

Murray's Auto Recycling



55 Hall Road, Londonderry, NH
\$1,695,000

- Profitable Turnkey Business
- Funding through NHDES ETHER Project
- Environmentally compliant with state and local officials
- Current Owner has decades of success in this location
- 250 Parking Spots
- 1,440 SF Office and Showroom
- 4,000 SF Shop
- 18 Ft Ceiling in mechanical shop
- 5 Oversized Drive in Doors
- Everything Included (See attached list)



Doug Martin
(c) 603.770.5199 (O) 603.836.2700
dougmartin@kw.com
www.commercial.paulamartingroup.com
50 Nashua Rd. Ste. 111
Londonderry, NH 03053

PAULA MARTIN
group
KW METROPOLITAN
KELLER WILLIAMS REALTY



Each office is independently owned and operated.

Murray's Auto Recycling



55 Hall Road, Londonderry, NH
\$1,695,000

Start making money your first day. Profitable Turnkey Auto Recycling and Used Parts Business with funding through NHDES ETHER Project. Big money maker. Everything included: Loaders, car carriers, inventory in back lot, all the shop equipment, all current processed inventory, ringing phone number and a lot more. Own your own "Junkyard Empire".

Owner is retiring after decades of successful operation. There are 2 buildings: 1,440 sq ft office/showroom and a 4,000 sq ft high bay shop for all the mechanical needs. This property offers used car sales, auto part sales (listing on carparts.com), auto recycling, towing, etc.

The NHDES identifies Murray's as an active ETHER project (#10027). This site is permanently eligible for funding through the ETHER project for the investigation, monitoring, and remediation of gasoline ether(s) impacted soil and groundwater. Funding is transferable to future owners of the facility.



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MEMORANDUM

Date: September 13, 2023

Re: Murray's Auto Recycling, Inc.
55 Hall Road
Londonderry, New Hampshire
NHDES #200005030

On behalf of Murray's Auto Recycling, Inc. (Murray's), John Turner Consulting, Inc. (JTC) is providing a brief summary of the environmental status for the property located at 55 Hall Road in Londonderry, New Hampshire.

Project Background

Murray's is an active vehicle dismantling facility with a license to operate issued by the municipality (Town of Londonderry) pursuant to New Hampshire state law (RSA 236:111-129). Environmental activities associated with the investigation and remediation of historical yard operations are conducted as requested by the New Hampshire Department of Environmental Services (NHDES) Oil Remediation and Compliance Bureau, MTBE Remediation Bureau, and Bureau of Solid Waste programs. The NHDES identifies Murray's as an active ETHER project (#10027).

The site is permanently eligible for funding through the ETHER project for the investigation, monitoring, and remediation of gasoline ether(s) impacted soil and groundwater. Funding is transferrable to future owners of the facility and to date, slightly more than \$505,000 has been reimbursed for project activities through the New Hampshire Petroleum Reimbursement Fund. Pursuant to Fund rules, the ETHER project was not subject to a one-time deductible and there is not a spending cap for future pre-approved activities that may be required by the NHDES. The environmental activities at Murray's have historically been completed using an Applicant contract which provides direct reimbursement to the environmental consulting entity and waives their ability to collect compensation directly from the owner.

Impacts were initially detected in groundwater collected from monitoring wells installed at the site during a 1999 investigation completed for the New Hampshire Department of



Transportation associated with an expansion of Manchester Airport. Following installation and sampling of monitoring wells in December 1999, periodic groundwater monitoring was initiated and has been a regulatory requirement ever since. Historical groundwater monitoring data has consistently reported exceedances of New Hampshire Ambient Groundwater Quality Standards (AGQSs) notably for petroleum constituents including methyl tertiary butyl ether (MTBE), tertiary amyl methyl ether (TAME), tertiary butyl alcohol (TBA), and to a lesser degree, benzene and other petroleum-related VOCs.

Groundwater quality has been monitored at the site since October 2009 under a Groundwater Management Permit (GMP). The GMP is issued for a period of five years and must be renewed if site closure requirements have not been met. The current GMP requires the collection of samples from 14 groundwater monitoring wells, 6 piezometers, 3 surface water locations, and 2 supply wells. Costs associated with this monitoring and reporting are funded activities through the ETHER project for the site.

In 2015 Murray's was awarded funding through the NHDES MTBE Remediation Bureau for the design and construction of an approximately 3,600 square-foot concrete containment pad within the yard. The pad provided an impervious surface for the staging and dismantling of end-of-life vehicles subsequent to crushing and shipment off site. In conjunction with the planned pad installation, 953.74 tons of impacted soil was excavated from the three areas within the yard in September 2015 and March/April 2016 and the efforts appear to have successfully removed the petroleum impacts exceeding NHDES soil standards previously identified. The MTBE Settlement Fund Project (ID #35916) assigned to Murray's has tracked and reimbursed costs associated with implementation of spill prevention infrastructure at the yard and to date approximately \$216,300 has been reimbursed through this funding mechanism. The MTBE project was closed out in the NHDES database in fall 2017.

Please contact me directly at (603) 303-5867 if you have questions regarding this information.

Respectfully,
JOHN TURNER CONSULTING, INC.

Andrea Kenter

Andrea W. Kenter, P.G.
Director of Environmental Services



Equipment List for Murray's Auto Recycling

1992 Volvo L120 serial # L-120-V60701 Loader

Trojan 1500Z serial # 3124113 Loader

2013 Ford F650 2 Car Carrier

2013 Chevy 4500 2 Car Carrier

2002 GMC 6500 2 Car Carrier

1997 GMC 4500 2 Car Carrier

2000 Ford Ranger 4x4 del. Truck

Waste Oil Heater

Cat Fork Lift

Clark Fork Lift

3 - 9000 Lifts

Panasonic Phone System

All Garage Equipment

All Office Equipment

All current processed inventory

Ringling Phone number

Listings on Carparts.com



53 HALL RD

Location 53 HALL RD

Mblu 015/ 013/ 0/ /

Acct# 2620

Owner HOLTEN REALTY, LLC

PBN

Assessment \$505,300

Appraisal \$505,300

PID 2588

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$153,100	\$352,200	\$505,300

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$153,100	\$352,200	\$505,300

Owner of Record

Owner HOLTEN REALTY, LLC

Sale Price \$0

Co-Owner

Certificate

Address 55 HALL RD
LONDONDERRY, NH 03053

Book & Page 4598/1105

Sale Date 12/22/2005

Instrument 35

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOLTEN REALTY, LLC	\$0		4598/1105	35	12/22/2005
HOLTEN REALTY, LLC	\$0		3503/2193	99	09/14/2000
UNKNOWN	\$135,000		3340/2837	00	11/12/1998
FIFTY THREE HALL RD REALTY TRU, MORRA, STEPHEN	\$40,000		3189/2513	00	11/26/1996
MORRA, STEPHEN	\$0		2377/1654	00	11/12/1980

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 1,440
Replacement Cost: \$144,862
Building Percent Good: 55
Replacement Cost Less Depreciation: \$79,700

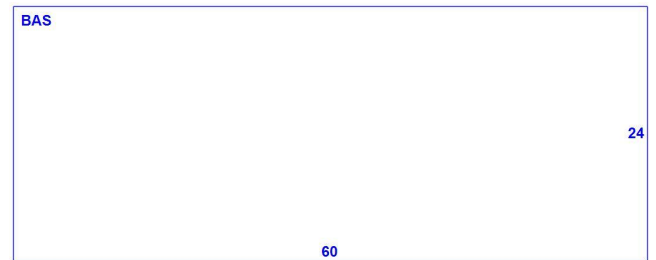
Building Attributes	
Field	Description
Style	Auto Dealer
Model	Industrial
Grade	Fair (+)
Stories	1
Occupancy	0.00
Exterior Wall 1	Vinyl
Exterior Wall 2	
Roof Structure	Gable
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Plywood
Interior Floor 2	
Heat Fuel	Oil
Heat Type	Forced H/A
AC Percent	0
Struct Class	
Bldg Use	Car Dealer Lim
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
1st Floor Use	
Heat/AC	No AC
Frame	Wood
Baths/Plumbing	Ave
Ceiling/Wall	Fixed Ceiling/Wall
Rooms/Partitions	Typical
Wall Height	9.00
% Comn Wall	0.00
Fireplace(s)	0

Building Photo



(<https://images.vgsi.com/photos/LondonderryNHPhotos/\2000\620001.JPG>)

Building Layout



(ParcelSketch.ashx?pid=2588&bid=2588)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,440	1,440
		1,440	1,440

Add Kit Rating	
Extra Fix Rating	
Fireplace Rating	
View	
2nd Floor %	
WS Flue Rating	
% Sprinkler	
Electric	
WS Flues	
2nd Heat Type	
Half Bath Rating	
Bldg Units	1
Parcel Units	1
Interior/Exterior	
Insulation	
Bath Rating	

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 3310
Description Car Dealer Lim
Zone AR-I
Neighborhood 350
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 6.08
Frontage
Depth
Assessed Value \$352,200
Appraised Value \$352,200

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHDF	Shed Frame			420.00 SF	\$5,000	1
GAR1	Garage 1 Sty			3960.00 SF	\$59,400	1
PAV1	Pavement Asphalt			5000.00 SF	\$9,000	1

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2022	\$153,100	\$352,200	\$505,300
2021	\$153,100	\$352,200	\$505,300
2020	\$119,600	\$364,100	\$483,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$153,100	\$352,200	\$505,300
2021	\$153,100	\$352,200	\$505,300
2020	\$119,600	\$364,100	\$483,700

Bill Information

Bill Number: 2022P01064103
Description: Property Tax
Property ID: 15-13
Owner: HOLTEN REALTY, LLC
Address: 53 HALL RD
Bill Date: 7/6/2022
Due Date: 7/6/2022

Bill Amount:	\$4,644.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$4,644.00
Payments:	\$4,644.00
Balance Due:	\$0.00

Last Paid: 7/6/2022
Paid By: 49565

Details

Description	Date	Tax Year	Period	Amount
Property Tax	7/6/2022	2022	1	\$4,644.00
Payment - Principal	7/6/2022	2022	1	(\$4,644.00)

Bill Information

Bill Number: 2022P02063505
Description: Property Tax
Property ID: 15-13
Owner: HOLTEN REALTY, LLC
Address: 53 HALL RD
Bill Date: 12/29/2022
Due Date: 12/29/2022

Bill Amount:	\$4,694.00
Interest:	\$0.00
Costs:	\$0.00
Total:	\$4,694.00
Payments:	\$4,694.00
Balance Due:	\$0.00

Last Paid: 12/27/2022
Paid By: 49778

Details

Description	Date	Tax Year	Period	Amount
Payment - Principal	12/27/2022	2022	2	(\$4,694.00)
Property Tax	12/29/2022	2022	2	\$4,694.00

NOTICE OF CONDEMNATION

THE STATE OF NEW HAMPSHIRE, BY THE DEPARTMENT OF TRANSPORTATION,
HAS, ON DEC 21 2005, FILED WITH THE NEW HAMPSHIRE BOARD OF TAX AND
LAND APPEALS A DECLARATION OF TAKING OF THE FOLLOWING PROPERTY IN THE
TOWN OF LONDONDERRY OWNED BY:

HOLTEN REALTY, LLC

DAVID E. MCCURDY

SAID PREMISES BEING LOCATED ON THE SOUTHEASTERLY SIDE OF HALL ROAD,
AS NOW TRAVELLED, IN THE TOWN OF LONDONDERRY, ROCKINGHAM COUNTY, STATE
OF NEW HAMPSHIRE AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS
FOLLOWS:

Parcel No. 1097

Fee Taking:

Taking in fee simple all that property belonging to Holten Realty, LLC beginning at a point in the Southeasterly side line of Hall Road, as now travelled, and further shown as Parcel 1097 on a master plan entitled "Manchester Airport Access Mitigation Plan" prepared by Vanasse Hangen Brustlin, Inc. on file in the records of the New Hampshire Department of Transportation and to be recorded at the Rockingham County Registry of Deeds, said point also being in the division line of land now or formerly of the State of New Hampshire and land of Holten Realty, LLC as well as the center line of a brook, thence Easterly with said center line of said brook to a point, said point also being the Northeasterly corner of the property herein described, said Northeasterly corner can also be located by a tie line starting at the point of beginning, thence S 89° 15' 04" E a distance of five hundred seventy-eight and ninety-five hundredths (578.95) feet, thence Southerly with said center line of a brook to a point, said point also being the Southeasterly corner of the property herein described, said Southeasterly corner can also be located by a tie line starting at said Northeasterly corner, thence S 35° 56' 10" E a distance of five hundred ninety-one and forty hundredths (591.40) feet, thence S 82° 02' 32" W along the division line of land now or formerly of Lorayne Pincence and land of Holten Realty, LLC a distance of six hundred eighty-four and sixty-five hundredths (684.65) feet to a point, thence N 33° 34' 13" W a distance of five hundred eighty-four and thirty-two hundredths

093923

2005 DEC 22 AM 9:55

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

(584.32) feet to a point, said point also being on the Southeasterly side line of Hall Road, as now travelled, thence N 36° 49' 00" E along said side line a distance of seventy-five and sixty-one hundredths (75.61) feet to the point of beginning.

Containing seven and eight hundred seventy-two thousandths (7.872) acres, more or less.

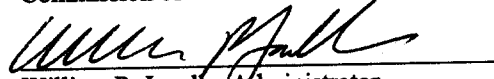
Containing in all seven and eight hundred seventy-two thousandths (7.872) acres, more or less, in fee simple.

Meaning and intending to describe a portion of that property described in a document recorded November 12, 1998, at the Rockingham County Registry of Deeds in Book 3340, Page 2837.

Said premises being acquired for the Bedford-Manchester-Londonderry-Litchfield-Merrimack, DPR-F-0047(001), 11512 Project, on file in the records of the New Hampshire Department of Transportation and to be recorded at the Rockingham County Registry of Deeds.

THE STATE OF NEW HAMPSHIRE

Commission of Three Persons



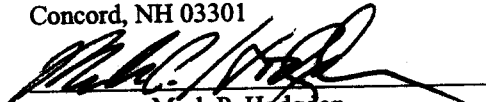
William P. Janelle, Administrator
Bureau of Right-of-Way
Department of Transportation
John O. Morton Building
7 Hazen Drive, PO Box 483
Concord, NH 03302-0483

DEC 21 2005

(Date)

Attorney for the State of New Hampshire

Department of Justice
Attorney General Kelly A. Ayotte
33 Capitol Street
Concord, NH 03301



Mark P. Hodgdon
Senior Assistant Attorney General

Property Address 55 Hall Rd
Londonderry, NH 03053



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: WELL
Location: PARKING LOT
Malfunctions: UNKNOWN
Date of Installation: UNKNOWN
Date of most recent water test: JAN 23
Problems with system: NONE

SEWERAGE DISPOSAL SYSTEM

Size of Tank: 1000 GAL
Type of system:
Location: FRONT OF OFFICE
Malfunctions: NONE
Age of system: 26 YEARS
Date most recently serviced: 2022
Name of Contractor who services system: LIBBY SERV

Property Address 55 Hall Rd
Londonderry, NH 03053

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes No

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?
Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 55 Hall Rd
Londonderry, NH 03053

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes No

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes No Unknown

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 55 Hall Rd, Londonderry, NH 03053

Unit Number (if applicable): _____

Town: _____

 _____
SELLER

Date

SELLER

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date