

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
 New Hampshire Association of REALTORS® Standard Form
 TO BE 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 AGENCY representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize AGENCY 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 AGENCY PROMPTLY IN WRITING.

1. SELLER: Tamworth Trust Timothy J. Sullivan, Trustee
2. PROPERTY LOCATION: 280 Cleveland Hill Road, Tamworth, N.H.
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER ATTACHED? Yes No
4. SELLER: has has not occupied the property for nine 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: See Survey
 Installed By: Water Industries Inc. Date of Installation Est. 1975
 What is the source of your information? Previous owner
- c. USE: Number of Persons currently using the system: TWO
 Does system supply water for more than one household? Yes No
- d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: Yes No N/A Quantity: Yes No
 Quality: Yes No Unknown

If Yes to any question, please explain in Comments below or with attachment.

- e. WATER TEST: Have you had the water tested? Yes No Date of most recent test 2002 See Attachment
 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?
See water test, 12/31/07 Replaced well Pump and Piping/Wiring
 COMMENTS: in well. See Attached Invoice

6. SEWAGE DISPOSAL SYSTEM

- a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
 Private: Yes No Unknown:
- 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 1000 Gal. Unknown Other
 Tank Type Concrete Metal Unknown Other
 Location: In driveway front of house Location Unknown Date of Installation: _____
 Date of Last Servicing: 4/27/11 Name of Company Servicing Tank: Maple Ridge Septic
 Have you experienced any malfunctions? Yes No
 Comments: See Attachment
- d. LEACH FIELD: Yes No Other
 IF Yes: Location: front of house LEFT Size _____ Unknown
 Date of installation of leach field: unknown Installed By: unknown
 Have you experienced any malfunctions? Yes No
 Comments: See Attachment for locations and sizes for all tanks

SELLER(S) INITIALS WJ

BUYER(S) INITIALS _____

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- e. IS SYSTEM LOCATED IN A SHORELAND ZONE? IF Yes, has a site assessment been done? SOURCE OF INFORMATION: COMMENTS:

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors.

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? What materials are, or were, stored in the tank(s)?

- b. ASBESTOS - Current or previously existing: As insulation on the heating system pipes or ducts? In the siding? In flooring tiles?

- c. RADON/AIR - Current or previously existing: Has the property been tested? Results: If applicable, what remedial steps were taken?

- d. RADON/WATER - Current or previously existing: Has the property been tested? Results: 2,882 pCi/L. If applicable, what remedial steps were taken?

- e. LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property? Are you aware of any cracking, peeling, or flaking lead-based paint?

- f. Are you aware of any other hazardous materials? If YES: Source of information: Comments:

SELLER(S) INITIALS

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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?
b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
d. Are you aware of any problems with other buildings on the property?
e. Are you receiving a tax exemption for this property for any reasons?
f. Is any part of this property in Current Use?
g. Is this property located in a Federally Designated Flood Zone?
h. Has the property been surveyed?
i. How is the property zoned?
j. Heating System Age: 3 yrs. Type: FHW / Steam Fuel: Propane Tank/Location: See Survey
k. Roof Age: 3 yrs Type of Roof Covering: Asphalt / Copper
l. Foundation/Basement: Full Partial Other: Type: Cement / Stone
m. Chimney(s) How Many? 4 Lined? most Last Cleaned: Nov 11 Problems? NO
n. Plumbing Type: Copper / Cast Iron & Plastic drainage Age: 1985 to Present
o. Domestic Hot Water: Age: 6 yrs Type: Off boiler Gallons: 1-200gal 1-600gal
p. Electrical System Amps: 200 Circuit Breakers Fuses
q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
r. Pest Infestation: Are you aware of any past or present pest infestations?
s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?
t. Other (e.g. Alarm System, Irrigation System, etc.)

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT.

SELLER(S) INITIALS [Signature]

BUYER(S) INITIALS _____

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10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
 Yes No

b. ADDITIONAL COMMENTS:

#7 Master Suite, Kitchen And office have max amount of insulation. unknown about the remaining areas.

#8e: Do to the age of the structures one must assume the original paint would be lead based. All walls, ceilings and trim has had several coats of latex paint applied. many surfaces had been prep to bare wood prior to the latex paint being applied.

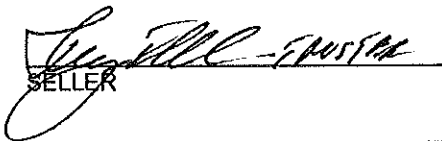
9J: Guest house has a FHW over air with a/c 2002 w/ 6 cabin F/A Propane with A/C 2002

9o: Guest cottage has a 60 Gallon water heater off the boiler installed 2002, 105 cabin has a propane fired 40 Gallon water heater installed in 2002

9F: Current use - lot 414/105 = 45/10 lot 414/107 = 50.34

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I 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).


11/14/11

SELLER _____ DATE _____ SELLER _____ DATE _____

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER _____ DATE _____ BUYER _____ DATE _____

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 280 Cleveland Hill Road

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

- VD / _____ (initial) (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
Given the age of the structures it is assumed lead base paint was used
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- VD / _____ (initial) (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT (Initial)

- _____ / _____ (initial) (c) Purchaser has received copies of all information listed above.
- _____ / _____ (initial) (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ / _____ (initial) (e) Purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (Initial)

- _____ / _____ (initial) (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his or her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] _____
Seller Date 1/14/11

Seller Date

Purchaser Date

Purchaser Date

Agent Date

Agent Date