

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF CANDIA		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
74 HIGH STREET						EXM LAND	9035	145,500	145,500
CANDIA, NH 03034		SUPPLEMENTAL DATA			2204 CANDIA, NH VISION				
Additional Owners:		Other ID:							
		OWNER ACCT:001467 PICK-UP							
		EXEMPTION							
		SC GIS ID:			ASSOC PID#			Total	
								145,500	145,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF CANDIA		3194/2452	01/02/1997	U	V		IN	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2017	9035	145,500	2016	9035	145,500	2016	9035	145,500
								Total:			Total:			Total:		
								145,500			145,500			145,500		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

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ASSESSING NEIGHBORHOOD			
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING
0001/A			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	145,500
Special Land Value	0
Total Appraised Parcel Value	145,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	145,500

NOTES
 2005-ADJUST LO SIZE PER SURVEY

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									10/17/2013			JD	00	Measur+Listed
									05/29/2009			RK	14	Residential Field Review
									07/01/2004			MG	14	Residential Field Review
									04/07/2004			BH	00	Measur+Listed

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	903V	MUN MDL-00	IND			43,560 SF	1.83	1.5000	G	1.00	05	1.00		N	0.000		2.75	119,800
1	903V	MUN MDL-00	C			8.55 AC	3,000.00	1.0000	S	1.00		0.00		N	0.000		3,000.00	25,700
Total Card Land Units:						9.55 AC	Parcel Total Land Area: 9.55 AC						Total Land Value: 145,500					

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
MIXED USE							
	<i>Code</i>		<i>Description</i>				<i>Percentage</i>
	903V		MUN MDL-00				100
COST/MARKET VALUATION							
	Adj. Base Rate:						0.00
							0
	Net Other Adj:						0.00
	Replace Cost						0
	AYB						
	EYB						0
	Dep Code						
	Remodel Rating						
	Year Remodeled						
	Dep %						
	Functional ObsInc						
	External ObsInc						
	Cost Trend Factor						1
	Condition						
	% Complete						
	Overall % Cond						
	Apprais Val						
	Dep % Ovr						0
	Dep Ovr Comment						
	Misc Imp Ovr						0
	Misc Imp Ovr Comment						
	Cost to Cure Ovr						0
	Cost to Cure Ovr Comment						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr Value

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area:		0	0	0		

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT														
TOWN OF CANDIA		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value											
74 HIGH STREET						EXM LAND	9035	58,200	58,200											
CANDIA, NH 03034		SUPPLEMENTAL DATA																		
Additional Owners:																				
Other ID:		EXEMPTION				2204 CANDIA, NH VISION														
OWNER ACCT: 1467 PICK-UP																				
SC		ASSOC PID#				Total: 58,200 58,200														
GIS ID:																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
TOWN OF CANDIA		4465/2263	04/12/2005	U	V	75,000	IN	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value							
PARFITT, ANDREW W & BERTHA J,				U	V			2017	9035	58,200	2016	9035	58,200							
								Total:	58,200	Total:	58,200	Total:	58,200							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:																				
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY										
NBHD/ SUB	NBHD NAME		STREET INDEX NAME		TRACING		BATCH			Appraised Bldg. Value (Card)	0									
0001/A										Appraised XF (B) Value (Bldg)	0									
										Appraised OB (L) Value (Bldg)	0									
										Appraised Land Value (Bldg)	58,200									
										Special Land Value	0									
										Total Appraised Parcel Value	58,200									
										Valuation Method:	C									
										Adjustment:	0									
										Net Total Appraised Parcel Value	58,200									
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY										
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result					
										10/17/2013			JD	00	Measur+Listed					
										05/29/2009			RK	14	Residential Field Review					
										07/01/2004			MG	14	Residential Field Review					
										02/05/2004			BH	00	Measur+Listed					
LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value		
1	903V	MUN MDL-00	IND			41,862 SF	1.85	1.5000	G	0.50	05	1.00		N	0.000		1.39	58,200		
Total Card Land Units:						0.96	AC	Parcel Total Land Area:						0.96	AC	Total Land Value:				58,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch. Description	Element	Cd.	Ch. Description
Model	00	Vacant			
MIXED USE					
<i>Code</i>	<i>Description</i>		<i>Percentage</i>		
903V	MUN MDL-00		100		
COST/MARKET VALUATION					
Adj. Base Rate:			0.00		
			0		
Net Other Adj:			0.00		
Replace Cost			0		
AYB					
EYB			0		
Dep Code					
Remodel Rating					
Year Remodeled					
Dep %					
Functional ObsInc					
External ObsInc					
Cost Trend Factor			1		
Condition					
% Complete					
Overall % Cond					
Apprais Val					
Dep % Ovr			0		
Dep Ovr Comment					
Misc Imp Ovr			0		
Misc Imp Ovr Comment					
Cost to Cure Ovr			0		
Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area:		0	0	0		

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
TOWN OF CANDIA		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
74 HIGH ST						EXM LAND	9035	5,700	5,700
CANDIA, NH 03034		SUPPLEMENTAL DATA Other ID: 1469 EXEMPTION OWNER ACCT:1467 PICK-UP SC GIS ID: ASSOC PID#							
Additional Owners:									
						Total		5,700	5,700

2204
 CANDIA, NH
VISION

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TOWN OF CANDIA				4538/2956	08/11/2005	U	1	6,500		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
STATE OF NH				0000/0000	04/01/2004	U	1	0		2017	9035	5,700	2016	9035	5,700	2016	9035	5,700
										Total:		5,700	Total:		5,700	Total:		5,700

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	5,700
Special Land Value	0
Total Appraised Parcel Value	5,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	5,700

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0001/A				

NOTES									
2005-ADJUST LOT SIZE PER SURVEY									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										10/17/2013			JD	00	Measur+Listed
										05/29/2009			RK	14	Residential Field Review

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	903V	MUN MDL-00	IND			2.52 AC	4,500.00	1.0000	G	0.50	05	1.00	SHAPE	N	0.000		2,250.00	5,700

Total Card Land Units:						2.52 AC	Parcel Total Land Area:						2.52 AC	Total Land Value:						5,700
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Ch. Description	Element	Cd.	Ch. Description
Model	00	Vacant			
MIXED USE					
<i>Code</i>	<i>Description</i>		<i>Percentage</i>		
903V	MUN MDL-00		100		
COST/MARKET VALUATION					
Adj. Base Rate:			0.00		
			0		
Net Other Adj:			0.00		
Replace Cost			0		
AYB					
EYB			0		
Dep Code					
Remodel Rating					
Year Remodeled					
Dep %					
Functional ObsInc					
External ObsInc					
Cost Trend Factor			1		
Condition					
% Complete					
Overall % Cond					
Apprais Val					
Dep % Ovr			0		
Dep Ovr Comment					
Misc Imp Ovr			0		
Misc Imp Ovr Comment					
Cost to Cure Ovr			0		
Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
Ttl. Gross Liv/Lease Area:		0	0	0		

TITLE III

TOWNS, CITIES, VILLAGE DISTRICTS, AND UNINCORPORATED PLACES

CHAPTER 41

CHOICE AND DUTIES OF TOWN OFFICERS

Selectmen

Section 41:14-a

41:14-a Acquisition or Sale of Land, Buildings, or Both. –

I. If adopted in accordance with RSA 41:14-c, the selectmen shall have the authority to acquire or sell land, buildings, or both; provided, however, they shall first submit any such proposed acquisition or sale to the planning board and to the conservation commission for review and recommendation by those bodies, where a board or commission or both, exist. After the selectmen receive the recommendation of the planning board and the conservation commission, where a board or commission or both exist, they shall hold 2 public hearings at least 10 but not more than 14 days apart on the proposed acquisition or sale; provided, however, upon the written petition of 50 registered voters presented to the selectmen, prior to the selectmen's vote, according to the provisions of RSA 39:3, the proposed acquisition or sale shall be inserted as an article in the warrant for the town meeting. The selectmen's vote shall take place no sooner than 7 days nor later than 14 days after the second public hearing which is held.

II. The provisions of this section shall not apply to the sale of and the selectmen shall have no authority to sell:

(a) Town-owned conservation land which is managed and controlled by the conservation commission under the provisions of RSA 36-A.

(b) Any part of a town forest established under RSA 31:110 and managed under RSA 31:112.

(c) Any real estate that has been given, devised, or bequeathed to the town for charitable or community purposes except as provided in RSA 498:4-a or RSA 547:3-d.

Source. 1994, 197:3. 1997, 38:1. 2001, 187:2. 2005, 80:1. 2007, 221:2. 2008, 109:1, eff. July 27, 2008.

OPTION TO PURCHASE REAL ESTATE

THIS OPTION TO PURCHASE REAL ESTATE is granted this 15th day of August, 2017, by and between the Town of Candia, a municipal corporation, located in the County of Rockingham, State of New Hampshire, with a mailing address of 74 High Street, Candia, New Hampshire 03034 (hereinafter "Seller") and Wildcat Land Development Services, LLC, or assigns containing the same principal operators, with a mailing address of 43 Lawson Farm Road, Londonderry, New Hampshire 03053 (hereinafter "Buyer").

1. GRANT OF OPTION. In consideration of receipt of \$3,000 (Three Thousand Dollars), Seller gives and grants to Buyer, on the following terms and conditions, the exclusive option to purchase the real property of the Seller situated in the Town of Candia, known as Map 410, Lots 161, 162 and 162-1, situated at Old Candia Road, Candia, New Hampshire, as described in a deed from the State of New Hampshire, recorded in the Rockingham County Registry of Deeds at Book 4538, Page 2956 (the "Property").

2. OPTION PERIOD. This Option to Purchase Real Estate shall continue in full force and effect for a period of twelve (12) months from the date hereof. The Option Period may be extended by Buyer for two additional twelve (12) month periods by giving written notice of extension to Seller at least thirty (30) days prior to the expiration of the then current option period, and by paying to the Seller the additional sums of \$3,000 (Three Thousand Dollars) for each renewal period, which payment shall extend the Option Period automatically from an additional period of twelve (12) months.

The Parties agree that if at the end of the third option period, the Buyer's Team is currently in the process of seeking Approvals/Permits from the Candia Planning Board, State of N.H. Agencies and/or Federal Agencies, then the Seller shall have the option to either extend this Agreement with Buyer for another 1 year option period at the Seller's cost of \$3,000.00, or allow Buyer to purchase the Property for \$225,000.00 and subject to Section 7. B and 7. C.

3. NOTICE OF EXERCISE OF OPTION. The Buyer may exercise its option by giving the Seller written notice of its intent to exercise the option at any time during the Option Period, but only if the Buyer has secured all local, state and federal permits that are required for the construction of a minimum of 30,000 square feet of commercial or industrial space.

4. RIGHT OF ENTRY AND INSPECTION. Subject to Buyer and/or Buyer's Agents/Representatives/Employees providing evidence of liability insurance to Seller for the acts intended to take place on the Property, Buyer, its agents/representatives and employees may enter the Property for purposes of making measurements, surveys, soil/ wetland investigations, environmental assessments, the removal of timber only as necessary to the tests to be performed and generally examining the premises at Buyer's sole risk and expense. Buyer shall have the right, at Buyer's sole cost and expense, at reasonable times, to perform such reasonable tests, studies and surveys of the Property as it deems appropriate, including soil, water, and subsurface investigation, and other environmental tests and inspections, with the requirement that it provide the results of all such tests, studies and surveys to Seller at end of said time period; provided, Buyer (i) shall defend, indemnify and hold Seller harmless from and against all costs, damages and liabilities arising out of such activities; and (ii) shall, in the event it does not purchase the Property, reasonably repair any and all damage caused by such activity, and (iii) shall provide certificates of such insurance to Seller in form and substance acceptable to Seller. If the results of these tests are unsatisfactory to Buyer, then this agreement shall be null, void, and of no force or effect, at the option of the Buyer.

5. RIGHTS TO PERMIT LAND DEVELOPMENT OF THE PROPERTY. Seller shall grant full permission, authority and rights to Buyer (as Seller's Agent) to perform all necessary permitting associated with the development of THE PROPERTY at no cost to the Seller.

6. CLOSING OF PURCHASE AND SALE. If the option is exercised, the closing date shall be within ninety (90) days of the exercise of the option or within 10 days of the time of the issuance of a building permit, whichever occurs first. Purchaser shall, prior to that ninety (90) day period, satisfy itself that Seller has a clear and marketable title to convey. If, during that period, Buyer discovers defects in the title, then Seller shall have a period of ninety (90) days to clear the title of defects. If Seller is unable to clear defects so specified, then Buyer may, at Buyer's option, terminate this option by giving ten (10) days' notice to Seller, or it may grant the Seller additional time to clear defects or Seller may accept the property as is. Seller shall turn over possession of the property at the time of closing free and clear of any tenants, liens, and encumbrances.

7. PURCHASE PRICE. The Purchase Price of the property shall be:

A. \$225,000 in the event Buyer secures all local, state and federal permits that are required for construction of commercial or industrial space up to 30,000 square feet

B. \$375,000 in the event Buyer secures all local, state and federal permits that are required for construction of commercial or industrial space over 30,000 square feet.

C. Should the Buyer choose to pay \$225,000 as provided in paragraph A, and within ten (10) years of the purchase of the property secures permits which would allow for the construction of over 30,000 square feet of commercial and industrial space, then Buyer or its successors and assigns shall pay an additional \$150,000 to the Seller.

8. **DEED.** On the Closing Date, Seller will give a Quitclaim Deed for the Property to the Buyer, conveying good and marketable title to the Property, subject to restrictive covenants of record, if any, and the restrictions provided in Section 10.

9. **RECORDING FEES AND TRANSFER TAX.** Buyer shall be responsible for all recording fees and transfer taxes which may be assessed with respect to this conveyance, and shall provide all necessary forms to the Town, and shall cause same to be filed, as required by law.

10. **COMMISSION.** The Seller and Buyer agree that there is no brokerage commission, finder's fee, or similar charge in the purchase and sale of this Property that Seller shall be responsible for, and each party agrees to hold the other party harmless against any claim for brokerage, finder's fees, or commissions based upon any alleged act or promise of that party.

11. **LIMITATION ON USES.** Buyer and its successors and assigns shall use the Property in accordance with the Town of Candia Light Industrial 2 (LI-2) Zoning Regulations with the following Limitation on Uses:

A. The site is not to be used for Industrial Condominiums.

B. Businesses located on the Property that utilize ground space for limited outside storage/operations shall be maintained within containment areas subject to Candia Planning Board Regulations.

12. DOCUMENTS. In the event that Buyer fails to purchase the Property, Buyer shall provide to the Seller all plans, including site plans, engineering plans, schematics, and reports and studies resulting from its examination of the Property and proposal for development.

13. AUTHORIZATION. Seller recognizes that the Board of Selectmen must follow the procedures enumerated in RSA 41:14-a, which may require a special Town Meeting. Therefore, this agreement is subject to the condition that the sale of the Property is contingent upon an affirmative vote of the Board of Selectmen, and a Special Town Meeting, if required, following a public hearing. Should the Board of Selectmen or Town Meeting fail to vote in favor of the sale of the Property, then this Option Agreement shall be null, void and of no force and effect and any payments made shall be refunded to the Buyer.

14. PRIOR STATEMENTS. All representations, statements and agreements previously made by the parties are merged in this Agreement, which alone fully and completely expresses their obligations, and this Agreement is entered into by each after opportunity for investigation, consultation with legal counsel, title examination, and examination of the Property, neither party relying on any representations not embodied in this Agreement, made by the other or on its behalf.

15. TIME OF ESSENCE. Time shall be of the essence of this Agreement.

16. MISCELLANEOUS. This instrument is to be construed as a New Hampshire contract; it is to take effect as a sealed instrument; sets forth the entire contract between parties; is binding upon and inures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors, agents and assigns; and may be cancelled, modified, or amended, only by a written instrument signed by both the Seller and the Buyer.

17. SURVIVAL OF PROVISIONS. The provisions of Sections 7, 10 and 11 shall survive the execution of a deed, and shall be binding upon the Parties.

IN WITNESS WHEREOF, the Seller and Buyer have signed this Agreement as of the date first written above.

WILDCAT LAND DEVELOPMENT SERVICES, LLC

TOWN OF CANDIA
By its Board of Selectmen

By: [Signature]
Its _____, Duly Authorized Member

[Signature]
Carleton Robie, Chair

Joseph M. Sobol

[Signature]
Susan Price Young, Vice Chair

[Signature]
Scott Komisarek

[Signature]
Russell Dann

[Signature]
Mark Laliberte

