



25 - 6/3/26

The State of New Hampshire
Department of Transportation



David Rodrigue, P.E.
Commissioner

Susan M. Klasen, P.E.
Assistant Commissioner

Michelle L. Winters
Deputy Commissioner

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, NH 03301

Bureau of Aeronautics
May 13, 2026

Requested Action

1. Pursuant to RSA 237:15-a Transfers from the General Reserve Account, authorize the Department of Transportation, Bureau of Turnpikes to transfer funds in the amount of \$250,000 from the Turnpike General Reserve Account to budget and expend revenue for property management in FY 2027, effective upon Governor and Council approval through June 30, 2027. 100% Turnpike Funds.

FROM: 04-096-096-961017-363615-0000 Turnpike Fund Balance \$250,000

	Current Budget FY 2027	Requested Change	Revised Budget FY 2027
04-096-096-961017-70270000			
Central Maintenance			
Revenue:			
000017 Turnpike Fund	\$7,884,811	\$250,000	\$8,134,811
009-403669 Sponsorship Fee	70,000	0	70,000
Total Revenue	\$7,954,811	\$250,000	\$8,204,811
Expenses:			
010 500100 Personal Services – Perm	\$1,444,830	\$0	\$1,444,830
017 500147 FT Employees Special Pay	286,000	0	286,000
018 500106 Overtime	375,000	0	375,000
019 500105 Holiday Pay	4,000	0	4,000
020 500200 Current Expense	1,000,000	0	1,000,000
022 500255 Rents-Leases Other than State	1,100,000	\$250,000	1,350,000
023 500291 Heat, Electricity, Water	289,500	0	289,500
024 500225 Maint Other than Build-Grnds	30,000	0	30,000
030 500311 Equipment	1,655,000	0	1,655,000
037 500173 Technology - Hardware	15,000	0	15,000
038 500175 Technology - Software	500	0	500
039 500188 Telecommunications	20,000	0	20,000
047 500240 Own Forces Maint	12,000	0	12,000
048 500226 Contract Maint Build-Grnds	80,000	0	80,000
050 500109 Personal Services – Temp	25,000	0	25,000
060 500601 Benefits	1,258,981	0	1,258,981
068 500563 Remuneration	1,000	0	1,000
070 500704 In-State Travel	8,000	0	8,000

103 500741 Contracts for Operational Serv	215,000	0	215,000
400 500871 Construction Repair Material	125,000	0	125,000
406 500882 Environment Expense	10,000	0	10,000
Total Expenses	\$7,954,811	\$250,000	\$8,204,811

The unaudited Turnpike Fund Balance Surplus account as of June 30, 2025, was \$168.7 million, and is projected to be \$96.8 million as of June 30, 2026.

2. Authorize the Department of Transportation to amend and extend **Sole-Source** contract with Innovision Realty Group, LLC. (Vendor #259028) of Goffstown, NH, by increasing the contract amount by \$250,000.00 from \$439,200.00 for a new contract amount not to exceed \$689,200.00 and extending the contract term by two (2) years from June 30, 2026 to June 30, 2028 for Statewide Property Management Service Agreement 43947, effective upon Governor and Council approval. The original contract agreement was approved by the Governor and Council on June 29, 2022, Item #69.
3. Authorize the Department of Transportation to amend the original 2019 version of the State's Standard P-37 agreement to the revised 2023 version of the State's Standard P-37 agreement, effective upon Governor and Council approval.
4. Authorize the Department of Transportation to amend the Scope of Work – Payment Terms to increase Innovision staff labor rates and to create a new Monthly Maintenance Fee to ensure that Innovision Realty Group can properly manage and maintain these properties as the properties are vacated and prepared for sale, effective upon Governor and Council approval.

Funds to support this request are anticipated to be available in the following account in State FY 2027 upon the budget and expend approval of funds effective for FY2027 (as requested in #1 above)

	FY 2027
04-96-96-961017-70270000	
Central Turnpike Maintenance	
022-500255 Rents-Leases Other than State	\$250,000.00

Explanation

The Department of Transportation purchases land for the construction of transportation projects as part of the State's Transportation Improvement Program. In some cases, existing buildings on the purchased land do not need to be removed immediately for construction and have been rented/leased to private parties in the interim. These properties require property management which is done through this contract. These properties have been cleared for sale as they are associated with projects that are no longer in State Ten-Year Transportation Plan.

1. The Transfer of \$250,000 from the Turnpike Fund General Reserve Account to Central Maintenance (70270000- Class 022) for FY 2027 allows payment of FY 2027 contract expenditures under the property management service agreement for the Central Turnpike.
2. This item is **Sole-Source** due to the Department's active disposition of these properties and its intent to sell all of them within the next 24 months. Additional bidders are unlikely due to the disposition of the properties.

The time extension request is to allow the Department time to dispose of the properties. The current vendor has agreed to the contract time extension.

3. The original contract used the State of New Hampshire 2019 version of the P-37 standard contract. Since then, a new 2023 version of the P-37 has been released. The amended changes are required to bring the

original contract into the new 2023 version.

4. A property management company is utilized to oversee and maintain the current properties in good repair. The funding for these services are primarily available through the monthly rental income generated by the properties being managed.

However, as properties are vacated and prepared for sale, additional funds are needed to offset the decline in rental income. The addition of a \$2,500 Monthly Fee is requested to be added to the payment structure for this purpose.

The Contract has been approved by the Attorney General as to form and execution. Copies of the fully executed contract are on file at the Secretary of State's Office and the Department of Administrative Services, and subsequent to Governor and Council approval, will be on file at the Department of Transportation

Your approval of this contract is respectfully requested.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DR', with a long horizontal line extending to the right.

David M. Rodrigue, PE
Commissioner

Attachments
DR/tlsl



STATE OF NEW HAMPSHIRE

Department of Transportation:

Innovision Realty Group, LLC

June 29, 2022, Item #69

AMENDMENT #1

INTRODUCTION

This Amendment is by and between Innovision Realty Group, LLC 470 Mast Road, Goffstown, NH 03045, (Vendor # 259028) (herein after referred to as "Vendor"), and the State of New Hampshire acting by and through the Department of Transportation.

WHEREAS, pursuit to an AGREEMENT(herein after referred to as the "Agreement"), approved by Governor and Council, on June 29, 2022 Item #69, Innovision Relay Group, LLC agreed to supply certain services upon the terms and conditions specified in the Agreement and in consideration of payment by the New Hampshire Department of Transportation (herein after referred to as the "Department"), certain sums as specified therein:

WHEREAS, pursuit to the Agreement Section 17: Amendment and provisions of the Agreement, the Agreement may be modified amended only by a written instrument executed by the parties thereto and approved by the Governor and Executive Council;

WHEREAS, the Vendor and the Department have agreed to amend the Agreement in certain respects;

WHEREAS, the Department and the Vendor wish to extend the completion date from June 30, 2026 to June 30, 2028;

WHEREAS, the Department and the Vendor seek to amend the Agreement.

NOW THEREFOR, in consideration of the foregoing, and the covenants and conditions contained in the Agreement and set forth herein, the parties agree as follows;

The Agreement is hereby amended as follows:

AMENDMENT TO P-37 AGREEMENT

Amend GENERAL PROVISIONS box 1.7:

Original Contract Completion Date	JUNE 30, 2026
Amended to	JUNE 30, 2028

Amend GENERAL PROVISIONS box 1.8:

Original Contract Price Limitation	\$439,200
Amended to	\$689,200

State of NH Contract
Date: 5/6/2024
Vendor's Initials: WJL

The original contract used the State of New Hampshire 2019 version of the P-37 standard contract. Since then, a new 2023 version of the P-37 has been released. The following changes are required to bring the original contract into the new 2023 version.

Amend paragraph 5.2 to read:

5.2 Notwithstanding any provision in this Agreement to the contrary, and notwithstanding unexpected circumstances, in no event shall the total of all payments authorized, or actually made hereunder, exceed the Price Limitation set forth in block 1.8. The payment by the State of the contract price shall be the only and the complete reimbursement to the Contractor for all expenses, of whatever nature incurred by the Contractor in the performance hereof, and shall be the only and the complete compensation to the Contractor for the Services.

Amend paragraph 5.4 to read:

5.4 The State's liability under this Agreement shall be limited to monetary damages not to exceed the total fees paid. The Contractor agrees that it has an adequate remedy at law for any breach of this Agreement by the State and hereby waives any right to specific performance or other equitable remedies against the State.

Amend paragraph 6.2 to read:

6.2 During the term of this Agreement, the Contractor shall not discriminate against employees or applicants for employment because of age, sex, sexual orientation, race, color, marital status, physical or mental disability, religious creed, national origin, gender identity, or gender expression, and will take affirmative action to prevent such discrimination, unless exempt by state or federal law. The Contractor shall ensure any subcontractors comply with these nondiscrimination requirements.

Amend paragraph 6.3 to read:

6.3 No payments or transfers of value by Contractor or its representatives in connection with this Agreement have or shall be made which have the purpose or effect of public or commercial bribery, or acceptance of or acquiescence in extortion, kickbacks, or other unlawful or improper means of obtaining business.

Add a new paragraph 6.4:

6.4. The Contractor agrees to permit the State or United States access to any of the Contractor's books, records and accounts for the purpose of ascertaining compliance with this Agreement and all rules, regulations and orders pertaining to the covenants, terms and conditions of this Agreement.

State of NH Contract

Date: 5/16/2024

Vendor's Initials: ml ed

Amend paragraph 7.2 to read:

7.2 The Contracting Officer specified in block 1.9, or any successor, shall be the State's point of contact pertaining to this Agreement.

Delete paragraph 7.3

Delete paragraph 8.3

Amend paragraph 9.2 by deleting the line:

The form, subject matter, content, and number of copies of the Termination Report shall be identical to those of any Final Report described in the attached EXHIBIT B.

Amend paragraph 10.1:

In line one, replace the word "data" with the word "Property"

Amend paragraph 10.3 to read:

10.3 Disclosure of data, information and other records shall be governed by N.H. RSA chapter 91 A and/or other applicable law. Disclosure requires prior written approval of the State.

Amend paragraph 12.1 to read:

12.1 Contractor shall provide the State written notice at least fifteen (15) calendar days before any proposed assignment, delegation, or other transfer of any interest in this Agreement. No such assignment, delegation, or other transfer shall be effective without the written consent of the State.

Amend paragraph 12.2 to read:

12.2 For purposes of paragraph 12, a Change of Control shall constitute assignment. "Change of Control" means (a) merger, consolidation, or a transaction or series of related transactions in which a third party, together with its affiliates, becomes the direct or indirect owner of fifty percent (50%) or more of the voting shares or similar equity interests, or combined voting power of the Contractor, or (b) the sale of all or substantially all of the assets of the Contractor.

Add paragraph 12.3:

12.3 None of the Services shall be subcontracted by the Contractor without prior written notice and consent of the State.

Add paragraph 12.4:

12.4 The State is entitled to copies of all subcontracts and assignment agreements and shall not be bound by any provisions contained in a subcontract or an assignment agreement to which it is not a party.

State of NH Contract

Date: 5/6/2006

Vendor's Initials: mlld

Amend Section 13 to read:

13. INDEMNIFICATION. The Contractor shall indemnify, defend, and hold harmless the State, its officers, and employees from and against all actions, claims, damages, demands, judgments, fines, liabilities, losses, and other expenses, including, without limitation, reasonable attorneys' fees, arising out of or relating to this Agreement directly or indirectly arising from death, personal injury, property damage, intellectual property infringement, or other claims asserted against the State, its officers, or employees caused by the acts or omissions of negligence, reckless or willful misconduct, or fraud by the Contractor, its employees, agents, or subcontractors. The State shall not be liable for any costs incurred by the Contractor arising under this paragraph 13. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby reserved to the State. This covenant in paragraph 13 shall survive the termination of this Agreement.

Add Section 16:

16. WAIVER OF BREACH. A State's failure to enforce its rights with respect to any single or continuing breach of this Agreement shall not act as a waiver of the right of the State to later enforce any such rights or to enforce any other or any subsequent breach.

Amend heading of Section 16. NOTICE to read:

17. NOTICE

Amend heading of Section 17. AMENDMENT to read:

18. AMENDMENT

Amend Section 18. CHOICE OF LAW AND FORUM to read:

19. CHOICE OF LAW AND FORUM.

19.1 This Agreement shall be governed, interpreted and construed in accordance with the laws of the State of New Hampshire except where the Federal supremacy clause requires otherwise. The wording used in this Agreement is the wording chosen by the parties to express their mutual intent, and no rule of construction shall be applied against or in favor of any party.

19.2 Any actions arising out of this Agreement, including the breach or alleged breach thereof, may not be submitted to binding arbitration, but must, instead, be brought and maintained in the Merrimack County Superior Court of New Hampshire which shall have exclusive jurisdiction thereof.

State of NH Contract
Date: 5/6/2024
Vendor's Initials: mld

Amend Section 20 THIRD PARTIES to read:

21. THIRD PARTIES. This Agreement is being entered into for the sole benefit of the parties hereto, and nothing herein, express or implied, is intended to or will confer any legal or equitable right, benefit, or remedy of any nature upon any other person.

Amend heading of Section 21. HEADINGS to read:

22. HEADINGS

Amend Section 22. SPECIAL PROVISIONS to read:

23. SPECIAL PROVISIONS

Add Section 24:

24. FURTHER ASSURANCES. The Contractor, along with its agents and affiliates, shall, at its own cost and expense, execute any additional documents and take such further actions as may be reasonably required to carry out the provisions of this Agreement and give effect to the transactions contemplated hereby.

Amend heading of Section 24. SEVERABILITY to read:

25. SEVERABILITY

Amend Section 25. ENTIRE AGREEMENT to read:

26. ENTIRE AGREEMENT

AMENDMENTS TO SCOPE OF WORK EXHIBITS

Amend EXHIBIT B – SCOPE OF WORK page 2, delete paragraph 5.

5. Keep a running inventory of all department-owned appliances, fixtures, and equipment located in each assigned Rental Property or elsewhere, including make, model, and serial numbers. The inventory shall also list the property location in which the appliance is placed, and where the equipment is located or stored, and such inventory list shall be submitted to the Department in an annual report at the end of each state fiscal year (June 30th).

Amend EXHIBIT B – SCOPE OF WORK page 3 paragraph 6 to read:

Replace \$500 in line one with \$1,250

Amend EXHIBIT B – SCOPE OF WORK page 7 paragraph 18 (b) to read:

Replace both references to \$500 to \$1,250

State of NH Contract

Date: 5/16/2026

Vendor's Initials: wld

Amend EXHIBIT B-I – SCOPE OF WORK FINANCIAL REQUIREMENTS page 8 paragraph 5 to read:

Delete “mileage logs” from the paragraph.

Amend EXHIBIT B-I – SCOPE OF WORK FINANCIAL REQUIREMENTS page 8 paragraph 8 to read:

8. The Contractor shall maintain a written record of repairs performed on each assigned property. This record shall be provided to the Department with each monthly statement. Upon request the Contractor shall provide copies of repair invoices.

Amend EXHIBIT B-I – SCOPE OF WORK FINANCIAL REQUIREMENTS page 8 paragraph 10 to read:

10. For checks exceeding \$5,000, the Contractor shall notify the Department, Bureau of Right-of-Way of the amount, the payee and the reason for the expenditure within 5 days of the check issuance.

Amend EXHIBIT B-I – SCOPE OF WORK FINANCIAL REQUIREMENTS page 8 paragraph 13 to read:

13. All checking accounts shall be in a bank licensed to do business in the State of New Hampshire.

Amend EXHIBIT B-I – SCOPE OF WORK FINANCIAL REQUIREMENTS page 8 add paragraph 19:

19. The Contractor shall submit a proposal prior to opening any accounts that explains how they will protect these accounts against fraud utilizing items like positive pay/payee or equivalent.

Amend EXHIBIT C – PAYMENT TERMS page 10 paragraph 1 (c):

Amend lead maintenance personnel hourly rate from (eighty five dollars) \$85.00/hour to read (one hundred twenty five dollars) \$125.00/hour.

Amend assistant lead maintenance personnel from (forty five dollars) \$45.00/hour to read (sixty five dollars) \$65.00/hour.

Innovation will bill at the new agreed upon hourly maintenance rate for coordination of required quotes, communication with vendors, and management of maintenance projects.

Amend EXHIBIT C – PAYMENT TERMS page 10, add paragraph 4:

4. Monthly Fee: **\$2,500/month** for administrative duties. Duties included in this fee shall include but not be limited to the following:

- Inspections of occupied properties
- Updating insurance policies for vacant and occupied properties.
- Increased time to prepare properties for disposal.
- Increased communications with tenants, realtors, and NHDOT.
- Increased management responsibilities to ensure properties are vacated and cleaned out prior to the properties being listed for sale
- Additional time for paying utility bills, refunding security deposits.

State of NH Contract
Date: 5/6/2020
Vendor's Initials: med

TABLE 1: AMENDMENT DETAILS	
Part 1 Form P-37 General Provisions	AMENDED TEXT
Section Number General Provisions, section 1.7	Extend the Completion Date from June 30, 2022 to June 30, 2028.
Section Number General Provisions, section 1.8	Amend Price Limitation from \$439,200 to \$689,200
Section Number General Provisions, sections 5-26	Amend Original P-37 (2019 version) to reflect P-37 (2023 version)
Section Number Scope of Work Exhibits	Amend original scope of work requirements to meet State requirements as well as amend the original payment structure to meet current operating requirements.

TABLE 2: CONTRACT HISTORY				
CONTRACT AND AMENDMENT NUMBER	AMENDMENT TYPE	AMENDMENT DATE	COMPLETION DATE	CONTRACT AMOUNT
G&C Item #68	Original Contract	June 30, 2022	June 30, 2026	\$439,200
	1st Amendment	TBD	June 30, 2028	\$250,000
Contract Total				\$689,200

State of NH Contract
 Date: 5/6/2024
 Vendor's Initials: mlld

CONTRACTOR

Except as provided herein, all provisions of the Agreement shall remain in full force and effect. This modification shall take effect upon the approval date of the Governor and the Executive Council.

IN WITNESS WHEREOF, the parties have hereunto set their hand as of the day and year first above written.

Michelle Demerjain
Michelle Demerjain, Manager
Innovision Realty Group, LLC

Date: 5/6/2026

STATE OF NEW HAMPSHIRE

Tobey Reynolds
Tobey Reynolds, Director of Project Development
State of New Hampshire, Department of Transportation

Date: 5/6/26

The proceeding Amendment, having been reviewed by this office, is approved as to form, substance, and execution.

Approved by the Attorney General

[Signature]
State of New Hampshire, Department of Justice

Date: 05/12/2026

I hereby certify that the forgoing amendment was approved by the Governor and Executive Council of the State of New Hampshire at the Meeting on: _____ (date of meeting)

Office of the Secretary of State

State of New Hampshire, Department of Administration

Date: _____

State of New Hampshire

Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that INNOVISION REALTY GROUP, LLC is a New Hampshire Limited Liability Company registered to transact business in New Hampshire on April 15, 2009. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 612261

Certificate Number: 0007912368



IN TESTIMONY WHEREOF,
I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 20th day of April A.D. 2026.

A handwritten signature in black ink, appearing to read "David M. Scanlan".

David M. Scanlan
Secretary of State



April 24, 2026

State of New Hampshire
Department of Transportation
7 Hazen Drive PO Box 483
Concord, NH 03301

Re: COMPANY AUTHORIZED SIGNATORIES
INNOVISION REALTY GROUP, LLC

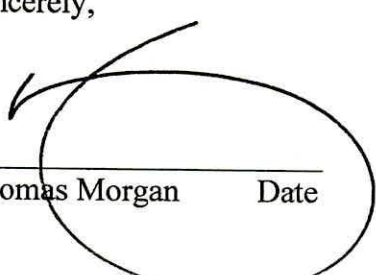
To Whom it May Concern;

Please be advised that Innovision Realty Group, LLC is comprised of a total of Two (2) members, Thomas Morgan (managing member) and Michelle Demirjian. The company was formed in 2009 and is in good standing with The State of New Hampshire.

Both members are authorized to execute contracts on behalf of Innovision Realty Group, LLC.

If you require any additional information, please contact us. Thank you.

Sincerely,



Thomas Morgan Date

 4/24/2026

Michelle Demirjian Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).


PRODUCER USI Insurance Services LLC 3 Executive Park Drive, Suite 300 Bedford, NH 03110 855 874-0123	CONTACT NAME: Sherri Winslow
	PHONE (A/C, No, Ext): 855 874-0123 FAX (A/C, No):
	E-MAIL ADDRESS: Sherri.Winslow@usi.com
	INSURER(S) AFFORDING COVERAGE NAIC #
INSURED Innovision Realty Group LLC 470 Mast Road Goffstown, NH 03045	INSURER A: Hanover Insurance Company 22292
	INSURER B: Wesco Insurance Company 25011
	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			ZHV4966617	10/22/2025	10/22/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0			UHVA34306414	10/22/2025	10/22/2026	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N	WWC3834722	02/26/2026	02/26/2027	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$100,000 E.L. DISEASE - EA EMPLOYEE \$100,000 E.L. DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Insurance

CERTIFICATE HOLDER State of New Hampshire Dept. of Transportation 7 Hazen Drive PO Box 483 Concord, NH 03301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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State of New Hampshire
OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION

Real Estate Commission

Pursuant to RSA 310:8, I - this is to certify that

Thomas C Morgan

is licensed to practice as a(n)

Principal Broker

LICENSE NO. 043336

EXPIRATION DATE: 12/18/2026

Always verify licenses online at <https://forms.nh.gov/licenseverification/>