

# **REAL ESTATE AUCTION**

DEVELOPMENT OPPORTUNITY IN PRIME LOCATION .86+/- Acre Lot w/ 3,875+/- sf Auto Repair Shop ~ Zoning: B2

235 WASHINGTON ST., CLAREMONT, NH

WEDNESDAY, JANUARY 21 AT 12PM ON-SITE

Preview: Tuesday, January 13 (11am-1pm)

NH Lic. #6018



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# TRANSMITTAL LETTER TERMS & CONDITIONS BUYER'S PREMIUM SAMPLE P&S PROPERTY INFORMATION & PHOTOS LOCATION MAP



The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property
Information Packet was derived from reliable sources and
is believed to be correct, but is not guaranteed. Buyers
shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.







November 14, 2025

#### Dear Prospective Bidder:

JJManning Auctioneers is pleased to present an exceptional opportunity: a prime .86+/- acre development lot featuring a 3,875+/- sq. ft. auto repair shop, located at 235 Washington St., Claremont, NH. This property is zoned B2 and boasts a highly desirable location on Route 103, offering excellent visibility and accessibility. It is conveniently situated near a wide array of retail stores and restaurants, including the Claremont Plaza Shopping Center and Claremont Marketplace, making it an ideal site for various commercial ventures.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this prime development opportunity with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, January 21, 2026 at 12:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$20,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jimanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE

President



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# DEVELOPMENT OPPORTUNITY IN PRIME LOCATION .86+/- Acre Lot w/ 3,875+/- sf Auto Repair Shop ~ Zoning: B2

#### 235 WASHINGTON ST., CLAREMONT, NH

#### WEDNESDAY, JANUARY 21 AT 12PM ON-SITE

**Preview: Tuesday, January 13 (11am-1pm)** 

NH Lic. #6018

<u>Terms of Sale:</u> 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, January 23, 2026. Balance in 30 days.

- <u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.
- <u>B.</u> Closing will take place on or before Friday, February 20, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.
- <u>D.</u> The property is being sold "as is, with all faults". We encourage you to attend the Property Preview and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.
- <u>E.</u> Auctioneer reserves the right to enter protective bids on behalf of Seller.
- <u>F.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- <u>H.</u> Other terms, if any, to be announced at the auction sale.



There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price: \$100,000.00

Add 10% Buyer's Premium: \$ 10,000.00

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Contract sales price: \$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

Buver's	Initials:
Duyci	muais.

#### AUCTION PURCHASE AND SALE AGREEMENT (NH Lic# 6018)

This 21st day of January, 2026

#### 1. PARTIES AND MAILING ADDRESSES

Roger M. Hofmann & Patricia A. Hofmann hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

#### 2. DESCRIPTION

The land with the buildings thereon known as 235 Washington St., Claremont, NH.

#### 3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

#### 4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Warranty Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

#### 5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRIC	Έ
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The agreed purch	RICE ase price for said p	premises isdollars, of wh	ich
	\$	have been paid as a deposit this day and	
	\$	are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, January 23, 2026 as the additional deposit	
	\$	are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)	
	\$	TOTAL	

#### 7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, February 20, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

#### 8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

#### 9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buy	zer':	s l	[ni	tia	ls:

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

#### 10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

#### 11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

#### 12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

#### 13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

#### 14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

#### 15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

#### 16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

#### 17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

#### 18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

#### 19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

#### 20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

#### 21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

#### 22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a New Hampshire contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

#### 23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

#### 24. ENVIRONMENTAL

Seller has indicated there are no open files on this property with NH DES. Following the sale of the building the buyer would assume responsibility for any future environmental issues, if any. Buyer acknowledges that buyer has reviewed or been given the opportunity to review all available information in the Property Information Package(s).

#### 25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

NOTICE: This is a legal document that creates binding obliga	tions. If not understood, consult an attorney.	
Roger M. Hofmann & Patricia A. Hofmann, Seller(s)	BUYER	
By: Roger M. Hofmann		
By: Patricia A. Hofmann	BUYER	
Buyer's Mailing Address (Street or P.O. Box)	Buyer's Attorney (Name)	
Buyer's Mailing Address (City, State & Zip Code)	Buyer's Attorney (Firm)	

	Buyer's Initials:
Buyer's Daytime Phone	Buyer's Attorney's Address (Street or P.O. Box)
Buyer's Evening Phone	Buyer's Attorney's Address (City, State & Zip Code)
	Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

#### 235 WASHINGTON ST

Location 235 WASHINGTON ST Mblu 133//50//

Acct# 15500 Owner HOFMANN ROGER M

**Assessment** \$275,800 **Appraisal** \$275,800

PID 2567 Building Count 1

#### **Current Value**

Appraisal					
Valuation Year Improvements Land Total					
2024	\$89,400	\$186,400	\$275,800		
Assessment					
Valuation Year	Improvements	Land	Total		
2024	\$89,400	\$186,400	\$275,800		

#### **Owner of Record**

OwnerHOFMANN ROGER MSale Price\$0

Co-Owner HOFMANN PATRICIA A Certificate

 Address
 281 HEWITT RD
 Book & Page
 0719/0085

 CLAREMONT, NH 03743
 Sale Date
 03/31/1983

#### **Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
HOFMANN ROGER M	\$0		0719/0085	03/31/1983

#### **Building Information**

#### **Building 1 : Section 1**

Year Built:1920Living Area:3,875Replacement Cost:\$213,281Building Percent Good:33

Replacement Cost

Less Depreciation: \$70,400

Building Attributes		
Field	Description	

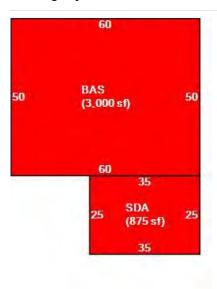
Style:	Auto Service
Model	Ind/Com
Grade	C-
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Wood Truss
Roof Cover	Rolled Compos
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Bldg Use	Auto Repr MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3321
Heat/AC	None
Frame Type	Masonry
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil/Mn Wl
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	0.00

#### **Building Photo**



(https://images.vgsi.com/photos/ClaremontNHPhotos///0016/P4269214\_16

#### **Building Layout**



(ParcelSketch.ashx?pid=2567&bid=2742)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	3,000	3,000
SDA	Store Display Area	875	875
		3,875	3,875

#### Extra Features

Extra Features	Legend
No Data for Extra Features	

#### **Land Use**

#### **Land Line Valuation**

Use Code 332

**Description** Auto Repr MDL-94

Zone B2 Neighborhood 050

**Neighborhood** 050 **Alt Land Appr** No

Category

 Size (Acres)
 0.86

 Frontage
 0

 Depth
 0

**Assessed Value** \$186,400 **Appraised Value** \$186,400

#### Outbuildings

			Outbuildings			<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LT1	Light w/Pole			2.00 UNITS	\$1,000	1
PAV1	Paving - Aspha			4500.00 S.F.	\$13,500	1
PMP1	1 Hse Pmp-1 Sd			1.00 UNITS	\$900	1
SGN3	W/INT LIGHTS			50.00 S.F.&HGT	\$3,600	1

#### **Valuation History**

	Appraisal											
Valuation Year	Improvements	Land	Total									
2024	\$89,400	\$186,400	\$275,800									
2023	\$89,400	\$186,400	\$275,800									
2022	\$93,700	\$103,000	\$196,700									

	Assessment											
Valuation Year	Improvements	Land	Total									
2024	\$89,400	\$186,400	\$275,800									
2023	\$89,400	\$186,400	\$275,800									
2022	\$93,700	\$103,000	\$196,700									

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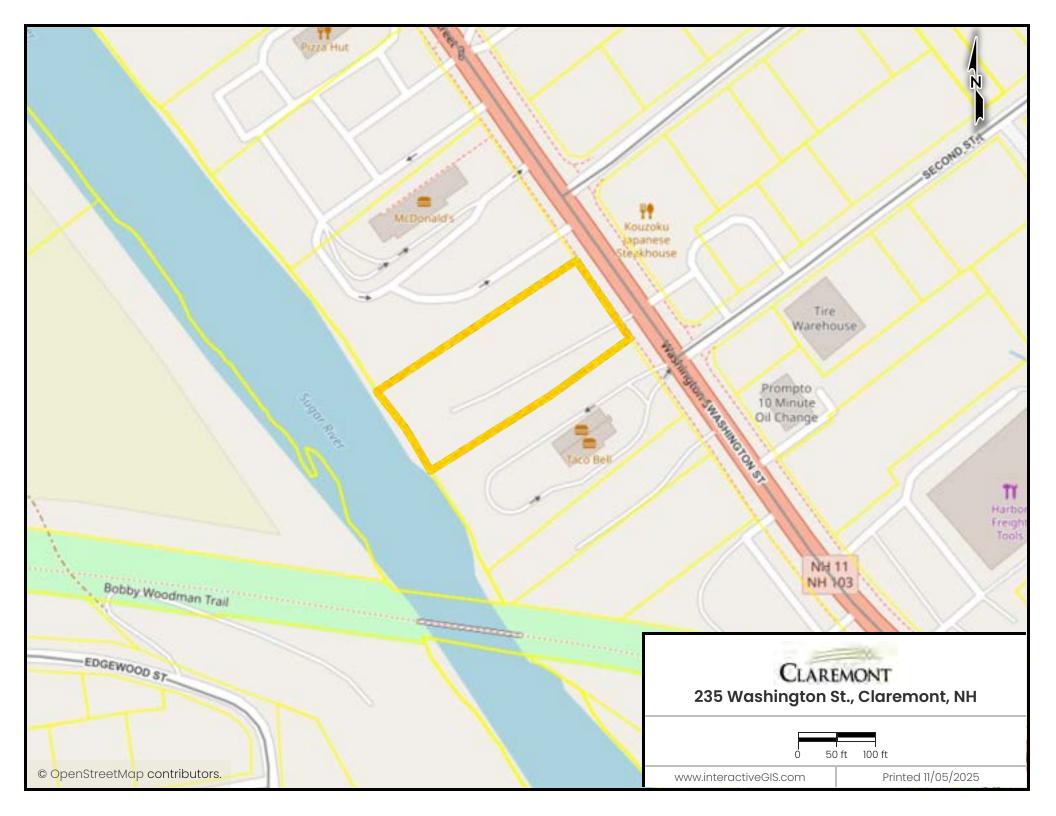
# Jay Starg 425.00

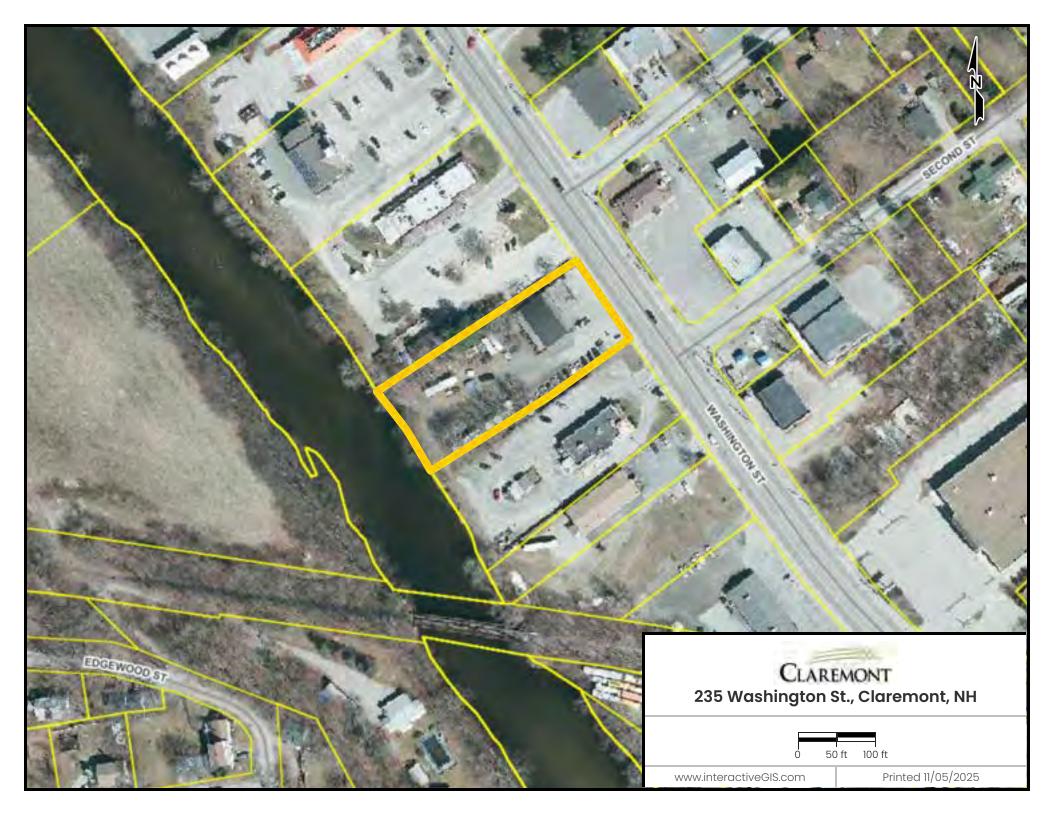
### DEED OF WARRANTY

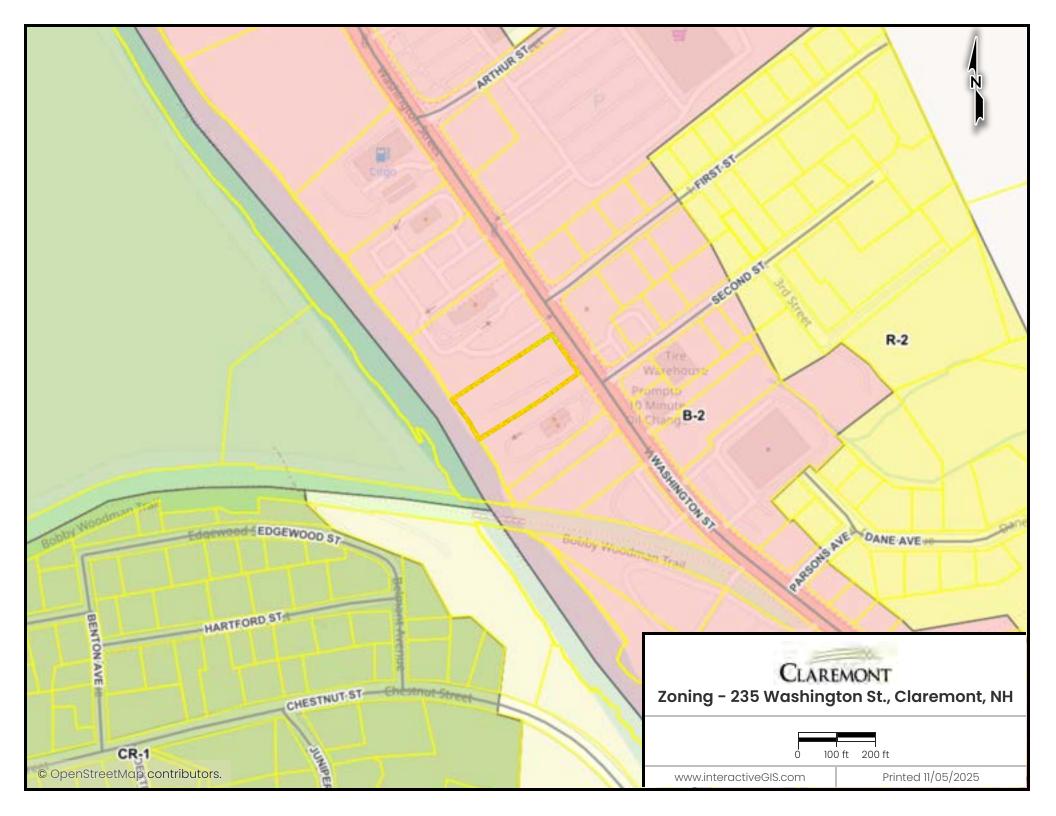
Claremont  Sullivan  County, State  New Hampshire, for consideration paid, grast to Roger M. Hofmann and Patricia A.  Mofmann, husband and wife, as joint tenants, both of whose mail  address is Route 2, Box 655,  Mathematical Mathematical State of State o				
Address is Route 2, Box 655, gx Cornish, New Hampshire 03745  with WARRANTY covenants, the  (Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)  A certain tract or parcel of land with the buildings thereon situated in Claremont in the County of Sullivan and State of New Hampshire and being lots numbered 263, 264, 265, 266, 267, 266, 267, 266, 267, 267, 268, 268, 267, 267, 268, 268, 267, 268, 268, 267, 268, 268, 267, 268, 268, 267, 268, 268, 268, 268, 268, 268, 268, 268	Claremont		Sullivan	County, State
with WARRANTY covenants, the  (Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)  A certain tract or parcel of land with the buildings thereon structured in Claremont in the County of Sullivan and State of New Hampshire, The foregoing instrument was acknowledged before me this county of Sullivan and Sullivan and Sullivan and State of New Hampshire, The foregoing instrument was acknowledged before me this county of Sullivan County of Sullivan County and Filed in the Sullivan County of Sullivan County and Filed in the Sullivan County Registry of Deeds, Vol. 1, Page 101.  Being all and the same premises conveyed to Gordon B. Therries by their deed dated March 3, 1976, recorded in the Sullivan County Registry of Deeds, Vol. 568, Page 134.  Supplemental and other interests therein.  The foregoing instrument was acknowledged before me this county of Sullivan day of A.D. 1983, by	New Hampshire, for consideration pai	id, grant to Ro	ger M. Hofmann and	Patricia A.
with WARRANTY covenants, the  (Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)  A certain tract or parcel of land with the buildings thereon situated in Claremont in the County of Sullivan and State of New Hampshire and being lots numbered 263, 264, 265, 266, 267, and 268 shown on a plan of lots known as "The Washington Street Plat" made Rush Chellis, C.E., dated April 1919 and filed in the Sullivan Court Land Records, Vol. 1, Page 101.  Being all and the same premises conveyed to Gordon B. Therries Jr. and Hilda A. Therrien by Alcide L. Gilbert and Yvette C. Gilbert by their deed dated March 3, 1976, recorded in the Sullivan County Registry of Deeds, Vol. 568, Page 134.  SAME OF THE PROPERTY	ofmann, husband and wife	e, as joint	tenants, both of	whose mail
with WARRANTY covenants, the  (Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)  A certain tract or parcel of land with the buildings thereon situated in Claremont in the County of Sullivan and State of New Hampshire and being lots numbered 263, 264, 265, 266, 267, and 268 shown on a plan of lots known as "The Washington Street Plat" made Rush Chellis, C.E., dated April 1919 and filed in the Sullivan Courty Land Records, Vol. 1, Page 101.  Being all and the same premises conveyed to Gordon B. Therries Jr. and Hilda A. Therrien by Alcide L. Gilbert and Yvette C. Gilbert by their deed dated March 3, 1976, recorded in the Sullivan County Registry of Deeds, Vol. 568, Page 134.  When the property of Deeds and State of State o	iddress is Route 2, Box	655,		
with WARRANTY covenants, the  (Description of land or interest being conveyed: incumbrances, exceptions, reservations, if any)  A certain tract or parcel of land with the buildings thereon situated in Claremont in the County of Sullivan and State of New Hampshire and being lots numbered 263, 264, 265, 266, 267, and 268 shown on a plan of lots known as "The Washington Street Plat" made Rush Chellis, C.E., dated April 1919 and filed in the Sullivan Court Land Records, Vol. 1, Page 101.  Being all and the same premises conveyed to Gordon B. Therries by their deed dated March 3, 1976, recorded in the Sullivan County Registry of Deeds, Vol. 568, Page 134.  When the same premises the said Granter of Higher of the Sullivan County Registry of Deeds, Vol. 568, Page 134.  WHAT THE DEFINITION OF THE SULLIVAN COUNTY RESIDENT OF THE SULLIVAN COUNTY REGISTER.  WHAT THE DEFINITION OF THE SULLIVAN COUNTY REGISTER OF THE SULLIVAN COUNTY OF SULLIVAN COUNTY OF SUllivan County of Sullivan day of A.D. 1983, by	-LTong as Contes			-County,-State
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situated in Claremont in the County of Sullivan and State of New Hampshire and being lots numbered 263, 264, 265, 266, 267, and 268 shown on a plan of lots known as "The Washington Street Plat" made Rush Chellis, C.E., dated April 1919 and filed in the Sullivan Courtant Records, Vol. 1, Page 101.  Being all and the same premises conveyed to Gordon B. Therries Jr. and Hilda A. Therrien by Alcide L. Gilbert and Yvette C. Gilbert and Hilda A. Therrien by Alcide L. Gilbert and Yvette C. Gilbert and Fred Gordon B. Therrien by their deed dated March 3, 1976, recorded in the Sullivan County Registry of Deeds, Vol. 568, Page 134.  The Formal March Grantor-roles to said Grants all rights of the Sullivan County Registry of Deeds of the Sullivan County of Sullivan County Registry of Deeds of the Sullivan County of Sulliv	(Description of land or interes	st being conveyed	1: incumbrances, exceptions,	reservations, if any)
tiness Our hand 8 this 3/5+ day of MARCH. 1983.  CHANK MICHARA COLL Gordon B. Therrien, Jr.  Lie ale of New Hampshire, The foregoing instrument was acknowledged before me this  number of Sullivan day of A.D. 1983, by	situated in Claremont in sampshire and being lots shown on a plan of lots Rush Chellis, C.E., date Land Records, Vol. 1, Pa Being all and the solution Jr. and Hilda A. Therrico by their deed dated Mark Registry of Deeds, Vol.	n the Counts numbered known as ed April 19 age 101. same premis en by Alcid ch 3, 1976, 568, Page	y of Sullivan and S 263, 264, 265, 266. The Washington Stre 19 and filed in the es conveyed to Gore e L. Gilbert and Y recorded in the Si 134.	tate of New 267, and 268 et Plat" made s Sullivan Coun don B. Therrien vette C. Gilber allivan County
The of New Hampshire, The foregoing instrument was acknowledged before me this wanty of Sullivan day of A.D. 1983, by		~ +	Fasid-Grantor-release to said	Granter all rights of -
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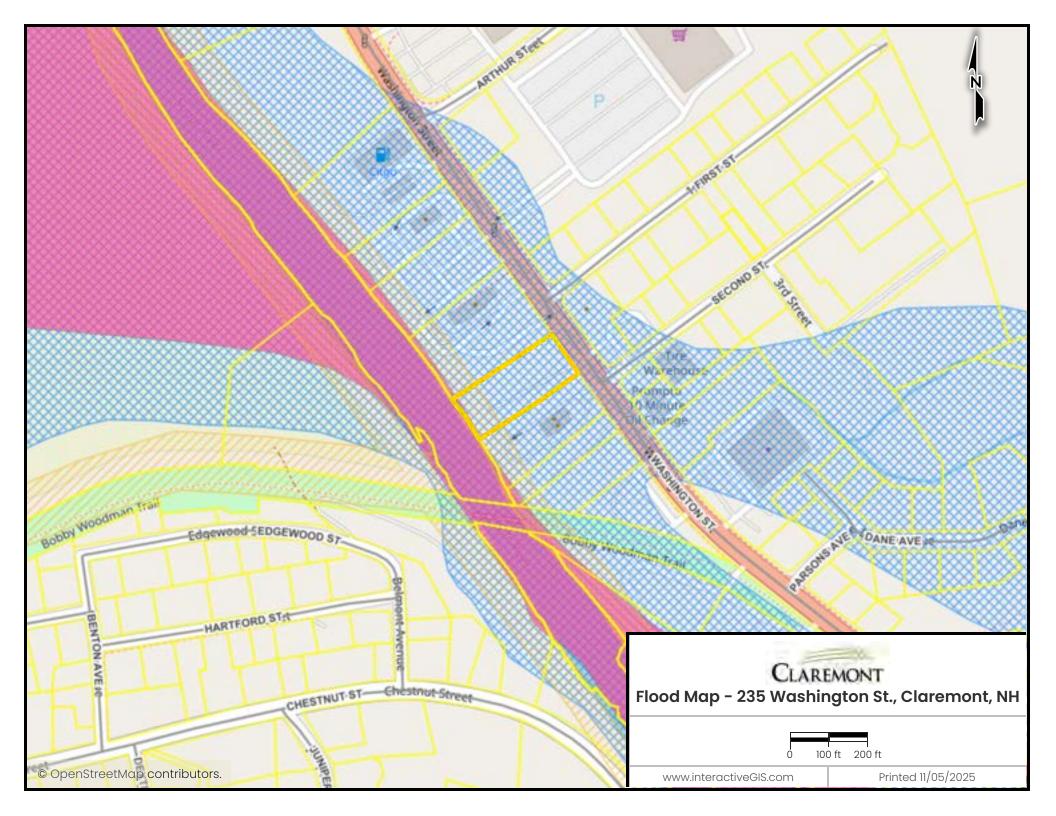
Received & Recorded March 31, 1983, 4:28 P. M.

Examined by Genrily C. austin Registrar











#### Groundwater Elevation and Flow Direction

The depth to groundwater was measured from the top of the PVC well casing to calculate overburden groundwater elevations and determine the inferred groundwater flow direction. Table 1 includes historical groundwater elevation data obtained to date for the Site. Figure 2 illustrates the April 23, 2025 groundwater elevation contours and direction of groundwater flow beneath the Site. Groundwater flow is generally to the west, which is consistent with prior gauging data.

#### Groundwater Analytical Results

Table 2 summarizes the laboratory analytical results for the groundwater samples collected from the Site on April 23, 2025 along with prior data. The groundwater quality data were compared to the Ambient Groundwater Quality Standards (AGQS) listed in Env-Or 600, Contaminated Site Management. Note that the laboratory report shows the results for monitoring well MW-6 were ran twice. Initially with a 25 diluation factor and subsequently at a 100 dilution factor.

The following narrative summarizes the April 23 2025 groundwater quality data for the Site.

- 1,2,4-trimethylbenzene was detected at a concentration above the applicable AGQS in the groundwater samples collected from monitoring wells MW-5 and MW-6.
- 1,3,5-Trimethylbenzene was detected at a concentration above the applicable AGQS in the groundwater sample collected from monitoring well MW-6.
- Naphthalene was detected at a concentration above the applicable AGQS in the groundwater sample collected from monitoring well MW-6
- Ethylbenzene was detected at a concentration above the applicable AGQS in the groundwater sample collected from monitoring well MW-6
- VOCs were not detected at concentrations above the laboratory RLs in the groundwater samples collected from monitoring wells MW-2 and MW-3.
- Bromodichloromethane was detected above AGQS for the first time in the groundwater sample collected from MW-7. Atlas notes that bromodichloromethane is not related to the subject petroleum release. Although MW-7 is located hydraulically downgradient to cross-gradient of the former pump island, no petroleum constituents have ever been detected in any groundwater samples collected from MW-7. During this sampling round, chloroform was also detected at MW-7 at 28.9 ug/l, and although it has been previously detected, chloroform was previously present at bromodichloromethane, both classified as trihalomethanes, are typically associated with water disinfection when chlorinated water reacts with organics. Atlas notes that a municipal water line and connecting supply line to the Site building is located within approximately 30 feet of MW-7 and could indicate a possible leak of chlorinated water from the nearby municipal water line.

HYDRANT FLUSH



#### TABLE 2A VOC Concentrations Exceeding AGQS April 23, 2025

Monitoring Well	VOC	Concentration (ug/L)	AGQS (ug/L)
MW-5	1,2,4-Trimethylbenzene	489	330
MW-6	1,2,4-Trimethylbenzene	1,730	330
	1,3.5-Trimethylbenzene	388	330
	Naphthalene	212	100
	Ethylbenzene	1,360	700
MW-7	Bromodichloromethane	1.77	0.6

NOTE: ug/L = Micrograms per liter

#### Recommendations

Atlas recommends continued biannual groundwater sampling of monitoring wells MW-2 through MW-7. The next groundwater sampling round is scheduled for October 2025.

Should you have any questions or comments regarding this information, please do not hesitate to contact the

Sincerely.

Alyssa R. Cugno

Environmental Scientist I

Steven P. Low. P.G.

Branch Manager

**Attachments** 

Figure 1:

Cc:

Site Locus

Mainway Service Center

Figure 2:

Site Plan with Groundwater Contours, 4/23/25

Table 1:

Groundwater Elevation Data

Table 2:

Groundwater Monitoring Data

Table 2A:

VOC Concentrations Exceeding AGQS/ April 23, 2025 (in text)

Appendix A:

Groundwater Management Permit Laboratory Analytical Report

Appendix B:

Atlas Project No. 022210025

Page ! 3

Table 3

For the Main Way Service Center	Summary of Groundwater Analytical Data
---------------------------------	--

							MW4							MW-3							<b>MW</b> -2						NW-1	Sample				
	8260B	8260R	8260B	8260B	8270C	8260B	8260B	02000	00000	8260B	8260B	8260B	8260B	8790B		8260B	8260B	82608	00000	0000	8260B	8260B	8260B	8260B	8260B	8260B	8260B	Method		AGQS Limits		
	5-4-06	9-3-03	5-15-03	11-24-02	1-11-01	1-11-01	12-19-00	40000	30.00	9-3-03	5-15-03	11-24-02	1-11-01	00-61-71	2000	4-30-06	9-3-03	9-10-03	7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	7	12-20-00	4-30-06	9-3-03	5-15-03	11-24-02	1-11-01	12-19-00	<u>Date</u>		nits		
	346	410	680	320	N.T	490	1,300	۲	36	<b>1</b> 2	73	129	444	345	3	N D	ND	_ <	د آ	Ś	N D	N D	ND	32	ND	ND	ON	4/2004)	(Used prior to	50	Total <u>Alkylbenzenes</u> ]	
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Page 1	7 }	20	သွ	13	N,	40	80	١	s		2	4	23	<del>-</del> :	7	N	Z	5	ى أ	2	N D	N	ND	9	Z O	ND	N			(J)	Benzene Eth	7
	200	370	590	220	2	270	640	į	21	10	14	22	110	, c	20	2	Z.	5	o (	5	<b>2</b>	ND	ND	16	ND	N	N D			700	Ethylbenzene	) T
	N O	ND D	N D	N D	Z	N	N D	į	z	ND	ND	S	Z	ō	Z J	Z	2	į	Si	S	N D	Z D	Z	8	20	Z	8			13	MTBE	
	57	60	120	40	5	< <u>50</u>	210	,	රා	S	S	; `	- 23	2 (	46	N	; <del>2</del>	5 6	<b>S</b>	5	N D	Z	8	8	N.C.	2	SB			20	Naphthalene	
	150	840	1,300	390	2	780	2,600		7	8	: <u>2</u>	Z	j o	n .	iΣ	Z	į	Ž !	N	S	N	2	į	Z	2	2 2	S			1,000	<u>Toluene</u>	
	580	1,370	2,100	750	Z	850	2,970		45 (7)	36	) ) (	100	302	3 ! 3 :	211	Ž	źź	چ ن	9	Z	N D	22	; <u>;</u>	្ស៍ ថ	; Z	Z	8			10,000	<u>Xylenes</u>	
	- <del>-</del>	10	20	œ	2	i Z	20		->			) <b>N</b>	o o	o ·	7	Z	ē	S :	S	ND	N D	2	ž	<u>,</u> (	, <u>c</u>	5 8	<u> </u>			280	iso- Propylibenzene	

7-1	MW-8	MW-7	MW-6	<u>Sample</u> MW-5
8260B	8260B 8260B 8260B 8260B	8260B 8260B 8260B 8260B	8260B 8260B 8260B 8260B	AGQS Limits  Method I 8260B 1- 8260B 1- 8260B 5- 8260B 9
10-26-99	11-24-02 5-15-03 9-3-03 4-30-06	11-24-02 5-15-03 9-3-03 4-30-06	11-24-02 5-15-03 9-3-03 5-4-06	Date 12-19-00 1-11-01 11-24-02 5-15-03 9-3-03 4-30-06
2,090	8 8 8 8	8888	3,080 3,700 3,000 951	Total Alkylbenzenes 3 50 (Used prior to 4/2004) 262 500 234 1,050 980 1,160
1 1	Z : : : : : : : : : : : : : : : : : : :	N : : :	650	1,2,4 - Trimethylbenzene 330 (Post 4/2004)
100	8888	N N N N	330 480 430 15	## Benzene  5  5  2  2  410  2  410  ND
210	8888	8 8 8 8	<b>4,400 4,200 3,900</b> 680	Ethylbenzene 700 120 350 130 • 790 640 530
N O	Z Z Z Z	Z Z Z Z O O O O	Z Z Z Z	MTBE 13
360	ZZZZ	N N N N	30 200 <300 100	Naphthalene 20 36 <50 30 110 100
50	2 2 2 S	Z Z Z Z O O O O	6,200 8,200 5,400 ND	1,000 1,000 130 230 55 930 420 190
1,590	8888	0 0 0 0 N N N N	17,000 18,100 17,200 3,410	10,000 10,000 680 1,290 478 3,900 3,230 3,150
20	<u> </u>	N N N N	100 110 90 41	iso- Propylbenzene 280 7 ND 7 ND 7 40 30 30

ND - Below detection limit NT - Not tested

All values are given in parts per billion (ppb)
 Those values shown in bold type exceed the AGQS
 Those values shown in italic type denote a detection limit above the AGQS



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Wednesday, Nov. 19, 2025

# OneStop - Leaking Underground Storage Tank (LUST) Document Retrieval Problems?



Save Results

















If you have any questions about or corrections to the information below, please contact us. Click the Program Contact button above for contact information.

Site Number: 199002003

Site Name and Address: MAIN WAY SERVICE CENTER 235 WASHINGTON ST CLAREMONT

Site Owner: ROGER HOFMANN 235 WASHINGTON ST CLAREMONT NH 03743

PHONE: 603-542-4951

V ŽĮ ŽĮ

V ŽĮ ŽĮ

Assigned To: SLAYTON

Wellhead Protection Area: UNKNOWN

Sort By: Submitted Date

Sort By: Submittal Date

Eligible: PERMANENTLY ELIGIBLE

MTBE: N

Project Number: 0001428

Discovery Date: 01/03/1990

Responsible Party: ROGER HOFMANN

235 WASHINGTON ST CLAREMONT NH 03743

PHONE: 603-542-4951

Risk Level: LOW GW CONC./ALTER. WATER AVAILABLE

Eligibilty Determined on: 02/26/2002

Brownfield: N

#### **Project Documents**

				Submitted	File
Row		Туре	Name/Title	Date	Size
1	Show	REPORT TO DES	ENVIRONMENTAL SITE ASSESSMENT REPORT OCT-1989	01/03/1990	3.12 MB
2	Show	REPORT TO DES	20-NOV-1989 SAMPLING RESULTS	01/03/1990	0.41 MB
3	Show	CORRESPONDENCE	CORRESPONDENCE 12/18/1989 - 11/06/2003	12/18/1989	0.82 MB
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#### Activities

Total = 111

	<b>1</b> 2 3 4 5 6 7 8 9 10 11 12												
Row	Documents	Submittal Date	Submittal Description	Staff Assigned	Action Date	Action Description	Comments						
1	Show List	06/11/2025	Fund Reimbursement Request Received	SLAYTON	07/22/2025	Fund Reimbursement Request Approved	APPROVED BY DES						
2	Show List	06/03/2025	Permit Related GW Data Submittal	SLAYTON									
3	Show List	01/17/2025	Additional Information Received	MARTS-JENNIFER	01/17/2025	Cost Recovery Bill Sent	SITE # 199002003001428 235 WASHINGTON ST, CLAREMONT COST RECOVERY FOR PERIOD 07/01/2024 - 09/30/2024						
4	Show List	12/12/2024	Fund Reimbursement Request Received	SLAYTON	01/09/2025	Fund Reimbursement Request Approved	APPROVED BY DES						
5	Show List	11/21/2024	Permit Related GW Data Submittal	SLAYTON	06/18/2025	Technical Report Approved	GWE HISTORICALLY LOW, RESULTING IN ELEVATED COC IN MW-6. CONTINUE MONITORING PER GMP,						
6	Show List	10/16/2024	Fund Reimbursement Request Received	MARTS-JENNIFER	12/10/2024	Fund Reimbursement Request Approved	APPROVED BY DES						

7	Show List	07/25/2024	Fund Reimbursement Request Received	SLAYTON	08/21/2024	Fund Reimbursement Request Approved	APPROVED BY DES
8	Show List	07/17/2024	Fund Reimbursement Request Received	MARTS-JENNIFER	08/19/2024	Fund Reimbursement Request Approved	APPROVED BY DES
9	Show List	06/21/2024	Permit Related GW Data Submittal	SLAYTON	12/12/2024	Technical Report Approved	MW-4, 5 & 6 > AGQS FOR 124 TMB; MISSING ADDENDUM DISCUSSING TRICHLOROPROPANE (TCP) REPORTED FROM OCTOBER 2021 AS LAB ERROR, NOT AN ACTUAL DETECTION. CONTINUE PER GMP.
10	Show List	03/14/2024	Fund Reimbursement Request Received	SLAYTON	04/10/2024	Fund Reimbursement Request Approved	APPROVED BY DES

 $\mathbf{1}\; 2\; 3\; 4\; 5\; 6\; 7\; 8\; 9\; 10\; 11\; 12$ 

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N	Submittals	Permit Number	Туре	Application Date	Issue Date	Expiration Date	Revision Date(s)	Permitee
1	Show List	GWP-199002003-C-003	MANAGEMENT	10/08/2019	02/25/2022	02/24/2027	1) 03/04/2022	ROGER HOFMANN 281 HEWITT ROAD CLAREMONT NH 03743
2	Show List	GWP-199002003-C-002	EXPIRED	08/27/2014	09/12/2014	09/11/2019		ROBERT AND PATRICIA HOFMAN 281 HEWITT ROAD CLAREMONT NH 03743
3	Show List	GWP-199002003-C-001	EXPIRED	07/31/2008	08/21/2008	08/20/2013		ROGER & PATRICA HOFMAN 235 WASHINGTON STREET CLAREMONT NH 03743

#### **Incident Details**

No Further Details found

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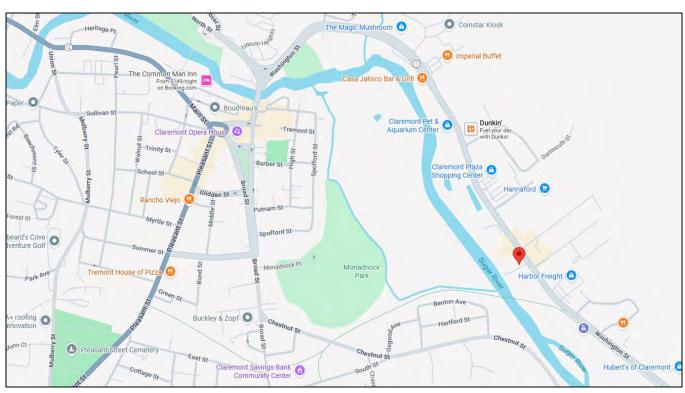
New Hampshire Department of Environmental Services | PO Box 95 | 29 Hazen Drive | Concord, NH 03302-0095 603.271.3503 | TDD Access: Relay NH 1.800.735.2964 | Hours: M-F, 8am-4pm

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# MAP 235 WASHINGTON ST., CLAREMONT, NH







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