further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within FORTY-FIVE (45) days.

2. 13 Allenstown Road, Allenstown, Merrimack County, New Hampshire, a FIFTY THOUSAND AND 00/100 (\$50,000.00) cashiers, certified check or E Check satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within FORTY-FIVE (45) days.
3. 84 South Village Road, Loudon, Merrimack County, New Hampshire, a TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) cashiers, certified check or E Check satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within FORTY-FIVE (45) days.
4. 40 South Village Rad, Loudon, Merrimack County, New Hampshire, a TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00) cashiers, certified check or E Check satisfactory to the said holder, to be paid at the time of the sale, with further payment required to meet TEN Percent (10.00%) of bid amount within Forty-eight (48) hours of Sale Date. Thereafter the balance to be paid on delivery of foreclosure deed within FORTY-FIVE (45) days.
5. Should high bidder fail to sign memorandum of sale or tender the additional deposit within 48 hours said deposit will become non-refundable and the Holder reserves the right to sell the property to the next highest or any other bidder.

Auction to be conducted by Paul McInnis, LLC, Live On-site bidding at 523-527 West River Road Hookset NH as well as Virtual On-line bidding will be available, please see website <http://paulmcinnis.com/> for further information. Same Terms of Sale apply. Funds to be made payable to Paul McInnis, LLC Escrow Account or by E Check via Earnest for online bidding (contact auctioneer for details) or other funds acceptable to the Holder. Properties will be offered in a manner as announced directed by the auctioneer.

Contact justin@paulmcinnis.com for Property Information Package for further property and bidding details.

The said holder reserves the right to waive any of the above terms at its discretion. The said holder reserves the right to cancel or postpone the sale to such subsequent dates as the holder may deem necessary or desirable.

GREENLAKE REAL ESTATE FUND, LLC
By Its Attorneys,
CRAIG, DEACHMAN & ASSOCIATES, PLLC
1662 Elm Street, Manchester, NH 03101
(603) 665-9111
November 23, 2022

GENERAL TERMS & CONDITIONS

Paul McInnis LLC has been retained by the Mortgagee to sell, at foreclosure auction, the four properties described in the Mortgagee's Notice of Sale.

LOCATION: The **Live Auction** for all four properties will take place on **Tuesday, January 31st at 11:00 a.m. on-site at 523-527 West River Road in Hooksett, NH**. The auctioneer will not be on-site at the other three properties. All four properties are being sold individually.

BIDDING ON-SITE OR ONLINE: Bidders interested in bidding on any of the four properties will join the auctioneer at 523-527 West River Road. If a Bidder is unable to attend the auction in person, they will have the option to bid online during the live auction from their computer or mobile device. In order to bid online, there are additional steps a bidder must take, which will be explained later in this package.

BIDDER DEPOSIT: If a bidder wishes to bid on one or more of the four properties, they will need to provide the required deposit for each of the properties they wish to bid on. Bidders can either bring a **Cashier's Check** or **Certified Check**, made payable to **Paul McInnis, LLC Escrow**, to the auction location at the time of the sale, or they can provide their deposit electronically through **EARNNEST**. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. **Electronic Deposits** must be initiated no less than 24 hours prior to the auction.

Deposit Amount Per Property:

Property A – 523-527 West River Road, Hooksett, NH	\$50,000.00
Property B – 13 Allenstown Road, Allenstown, NH	\$50,000.00
Property C – 84 South Village Road, Loudon, NH	\$10,000.00
Property D – 40 South Village Road, Loudon, NH	\$10,000.00

REGISTRATION: To bid, a bidder will need to fill out the **Bidder Registration Form**. If a bidder is attending the sale on-site, the completed and signed **Bidder Registration Form** must be presented with the required **Deposit(s)** to the auctioneer. If a bidder wishes to bid online, they will need to provide the required **Deposit to the Auctioneer's Office or electronically** and submit the completed and signed **Bidder Registration Form** to the office of the auctioneer no later than 24 hours prior to the auction. The **Bidder Registration Form** can be emailed to admin@paulmcinnis.com, or sent to you through Dotloop by request of the auctioneer.

SIGNING THE MEMORANDUM OF SALE: The highest bidder at the auction will sign the purchase and sale agreement immediately following the auction. A copy of the Memorandum is included in this package which should be reviewed prior to bidding. If the high bidder(s) are on-site, they will sign the Memorandum manually with the auctioneer. If the high bidder(s) are online, they will receive the Memorandum electronically through Dotloop for their electronic signature. All signatures will be completed immediately before the auctioneer leaves the auction premises, or the buyer will be considered in default, and the high bidder's deposit(s) will be forfeited.

ADDITIONAL DEPOSIT: The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price no later than 48 hours from the close of the auction. 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 Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

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 Memorandum of Sale with your attorney is encouraged.

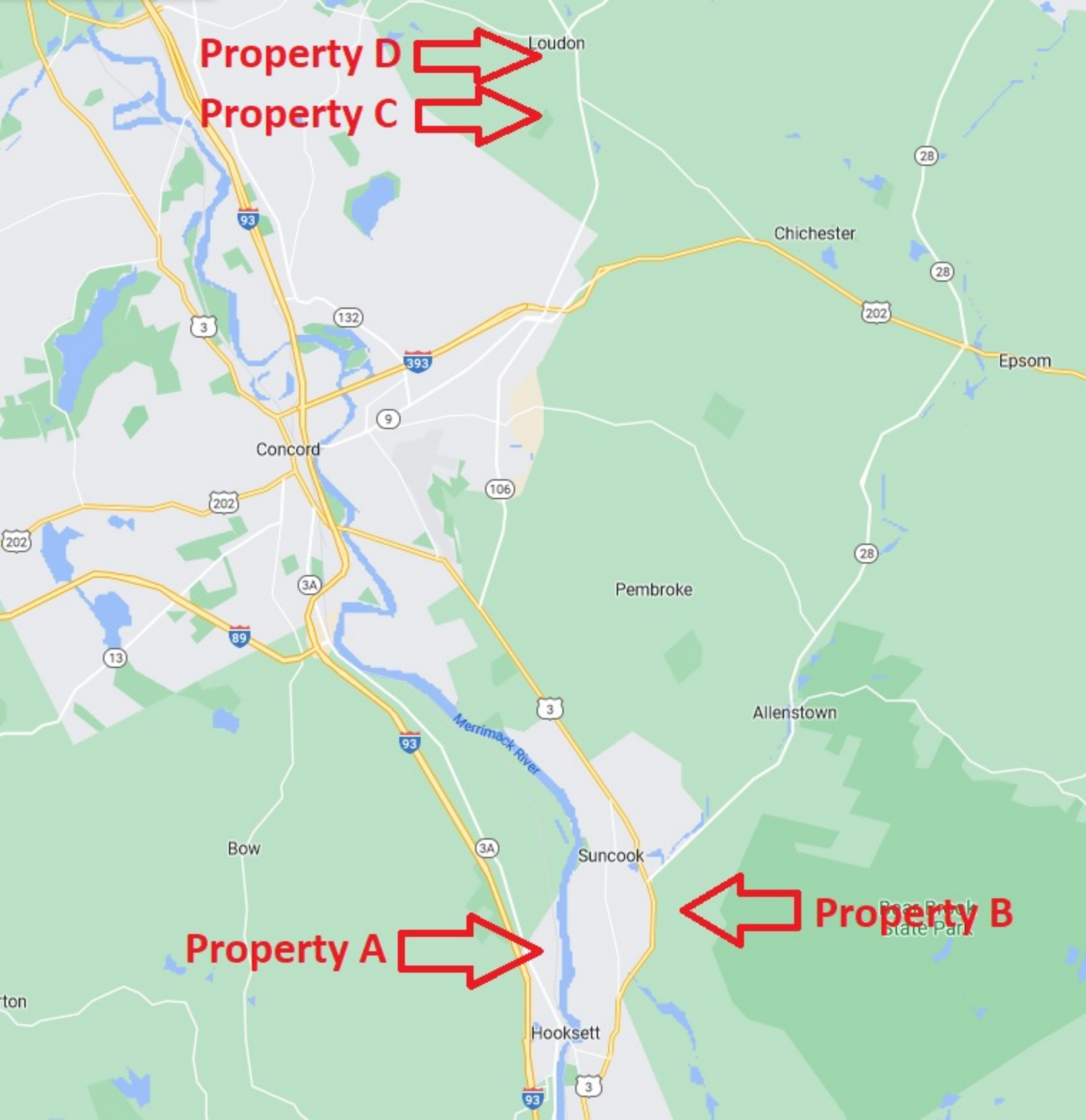
PROPERTY CONDITIONS: Except as expressly set forth in the real estate Purchase & Sale Agreement, if and when executed, the property is being sold "AS IS," "WHERE IS," and "WITH ALL FAULTS," as of the closing date. Neither the Mortgagee, Paul McInnis LLC nor any of their agents, contractors, attorneys, 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 Mortgagee, 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 Mortgagee, Paul McInnis LLC or their agents.

AUCTION SEQUENCE: The auctioneer will start the auction with **Property A** through **Property D** posting the high bids and marking the bids as pending. The Auctioneer will then proceed with additional rounds of bidding which will occur until the auctioneer either declares a property sold, passed, or bid rejected.

Property	Address	Bid Price	Bidder #
A	523-527 West River Road, Hooksett, NH		
B	13 Allenstown Road, Allenstown, NH		
C	84 South Village Road, Loudon, NH		
D	40 South Village Road, Loudon, NH		

If you have any questions about the properties or the auction process, feel free to email paul@paulmcinnis.com or justin@paulmcinnis.com



Property D →

Property C →

Property A →

← **Property B**

Property A

523-527 West River Road/ Route 3A, Hooksett, NH

Description

An 87±-acre site made up of four tax parcels currently operating as a sand and gravel pit with frontage on Route 3A behind the I93 travel center. I93 is located 300 yards to the west.

Building Description

On lot 2-2 is a 9,720 sq.ft. steel frame service facility with 18-foot clear height and five drive-in loading doors. There is a 556 sq.ft. scale house with 80' long scale.

Zoning: Industrial District

Deed Reference: Book 1069,
Page 103

Road Frontage: 2,635'

Public Water: At Street

Public Sewer: At Street



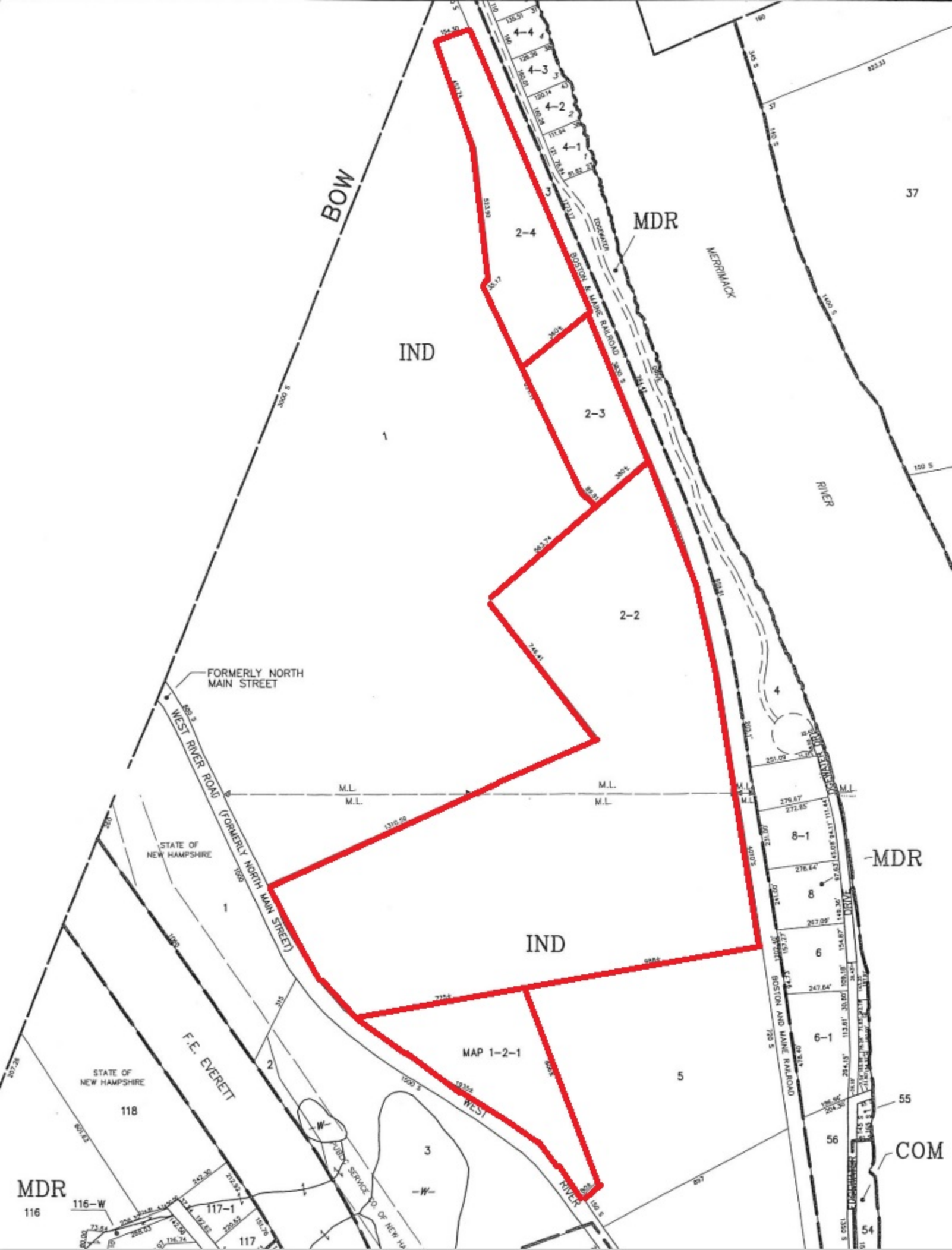
2022 Property Assessment

Tax Map: 1

Tax Rate: \$24.05

	Assessed Value	Taxes	Outstanding Real Estate Taxes as of 1/31/23
Lot: 2-1	\$389,100	\$8,645.80	\$44,282.41
Lot: 2-2	\$3,182,500	\$70,715.15	\$532,747.64
Lot: 2-3	\$120	\$2.67	\$78.99
Lot: 2-4	\$160	\$3.56	\$80.03
Total	\$3,571,880.00	\$79,367.18	\$577,189.07





BOW

MDR

IND

MERRIMACK RIVER

37

2-4

2-3

2-2

FORMERLY NORTH MAIN STREET

WEST RIVER ROAD (FORMERLY NORTH MAIN STREET)

M.L.

M.L.

STATE OF NEW HAMPSHIRE

MDR

IND

STATE OF NEW HAMPSHIRE

118

F.E. EVERETT

MAP 1-2-1

5

WEST RIVER

55

COM

MDR

116

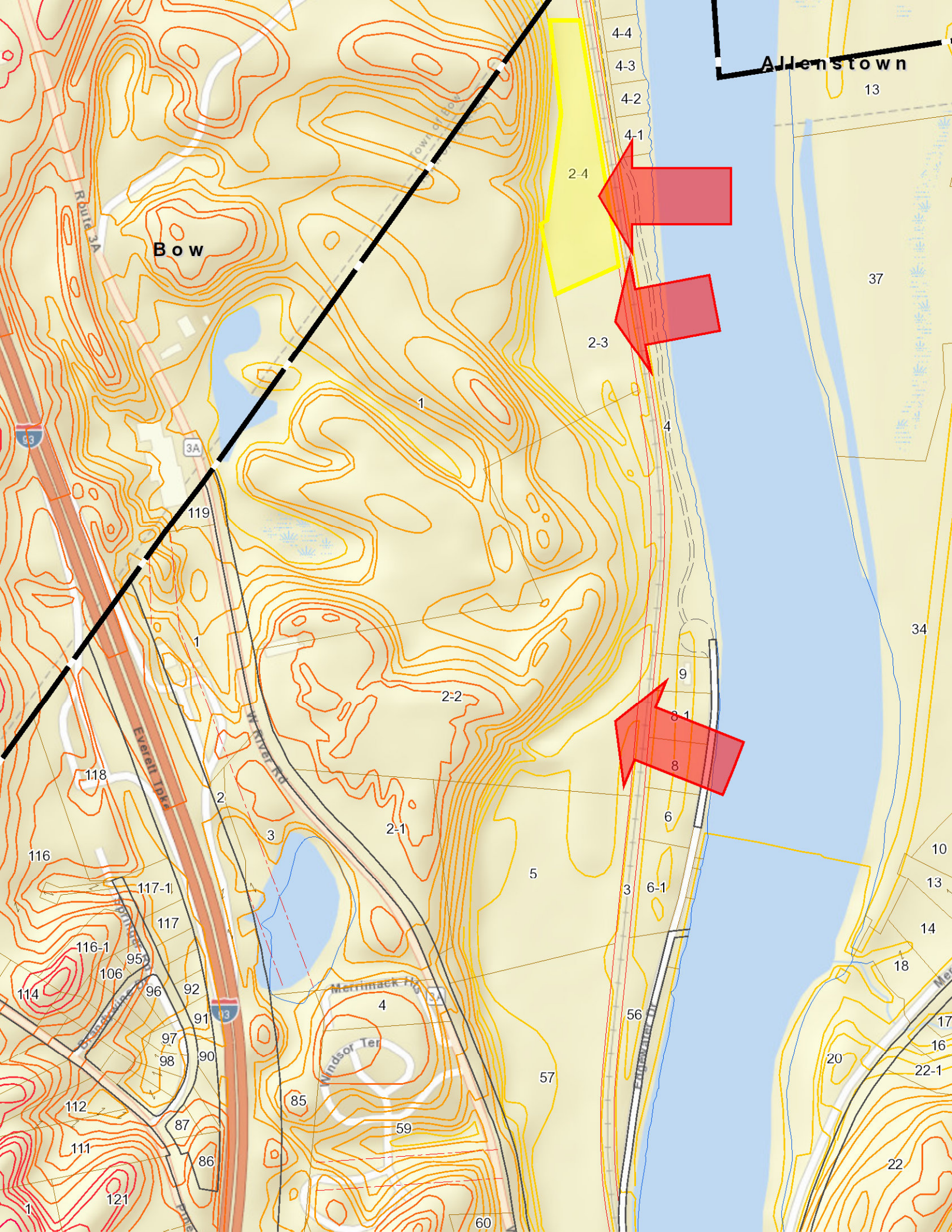
116-W

117-1

117

56

54



Allenstown

Bow

Route 3A

53

3A

Everett Lake

Merrimack Rd

Windsor Ter

4.4
4.3
4.2
4.1

2.4

2.3

4

1

119

1

2-2

118

2

3

2-1

5

9

8.1

8

6

116

117-1

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116-1

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6-1

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22-1

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34

13

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
REPORT OF EXCAVATED MATERIAL
RSA 72-B:9

See instructions on back of form

OPERATION # 21-225-11 - E

For Tax Year : April 1, 2021 to March 31, 2022

Mailing Address:

**PLOURDE SAND & GRAVEL
DAWN PLOURDE**

**PO BOX 220
SUNCOOK NH 03275-**

APR 15 2022
Assessing Dept.
Town of Hooksett

- Town/City of: HOOKSETT, NH
- Tax Map/Lot # or Road Project Name or #:
M1 LOT 002.1
- Total permitted area under RSA 155-E (acres): 6.7
- Excavation area as of April 1 : _____
- Reclaimed area as of April 1 : _____
- Remaining cubic yards of earth to excavate:
11,000 +/-

8. EXEMPT EARTH

Excavated earth that was used on the parcel of land, or other parcel that is contiguous and in common ownership, in the construction, reclamation, reconstruction or alteration of such parcel of land during the tax year is exempt from the excavation tax. Excavation of earth from a parcel of land which does not exceed 1,000 cubic yards during the tax year is also exempt from the excavation tax but must be reported.

The amount of exempt earth should not be included in # 7.

EXEMPT EARTH TYPE	CUBIC YARDS EXCAVATED

7. DESCRIPTION OF EARTH EXCAVATED DURING TAX YEAR:

EARTH TYPE	EXACT CUBIC YARDS EXCAVATED
GRAVEL	281 yds
SAND	
LOAM	
STONE PRODUCTS	
OTHER:	
TOTAL	281 yds

I / We hereby report the amount of earth excavated under penalty of perjury (If Corporation, an Officer must sign) :

Plourde Sand & Gravel
PRINT OWNER(S) NAME OR CORPORATION CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER & TITLE DATE

Plourde Sand & Gravel
PRINT OWNER(S) NAME CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) DATE

Po Box 220
MAILING ADDRESS

SUNCOOK NH 03275
CITY / TOWN STATE ZIP CODE

PHONE #: 603 485 3061 CELL #:

PENALTY: Any person who fails to file a Report of Excavated Material (PA-39) with the proper municipal assessing officials or fails to send copies to the Department of Revenue Administration in accordance with RSA 72-B:9 shall be guilty of a misdemeanor.

DOOMAGE: If an owner neglects to file a Report of Excavated Material (PA-39) or willfully falsifies a report, the assessing officials shall assess doamage which is two (2) times what the tax would have been if the report had been properly filed. Refer to RSA 72-B:10 for the statute on doamage.

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE

RSA 72-B

For Tax Year April 1, 22 to March 31 23

RECEIVED

(Assigned by Municipality)

YR TOWN OP#
22 - 225 - 06 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

1. Town/City of: Hooksett
2. Tax Map/Block/Lot #: M1 Lot 002.1
3. Name of Access Road: W. River Rd
4. Total Acreage of Lot: 6.7
5. Date of Permit per RSA 155-E:2: _____
or (Municipal Excavation Permit)
6. Date of Report, if required, per RSA 155-E:2, I (d): _____
7. Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
8. Incidental Construction/155-E:2-a Exception: Check if YES
9. Total Permitted Area (acres): 6.7
10. Excavation Area (acres) as of April 1: _____
11. Reclaimed Area (acres) as of April 1: _____
12. Remaining Cubic Yards of Earth to Excavate: _____
13. Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	3000
SAND	
LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	3000

15. CHECK THE BOX THAT DESCRIBES THIS INTENT
- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
 - ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
 - SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
 - SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plourde Sand & Gravel
 PRINT CLEARLY OR TYPE NAME OF OWNER
Naum Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED
Dawn Plourde
 PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
Naum Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
PO Box 220
 MAILING ADDRESS
SUNCOOK NH 03275
 CITY OR TOWN STATE ZIPCODE
DPPSG@AOL.COM
 E-MAIL ADDRESS
603 485 3061 _____
 HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 4/15/22
 E-MAIL REPORT & CERTIFICATE? YES NO
 If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS
 Amount of Security Required \$ 60.00 CR# 2094211-2
 Security Posted (Bond, Certified Check, etc.) \$ 60.00 CR# 7925

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE
 The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

1. All owners of record have signed the Intent;
2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
3. The form is complete; and
4. Any bond required under RSA 72-B:5 has been received.
5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

[Signature] 4/15/22
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN

SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS

SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

RECEIVED

MAY 12 2021

For Tax Year April 1, 21 to March 31, 22

(Assigned by Municipality)

YR TOWN OP#

21	- 225	- 11	- E
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PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Hooksett
- Tax Map/Block/Lot #: M 1 L 002.1
- Name of Access Road: W. River Rd
- Total Acreage of Lot: 6.7
- Date of Permit per RSA 155-E:2.
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, I (d):
- Permit Number per RSA 485-A:17, if any.
(Alteration of Terrain Permit)
- Incidental Construction/155-E:2-a Exception: Check if YES
- Total Permitted Area (acres): 6.7
- Excavation Area (acres) as of April 1:
- Reclaimed Area (acres) as of April 1:
- Remaining Cubic Yards of Earth to Excavate: 10,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plourde Sand & Gravel
 PRINT CLEARLY OR TYPE NAME OF OWNER
Dawn Plourde 5/12/21
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED
Dawn Plourde
 PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
Dawn Plourde 5/12/21
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
PO Box 220
 MAILING ADDRESS
Suncook NH 03275
 CITY OR TOWN STATE ZIP CODE
DPPSG@aol.com
 E-MAIL ADDRESS
603 485 3061
 HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 5/12/21
 E-MAIL REPORT & CERTIFICATE? YES NO
 If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS
 Amount of Security Required \$ 1400.00 cert # 179 5/12/21
 Security Posted (Bond, Certified Check, etc.) \$ 1400.00
 SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE
 The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:
 1. All owners of record have signed the Intent;
 2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
 3. The form is complete; and
 4. Any bond required under RSA 72-B:5 has been received
 5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8
[Signature] 5/12/21
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
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14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	<u>3000</u>
SAND	
LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	<u>3000</u>

FOR DATA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
 SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS
 SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
REPORT OF EXCAVATED MATERIAL
RSA 72-B:9
See instructions on back of form

OPERATION # 21-225-12 - E

For Tax Year : April 1, 2021 to March 31, 2022

Mailing Address:

**PLOURDE SAND & GRAVEL
DAWN PLOURDE**

**PO BOX 220
SUNCOOK**

NH 03275-

APR 15 2022
Assessing Dept.
Town of Hooksett

1. Town/City of: HOOKSETT, NH

2. Tax Map/Lot # or Road Project Name or #:
M1 L002-2

3. Total permitted area under RSA 155-E (acres): 63.3

4. Excavation area as of April 1 : _____

5. Reclaimed area as of April 1 : _____

6. Remaining cubic yards of earth to excavate:
700,000 +/-

7. DESCRIPTION OF EARTH EXCAVATED DURING TAX YEAR:

EARTH TYPE	EXACT CUBIC YARDS EXCAVATED
GRAVEL	
SAND	23,243
LOAM	
STONE PRODUCTS	11,153
OTHER:	
TOTAL	34,396

8. EXEMPT EARTH

Excavated earth that was used on the parcel of land, or other parcel that is contiguous and in common ownership, in the construction, reclamation, reconstruction or alteration of such parcel of land during the tax year is exempt from the excavation tax. Excavation of earth from a parcel of land which does not exceed 1,000 cubic yards during the tax year is also exempt from the excavation tax but must be reported.

The amount of exempt earth should not be included in # 7.

EXEMPT EARTH TYPE	CUBIC YARDS EXCAVATED

I / We hereby report the amount of earth excavated under penalty of perjury (If Corporation, an Officer must sign) :

Plourde Sand & Gravel
PRINT OWNER(S) NAME OR CORPORATION CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER & TITLE DATE

Plourde Sand & Gravel
PRINT OWNER(S) NAME CLEARLY

Dawn Plourde 4/15/22
SIGNATURE (IN INK) OF OWNER(S) DATE

PO Box 220
MAILING ADDRESS

SUNCOOK NH 03275
CITY / TOWN STATE ZIP CODE

PHONE #: 6034853061 CELL #:

PENALTY: Any person who fails to file a Report of Excavated Material (PA-39) with the proper municipal assessing officials or fails to send copies to the Department of Revenue Administration in accordance with RSA 72-B:9 shall be guilty of a misdemeanor.

DOOMAGE: If an owner neglects to file a Report of Excavated Material (PA-39) or willfully falsifies a report, the assessing officials shall assess doamage which is two (2) times what the tax would have been if the report had been properly filed. Refer to RSA 72-B:10 for the statute on doamage.

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

For Tax Year April 1, 22 to March 31, 23

(Assigned by Municipality)

YR TOWN OP#
22 - 225 - 07 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

1. Town/City of: Hooksett

2. Tax Map/Block/Lot #: M 1 LOT 002

3. Name of Access Road: W. River Rd

4. Total Acreage of Lot: 43.3

5. Date of Permit per RSA 155-E:2: _____
 or (Municipal Excavation Permit)

6. Date of Report, if required, per RSA 155-E:2, I (d): _____

7. Permit Number per RSA 485-A:17, if any: _____
 (Alteration of Terrain Permit)

8. Incidental Construction/155-E:2-a Exception: Check if YES

9. Total Permitted Area (acres): 43.3

10. Excavation Area (acres) as of April 1: _____

11. Reclaimed Area (acres) as of April 1: _____

12. Remaining Cubic Yards of Earth to Excavate: 700,000 +/-

13. Type of Ownership:

- Owner of land
- Previous owner retaining deeded earth excavation rights
- Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	<u>50,000</u>
LOAM	
STONE PRODUCTS	<u>20,000</u>
OTHER ()	
TOTAL	<u>70,000</u>

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plourde Sand & Gravel
 PRINT CLEARLY OR TYPE NAME OF OWNER
Dawn Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED
Dawn Plourde
 PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)
Dawn Plourde 4/15/22
 SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO Box 220
 MAILING ADDRESS
Suncook NH 03275
 CITY OR TOWN STATE ZIPCODE
DPPSG@AOL.COM
 E-MAIL ADDRESS
6034853061 _____
 HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 4/15/22

E-MAIL REPORT & CERTIFICATE? YES NO
 If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS
 Amount of Security Required \$ 1400.00 #2942112
 Security Posted (Bond, Certified Check, etc.) \$ 1400.00 SK # 723
 SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE
 The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:
 1. All owners of record have signed the Intent;
 2. If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
 3. The form is complete; and
 4. Any bond required under RSA 72-B:5 has been received.
 5. The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8
[Signature] 4/15/22
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE
 SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
 SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS
 SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

EX-1012

MAY 13 2021

(Assigned by Municipality)

For Tax Year April 1, 21 to March 31, 22

YR TOWN OP#

21 - 225 - 12 - E

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Hooksett
- Tax Map/Block/Lot #: m 1 L002-2
- Name of Access Road: W River Rd
- Total Acreage of Lot: 63.3
- Date of Permit per RSA 155-E:2: _____
or _____ (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, I (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E:2-a Exception: Check if YES
- Total Permitted Area (acres): 63.3
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 700,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

Assessing Dept
Town of Hooksett

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Plowde Sand & Gravel
PRINT CLEARLY OR TYPE NAME OF OWNER

Dawn Plowde
SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED _____

Dawn Plowde
PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

Dawn Plowde
SIGNATURE (in ink) OF OWNER(S) OR OFFICER(S) DATE SIGNED _____

PRINT SIGNATORY NAME (AND TITLE IF APPLICABLE)

PO Box 220
MAILING ADDRESS

SUNCOOK NH 03275
CITY OR TOWN STATE ZIPCODE

DPPSG@aol.com
E-MAIL ADDRESS

6034853061 _____
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: 5/12/21

E-MAIL REPORT & CERTIFICATE? YES NO

If NO, Report and Certificate will be mailed to the address above.

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	<u>50,000</u>
LOAM	
STONE PRODUCTS	<u>20,000</u>
OTHER ()	
TOTAL	<u>70,000</u>

TO BE COMPLETED BY MUNICIPAL ASSESSING OFFICIALS

Amount of Security Required \$ 60.00

Security Posted (Bond, Certified Check, etc.) \$ 60.00 ck # 7179 5/12/21

SIGNATURES OF MUNICIPAL ASSESSING OFFICIALS & DATE

The Municipal Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the Intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.
- The Tax Collector shall be notified within 30 days of signing the Intent pursuant to RSA 72-B:8

[Signature] 5/12/21
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN

SIGNED COPY TO - OWNER, RETURNED BY MUNICIPAL ASSESSING OFFICIALS

SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

HOOKSETT HELPFUL LINKS

[Assessor's Card 523 West River Road \(Tax Map 1, Lot 2-1\)](#)

[Assessor's Card 527 West River Road \(Tax Map 1, Lot 2-2\)](#)

[Assessor's Card West River Road \(Tax Map 1, Lot 2-3\)](#)

[Assessor's Card West River Road \(Tax Map 1, Lot 2-4\)](#)

[Outstanding Real Estate Tax Bills as of 1/31/2023](#)

Hooksett Zoning Ordinance:

https://www.hooksett.org/sites/g/files/vyhlif4541/f/uploads/zoning_ordinance_2021_revised.pdf

Hooksett Zoning Districts:

<https://www.hooksett.org/zoning-board-adjustment/pages/zoning-districts>

[Town of Hooksett Commercial Earth Excavation Regulations](#)

New Hampshire Department of Revenue Gravel Tax Information Page:

<https://www.revenue.nh.gov/mun-prop/property/gravel.htm>

MEMORANDUM OF SALE

523-527 West River Road, Hooksett, New Hampshire

Date: January 31, 2023

I, _____ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 523-527 West River Road, Hooksett, State of New Hampshire, for the sum of:

_____ (\$ _____) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within forty-five (45) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 523-527 West River Road in the Town of Hooksett, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: _____
(signature)

(print name)

(Address)

(telephone number)

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

ADDITIONAL TERMS AND CONDITIONS

The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.

Subject property will be sold to the highest bidder who must make a deposit of Fifty Thousand Dollars (\$50,000.00) in certified or treasurer's check or E-check through Earnnest payable to Paul McInnis LLC Escrow at time and place of sale with further payment required to meet Ten Percent (10%) of bid amount within forty-eight (48) hours. Balance of the purchase price is to be paid in cash, by certified check, bank cashier's check or by wire transfer with instructions to be provided upon request, in or within forty-five (45) days thereafter, to be delivered to the office of Craig Deachman and Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101. All of this to be accomplished during normal banking hours and time is of the essence.

If after the premises are sold the successful bidder shall refuse to execute a Memorandum of Sale, or if after signing, the bidder does not perform their part of the agreement, all funds being held shall be forfeited. In case of forfeiture, said funds shall become the property of the Seller and such forfeiture shall not release the successful bidder from this agreement. The Seller/Mortgagee reserves the right to convey the premises to the second highest bidder at the last highest bid without further notice by publication or otherwise under the same terms and conditions as were offered at today's foreclosure auction. Said second highest bidder will have three (3) days after notification by the foreclosing Mortgagee to make the required deposit and sign the foreclosure Memorandum of Sale. Should said second highest bidder refuse to execute a Memorandum of Sale or fail to so perform thereunder, then the Mortgagee shall have the option to purchase the premises for the amount of the second highest bid.

The premises are also being sold subject to any and all outstanding taxes, tax titles, municipal liens, water and sewer use charges, betterments, or assessments, superior encumbrances, occupants or leases, etc., if any there be.

The Buyer will be responsible for all taxes, water, sewer and refuse charges, interest, demands, late charges, etc., through the date of passing.

Initials: _____
 (buyer) *(buyer)*

Additionally, the Buyer will be responsible for 100% of buyer and seller's documentary recording stamps, plus any and all recording charges and surcharges as required by the Registry of Deeds.

The Buyer at this foreclosure sale is advised and made aware of the following:

- The premises shall be conveyed subject to any tenants and/or occupants and subject to any leases, if any, affecting the premises. No representation is made by the mortgage holder regarding security deposits, whether the present tenants/occupants are subject to rent control, or what the monthly rental income is from such tenancies;
- If as of this date there are any tenants/occupants on said premises and the Buyer at this foreclosure sale wishes to evict any such tenant/occupant, Buyer must do so at Buyer's own expense;
- Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: _____
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: _____

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

Property B

13 Allenstown Road, Allenstown, NH

Description

A 68±-acre site with access from two entrances along Allenstown Road (Route 3) with 1,548± feet of frontage. The northerly border is Granite Street with 3,785± feet of frontage and the eastern border is Old Chester Turnpike with 1,412 ± feet of frontage.

The lot is improved with a 1,380 square foot office.



Zoning: Business District

Deed Reference: Book 2029,
Page 0325

Road Frontage: 6,745'

Water: Public on Granite Street

Sewer: Cost shared system on
Granite Street.

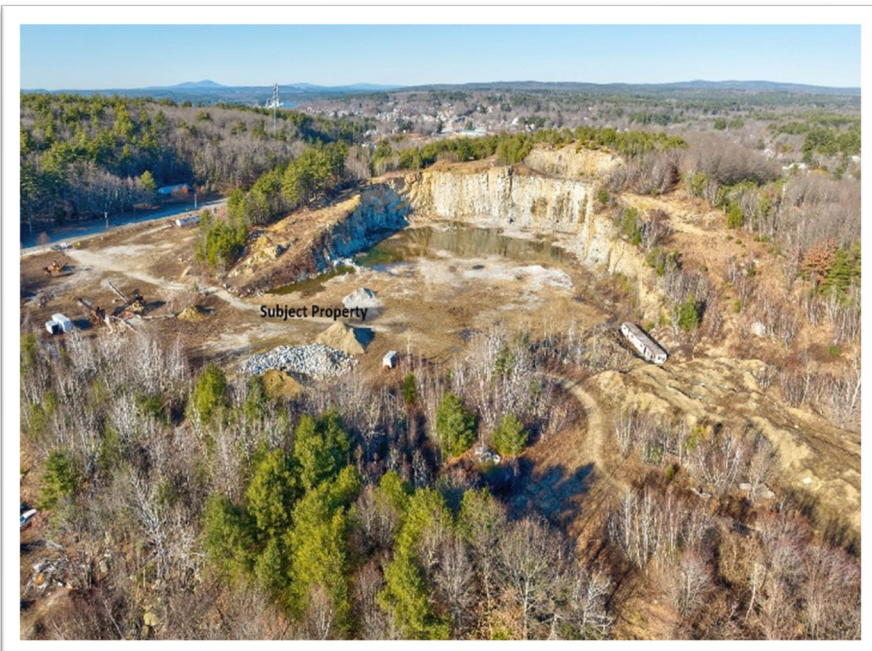
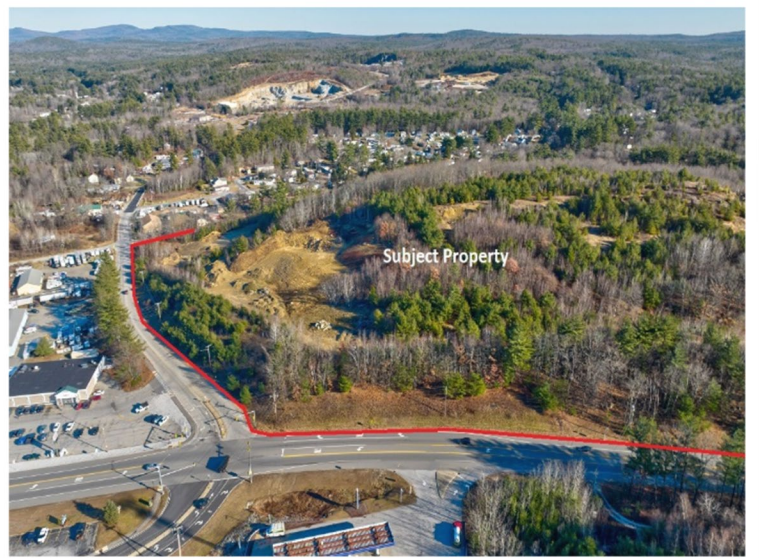


2022 Property Assessment

Tax Map: 108

Tax Rate: \$31.50

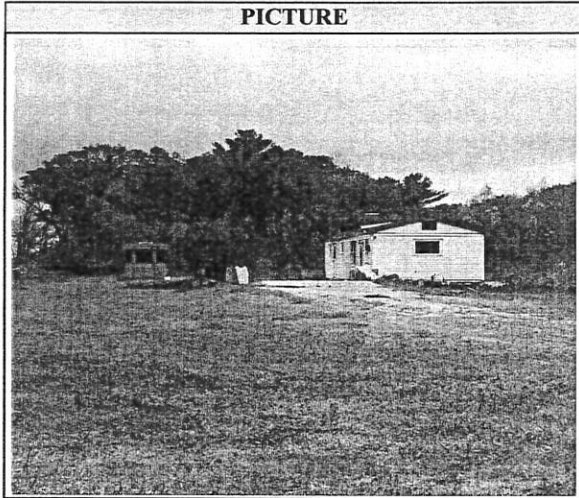
	Assessed Value	Taxes	Outstanding Real Estate Taxes as pf 12/8/22:
Lot: 3	\$1,372,200	\$43,224	\$58,668
Total	\$1,372,200	\$43,224	\$58,668



OWNER INFORMATION			SALES HISTORY				PICTURE
PLOURDE SAND & GRAVEL CO. INC. C/O GREENLAKE 1416 EL CENTRO ST #200 S. PASADENA , CA 91030			Date	Book	Page	Type	Price Grantor
LISTING HISTORY			NOTES				
10/28/19	ERVL	DNVI	OFFICE IS AN OLD MH CONVERTED; 9/15 DNVI; NO INFO PER MNGR; SOME				
01/07/19	INSP	MARKED FOR INSPECTION	EXT SIDING DMG;EST ROOF COVER; 10/19; FS LP \$2,495,000 (INC				
08/01/17	LMHC		GRAV/EQUIP ETC UNQ SALE); REPLACED 65' MH OFFICE W/47'-DATA EST,				
03/10/17	JBPM		XFOBS ADJ: GREAT COMM VISABILITY/DEV POTENTIAL				
09/22/15	JDVM						
07/12/15	INSP	MARKED FOR INSPECTION					
06/29/04	MS	NO ENTRY					

EXTRA FEATURES VALUATION								MUNICIPAL SOFTWARE BY AVITAR			
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	ALLENSTOWN ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land								
SCALE 60 TON	1		100	55,000.00	75	41,250	10X60/WEIGHT EST	2020	\$ 9,200	\$ 43,300	\$ 602,900
SHED-METAL	360	8 x 45	104	6.00	10	225	T-TRAILER/EST/DEBRIS	Parcel Total: \$ 655,400			
SHED-WOOD	35	5 x 7	400	10.00	100	1,400	TOLL BOOTH	2021	\$ 9,200	\$ 43,300	\$ 602,900
SHED-METAL	144	8 x 18	171	6.00	10	148		Parcel Total: \$ 655,400			
SHED-METAL	256	8 x 32	123	6.00	10	189		2022	\$ 26,400	\$ 43,300	\$ 1,302,500
SHED-METAL	112	8 x 14	203	6.00	10	136		Parcel Total: \$ 1,372,200			
SHED-METAL	650	10 x 65	85	6.00	0	0	OLD OFF/NV/FAR REAR				
						43,300					

LAND VALUATION											LAST REVALUATION: 2022			
Zone: B - BUSINESS Minimum Acreage: 1.00 Minimum Frontage: 75											Site: UND/CLR Driveway: DIRT/GRAVEL/HARDBACK Road: PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
COM/IND	1.000 ac	136,000	E	100	95	100	95	100 -- LEVEL	500	613,700	0	N	613,700	PRIME/USE
COM/IND	1.000 ac	x 1,500	X	82				95 -- MILD	500	5,800	0	N	5,800	INUSE
COM/IND	59.220 ac	x 1,500	X	82				85 -- MODERATE	500	309,600	0	N	309,600	RESIDUAL
COM/IND	7.000 ac	x 1,500	X	82					10	900	0	N	900	MARSH
COM/IND	2,550.000 ff	x 125	X	82				95 -- MILD	150	372,500	0	N	372,500	EXPOSURE/VIS/CTD
68.220 ac											1,302,500	1,302,500		



OWNER
PLOURDE SAND & GRAVEL CO. INC.
 C/O GREENLAKE
 1416 EL CENTRO ST #200
 S. PASADENA , CA 91030

TAXABLE DISTRICTS	
District	Percentage

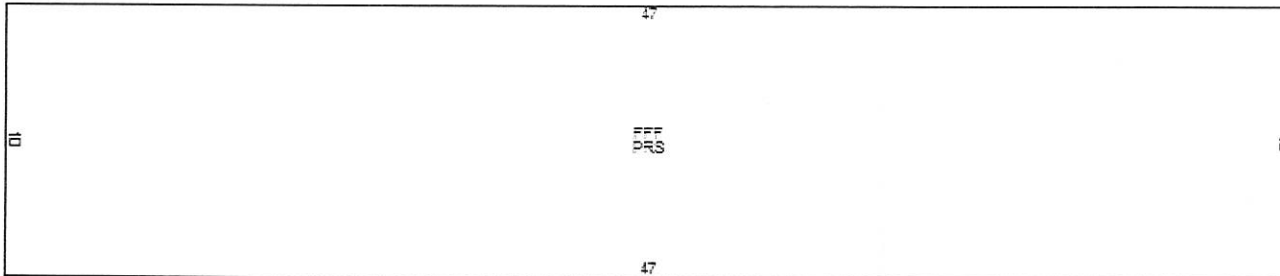
BUILDING DETAILS
 Model: 1.00 STORY MH/OFFICE
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: WALL BOARD
 Floor: VCT
 Heat: OIL/FA DUCTED
 Bedrooms: Baths: AVERAGE
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: B2 AVG-20
 Com. Wall: WOOD, 8 FT. 1.0000
 Size Adj: 1.3659 Base Rate: CMH 111.00
 Bldg. Rate: 1.0272
 Sq. Foot Cost: \$ 114.01

PERMITS

Date	Project Type	Notes
11/06/17	BLASTING	MAINE DRILLING AND BLASTING CO
12/20/16	BLASTING	
12/10/15	BLASTING	PERM

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	470	1.00	470
PRS	PIERS	470	-0.05	-24
GLA:	470	940		446



2022 BASE YEAR BUILDING VALUATION

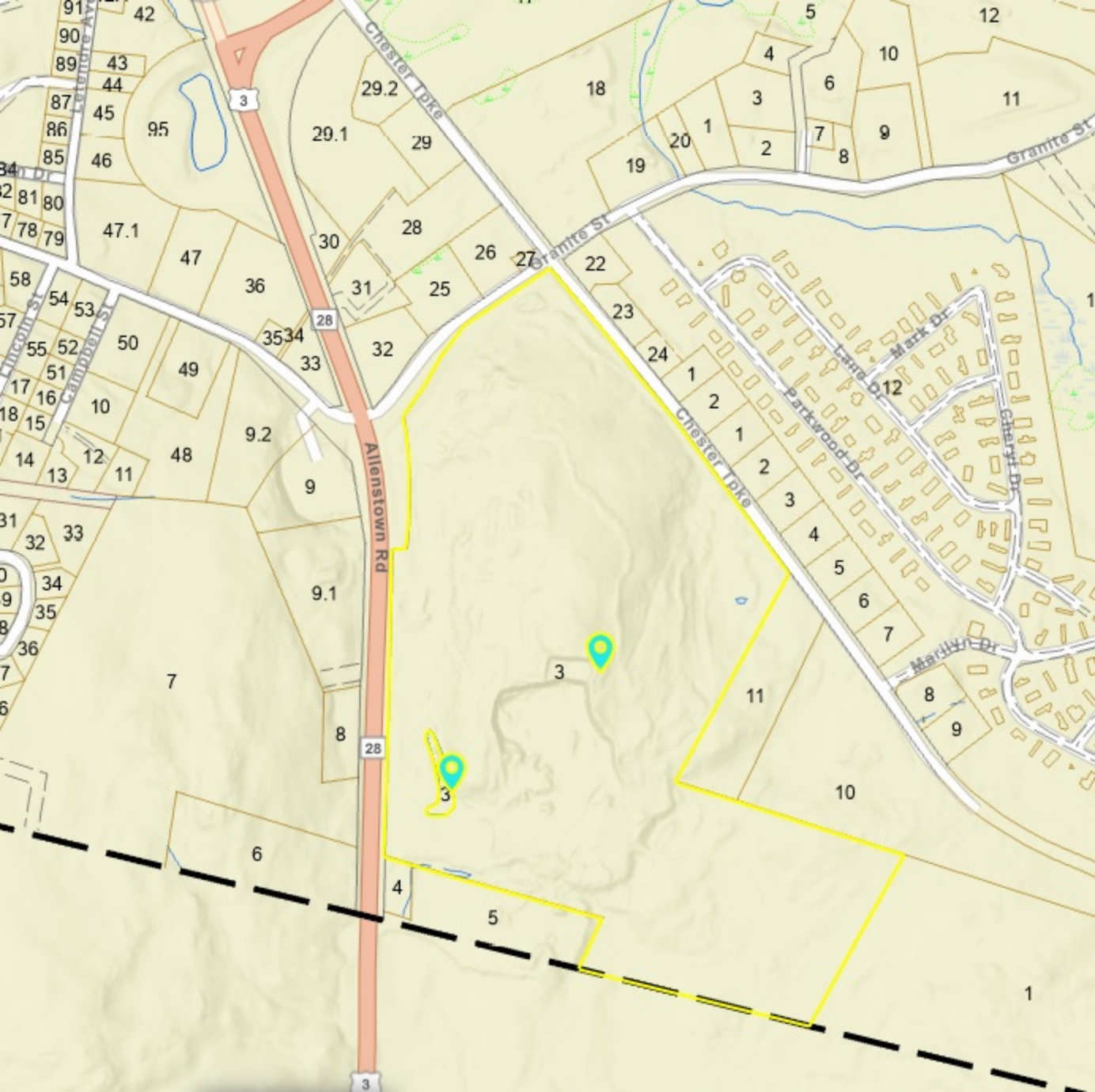
Market Cost New: \$ 50,848
 Year Built: 1980
 Condition For Age: AVERAGE 48 %
 Physical:
 Functional:
 Economic:
 Temporary:
 Total Depreciation: 48 %
 Building Value: \$ 26,400

TOWN OF ALLENSTOWN
Total Due for PLOURDE SAND & GRAVEL CO. INC.

Interest as of 12/8/2022

Includes Only Unpaid Invoices

Current Owner	Warrant	PID	Location	Per Diem	Principal	Int/Pen	Amount Due
PLOURDE SAND & GRAVEL CO. INC.	2022P01021704	000108 000003 000000	13 ALLENSTOWN ROAD	\$ 2.2626	\$ 10,323.00	\$362.01	\$10,685.01
PLOURDE SAND & GRAVEL CO. INC.	2022L01000126	000108 000003 000000	13 ALLENSTOWN ROAD	\$ 8.3877	\$ 21,867.99	\$1,504.63	\$23,372.62
PLOURDE SAND & GRAVEL CO. INC.	2021L01000135	000108 000003 000000	13 ALLENSTOWN ROAD	\$ 7.8178	\$ 20,382.01	\$4,228.04	\$24,610.05
Totals :				\$ 18.4681	\$ 52,573.00	\$6,094.68	\$58,667.68



GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#
16 - 007 - 04 - E

PLEASE TYPE or PRINT (If filing in form on-line; use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L 003.1
- Name of Access Road: Chester Tpk.
- Total Acreage of Lot: 15.67
- Date of Permit per RSA 155-E:2: _____
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, 1 (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E Exception: Check if YES
- Total Permitted Area (acres): 15.67
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 175,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	3000
SAND	
LOAM	
STONE PRODUCTS	
OTHER ()	
TOTAL	3000

For Tax Year April 1, 16 to March 31, 17

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Oscar Plourde
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED
Oscar Plourde
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)
Down Plourde 4/20/16
SIGNATURE (IN INK) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED
Down Plourde
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

PO Box 220
MAILING ADDRESS
Suncook NH 03275
CITY OR TOWN STATE ZIP CODE
DPPSG@FDL.COM
E-MAIL ADDRESS
6034853061 _____
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: _____
E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ _____
Security Posted (Bond, Certified Check, etc.) \$ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.

James Tandell 04/28/2016
SIGNATURE (IN INK) DATE
Kate A. Walker
SIGNATURE (IN INK) DATE
David H Estin
SIGNATURE (IN INK) DATE
SIGNATURE (IN INK) DATE
SIGNATURE (IN INK) DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#
16 - 007 - 03 - E

For Tax Year April 1, 16 to March 31, 17

PLEASE TYPE or PRINT (If filling in form on-line; use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L003
- Name of Access Road: Allenstown Rd
- Total Acreage of Lot: 41.9
- Date of Permit per RSA 155-E:2: _____
or (Municipal Excavation Permit)
- Date of Report, if required, per RSA 155-E:2, 1 (d): _____
- Permit Number per RSA 485-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/155-E Exception: Check if YES
- Total Permitted Area (acres): 41.9
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 1,000,000 +/-
- Type of Ownership:

- Owner of land
- Previous owner retaining deeded earth excavation rights
- Owner of earth or earth excavation rights on public lands
- (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	
SAND	
LOAM	
STONE PRODUCTS	10,000
OTHER ()	
TOTAL	10,000

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

Oscar Plourde 4/20/16
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Oscar Plourde
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

Dawn Plourde 4/20/16
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Dawn Plourde
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

PO Box 220
MAILING ADDRESS

Suncook NH 03275
CITY OR TOWN STATE ZIPCODE

DPPSG@AOL.COM
E-MAIL ADDRESS

6034853061 _____
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

DATE INTENT SENT TO TOWN: _____

E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ _____

Security Posted (Bond, Certified Check, etc.) \$ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:5 has been received.

James Tardiff 04/28/2016
SIGNATURE (IN INK) DATE

Kate A. Walker _____
SIGNATURE (IN INK) DATE

David H. Estu _____
SIGNATURE (IN INK) DATE

SIGNATURE (IN INK) DATE

SIGNATURE (IN INK) DATE

SIGNATURE (IN INK) DATE

FOR DRA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
NOTICE OF INTENT TO EXCAVATE
RSA 72-B

GENERAL INSTRUCTIONS FOR FILING THIS FORM ON REVERSE

(Assigned by Municipality)

YR TOWN OP#
15 · 007 · 85 · E

For Tax Year April 1, 15 to March 31, 16

PLEASE TYPE or PRINT (If filling in form on-line, use TAB key to move through fields)

- Town/City of: Allenstown
- Tax Map/Block/Lot #: M108 L 003.1
- Name of Access Road: Chester Trk
- Total Acreage of Lot: 15.67
- Date of Permit per RSA 188-B:2: _____
OR (Municipal Excavation Permit)
- Date of Report, if required, per RSA 188-B:2, 1 (d): _____
- Permit Number per RSA 486-A:17, if any: _____
(Alteration of Terrain Permit)
- Incidental Construction/188-B Exception: Check if YES
- Total Permitted Area (acres): 15.67
- Excavation Area (acres) as of April 1: _____
- Reclaimed Area (acres) as of April 1: _____
- Remaining Cubic Yards of Earth to Excavate: 175,000 +/-
- Type of Ownership:
 - Owner of land
 - Previous owner retaining deeded earth excavation rights
 - Owner of earth or earth excavation rights on public lands (Fed., State, Municipal, etc) or, removes earth from public lands or right-of-ways

15. CHECK THE BOX THAT DESCRIBES THIS INTENT

- ORIGINAL WITH \$100 FEE (check payable to State of New Hampshire)
- ORIGINAL WITH NO FEE (excavation of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH \$100 FEE (exceeding original estimate of 1,000 cubic yards or less)
- SUPPLEMENTAL WITH NO FEE (fee previously paid with original intent)

16. We hereby assume responsibility for reporting all earth excavated within 30 days of completion or by the end of the tax year, whichever comes first. (If a Corporation, an Officer must sign.)

<u>Craig Plourde</u>	<u>4/15/15</u>
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S)	DATE SIGNED
<u>Oscar P Plourde</u>	
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)	
<u>Mum Plourde</u>	<u>4/15/15</u>
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S)	DATE SIGNED
<u>Down Plourde</u>	
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)	
<u>PO Box 220</u>	
MAILING ADDRESS	
<u>SUNCOOK</u>	<u>NH</u>
CITY OR TOWN	STATE
	<u>03275</u>
	ZIP CODE
<u>DP.PSG@AOL.COM</u>	
E-MAIL ADDRESS	
<u>603.485.3061</u>	
HOME PHONE (AREA NUMBER WITHOUT DASHES)	CELL PHONE (AREA NUMBER WITHOUT DASHES)

DATE INTENT SENT TO TOWN: _____
E-MAIL REPORT & CERTIFICATE? YES NO
If NO, Report and Certificate will be mailed to the address above.

14. DESCRIPTION OF EARTH TO BE EXCAVATED DURING TAX YEAR

EARTH TYPE	ESTIMATED CUBIC YARDS (CY)
GRAVEL	<u>2000</u>
SAND	
LOAM	
STONE PRODUCTS	<u>2000</u>
OTHER ()	
TOTAL	<u>4000</u>

TO BE COMPLETED BY ASSESSING OFFICIALS

Amount of Security Required \$ _____
Security Posted (Bond, Certified Check, etc.) \$ _____

SIGNATURES & DATE OF ASSESSING OFFICIALS

The Selectmen/Assessing Officials hereby acknowledge receipt of the Notice of Intent to Excavate and certify that:

- All owners of record have signed the intent;
- If the land is in Current Use, the land use change tax shall be assessed on the non-qualifying land;
- The form is complete; and
- Any bond required under RSA 72-B:8 has been received.

<u>Jeff Gryval</u>	<u>5-27-2015</u>
SIGNATURE (IN INK)	DATE
<u>Kate A. Walker</u>	
SIGNATURE (IN INK)	DATE
<u>Jean Tardiff</u>	
SIGNATURE (IN INK)	DATE

FOR DUA USE ONLY

SIGNED ORIGINAL COPY - RETAINED BY CITY/TOWN
SIGNED COPY TO - OWNER, RETURNED BY ASSESSING OFFICIALS
SIGNED COPY TO - DEPT. OF REVENUE, MUNICIPAL & PROPERTY DIVISION

ALLENSTOWN HELPFUL LINKS

Allenstown Zoning Ordinance

https://www.allenstownnh.gov/sites/g/files/vyhlf241/f/uploads/zoning_ordinance_as_approved_on_030822.pdf

Allenstown Home Page: <https://www.allenstownnh.gov/>

Allenstown Zoning Map:

https://www.allenstownnh.gov/sites/g/files/vyhlf241/f/uploads/zoning_official_map_2019_aug.pdf

Allenstown Tax Incentive Zone:

https://www.allenstownnh.gov/sites/g/files/vyhlf241/f/file/file/proposed_162n_zone_10-20-10_11x17.pdf

New Hampshire Department of Revenue Gravel Tax Information Page:

<https://www.revenue.nh.gov/mun-prop/property/gravel.htm>

MEMORANDUM OF SALE
13 Allenstown Road, Allenstown, New Hampshire

Date: January 31, 2023

I, _____ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 13 Allenstown Road, Allenstown, State of New Hampshire, for the sum of:

_____ (\$ _____) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within forty-five (45) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Fifty Thousand Dollars (\$50,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 13 Allenstown Road in the Town of Allenstown, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: _____
(signature)

(print name)

(Address)

(telephone number)

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

ADDITIONAL TERMS AND CONDITIONS

The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.

Subject property will be sold to the highest bidder who must make a deposit of Fifty Thousand Dollars (\$50,000.00) in certified or treasurer's check or E-check through Earnnest payable to Paul McInnis LLC Escrow at time and place of sale with further payment required to meet Ten Percent (10%) of bid amount within forty-eight (48) hours. Balance of the purchase price is to be paid in cash, by certified check, bank cashier's check or by wire transfer with instructions to be provided upon request, in or within forty-five (45) days thereafter, to be delivered to the office of Craig Deachman and Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101. All of this to be accomplished during normal banking hours and time is of the essence.

If after the premises are sold the successful bidder shall refuse to execute a Memorandum of Sale, or if after signing, the bidder does not perform their part of the agreement, all funds being held shall be forfeited. In case of forfeiture, said funds shall become the property of the Seller and such forfeiture shall not release the successful bidder from this agreement. The Seller/Mortgagee reserves the right to convey the premises to the second highest bidder at the last highest bid without further notice by publication or otherwise under the same terms and conditions as were offered at today's foreclosure auction. Said second highest bidder will have three (3) days after notification by the foreclosing Mortgagee to make the required deposit and sign the foreclosure Memorandum of Sale. Should said second highest bidder refuse to execute a Memorandum of Sale or fail to so perform thereunder, then the Mortgagee shall have the option to purchase the premises for the amount of the second highest bid.

The premises are also being sold subject to any and all outstanding taxes, tax titles, municipal liens, water and sewer use charges, betterments, or assessments, superior encumbrances, occupants or leases, etc., if any there be.

The Buyer will be responsible for all taxes, water, sewer and refuse charges, interest, demands, late charges, etc., through the date of passing.

Initials: _____
(buyer) (buyer)

Additionally, the Buyer will be responsible for 100% of buyer and seller's documentary recording stamps, plus any and all recording charges and surcharges as required by the Registry of Deeds.

The Buyer at this foreclosure sale is advised and made aware of the following:

- The premises shall be conveyed subject to any tenants and/or occupants and subject to any leases, if any, affecting the premises. No representation is made by the mortgage holder regarding security deposits, whether the present tenants/occupants are subject to rent control, or what the monthly rental income is from such tenancies;
- If as of this date there are any tenants/occupants on said premises and the Buyer at this foreclosure sale wishes to evict any such tenant/occupant, Buyer must do so at Buyer's own expense;
- Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: _____
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: _____

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

Property C

84 South Village Road, Loudon, NH

Description

31.3±-acre site along South Village Road made up of two tax parcels with frontage along river.

Building Description

Improved with a 1,224 square foot single family residence, built in 1936. The residence contains 3 bedrooms and one and a half bathrooms with a 1,530 square foot garage.

Zoning: Village District

Deed Reference: Book 2926, Page 928

Road Frontage: 250' + 20'

Water: Private

Sewer: Private



2022 Property Assessment

Map: 20

Tax Rate \$20.19

	Assessed Value	Taxes	Outstanding Real Estate Taxes as of 1/31/23
Lot: 13 (17.4 acres)	\$260,000	\$4,976.64	\$15,204.05
Lot: 26 (13.9 acres)	\$67,259 (current use)	\$1,293.31	\$4,334.36
Total	\$327,259	\$6,269.95	\$19,538.41

Est. 1976

PAULMcINNIS LLC

AUCTIONS • REAL ESTATE • RESULTS





Property Card: 84 SOUTH VILLAGE ROAD
Town of Loudon, NH



Parcel ID: 20-13
PID: 000020000013000000

Owner: PLOURDE SAND & GRAVEL CO.,
Co-Owner: INC
Mailing Address:
P O BOX 220
SUNCOOK, NH 03275

General Information

Assessed Value

Map: 000020
Lot: 000013
Sub: 000000

Land: \$99,800
Buildings: \$137,600
Extra Features: \$22,600
Total: \$260,000

Land Use: 1F RES
Zone: VILLAGE DISTRICT
Land Area in Acres: 17.4
Current Use: N
Neighborhood: N-E
Frontage: 00
Waterfront: N
View Factor:

Sale History

Book/Page: 2926-928
Sale Date: 9/11/2006
Sale Price: 300000

Building Details

Model Description: CAPE
Total Gross Area: 1224
Year Built: 1936
Building Grade: AVG+20
Stories: 1.50 STORY

Condition: AVERAGE
Depreciation: 0
No. Bedrooms: 3
No. Baths: 1
Adj Bas: 0



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



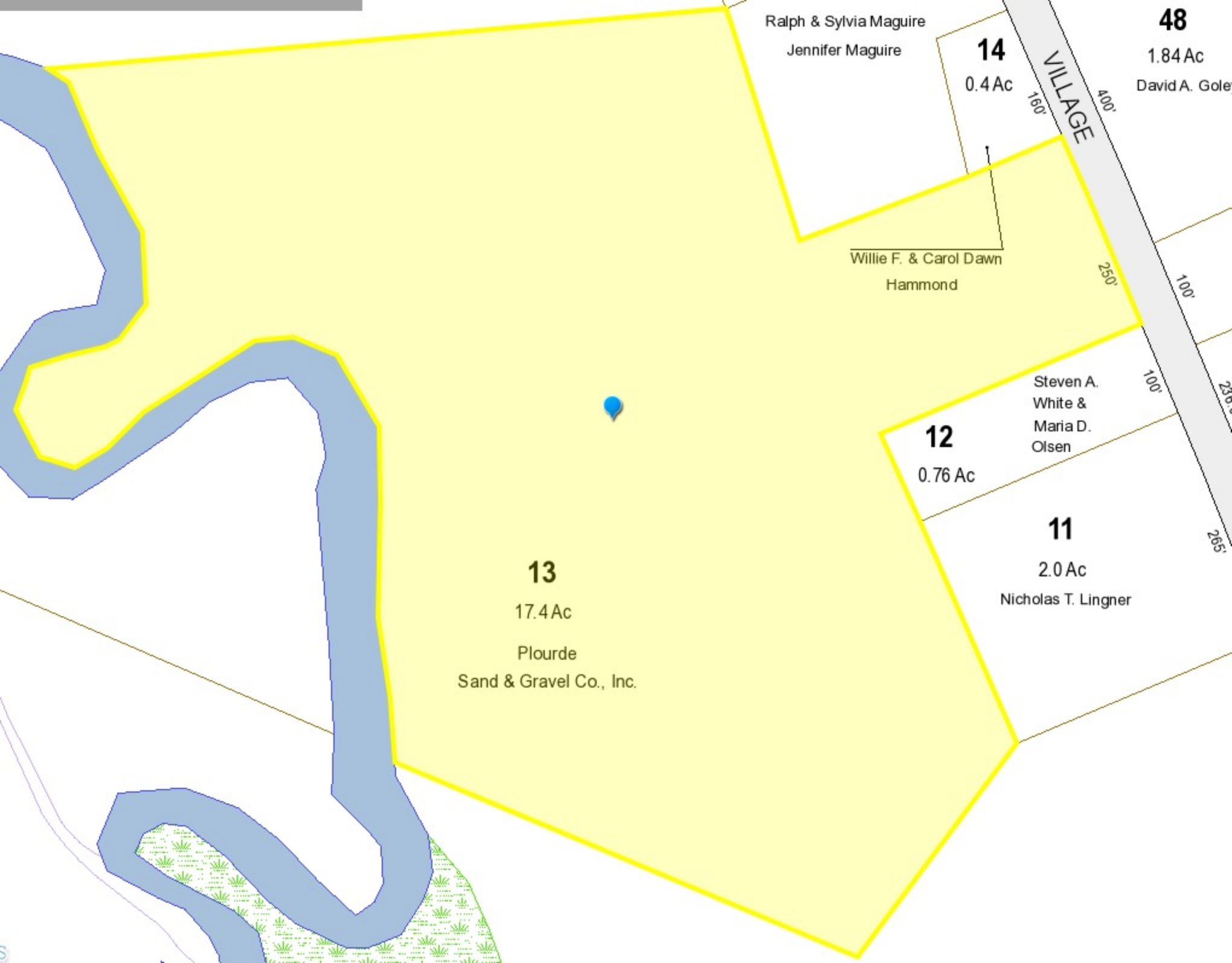
Property Card: SOUTH VILLAGE ROAD
Town of Loudon, NH

<p>NO PHOTO AVAILABLE</p>	<p>Parcel ID: 20-26 PID: 000020000026000000</p> <p>Owner: PLOURDE SAND & GRAVEL CO., Co-Owner: INC Mailing Address: P O BOX 220 SUNCOOK, NH 03275</p>
General Information	Assessed Value
<p>Map: 000020 Lot: 000026 Sub: 000000</p> <p>Land Use: COM/IND Zone: VILLAGE DISTRICT Land Area in Acres: 13.9 Current Use: Y Neighborhood: N-E Frontage: 00 Waterfront: N View Factor:</p>	<p>Land: \$67,259 Buildings: \$0 Extra Features: \$0 Total: \$67,259</p> <hr/> <p style="text-align: center;">Sale History</p> <p>Book/Page: 2926-928 Sale Date: 9/11/2006 Sale Price: 300000</p>
Building Details	
<p>Model Description: Total Gross Area: 0 Year Built: 0 Building Grade: Stories:</p>	<p>Condition: Depreciation: 0 No. Bedrooms: 0 No. Baths: 0 Adj Bas: 0</p>



www.cai-tech.com

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Ralph & Sylvia Maguire
Jennifer Maguire

14
0.4 Ac

VILLAGE
160'
400'

48
1.84 Ac
David A. Gole

Willie F. & Carol Dawn
Hammond

250'

100'

Steven A.
White &
Maria D.
Olsen

12
0.76 Ac

100'

11

2.0 Ac
Nicholas T. Lingner

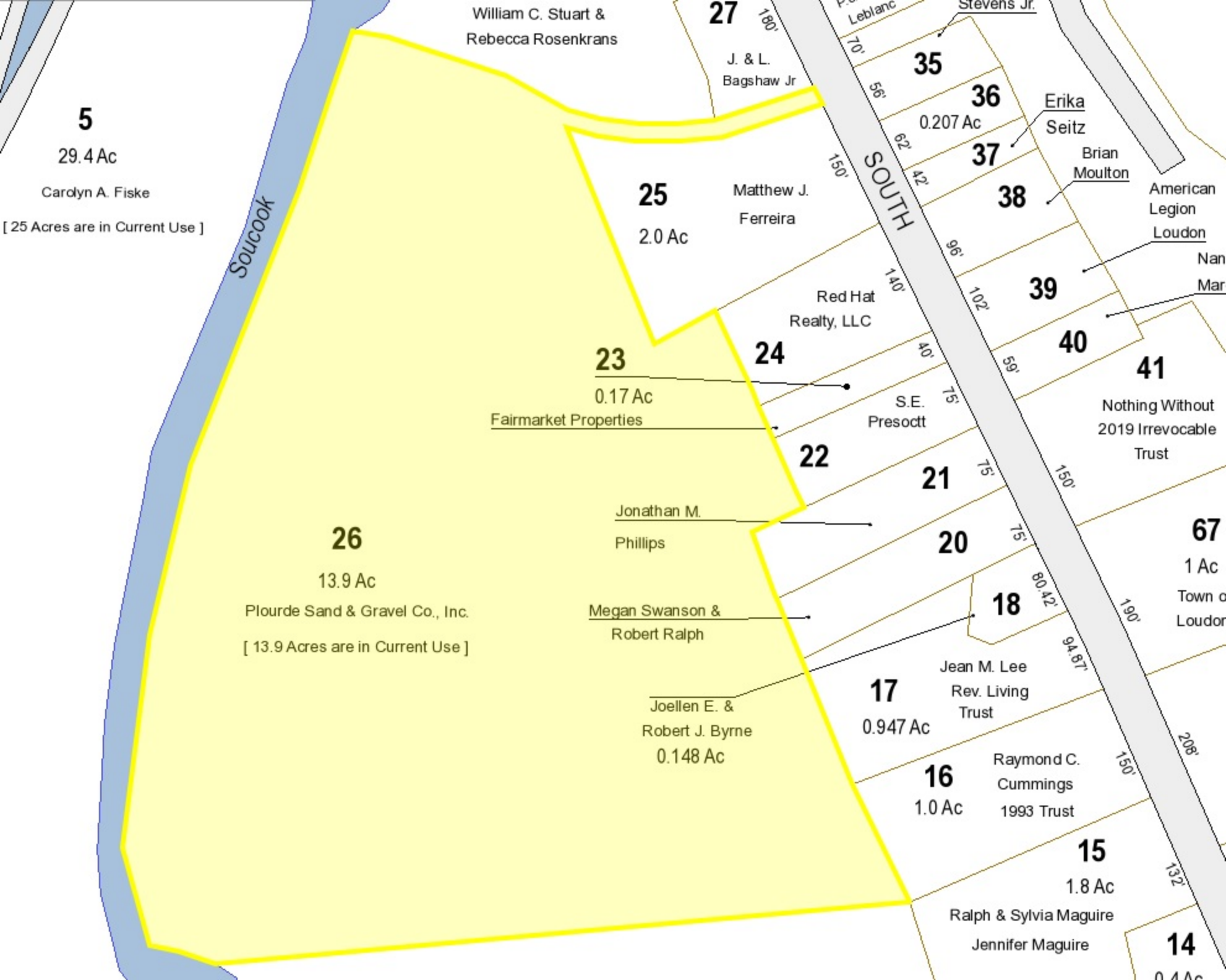
265'

13

17.4 Ac

Plourde
Sand & Gravel Co., Inc.





5

29.4 Ac

Cardyn A. Fiske

[25 Acres are in Current Use]

Soucook

William C. Stuart &
Rebecca Rosenkrans

27

J. & L.
Bagshaw Jr

25

2.0 Ac

Matthew J.
Ferreira

23

0.17 Ac

Fairmarket Properties

24

Red Hat
Realty, LLC

26

13.9 Ac

Plourde Sand & Gravel Co., Inc.

[13.9 Acres are in Current Use]

Jonathan M.
Phillips

Megan Swanson &
Robert Ralph

Joellen E. &
Robert J. Byrne
0.148 Ac

22

21

20

18

17

0.947 Ac

Jean M. Lee
Rev. Living
Trust

16

1.0 Ac

Raymond C.
Cummings
1993 Trust

15

1.8 Ac

Ralph & Sylvia Maguire
Jennifer Maguire

14

0.4 Ac

35

36

0.207 Ac

Erika
Seitz

37

38

Brian
Moulton

39

40

41

Nothing Without
2019 Irrevocable
Trust

67

1 Ac
Town of
Loudon

SOUTH

180'

170'

150'

140'

130'

120'

110'

100'

90'

80'

70'

60'

50'

40'

30'

20'

10'

190'

150'

132'

208'

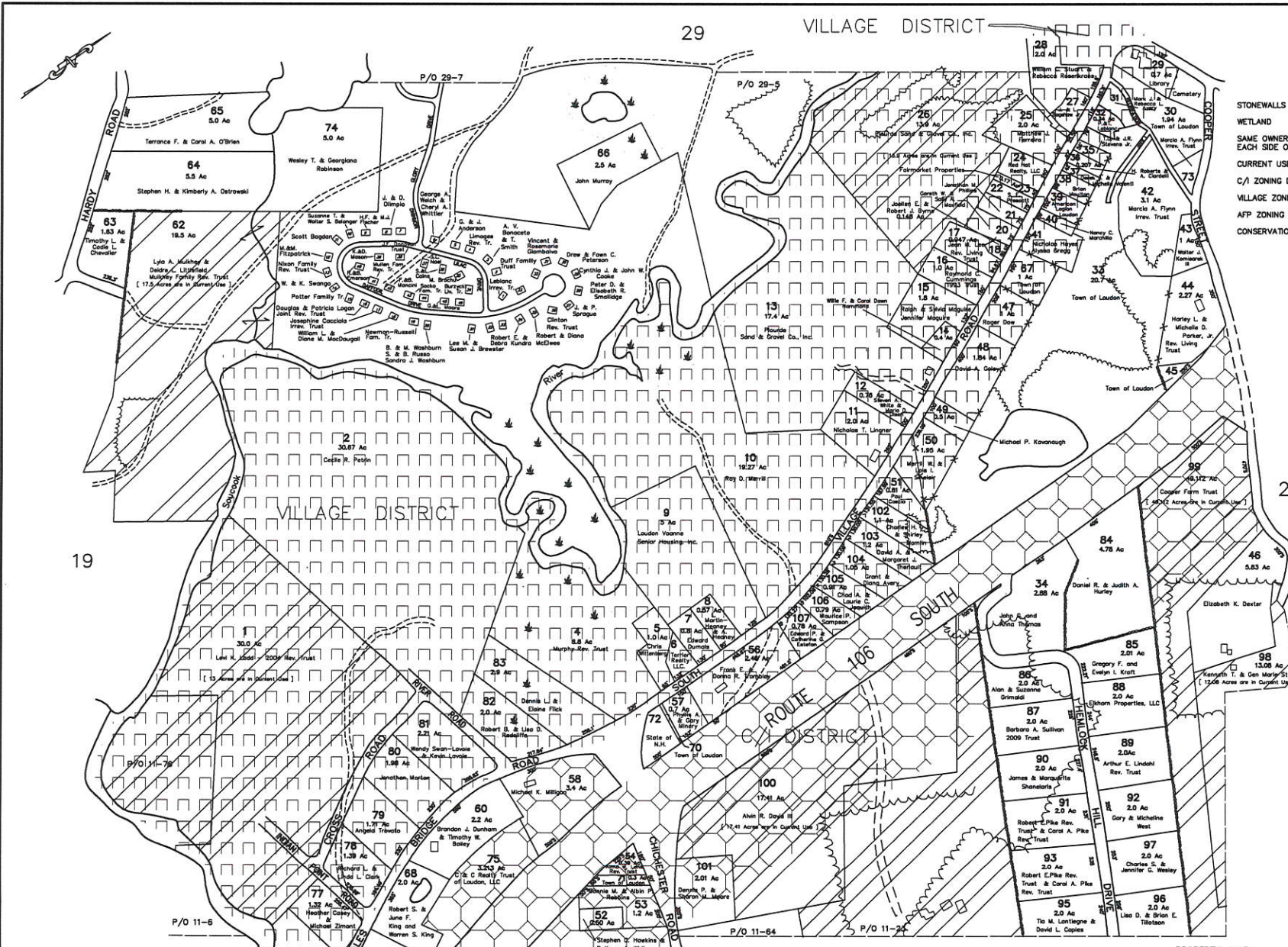
132'

100'

100'

LEGEND

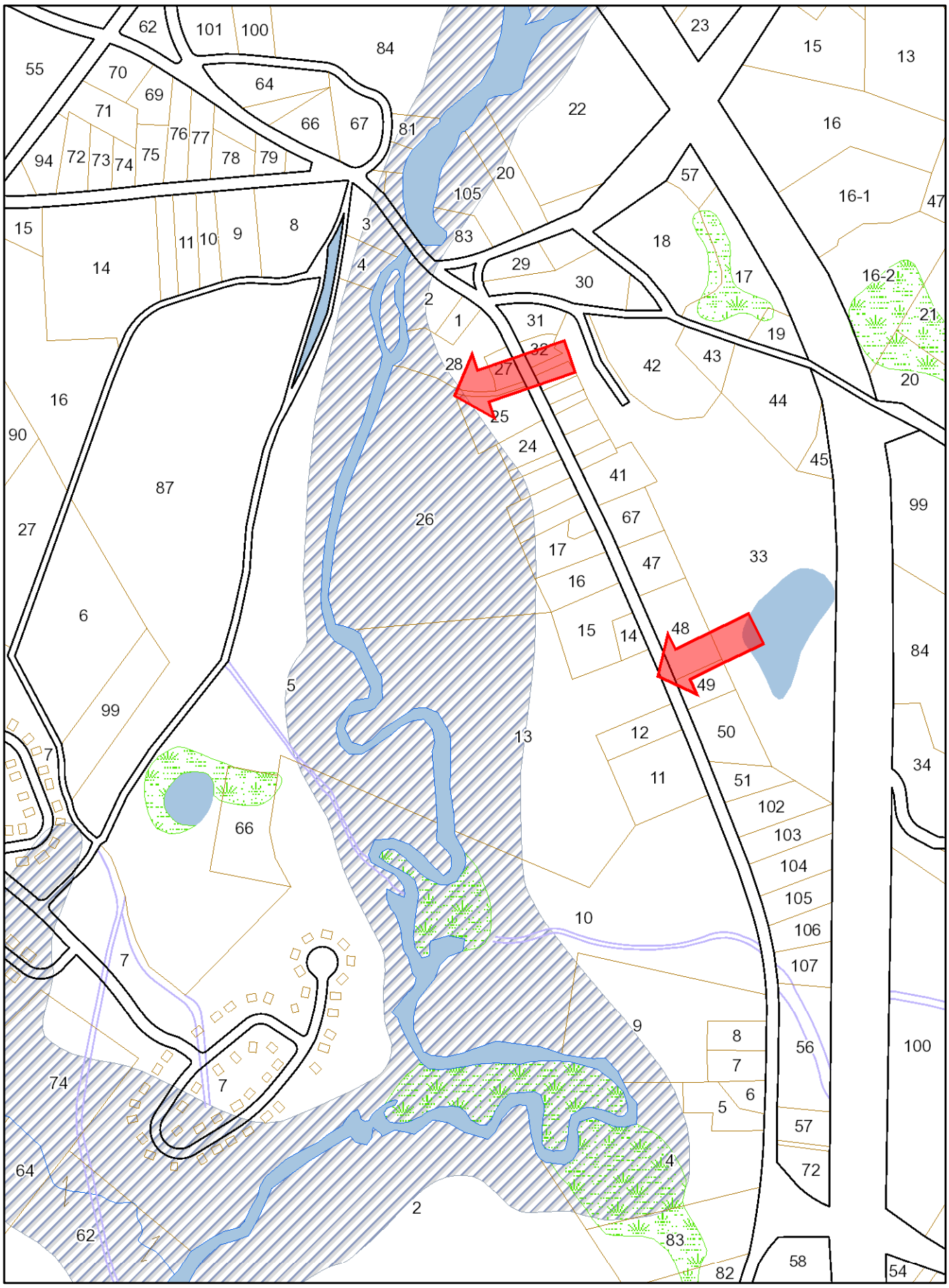
- STONEWALLS
- WETLAND
- SAME OWNER ON EACH SIDE OF THE LINE
- CURRENT USE
- C/Z ZONING DISTRICT
- VILLAGE ZONING DISTRICT
- AFP ZONING DISTRICT
- CONSERVATION EASEMENT



REVISED AND REPRINTED BY
CAI TECHNOLOGIES

For Assessment Purposes
Not to be used for Conveyances

PROPERTY MAP
TOWN OF LOUDON
MERRIMACK COUNTY, NEW HAMPSHIRE
PREPARED BY:
JAMES W. SEWALL COMPANY
OLD TOWN MAINE
SCALE: 1 INCH = 200 FEET



LOUDON HELPFUL LINKS

Town of Loudon Rules, Regulations & Ordinances:

<https://www.loudonnh.org/planning-board/pages/rules-regulations-ordinances>

New Hampshire Department of Revenue Gravel Tax Information Page:

<https://www.revenue.nh.gov/mun-prop/property/gravel.htm>

MEMORANDUM OF SALE
84 South Village Road, Loudon, New Hampshire

Date: January 31, 2023

I, _____ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 84 South Village Road, Loudon, State of New Hampshire, for the sum of:

_____ (\$ _____) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Ten Thousand Dollars (\$10,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within forty-five (45) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Ten Thousand Dollars (\$10,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 84 South Village Road in the Town of Loudon, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: _____
(signature)

(print name)

(Address)

(telephone number)

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

ADDITIONAL TERMS AND CONDITIONS

The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.

Subject property will be sold to the highest bidder who must make a deposit of Ten Thousand Dollars (\$10,000.00) in certified or treasurer's check or E-check through Earnnest payable to Paul McInnis LLC Escrow at time and place of sale with further payment required to meet Ten Percent (10%) of bid amount within forty-eight (48) hours. Balance of the purchase price is to be paid in cash, by certified check, bank cashier's check or by wire transfer with instructions to be provided upon request, in or within forty-five (45) days thereafter, to be delivered to the office of Craig Deachman and Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101. All of this to be accomplished during normal banking hours and time is of the essence.

If after the premises are sold the successful bidder shall refuse to execute a Memorandum of Sale, or if after signing, the bidder does not perform their part of the agreement, all funds being held shall be forfeited. In case of forfeiture, said funds shall become the property of the Seller and such forfeiture shall not release the successful bidder from this agreement. The Seller/Mortgagee reserves the right to convey the premises to the second highest bidder at the last highest bid without further notice by publication or otherwise under the same terms and conditions as were offered at today's foreclosure auction. Said second highest bidder will have three (3) days after notification by the foreclosing Mortgagee to make the required deposit and sign the foreclosure Memorandum of Sale. Should said second highest bidder refuse to execute a Memorandum of Sale or fail to so perform thereunder, then the Mortgagee shall have the option to purchase the premises for the amount of the second highest bid.

The premises are also being sold subject to any and all outstanding taxes, tax titles, municipal liens, water and sewer use charges, betterments, or assessments, superior encumbrances, occupants or leases, etc., if any there be.

The Buyer will be responsible for all taxes, water, sewer and refuse charges, interest, demands, late charges, etc., through the date of passing.

Initials: _____
 (buyer) *(buyer)*

Additionally, the Buyer will be responsible for 100% of buyer and seller's documentary recording stamps, plus any and all recording charges and surcharges as required by the Registry of Deeds.

The Buyer at this foreclosure sale is advised and made aware of the following:

- The premises shall be conveyed subject to any tenants and/or occupants and subject to any leases, if any, affecting the premises. No representation is made by the mortgage holder regarding security deposits, whether the present tenants/occupants are subject to rent control, or what the monthly rental income is from such tenancies;
- If as of this date there are any tenants/occupants on said premises and the Buyer at this foreclosure sale wishes to evict any such tenant/occupant, Buyer must do so at Buyer's own expense;
- Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: _____
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: _____

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

Property D

40 South Village Road, Loudon, NH

Description

A 4,420 sq. ft. two-story building constructed in 1787 and fully remodeled from 2010 – 2013 on a .90 acre lot. The ground floor level is occupied by Loudon Village Country Store. The store measures 2,300 sq. ft. with counter space, a cooking area, cold and frozen display areas, a bathroom, a small office and a seasonal ice cream stand.

The upstairs has two residential units. A 1 bedroom, 1 bath (750 sq. ft.) unit and a 3 bedroom, 1 bath (1,370 sq. ft.) unit.

The property is serviced by city water and natural gas with individual gas meters for each unit. There is on-site parking for approximately 24 cars.

Zoning: Village District

Deed Reference: Book 3481, Page 1334

Road Frontage: 140'

Water: Private

Sewer: Private

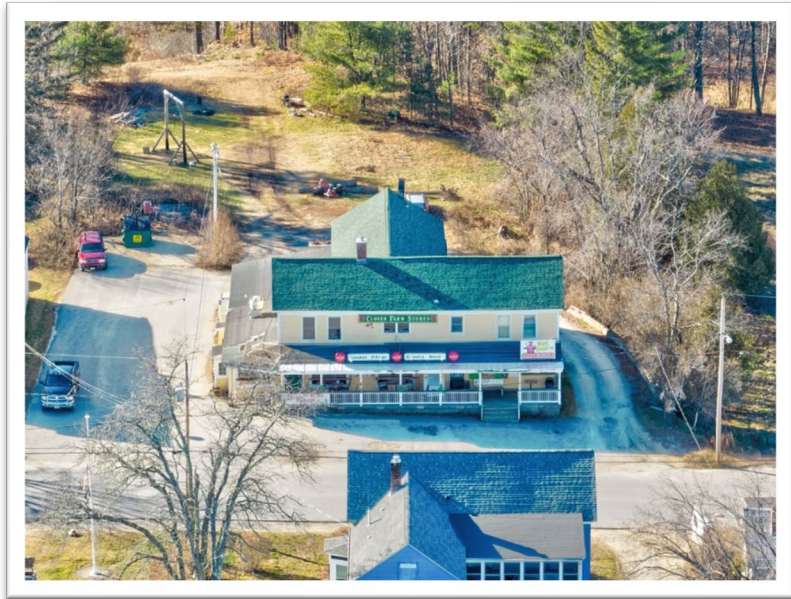


2022 Property Assessment

Tax Map: 20

Tax Rate: \$20.19

	Assessed Value	Taxes	Outstanding Real Estate Taxes as of 1/31/23
Lot: 24	\$326,600	\$6,594.00	\$20,082.43
Total:	\$326,600	\$6,594.00	\$20,082.43





Property Card: 40 SOUTH VILLAGE ROAD
Town of Loudon, NH



Parcel ID: 20-24
PID: 000020000024000000

Owner: RED HAT REALTY LLC
Co-Owner:
Mailing Address: PO BOX 220
SUNCOOK, NH 03275

General Information

Assessed Value

Map: 000020
Lot: 000024
Sub: 000000

Land: \$78,000
Buildings: \$238,100
Extra Features: \$10,500
Total: \$326,600

Land Use: COM/IND
Zone: VILLAGE DISTRICT
Land Area in Acres: 0.9
Current Use: N
Neighborhood: N-E
Frontage: 00
Waterfront: N
View Factor:

Sale History

Book/Page: 3481-1334
Sale Date: 6/17/2015
Sale Price: 0

Building Details

Model Description: COLONIAL
Total Gross Area: 2398
Year Built: 1787
Building Grade: AVG+30
Stories: 2.00 STORY

Condition: GOOD
Depreciation: 0
No. Bedrooms: 0
No. Baths: 1
Adj Bas: 0



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



Robert M. & Nancy Young

Michael & Treesha Maniotis

28
2.0 Ac

William C. Stuart & Rebecca Rosenkrans

27
J. & L. Bagshaw Jr

25
2.0 Ac

Matthew J. Ferreira

23
0.17 Ac
Fairmarket Properties

24

Red Hat Realty, LLC

22

Jonathan M. Phillips

26
13.9 Ac

Plourde Sand & Gravel Co., Inc.

[13.9 Acres are in Current Use]

Megan Swanson & Robert Ralph

RECREATION LANE

SOUTH

TOWN OF LOUDON

31
Mark J. & Rebecca L. Avery

32
0.34 Ac
P.&T. Leblanc

35

36
0.207 Ac

Erika Seitz

37

Brian Moulton

38

American Legion Loudon

39

Nancy C. Marchillo

40

41

Nothing Without 2019 Irrevocable Trust

21

20

18

42

3.1 Ac
Marcia A. Flynn Irrev. Trust

67
1 Ac
Town of Loudon

Irrev. Trust

73

43
1 Ac

3
20.
Town of

20150009896 Recorded in Merrimack County, NH In the Records of Kathi L. Guay, CPO, Register
BK: 3481 PG: 1334, 6/17/2015 8:42 AM RECORDING \$14.00 SURCHARGE \$2.00

MERRIMACK COUNTY RECORDS *Kathi L. Guay* CPO, Register

Prepared by:
Barton L. Mayer, Esquire
Upton & Hatfield, LLP
10 Centre St., P. O. Box 1090
Concord, NH 03302-1090

B
144
232

DEED

The **TOWN OF LOUDON**, a municipal corporation, acting by and through its Board of Selectmen, having a mailing address of 29 S. Village Rd., P. O. 7837, Loudon, NH 03307, for consideration paid, grants to **RED HAT REALTY, LLC**, having a mailing address of P. O. Box 220, Suncook, NH 03275, **WITHOUT COVENANTS**, all of its rights, title and interest in:

A certain property described in the invoice books as Tax Map 20, Lot 24, located at 40 South Village Road, consisting of 0.90 acres of land, including any buildings thereon, as recorded at the Registry of Deeds in Book 3069, Page 1775.
Loudon, NH


MEANING AND INTENDING to describe and convey all of the Town of Loudon's rights, title and interest in the premises described in the deed of the Town of Loudon Tax Collector, dated April 9, 2015, and recorded in the Merrimack County Registry of Deeds at Book 3475, Page 1012.

S/B →
3475-1011


20150009896 Recorded in Merrimack County, NH In the Records of Kathi L. Guay,CPO, Register
BK: 3481 PG: 1335, 6/17/2015 8:42 AM RECORDING \$14.00 SURCHARGE \$2.00

WHEREFORE, the Town of Loudon has executed this Deed this 16 day of
June, 2015 by signature of its Board of Selectmen, duly authorized.

TOWN OF LOUDON
BOARD OF SELECTMEN



Dustin J. Bowles



Robert P. Krieger

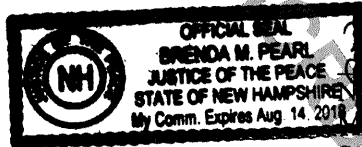



Steven R. Ives

**STATE OF NEW HAMPSHIRE
COUNTY OF MERRIMACK**

Then personally appeared Dustin J. Bowles, Robert P. Krieger, and Steven R. Ives,
Selectmen of the Town of Loudon, duly authorized to execute the foregoing instrument on behalf
of the Town as aforesaid.

Before me,





Notary Public/Justice of the Peace
Commission Expires:

Seal:

**THIS TRANSFER IS EXEMPT FROM THE REAL ESTATE TRANSFER TAX
PURSUANT TO RSA 78-B:2, XVIII.**

MEMORANDUM OF SALE
40 South Village Road, Loudon, New Hampshire

Date: January 31, 2023

I, _____ (hereinafter referred to as the "Buyer"), hereby acknowledge that I have this day agreed to purchase at a Mortgagee's Public Auction Foreclosure Sale from GreenLake Real Estate Fund, LLC (hereinafter referred to as the "Seller"), The real estate situated at and numbered: 40 South Village Road, Loudon, State of New Hampshire, for the sum of:

_____ (\$ _____) Dollars

Buyer hereby agrees to comply with all of the terms of the sale as stated in this Memorandum of Sale as well as the additional terms, which are attached hereto. Buyer has this day paid to Seller Ten Thousand Dollars (\$10,000.00) as a non-refundable deposit on the sale, with further payment required to meet Ten Percent (10%) of the final bid amount within forty-eight (48) hours to be paid to the Law Offices of Craig, Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 (Telephone No.: 603-665-9111, email address mvanzanten@cda-law.com). Said deposit shall be forfeited to the use of Seller in the event that Buyer fails to comply with any terms of the sale. Notwithstanding any and all forfeitures, said forfeitures shall not relieve the Buyer of any liability under this contract.

The balance of the purchase price shall be paid in cash, certified or treasurer's check and shall be deposited with the office of Craig Deachman & Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101 within forty-five (45) Days. The said real estate will be conveyed by a Mortgagee's Foreclosure Deed upon receipt of the balance of the purchase price. All of this to be accomplished during normal banking hours and time is of the essence.

No personal property of any nature is included in this contract or sale except such as are particularly mentioned in writing herein.

In addition to the purchase price, the Buyer shall also pay all unpaid real estate taxes, water and sewer bills, municipal liens, tax titles, betterments and assessments, and document tax stamps to the State of New Hampshire (\$15.00 per thousand) with recording charges as required by the Registry of Deeds.

Seller acknowledges that Seller has this day received from the Buyer the sum of Ten Thousand Dollars (\$10,000.00) as a non-refundable deposit towards this purchase. The real estate is situated at and numbered: 40 South Village Road in the Town of Loudon, State of New Hampshire, and specifically identified in a Mortgage recorded with the Merrimack County Registry of Deeds at Book 3441, Page 0643, this day sold by said Auctioneer at public auction for the sale price as noted above, subject to any and all terms and conditions of the sale.

Buyer: _____
(signature)

(print name)

(Address)

(telephone number)

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

ADDITIONAL TERMS AND CONDITIONS

The successful bidder shall be required to execute a Memorandum of Sale upon acceptance of the bid.

Subject property will be sold to the highest bidder who must make a deposit of Ten Thousand Dollars (\$10,000.00) in certified or treasurer's check or E-check through Earnnest payable to Paul McInnis LLC Escrow at time and place of sale with further payment required to meet Ten Percent (10%) of bid amount within forty-eight (48) hours. Balance of the purchase price is to be paid in cash, by certified check, bank cashier's check or by wire transfer with instructions to be provided upon request, in or within forty-five (45) days thereafter, to be delivered to the office of Craig Deachman and Associates, PLLC, 1662 Elm Street, Manchester, New Hampshire 03101. All of this to be accomplished during normal banking hours and time is of the essence.

If after the premises are sold the successful bidder shall refuse to execute a Memorandum of Sale, or if after signing, the bidder does not perform their part of the agreement, all funds being held shall be forfeited. In case of forfeiture, said funds shall become the property of the Seller and such forfeiture shall not release the successful bidder from this agreement. The Seller/Mortgagee reserves the right to convey the premises to the second highest bidder at the last highest bid without further notice by publication or otherwise under the same terms and conditions as were offered at today's foreclosure auction. Said second highest bidder will have three (3) days after notification by the foreclosing Mortgagee to make the required deposit and sign the foreclosure Memorandum of Sale. Should said second highest bidder refuse to execute a Memorandum of Sale or fail to so perform thereunder, then the Mortgagee shall have the option to purchase the premises for the amount of the second highest bid.

The premises are also being sold subject to any and all outstanding taxes, tax titles, municipal liens, water and sewer use charges, betterments, or assessments, superior encumbrances, occupants or leases, etc., if any there be.

The Buyer will be responsible for all taxes, water, sewer and refuse charges, interest, demands, late charges, etc., through the date of passing.

Initials: _____
 (buyer) *(buyer)*

Additionally, the Buyer will be responsible for 100% of buyer and seller's documentary recording stamps, plus any and all recording charges and surcharges as required by the Registry of Deeds.

The Buyer at this foreclosure sale is advised and made aware of the following:

- The premises shall be conveyed subject to any tenants and/or occupants and subject to any leases, if any, affecting the premises. No representation is made by the mortgage holder regarding security deposits, whether the present tenants/occupants are subject to rent control, or what the monthly rental income is from such tenancies;
- If as of this date there are any tenants/occupants on said premises and the Buyer at this foreclosure sale wishes to evict any such tenant/occupant, Buyer must do so at Buyer's own expense;
- Radon Gas: Radon gas, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. This gas may pass into a structure through the ground or through

water from a deep well. Testing can establish its presence and equipment is available to remove it from the air or water.

- Subject to any Right of Redemption by the United States of America or its agencies or subsidiaries, if any there be;
- Risk of Loss: The Buyer acknowledges that from and after this date, the Buyer shall have the sole risk of loss and the Mortgagee shall have no responsibility for maintaining insurance on the premises. In the event that the premises is damaged by fire or other casualty after the date hereof, the Buyer shall remain obligated to consummate the sale without any reduction in the purchase price;
- In the event the Seller cannot convey title to the property as stipulated, the deposit and, if applicable, the balance of the purchase price shall be refunded and all rights hereunder shall cease and the Buyer shall have no recourse against the Seller or Seller's employees, agents and representatives whether at law or in equity and the obligations of all parties under this Memorandum of Sale shall be null and void;

Initials: _____
(buyer) (buyer)

The Buyer is further advised that all information as shown in the newspaper advertisements and the brochure that has been used for mailing and/or distribution at this auction sale has been compiled purely for the convenience and assistance of the Buyer and while the information shown is assumed to be reasonably correct, it is not guaranteed and/or warranted by the Mortgagee, Auctioneer, Attorney for the Mortgagee, nor any representative of the Mortgagee;

- The Buyer is aware and acknowledges that the property is being sold "as is" and further acknowledges that no representations or warranties of any kind whatsoever have been made by or on behalf of the Mortgagee as to the condition, construction or fitness for habitation or whether it conforms to applicable state or local building and sanitary codes. Further, no representations or warranties have been made by or on behalf of the Mortgagee concerning zoning, state of title, utilities, condition of the premises or otherwise.

I, the Buyer at this Public Auction Sale, do hereby acknowledge that I have read the foregoing and agree to the terms and conditions as set forth and I further acknowledge receipt of a copy of these terms and conditions and a copy of the Auctioneer's Memorandum of Sale.

Buyer: _____

Seller: GreenLake Real Estate Fund, LLC
By its Attorneys:
Craig Deachman and Associates PLLC

Authorized Agent

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. 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 or sent electronically through Dotloop. To use Dotloop, send your request to admin@paulmcinnis.com.

BIDDER DEPOSIT: If a bidder wishes to bid on one or more of the four properties, he or she will need to provide the required deposit for each of the properties for which they wish to bid. Online Bidders can provide their deposit electronically through **EARNNEST**. **EARNNEST** is a digital payment platform, and a link can be found either on the Auctioneer's website or by request of the auctioneer at admin@paulmcinnis.com. **Electronic Deposits** must be initiated no less than 24 hours prior to the auction.

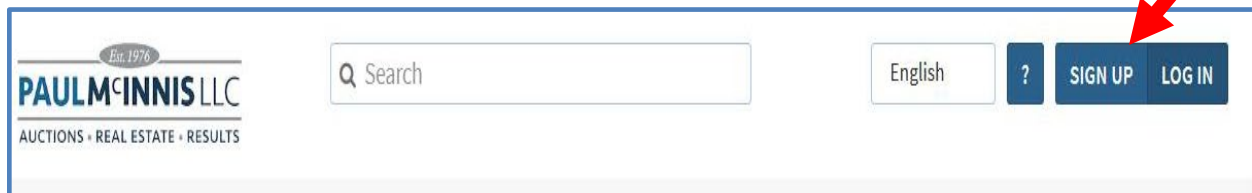
Deposit Amount Per Property:

Property A - 523-527 West River Road, Hooksett, NH	\$50,000.00
Property B – 13 Allenstown Road, Allenstown, NH	\$50,000.00
Property C – 84 South Village Road, Loudon, NH	\$10,000.00
Property D – 40 South Village Road, Loudon, NH	\$10,000.00

ADDITIONAL DEPOSIT: The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price, no later than 48 hours from the close of the auction. 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 Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit(s) which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

You can access the online auction portal 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 or (603) 964-1301



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

On-site bidders bring this completed form to auction site. Online bidders should email this completed form to admin@paulmcinnis.com

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

BIDDER REGISTRATION FORM • 23PM-01ABCD
Date: Tuesday, January 31st at 11:00 a.m.
Re: Plourde Sand & Gravel Inc.
Hooksett, Allenstown & Loudon, New Hampshire

Select Property: **Property A** **Property B** **Property C** **Property D**

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

BIDDER DEPOSIT: If a bidder wishes to bid on one or more of the four properties, he or she will need to provide the required deposit for each of the properties for which they wish to bid. Bidders can either bring a Cashier's Check or Certified Check, made payable Paul McInnis, LLC Escrow, to the auction location at the time of the sale or they can provide their deposit electronically through EARNNEST. EARNNEST is a digital payment platform, and a link can be found either on the Auctioneer's website, in this package, or by request of the auctioneer at admin@paulmcinnis.com. Electronic Deposits must be initiated no less than 24 hours prior to the auction.

Deposit Amount Per Property:

Property A – 523-527 West River Road, Hooksett, NH	\$50,000.00
Property B – 13 Allenstown Road, Allenstown, NH	\$50,000.00
Property C – 84 South Village Road, Loudon, NH	\$10,000.00
Property D – 40 South Village Road, Loudon, NH	\$10,000.00

ADDITIONAL DEPOSIT: The Successful Bidder(s) will be required to tender an additional deposit to increase their initial deposit to a total of Ten Percent (10%) of the Total Purchase Price, no later than 48 hours from the close of the auction. 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 Memorandum of Sale and tender the additional deposit, the Bidder agrees to forfeit the initial deposit(s) which shall become a NON-REFUNDABLE, NON-COMPLIANCE FEE.

TERMS: Balance due at closing within forty-five (45) days of sale. Subject to all terms of Mortgagee's Notice of Sale. For a Property Information Package with further details go to paulmcinnis.com

I hereby represent that I have reviewed the Property Information Package including the Mortgagee's Notice of Sale, Memorandum of Sale Agreement, and I agree to abide by any and all Terms.

PRINT BIDDER'S NAME:

SIGNATURE OF BIDDER:

DATE:

23PM-01ABCD Reviewed by: