

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: James Laave

2. PROPERTY LOCATION: 2100 DOVER Rd, Epsom NH

3. CONDOMINIUM? Yes No
If Yes, is Condominium Notification form attached Yes No
If Yes, is Condominium Disclosure form attached? Yes No

4. SELLER: has has not occupied the property for last 6 years.

5. 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: Front of Property
Installed By: Date of Installation Skilling & Sons 2005
What is the source of your information? I was Builder

c. USE: Number of Persons currently using the system: 3-5
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. High Water Pressure

e. WATER TEST: Have you had the water tested? Yes No

Date of most recent test 2008

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: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Private: Yes No Community/Shared: Yes No
Unknown: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size: 1250 Unknown Other _____
 Tank Type: Concrete Metal Unknown Other _____
 Location: Side of Building. Location Unknown _____
 Date of Installation: 2006
 Date of Last Servicing: OCT 2010
 Name of Company Servicing Tank: W.A. Gosse
 Have you experienced any malfunctions? Yes No
 Comments: _____

d. LEACH FIELD: Yes No Other _____
 IF Yes: Location: Side of Building. Size _____
 Date of installation of leach field: 2006 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: _____

7. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
 Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF Yes: Are tanks currently in use? Yes No
 IF No: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any problems, such as leakage, etc.? Yes No
 Comments: _____

 If tanks are no longer in use, have tanks been removed? Yes No Unknown
 If removed, by whom: _____; when: _____; and was
 there a closure report completed and on file with the State of New Hampshire? Yes No Unknown

b. ASBESTOS - Current or previously existing:
 As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown
 In flooring tiles? Yes No Unknown
 If Yes, source of information? _____
 COMMENTS: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If, YES: Date: _____ By: _____
Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

d. RADON/WATER - Current or previously existing:
Has the property been tested? Yes No Unknown
If, YES: Date: _____ By: _____
Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:
Is Lead Paint Disclosure required? Yes No;
If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? Yes No
Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____

f. Are you aware of the following hazardous materials?
- Industrial, Radioactive, or Chemical Wastes Yes No Unknown
- PCB's & PCB containing transformers, Capacitors or other Equipment Yes No Unknown
- Waste Disposal Areas Yes No Unknown
- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
 Yes No Unknown
If YES: Source of information: _____
Comments: _____

9. 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: _____
Comments: Electrical Line Right of Way

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: Marinian Land Surveyors + others.
If YES, is survey available? Yes No Unknown

i. How is the property zoned? Commercial / Residential
Source of information: _____

j. HVAC:
Heating: Type: Forced Hot Air Water Fuel Wood Age: 5 years.
Location & Description: Back 40
Comments: _____
Source of Information: owner
Air Conditioning: Type: NO Fuel _____ Age: _____
Location & Description: _____
Comments: _____
Source of Information: _____

k. ROOF
Type of Roof Covering: Metal
Age: 10 years
Moisture or Leakage: NO
Other Problems? _____
Comments: _____

l. Foundation/Basement: Full Partial Concrete Slab Other 10' walls
Type: Concrete
Moisture or leakage: NO
Other Problems: _____
Comments: _____

m. Chimney(s) How Many? 1 Lined? Last Cleaned: _____
Problems: _____

n. Plumbing Type: Pex Age: 6 years
Comments: _____

o. Domestic Hot Water: Age: 6 years Type: electric Gallons: small
Comments: _____

p. Electrical System: Circuit Breakers Fuses
Amps: _____ Volts: _____
3-Phase: _____
Age: 6 years
Source of Information: owner
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
 Yes No Unknown
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No
Type: _____
Comments: _____

s. 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: _____

t. Other (e.g. Alarm System, Irrigation System, etc.) Alarm, Irrigation

10 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).

[Signature]
SELLER

1.17.2011
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.

[Signature]
BUYER

1.20.11
DATE

BUYER

DATE

Printed: 09/24/2009

EPSOM

2100 DOVER ROAD

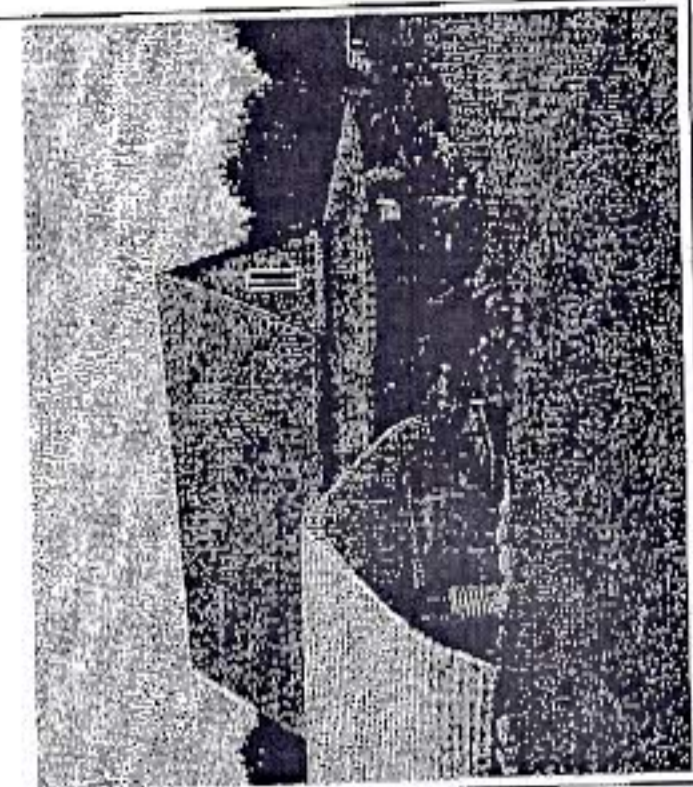
Card: 1 of 1

Sub: 000001

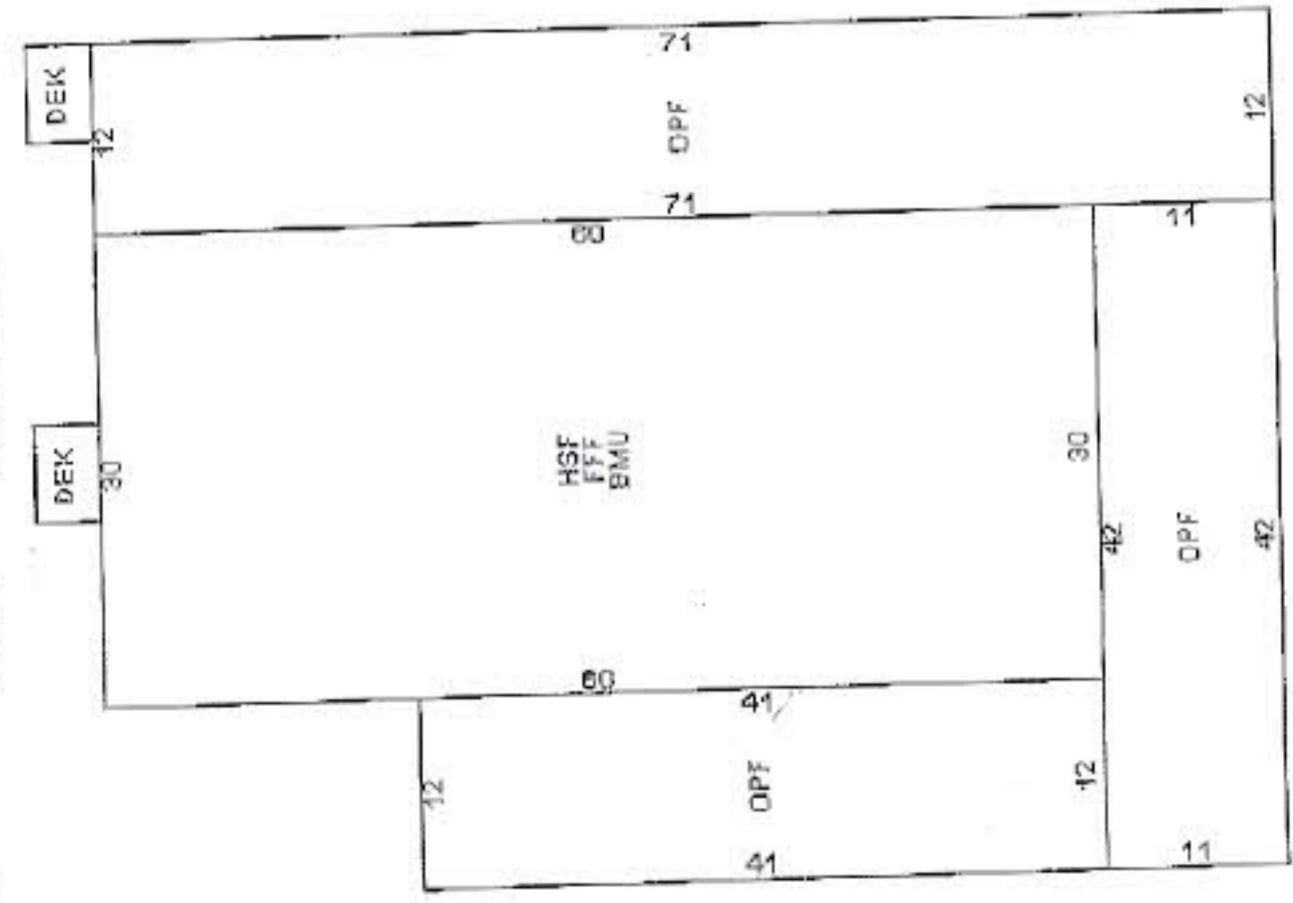
Lot: 000014

Map: 000U06

OWNER INFORMATION			
LANOUE, JAMES			
2100 DOVER ROAD			
EPSOM, NH 03234			
TAXABLE DISTRICTS			
District	Percentage		
BUILDING SUB-AREA DETAILS			
ID	Description	Area	Adj. Effect.
DEK	DECK/ENTRANCE	48	0.10
HSP	1/2 STRY FIN	1800	0.50
FFF	FST FLR FIN	1800	1.00
BMU	BSMNT	1800	0.15
OPF	OPEN PORCH FIN	1806	0.25
			7,254
			3,427



PERMITS		Notes	
Date	Permit ID	Permit Type	Notes
09/20/2005	1557	OCCUPANCY PERMIT	TEMPORARY
09/12/2005	1674	SIGN	PERMANANT
04/15/2005	1574	SIGN	TEMPORARY
04/11/2005	1568	SIGN	INCLUDES CO FEE
03/14/2005	1557	NEW BUILDING	
1.50 STORY KRAMM STORE BUILT IN 2005			
Roof: GABLE OR HIP/PREFAB METALS	Bedrms:	Heat: OIL/FA DUCTED	Base Rate: CRT 65.00
Ext: CLAP BOARD	Baths: 0.5	Quality: A0 AVG	Bldg. Rate: 0.8322
Int: LOG/AVERAGE FOR USE	Fixtures:	Com. Wall: WOOD, 8 FT.	Com. Wall Fctr: 0.960
Floor: PINE/SOFT WD/CONCRETE	A/C: No	Size Adj: 0.9907	Adjusted Base Rate: \$ 48.68



BUILDING MARKET COST NEW & DEPRECIATION							
Cost New	Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
\$ 166,826	AVERAGE					4 %	\$ 160,200

Map: 000U06 Lot: 000014 Sub: 000001 Card: 1 of 1 2100 DOVER ROAD EPSOM Printed: 09/24/2009

OWNER INFORMATION
 LANOUE, JAMES
 2100 DOVER ROAD
 EPSOM, NH 03234

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
07/06/2004	2677	110	UV 31		LANOUE
06/15/2004	2668	37	UI 31		LANOUE
05/12/2003	2501	177	Q V	72,500	RAYMOND, MICHAEL

NOTES
 NURSERY GARDEN CENTER; OWNER REFUSED INT & EXT INSPECT; EST 16 X 12 SHED ATT TO OPF--ACCESS FROM OPF TO GREEN HOUSE; OWNER WANTS APPT;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-WOOD	192	16 x 12	143	7.00	100	1,922	
						1,900	

LAND VALUATION

Zone	RES/COMM	Minimum Acreage	2.00	Minimum Frontage	200																			
Land Type	COM/IND	Units	2.000 ac	Base Rate	90,000 D	NC	90	Site	100	Road	100	DWay	100	Topography	400	Cond	Ad Valorem	SPI	R	0 N	Tax Value	324,000	Notes	USE
	COM/IND		3.000 ac		x 2,500 X		100								100					0 N		7,500		
			5.000 ac																			331,500		

MUNICIPAL SOFTWARE BY AVATAR
EPSOM ASSESSING OFFICE

VALUE SUMMARY (BASED ON YEAR 2008)

	2008	2009
Building:	\$ 160,200	\$ 160,200
Features:	\$ 1,900	\$ 1,900
Land:	\$ 331,500	\$ 331,500
PARCHI TOTAL		\$ 493,600

DRIVEWAY AND ROAD

Driveway:	Site:	Road:
	Ad Valorem	
	324,000	
	7,500	
	331,500	

LAND VALUATION

Zone	RES/COMM	Minimum Acreage	2.00	Minimum Frontage	200																			
Land Type	COM/IND	Units	2.000 ac	Base Rate	90,000 D	NC	90	Site	100	Road	100	DWay	100	Topography	400	Cond	Ad Valorem	SPI	R	0 N	Tax Value	324,000	Notes	USE
	COM/IND		3.000 ac		x 2,500 X		100								100					0 N		7,500		
			5.000 ac																			331,500		

TOWN OF EPSOM
 940 Suncook Valley Highway
 P.O. Box 10
 Epsom, NH 03234

LANOUE, JAMES
 2100 DOVER ROAD
 EPSOM, NH 03234

2010 EPSOM PROPERTY TAX -- BILL 2 OF 2

Invoice: 2010P02019507
 Billing Date: 11/4/2010
 Payment Due Date: 12/13/2010
 Amount Due: \$ 3,695.00

12% APR Charged After 12/13/2010

STAY INFORMED by visiting the Town's website at "epsomnh.org".

Property Owner & Location		Assessments	
Owner: LANOUE, JAMES			
Location: 2100 DOVER ROAD			
Tax Rates		Assessments	
County:	\$ 2.58	Taxable Land:	249,400
School:	\$ 11.41	Buildings:	158,700
Town:	\$ 3.38	Total:	408,100
State Ed.:	\$ 2.40		
Total Tax Rate:	\$ 19.77	Net Value:	408,100

Property Description		
Map: 000U06	Lot: 000014	Sub: 000001
Acres: 5.000		
Summary Of Taxes		
Total Tax:	\$ 8,068.00	
- First Bill:	\$ 4,373.00	
- Abated/Paid:	\$ 0.00	
- Veteran Credits:	\$ 0.00	
+ Penalties:	\$ 0.00	
Amount Due By 12/13/2010:	\$ 3,695.00	
Other Due Amount(s):	\$ 27,005.50	

Other Due Amount(s) represent additional past due balances that exist on this property. Please call for the proper payment amount.

2010 EPSOM PROPERTY TAX -- BILL 2 OF 2

TOWN OF EPSOM
 Mon 8-1, 4:30-6:30; Tues 10-3; Thur & Fri 8-3;
 2nd & Last Sat of Month 8-12Noon
 (603) 736-4825
 Tax Collector: Dawn Blackwell

Mailed To:
 LANOUE, JAMES
 2100 DOVER ROAD
 EPSOM, NH 03234

Owner: LANOUE, JAMES
 Location: 2100 DOVER ROAD
 Map: 000U06 Lot: 000014 Sub: 000001
 Invoice: 2010P02019507

Remit To:
 TOWN OF EPSOM
 940 Suncook Valley Highway
 P.O. Box 10
 Epsom, NH 03234

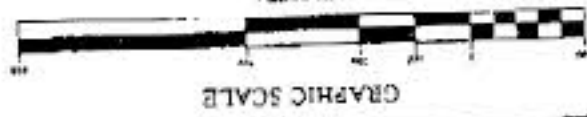
Amount Due By 12/13/2010: **\$ 3,695.00**
Other Due Amount(s): **\$ 27,005.50**

RETURN THIS PORTION WITH PAYMENT

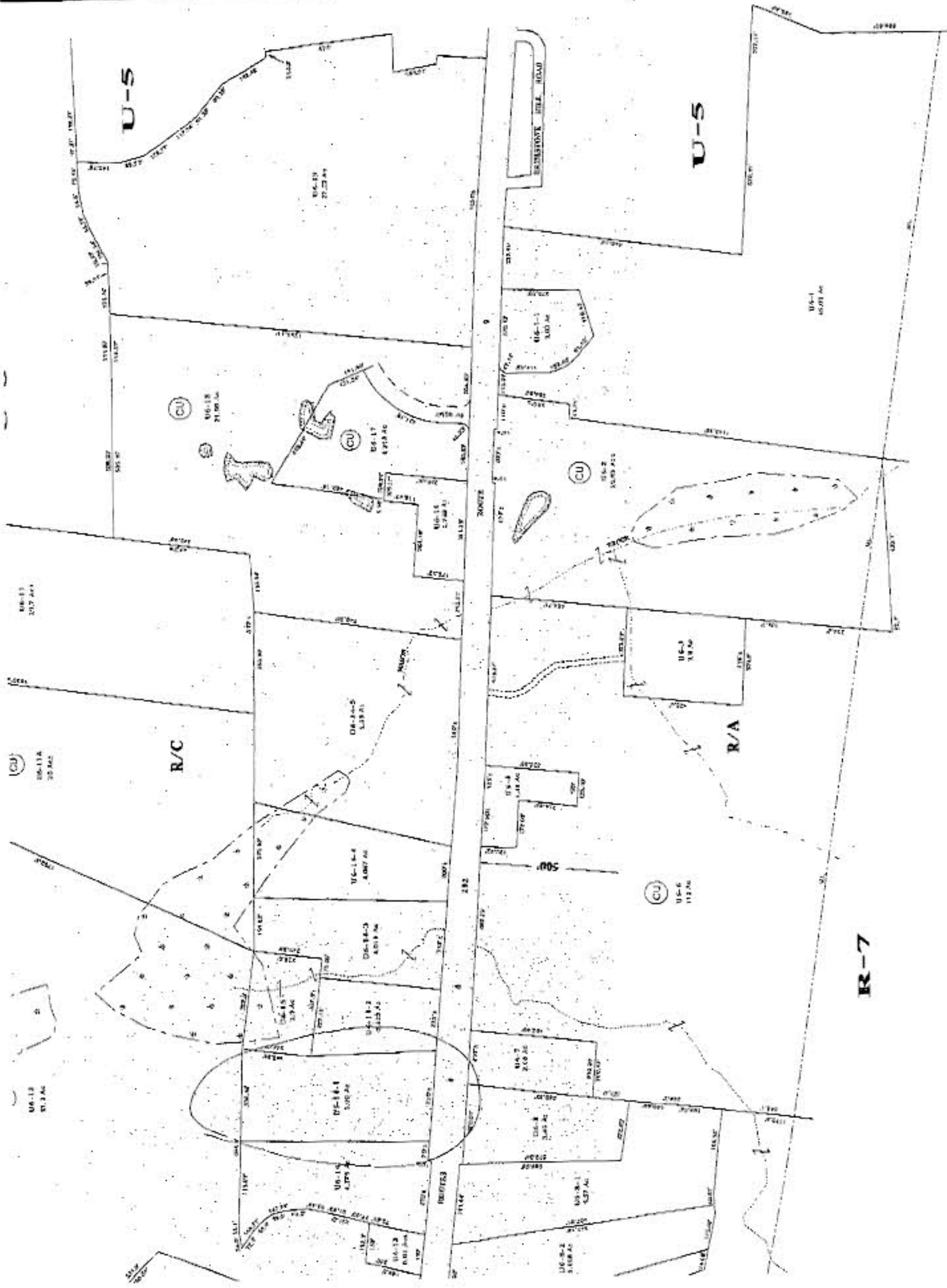
REMITTED AMOUNT: _____

The data on this map has been obtained from the records of the Town of Epsom, New Hampshire. The Town of Epsom assumes no liability for errors or omissions in this map.

PROPERTY MAP



U6



2100 Dover Road
 Fincastle NH
 U6-14.1
 Tractor Annex.

16 Grantee

Doc# 507015
Book: 2501
Pages: 177 - 178
Filed & Recorded
05/12/2003 11:41:26 AM
KATHI L. BURY, CPO, REGISTER

STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

1 THOUSAND 0 HUNDRED AND 00 DOLLARS

587251 \$ 1,088

05/12/2003

MERRIMACK COUNTY REGISTRY OF DEEDS

RECORDING	\$ 14.00
SURCHARGE	\$ 2.00
TRANSFER TAX	\$ 1,088.00
POSTAGE	\$ 0.37

Book 2501 Page 177

1437
2-

[Space Above This Line For Recording Data]

1088.00 Warranty Deed

We, James R. Bailey, Kathy M. Bailey, husband and wife, of 380 White Oak Road, Barnstead, New Hampshire 03225 and Mark E. Raymond and Joffa M. Raymond, husband and wife, of 67 Range Road, Epsom, New Hampshire 03234 and Michael G. Raymond and Edith L. Raymond, husband and wife, of 27 Suncook Valley HWY, Epsom, New Hampshire 03234 and Ronald A. Raymond, unmarried, of P.O. Box 381, Epsom, New Hampshire 03234

for consideration paid, grant to James Lanoue, unmarried, of 76B Pinecrest Road, Litchfield, New Hampshire 03052 with WARRANTY COVENANTS individually

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Meaning and intending to convey the same premises conveyed to James R. Bailey and Kathy M. Bailey, Mark E. Raymond and Joffa M. Raymond, Michael G. Raymond and Edith L. Raymond, Ronald A. Raymond from by deed dated August 5, 1995 and recorded with the Merrimack Registry of Deeds at Book 1995 Page 63.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE WITHIN GRANTORS.

Witness my hand this Ninth day of May, 2003.

James R. Bailey
James R. Bailey

Mark E. Raymond
Mark E. Raymond

Kathy M. Bailey
Kathy M. Bailey

Joffa M. Raymond
Joffa M. Raymond

Michael G. Raymond
Michael G. Raymond

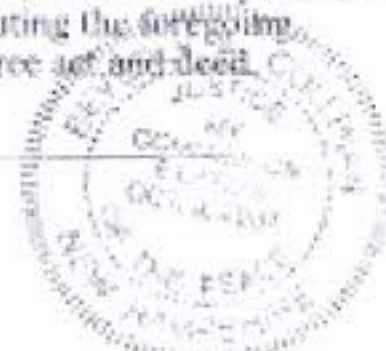
Edith L. Raymond
Edith L. Raymond

Ronald A. Raymond
Ronald A. Raymond

State of New Hampshire
County of Merrimack

In Epsom on the Ninth day of May, 2003 before me personally appeared James R. Bailey, Kathy M. Bailey, Mark E. Raymond, Joffa M. Raymond, Michael G. Raymond, Edith L. Raymond and Ronald A. Raymond known to me, or satisfactorily proven, to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed.

Burdette C. [Signature]
Notary Public, Justice of the Peace
My Commission Expires:



PRINT OF TYPE NAME AND ADDRESS OF GRANTEE
James Lanoue Dover Road, Epsom, New Hampshire 03234

Exhibit A - Property Description

DEED

A certain tract or parcel of land, with any buildings or improvements thereon, if any, located on the northerly side of U.S. Route 202, 4, N.H. Route 9, in Epsom, County of Merrimack and State of New Hampshire, being Lot 14-1 on a plan entitled "U6 Lot 14, Concord Pathologist Professional Association Retirement Trust Fund" surveyed by Ernest E. Veinotte and recorded in the Merrimack County Registry of Deeds as Plan No. 10364, to which plan reference may be made for a more particular description.

Excepting and reserving from the above described premises the premises conveyed at Book 1738, Page 0961 and described as Lot 14-4 on plan #10364 of the Merrimack County Registry of Deeds.

Also excepting and reserving from the above described premises that portion of the premises included in the Petition of the Commissioner of Public Works and Highways and commissioners' Return of Highway recorded at the Merrimack County Registry of Deeds at Book 1018, Page 82 and 83 respectively.

Subject to the following:

1. Subject to all notations, facts, easements and issues as shown on Plan Number 10364 as recorded in said Registry of Deeds.
2. Subject to rights of the State of New Hampshire to extend and maintain slope and embankment easements and construct drainage as shown on said plans.

MERRIMACK COUNTY RECORDS

Kathie L. Gray, CPO, Register

MGR G.T.G.S.D.
ELR MEX JMR
JRB KMB

NON-OFFICIAL DOCUMENT