



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



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

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

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

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

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

WATER SUPPLY SYSTEM

Type: **public**
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: **public**
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: _____
Name of Contractor who services system: _____

Property Address 364 Washington Street
Claremont, NH 03743

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

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

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

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

Yes No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes No

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

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

Yes No

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

Yes No

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

Yes No

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

Property Address 364 Washington Street
Claremont, NH 03743

8) RENEWABLE ENERGY IMPROVEMENTS

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

Yes No Unknown

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

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

9) SELLER LICENSEE

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

Yes No

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

Yes No Unknown


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

11) PROPERTY ADDRESS:

Address: 364 Washington Street, Claremont, NH 03743

Unit Number (if applicable): _____

Town: Claremont NH 03743



SELLER

Date

SELLER

Date

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

BUYER

Date

BUYER

Date

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO:
Michael L. Lane, Esq.
PretiFlaherty, LLP
One City Center
P.O. Box 9546
Portland, ME 04112-9546

**Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA073200 25.00
TRANS TAX SU020983 5,339.00**

Transfer Tax: \$5,339.00

WARRANTY DEED

HILLSBOROUGH WEST MAIN, LLC, a Maine limited liability company with a mailing address of 24 Harriman Drive, Auburn, Maine 04210, for consideration paid, grants to **GBRB INVESTMENTS, LLC**, a New Hampshire limited liability company with an address of 34 Charlestown Road, Claremont, New Hampshire 03743, with Warranty Covenants, a certain lot or parcel of land in Claremont, Sullivan County, New Hampshire, more particularly bounded and described in a Foreclosure Deed Under Power of Sale between Mascoma Bank f/k/a Mascoma Savings Bank, fsb, and Hillsborough West Main, LLC, dated June 7, 2018 and recorded in the Sullivan County Registry of Deeds in Book 2040, Page 304.

Beginning at an iron pin set in the ground on the northeasterly side of Washington Street in said Claremont, and thence running N 35° 51' 34" E 93.29 feet, more or less, to an existing iron pipe;

Thence N 35° 44' 10" E 195.78 feet, more or less, to an existing iron pipe;

Thence S 78° 04' 34" E 204.59 feet, more or less, to an existing iron pipe;

Thence S 36° 08' 29" W 371.55 feet, more or less, to an existing railroad spike on the northwesterly side of Washington Street;

Thence N 54° 51' 55" W 118.80 feet, more or less, along Washington Street to an existing concrete bound;

Thence Northeasterly along a curve to the right with a radius of 3248.73 feet a distance of 65.96 feet , more or less, to the point of beginning. The last course having a chord of N 53° 17' 18" W a distance of 65.96 feet, more or less.

All bearings are true north by solar observation.

Being shown as Tax Map 133, Lot 1 on a plan entitled "ALTA/ACSM Land Title Survey of Claremont Ford: 365 & 401 Washington Street, Claremont, New Hampshire, Scale 1" 40', May 6, 2002" prepared by Wayne McCutcheon Associates, Inc., recorded in the Sullivan County Registry of Deeds (the "Plan") at Plan File 4, Pocket 7, Folder 5, No. 27.

TOGETHER WITH a nonexclusive, perpetual, appurtenant easement for ingress and egress, by foot, motor vehicle and equipment, in, on and across that portion of the said "25' common access" which lies upon Tax Map 145, Lot 27 as shown on said Plan, in that part of the easterly portion of the 25 foot by 176 foot rectangle designated "25' common access" on the Plan. This easement is SUBJECT TO: (a) For so long as the building ("Building") located on the herein conveyed property nearest the southeasterly boundary remains (i.e. not raised, destroyed or removed) then the grantee, nor its successors or assigns (collectively, the "Grantee") may not construct, maintain (including plowing snow), repair, replace, pave or improve the driveway, sidewalk or any appurtenance thereto now or in the future located within that portion of the "25' common access" area depicted on the Plan which is further than 5 feet southeasterly of the northwesterly line of the "25' common access", except with the prior written permission of the owner of the land conveyed to Hillsborough West Main, LLC in the deed from Mascoma Bank dated June 7, 2018 and recorded in the Sullivan County Registry of Deeds in Book 2040, Page 311, (the "Owner") which may be withheld, delayed or conditioned for any reason whatsoever; and (b) for so long as the Building remains, the Grantee shall, at its sole cost, maintain, repair and replace the above-described 5 foot portion of the "25' common access", and the Grantor shall, at its sole cost, maintain repair and replace the balance of the "25' common access." Upon the raising, destruction or removal of the Building, then the right of Grantee to repair, replace and maintain within said 5 foot portion of the easement area shall automatically extinguish and be of no further force and effect.

RESERVING TO Hillsborough West Main, LLC, its successors and assigns, forever, and appurtenant to the property conveyed to Hillsborough West Main, LLC in the deed from Mascoma Bank dated June 7, 2018 and recorded in the Sullivan County Registry of Deeds in Book 2040, Page 311, which property is depicted as Tax Map 145, Lot 27 on the Plan, an easement for ingress and egress, by foot, motor vehicle and equipment, in, on and across that portion of the said "25' common access" which lies upon Tax Map 133, Lot 1, as shown on said Plan, TOGETHER WITH the rights and easements to construct, locate, install, maintain, repair, replace, pave, plow snow to, from and across, drain water to, from and across that portion of the "25' common access" area depicted on the Plan which is further than 5 feet southeasterly of the northwesterly line of the "25' common access", for a driveway, sidewalk and any appurtenance thereto for access, as aforesaid, to the property conveyed in the deed recorded in Book 2040, Page 311. In the event the Building is raised, destroyed or removed then the easement reserved to Hillsborough West Main, LLC, its successors and assigns, shall automatically expand, in character, scope and dimensions, to include the entire "25' common access" which lies upon Tax Map 133, Lot 1, as shown on said Plan.

Note: What was formerly called "365 Washington Street" is now called "364 Washington Street".

SUBJECT TO the following:

1. Easements and Permits for Guy Locations to Connecticut Valley Electric Company, Inc. and New England Telephone:
 - a. dated 06 May 1970 and recorded at Book 484, Page 58;
 - b. dated 28 December 1972 and recorded at Book 522, Page 261;
 - c. dated 12 February 1985 and recorded at Book 775, Page 711;
 - d. dated 12 April 1985 and recorded at Book 777, Page 261; and
 - e. dated 17 January 1977 and recorded at Book 583, Page 450.
2. Subdivision Plan of Paul E. Thibault, dated 24 January 1997 and recorded on 25 March 1997 in the Sullivan County Registry of Deeds at Plan File 4, Pocket 4, Folder 5, Number 45.
3. Notice of Condemnation by the Department of Public Works and Highways to Paul E. Thibault, recorded on 20 September 1985 at Book 785, Page 77 for Right of Ways and Drainage and Slope Easements.
4. Covenant to have the right to use the water from the spring as set forth in document dated June 11, 1946 and recorded in the Sullivan County Registry of Deeds at Volume 302, Page 414.
5. Right of way as set forth in document dated January 2, 1947 and recorded in said Registry of Deeds at Volume 307, Page 295.
6. Right to use in common with others a right of way as set forth in document dated June 15, 1965 and recorded in said Registry of Deeds in Volume 400, Page 319.
7. Easement on and across that portion of the said "25' common access" which lies upon Tax Map 133, Lot 1, as shown on a plan entitled "ALTA/ACSM Land Title Survey of 'Claremont Ford', 365 & 401 Washington Street, Claremont, New Hampshire, Scale 1" = 40', May 6, 2002" prepared by Wayne McCutcheon Associates, Inc., recorded on May 10, 2002 at Pocket 7, Folder 5, Number 27, File 4.
8. Easement on and across that portion of the said "25' common access" which lies upon Tax Map 145, Lot 27, 1 as shown on a plan entitled "ALTA/ACSM Land Title Survey of 'Claremont Ford', 365 & 401 Washington Street, Claremont, New Hampshire, Scale 1" = 40', May 6, 2002" prepared by Wayne McCutcheon Associates, Inc., recorded on May 10, 2002 at Pocket 7, Folder 5, Number 27, File 4.

The property conveyed herein is SUBJECT TO the restrictive covenant, specifically enforceable by the grantor and its successors and assigns, that said property shall not be used for the sale of tires, or for automobile and truck repair and maintenance, and the grantee covenants, for itself and its successors and assigns, the same (collectively, the "Restrictive Covenant").

For grantor's source of title, reference is made to the Foreclosure Deed Under Power of Sale from Mascoma Bank f/k/a Mascoma Savings Bank, fsb to Hillsborough West Main, LLC dated June 7, 2018 and recorded in the Sullivan County Registry of Deeds in Book 2040, Page 304.

[Signature and acknowledgement to follow]

WITNESS my hand and seal this 21st day of July 2022.

WITNESS:

[Signature]

HILLSBOROUGH WEST MAIN, LLC

By: [Signature]

John P. Quirk
Print Name as Signed

Its: MANAGER

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

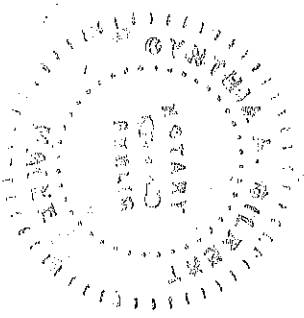
July 21 2022

Then personally appeared the above-named John Quirk,
MANAGER of Hillsborough West Main, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Hillsborough West Main, LLC.

Before me,

[Signature]

Notary Public
Print Name: CYNTHIA A. GILBERT
Commission Expires: MAINE
(Affix notarial seal) My Commission Expires July 27, 2025



The undersigned grantee, for itself and its successors and assigns, hereby acknowledges and accepts the Restrictive Covenant.

WITNESS my hand and seal this 22nd day of July 2022.

WITNESS:

Hailey K. Tenney

GBRB INVESTMENTS, LLC

By: G P Belisle

Gregory P. Belisle
Print Name as Signed

Its: MEMBER
Duly authorized

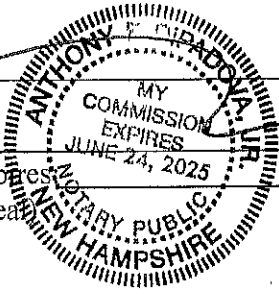
STATE OF New Hampshire
COUNTY OF SULLIVAN

July 22, 2022

Then personally appeared the above-named Gregory P. Belisle,
MEMBER of GBRB INVESTMENTS, LLC, and acknowledged the
foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and
deed of GBRB INVESTMENTS, LLC.

Before me,

[Signature]
Notary Public
Print Name: _____
Commission Expires _____
(Affix notarial seal)



The undersigned grantee, for itself and its successors and assigns, hereby acknowledges and accepts the Restrictive Covenant.

WITNESS my hand and seal this 22nd day of July 2022.

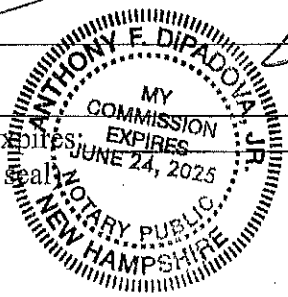
WITNESS: Fally K. Teony

GBRB INVESTMENTS, LLC
By: Mark L Limoges
Mark L Limoges
Print Name as Signed
Its: MEMBER
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF SULLIVAN July 22, 2022

Then personally appeared the above-named MARK L LIMOGES,
MEMBER of GBRB INVESTMENTS, LLC, and acknowledged the
foregoing instrument to be his/~~her~~-free act and deed in his/~~her~~-said capacity and the free act and
deed of GBRB INVESTMENTS, LLC.

Before me,
[Signature]
Notary Public
Print Name: ANTHONY F. DIPACOLA, JR.
Commission Expires: EXPIRES JUNE 24, 2025
(Affix notarial seal)



Year Built: 1970
Living Area: 6,300
Replacement Cost: \$597,789
Building Percent Good: 23
Replacement Cost Less Depreciation: \$137,500

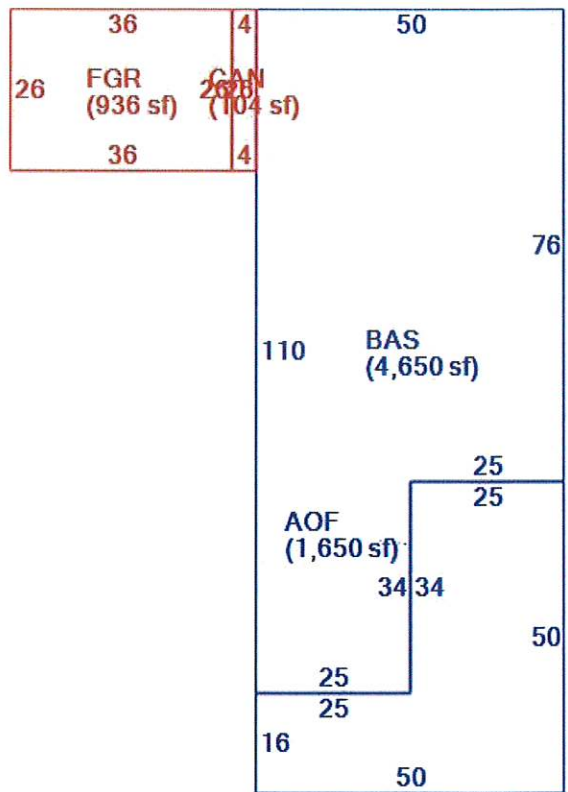
Building Photo



https://images.vgsi.com/photos/ClaremontNHPPhotos//0016/P3249100_16

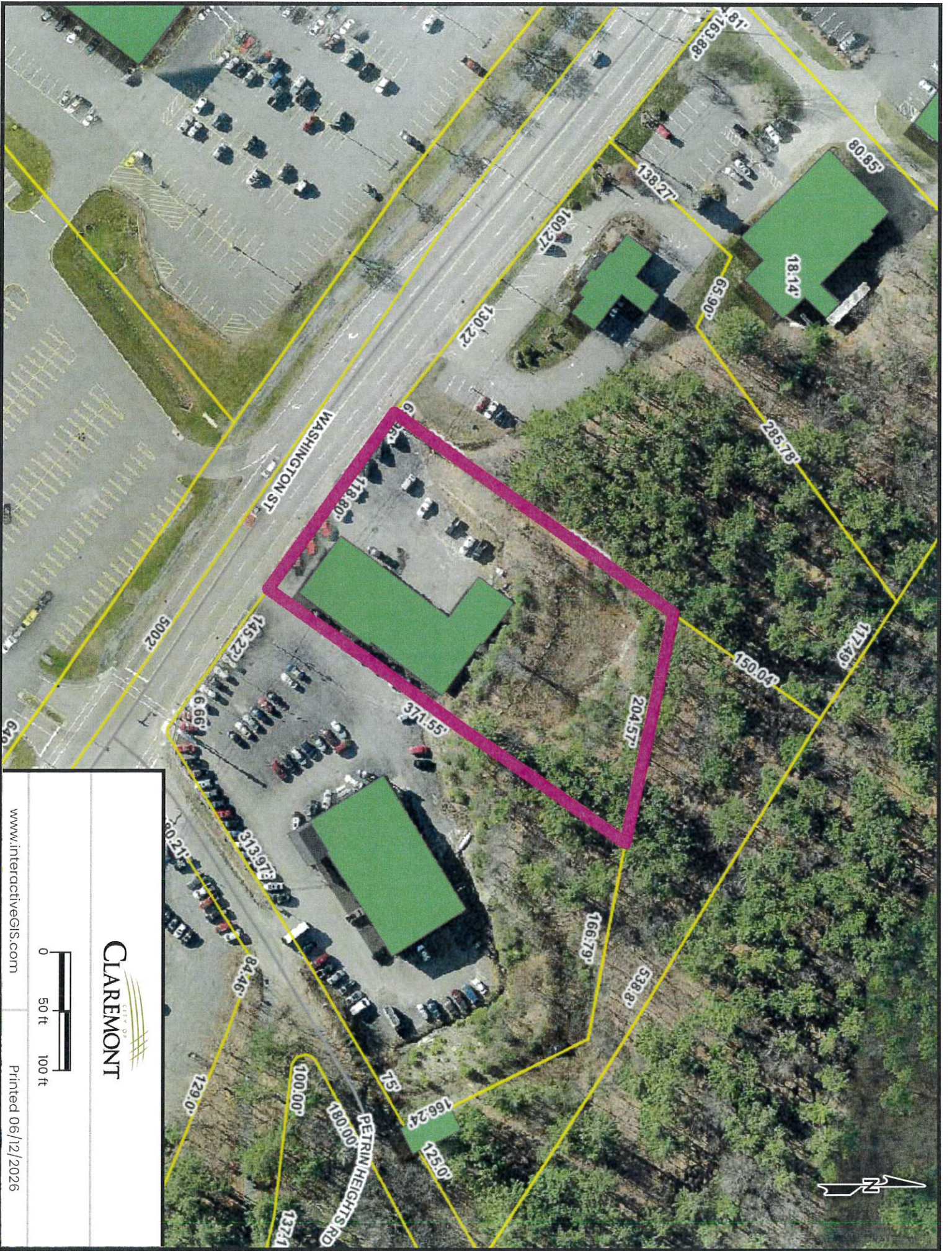
Building Attributes	
Field	Description
Style:	Auto Sales Rpr
Model	Com/Ind
Grade	C
Stories:	1.00
Occupancy	1.00
Exterior Wall 1	Pre-finish Metl
Exterior Wall 2	Stucco/Masonry
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Hot Air-no Duc
AC Type	Unit/AC
Bldg Use	Auto S S&S
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	331
Heat/AC	None
Frame Type	Steel
Baths/Plumbing	Average
Ceiling/Wall	Sus-Ceil/Mn WI
Rooms/Prtns	Average
Wall Height	12.00
% Comn Wall	0.00

Building Layout



[\(ParcelSketch.ashx?pid=2679&bid=2861\)](#)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,650	4,650
AOF	Office	1,650	1,650
CAN	Canopy	104	0
FGR	Garage	936	0
		7,340	6,300



www.interactivegis.com

Printed 06/12/2026