

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2174

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

THURSDAY, MARCH 26 AT 12PM ON-SITE

Preview: Friday, March 20 (11am-1pm)

NH Lic. #6018



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JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

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.



JJManning

— AUCTIONEERS —
Marketing | Experience | Integrity | Results
Since 1976



January 16, 2026

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 Thursday, March 26, 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@jjmanning.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

JJ Manning

— AUCTIONEERS —

TERMS & CONDITIONS

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

THURSDAY, MARCH 26 AT 12PM ON-SITE

Preview: Friday, March 20 (11am-1pm)

NH Lic. #6018

Terms of Sale: 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, March 27, 2026. Balance in 50 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, May 15, 2026 (50 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. 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.

D. 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.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. 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.

G. The property is NOT 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!

H. Other terms, if any, to be announced at the auction sale.



BUYER'S PREMIUM EXPLANATION

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

	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*.

AUCTION PURCHASE AND SALE AGREEMENT
(NH Lic# 6018)

This 26th day of March, 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 PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ 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, March 27, 2026 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed 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, May 15, 2026 (50 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

Buyer's Initials: _____

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.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Roger M. Hofmann & Patricia A. Hofmann, Seller(s)

BUYER

By: Roger M. Hofmann

BUYER

By: Patricia A. Hofmann

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 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

.86± Acre Development Opportunity in Prime Location

235 Washington St (Rt 103), Claremont, NH

3,875± sf Commercial/Auto Shop



AUCTION: Thursday, March 26 at 12pm On-site

Exceptional Development Opportunity on Route 103

This 0.86± acre lot offers unbeatable exposure and a versatile 3,875± sf commercial building (currently an auto shop). Zoned B2, this site is a premier choice for retail or professional ventures, nestled among a wide array of retail stores and restaurants, including the Claremont Plaza Shopping Center and Claremont Marketplace.

Beyond the bustling commercial traffic, the location is near the Green Mountains and

local recreation, including Arrowhead Area and the Sugar River Rail Trail. With swift access to I-91 and the Vermont border just 5 miles away, the potential here is limitless.

Site: .86± acre (37,462± sf) with 120± ft. of frontage per GIS

Zoning: B-2 (Business District)

Gross Living Area: 3,875± sf

Design: 1-story masonry-frame commercial building with 12± ft. ceilings & 875± (35' x 25') attached wood frame showroom on slab

Parcel ID: 133/ /50 (Map 133 Lot 50)

Parking: 4,500± sf paved area per Assessor

Heat: Oil-fired hot water

Legal Ref: Sullivan County 719/85

Plan: Sullivan County Vol 1, Page 101 Lots 263, 264, 265, 266, 267, 268 (4/1919)

FEMA Flood Zone: AE (33019CO280E 5/23/2006)

Property Tour: Friday, March 20 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at the auction & remainder of 10% deposit by 4pm ET on Friday, March 27, 2026. Balance in 50 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed

material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

JJManning

AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



NH LIC 6018

Brochure 1864 • Ref 26-2174

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

Owner	HOFMANN ROGER M	Sale Price	\$0
Co-Owner	HOFMANN PATRICIA A	Certificate	
Address	281 HEWITT RD CLAREMONT, NH 03743	Book & Page	0719/0085
		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: 1920
Living Area: 3,875
Replacement Cost: \$213,281
Building Percent Good: 33
Replacement Cost
Less Depreciation: \$70,400

Building Attributes	
Field	Description

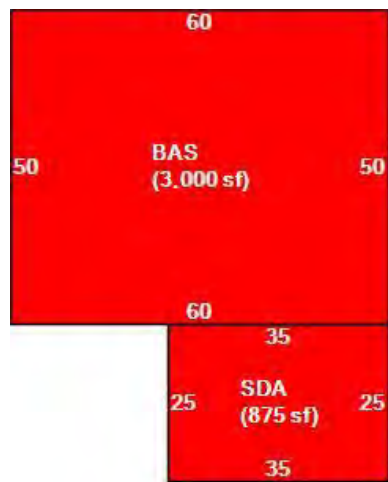
Style:	Auto Service
Model	Ind/Com
Grade	C-
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	
Roof Structure	Wood Truss
Roof Cover	Rolled Compos
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Water
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 WI
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)			Legend
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

Land Use

Use Code 332
Description Auto Repr MDL-94
Zone B2
Neighborhood 050
Alt Land Appr No
Category

Land Line Valuation

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

DEED OF WARRANTY

We, Gordon B. Therrien, Jr. and Hilda A. Therrien, husband and wife,
 both
 of Claremont Sullivan County, State of
 New Hampshire, for consideration paid, grant to Roger M. Hofmann and Patricia A.
 Hofmann, husband and wife, as joint tenants, both of whose mail
 address is Route 2, Box 655, 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, and 268 as shown on a plan of lots known as "The Washington Street Plat" made by Rush Chellis, C.E., dated April 1919 and filed in the Sullivan County Land Records, Vol. 1, Page 101.

Being all and the same premises conveyed to Gordon B. Therrien, 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.



Witness OUR hand & this 31st day of MARCH, 1983.

Witness OUR hand & this 31st day of MARCH, 1983.

Witness: *Richard Hardy* (to wife)
Gordon B. Therrien, Jr.
 Gordon B. Therrien, Jr.
Hilda A. Therrien
 Hilda A. Therrien

State of New Hampshire, } The foregoing instrument was acknowledged before me this
 County of Sullivan } day of A.D. 1983 by
 Gordon B. Therrien, Jr. and Hilda A. Therrien

Richard Hardy
 Justice of the Peace
 Notary-Public.

Received & Recorded March 31, 1983, 4:28 P. M.

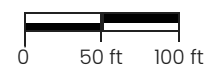
Examined by *Beverly C. Austin* Registrar.

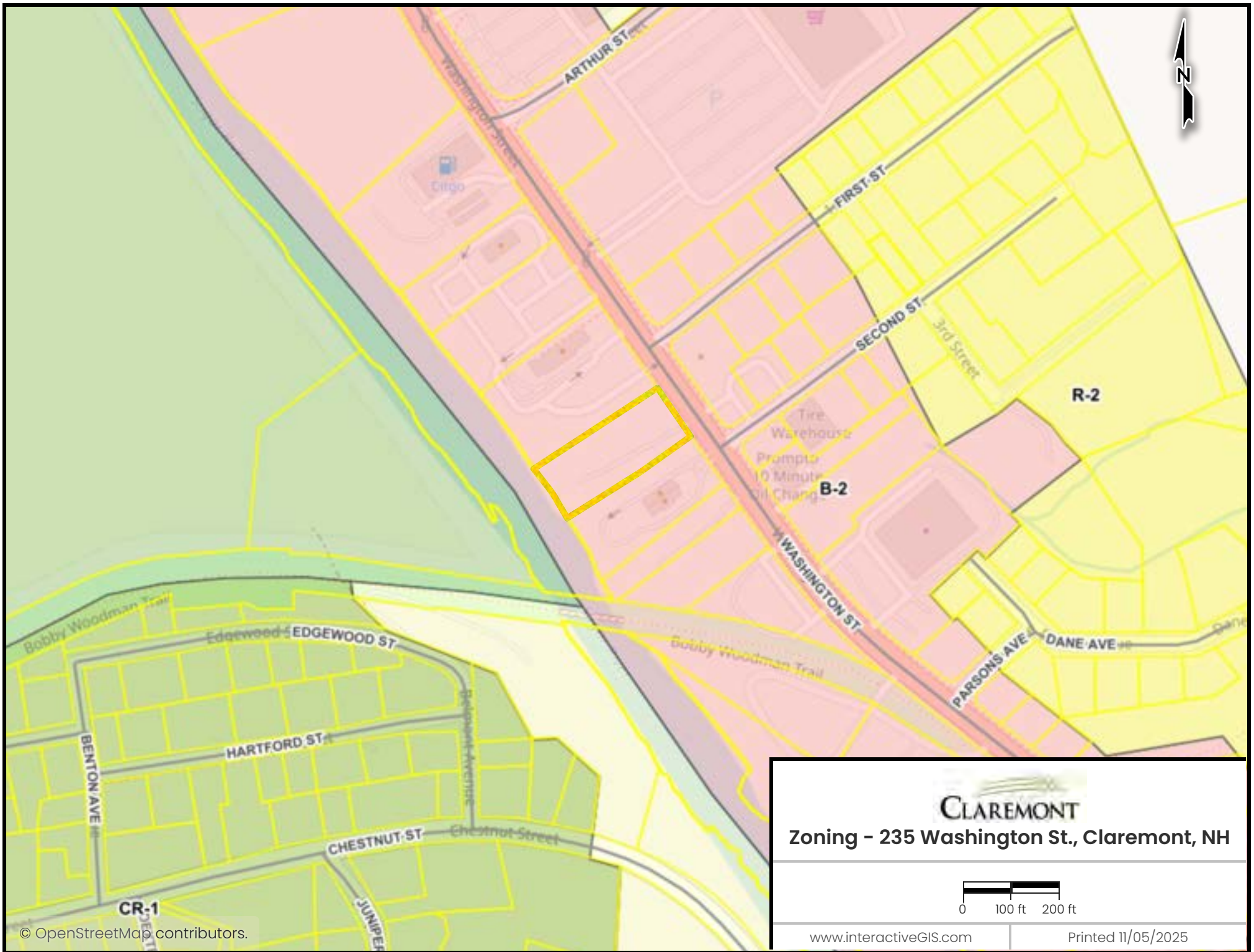
JAY STAMP 495.00





235 Washington St., Claremont, NH

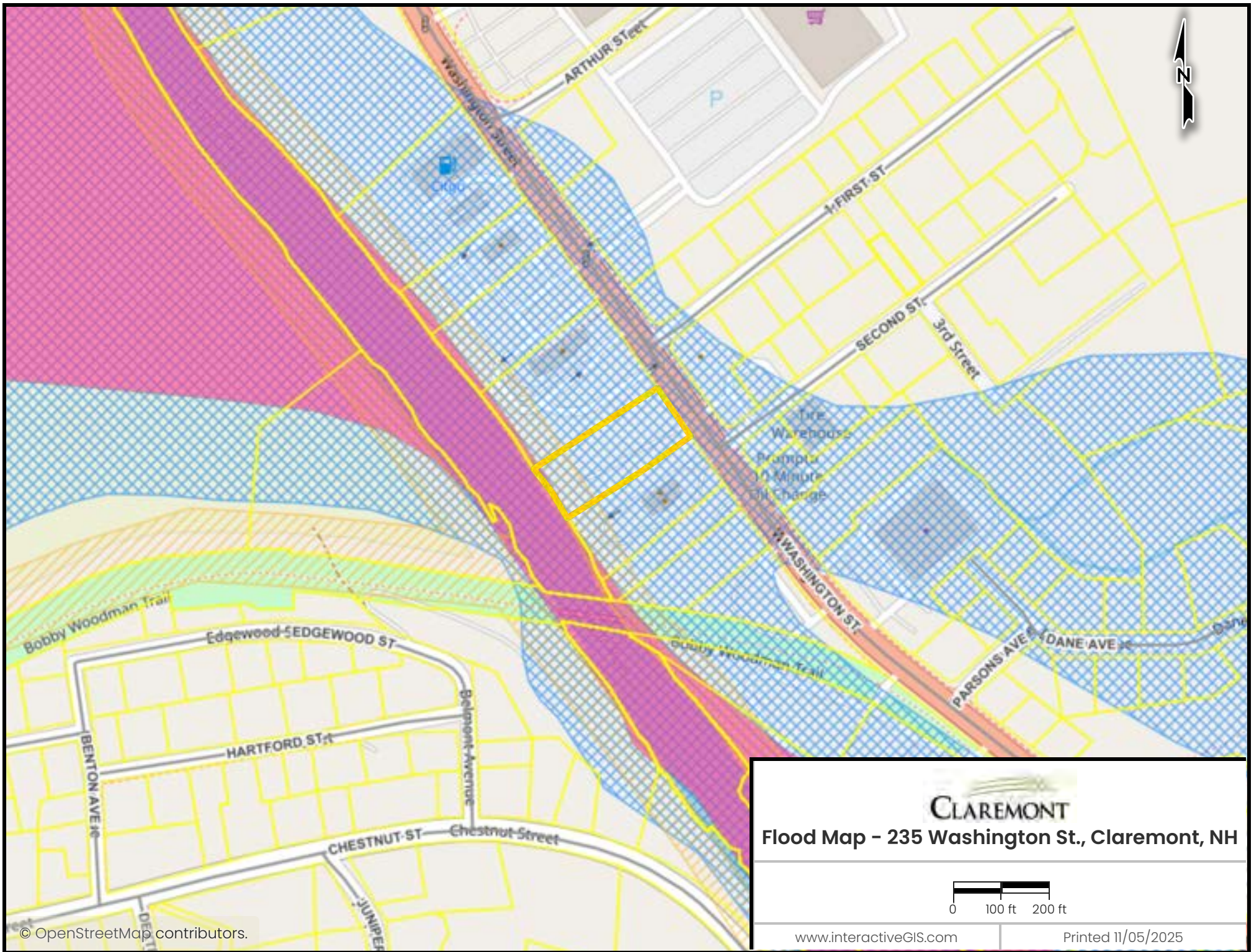




CLAREMONT
Zoning - 235 Washington St., Claremont, NH

0 100 ft 200 ft

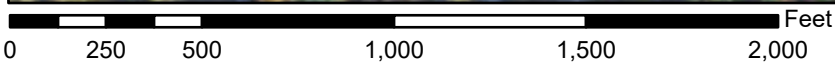
www.interactiveGIS.com | Printed 11/05/2025



National Flood Hazard Layer FIRMMette



72°19'49"W 43°22'20"N



1:6,000

72°19'11"W 43°21'53"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

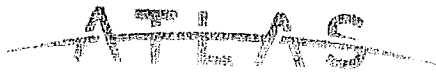
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		8 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/6/2026 at 3:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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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 dilution 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 only trace levels. The increased concentration of chloroform and the first-time detection of 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

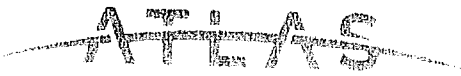


TABLE 2A
VOC Concentrations Exceeding AGQS
April 23, 2025

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 undersigned.

Sincerely,

Alyssa R. Cugno
Environmental Scientist I

Steven P. Low, P.G.
Branch Manager

Cc: Mainway Service Center

Attachments

Figure 1: Site Locus

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

Appendix B: Laboratory Analytical Report

Table 3

Summary of Groundwater Analytical Data
For the Main Way Service Center

2006

Sample	Method	Date	Total Alkylbenzenes	1,2,4-Trimethylbenzene	Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	Xylenes	iso-Propylbenzene
			AGQS Limits 50 (Used prior to 4/2004)	330 (Post 4/2004)	5	700	13	20	1,000	10,000	280
MW-1	8260B	12-19-00	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	1-11-01	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	11-24-02	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	5-15-03	32	----	9	16	ND	ND	ND	15	3
	8260B	9-3-03	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	4-30-06	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-2	8260B	12-20-00	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	1-11-01	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	5-15-03	2	----	2	6	ND	ND	2	9	ND
	8260B	9-3-03	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	4-30-06	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-3	8260B	12-19-00	345	----	14	84	ND	46	4	211	7
	8260B	1-11-01	444	----	23	110	ND	21	6	332	8
	8260B	11-24-02	129	----	4	22	ND	7	ND	72	2
	8260B	5-15-03	73	----	2	14	ND	ND	ND	53	2
	8260B	9-3-03	54	----	1	10	ND	ND	ND	36	1
	8260B	4-30-06	35	20	2	21	ND	6	7	45	1
MW-4	8260B	12-19-00	1,300	----	80	640	ND	210	2,600	2,970	20
	8260B	1-11-01	490	----	40	270	ND	<50	780	850	ND
	8270C	1-11-01	NT	----	NT	NT	NT	15	NT	NT	NT
	8260B	11-24-02	320	----	13	220	ND	40	390	750	8
	8260B	5-15-03	660	----	30	590	ND	120	1,300	2,100	20
	8260B	9-3-03	410	----	20	370	ND	60	840	1,370	10
	8260B	5-4-06	346	230	7	200	ND	57	150	680	11

			Total Alkylbenzenes	1,2,4 - Trimethylbenzene	Benzene	Ethylbenzene	MTBE	Naphthalene	Toluene	Xylenes	iso- Propylbenzene
	AGQS Limits		50 (Used prior to 4/2004)	330 (Post 4/2004)	5	700	13	20	1,000	10,000	280
<u>Sample</u>	<u>Method</u>	<u>Date</u>									
MW-5	8260B	12-19-00	262	----	2	120	ND	36	130	680	7
	8260B	1-11-01	500	----	<10	350	ND	<50	230	1,290	ND
	8260B	11-24-02	234	----	2	130	ND	30	55	478	7
	8260B	5-15-03	1,050	----	<10	790	ND	110	930	3,900	40
	8260B	9-3-03	980	----	<10	640	ND	100	420	3,230	30
	8260B	4-30-06	1,160	820	ND	530	ND	100	190	3,150	30
MW-6	8260B	11-24-02	3,080	----	330	4,400	ND	30	6,200	17,000	100
	8260B	5-15-03	3,700	----	480	4,200	ND	200	8,200	18,100	110
	8260B	9-3-03	3,000	----	430	3,900	ND	< 300	5,400	17,200	90
	8260B	5-4-06	951	650	15	680	ND	100	ND	3,410	41
MW-7	8260B	11-24-02	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	5-15-03	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	9-3-03	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	4-30-06	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-8	8260B	11-24-02	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	5-15-03	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	9-3-03	ND	----	ND	ND	ND	ND	ND	ND	ND
	8260B	4-30-06	ND	ND	ND	ND	ND	ND	ND	ND	ND
T-1	8260B	10-26-99	2,090	----	100	210	ND	360	50	1,590	20

- 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

ND - Below detection limit
NT - Not tested



Wednesday, Nov. 19, 2025

OneStop - Leaking Underground Storage Tank (LUST)

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Site Number:

Project Number:

Site Name and Address:

Discovery Date:

Site Owner:

Responsible Party:

Assigned To:

Wellhead Protection Area:

Risk Level:

Eligible:

Eligibility Determined on:

MTBE:

Brownfield:

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Row	Type	Name/Title	Submitted Date	File Size
1	Show REPORT TO DES	ENVIRONMENTAL SITE ASSESSMENT REPORT OCT-1989	01/03/1990	3.12 MB
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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

1 2 3 4 5 6 7 8 9 10 11 12

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Permits

Total = 3

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Row	Submittals	Permit Number	Type	Application Date	Issue Date	Expiration Date	Revision Date(s)	Permittee
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

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Incident Details

No Further Details found

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DES Waste Management Division
29 Hazen Drive; PO Box 95
Concord, NH 03302-0095

April 2018 Groundwater Data Submittal
Mainway Service Center
235 Washington Street
Claremont, NH
NHDES Site #: 199002003
Project Type: LUST
Project Number: 0001428
ATC Project No. 02221002

Prepared For:
Roger Hofmann
281 Hewitt Road
Claremont, NH 03743
Phone Number 603-542-4951
RP Contact Name: Roger Hofmann
RP Contact Email: N/A

Prepared By:
ATC
150 Zachary Road
Manchester, NH 03154
Phone Number (603)647-7077
Contact Name: Steven P. Low, P.G.
Contact Email: steven.low@atcgs.com

Date of Report: June 2018

FED EX # 137 362 937

Table 2 - Groundwater Monitoring Data
 Mainway Service Center
 235 Washington Street
 Claremont, New Hampshire
 NHDES Site No. 199002003

Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	Naphthalene	MTBE	n-propylbenzene	iso-propylbenzene	n-Butylbenzene	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	sec-Butylbenzene	4-Isopropyltoluene	
MW-6	NH AGOS	5	700	1,000	10,000	20	13	260	800	260	330	330	260	260	
	11/24/02	330	4,400	6,200	17,000	30	ND	----	190	----	----	----	260	260	
	05/13/03	480	4,200	8,200	18,100	200	ND	----	110	----	----	----	----	----	
	09/03/03	430	3,900	5,400	17,200	<300	ND	----	90	----	----	----	----	----	
	05/04/06	15	680	ND	3,410	100	ND	----	41	----	----	----	----	----	
	07/15/06	ND	6	10	38	ND	ND	----	ND	----	----	----	650	----	
	12/07/06	30	1,900	2,700	9,100	200	ND	----	60	----	----	----	7	----	
	05/29/07	20	1,200	1,600	6,100	200	ND	----	50	----	----	----	1,400	----	
	10/29/07	70	3,800	1,700	13,200	400	<20	----	140	----	----	----	1,200	----	
	11/18/08	20	1,600	1,600	7,900	200	<10	----	70	----	----	----	1,300	----	
	12/06/09	<20	1,500	1,000	7,500	200	<10	----	60	----	----	----	1,300	----	
	06/07/10	<20	1,000	670	4,800	200	<10	----	50	----	----	----	1,300	----	
	12/07/10	<20	1,600	1,200	6,900	200	<20	----	70	----	----	----	1,300	----	
	09/09/12	3	420	140	1,980	100	<5	----	28	----	----	----	1,300	----	
	03/25/14													470	
	04/21/14	1.34	104	80.5	531	8.00			8.44	4.00	<1.00	23.3	86.7	<1.00	
	10/10/14	10.0	1,860	576	9,240	271	<10.0		209	77.8	17.7	416	1,690	<10.0	
	04/03/15														
	05/18/15	<100	3,520	1340	16,590	285	100	264	110	<100	566	2,260	<100	<100	
	10/05/15	<250	3,340	558	15,950	488	<250	348	<250	<250	622	2,030	<250	<250	
	04/08/16	<250	3,490	872	15,990	472	<250	408	<250	<250	730	2,860	<250	<250	
10/07/16	<250	2,550	<250	12,765	<250	250	280	<250	<250	510	1,830	<250	<250		
04/07/17	<250	421	141	2,379	49.0	.25	46.2	<25	<25	132	411	<25	<25		
10/10/17	.50	1,280	237	5,629	214	.50	153	57.5	<50	296	1,210	<50	<25		
04/20/18	10.0	127	16.3	543	25.1	<10.0	24.6	<10.0	<10.0	51.6	191	<10.0	<10.0		
MW-7	11/24/02	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	----	----	
	05/15/03	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	----	----	
	09/03/03	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	----	----	
	07/15/06	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	----	----	
	12/07/06	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	05/29/07	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	10/29/07	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	11/18/08	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	12/06/09	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	06/07/10	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	12/07/10	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	09/09/12	ND	ND	ND	ND	ND	ND	----	ND	----	----	----	ND	----	
	03/25/14	<1.00	<1.00	<1.00	<3.0	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	
	10/10/14	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
	04/03/15	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
	10/05/15	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
	04/08/16	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
	10/07/16	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	
04/07/17	<1.00	<1.00	<1.00	<3.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00		
10/10/17	<1.00	<1.00	<1.00	<3.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00		
04/20/18	<1.00	<1.00	<1.00	<3.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00		

Sample Identification

MW-6
SC46029-04

Client Project #
02-221002.00

Matrix
Ground Water

Collection Date/Time
20-Apr-18 11:25

Received
24-Apr-18

CAS No.	Analyte(s)	Result	Flag	Units	*RDL	MDL	Dilution	Method Ref.	Prepared	Analyzed	Analyst	Batch	Cert.
Volatile Organic Compounds													
<u>Volatile Organic Compounds by SW846 8260</u>													
<u>Prepared by method SW846 5030 Water MS</u>													
76-13-1	1,1,2-Trichlorotrifluoroethane (Freon 113)	< 10.0	D	µg/l	10.0	5.81	10	SW846 8260C	01-May-18	01-May-18	GMA	1805849	X
67-64-1	Acetone	< 100	D	µg/l	100	37.6	10	"	"	"	"	"	X
107-13-1	Acrylonitrile	< 5.00	D	µg/l	5.00	4.75	10	"	"	"	"	"	X
71-43-2	Benzene	< 10.0	D	µg/l	10.0	3.39	10	"	"	"	"	"	X
108-86-1	Bromobenzene	< 10.0	D	µg/l	10.0	2.79	10	"	"	"	"	"	X
74-97-5	Bromochloromethane	< 10.0	D	µg/l	10.0	3.39	10	"	"	"	"	"	X
75-27-4	Bromodichloromethane	< 5.00	D	µg/l	5.00	2.91	10	"	"	"	"	"	X
75-25-2	Bromoform	< 10.0	D	µg/l	10.0	2.42	10	"	"	"	"	"	X
74-83-9	Bromomethane	< 20.0	D	µg/l	20.0	4.46	10	"	"	"	"	"	X
78-93-3	2-Butanone (MEK)	< 20.0	D	µg/l	20.0	7.03	10	"	"	"	"	"	X
104-51-8	n-Butylbenzene	< 10.0	D	µg/l	10.0	4.68	10	"	"	"	"	"	X
135-98-8	sec-Butylbenzene	< 10.0	D	µg/l	10.0	3.11	10	"	"	"	"	"	X
98-06-6	tert-Butylbenzene	< 10.0	D	µg/l	10.0	2.96	10	"	"	"	"	"	X
75-15-0	Carbon disulfide	< 20.0	D	µg/l	20.0	7.00	10	"	"	"	"	"	X
56-23-5	Carbon tetrachloride	< 10.0	D	µg/l	10.0	3.92	10	"	"	"	"	"	X
108-90-7	Chlorobenzene	< 10.0	D	µg/l	10.0	3.00	10	"	"	"	"	"	X
75-00-3	Chloroethane	< 20.0	D	µg/l	20.0	4.03	10	"	"	"	"	"	X
67-66-3	Chloroform	< 10.0	D	µg/l	10.0	2.86	10	"	"	"	"	"	X
74-87-3	Chloromethane	< 20.0	D	µg/l	20.0	3.60	10	"	"	"	"	"	X
95-49-8	2-Chlorotoluene	< 10.0	D	µg/l	10.0	3.13	10	"	"	"	"	"	X
106-43-4	4-Chlorotoluene	< 10.0	D	µg/l	10.0	2.92	10	"	"	"	"	"	X
96-12-8	1,2-Dibromo-3-chloropropane	< 20.0	D	µg/l	20.0	4.71	10	"	"	"	"	"	X
124-48-1	Dibromochloromethane	< 5.00	D	µg/l	5.00	2.91	10	"	"	"	"	"	X
106-93-4	1,2-Dibromoethane (EDB)	< 5.00	D	µg/l	5.00	3.01	10	"	"	"	"	"	X
74-95-3	Dibromomethane	< 10.0	D	µg/l	10.0	2.72	10	"	"	"	"	"	X
95-50-1	1,2-Dichlorobenzene	< 10.0	D	µg/l	10.0	2.45	10	"	"	"	"	"	X
541-73-1	1,3-Dichlorobenzene	< 10.0	D	µg/l	10.0	3.00	10	"	"	"	"	"	X
106-46-7	1,4-Dichlorobenzene	< 10.0	D	µg/l	10.0	2.72	10	"	"	"	"	"	X
75-71-8	Dichlorodifluoromethane (Freon12)	< 20.0	D	µg/l	20.0	3.45	10	"	"	"	"	"	X
75-34-3	1,1-Dichloroethane	< 10.0	D	µg/l	10.0	2.92	10	"	"	"	"	"	X
107-06-2	1,2-Dichloroethane	< 10.0	D	µg/l	10.0	1.81	10	"	"	"	"	"	X
75-35-4	1,1-Dichloroethene	< 10.0	D	µg/l	10.0	3.14	10	"	"	"	"	"	X
156-59-2	cis-1,2-Dichloroethene	< 10.0	D	µg/l	10.0	3.97	10	"	"	"	"	"	X
156-60-5	trans-1,2-Dichloroethene	< 10.0	D	µg/l	10.0	3.80	10	"	"	"	"	"	X
78-87-5	1,2-Dichloropropane	< 10.0	D	µg/l	10.0	2.89	10	"	"	"	"	"	X
142-28-9	1,3-Dichloropropane	< 10.0	D	µg/l	10.0	2.92	10	"	"	"	"	"	X
594-20-7	2,2-Dichloropropane	< 10.0	D	µg/l	10.0	4.45	10	"	"	"	"	"	X
563-58-6	1,1-Dichloropropene	< 10.0	D	µg/l	10.0	3.34	10	"	"	"	"	"	X
10061-01-5	cis-1,3-Dichloropropene	< 5.00	D	µg/l	5.00	3.28	10	"	"	"	"	"	X
10061-02-6	trans-1,3-Dichloropropene	< 5.00	D	µg/l	5.00	3.06	10	"	"	"	"	"	X
100-41-4	Ethylbenzene	127	D	µg/l	10.0	3.17	10	"	"	"	"	"	X
87-68-3	Hexachlorobutadiene	< 5.00	D	µg/l	5.00	2.58	10	"	"	"	"	"	X
591-78-6	2-Hexanone (MBK)	< 20.0	D	µg/l	20.0	6.34	10	"	"	"	"	"	X

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Sample Identification

MW-6 Client Project # 02-221002.00 Matrix Ground Water Collection Date/Time 20-Apr-18 11:25 Received 24-Apr-18
 SC46029-04

CAS No.	Analyte(s)	Result	Flag	Units	*RDL	MDL	Dilution	Method Ref.	Prepared	Analyzed	Analyst	Batch	Cert.
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Volatile Organic Compounds

Volatile Organic Compounds by SW846 8260

GS1

98-82-8	Isopropylbenzene	< 10.0	D	µg/l	10.0	3.02	10	SW846 8260C	01-May-18	01-May-18	GMA	1805849	X
99-87-6	4-Isopropyltoluene	< 10.0	D	µg/l	10.0	4.20	10	"	"	"	"	"	X
1634-04-4	Methyl tert-butyl ether	< 10.0	D	µg/l	10.0	2.95	10	"	"	"	"	"	X
108-10-1	4-Methyl-2-pentanone (MIBK)	< 20.0	D	µg/l	20.0	3.54	10	"	"	"	"	"	X
75-09-2	Methylene chloride	< 20.0	D	µg/l	20.0	3.85	10	"	"	"	"	"	X
91-20-3	Naphthalene	25.1	D	µg/l	20.0	13.9	10	"	"	"	"	"	X
103-65-1	n-Propylbenzene	24.6	D	µg/l	10.0	3.20	10	"	"	"	"	"	X
100-42-5	Styrene	< 10.0	D	µg/l	10.0	3.28	10	"	"	"	"	"	X
630-20-6	1,1,1,2-Tetrachloroethane	< 10.0	D	µg/l	10.0	3.17	10	"	"	"	"	"	X
79-34-5	1,1,2,2-Tetrachloroethane	< 5.00	D	µg/l	5.00	2.57	10	"	"	"	"	"	X
127-18-4	Tetrachloroethene	< 10.0	D	µg/l	10.0	3.11	10	"	"	"	"	"	X
108-88-3	Toluene	16.3	D	µg/l	10.0	2.90	10	"	"	"	"	"	X
87-61-6	1,2,3-Trichlorobenzene	< 10.0	D	µg/l	10.0	3.81	10	"	"	"	"	"	X
120-82-1	1,2,4-Trichlorobenzene	< 10.0	D	µg/l	10.0	3.23	10	"	"	"	"	"	X
108-70-3	1,3,5-Trichlorobenzene	< 10.0	D	µg/l	10.0	3.90	10	"	"	"	"	"	X
71-55-6	1,1,1-Trichloroethane	< 10.0	D	µg/l	10.0	2.45	10	"	"	"	"	"	X
79-00-5	1,1,2-Trichloroethane	< 10.0	D	µg/l	10.0	3.09	10	"	"	"	"	"	X
79-01-6	Trichloroethene	< 10.0	D	µg/l	10.0	3.55	10	"	"	"	"	"	X
75-69-4	Trichlorofluoromethane (Freon 11)	< 10.0	D	µg/l	10.0	2.76	10	"	"	"	"	"	X
96-18-4	1,2,3-Trichloropropane	< 10.0	D	µg/l	10.0	2.60	10	"	"	"	"	"	X
95-63-6	1,2,4-Trimethylbenzene	191	D	µg/l	10.0	6.20	10	"	"	"	"	"	X
108-67-8	1,3,5-Trimethylbenzene	51.6	D	µg/l	10.0	5.40	10	"	"	"	"	"	X
75-01-4	Vinyl chloride	< 10.0	D	µg/l	10.0	4.02	10	"	"	"	"	"	X
179601-23-1	m,p-Xylene	437	D	µg/l	20.0	4.74	10	"	"	"	"	"	X
95-47-6	o-Xylene	106	D	µg/l	10.0	4.10	10	"	"	"	"	"	X
109-99-9	Tetrahydrofuran	< 20.0	D	µg/l	20.0	4.98	10	"	"	"	"	"	X
60-29-7	Ethyl ether	< 10.0	D	µg/l	10.0	2.92	10	"	"	"	"	"	X
994-05-8	Tert-amyl methyl ether	< 10.0	D	µg/l	10.0	2.98	10	"	"	"	"	"	X
637-92-3	Ethyl tert-butyl ether	< 10.0	D	µg/l	10.0	2.90	10	"	"	"	"	"	X
108-20-3	Di-isopropyl ether	< 10.0	D	µg/l	10.0	2.94	10	"	"	"	"	"	X
75-65-0	Tert-Butanol / butyl alcohol	< 100	D	µg/l	100	31.3	10	"	"	"	"	"	X
123-91-1	1,4-Dioxane	< 200	D	µg/l	200	58.1	10	"	"	"	"	"	X
110-57-6	trans-1,4-Dichloro-2-butene	< 50.0	D	µg/l	50.0	6.13	10	"	"	"	"	"	X
64-17-5	Ethanol	< 2000	D	µg/l	2000	132	10	"	"	"	"	"	X

Surrogate recoveries:

460-00-4	4-Bromofluorobenzene	103			70-130 %			"	"	"	"	"	
2037-26-5	Toluene-d8	100			70-130 %			"	"	"	"	"	
17060-07-0	1,2-Dichloroethane-d4	103			70-130 %			"	"	"	"	"	
1868-53-7	Dibromofluoromethane	100			70-130 %			"	"	"	"	"	

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Table 2 - Groundwater Quality Data
 Mainway Service Center
 235 Washington Street
 Claremont, New Hampshire
 NHDES Site No. 199002003

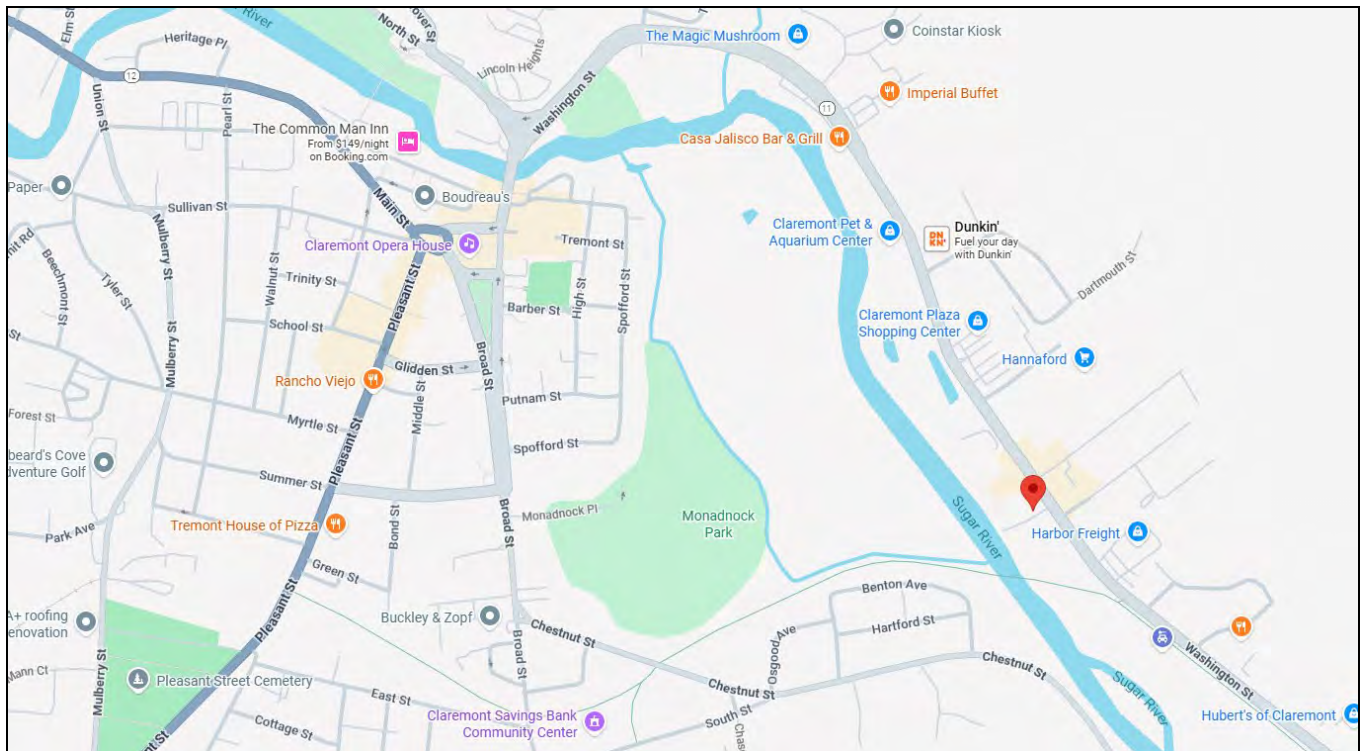
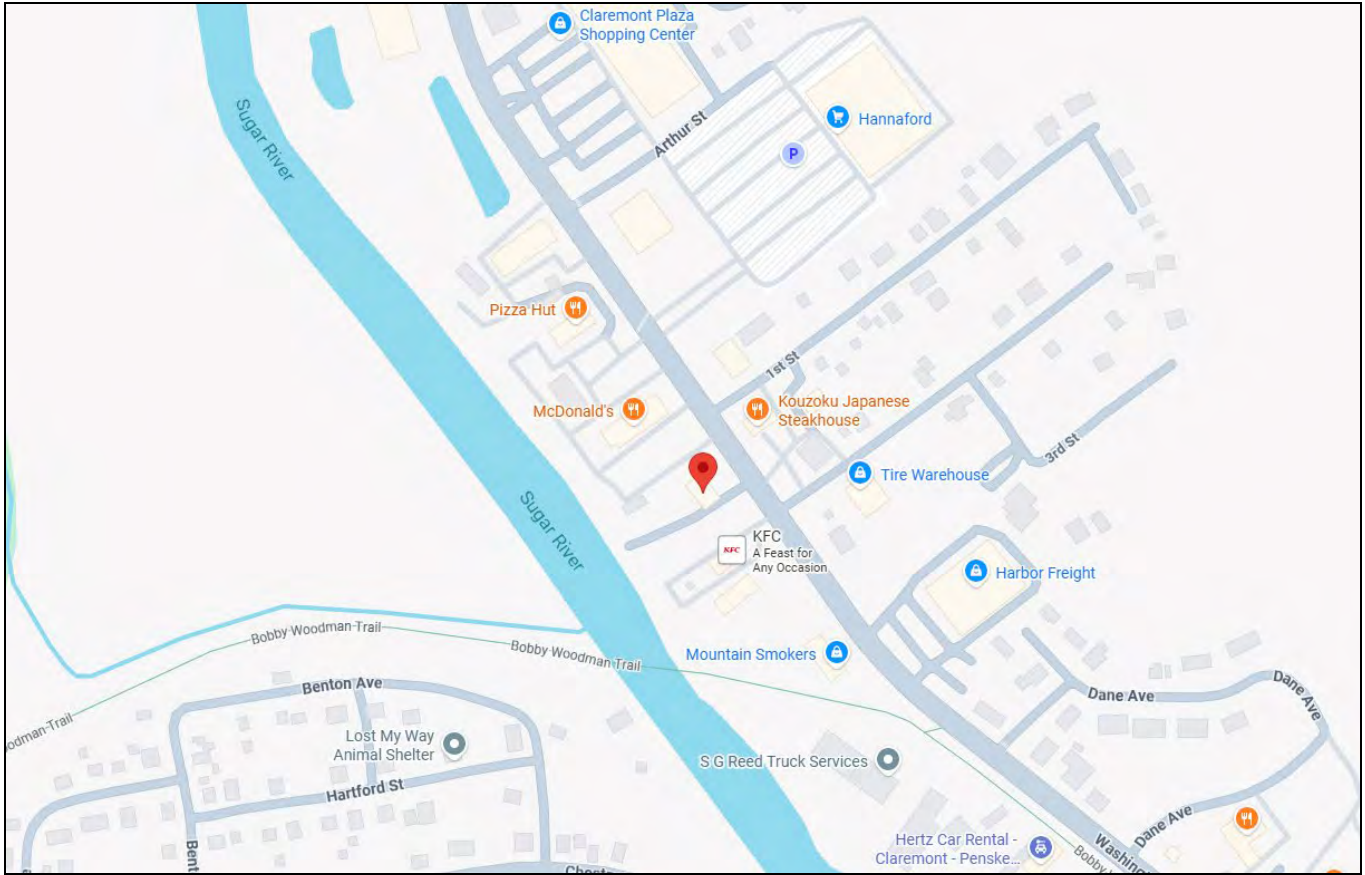
Monitoring Well	Date	Benzene	Ethylbenzene	Toluene	Total Xylenes	Naphthalene	MTBE	n-Propylbenzene	Iso-propylbenzene	n-Butylbenzene	1,3,5-Trimethylbenzene	1,2,4-Trimethylbenzene	sec-Butylbenzene	4-Isopropyltoluene	Methylene Chloride	1,2,3-Trichloropropane	Bromodichloromethane	Chloroform	
		5	700	1,000	10,000	100	13	260	800	260	330	330	260	260	5	0.5	0.6	70	
	NH AGQS																		
	11/24/02	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	05/15/03	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	09/03/03	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	07/15/06	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	12/07/06	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	05/29/07	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	10/29/07	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	11/18/08	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	12/06/09	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	06/07/10	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	12/07/10	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	09/09/12	ND	ND	ND	ND	ND	ND	----	ND	----	----	----							
	03/25/14	<1.00	<1.00	<1.00	<3.0	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.0						
	10/10/14	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0					
	04/03/15	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0					
	10/05/15	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0					
	04/08/16	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0					
	10/07/16	<1.0	<1.0	<1.0	<3.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0					
	04/07/17	<1.00	<1.00	<1.00	<3.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.0				
	10/10/17	<1.00	<1.00	<1.00	<3.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.0				
	04/20/18	<1.00	<1.00	<1.00	<3.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.0				
	10/02/18	<0.70	<1.0	<1.0	<2.0	<1.0	<1.0	<1.0	<5	<5	<5	<5	<5	<5	<5	<2.0		0.57	
	04/09/19	<1	<1	<1	<6	<5	<1	<5	<5	<5	<5	<5	<5	<5	<1	<2.0		0.76J	
	10/10/19	<0.50	<1.0	<1.0	<1.0	<5.0	<1.0	<1.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	
	04/15/20	<0.50	<1.0	<1.0	<1.0	<5.0	<1.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	
	10/21/20	<0.50	<1.0	<1.0	<1.0	<5.0	<1.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<1.00	<1.00	
	04/02/21	<0.50	<1.0	<1.0	<1.0	<5.0	<1.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<1.00	<1.00	
	10/21/21	<0.50	<1.0	<1.0	<1.0	<5.0	<1.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<2.0	<0.570	<1.00	
	04/29/22	<0.50	1.73	<1.0	9.46	2.52	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	
	10/19/22	<1.00	<1.00	<1.00	1.17	<2.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	
	04/07/23	<1.00	<1.00	<1.00	<2.00	<2.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	
	10/09/23	<1.00	1.51	<1.00	7.82	<2.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	<1.00	<1.00	
	05/03/24	<1.00	<1.00	<1.00	<2.00	<2.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	<0.500	<1.00	
	10/10/24	<1.00	<1.00	<1.00	<2.00	<2.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	<0.500	<1.00	
	04/23/25	<1.00	<1.00	<1.00	<2.00	<2.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	1.77	28.9	
	10/17/25	<1.00	<1.00	<1.00	<2.00	<2.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<2.00	<1.00	3.88	29.6	
	11/24/02	ND	ND	ND	ND	ND	ND		ND										
	05/15/03	ND	ND	ND	ND	ND	ND		ND										
	09/03/03	ND	ND	ND	ND	ND	ND		ND										
	04/30/06	ND	ND	ND	ND	ND	ND		ND										
	07/15/06	ND	ND	ND	ND	ND	ND		ND										
	12/07/06	ND	ND	ND	ND	ND	ND		ND										
	03/25/14							could not locate - used metal detector											
	04/21/14							could not locate - used metal detector											
	10/05/15							could not locate - used metal detector											
T-1	10/26/99	100	210	50	1,590	360	ND		20										

All concentrations expressed in micrograms per liter (ug/l)
 The groundwater quality data were compared to the Ambient Groundwater Quality Standards (AGQS) listed in Env-Or 600, Contaminated Site Management.
 BOLD values exceed NH AGQS
 --- Data not available
 ND - not detected
 MTBE - methyl tert-butyl ether
Italic - laboratory reporting limit exceeds AGQS
 All data prior to 2014 provided by M&W Soils
 J = estimated values
 Tetrahydrofuran (7.6 ug/l) was detected for the first time in the groundwater sample collected from monitoring well MW-7 during the October 10, 2019 sampling event
 <x = indicates analyte not detected above the laboratory reporting limit (x)
 Trichloroethene was detected for the first time in the groundwater sampled from MW-2 on April 29, 2022 at 1.82 ug/L
 2-Chlorotoluene was detected for the first time in groundwater sample collected from MW-5 on April 7, 2023

QA/QC REVIEW:
 LAST UPDATED
 BY: AC
 DATE: 11/03/2025
 LAST CHECKED
 BY: JC
 DATE: 11/3/25

MAP

235 WASHINGTON ST., CLAREMONT, NH





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

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