

ZONING BOARD OF ADJUSTMENT
Town of Salem, New Hampshire
VARIANCE APPLICATION

Name of Applicant: Tuscan Village Master Development, LLC Tele#: (781) 404-4240

Representative/Agent: Mark S. Gross, Agent Tele #: (603) 475-7593
Tuscan Village Development
Salem

Address of Applicant: P.O. Box 1648 Salem, New Hampshire 03079
If same as above, write same.

Address of Property: 24 Via Toscana/Artisan Drive/South Village Drive Salem, New Hampshire 03079

Owner of Property: Tuscan Village Block 1300 LLC Tele#: (781) 404-4240
Tuscan South Village, LLC
If same as above, write same.

Address of Owner: P.O. Box 1648 Salem NH 03079
If same as above, write same.

Location of Property: Map 108 Lot 12657 & Map 108 Lot 12501

Zoning Classification: Commercial-Industrial C/Large Scale Redevelopment
Ordinance

Are there any current Zoning Violations on the Property other than those that may be listed on this Application?

(If Yes, please fully describe below). YES__ NO X

The undersigned hereby requests a variance from Article VII Regulations, Section 490-702 E(2) and asks that said terms of the Zoning Ordinance be waived to allow two off-site freestanding signs on Map 108 Lot 12501 in the parking and access areas for the tenant (Whole Foods) located on the adjacent lot identified as Map 108 Lot 1265, where offsite signage is not allowed under the sign ordinance per section 490-702 E(2). The Tuscan Village Tenant and Site Sign Standards allow these types of signs (freestanding) with the exception of the advertising for offsite premises, therefore a variance for the two freestanding signs is required.

The undersigned alleges that the following circumstances exist to support this variance request.

1. The variance will not be contrary to the public interest because:

The proposed freestanding signs are designed to provide the public and patrons of Whole Foods with directional signage that will guide them to the location of the store from Route 28 access (Via Toscana). The off-site advertising for Whole Foods by use of freestanding monument signs is what requires relief from the sign ordinance as it is defined as an offsite sign. The configuration of the parcels, the parking lots and driveway access for Whole Foods is located on the adjacent offsite parcel, which will necessitate the use of the two off premises freestanding monument signs for proper advertising and direction of patrons utilizing the Whole foods store. The two freestanding monument signs will be located within the interior parking lot and access driveway for Whole Foods along the frontage with South Broadway. The use of freestanding monument type signs is allowed in the Tuscan Village Tenant and Sign Standards, however only one of these types of signs per tenant is allowed. The second sign will require a conditional use permit for the second sign if the variance is approved. Allowing the use of these two freestanding monument signs in an off-site location will not adversely impact public health, safety or welfare and therefore is not contrary to the public interest.

2. The spirit of the ordinance is observed because:

The purpose of the Sign Ordinance is to regulate the erection of signs for the purpose of providing information and advertising in an orderly, effective, and safe manner. Restrictions on the type, location and size of signs protect the public from hazardous and distracting displays and create an attractive environment which is conducive to business, industry, and tourism. The proposed freestanding monument signs will not create a hazardous or distracting situation for the public and will in fact be conducive to business, industry, and tourism for the Town of Salem. The location of the first freestanding monument sign at the entrance to the site is necessary to direct traffic to the tenant's location which is several hundred feet away from the entrance and the second freestanding monument sign will be located at the entrance to the Whole Foods formal parking lot. Both signs will provide directional services as well as advertising. As stated above, allowing the 2 freestanding monument signs will not adversely impact the public health, safety or welfare and is not contrary to the public interest, therefore the spirit of the ordinance is observed.

3. Substantial justice is done because:

The Tuscan Village Development is a large-scale development which includes a mix of residential and commercial uses. The success of the project depends largely on the ability to get it built and occupied as a cohesive development, so that the various uses can complement and support each other. This type of signage (Freestanding monument signs) is allowed for individual businesses located in Tuscan Village. However, due to the configuration of the lots, there is not an opportunity to provide these signs on the Whole Foods parcel, therefore a variance is required for off-premises signage. Substantial justice will be ensured as these signs, although off-site from the business(Whole Foods), conform to the requirements in the Tuscan Village Tenant and Site Sign Standards.

4. The values of surrounding properties will not be diminished because:

These pedestrian style kiosk directories are located adjacent to the access driveway to the site and at the entrance to the parking area serving the business (Whole Foods) and are not located adjacent to any abutting non-Tuscan Village residential or commercial properties. Therefore, these freestanding monument signs will not adversely impact surrounding property values and in fact are likely to increase the property values of the development as a whole, thereby creating additional tax revenues.

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because: USE (A) or (B).

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

This property, the 170-acre former racetrack property, is being redeveloped under the Large-Scale Redevelopment Projects section of the Zoning Ordinance. There are no other properties in the area that are being developed under these provisions. The objective of the Large-Scale Redevelopment Projects section of the Ordinance is to create a mix of compatible land uses within a large redevelopment parcel and provide a unique experience for patrons and residents of the development as well as the Town of Salem and surrounding communities. This project, when completed, with over 3 million square feet of mixed-use development, creates that special condition that does distinguish it from other properties in the area.

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

- (i) **No fair and substantial relationship exists between the general public purposes of the ordinance and the specific application of that provision to the property because:**

Due to the unique character of the Tuscan Village Development and the specific zoning that is allowed under the Large Scale Redevelopment Ordinance, it was soon realized that the signage needed by this type of development would be unique and that the current sign ordinance would not allow for the unique type of signage that is required for the development to be successful. Realizing this, the Planning Board adopted the Tuscan Village Tenant and Site Sign Standards that allowed signage that would potentially be needed for this type of development. The sign standards established were based on the base zoning of Section 490-702 Signs and allowed for conditional use permits for specific signage requests as well as other aspects such as number of signs and size of signs. The proposed freestanding monument signs are allowed by right under the Tuscan Village Sign Standards; however, the off-site aspect of the 2 freestanding monument signs is not allowed and therefore relief through a variance due to its definition as an off-site sign is required.

The uniqueness of the Tuscan Village project and the signage allowed through its established Sign Standards makes the development competitive and successful and as a result there is no fair and substantial relationship that exists between the general public purpose of the sign ordinance (Section 490-702) and the specific application of that provision of the sign ordinance to the Tuscan Village property. Allowing the offsite component of the 2 proposed freestanding monument signs will not adversely impact public health, safety, or general welfare. Therefore, there is no benefit to the public that would outweigh the hardship that the project would incur if the advertising portion of these signs were not allowed.

(ii) **The proposed use is a reasonable one because:**

As noted above, this project is part of the Tuscan Village Large Scale Redevelopment Project, which has received approval from the Salem Planning Board pursuant to Section 490-710 of the Zoning Ordinance. The unique nature of the signage needed is critical to the continued success of the development, therefore the allowance of the offsite advertising of the proposed signs is reasonable given these conditions.

If the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:


- (B) Owing to the special conditions set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because:

By filing this application, you are authorizing us to come onto your property to do necessary site inspections.

The undersigned acknowledge that to the best of their knowledge all of the above information is true and correct.


Signature of Applicant
TUSCAN VILLAGE
DEV. LLC

MARK S. GROSS
Print Name of Applicant


Signature of Property Owner
TUSCAN VILLAGE
DEV. LLC

MARK S. GROSS
Print Name of Property Owner

ABUTTERS & NOTIFICATION LIST
For
TUSCAN VILLAGE DEVELOPMENT
WHOLE FOODS SIGNAGE VARIANCE
24 VIA TOSCANA & SOUTH VILLAGE DRIVE
MAP 108 LOT 12657 & MAP 108 LOT 12501
SALEM, NH
AS OF 12-15-2025

<u>MAP/LOT #</u>	<u>NAME & ADDRESS</u>
108/12657(SUBJECT PARCEL)	TUSCAN VILLAGE BLOCK 1300 LLC P.O.BOX 1648 SALEM, NH 03079
108/12501 (SUBJECT PAREL)	TUSCAN SOUTH VILLAGE, LLC P.O. BOX 1648 SALEM, NH 03079
98/7887 108/12659 108/12652 98/12656 ROADWAY	TUSCAN VILLAGE MASTER DEVELOPMENT LLC P.O.BOX 1648 SALEM, NH 03079
108/12654	OMJ REALTY P.O. BOX 1648 SALEM, NH 03079
108/12569	TUSCAN VILLAGE BLOCK 1200 LLC P.O.BOX 1648 SALEM, NH 03079
108/12501	TUSCAN SOUTH VILLAGE, LLC P.O. BOX 1648 SALEM, NH 03079
108/12577	TUSCAN VILLAGE JEWEL BUILDING 1, LLC P.O. BOX 1648 SALEM, NH 03079
108/12650 108/12651	TUSCAN BLOCK 2000, LLC P.O. BOX 1648 SALEM, NH 03079
108/12651	TV BLOCK 2000 MASTER ASSOCIATION, INC. 18 ARTISAN RESIDENTIAL ASSOCIATION, INC. C/O JOSEPH FARO, DIRECTOR/PRESIDENT P.O. BOX 1684 SALEM, NH 03079
108/12651	TV BLOCK 2000 MASTER ASSOCIATION, INC. 18 ARTISAN RESIDENTIAL ASSOCIATION, INC. C/O TIMOTHY BEAN, DIRECTOR/TREASURER AND SECRETARY P.O. BOX 1684 SALEM, NH 03079
108/12651	TV BLOCK 2000 MASTER ASSOCIATION, INC. 18 ARTISAN RESIDENTIAL ASSOCIATION, INC. C/O GLENN VERETTE, DIRECTOR P.O. BOX 1684 SALEM, NH 03079

ABUTTERS & NOTIFICATION LIST
For
TUSCAN VILLAGE DEVELOPMENT
WHOLE FOODS SIGNAGE VARIANCE
24 VIA TOSCANA & SOUTH VILLAGE DRIVE
MAP 108 LOT 12657 & MAP 108 LOT 12501
SALEM, NH
AS OF 12-15-2025

117/7880

ROCKINGHAM 620, INC.
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD # 100
NEW HYDE PARK, NY 11042

151/12213
117/7885

STATE OF NHDOT
JOHN O'MORTON BUILDING
ONE HAZEN DRIVE
CONCORD, NH 03302

ENGINEER/SURVEYOR

GREENMAN-PEDERSEN, INC.
44 STILES ROAD, SUITE ONE
SALEM, NH 03079

APPLICANT

TUSCAN VILLAGE MASTER DEVELOPMENT LLC
P.O. BOX 1648
SALEM, NH 03079
ATTN: MARK S GROSS, AGENT

ENGINEER

TIGHE & BOND
177 CORPORATE DRIVE
PORTSMOUTH, NH 03801
ATTN: JOE PERSICHINO

Town of Salem, New Hampshire**BUILDING PERMIT APPLICATION**

Town Hall, 33 Geremonty Drive

Date _____ Permit # _____

Salem, New Hampshire 03079 603-890-2020

Map 109 Lot 12657 / 12501 Unit# _____**Permitting Hours** Monday through Friday**ADDRESS** 2A VIA TOSCANA & SOUTH VILLAGE DR

Please submit during our permitting hour: 8:30-9:30am

www.townofsalemnh.org (application valid for 30 days)

NAME OF OCCUPANT TUSCAN VILLAGE MASTER DEVEL PHONE # (761) 404-4240
NAME OF OWNER TUSCAN VILLAGE BLOCK 1300 LLC PHONE # SAME
TUSCAN SOUTH VILLAGE LLC
CONTRACTOR'S NAME TUSCAN VILLAGE MASTER DEVELOPMENT PHONE # SAME
CONTRACTOR'S ADDRESS P.O. BOX 1645 CITY SALOM STATE VA ZIP 03079

Impact fees are due prior to occupancy: New Dwelling \$ N/A Road Improvement \$ N/AAssessment fees for water and sewer are due prior to occupancy \$ N/AZone 1 WALK SCALE REDON. SET BACKS: Front 30 Side (L) 15 Side (R) 15 Rear 20 Corner Lot N/A

Variance required? Yes ☒ No ☐ Floodplain? Yes ☐ No ☒ Wetlands? Yes ☐ No ☒ Historic District? Yes ☐ No ☒
Town Water ☒ Town Sewer ☒ Private Well ☐ Private Septic ☐ Fire Sprinklers? Yes ☒ No ☐

RESIDENTIAL	COMMERCIAL	MISCELLANEOUS
<input type="checkbox"/> Single Family (E,P,H, F)	<input type="checkbox"/> New Commercial (E,P,F,H)	<input checked="" type="checkbox"/> Sign (P)
<input type="checkbox"/> Apartment (E,P,H)	<input type="checkbox"/> Commercial Foundation (E,P,F,H)	<input type="checkbox"/> Shed
<input type="checkbox"/> Residential Add./Alt. (E,H)	<input type="checkbox"/> Add./Alt. (E,P,F,H, ENV)	<input type="checkbox"/> Pool (E,H)
<input type="checkbox"/> Residential Raze (E,H,ENV,UTIL)	<input type="checkbox"/> Municipal Add./Alt. (E,P,F,H)	<input type="checkbox"/> Repair
<input type="checkbox"/> Manufactured Raze (E,H,PTM*,UTIL)	<input type="checkbox"/> Hotel/Motel (E,P,F,H)	<input type="checkbox"/> Deck (E,H)
<input type="checkbox"/> Manufactured Home (E, H, F)	<input type="checkbox"/> Multi-Family (E,P,F,H)	<input type="checkbox"/> Casual Sales (P,F)
<input type="checkbox"/> Residential Garage (E,H)	<input type="checkbox"/> Commercial Raze (E,P,F,ENV)	<input type="checkbox"/> Renew Permit (E,P,H)
<input type="checkbox"/> Residential Foundation (E,P,H)	<input type="checkbox"/> Change of Use (E,P,F,H)	<input type="checkbox"/> MECHANICAL
<input type="checkbox"/> Shoreland CSPA (E,P,H)	<input type="checkbox"/> Change of Occupant (E,P,F,H)	<input type="checkbox"/>

E=Engineering P=Planning F=Fire H=Health ENV=Enviro. Survey

****Residential Addition & Alteration require smoke and carbon monoxide alarms to be upgraded** (IRC 314/ 31.******Existing Residential Fire Sprinklers shall be extended into additions/alterations*******PTM=Permit to Move _____ UTILITY _____ (letter of permission from Liberty Utilit*******PLANS ARE REQUIRED TO BE SUBMITTED*****

Estimated Value: _____ Dig Safe _____ Fee: _____

Work Description and Uses: PROVIDE 2 FREESTANDING MANUFACTURED SIGNS IN
TWO LOCATIONS FOR WHOLE FOODS TRAVEL (MAP 106 LOT 12657) TO
BE LOCATED ON ADJACENT PARCEL OF LAND (MAP 106 LOT 12501)
WHERE OFFSITE SIGNAGE IS NOT ALLOWED UNDER THE
SIGN ORDINANCES AND SECTION 490-702E (2).

Departmental Releases:Town Planner (P) _____
Health Officer (H) _____Town Engineer (E) _____
Variance Sign Off _____

Fire Marshal (F) _____

I (print name) _____ agree to meet all requirements of the applicable building codes & zoning ordinances & will not backfill or cover any work until inspections have been done and the installations are approved.

[Signature] for TUSCAN VILLAGE DEVELOPMENT LLC
Signature of Applicant EMAIL ADDRESS

COMPLETE BOTH SIDES

[Signature]
Building Official
Denied

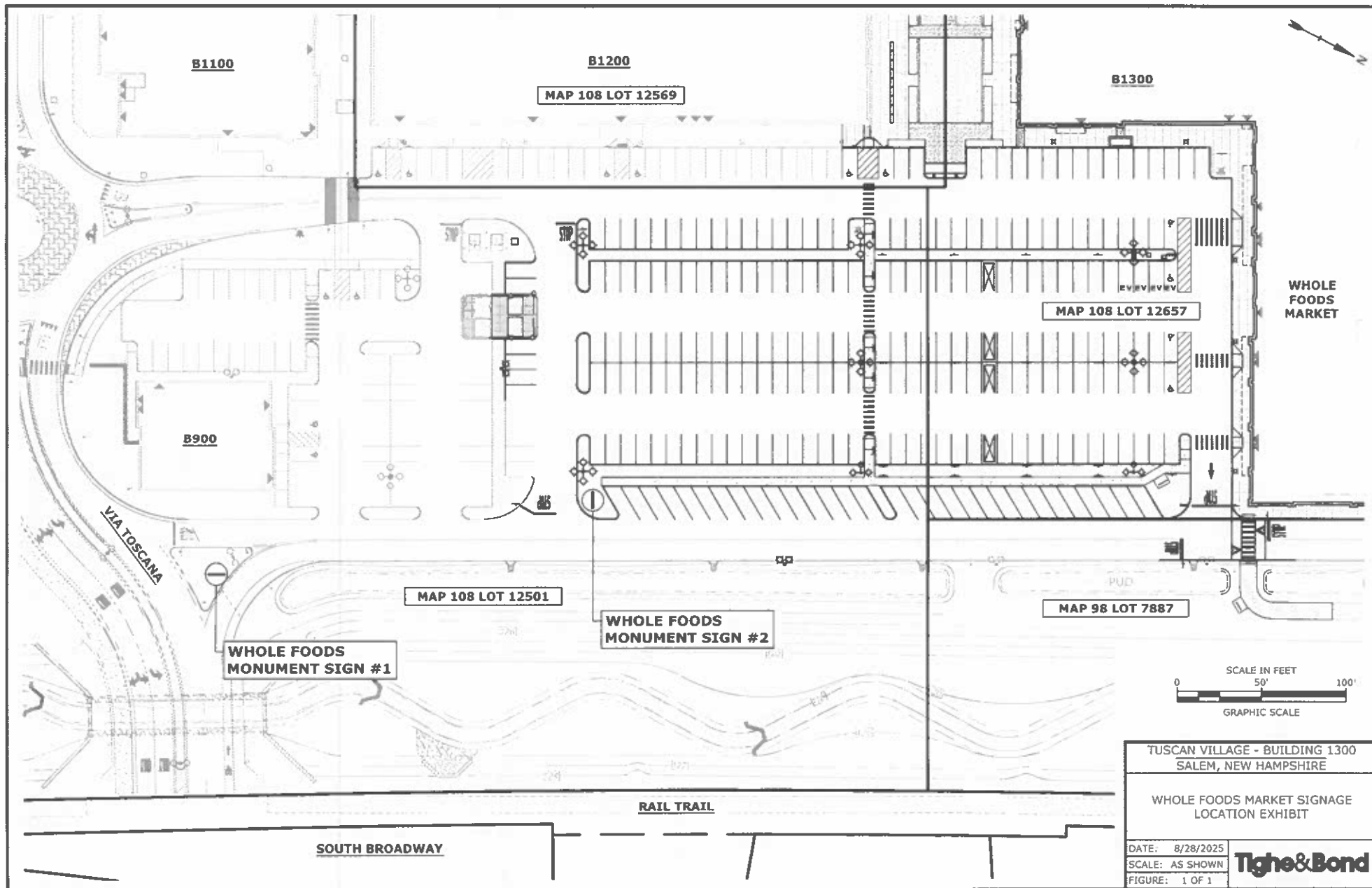
SQUARE FEET OF FINISHED AREA

Area Description	Calculations	Total	Cost Bldg Dpt Only
First floor			
Second floor			
Above second floor			
Basement			
Garages			

SQUARE FEET OF UNFINISHED AREA

Area Description	Calculations	Total	Cost Bldg Dpt Only
First Floor			
Second Floor			
Above Second Floor			
Basement			
Garages			
Decks			

Work Description and Uses (for Building Official Only)



EXAMPLE



FACE-LIT ILLUMINATED CHANNEL LETTERS FOR (E) D/S MONUMENT

SCALE: AS NOTED

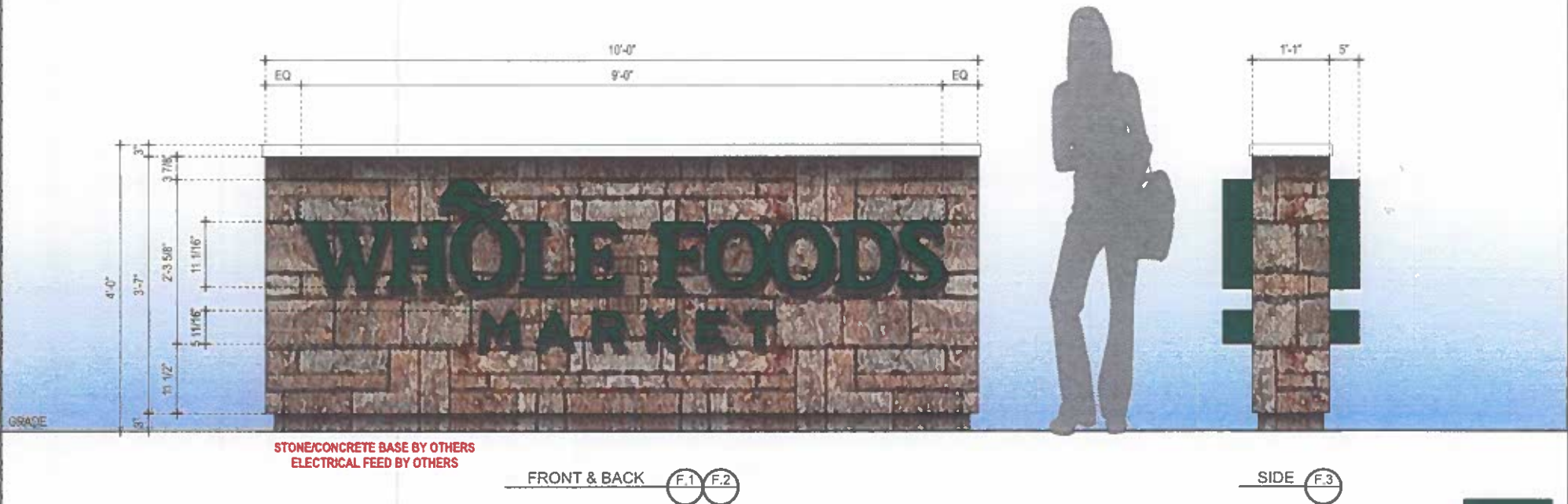
QTY.: TWO (2)

MONUMENT AREA: 48" x 120" = 40.00' ±

COPY AREA: 27.625' x 108" = 20.72' ±

F

R7



PMS 7727C

MONUMENT LOCATION TBD

PERSONA TRIANGLE
FACILITY SERVICES | LIGHTING | SIGNAGE

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CLIENT & LOCATION

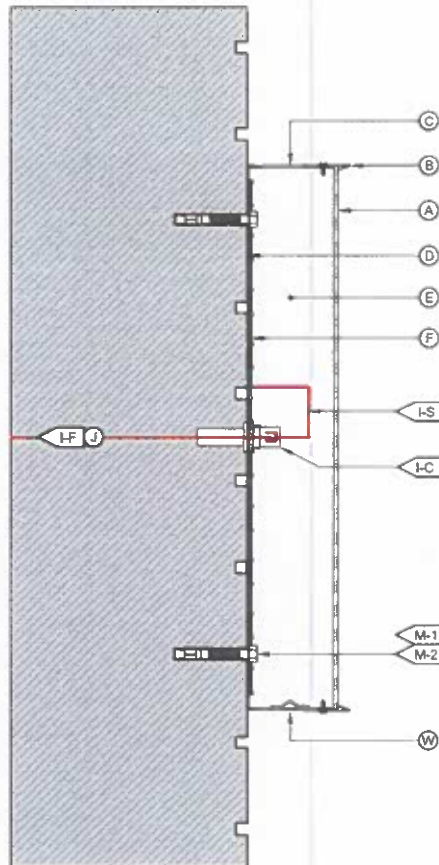
WHOLE FOODS
MARKET

TUSCAN VILLAGE
BUILDING 1300
92 VIA TOSCANA
SALEM, NH 03079

LEAD NO. 222578 R7	SM/PM SAVC	REVIEW	SHEET NO. 18 of 19
DATE 12/30/2024	ARTIST MATT	SEG. NO.	

SCALE: N.T.S.

F-1
SECTION

[illegible][illegible]

PKS 77270

120V
INSTALL

INSTALL

1. CUSTOMER G.C. TO PROVIDE ADEQUATE WOOD OR MTL. BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.
2. INSTALLER IS TO V.I.F. & PROVIDE THE PROPER NON-CORROSIVE MOUNTING HARDWARE TO ENSURE SAFE INSTALLATION.
3. ALL EXTERIOR FACADE PENETRATIONS TO BE WATERTIGHT.
4. INSTALLATION TO MEET CURRENT N.E.C. U.L. & LOCAL CODES. LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.5(A) (1) OF THE NATION ELECTRICAL CODE

ELECTRICAL

1. ALL ELECTRICAL COMPONENTS TO BE U.L. APPROVED.
2. CUSTOMER IS RESPONSIBLE FOR ONE (1) 120v/ 20a DEDICATED CIRCUIT w/ GROUND PER SIGN TO WITHIN 6' OF SIGN.
3. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDING W/ THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

FABRICATOR

1. PLACEMENT OF LIGHTING ELEMENTS FOR OPTIMUM ILLUMINATION OF SIGN TO BE DETERMINED IN PRODUCTION.
2. MANUFACTURER & UL LABELS TO BE APPLIED & NOT VISIBLE FROM THE GROUND. LOCATED ON THE LAST CHANNEL LETTERS OR END OF THE SIGN BOX/FREESTANDING SIGN.



**ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED**



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CLIENT & LOCATION

WHOLE FOODS
MARKET

TUSCAN VILLAGE
BUILDING 1300
92 VIA TOSCANA
SALEM, NH 03079

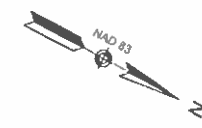
LEAD NO.	222578 R7
DATE	12/30/2024

SM/PM	SAVO
ARTIST	MATT

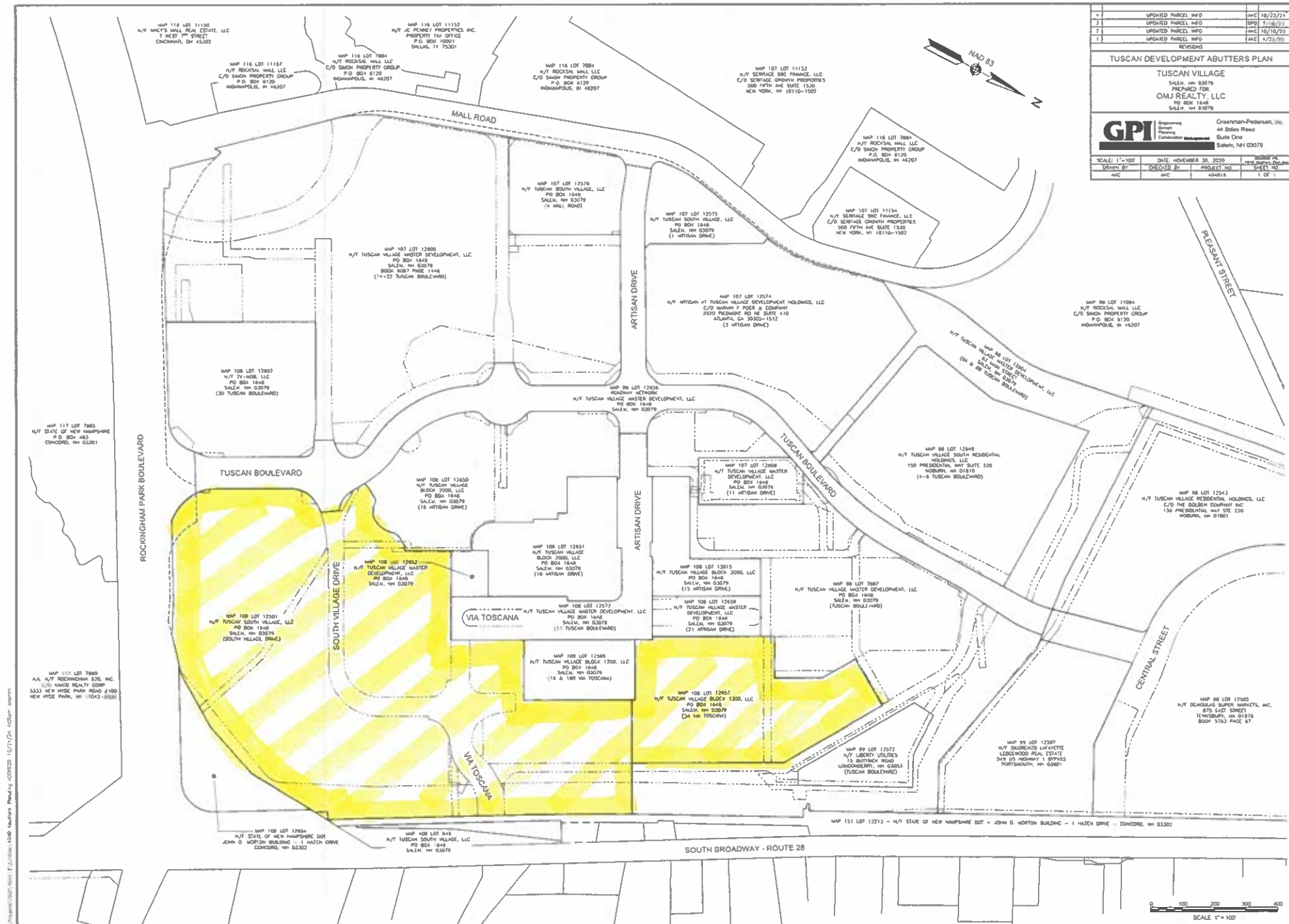
REVIEW	
SEG. NO.	

SHEET NO.

19 of 19



1	UPDATED PARCEL INFO	AMC	10/22/24
2	UPDATED PARCEL INFO	AMC	7/18/23
3	UPDATED PARCEL INFO	AMC	10/19/23
4	UPDATED PARCEL INFO	AMC	4/23/23
REVIEWS			
TUSCAN DEVELOPMENT ABUTTERS PLAN			
TUSCAN VILLAGE			
SALEM, NH 03079			
PREPARED FOR:			
OMJ REALTY, LLC			
PO BOX 1848			
SALEM, NH 03079			
GPI Engineering			
Survey Planning Construction			
Greenman-Pedersen, Inc.			
44 Soles Road			
Suite One			
Salem, NH 03079			
SCALE: 1"=100'	DATE: NOVEMBER 30, 2020	DESIGNED BY: CHS/CLB	PROJECT NO: 200418
DRAWN BY: AMC	AMC	200418	1 OF 1



File Path: \\gpi\projects\2020\100418 - Tuscan Village\100418 - Tuscan Village.dwg
Plot Date: 11/27/24
Plot Time: 10:58:00 AM





S VILLAGE DR

Location S VILLAGE DR

Mblu 108 / / 12501 / /

Acct# 12501

Owner TUSCAN SOUTH VILLAGE LLC

Assessment \$44,284,139

Appraisal \$44,284,139

PID 105983

Building Count 10

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139

Owner of Record

Owner TUSCAN SOUTH VILLAGE LLC

Sale Price \$0

Co-Owner

Certificate

Address PO BOX 1648
SALEM, NH 03079

Book & Page 6087/1449

Sale Date 02/25/2020

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
TUSCAN SOUTH VILLAGE LLC	\$0		6087/1449	02/25/2020
ROCK ACQUISITION LLC	\$40,000,000		5763/0052	10/14/2016

Building Information

Building 1 : Section 1

Year Built: 2020
Living Area: 35,887
Replacement Cost: \$7,749,114
Replacement Cost
Less Depreciation: \$7,594,100

Building Attributes

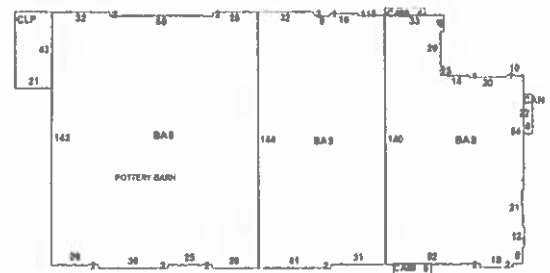
Field	Description
Style:	Shop Center RE
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	3.00
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	Stucco/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Terrazzo Monol
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	COMM BLDG MDL-96
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	18.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031\IMG_9830_3111)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104539)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	35,887	35,887
CAN	Canopy	324	0
CLP	Loading Platform, Finished	903	0
		37,114	35,887

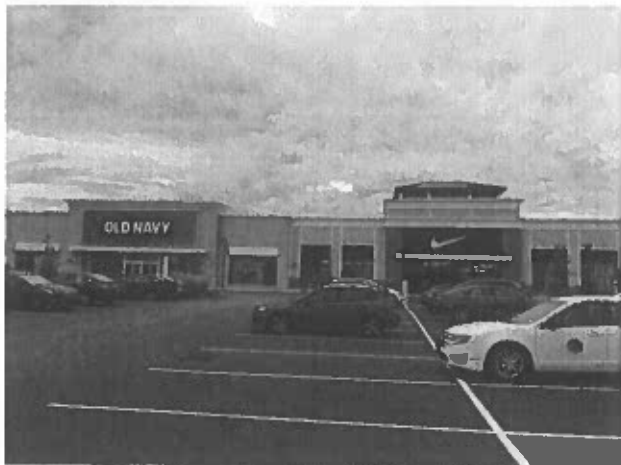
Building 2 : Section 1

Year Built: 2020
Living Area: 45,631
Replacement Cost: \$5,152,431
Replacement Cost
Less Depreciation: \$5,049,400

Building Attributes : Bldg 2 of 10	
Field	Description
Style:	Shop Center LO
Model	Comm/Ind
Grade	Average +10
Stories:	1

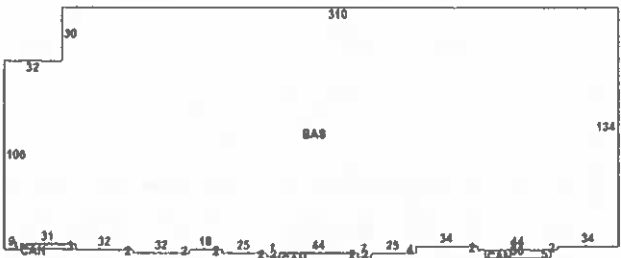
Occupancy	2.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	Brick Veneer
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	20.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031/IMG_9831_311)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104568)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	45,631	45,631
CAN	Canopy	537	0
		46,168	45,631

Building 3 : Section 1

Year Built: 2020
Living Area: 35,227
Replacement Cost: \$3,859,253
Replacement Cost Less Depreciation: \$3,782,100

Building Attributes : Bldg 3 of 10	
Field	Description
Style:	Shop Center LO
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	9.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Stucco on Wood

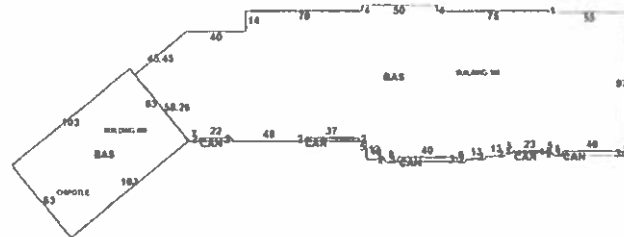
Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031/IMG_9835_311)

Ropf Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Quarry Tile
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	
% Comn Wall	

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104569)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	35,227	35,227
CAN	Canopy	381	0
		35,608	35,227

Building 4 : Section 1

Year Built:	2020
Living Area:	3,154
Replacement Cost:	\$907,712
Replacement Cost	
Less Depreciation:	\$889,600

Building Attributes : Bldg 4 of 10	
Field	Description
Style:	Branch Bank
Model	Comm/Ind
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	Brick Veneer
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Cust Wd Panel
Interior Floor 1	Ceram Clay Til

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0029/P1090326_294)

Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	BANK BLDG
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104573)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,154	3,154
CAN	Canopy	160	0
		3,314	3,154

Building 5 : Section 1

Year Built:	2020
Living Area:	14,361
Replacement Cost:	\$1,506,719
Replacement Cost	
Less Depreciation:	\$1,476,600

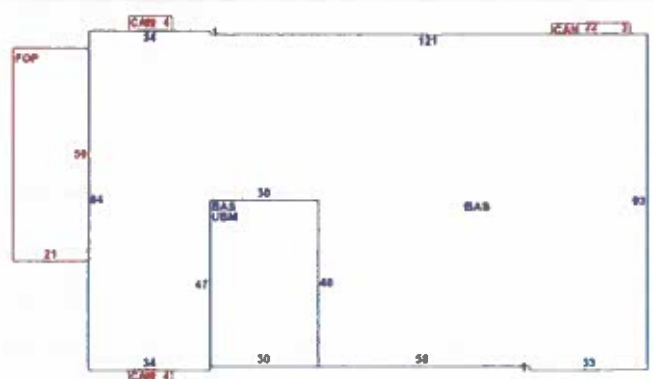
Building Attributes : Bldg 5 of 10	
Field	Description
Style:	Store
Model	Comm/Ind
Grade	Average +20
Stories:	1
Occupancy	2.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Minim/Masonry
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Concr-Finished
Interior Floor 2	Terrazzo Epoxy
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031\IMG_9839_3111)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104574)

Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	24.00
% Comn Wall	

Code	Description	Gross Area	Living Area
BAS	First Floor	15,068	15,068
CAN	Canopy	125	0
		15,193	15,068

Building 7 : Section 1

Year Built: 2020
Living Area: 5,150
Replacement Cost: \$690,847
Replacement Cost
Less Depreciation: \$677,000

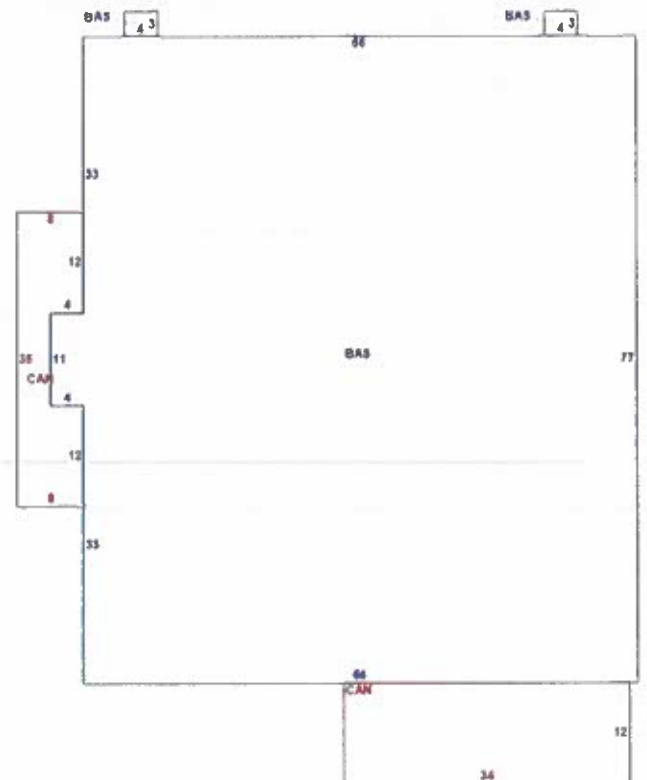
Building Attributes : Bldg 7 of 10	
Field	Description
Style:	Restaurant
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	1.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	Quarry Tile
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	ABOVE AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	12.00

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0031/IMG_9834_3112)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104576)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

% Conn Wall	
-------------	--

BAS	First Floor	5,150	5,150
CAN	Canopy	644	0
		5,794	5,150

Building 8 : Section 1

Year Built: 2020
Living Area: 5,162
Replacement Cost: \$538,061
Replacement Cost Less Depreciation: \$527,300

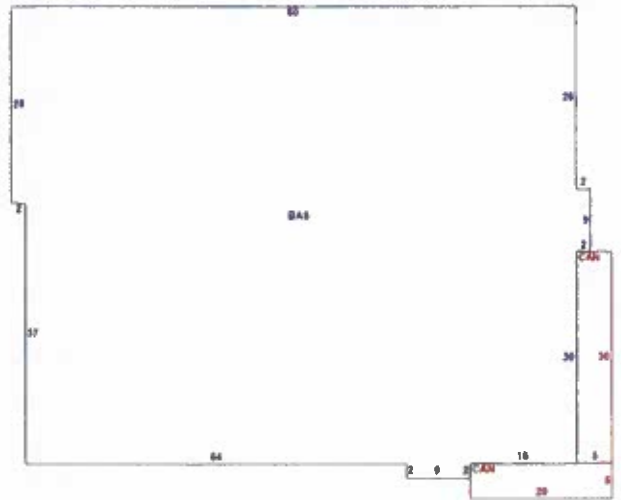
Building Attributes : Bldg 8 of 10	
Field	Description
Style:	Store
Model	Comm/Ind
Grade	Average +10
Stories:	1
Occupancy	2.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Terrazzo Monol
Interior Floor 2	Concr-Finished
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	SHOPNGMALL MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	16.00
% Conn Wall	

Building Photo



(<https://images.vgsi.com/photos/SalemNHPhotos//A0032/TUSCAN%20A>)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104676)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,162	5,162
CAN	Canopy	250	0
		5,412	5,162

Building 9 : Section 1

Year Built: 2020
Living Area: 18,073
Replacement Cost: \$2,452,096
Replacement Cost Less Depreciation: \$2,403,100

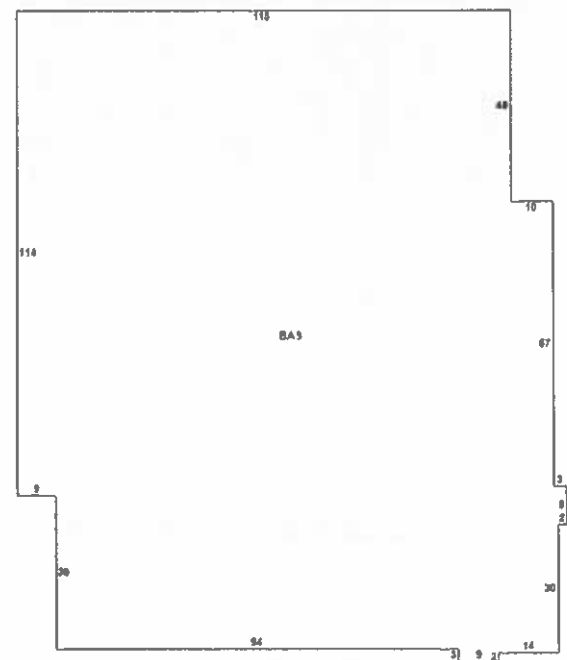
Building Attributes : Bldg 9 of 10	
Field	Description
Style:	Health Club
Model	Comm/Ind
Grade	Average +20
Stories:	1
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	Quarry Tile
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	HEALTH SPA
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	26.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0029/P1090325_294)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104677)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	18,073	18,073
		18,073	18,073

Building 10 : Section 1

Year Built: 2021
Living Area: 5,217
Replacement Cost: \$1,185,217

Replacement Cost

Less Depreciation: \$1,185,200

Building Attributes : Bldg 10 of 10	
Field	Description
Style:	Fast Food Rest
Model	Comm/Ind
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	REST/CLUBS MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	3260
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUSP-CEIL ONLY
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Conn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0030\20220503_1033)

Building Layout



(ParcelSketch.ashx?pid=105983&bid=104783)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	5,217	5,217
CAN	Canopy	84	0
SLB	Slab	5,217	0
		10,518	5,217

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
SPR2	WET/CONCEALED	35887.00 S.F.	\$45,700	1
SPR2	WET/CONCEALED	45631.00 S.F.	\$58,100	2
SPR1	SPRINKLERS-WET	35608.00 S.F.	\$34,900	3
SPR2	WET/CONCEALED	3154.00 S.F.	\$4,000	4
SPR2	WET/CONCEALED	14361.00 S.F.	\$18,300	5

CLR1	COOLER	136.00 S.F.	\$3,300	5
CLR2	FREEZER TEMPS	104.00 S.F.	\$3,400	5
SPR1	SPRINKLERS-WET	15093.00 S.F.	\$14,800	6
SPR1	SPRINKLERS-WET	5150.00 S.F.	\$5,000	7
CLR1	COOLER	156.00 S.F.	\$3,800	7
CLR2	FREEZER TEMPS	36.00 S.F.	\$1,200	7
MEZ3	W/PARTITIONS	9000.00 S.F.	\$176,400	9
SPR2	WET/CONCEALED	18073.00 S.F.	\$23,000	9
ATM1	AUTOMATC TELLR	0.00 UNITS	\$0	4
ATM1	AUTOMATC TELLR	0.00 UNITS	\$0	4
NDP	NITE DEPOSIT	0.00 UNITS	\$0	4
CLR1	COOLER	96.00 S.F.	\$2,400	10
CLR2	FREEZER TEMPS	96.00 S.F.	\$3,200	10
DUW2	WIDE BAY	1.00 UNITS	\$9,000	10
SPR2	WET/CONCEALED	3845.00 S.F.	\$5,000	10
SPR2	WET/CONCEALED	4261.00 S.F.	\$5,400	8
PAT	PATIO	728.00 S.F.	\$9,500	10

Land

Land Use

Use Code 3230
Description SHOPNGMALL MDL-94
Zone CIC
Neighborhood 800
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 23.55
Frontage 0
Depth 0
Assessed Value \$17,996,439
Appraised Value \$17,996,439

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Assessed Value	Bldg #
PAT1	PATIO-AVG			1000.00 S.F.	\$3,600	3
PAV1	PAVING-ASPHALT			308404.00 S.F.	\$616,800	1
SGN3	W/INT LIGHTS			350.00 S.F.&HGT	\$28,000	5
CNP2	GOOD QUALITY			1350.00 S.F.	\$32,400	10
CNP2	GOOD QUALITY			2128.00 S.F.	\$51,100	10
EV	ELEC CHARGE STAT			1.00 UNITS	\$10,000	10
EV	ELEC CHARGE STAT			2.00 UNITS	\$20,000	5
EV	ELEC CHARGE STAT			1.00 UNITS	\$10,000	4
EV	ELEC CHARGE STAT			2.00 UNITS	\$20,000	2

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139
2024	\$25,197,100	\$17,996,439	\$43,193,539
2023	\$25,049,600	\$17,996,439	\$43,046,039

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$26,287,700	\$17,996,439	\$44,284,139
2024	\$25,197,100	\$17,996,439	\$43,193,539
2023	\$25,049,600	\$17,996,439	\$43,046,039

20-24 VIA TOSCANA

Location 20-24 VIA TOSCANA

Mblu 108 / / 12657 / /

Acct# 12657

Owner TUSCAN VILLAGE BLOCK 1300, LLC

Assessment \$19,034,600

Appraisal \$19,034,600

PID 106262

Building Count 3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600

Owner of Record

Owner TUSCAN VILLAGE BLOCK 1300, LLC
Co-Owner
Address 63 MAIN ST
SALEM, NH 03079

Sale Price \$0
Certificate
Book & Page 6536/1391
Sale Date 03/13/2024
Instrument 1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TUSCAN VILLAGE BLOCK 1300, LLC	\$0		6536/1391	1B	03/13/2024
TUSCAN VILLAGE BLOCK 1300, LLC	\$0		6530/1835	1B	02/02/2024
TUSCAN VILLAGE MASTER DEVELOPMENT, LLC	\$0		6087/1446		02/26/2020

Building Information

Building 1 : Section 1

Year Built: 2025
Living Area: 343,700
Replacement Cost: \$53,652,292

Replacement Cost
Less Depreciation: \$16,095,700

Building Attributes	
Field	Description
Style:	Apartments
Model	Comm/Ind
Grade	Good
Stories:	5
Occupancy	299.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Pergo
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	APT OVER 8
Total Rooms	
Total Bedrms	413
Total Baths	410
1st Floor Use:	
Heat/AC	HEAT/AC SPLIT
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	9.00
% Corn Wall	

Building 2 : Section 1

Year Built: 2025
Living Area: 42,388
Replacement Cost: \$4,516,632
Replacement Cost
Less Depreciation: \$1,580,800

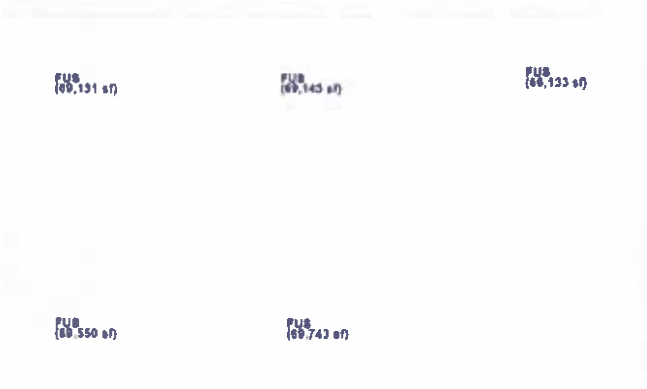
Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Store
Model	Ind/Comm

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032/thumbnail_IMG

Building Layout



{ParcelSketch.ashx?pid=106262&bid=105022}

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	343,700	343,700
		343,700	343,700

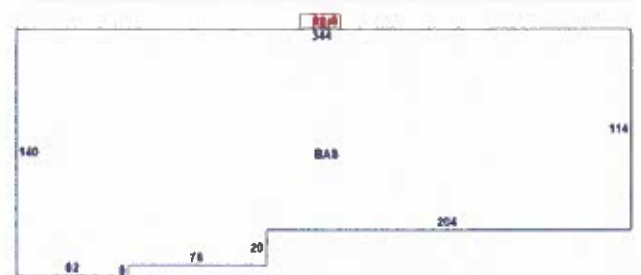
Grade	Good
Stories:	1
Occupancy	7.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Ceram Clay Til
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	STORE/SHOP MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032/thumbnail_IMG_

Building Layout



(ParcelSketch.ashx?pid=106262&bid=105170)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	42,388	42,388
FEP	Porch, Enclosed, Finished	184	0
		42,572	42,388

Building 3 : Section 1

Year Built:	2025
Living Area:	46,227
Replacement Cost:	\$5,904,597
Replacement Cost Less Depreciation:	\$295,200

Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Disc Dept Store
Model	Comm/Ind
Grade	Good
Stories:	1
Occupancy	1.00
Exterior Wall 1	Stucco/Masonry
Exterior Wall 2	

Building Photo



(https://images.vgsi.com/photos/SalemNHPhotos/A0032/thumbnail_IMG_

SPL3	GUNITE			654.00 S.F.	\$0	1
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Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600
2024	\$0	\$1,668,000	\$1,668,000

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$18,043,800	\$990,800	\$19,034,600
2024	\$0	\$1,668,000	\$1,668,000

Carly Ann Sweeney

LCHIP	ROA672038	25.00
TRANSFER TAX	RO128286	40.00
RECORDING		18.00
SURCHARGE		2.00

WARRANTY DEED

This is a non-contractual transfer which is exempt from the New Hampshire Real Estate Transfer Tax pursuant to the provisions of RSA 78-B:2, IX.

KNOW ALL MEN BY THESE PRESENTS, that

TUSCAN VILLAGE MASTER DEVELOPMENT, LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantor")

for consideration paid, the receipt and sufficiency of which are hereby acknowledged,

grants to **TUSCAN VILLAGE BLOCK 1300, LLC**, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantee"),

WITH WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, benefits, permits, entitlements, development rights, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto and Grantor's rights, easements and other interests, if any, in and to adjacent streets, alleys, rights of way and other property abutting such real property, any and all water and water rights, well rights and well permits, water and sewer taps, wastewater, sanitary and storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental authorities and agencies with respect to providing utility services to such real property (collectively, the "Property").

Said Property is conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record, but only insofar as the same are still in force and affect the Property.

Meaning and intending to convey a portion of the property conveyed to Grantor by Warranty Deed from Rock Acquisition, LLC, dated February 25, 2020, and recorded February 26, 2020, with the Rockingham County Registry of Deeds (the "Registry") in Book 6087, Page 1446.

[SIGNATURE ON FOLLOWING PAGE]

Executed under seal as of the 13 day of March, 2024.

TUSCAN VILLAGE MASTER DEVELOPMENT,
LLC, a New Hampshire limited liability company

By: 
Name: Joseph P. Faro
Title: Manager

STATE OF NEW HAMPSHIRE

COUNTY: Rockingham ss.

On this 4th day of March, 2024, before me, the undersigned notary public, personally appeared Joseph P. Faro, as Manager of Tuscan Village Master Development, LLC, proved to me through satisfactory evidence of identification, which was personal knowledge of identity, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the voluntary act of the limited liability company.


Notary Public

My commission expires: 11.25.24



AFTER RECORDING RETURN TO:

First American Title Insurance Company
National Commercial Services
800 Boylston Street, Suite 2820
Boston, MA 02199
Attn: Anthony Bucchere, Esq.

EXHIBIT A

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Proposed Map 108, Lot 12657" on a plan of land entitled "Subdivision Plan Prepared for Tuscan Village Master Development, LLC, P.O. Box 1648, Salem, NH 03079" dated June 28, 2023 and recorded with the Rockingham County Registry of Deeds as Plan D-44268.

6276849.1

Cathy Ann Leary

LCHIP	ROA483439	25.00
RECORDING		22.00
SURCHARGE		2.00

WARRANTY DEED

This is a non-contractual transfer which is exempt from the New Hampshire Real Estate Transfer Tax pursuant to the provisions of RSA 78-B:2, IX.

KNOW ALL MEN BY THESE PRESENTS, that

ROCK ACQUISITION, LLC, a New Hampshire limited liability company, having an address of 63 Main Street, Salem, NH 03079 (the "Grantor")

for consideration paid, the receipt and sufficiency of which are hereby acknowledged,

grants to TUSCAN SOUTH VILLAGE LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantee"),

WITH WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, benefits, permits, entitlements, development rights, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto and Grantor's rights, easements and other interests, if any, in and to adjacent streets, alleys, rights of way and other property abutting such real property, any and all water and water rights, well rights and well permits, water and sewer taps, wastewater, sanitary and storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental authorities and agencies with respect to providing utility services to such real property (collectively, the "Property").

Said Property is conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record, but only insofar as the same are still in force and affect the Property.

Book: 6087 Page: 1450

Meaning and intending to convey a portion of the property conveyed to Grantor by Deed from Rockingham Venture, Inc., dated October 14, 2016, and recorded October 17, 2016, with the Rockingham County Registry of Deeds (the "Registry") in Book 5763, Page 52.

[SIGNATURE ON FOLLOWING PAGE]

Executed under seal as of the 25th day of February, 2020.


ROCK ACQUISITION, LLC, a New Hampshire
limited liability company

By: 
Name: Joseph P. Faro
Title: Manager

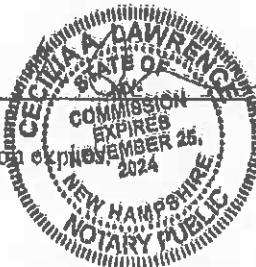
STATE/COMMONWEALTH OF New Hampshire

COUNTY: Rockingham, ss.

On this 25th day of February, 2020, before me, the undersigned notary public, personally appeared Joseph P. Faro, as Manager of Rock Acquisition, LLC, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the voluntary act of the limited liability company.


Notary Public

My commission expires



AFTER RECORDING RETURN TO:

First American Title Insurance Company
National Commercial Services
800 Boylston Street, Suite 2820
Boston, MA 02199
Attn: Katherine E. Garavaglia, Esq.

EXHIBIT A

Parcel I:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Map 108, Lot 12501" on a plan of land entitled "Subdivision Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH" dated August 19, 2019 and recorded with the Registry as Plan No. D-41798.

Parcel II:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Map 107, Lot 12575" on a plan of land entitled "Roadway Subdivision Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH" dated March 26, 2019 and recorded with the Registry as Plan No. D-41783.

Parcel III:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Proposed Map 107, Lot 12576" on a plan of land entitled "Subdivision Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH" dated August 7, 2019 and recorded with the Registry as Plan No. D-41662.

Parcel IV:

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, shown as "Map 108, Lot 846" on a plan of land entitled "Subdivision Plan, Rockingham Venture, Route 28/Rockingham Park Boulevard, Salem, N.H.", prepared by Kimball Chase Company Inc., dated Jan. 1990, and recorded with the Registry as Plan No. D-20210.

Book:6440 Page:844

22040555 09/20/2022 11:00:19 AM
Book 6440 Page 844 Page 1 of 5
Register of Deeds, Rockingham County

Cathy Ann Tracy

LCHIP	ROA631478	25.00
TRANSFER TAX	RO118500	40.00
RECORDING		26.00
SURCHARGE		2.00

env 20fs
Nutter, McClennen + Fish LLP



WARRANTY DEED

\$40.00 Minimum
Transfer Tax

WARRANTY DEED

This is a non-contractual transfer which is exempt from the New Hampshire Real Estate Transfer Tax pursuant to the provisions of RSA 78-B:2, IX.

KNOW ALL MEN BY THESE PRESENTS, that

TUSCAN SOUTH VILLAGE LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantor")

for consideration paid, the receipt and sufficiency of which are hereby acknowledged,

grants to TUSCAN VILLAGE MASTER DEVELOPMENT, LLC, a New Hampshire limited liability company, having a mailing address of 63 Main Street, Salem, NH 03079 (the "Grantee");

WITH WARRANTY COVENANTS

A certain tract or parcel of land, with any improvements thereon, situated in the Town of Salem, County of Rockingham and State of New Hampshire, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the rights, benefits, permits, entitlements, development rights, privileges, easements, tenements, hereditaments and appurtenances thereunto belonging or appertaining thereto and Grantor's rights, easements and other interests, if any, in and to adjacent streets, alleys, rights of way and other property abutting such real property, any and all water and water rights, well rights and well permits, water and sewer taps, wastewater, sanitary and storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental authorities and agencies with respect to providing utility services to such real property (collectively, the "Property").

Said Property is conveyed subject to and with the benefit of all easements, rights, restrictions, liens, agreements and other matters of record, but only insofar as the same are still in force and affect the Property.

Meaning and intending to convey a portion of the property conveyed to Grantor by Deed from Rock Acquisition, LLC dated February 25, 2020, and recorded February 26, 2020, with the Rockingham County Registry of Deeds (the "Registry") in Book 6087, Page 1449.

[SIGNATURE ON FOLLOWING PAGE]

Executed under seal as of the 13th day of September, 2022.

TUSCAN SOUTH VILLAGE LLC, a New
Hampshire limited liability company

By: 
Name: Joseph P. Faro
Title: Manager

STATE OF NEW HAMPSHIRE

COUNTY: Rockingham, ss.

On this 13th day of September, 2022, before me, the undersigned notary public, personally appeared Joseph P. Faro, as Manager of Tuscan South Village LLC, proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as the voluntary act of the limited liability company.


Notary Public

My commission expires: 11.25.24



AFTER RECORDING RETURN TO:

Nutter McClennen & Fish LLP
Seaport West
155 Seaport Boulevard
Boston, MA 02210
Attn: Matthew J. Gaughan, Esq.

EXHIBIT A

A certain tract or parcel of land situated in the Town of Salem, County of Rockingham, State of New Hampshire, shown as "Portion of Map 108 Lot 12501 to be Conveyed to Map 98 Lot 7887, 30,658 Sq. Ft., 0.704 ac. +/-" on a plan of land entitled "Lot Line Adjustment Plan Prepared for OMJ Realty, LLC, 63 Main Street, Salem, NH, Salem Property Map 98 Lot 7887 & Map 108 Lot 12501, Tuscan Boulevard, Artisan Drive and Via Toscana" dated June 7, 2022, last updated August 2, 2022 and recorded with the Registry as Plan No. D-43508, and bounded and described as follows:

Beginning at a point on the easterly sideline of Via Toscana at lands now or formerly of Tuscan Village Master Development, LLC and Tuscan South Village LLC; thence

S28°06'02"E by land of Tuscan South Village LLC a distance of two hundred twenty-seven and ten hundredths (227.10) feet to a point; thence

S61°53'58"W by land of Tuscan South Village LLC a distance of one hundred thirty-five and no hundredths (135.00) feet to a point at lands of Tuscan South Village LLC and Tuscan Village Master Development, LLC; thence

N28°06'02"W by lands of Tuscan Village Master Development, LLC and now or formerly of Tuscan Village Block 2000 LLC a distance of two hundred twenty-seven and ten hundredths (227.10) feet to a point; thence

N61°53'58"E by land of Tuscan Village Master Development, LLC a distance of one hundred thirty-five and no hundredths (135.00) feet to the point of beginning.

Said tract or parcel of land contains 30,658 square feet or 0.704 acres, more or less.



72 ROCKINGHAM BLVD. SALEM, NH | 603.212.9650 | TUSCANVILLAGESALEM.COM

December 15, 2025

Mr. Jacob LaFontaine, Planning Director
Salem Zoning Board of Adjustment
Salem Municipal Office Building
33 Geremonty Drive
Salem, New Hampshire 03079

Re: **Variance Application**
Off Premises Signage Variance – Whole Foods Freestanding Monument Signs
MAP 108 LOT 12657 & MAP 108 LOT 12501
24 VIA TOSCANA/SOUTH VILLAGE DRIVE

Dear Jacob:

I, Joseph Faro, c/o Tuscan Village Master Development LLC being the owner of the property listed above, hereby give permission to Mark S Gross, as the agent for Tuscan Village Master Development LLC to prepare a variance application and supporting documents as necessary to represent and receive any required approvals related to the redevelopment of this property for the above referenced project, specifically for the variance application for the pedestrian kiosk signs.



Joseph P. Faro, owner
Tuscan Village Development LLC

Date