**Commercial Sale** | **381 Lancaster Road** | **Listed: 10/7/2026** | **$699,000**
**5113234** | **Whitefield** **NH** **03598** | **Closed:**
**Active** | **Unit/Lot #** | **DOM: 0**



**County** NH-Coos
**VillDstLoc**
**Year Built** 1860
**Building Area Total** 9,252
**Building Area Source** Public Records
**Total Available Area** 9,252
**Total Available Area Source** Public Records
**Zoning** Comm Rt 3
**Road Frontage** Yes
**Road Frontage Length** 445
**Lot Size Acres** 4.20
**Traffic Count**
**Loss Factor Percentage**
**Vacancy Factor**

**Taxes TBD** No
**Tax Year Notes**
**Tax Annual Amount** $9,479.00
**Tax Year** 2025
**Gross Income**
**Net Income**
**Operating Expense**

**Activation Date**

**Business Type** Development, Hospitality, Investment, Opportunity, Restaurant

**Directions** Travel along Route 3. The property is just north of downtown Whitefield. Look for "Inn at Whitefield" sign. Property is adjacent to the Weathervane Theater.

**Public Remarks** A beloved Whitefield gathering place, ready for its next chapter! For more than a century, The Inn at Whitefield has served as a welcoming destination in the heart of the White Mountains for locals, travelers, and theatergoers visiting the adjacent Weathervane Theater. Built in the late 19th century, the Inn holds a special place in the town's story . . . a place to gather, share a meal, and enjoy an evening out. Today, its casual tavern, more formal dining room, and warm, familiar atmosphere continue to draw the community together. While overnight accommodations are no longer in operation, The Inn offers 12 guest rooms, a two-bedroom owner's quarters, and flexible spaces with opportunity for a fresh vision. A new owner could build on the Inn's tradition of hospitality or explore a different direction, from reimagined lodging and expanded owner's quarters to residential or office uses, and more. The offering includes the land and building, with the option to acquire furnishings and the Inn's name for those eager to continue its culinary tradition. For a buyer with imagination and energy, The Inn at Whitefield offers both a connection to the community and an opportunity to help shape the next chapter of a storied destination and leave your mark on Whitefield's history.

## STRUCTURE

**Construction Materials** Clapboard Exterior
**Roof** Asphalt Shingle
**Basement** Yes
**Basement Access Type** Interior
**Basement Description** Crawl Space, Dirt, Interior Stairs, Interior Access

**Building Number** 1
**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

**Heating** Gas Heater, Wood Stove, Propane
**Cooling** Other
**Water Source** Public
**Sewer** Public
**Electric** 200+ Amp Service, Circuit Breaker(s)
**Utilities** Propane, Telephone at Site
**Internet** High Speed Intrnt at Site

**Fuel Company** Fitch Fuel
**Electric Company** Eversource
**Water Company** Town of Whitefield
**Phone Company**
**Cable Company**
**Internet Service Provider**

## LOT & LOCATION

**Submarket**
**Project Building Name** Inn at Whitefield

**ROW Length**
**ROW Width**
**ROW Parcel Access**
**ROW to other Parcel**

**Surveyed**
**Surveyed By**

**Lot Features** Near Golf Course, Near Paths, Near Skiing, Near Snowmobile Trails, Landscaped, Level, Major Road Frontage, Wooded

**Waterfront Property**
**Water View**
**Water Body Access**
**Water Body Name**
**Water Body Type**
**Water Frontage Length**
**Waterfront Property Rights**
**Water Body Restrictions**

## FEATURES

**Parking Features** On-Site, Parking Spaces 11 - 20, Unpaved
**Other Equipment** Security System, Smoke Detector, Window AC

**Building Features** Living Space Available, Security System

**AirCond%**
**Sprinkler**
**Signage** Adequate

**Railroad Available**
**Railroad Provider**

**Green Verification Body**
**Green Building Verification Type**
**Green Verification Year**
**Green Verification Rating**
**Green Verification Metric**
**Green Verification Status**
**Green Verification Source**
**Green Verification NewCon**
**Green Verification URL**

## PUBLIC RECORDS

**DeedRecTy** Warranty
**Total Deeds**
**Deed Book** 1324
**Deed Page** 187

**Map** 217
**Block** 0
**Lot** 1
**SPAN#**

**Tax Rate**
**Tax Class**

**PropTaxRel**
**Land Gains**

**PropID**
**PlanSurv#**

**Assessment Year**
**Assessment Amount**

## DISCLOSURES

**Special Listing Condition** Rehab Needed
**Sale Includes** Land/Building
**Exclusions**
**Investment Info**
**Flood Zone** Unknown
**Seasonal** No
**Easements**
**Covenants**

**Right of First Refusal**

**Auction Date**
**Auction Time**
**Auctioneer Name**
**Auctioneer License Number**
**Auction Price Determnd By**

## PREPARED BY

Mary M Doherty
Cell: 603-767-7507
MaryD@BadgerPeabodySmith.com

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

Franconia NH 03580
Off: 603-823-5700



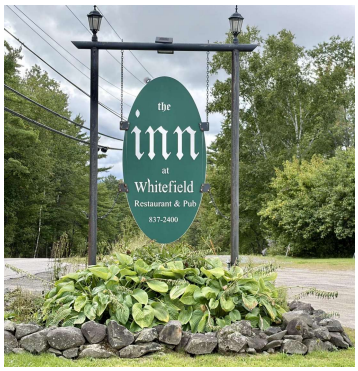
Badger Peabody & Smith REALTY

Listed by: Mary M Doherty/ Badger Peabody & Smith Realty

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**381 Lancaster Road** **Whitefield NH 03598**

























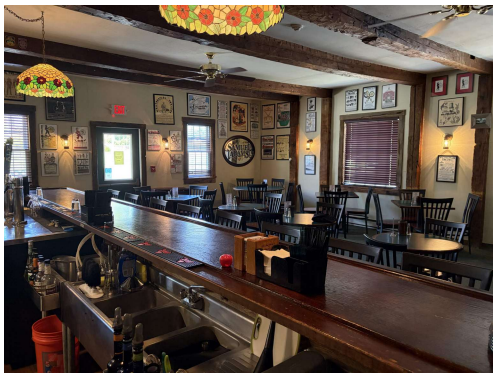


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**Prep By:** Badger Peabody & Smith
Mary M Doherty

**Listed by:** Mary M Doherty / Badger Peabody & Smith Realty



























**381 Lancaster Road** **Whitefield NH 03598**




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**Prep by:** Badger Peabody & Mary M Doherty

**Listed by:** Mary M Doherty / Badger Peabody & Smith Realty

# 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: Jacarusso Enterprises, LLC / Inn @ Winkfield, LLC
2. PROPERTY LOCATION: 381 Lancaster Rd - Winkfield.
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 15 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: _____
      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 Town Water
      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



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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: _____

8. INSULATION

| LOCATION : | Yes | No | Unknown | If Yes, Type | Amount | Unknown |
|---|---|---|---|---|---|---|
| Roof/Attic/Cap | ☐ | ☐ | ☑ | | | |
| Crawl Space | ☑ | ☐ | ☐ | Spray Foam | | ✓ |
| Exterior Walls | ☐ | ☐ | ☑ | | | |
| Floors | ☑ | ☐ | ☐ | Bar Spray Foam | | |
| 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 TOWN
IF No: How long have tank(s) been out of service? Septic Tank
What materials are, or were, stored in the tank(s)? sand
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



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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 Town
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 UNKNOWN
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: _____



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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: right of way on adj prop.
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: IDK
If YES, is survey available? ☑ Yes ☐ No ☐ Unknown

i. How is the property zoned? Commercial
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: _____



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k. HVAC:
Heating: Type: Propane Rinnai Fuel Propane Age: 11
Location & Description: MBR + PUB
Comments:
Source of Information: OWNER KNOWLEDGE
Air Conditioning: Type: window Fuel Age:
Location & Description: MBR PAB
Comments:
Source of Information: owner

l. ROOF
Type of Roof Covering: asphalt shingle IDK / Rubber Roof 5yr.
Age: 2
Moisture or Leakage: NO
Other Problems? NO
Comments:

m. Foundation/Basement: ☐ Full ☑ Partial ☐ Concrete Slab ☑ Other DIRT
Type:
Moisture or leakage: DURING HEAVY RAIN & SPRING THAW
Other Problems:
Comments:

n. Chimney(s) How Many? 4 ☐ Lined? ☑ Last Cleaned: 3/26 IDK
Problems:

o. Plumbing Type: PLEX (NEW 2012) Age:
Comments:

p. Domestic Hot Water: Age: NEW (2012) Type: Gallons:
Comments:

q. Electrical System: ☑ Circuit Breakers ☐ Fuses ?
Amps: 400 Volts:
3-Phase:
Age: 2
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: treated monthly.
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.) yes.



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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).

_____ 1/13/2026

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



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Doc # 0001194 Mar 30, 2011 1:52 PM
Coos County Registry of Deeds
Carole A. Lamirande, Registrar

C/H
L-CHIP
COA010697

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
****3 Thousand 7 Hundred 50 Dollars
DATE 03/30/2011
AMOUNT CO004663$ ****3750.00
VOID IF ALTERED

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS that SIA POWER LLC,** a New Hampshire Limited Liability Company with a principal place of business at 381 Lancaster Road, Whitefield, County of Coos, State of New Hampshire 03598, for consideration paid, grants to **JACARUSO ENTERPRISES, LLC**, a New Hampshire Limited Liability Company with a principal place of business and mailing address at 15 Littleton Road, Whitefield, New Hampshire 03598, with Warranty Covenants, the following:

A certain piece or parcel of land, with the buildings and improvements thereon, on the westerly side of Route 3, in Whitefield, Coos County, New Hampshire, described as "T.M. 217-1 183,038 sq. ft. 4.20 acres" as shown on a plan entitled "SUBDIVISION OF LAND FOR SIA POWER, LLC Whitefield, New Hampshire" dated September, 2008, approved by the Whitefield Planning Board on March 17, 2009 and recorded in the Coos County Registry of Deeds on April 2, 2009 as Plan No. 3252, said Plan being hereby incorporated by reference (hereinafter "the Plan"), said real estate being hereinafter referred to as the "Premises".

EXCEPTING and RESERVING a twenty-five (25) foot right of way as shown on the southeast corner of the Plan for the benefit of the parcel described in the Plan as "T.M. 217-1.1 100,054 sq. ft. 2.30 acres".

EXCEPTING and RESERVING the "Parking Easement Area" and "50' WIDE ACCESS RIGHT OF WAY" as shown on the northeast corner of the Plan and all easements and property rights as were reserved by Eastern Resorts Corporation to Weathervane Theatre Players, Inc. by quitclaim deed dated April 12, 1990 and recorded in the Coos County Registry of Deeds at Book 763, Page 723, in deed from Eastern Resorts Corporation to John C. Barron and Joanne M. Jacaruso dated June 10, 1994 and recorded in the Coos County Registry of Deeds at Book 829, Page 155 and in Warranty Deed from John C. Barron and Joanne M. Jacaruso to SIA Power, LLC dated and recorded October 29, 2004 in the Coos County Registry of Deeds at Book 1103, Page 133.

SUBJECT TO any and all matters shown on said Plan No. 3252 and on a plan entitled "Subdivision Plan for Charles Carroll; Owner; Eastern Resort Corporation", surveyed by Cartographic Associates, Inc., in December, 1989, approved by the Whitefield Planning Board, and recorded in the Coos County Registry of Deeds as Plan #415-B.

BK1324PG0187

Meaning and intending hereby to describe and convey a portion of the premises as were conveyed to SIA Power LLC by Warranty Deed of John C. Barron and Joanne M. Jacaruso dated and recorded October 29, 2004 in the Coos County Registry of Deeds at Book 1103, Page 133.

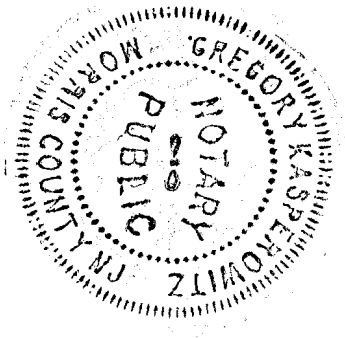
IN WITNESS WHEREOF SIA POWER LLC has hereunto caused its name to be set this 24 day of March 2011.

SIA POWER LLC

By: _____
Abdul Rahman S. Jasim, Manager & Sole Member

STATE OF NEW JERSEY
COUNTY OF Morris

This instrument was acknowledged before me on March 24, 2011 by Abdul Rahman S. Jasim as the duly authorized Manager & Sole Member of SIA Power LLC.




_____
Notary Public (with seal)
My commission expires: 12/21/12

Gregory Kasperewitz
Notary Public
Morris County, NJ

BK1324PG0188

# Property Card: **381 LANCASTER RD**

Town of Whitefield, NH




**Parcel ID:** 217-001
**PID:** 000217000001000000

**Owner:** JACARUSO ENTERPRISES, LLC
**Co-Owner:**
**Mailing Address:** 15 LITTLETON ROAD

WHITEFIELD, NH 03598

## General Information

**Map:** 000217
**Lot:** 000001
**Sub:** 000000

**Land Use:** COM/IND
**Zone:** COMM/RTE 3 HOME VAC
**Land Area in Acres:** 4.2
**Current Use:** N
**Neighborhood:** N-E
**Frontage:** 2000
**Waterfront:** N
**View Factor:**

## Assessed Value

**Land:** $77,800
**Buildings:** $509,000
**Extra Features:** $2,000
**Total:** $588,800

## Sale History

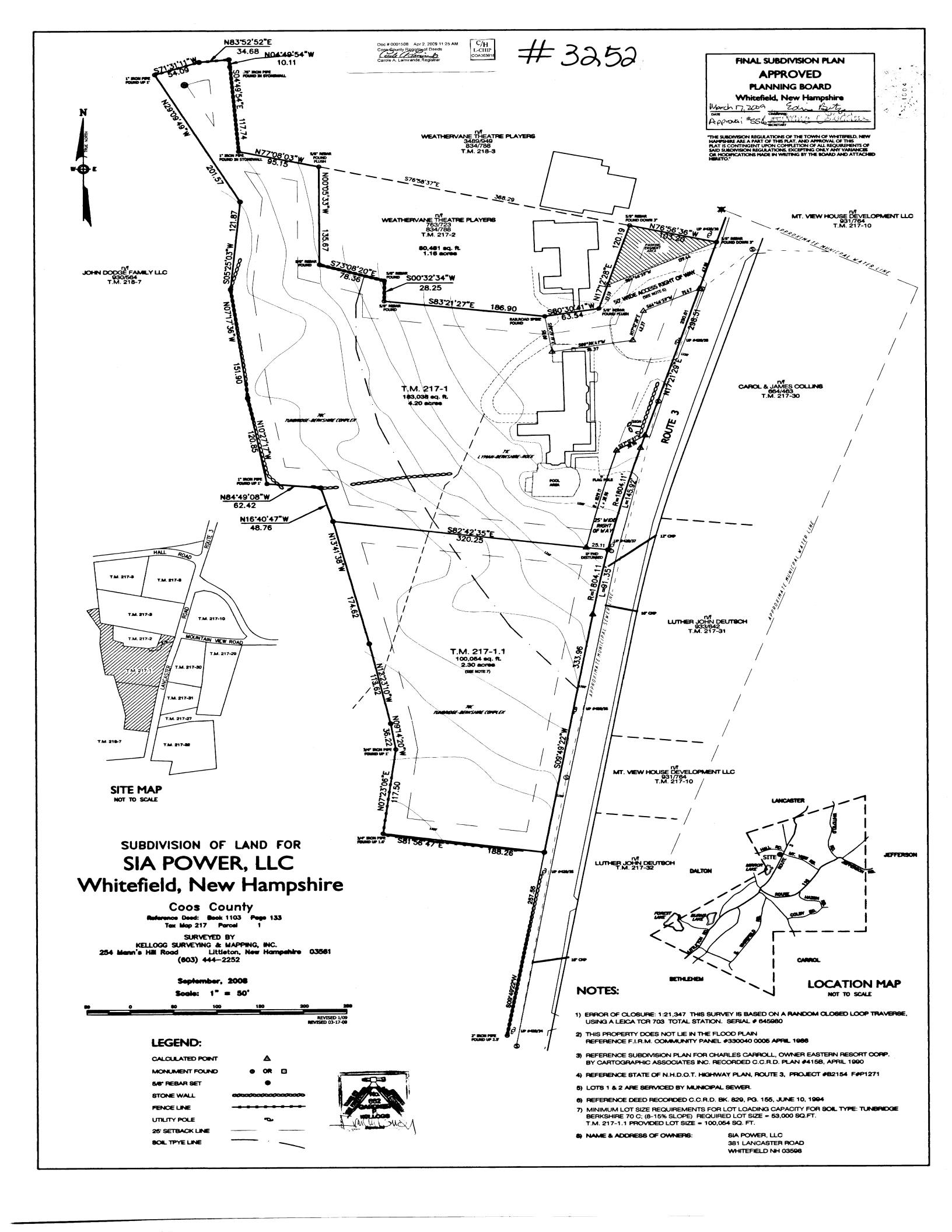
**Book/Page:** 1324-0187
**Sale Date:** 3/24/2011
**Sale Price:** 250000

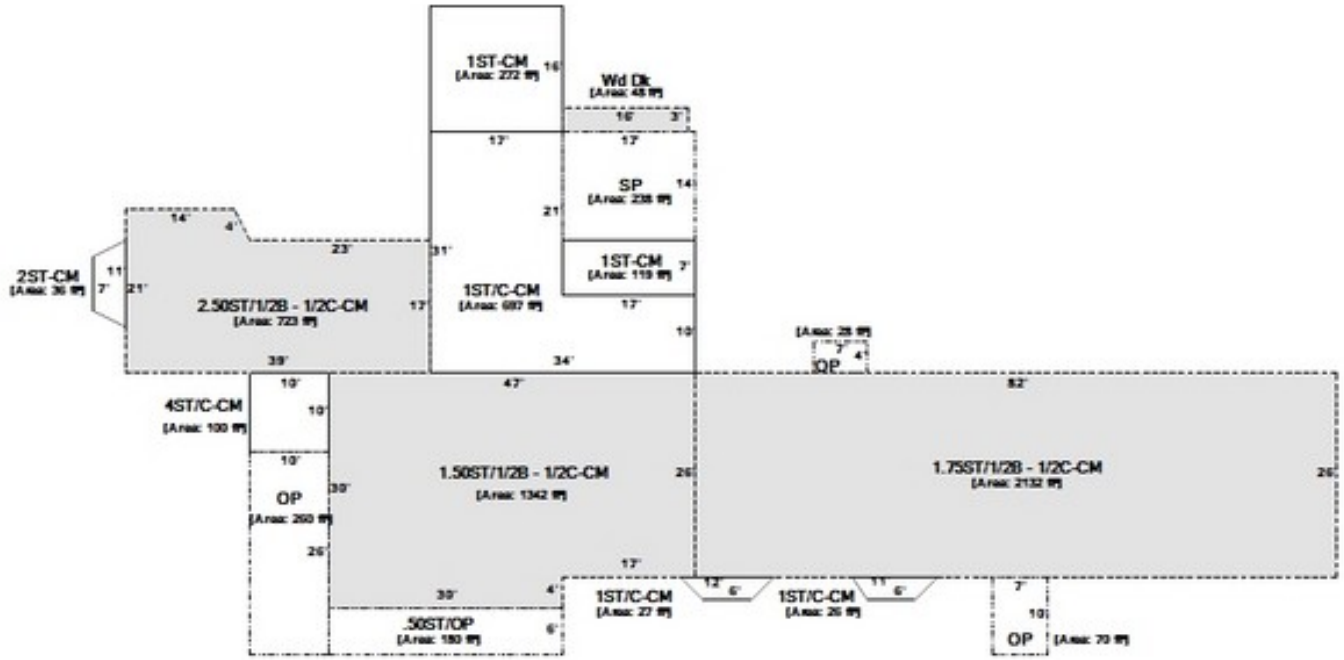
## Building Details

**Model Description:** BED & BREA
**Total Gross Area:** 9252
**Year Built:** 1860
**Building Grade:** AVG
**Stories:** 1.75 STORY FRAME

**Condition:** GOOD
**Depreciation:** 0
**No. Bedrooms:** 0
**No. Baths:** 0
**Adj Bas:** 0


6
2.40 Ac
4
3.0 AcC
3
5.259 Ac
E
WEATHERVANE
THEATRE
PLAYERS
1
4.2 Ac
1.1
2.3
Ac
2.1
1.4 Ac
31
Prospect St
Lancaster Rd
LANCASTER
ROAD
RW
228.7'
349.3'
331'
661'
330'
300'
54.09'
34.68'
127.85'
201.5'
95.15'
135.64'
135.67'
121.87'
78.15'
78.36'
28.15'
187'
186.9'
28.25'
151.9'
120.85'
62.42'
48.76'
320.25'
145.92'
91.35'
174.62'
113.62'
36.22'
117.5'
188.26'
333.96'
103.2'
120'
120.19'
63.86'
63.54'
298.51'
235'
170'
263'
293.7'
296.19'
254.11'
115'S


#3252
Doc # 0001508 Apr 2, 2009 11:25 AM
Coos County Registry of Deeds
Carole A. Lamirande, Registrar
FINAL SUBDIVISION PLAN
APPROVED
PLANNING BOARD
Whitefield, New Hampshire
March 17, 2009
"THE SUBDIVISION REGULATIONS OF THE TOWN OF WHITEFIELD, NEW HAMPSHIRE ARE A PART OF THIS PLAT, AND APPROVAL OF THIS PLAT IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE BOARD AND ATTACHED HERETO"
N83°52'52"E 34.68
N04°49'54"W 10.11
S71°31'11"W 54.09
S04°49'54"E 117.74
N29°09'49"W 201.57
N77°08'03"W 95.15
N00°00'33"W 135.67
S73°08'20"E 78.36
S00°32'34"W 28.25
S83°21'27"E 186.90
S80°30'41"W 63.54
S05°25'03"W 121.87
N07°17'36"W 151.90
N10°27'17"W 120.85
N84°49'08"W 62.42
N16°40'47"W 48.76
S82°42'35"E 320.25
N13°41'38"W 174.62
N23°31'10"W 113.62
N09°49'22"W 36.22
N07°23'06"E 117.50
S81°38'47"E 188.26
S09°49'22"E 257.88
N17°21'28"E 298.31
N76°56'36"W 183.20
N17°12'28"E 120.19
S76°58'37"E 368.29
R=1804.11' L=145.92'
R=1804.11' L=491.35'
T.M. 217-1
183,038 sq. ft.
4.20 acres
T.M. 217-1.1
100,054 sq. ft.
2.30 acres
(SEE NOTE 7)
80,481 sq. ft.
1.16 acres
WEATHERVANE THEATRE PLAYERS
3489/949
834/788
T.M. 218-3
WEATHERVANE THEATRE PLAYERS
763/723
834/788
T.M. 217-2
JOHN DODGE FAMILY LLC
930/564
T.M. 218-7
MT. VIEW HOUSE DEVELOPMENT LLC
931/794
T.M. 217-10
CAROL & JAMES COLLINS
954/463
T.M. 217-30
LUTHER JOHN DEUTSCH
933/642
T.M. 217-31
LUTHER JOHN DEUTSCH
T.M. 217-32
MT. VIEW HOUSE DEVELOPMENT LLC
931/794
T.M. 217-10
50' WIDE ACCESS RIGHT OF WAY
(SEE NOTE 6)
25' WIDE RIGHT OF WAY
ROUTE 3
APPROXIMATE MUNICIPAL WATER LINE
APPROXIMATE MUNICIPAL SEWER LINE
TUNBRIDGE-BERKSHIRE COMPLEX
LYMAN-BERKSHIRE-ROCK
POOL AREA
PLAY AREA
SITE MAP
NOT TO SCALE
HALL ROAD
ROUTE 3
MOUNTAIN VIEW ROAD
LANCASTER ROAD
T.M. 217-3
T.M. 217-8
T.M. 217-9
T.M. 217-10
T.M. 217-2
T.M. 217-1
T.M. 217-30
T.M. 217-29
T.M. 217-31
T.M. 217-27
T.M. 217-32
T.M. 218-7
SUBDIVISION OF LAND FOR
SIA POWER, LLC
Whitefield, New Hampshire
Coos County
Reference Deed: Book 1103 Page 133
Tax Map 217 Parcel 1
SURVEYED BY
KELLOGG SURVEYING & MAPPING, INC.
254 Mann's Hill Road Littleton, New Hampshire 03561
(603) 444-2252
September, 2008
Scale: 1" = 50'
REVISED 1/09
REVISED 03-17-09
LEGEND:
CALCULATED POINT
MONUMENT FOUND
OR
5/8" REBAR SET
STONE WALL
FENCE LINE
UTILITY POLE
25' SETBACK LINE
SOIL TPYE LINE
LOCATION MAP
NOT TO SCALE
LANCASTER
JEFFERSON
DALTON
BETHLEHEM
CARROLL
SITE
NOTES:
1) ERROR OF CLOSURE: 1:21,347 THIS SURVEY IS BASED ON A RANDOM CLOSED LOOP TRAVERSE, USING A LEICA TCR 703 TOTAL STATION. SERIAL # 645980
2) THIS PROPERTY DOES NOT LIE IN THE FLOOD PLAIN REFERENCE F.I.R.M. COMMUNITY PANEL #330040 0005 APRIL 1986
3) REFERENCE SUBDIVISION PLAN FOR CHARLES CARROLL, OWNER EASTERN RESORT CORP. BY CARTOGRAPHIC ASSOCIATES INC. RECORDED C.C.R.D. PLAN #4158, APRIL 1990
4) REFERENCE STATE OF N.H.D.O.T. HIGHWAY PLAN, ROUTE 3, PROJECT #82154 F#P1271
5) LOTS 1 & 2 ARE SERVICED BY MUNICIPAL SEWER.
6) REFERENCE DEED RECORDED C.C.R.D. BK. 829, PG. 155, JUNE 10, 1994
7) MINIMUM LOT SIZE REQUIREMENTS FOR LOT LOADING CAPACITY FOR SOIL TYPE: TUNBRIDGE BERKSHIRE 70 C; (8-15% SLOPE) REQUIRED LOT SIZE = 53,000 SQ.FT. T.M. 217-1.1 PROVIDED LOT SIZE = 100,054 SQ. FT.
8) NAME & ADDRESS OF OWNERS: SIA POWER, LLC
381 LANCASTER ROAD
WHITEFIELD NH 03598


1ST-CM
[Area: 272 sf]
16'
Wd Dk
[Area: 48 sf]
16'
3'
17'
17'
SP
[Area: 238 sf]
14'
21'
1ST-CM
[Area: 119 sf]
7'
17'
14'
4'
23'
31'
2ST-CM
[Area: 36 sf]
11'
7'
21'
2.50ST/1/2B - 1/2C-CM
[Area: 723 sf]
17'
1ST/C-CM
[Area: 697 sf]
10'
[Area: 28 sf]
7'
4'
OP
39'
34'
43'
82'
10'
4ST/C-CM
[Area: 100 sf]
10'
10'
OP
[Area: 260 sf]
26'
30'
1.50ST/1/2B - 1/2C-CM
[Area: 1342 sf]
26'
1.75ST/1/2B - 1/2C-CM
[Area: 2132 sf]
26'
17'
30'
4'
1ST/C-CM
[Area: 27 sf]
12'
6'
1ST/C-CM
[Area: 26 sf]
11'
6'
7'
10'
OP
[Area: 70 sf]
.50ST/OP
[Area: 180 sf]
6'

# TOWN OF WHITEFIELD -

10/5/2026

## Bill Information

| | | | |
|---|---|---|---|
| Bill Number: | 2025P02012007 | Bill Amount: | $4,710.00 |
| Description: | Property Tax | Interest: | $167.24 |
| Property ID: | 217-1 | Costs: | $0.00 |
| Owner: | JACARUSO ENTERPRISES, LLC | Total: | $4,877.24 |
| Address: | 381 LANCASTER RD | Payments: | $4,877.24 |
| Bill Date: | 12/30/2025 | Balance Due: | $0.00 |
| Due Date: | 12/30/2025 | | |

Paid By: Town Lien

## Details

| Description | Date | Tax Year | Period | Amount |
|---|---|---|---|---|
| Property Tax | 12/30/2025 | 2025 | 2 | $4,710.00 |
| Payment - Principal | 6/10/2026 | 2025 | 2 | ($4,710.00) |
| Interest Charge | 6/10/2026 | 2025 | 2 | $167.24 |
| Payment - Interest | 6/10/2026 | 2025 | 2 | ($167.24) |

# TOWN OF WHITEFIELD -

10/5/2026

## Bill Information

| | |
|---|---|
| Bill Number: | 2026P01012007 |
| Description: | Property Tax |
| Property ID: | 217-1 |
| Owner: | JACARUSO ENTERPRISES, LLC |
| Address: | 381 LANCASTER RD |
| Bill Date: | 7/14/2026 |
| Due Date: | 7/14/2026 |
| Interest | 7/14/2026 |
| Interest | 83 |

| | |
|---|---|
| Bill Amount: | $4,769.00 |
| Interest: | $86.76 |
| Costs: | $0.00 |
| Total: | $4,855.76 |
| Payments: | $0.00 |
| Balance Due: | $4,855.76 |

## Details

| Description | Date | Tax Year | Period | Amount |
|---|---|---|---|---|
| Property Tax | 7/14/2026 | 2026 | 1 | $4,769.00 |