

Commercial Sale
5098340
Active

3 Highland Street
Plymouth
Unit/Lot #

NH 03264

Listed: 7/6/2026
Closed:
DOM: 7

\$825,000



County NH-Grafton
VillDstLoc
Year Built 1955
Building Area Total 8,527
Building Area Source Measured
Total Available Area 8,527
Total Available Area Source Measured
Zoning Comm/Ind
Road Frontage Yes
Road Frontage Length 136
Lot Size Acres 1.22
Traffic Count
Loss Factor Percentage
Vacancy Factor

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$26,470.00
Tax Year 2025
Gross Income
Net Income
Operating Expense

Activation Date

Business Type Business, Opportunity

D

Directions From Interstate 93 take exit 25 on to 175A heading west. At the traffic circle follow around and head south on Route 3 or Main Street. Bear to the right around the common and the property will be straight ahead.

Public Remarks Located in the heart of downtown Plymouth, New Hampshire, this landmark commercial property offers an exceptional opportunity for investors, developers, businesses, medical professionals, and owner-users seeking a highly visible location. Situated on 1.224± acres directly overlooking Plymouth's picturesque Town Common, 3 Highland Street encompasses 8,527± square feet of steel and brick construction built in 1955. Formerly a financial institution, the building retains many of its original security features, including a large bank vault, two additional secure storage areas, drive-around access, and the former drive-up teller lane. The interior has been stripped of the previous banking fixtures and is ready for its next chapter, providing a blank canvas for renovation and customization to meet virtually any commercial vision. The building includes a spacious main level, a basement with additional office and storage space, public water and sewer, oil-fired hot water baseboard heat, central air conditioning, and access to both on-street parking and a municipal parking area behind the building. Its prominent downtown location places the property within walking distance of local businesses, restaurants, municipal offices, and community amenities. It is also conveniently located near Plymouth Regional Hospital and Plymouth State University, making it an ideal setting for medical offices, professional services, retail establishments, financial institutions, educational or nonprofit organizations, municipal offices, or a variety of other commercial uses. Whether you are looking to establish a flagship business location, redevelop a well-constructed commercial building, or invest in one of Plymouth's most recognizable downtown properties, 3 Highland Street presents a rare opportunity to create a space tailored to your specific needs in one of New Hampshire's most vibrant regional community. Possible owner financing to qualified Buyer.

STRUCTURE

Construction Materials Steel Frame, Brick Exterior
Basement Yes
Basement Access Type Interior
Basement Description Concrete, Concrete Floor, Finished, Full, Interior Stairs, Storage Space, Sump Pump, Basement Stairs

Building Number
Total Units
of Stories 2
Divisible SqFt Min
Divisible SqFt Max
\$/SqFtTota

Ceiling Height
Total Elevators
Total Loading Docks
Dock Levelers
Dock Height
Total Drive-in Doors
Door Height

LEVEL	TYPE	DESCRIPTION
UNIT 1		
UNIT 2		
UNIT 3		
UNIT 4		
UNIT 5		
UNIT 6		
UNIT 7		
UNIT 8		

UTILITIES

Water Source Public
Sewer Public
Utilities Cable, Multi Phone Lines
Internet Cable Internet

Fuel Company
Electric Company
Water Company
Phone Company
Cable Company
Internet Service Provider

LOT & LOCATION

Submarket		Waterfront Property	No
Project Building Name		Water View	No
		Water Body Access	No
ROW Length		Water Body Name	
ROW Width		Water Body Type	
ROW Parcel Access		Water Frontage Length	
ROW to other Parcel		Waterfront Property Rights	
		Water Body Restrictions	
Surveyed	Yes		
Surveyed By			

FEATURES

AirCond%	Green Verification Body
Sprinkler	Green Verification Progrm
Signage	Green Verification Year
	Green Verification Rating
Railroad Available	Green Verification Metric
Railroad Provider	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS

DeedRecTy	Quit Claim	Map	109	Tax Rate	23.77
Total Deeds		Block	054	Tax Class	
Deed Book	4948	Lot	000	Current Use	No
Deed Page	384	SPAN#		Land Gains	No
PropID				Assessment Year	2025
PlanSurv#				Assessment Amount	\$1,113,600

DISCLOSURES

Foreclosed/Bank-Owned/REO	No	Right of First Refusal	
Sale Includes	Building Only		
Exclusions			
Investment Info		Auction	No
Flood Zone	No	Auction Date	
Seasonal	No	Auction Time	
Easements	No	Auctioneer Name	
Covenants	No	Auctioneer License Number	
		Auction Price Determnd By	

PREPARED BY

Linda Matheson
Cell: 603-348-3764
LindaM@BadgerPeabodySmith.com

My Office Info:
Badger Peabody & Smith Realty
383 Main St.

Franconia NH 03580
Off: 603-823-5700





3 Highland Street

Plymouth NH 03264

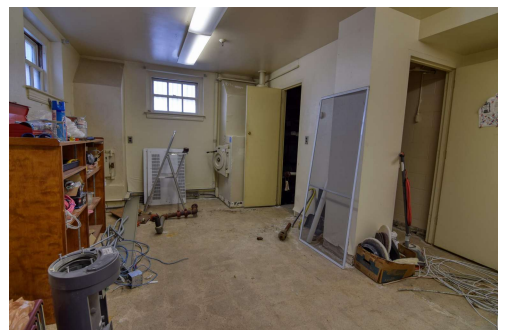
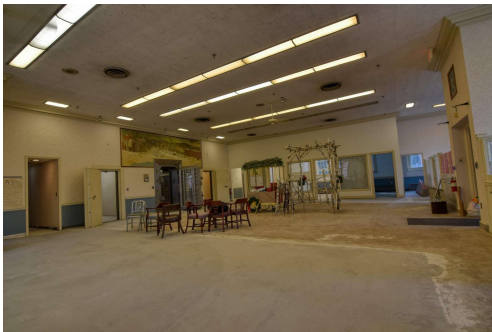
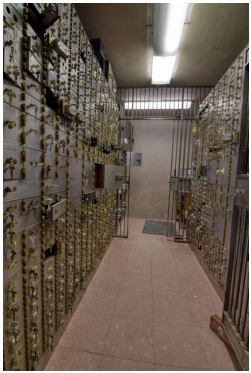
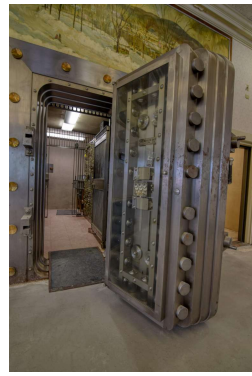


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Prep By: Badger Peabody & Smith
Linda Matheson

Listed by:

Linda Matheson / Badger Peabody & Smith Realty





TOTAL: 8527 sq. ft.
1st Floor: 4233 sq. ft., 2nd Floor: 4294 sq. ft.
EXCLUDED AREAS: UTILITY: 23 sq. ft., OPEN TO BELOW: 49 sq. ft., WALLS: 279 sq. ft.



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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: Pemi Valley Habitat for Humanity
2. PROPERTY LOCATION: 3 Highland ST Plymouth NH 03204
3. BUILDING ON PROPERTY? ☒ Yes ☐ No
Is Property Disclosure - Land Only form attached? ☐ Yes ☐ No
4. CONDOMINIUM? ☐ Yes ☒ No
If Yes, is Condominium Notification form attached ☐ Yes ☐ No
If Yes, is Condominium Disclosure form attached? ☐ Yes ☐ No
5. SELLER: ☐ has ☒ has not occupied the property for last 1 years.
6. 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: Town of Plymouth
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: _____

7. 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? Replace Sprinkler Drain Pipe

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: _____

8. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	☐	☐	☐	_____	_____	_____
Crawl Space	☐	☐	☐	_____	_____	_____
Exterior Walls	☐	☐	☐	_____	_____	_____
Floors	☐	☐	☐	_____	_____	_____
Other	☐	☐	☐	_____	_____	_____

9. 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. RADON/WATER - 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: _____

10. METHAMPHETAMINE PRODUCTION

To the best of Seller's knowledge, has methamphetamine production occurred on this property?
☐ Yes ☒ No ☐ Unknown
If yes, source of information: _____
Comments: _____

11. 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: Town of Plymouth encroachment

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: Pioneer Land Surveying

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

- i. How is the property zoned? _____

Source of information: _____

- j. Are you aware of any municipal variances, special enforcements or other municipal approvals for this property?

☐ Yes ☒ No

If yes, are copies of municipal notice of decision available? ☐ Yes ☐ No

Comments: _____

- k. HVAC: ^{STEAM} Heating Type: Forced hot Air + Forced Fuel OIL Age: UNKNOWN
Location & Description: _____
Comments: _____
Source of Information: _____
Air Conditioning: Type: Forced cold Air Fuel Electric Age: UNKNOWN
Location & Description: _____
Comments: Disconnected for electrical repair
Source of Information: _____
- l. ROOF
Type of Roof Covering: stone asphalt
Age: UNKNOWN
Moisture or Leakage: _____
Other Problems? _____
Comments: _____
- m. Foundation/Basement: ☒ Full ☐ Partial ☐ Concrete Slab ☐ Other _____
Type: _____
Moisture or leakage: SWAMP PUMP
Other Problems: _____
Comments: _____
- n. Chimney(s) How Many? 1 ☐ Lined? ☐ Last Cleaned: UNKNOWN
Problems: _____
- o. Plumbing Type: MISC Age: UNKNOWN
Comments: _____
- p. Domestic Hot Water: Age: _____ Type: _____ Gallons: _____
Comments: UNKNOWN
- q. Electrical System: ☒ Circuit Breakers ☐ Fuses
Amps: _____ Volts: _____
3-Phase: _____
Age: UNKNOWN
Source of Information: _____
Comments: _____
- r. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
☐ Yes ☒ No ☐ Unknown
If Yes, please explain: _____
- s. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No
Type: _____
Comments: _____
- t. 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: _____
- u. Other (e.g. Alarm System, Irrigation System, etc.) _____

12 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).



SELLER

7/9/26

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



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201
Salem, NH 03079
603-458-5247

Frank
Pemi Valley Habitat
PO Box 238
Plymouth, NH

Project Reference:
Laboratory Batch #: 2555880
Date Samples Received: 07/30/2025
Date Samples Analyzed: 07/31/2025
Date of Final Report: 07/31/2025

SAMPLE IDENTIFICATION:

One (1) samples from 3 Highland St; Plymouth, NH project were submitted by Frank on 07/30/2025

This bulk sample(s) was delivered to Optimum Analytical Consulting, LLC (Optimum) located in Salem, New Hampshire for asbestos content determination.

ANALYTICAL METHOD:

Analytical procedures were performed in accordance with the U.S. Environmental Protection Agency (EPA) Recommended Method for the Determination of Asbestos in Bulk Samples by Polarized Light Microscopy and Dispersion Staining (PLM/DS)(EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials). This report relates only to those samples analyzed, and may not be indicative of other similar appearing materials existing at this, or other sites. Quantification of asbestos content was determined by Calibrated Visual Estimation. Optimum is not responsible for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

In any given material, fibers with a small diameter ($<0.25\mu\text{m}$) may not be detected by the PLM method. Floor tile and other resinous bound materials may yield a false negative if the asbestos fibers are too small to be resolved using PLM. Additionally, there is currently no approved EPA analytical method to reliably confirm vermiculite as non-asbestos containing. Additional analytical methods may be required. Optimum Analytical recommends using Transmission Electron Microscopy (TEM) or other approved methods for a more definitive analysis.

Optimum will retain all samples for a minimum of three months. Further analysis or return of samples must be requested within this three month period to guarantee their availability. This report may not be reproduced except in full, without the written approval of Optimum Analytical and Consulting, LLC.

The client/laboratory shall not use the NVLAP and AIHA Logo or this test report in a way that constitutes or implies product certification, approval, or endorsement by the National Institute of Standards and Technology or the American Industrial Hygiene Association.

Detection Limit $<1\%$, Reporting Limits: CVES = 1% , 400 Point Count = $.25\%$, 1000 Point Count = 0.1% ; Present or Absent are observations made during a qualitative analysis.

This report is considered preliminary until signed by both the Laboratory Analyst and Laboratory Director or Supervisor. If you have any questions regarding this report, please do not hesitate to contact us.

Jamie L. Noel
Laboratory Director



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Pemi Valley Habitat
ADDRESS: PO Box 238
CITY / STATE / ZIP: Plymouth, NH
CONTACT: Frank
DESCRIPTION: PLM Analysis
LOCATION: 3 Highland St; Plymouth, NH

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

PLM (EPA-40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, EPA-600/ R-93-116 Method for Determination of Asbestos in Bulk Building Materials) NVLAP Lab Code: 101433-0

ORDER #: 2555880
PROJECT #:
DATE COLLECTED:
COLLECTED BY: Frank
DATE RECEIVED: 07/30/2025
ANALYSIS DATE: 07/31/2025
REPORT DATE: 07/31/2025
ANALYST: Jamie Noel

REPORT OF ANALYSIS

Laboratory ID Sample No.	Sample Location Description	Layer No. Layer %	Asbestos Type	(%)	Non-Asbestos Components	(%)
2555880-001						
1	LAYER 1 Carpet Adhesive, Tan	LAYER 1 100%	None Detected		Cellulose Fiber Binder/Filler	1% 99%
	LAYER 2 Floor Tile, Black	LAYER 2 100%	None Detected		Cellulose Fiber Binder/Filler	1% 99%
	LAYER 3 Mastic, Yellow	LAYER 3 100%	None Detected		Cellulose Fiber Binder/Filler	1% 99%
	LAYER 4 Mastic, Brown	LAYER 4 100%	Chrysotile	2%	Cellulose Fiber Binder/Filler	1% 97%
	LAYER 5 Mastic, Black	LAYER 5 100%	None Detected		Cellulose Fiber Binder/Filler	1% 99%

**Analyst
Signatory:**

Jamie Noel



NVLAP Lab Code: 101433-0



OPTIMUM

Analytical and Consulting, LLC

85 Stiles Road, Suite 201, Salem, NH 03079 Phone: (603)-458-5247

CLIENT: Perni Valley Habitat
ADDRESS: PO Box 238
CITY / STATE / ZIP: Plymouth, NH
CONTACT: Frank
DESCRIPTION: PLM Analysis
LOCATION: 3 Highland St, Plymouth, NH

BULK SAMPLE ANALYSIS REPORT POLARIZED LIGHT MICROSCOPY

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REPORT DATE: 07/31/2025
ANALYST: Jamie Noel



OPTIMUM
Analytical and Consulting, LLC

80
2555879

85 Stiles Rd, Ste. 201
Salem, NH 03079
603-458-5247

CHAIN OF CUSTODY

Please fill in all Highlighted Areas

(Our Office Hours are 8A - 4:30P - anything received after 4:30P will be received on the following day!)

Choose One:				If none selected it will be assumed Standard TAT*		Comments: (to specify, indicate other test specific information here)
Analysis & TAT	4-6 Hour	24 Hour	48 Hour	Standard (3-5)	Standard (5-10)	
PLM (Bulk Asbestos)						
Modi	N/A					
Load	N/A					
Other (TBA, PCB, etc)	N/A					
Sampler: Frank		Email: office@optimumnh.com		Positive Stop Analysis:		Yes No
DATE SAMPLED:		Project Manager: Frank		Sample Location: Highland St Plymouth NH		Phone Number: 603 726 1625
Project Information:		Company Name and Address: Perni Valley Habitat 238 Plymouth NH				
Sample Number: 1		Description and Location: Floor Tile + MASTIC				

This Chain of Custody form is to be completed by the person who collects the sample and is to be analyzed by a competent person. Optimum only uses data indicated on the CoC by the client. If the client has provided the test report, all information is missing on connection on the CoC. Please contact the firm with the correct information. If the client has provided the test report, all information is missing on connection on the CoC. Please contact the firm with the correct information. If the client has provided the test report, all information is missing on connection on the CoC. Please contact the firm with the correct information.

Requested by:

Date:

Time:

Received by:

Date:

Time:

Accolade Environmental Contracting, Corp.
PO Box 1256, Plaistow, NH. 03865
Tel: (603) 608-6545 aecorp@hotmail.com

Mr. Frank McClain
Habitat for Humanity Pemi Valley
583 Tenney Mt. Highway
Plymouth, NH 03264

AEC, Corp NH License # C-178
AEC, Corp MA License # AC000584

RE: Asbestos abatement services provided @ 3 Highland Ave., Plymouth, NH.

AEC, Corp has properly removed and disposed of all identified asbestos-containing material from property at the above referenced address. Material has been removed from building. Asbestos shall be transported by Waste Management to Turnkey landfill, Rochester Neck Road, Rochester, NH for legal disposal. Waste Shipment Records will be forwarded to your office upon receipt. All work was performed in compliance with State, Federal and Local Regulation.

11/13/98

Date Frank Kasabian

Accolade

P O Box 1256

Plaistow, NH 03865

Invoice

Date	Invoice #
11/13/2025	001918

Bill To:
Habitat for Humanity Penn Valley 583 Tenney Mt. Highway Plymouth, NH 03264

JOB NUMBER/PO #

Description	Qty	Rate	Amount
Asbestos abatement and disposal services provided at 3 Highland Ave. Plymouth, NH		9,900.00	9,900.00
Thank you for your business.		Total	\$9,900.00

Phone #	Fax #
603-608-6545	603-642-6479

E # 25007361 07/14/2025 02:51 PM
Book 4948 Page 384 Page 1 of 5
Register of Deeds, Grafton County



LCHIP FEE GRA210657 25.00

QUITCLAIM DEED

CAMDEN NATIONAL BANK, a federally chartered bank with a mailing address of 2 Elm Street, Camden, Maine, 04843, successor-in-interest by merger to **NORTHWAY BANK**, and successor-in-interest to **PEMIGEWASSET NATIONAL BANK**, for consideration paid, grants to

PEMI-VALLEY HABITAT FOR HUMANITY, INC., a New Hampshire nonprofit corporation with a mailing address of P.O. Box 238, Plymouth, New Hampshire, 03264, with **QUITCLAIM** covenants,

Certain tracts or parcels of land with the buildings and other improvements thereon situate in Plymouth, Grafton County, New Hampshire, being more particularly bounded and described as follows:

Parcel 1: Being the property described in a warranty deed of John A. Geyer to Pemigewasset National Bank dated July 10, 1953, and duly recorded in the Grafton County Registry of Deeds at Book 837, Page 360, reference being made to said deed for a more complete and detailed description of the property, and SUBJECT TO any exceptions and reservations contained in said deed.

Parcel 2: A certain tract or parcel of land, with the buildings thereon, on the southerly side of the first parcel of land herein described, bounded as follows:

Beginning at a point on the southerly line of tract #1 herein referred to which point is 18.10 feet South 72° 22' 55" East of an iron pipe which marks a corner of property of Bessie Fox Pease; thence South 24° 06' 19" West a distance of 6.08 feet to a granite monument marked JK 277, and continuing in the same course 23.50 feet along the line of the said Bessie Fox Pease; thence South 70° 22' 55" East 66.33 feet to a point at other land of the said Bessie Fox Pease situated easterly of the property herein being described; thence North 00° 28' 41" West a distance of 31.41 feet to the southerly line of the first tract herein referred to; thence North 70° 2' 55" West 53.22 feet along the southerly line of the first tract herein described to the point begun at.

Meaning and intending hereby to convey Tract #4 as described on plan designated as "Survey of Property Belonging to Pemigewasset National Bank Situated at Plymouth, Grafton County, New Hampshire, surveyed by H. D. Trojano, Surveyor, U.S. Route #3, Plymouth, N.H., Scale:-1" =

20' Feb. 1954", and being a part of the property conveyed by Robert J. Kelly to Pemigewasset National Bank by deed dated December 30, 1953, and recorded in Grafton County Registry of Deeds, Book 846, Page 406, to which deed reference is hereby made for further title.

Parcel 3: Also another tract or parcel of land situated in Plymouth, bounded and described as follows:

Being the same property described in the deed of Bessie Fox Pease to Pemigewasset National Bank dated March 2, 1954 and duly recorded in the Grafton County Registry of Deeds at Book 847, Page 472, to which deed reference is made for further description.

This conveyance is subject to a Boundary Line Agreement executed by John A. Geyer and Ida Geyer, Harl Pease and Bessie Fox Pease, and Robert J. Kelly and Dorothy Kelly dated July 10, 1953, and recorded in the Grafton County Registry of Deeds at Book 837, Page 358, to which Boundary Line Agreement reference is hereby made for a more complete and detailed description of the boundaries.

Parcel 4: Also conveying an undivided one-half interest as tenants in common with Spyglass Development Corporation, its successors and/or assigns, in and to the tract of land shown as Parcel #3 on a plan titled "Survey for Charlotte Pease Estate Main Street & Russell Street Plymouth N.H. Surveyed April 1983 by John R. French" which is recorded in the Grafton County Registry of Deeds as Plan #2152, being more particularly bounded and described as follows:

Beginning at a point where the northeast corner of the Fox Block Building intersects with the westerly line of the sidewalk on the west side of Main Street; thence N. 76° 39' 35" W. 62.06 feet along the north face of the Fox Block Building to the northwest corner of said building; thence S. 13° 08' 40" W. along the westerly face of the ell of the Fox Block Building a distance of 30.93 feet; thence N. 70° 26' 55" W. along the north side of Parcel #2 as shown on aforementioned plan a distance of 21.13 feet to land of the Pemigewasset National Bank; thence N. 30° 02' 20" E. 71.96 feet by land of said Bank to a point on the southwesterly line of the sidewalk on the southwest side of Highland Street a distance of 54.78 feet to a point; thence turning and running via a curve to the right to a point on the west side of the westerly line of the sidewalk on the west side of Main Street which is located N. 13° 16' 20" E. 1.80 feet from the northeast corner of the Fox Block Building; thence S. 13° 16' 20" W. 1.80 feet along the west side of the sidewalk on the west side of Main Street to the point of beginning. Said tract surveyed to contain 2400 square feet.

This conveyance is given subject to a right of way as described in a Warranty Deed from Bessie Fox Pease to Pemigewasset National Bank dated March 2, 1954 and recorded in the Grafton County Registry of Deeds, Book 847, Page 472.

Parcel 5: A certain tract or land, with the buildings thereon, bounded and described as follows:

Beginning at an iron pipe at the point where the easterly boundary of Russell Street intersects with the southerly boundary of Highland Street to an iron pipe at the northwest corner of land of

Pemigewasset National Bank; thence S. 54° 50' 30" E. 78.81 feet along Highland Street to an iron pipe at the northwest corner of land of Pemigewasset National Bank; thence S. 15° 36' 15" W. 109.67 feet by land of said Bank along a line which for the most part is marked by a stone retaining wall on the top of the ledges, to an iron pipe; thence S. 18° 03' 15" W. 170.28 feet by other land of Pemigewasset National Bank to a stone post marked "JK 276"; thence N. 66° 54' 55" W. 151.27 feet, by land now or formerly of Ross V. Deachman and Neil Cowan to a concrete or stone post on the easterly boundary of Russell Street; thence N. 31° 45' 40" E. 298.28 feet along Russell Street to the point of beginning. Said tract has been surveyed to contain 33,185 square feet or 0.76 acres.

Meaning and intending to convey the homestead property of the late Charlotte Pease which is shown as Parcel #1 on a plan titled "Survey for Charlotte Pease Estate Main Street and Russell Street Plymouth, N.H. Surveyed April 1983 by John R. French" recorded as Plan #2152 at the Grafton County Registry of Deeds.

Excepting and reserving the right of way for utility poles and lines granted by Charlotte D. Fox to Plymouth and Campton Telephone Ex. Co. by instrument dated December 13, 1905 and recorded in said Registry, Book 475, Page 426.

A small parcel of land and right of passway were conveyed by Bessie Fox Pease to George A. Fox by warranty deed dated September 14, 1927 and recorded in the Grafton County Registry of Deeds at Book 602, Page 220, and this conveyance is given subject to said right of passway.

For a boundary line adjustment, reference is made to a warranty deed from George A. Fox to Bessie Fox Pease dated September 14, 1927, and recorded in the Grafton County Registry of Deeds, Book 602, Page 226, and including in this description the right of passway described in said deed.

For a further boundary line adjustment, reference is made to a warranty deed from George A. Fox to Bessie Fox Pease et. als, to Dean S. Currier dated September 14, 1927 and recorded in said Registry, Book 602, Page 221.

EXCEPTING and RESERVING that portion of the premises conveyed by warranty deed of Pemigewasset National Bank to the Town of Plymouth dated September 4, 1990 and recorded in the Grafton County Registry of Deeds at Book 1880, Page 241, which is shown as Lot 2 on Plan #6578.

Also conveying to the within Grantee, its successors and assigns, an easement in common with the Town of Plymouth over and across a certain parcel of land bounded and described as follows:

Beginning at the southwest corner of the above-conveyed premises, then running South 82° 09' 35" East 120.17' along the above conveyed parcel to an iron pin at the southeast corner of the above-conveyed parcel to an iron pin at the southeast corner of the above-conveyed parcel; thence turning and running in a southeasterly direction along the top of the ledge cut thirty (30) feet; thence turning and running South 18° 50' 25" West 166.00', more or less, along other land of Pemigewasset National Bank to a point on the northerly line of land now or formerly of

Hamilton Realty Trust; thence turning and running North 66° 07' 45" West 30.00' to an iron pin; thence continuing on the same course 151.27' along land of Hamilton Realty Trust to an iron pin on the easterly side of Russell Street; thence turning and running North 32° 30' 50" East 138.09' to the point of beginning.

This easement is subject to the terms and conditions of a certain agreement between the Pemigewasset National Bank and the Town of Plymouth, a copy of which is recorded in the Town records.

Also conveying to the within Grantee, its successors and assigns, an easement for ingress and egress to the remainder of the Kelly lot, provided that should said ingress and egress disrupt the parking lot, equivalent substitute parking shall be provided to the Town.

MEANING and INTENDING to describe and convey all and the same premises described in a quitclaim deed from the Pemigewasset National Bank to Plymouth Guaranty Savings Bank dated March 26, 1954 and recorded in the Grafton County Registry of Deeds at Book 849, Page 273, which deed conveyed an undivided one-half interest in the premises described therein. The undivided one-half interest in the within described premises was re-conveyed to Pemigewasset National Bank by Plymouth Guaranty Savings Bank by quitclaim deed dated August 29, 1980 and recorded in the Grafton County Registry of Deeds at Book 1404, Page 610.

ALSO MEANING and INTENDING to describe and convey a portion of the premises described in a warranty deed from Francis A. Jones, Jr. to Pemigewasset National Bank dated May 13, 1987 and recorded in the Grafton County Registry of Deeds at Book 1667, Page 725.

ALSO MEANING and INTENDING to describe and convey the land and buildings known as Tax Map 109, Lot 53 and Tax Map 109, Lot 54 as shown on the tax map of the Town of Plymouth, New Hampshire, with the intent hereby to convey any all property including any property with any buildings thereon owned by the former Pemigewasset National Bank and/or Northway Bank and acquired by Camden National Bank as a result of the merger situate in the Town of Plymouth, Grafton County, New Hampshire, to the within Grantee.

Camden National Bank is successor-in-interest to Pemigewasset National Bank. Pemigewasset National Bank merged with and into The Berlin City Bank on October 1, 2005. The Berlin City Bank changed its name to Northway Bank immediately following the merger. Northway Bank merged with and into Camden National Bank on January 2, 2025.

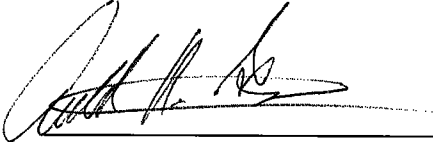
SUBJECT TO a covenant running with the land that shall be binding on the grantee, its successors and/or its assigns, prohibiting the use of all or any portion of the within described premises as a bank or credit union.

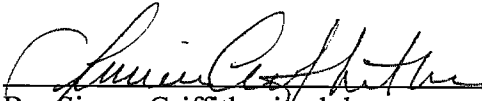
Not homestead property.

This is a noncontractual transfer and is exempt from the New Hampshire transfer tax pursuant to RSA 78-B:2(IX).

IN WITNESS WHEREOF, Camden National Bank has caused its duly authorized President and Chief Executive Officer to set his hand this 10th day of July, 2025.

CAMDEN NATIONAL BANK

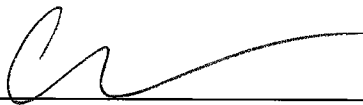


Witness

By: Simon Griffiths, its duly
authorized President and Chief Executive Officer

STATE OF MAINE
CUMBERLAND COUNTY

On this 10th day of July, 2025, before me, the undersigned notary public, personally appeared Simon Griffiths, duly authorized President and Chief Executive Officer of Camden National Bank, who proved to me through satisfactory evidence of identification, which was ☒ a driver's license or ☐ personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Carly J. Traub, Esq.
Maine Bar No. 5612
Pursuant to 4 M.R.S. §1910(C)



Property Card: 3 HIGHLAND ST

Town of Plymouth, NH



Parcel ID: 109-054-000-000
PID: 109054000000000000

Owner: PEMI-VALLEY HABITAT FOR
Co-Owner: HUMANI
Mailing Address:
P.O. BOX 238
PLYMOUTH, NH 03264

General Information

Map: 109054
Lot: 000000
Sub: 000000

Land Use: COM/IND
Zone: SINGLE FAMILY RES
Land Area in Acres: 1.224
Current Use: N
Neighborhood: N-S
Frontage: 0
Waterfront: 0
View Factor: N

Assessed Value

Land: \$184,600
Buildings: \$866,300
Extra Features: \$62,700
Total: \$1,113,600

Sale History

Book/Page: 4948-384
Sale Date: 7/14/2025
Sale Price: 0

Building Details

Model Description: BANK
Total Gross Area: 0
Year Built: 1955
Building Grade: AVG+10
Stories: 1.00 STORY FRAME

Condition: FAIR
Depreciation: 0
No. Bedrooms: 0
No. Baths: 1.5
Adj Bas: 0



www.cai-tech.com

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

Bill Information

Bill Number: 2025P02160050	Bill Amount: \$16,363.00
Description:	Interest: \$0.00
Property ID: 109054	Costs: \$0.00
Owner: PEMI-VALLEY HABITAT FOR HUMANITY, INC	Total: \$16,363.00
Address: 3 HIGHLAND ST	Payments: \$16,363.00
Bill Date: 1/21/2026	Balance Due: \$0.00
Due Date: 1/21/2026	

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	1/12/2026	2025	2	(\$16,363.00)
	1/21/2026	2025	2	\$16,363.00

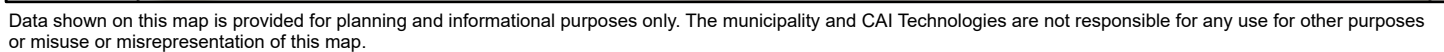


Map/Lot: 109-054-000-000-000



CAI Technologies
Precision Mapping. Geospatial Solutions.

July 3, 2026





TOTAL: 8527 sq. ft

1st floor: 4233 sq. ft, 2nd floor: 4294 sq. ft

EXCLUDED AREAS: UTILITY: 23 sq. ft, OPEN TO BELOW: 49 sq. ft, WALLS: 279 sq. ft



TOTAL: 8527 sq. ft
1st floor: 4233 sq. ft, 2nd floor: 4294 sq. ft
EXCLUDED AREAS: UTILITY: 23 sq. ft, OPEN TO BELOW: 49 sq. ft, WALLS: 279 sq. ft



1st floor



2nd floor

TOTAL: 8527 sq. ft
1st floor: 4233 sq. ft, 2nd floor: 4294 sq. ft
EXCLUDED AREAS: UTILITY: 23 sq. ft, OPEN TO BELOW: 49 sq. ft, WALLS: 279 sq. ft