

184 Mammoth Road, Londonderry, NH 03053

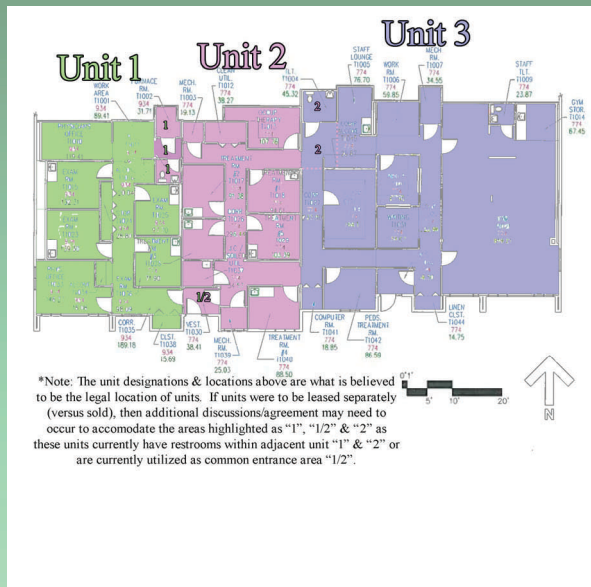


Berkshire Hathaway Verani is pleased to announce the availability of 184 Mammoth Road in Londonderry, NH. This facility has 3 condominium units available for sale or lease. Configured with private offices (many with plumbing), open areas, work spaces, kitchenette and 3 restrooms. Located in middle of many medical facilities. Units can also be leased or purchased separately, together or two adjacent units.

**Starting at \$7 PSF NNN
OR for sale from \$101,600**

Office/Medical/General Commercial condos for sale/lease

- Available sizes from 1,055 +/- SF to 4,300 +/- SF
- Mix of private offices (some with plumbing), open areas, and work spaces
- Kitchenette
- 3 restrooms
- Great location on corner of Route 128 and Route 102— just off I-93 Exit 4
- Large parking lot
- Excellent Signage



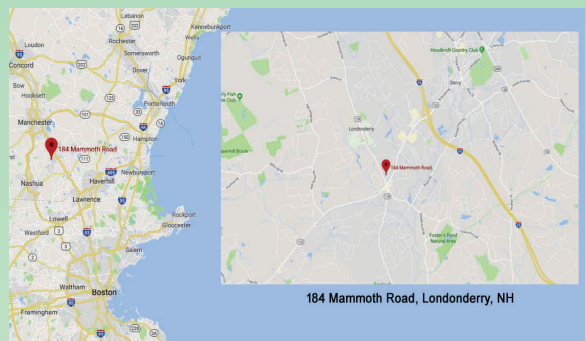
**BERKSHIRE HATHAWAY
Verani Realty
Commercial**

Scott Reiff

Direct: 603-845-9972

Email: Scott.Reiff@Verani.com

Corporate Office: 603-845-2500



General Information

*Property address:184 Mammoth Road, Units 1-3, Londonderry, NH 03053

- * Property Type: Office/Medical/General commercial
- Access and Directions to property: I-93 Exit 4(NH-102) toward Derry/Londonderry. Left on Nashua Rd/102 for 2 mi. Right onto Apple Way of Londonderry/Mammoth Rd-128; 184 Mammoth is on the right.
- Full description of Lot or Property: One to three condominium units available for sale or lease. Configured with private offices (many with plumbing), open areas, offices, works spaces, kitchenette and 3 restrooms. Located in midst of many medical facilities, including Elliot at Londonderry, Parkland Rehab & and many more. While in close proximity to many other medical establishments, the unit can be certainly be utilized for many office uses or general commercial uses. Huge parking lot, excellent signage, too. Property is located just about on corner of Route 128 and 102 and off of Exit 4, I-93. Units can be purchased separately, together or two adjacent units.
- *❖ Lot #: Map 006, Lot 072C, Units 2A, 2B, & 2C
- * Pricing: \$105,900 - 1 (2A), \$101,600 - 2 (2B), \$159,200 - 3(2C), \$366,700 for all three units. For lease: 1, 2 and 3 (2A,(\$843.75) 2B,(\$791.25) 2C (\$1657.50)): \$9 NNN. If leased together, \$7 NNN.

Site Data

- *❖ Lot Size: 1.21 Acres
- *❖ Frontage: Primary Road: 241' on Rt 128 (Mammoth Rd) Secondary Road: 292' (Buttrick)
- *❖ Square Footage of Structure(s): Total building (including other condos):8,650 +/- SF. Unit Size: 2A: 1,125 +/-, 2B: 1,055+/-, 2C: 2,120+/-, Units 1 and 2 combined: 2,180 +/- SF, Units 2 and 3 combined: 3,175 +/- SF. Total for all three units: 4,300 SF +/-.
- *∇ Number of Floors: One
- *❖ Sewage: Private
- ❖ Gas: Propane Natural NONE
- * Water: Well Municipal
- ∇ Number of Bathrooms: Unit 1: One, Unit 2: One, Unit 3: One.
- ∇ Basement: None-
- ∇ Included: Furniture: If any exists, neither the condition or functionality is represented by Owner. Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
Other: _____
- ∇ Parking Spaces: 26 +/- spaces on lower parking area, 30 +/- spaces on upper lot (estimated/approximated)
- ∇* Number of docks: _____ Door height: _____ NA
- ∇* Number of drive-in doors: _____ Door height: _____ NA
- ∇* Communications network: (DSL, cable, phone line only, etc.) High-Speed is assumed. Tenant/Buyer to verify with their preferred provider.
- *❖ Zoning: Commercial C-1 Permitted Uses: See Town Links for information
- ❖ Signage: Signage is allowed on street as town permits; Building signage need to get permission from the others.

- *❖ Traffic count report: closest number: _____ where: see town listing information sheet

Building Construction

- *❖ Age of Building(s): 1985
- *∇ Type of Construction: Wood
- *∇ Ceiling Height: _____ Varied
- *∇ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): wood siding
- *∇ Floors (Carpeted, concrete, tile, etc.) Many areas of carpet and VCT tile.
- *❖ Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle
- *❖ Lighting: Mostly fluorescent

Building Services

- *❖ Heat Source (Fuel)/Heat Type: Electric / Forced hot air heat pumps

- *❖ Air Conditioning Source/Type: Central
- *∇ Handicapped Access: Units are on first floor with large restrooms in some units.
- *∇ Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
- *∇ Sprinklers: Wet Dry None: X
- *❖ Electrical Service: Each unit has own service.
- Additional Features: _____

Additional Information

- *∇ NNN amount: NA Nets include: Total: \$7.45 PSF. Condo Fees: \$5.60/sqft, Taxes: \$1.85/sqft
- Association Fees: 184 Mammoth Road Unit 3 - \$1,008.25, 184 Mammoth Road Unit 2 – \$503.87, 184 Mammoth Road Unit 1 - \$503.87. Condominium is currently managed by MEG Companies. NA
- *❖ Taxes: *This is estimate using tax rate and assessed value. Unit 1 (2A): \$2,309, Unit 2: \$2,215, Unit 3: \$3471 per year. For year:2018
- *❖ Deed: Book: 5846 Page: 0078 Date: 08-17-17 Not available:
- ❖ Area:
 - Other businesses: The Coach Stop, Dunkin Donuts, CVS; Mr. Steer Meats
 - Transportation: I-93 Exit 4
 - Local improvements: I-93 Widening
 - Other area notables: _____

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but we make no representation or warranties, expressed or implied, as to accuracy of the information.



Unit 1



Unit 1 Office/Room



Unit 1



Unit 1- Private Room with plumbing



Unit 1- Private Office/Room



Narrow private office / rooms



Unit 1 Private Room with Plumbing



Unit 1 Central Hallway



Unit 1- Private Room with Plumbing



Unit 1 Restroom



Unit 1 Utility Room



Unit 1-Private Room with Plumbing

Unit 2



Unit 2 Large Private Room with Plumbing



Unit 2- Area in Rear of Unit with Plumbing



Unit 2 Large Room



Unit 2 Central Hallway



Unit 2 Restroom



Unit 2 Private Room with Plumbing



Unit 2 Private Room with Plumbing



Unit 2 Private Room with Plumbing



Additional Utility Room with Plumbing



Unit 2 Private Room with Plumbing



Unit 2 Utility/HVAC Room

Unit 3



Unit 3 Entrance



Unit 3 Entry/Waiting/Reception



Unit 3 Restroom



Unit 3
Large Front Office/Room



Unit 3 Large Open Area



Unit 3 Office/ Work Area



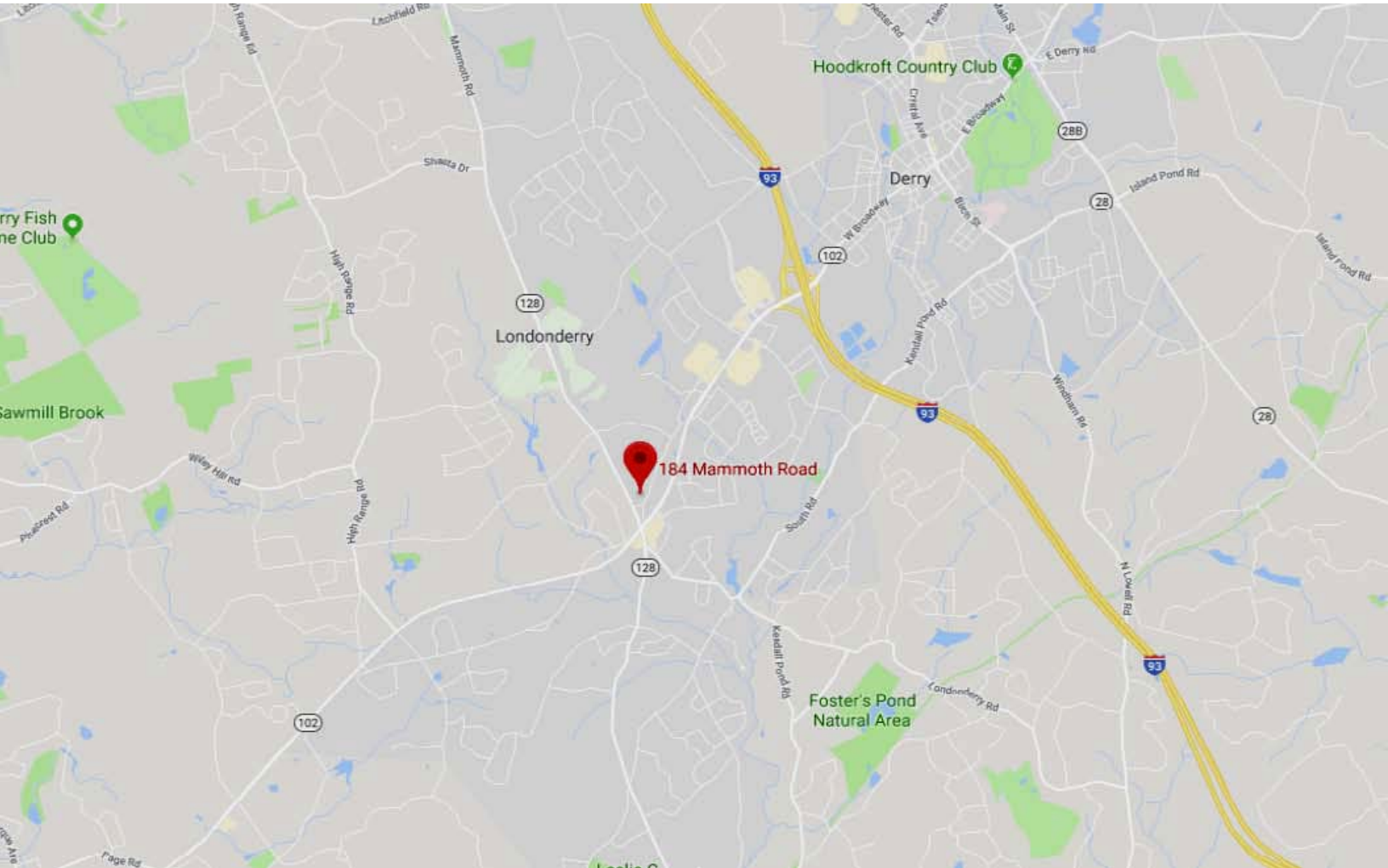
Unit 3 Large Open Area
(previous gym)



Unit 3
Large Bullpen or Work Area

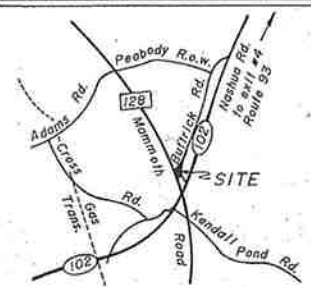
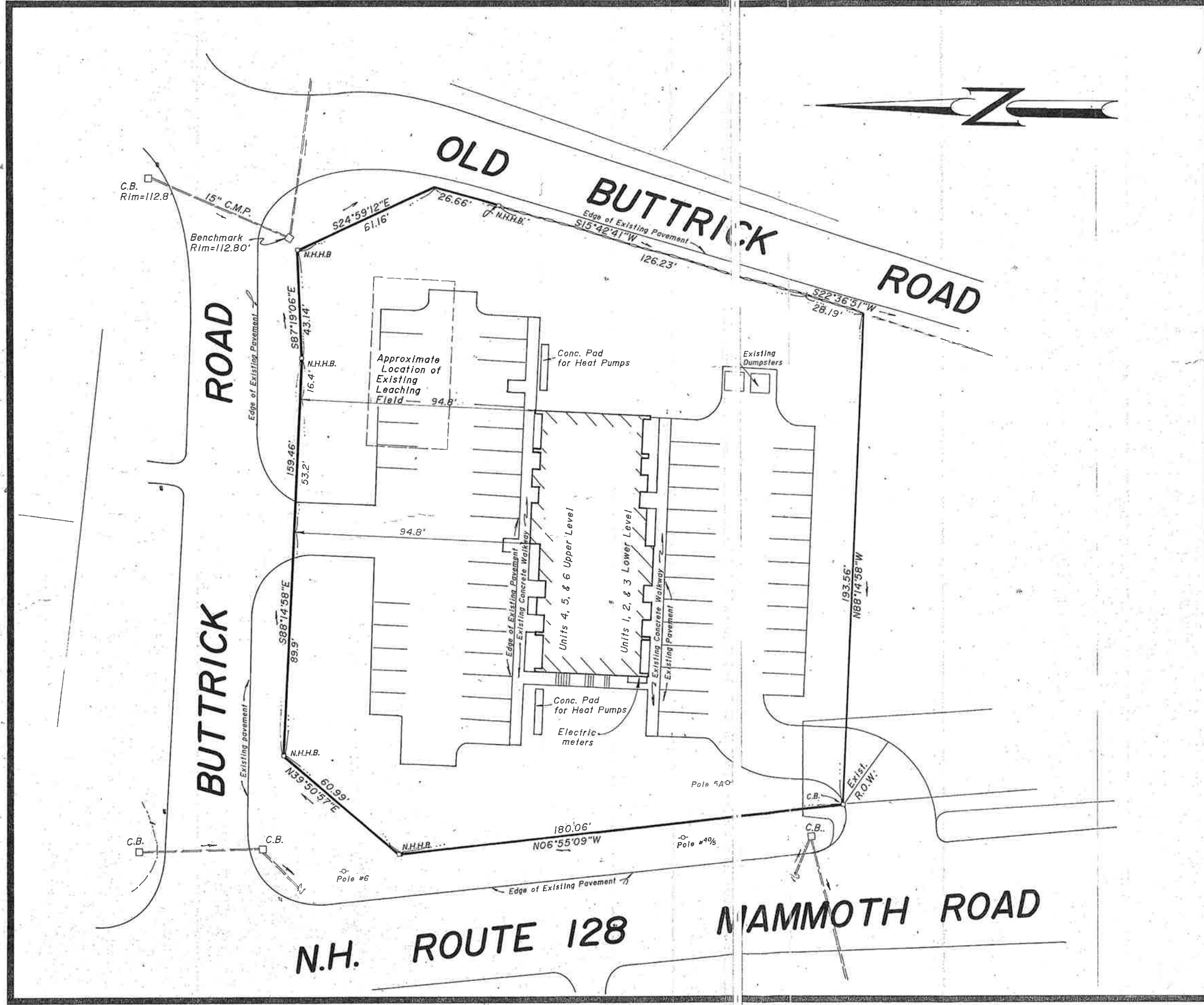


Kitchenette





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VICINITY PLAN

NOTES

1. For floor plans see "FLOOR PLAN" scale: 1/8" = 1'-0" to be recorded herewith by Condominium Plan Services.
2. Other than the Limited Common Areas shown on the Site & Floor Plans or so designated by the Declaration of Condominium, and other than the units, all areas are Common Areas.
3. This site is serviced by electrical & telephone services and municipal water supply and an on-site septic disposal system.
4. N.H.W.S.P.C.C. Subdivision Approval Number: 20333.
5. N.H.W.S.P.C.C. Construction Approval Number: 119560.

PLAN REFERENCE:

1. Boundary & topographic information taken directly from plan titled: "SITE PLAN in LONDONDERRY, N.H., HCA MEDICAL BUILDING" prepared by KIMBALL CHASE CO., INC., scale: 1"=20'; sheet 1 of 1, dated: 6/27/85.

I hereby certify that this Site Plan is accurate and complies with R.S.A. 356-B:20, I and V. All units or portions thereof depicted hereon as completed have been substantially completed.

Leon R. Tessler 11/27/89
 Leon R. Tessler, L.L.S. Date
 Condominium Plan Services



I certify that this survey plat shows the property lines that are the lines of existing ownerships and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for division of existing ownerships or for new ways are shown.

Leon R. Tessler 11/27/89
 Leon R. Tessler, L.L.S. Date
 Condominium Plan Services

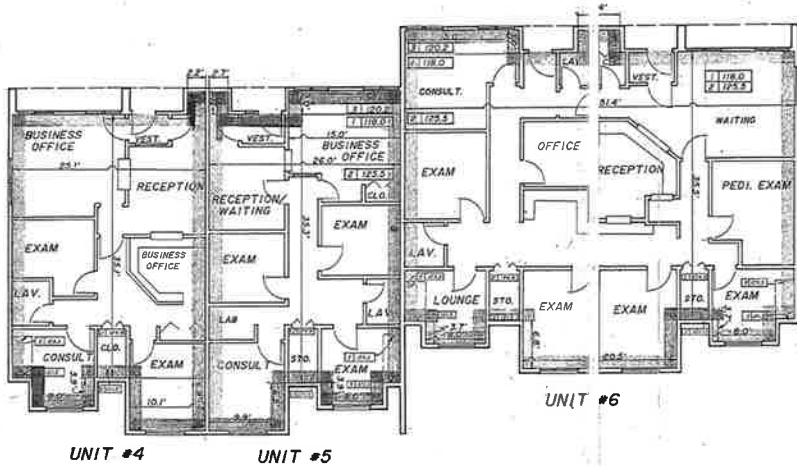


SITE PLAN
LONDONDERRY MEDICAL PARK I
CONDOMINIUMS
LONDONDERRY,
ROCKINGHAM COUNTY
NEW HAMPSHIRE

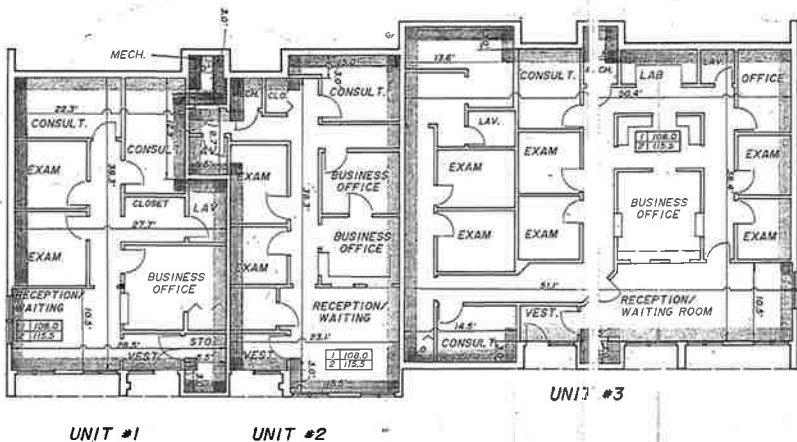
Scale: 1" = 20' Sheet 1 of 1 Nov. 17, 1989

#	REVISION/DESCRIPTION	DATE

CONDOMINIUM PLAN SERVICES
 LONDONDERRY SQUARE, SUITE 300
 50 NASHUA ROAD
 LONDONDERRY, NEW HAMPSHIRE 03053
 PHONE (603) 437-5000



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

- All dimensions shown hereon were field measured between the interior finished surfaces.
- Ceiling elevations shown are to the lower side of the finished ceilings.
- Elevations shown thus

	#
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 are based on the SITE PLAN datum.

	1	#	Floor elevation
	2	#	Ceiling elevation
	3	#	Vertical change

- UNIT AREAS**
Interior Areas are the areas calculated from actual measurements made between the interior finished surfaces of each unit.
UNIT AREAS are Interior Areas to which has been added one half of party walls and all of exterior walls, the thickness of which was obtained from the construction plans. Concrete foundation not included in basement units.

UNIT #	INTERIOR AREAS	UNIT AREA
1	1,044 s.f.	1,125 s.f.
2	1,023 s.f.	1,055 s.f.
3	2,054 s.f.	2,120 s.f.
4	988 s.f.	1,050 s.f.
5	1,062 s.f.	1,120 s.f.
6	2,084 s.f.	2,180 s.f.

I hereby certify that this floor plan is accurate and complies with R.S.A. 356-B:20, 11 and V. All units or portions thereof depicted hereon as completed have been substantially completed.



Jack A. Szeplinski
Jack A. Szeplinski, P.E.
CONDOMINIUM PLAN SERVICES

Date: 11/27/89

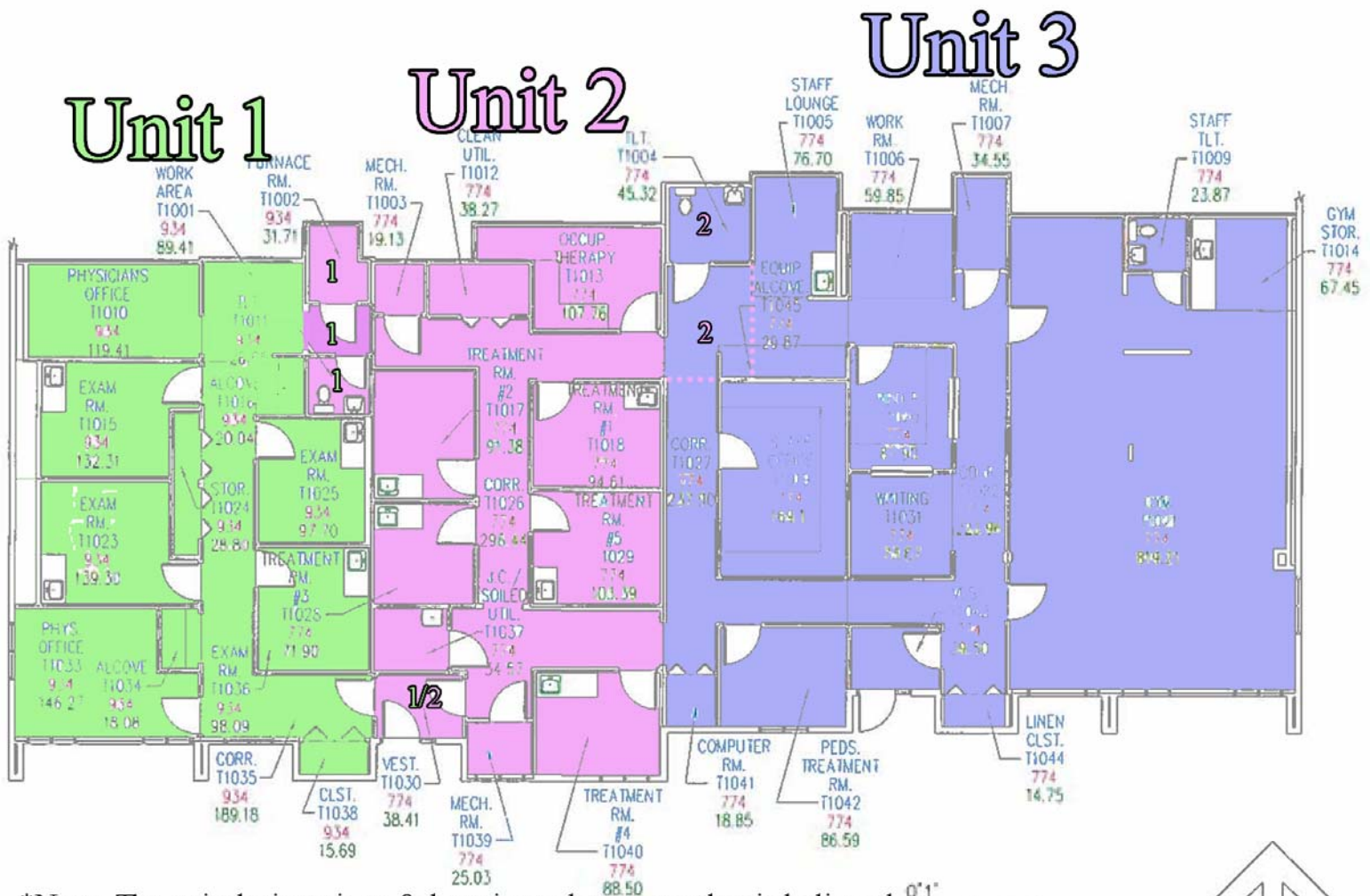
FLOOR PLAN

LONDONDERRY MEDICAL PARK I
CONDOMINIUMS
LONDONDERRY,
ROCKINHAM COUNTY
NEW HAMPSHIRE

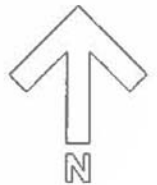
Scale: 1/8"=1'-0" Sheet 1 of 1 Nov. 17, 1989

#	REVISION/DESCRIPTION	DATE





*Note: The unit designations & locations above are what is believed to be the legal location of units. If units were to be leased separately (versus sold), then additional discussions/agreement may need to occur to accommodate the areas highlighted as "1", "1/2" & "2" as these units currently have restrooms within adjacent unit "1" & "2" or are currently utilized as common entrance area "1/2".

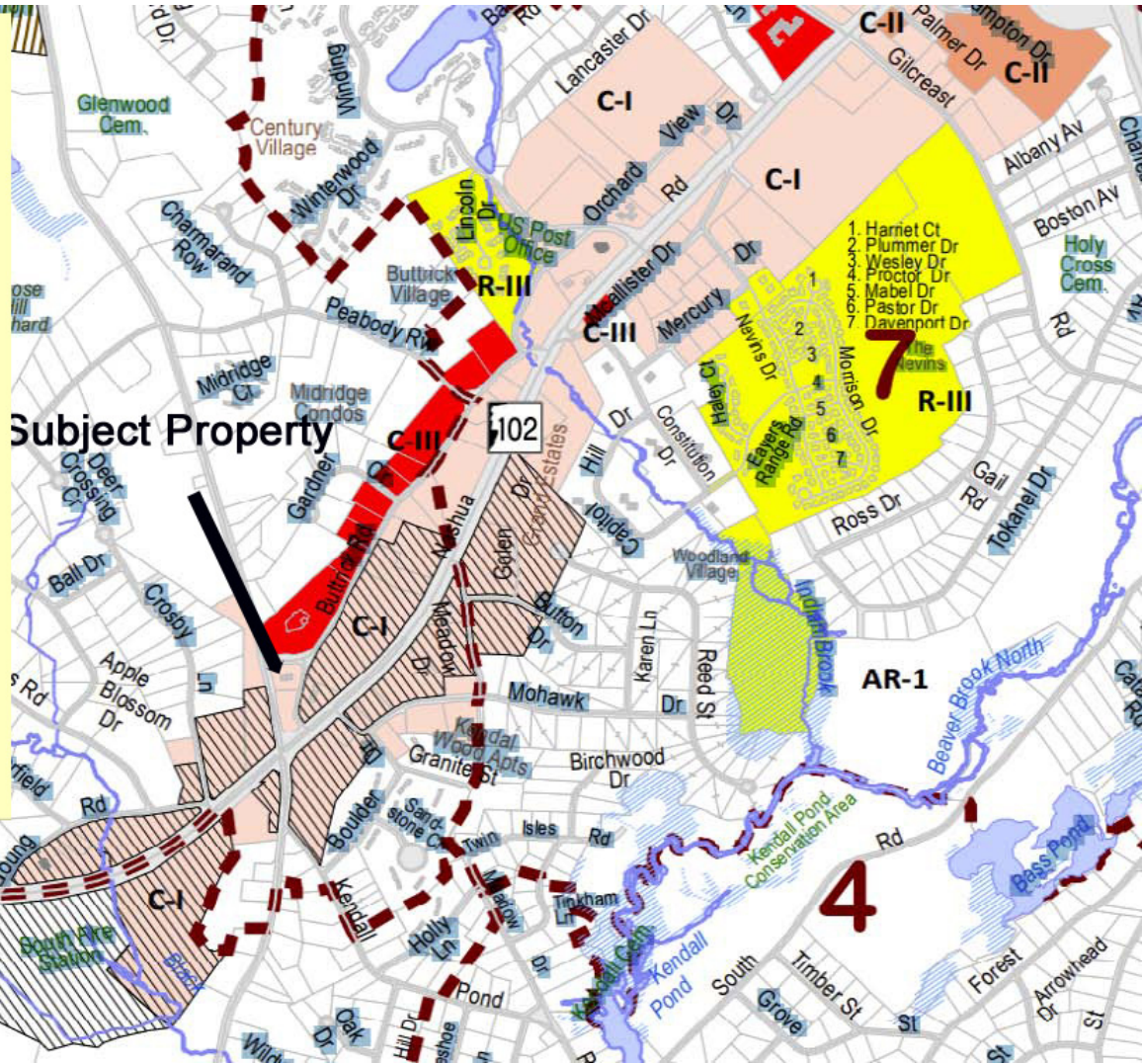


Zoning Districts

- Agricultural-Residential (AR-I)
- Multi-Family Residential (R-III)
- Commercial I (C-I)
- Commercial II (C-II)
- Commercial III (C-III)
- Commercial IV (C-IV)
- Mixed Use Commercial (MUC)
- Gateway Business (GB)
- Industrial I (IND-I)
- Industrial II (IND-II)
- Woodmont Commons PUD (PUD-1)
- Rte 28 Performance Overlay District
- Rte 102 Performance Overlay District
- Airport Overlay District (AD)
- Historic Overlay District

Overlay Districts not depicted on the this map are derived only from site specific conditions through field survey or other sources. These districts include:

- Conservation Overlay (CO) District
- Floodplain Development
- Airport Approach Height Overlay



Unofficial Property Record Card - Londonderry, NH

General Property Data

Parcel ID 006 072C 2A
Prior Parcel ID --
Property Owner AMOD, LLC
Mailing Address 32 DOWLING DR
City LOWELL
Mailing State MA
ParcelZoning 5

Zip 01854

Account Number 006 072C 2A
Property Location 184 MAMMOTH RD
Property Use CONDO-C
Most Recent Sale Date 8/17/2017
Legal Reference 5846-0078
Grantor HCA HEALTH SRVCS OF NH - 32904,
Sale Price 225,000
Land Area 0.000 acres

Current Property Assessment

Card 1 Value Building Value 105,900 Xtra Features Value 0 Land Value 0 Total Value 105,900

Building Description

Building Style CONDO-OFC
of Living Units 1
Year Built 1985
Building Grade AVG. (-)
Building Condition Good
Finished Area (SF) 1125
Number Rooms 6
of 3/4 Baths 0

Foundation Type SLAB
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT
Siding CLAPBOARD
Interior Walls DRYWALL
of Bedrooms 0
of 1/2 Baths 0

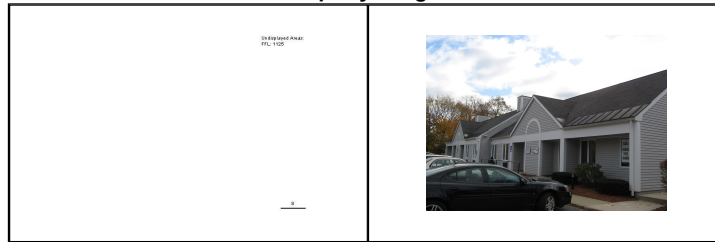
Flooring Type CARPET
Basement Floor N/A
Heating Type FORCED H/A
Heating Fuel ELECTRIC
Air Conditioning 100%
of Bsmt Garages 0
of Full Baths 1
of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as CONDO-C with a(n) CONDO-OFC style building, built about 1985, having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 6 room(s), 0 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Town of Londonderry, New Hampshire

Printed on 03/25/2019

Displaying results for Invoice: 2018P02003201.
Data last updated on Mar 25 2019.
Due amounts reflect interest as of 3/25/2019.

Invoice Number: 2018P02003201

[Print Now](#)

Owner	AMOD, LLC	Due Date	12/3/2018
Owner 2		Bill Amount	\$948.00
Location	184 MAMMOTH RD 1	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/3/2018	Penalties	\$0.00
Map - Lot - Sub	00000600072C00002A	Total Due	\$0.00
Acres	0		

The Net Assessment was \$105,900 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$105,900
Total	\$105,900
 Net Assessment	 \$105,900

Transaction Detail

Date	Description	Amount	Balance
10/31/2018	Payment (AMOD, LLC)	\$948.00	\$0.00

[Close](#)

Town of Londonderry, New Hampshire

Printed on 03/25/2019

Displaying results for Invoice: 2018P01003006.
Data last updated on Mar 25 2019.
Due amounts reflect interest as of 3/25/2019.

Invoice Number: 2018P01003006

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Owner	AMOD, LLC	Due Date	7/2/2018
Owner 2		Bill Amount	\$1,361.00
Location	184 MAMMOTH RD 1	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/2/2018	Penalties	\$0.00
Map - Lot - Sub	00000600072C00002A	Total Due	\$0.00
Acres	0		

The Net Assessment was \$125,900 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$125,900
Total	\$125,900
Net Assessment	\$125,900

Transaction Detail

Date	Description	Amount	Balance
6/7/2018	Payment (AMOD, LLC)	\$1,361.00	\$0.00

[Close](#)

Unofficial Property Record Card - Londonderry, NH

General Property Data

Parcel ID 006 072C 2B
Prior Parcel ID --
Property Owner AMOD, LLC
Mailing Address 32 DOWLING DR
City LOWELL
Mailing State MA
ParcelZoning 5

Zip 01854

Account Number 006 072C 2B
Property Location 184 MAMMOTH RD
Property Use CONDO-C
Most Recent Sale Date 8/17/2017
Legal Reference 5846-0078
Grantor HCA HEALTH CARE SERVCS OF NH-3,
Sale Price 225,000
Land Area 0.000 acres

Current Property Assessment

Card 1 Value Building Value 101,600 Xtra Features Value 0 Land Value 0 Total Value 101,600

Building Description

Building Style CONDO-OFC
of Living Units 1
Year Built 1985
Building Grade AVG. (-)
Building Condition Good
Finished Area (SF) 1055
Number Rooms 6
of 3/4 Baths 0

Foundation Type SLAB
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT
Siding CLAPBOARD
Interior Walls DRYWALL
of Bedrooms 0
of 1/2 Baths 0

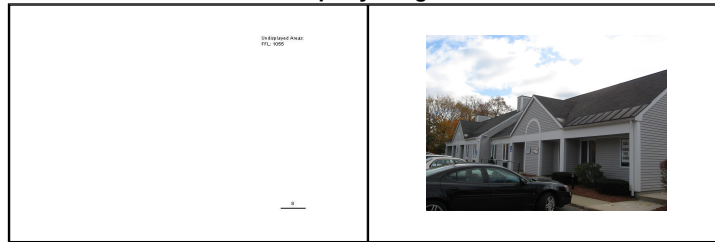
Flooring Type CARPET
Basement Floor N/A
Heating Type FORCED H/A
Heating Fuel ELECTRIC
Air Conditioning 100%
of Bsmt Garages 0
of Full Baths 1
of Other Fixtures 2

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as CONDO-C with a(n) CONDO-OFC style building, built about 1985, having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 6 room(s), 0 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Town of Londonderry, New Hampshire

Printed on 03/25/2019

Displaying results for Invoice: 2018P02003202.
Data last updated on Mar 25 2019.
Due amounts reflect interest as of 3/25/2019.

Invoice Number: 2018P02003202

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Owner	AMOD, LLC	Due Date	12/3/2018
Owner 2		Bill Amount	\$909.00
Location	184 MAMMOTH RD 2	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/3/2018	Penalties	\$0.00
Map - Lot - Sub	00000600072C00002B	Total Due	\$0.00
Acres	0		

The Net Assessment was \$101,600 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$101,600
Total	\$101,600
 Net Assessment	 \$101,600

Transaction Detail

Date	Description	Amount	Balance
10/31/2018	Payment (AMOD, LLC)	\$909.00	\$0.00

[Close](#)

Town of Londonderry, New Hampshire

Printed on 03/25/2019

Displaying results for Invoice: 2018P01003007.
Data last updated on Mar 25 2019.
Due amounts reflect interest as of 3/25/2019.

Invoice Number: 2018P01003007

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Owner	AMOD, LLC	Due Date	7/2/2018
Owner 2		Bill Amount	\$1,306.00
Location	184 MAMMOTH RD 2	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/2/2018	Penalties	\$0.00
Map - Lot - Sub	00000600072C00002B	Total Due	\$0.00
Acres	0		

The Net Assessment was \$120,800 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$120,800
Total	\$120,800
 Net Assessment	 \$120,800

Transaction Detail

Date	Description	Amount	Balance
6/7/2018	Payment (AMOD, LLC)	\$1,306.00	\$0.00

[Close](#)

Unofficial Property Record Card - Londonderry, NH

General Property Data

Parcel ID 006 072C 2C
Prior Parcel ID --
Property Owner AMOD, LLC
Mailing Address 32 DOWLING DR
City LOWELL
Mailing State MA Zip 01854
ParcelZoning 5

Account Number 006 072C 2C
Property Location 184 MAMMOTH RD
Property Use CONDO-C
Most Recent Sale Date 8/17/2017
Legal Reference 5846-0078
Grantor HCA HEALTH SRVCS OF NH-32904,
Sale Price 225,000
Land Area 0.000 acres

Current Property Assessment

Card 1 Value Building Value 159,200 Xtra Features Value 0 Land Value 0 Total Value 159,200

Building Description

Building Style CONDO-OFC
of Living Units 1
Year Built 1985
Building Grade AVG. (-)
Building Condition Average
Finished Area (SF) 2120
Number Rooms 12
of 3/4 Baths 0

Foundation Type SLAB
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPHALT
Siding CLAPBOARD
Interior Walls DRYWALL
of Bedrooms 1
of 1/2 Baths 0

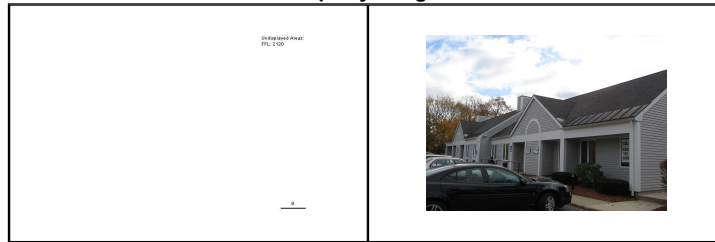
Flooring Type CARPET
Basement Floor N/A
Heating Type FORCED H/A
Heating Fuel ELECTRIC
Air Conditioning 100%
of Bsmt Garages 0
of Full Baths 1
of Other Fixtures 7

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as CONDO-C with a(n) CONDO-OFC style building, built about 1985, having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 12 room(s), 1 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Town of Londonderry, New Hampshire

Printed on 03/25/2019

Displaying results for Invoice: 2018P02003203.
Data last updated on Mar 25 2019.
Due amounts reflect interest as of 3/25/2019.

Invoice Number: 2018P02003203

[Print Now](#)

Owner	AMOD, LLC	Due Date	12/3/2018
Owner 2		Bill Amount	\$1,284.00
Location	184 MAMMOTH RD 3	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	12/3/2018	Penalties	\$0.00
Map - Lot - Sub	00000600072C00002C	Total Due	\$0.00
Acres	0		

The Net Assessment was \$159,200 at the time of this bill.

Assessments:

Land	\$0
Buildings	\$159,200
Total	\$159,200
 Net Assessment	 \$159,200

Transaction Detail

Date	Description	Amount	Balance
10/31/2018	Payment (AMOD, LLC)	\$1,284.00	\$0.00

[Close](#)

Town of Londonderry, New Hampshire

Printed on 03/25/2019

Displaying results for Invoice: 2018P01003101.
Data last updated on Mar 25 2019.
Due amounts reflect interest as of 3/25/2019.

Invoice Number: 2018P01003101

[Print Now](#)

Owner	AMOD, LLC	Due Date	7/2/2018
Owner 2		Bill Amount	\$2,187.00
Location	184 MAMMOTH RD 3	Principal	\$0.00
Type	Property Tax	Interest	\$0.00
Billed Date	7/2/2018	Penalties	\$0.00
Map - Lot - Sub	00000600072C00002C	Total Due	\$0.00
Acres	0		

The Net Assessment was \$202,300 at the time of this bill.

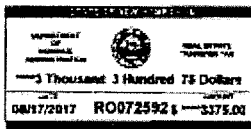
Assessments:

Land	\$0
Buildings	\$202,300
Total	\$202,300
 Net Assessment	 \$202,300

Transaction Detail

Date	Description	Amount	Balance
6/7/2018	Payment (AMOD, LLC)	\$2,187.00	\$0.00

[Close](#)



DEED

THIS DEED is made as of August 16, 2017, by HCA REALTY, INC., a Tennessee corporation, having an address of One Park Plaza, Nashville, Tennessee 37203, herein called the "Grantor", to AMOD, LLC, a New Hampshire limited liability company, having an address of 77 Gilcreast Road, Suite 3000, Londonderry, New Hampshire 03053, herein called the "Grantee".

WITNESSETH, that, for consideration paid, Grantor does hereby grant to Grantee, with quitclaim covenants, that certain real property described as follows (collectively, the "Property"):

Certain condominium units in Londonderry Medical Park I Condominium located on Mammoth Road, Londonderry, Rockingham County, New Hampshire, said Condominium having been established pursuant to NH RSA 356-B by a Declaration of Condominium dated December 11, 1989, recorded in the Rockingham County Registry of Deeds at Book 2819, Page 2217, as the same may be amended of record.

The Units conveyed hereby are more particularly described as follows: Unit Nos. 1, 2, and 3 as described in said Declaration, as amended, and as shown on the Site and Floor Plans entitled "Londonderry Medical Park I Condominiums Londonderry, Rockingham County New Hampshire," dated November 17, 1989, recorded with the Rockingham County Registry of Deeds as Plan No. D-19990; together with the undivided interest in the Common Area appertaining to said Units, as defined and described in said Declaration, as said Declaration may be amended pursuant to its term.

THIS CONVEYANCE IS MADE SUBJECT TO (1) all matters shown or listed on Exhibit A to this deed, (2) non-delinquent real estate taxes and installments of governmental assessments and fees assessed in connection with the Londonderry Medical Park I Condominium

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ROCKINGHAM COUNTY
REGISTRY OF DEEDS

that are not due and owing as of the date hereof, (3) applicable zoning and building laws, ordinances, resolutions and regulations, (4) all requirements or restrictions provided in any approval granted by the Londonderry Medical Park I Condominium Association or governing board thereof in connection with this conveyance to Grantee, and (5) all other matters of record affecting the Property.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date above written.

HCA REALTY, INC.,
a Tennessee corporation

Nicholas L. Paul
By: _____
Name: Nicholas L. Paul
Title: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

This instrument was acknowledged before me on the 16 day of August, 2017, by Nicholas L. Paul, as Vice President of HCA Realty, Inc., a Tennessee corporation.

Helen W. Cook
Notary Public, State of Tennessee

My Commission Expires:

March 6, 2018

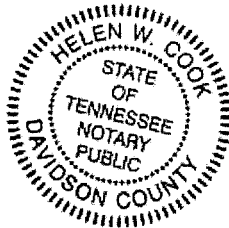


Exhibit A to Deed

1. Any matters not of record as would be disclosed by an accurate survey and inspection of the Property, including, if any would be disclosed, easements, claims of easements, boundary line disputes, overlaps, encroachments, public road, highways, cemeteries and railroads.
2. Title to and rights of the public and others entitled thereto in and to any portion of the Property lying within the bounds of any and all adjacent streets and ways.
3. Rights of way granted to Derry Electric Company by instrument recorded in the Rockingham County Registry of Deeds at Book 964, Page 340.
4. Rights and easements granted by Stanley R. Sprague and Charlotte B. Sprague to New Hampshire Gas & Electric Co. by instrument dated May 13, 1949, recorded in the Rockingham County Registry of Deeds at Book 1163, Page 152.
5. Rights and easements pertaining to access, air, view and light, slopes and embankments, and construction and drainage, all as set forth in a grant by John T. Griffin and Anne G. Griffin to the State of New Hampshire dated July 23, 1979, recorded in the Rockingham County Registry of Deeds at Book 2346, Page 1113.
6. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the Condominium Act of the State of New Hampshire R.S.A. Chapter 356-B or set forth in the Declaration of Condominium of the Londonderry Medical Park I Condominium recorded in the Rockingham County Registry of Deeds at Book 2819, Page 2217, as amended of record, in the related By-Laws, Rules and Regulations and site and floor plans, in any instrument creating the estate or interest conveyed hereunder and in any of the instruments aforesaid.
7. Such matters and state of facts as are shown on the following plans recorded in the Rockingham County Registry of Deeds:
 - a. Plan entitled "Subdivision Plan Londonderry, N.H." of property owned by One Seventy-Six Inc. dated September 26, 1984 and revised October 5, 1984, recorded as Plan No. D-13621
 - b. Site and Floor Plans entitled "Londonderry Medical Park I Condominiums Londonderry, Rockingham County New Hampshire," dated November 17, 1989, recorded as Plan No. D-19990

PROPERTY DISCLOSURE

TO BE FULLY COMPLETED BY SELLER

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

Notice to SELLER(S): Complete all information and state "not applicable" or "unknown" as appropriate. If any of the information in this property disclosure form changes from the date of completion, you are to notify the Listing Broker promptly in writing.

1. SELLER: AMOD LLC
2. PROPERTY LOCATION: 184 Mammoth Rd, Units 1, 2, 3 Londonerry, VA 03053

3. CONDOMINIUM? Yes No
If Yes, is Condominium Notification form attached Yes No
If Yes, is Condominium Disclosure form attached? Yes No

4. SELLER: has has not occupied the property for last 1 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: _____
Installed By: Date of Installation _____
What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No
Date of most recent test _____
IF Yes to any question, please explain in comment section below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations?
 Yes No
IF Yes, are test results available? Yes No
What steps were taken to remedy the problem?
COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Private: Yes No Community/Shared: Yes No
Unknown: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Unknown Other _____
 Tank Type: Concrete Metal Unknown Other _____
 Location: _____ Location Unknown _____
 Date of Installation: _____
 Date of Last Servicing: _____
 Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

d. LEACH FIELD: Yes No Other _____

IF Yes: Location: _____ Size _____
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown

If Yes, has a site assessment been done? Yes No Unknown
 SOURCE OF INFORMATION: _____
 COMMENTS: _____

7. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Crawl Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF Yes: Are tanks currently in use? Yes No
 IF No: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any problems, such as leakage, etc.? Yes No
 Comments: _____

If tanks are no longer in use, have tanks been removed? Yes No Unknown
 If removed, by whom: _____; when: _____; and was there a closure report completed and on file with the State of New Hampshire? Yes No Unknown

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown
 In flooring tiles? Yes No Unknown
 If Yes, source of information? _____
 COMMENTS: _____

c. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If, YES: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No

Comments: _____

d. RADONIWATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If, YES: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No

Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Is Lead Paint Disclosure required? Yes No;

If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? Yes No

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: _____

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of the following hazardous materials?

- Industrial, Radioactive, or Chemical Wastes Yes No Unknown

- PCB's & PCB containing transformers, Capacitors or other Equipment Yes No Unknown

- Waste Disposal Areas Yes No Unknown

- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
 Yes No Unknown

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? Yes No Unknown

If YES: Source of information: _____

Comments: _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown

If YES: Source of information: _____

Comments: _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes No Unknown

If YES: Source of information: _____

Comments: _____

- d. Are you aware of any problems with other buildings on the property? Yes No Unknown
 If YES: Source of information: _____
 Comments: _____

- e. Are you receiving a tax exemption for this property for any reasons? Yes No Unknown
 If YES: Source of information: _____
 Comments: _____

- f. Is any part of this property in Current Use? Yes No Unknown
 If YES: Source of information: _____
 Comments: _____

- g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown
- h. Has the property been surveyed? Yes No Unknown
 If YES, By: _____
 If YES, is survey available? Yes No Unknown
- i. How is the property zoned? _____
 Source of information: _____
- j. HVAC:
 Heating: Type: Electric Fuel _____ Age: _____
 Location & Description: _____
 Comments: _____
 Source of Information: _____
 Air Conditioning: Type: _____ Fuel _____ Age: _____
 Location & Description: _____
 Comments: _____
 Source of Information: _____
- k. ROOF
 Type of Roof Covering: _____
 Age: _____
 Moisture or Leakage: _____
 Other Problems? _____
 Comments: _____

- l. Foundation/Basement: Full Partial Concrete Slab Other _____
 Type: _____
 Moisture or leakage: _____
 Other Problems: _____
 Comments: _____
- m. Chimney(s) How Many? _____ Lined? Last Cleaned: _____
 Problems: _____
- n. Plumbing Type: _____ Age: _____
 Comments: _____
- o. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____
 Comments: _____

p. Electrical System: Circuit Breakers Fuses
Amps: _____ Volts: _____
3-Phase: _____
Age: _____
Source of Information: _____
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
 Yes No Unknown
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No
Type: _____
Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If Yes, please explain: _____

t. Other (e.g. Alarm System, Irrigation System, etc.) _____

10 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? Yes No

b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Min [Signature] 3-26-19
SELLER DATE

SELLER DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER DATE

BUYER DATE

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

Buyer(s) acknowledge(s) receipt of this notification and so signify(s) by initialing here: _____

1. Seller and Property Address: Anod LLC 154 Main St, Unit 1, 213
2. Association Name (if applicable): Londonderry Medical Park 1
3. Property Manager/Agent: Mike / Meg companies Phone: 603-759-4609

4. GENERAL AND LEGAL

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Number of allocated parking spaces available for this unit: _____
- e. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- f. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown

5. MASTER INSURANCE POLICY

- a. Name of Company: Ohio Security Insurance Co.
- b. Name of Agent: Sargney Lyons Insurance Phone: _____

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ 206
- b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Snow Removal
<input type="checkbox"/> Garage/Parking	<input type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	<input type="checkbox"/> Other: _____
- c. Are there any additional fees? If so, please specify: _____
- d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____

Additional Comments: _____

7. ACKNOWLEDGEMENTS:

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

[Signature] 3-26-19
 SELLER DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

 BUYER DATE BUYER DATE

INFORMATIONAL LINKS AVAILABLE FOR PROPERTY/AREA

Londonderry, NH

Tax Map:

http://www.londonderrynh.org/Pages/LondonderryNH_Assessing/maps/index

Zoning Map:

http://www.londonderrynh.org/Pages/LondonderryNH_PlanEcoDev/gisdocs/gis

Zoning Definitions: <http://online.encodeplus.com/regs/londonderry-nh/index.aspx>

Demographic Profile: <http://www.nhes.nh.gov/elmi/products/cp/index.htm>

Traffic Reports:

<http://www.nh.gov/dot/org/operations/traffic/tvr/locations/documents/londonderry.pdf>