

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

- 1. **SELLER:** One State Properties LLC.
- 2. **PROPERTY LOCATION:** 62 Appenvel Way, Madison, NH 03849
- 3. 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 SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

4. 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 FIRM PROMPTLY IN WRITING.

- 5. **WATER SUPPLY** (Please answer all questions regardless of type of water supply)
 - a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other NA
 - b. INSTALLATION: Location: NA Installed By: NA
Date of Installation: NA What is the source of your information? NA
 - c. USE: Number of Persons currently using the system: NA
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 Unknown
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 NA
If YES to any question, please explain in Comments below or with attachment.
To your knowledge, have any test results ever been 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? NA
 - f. COMMENTS: NA

- 6. **SEWAGE DISPOSAL SYSTEM**
 - a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown: Yes No
None: Yes No Septic/Design Plan in Process? Yes No
Septic Design Available? Yes No
Comments: NA
 - 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? NA
 - c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other None
Tank Size 500 Gal. 1,000 Gal. Unknown Other None
Tank Type Concrete Metal Unknown Other None
Location: NA Location Unknown Date of Installation: NA
Date of Last Servicing: NA Name of Company Servicing Tank: NA
Have you experienced any malfunctions? Yes No Comments: NA
 - d. LEACH FIELD: Yes No Other NA
IF YES: Size NA Location: NA Unknown
Date of installation of leach field: NA Installed By: NA
Have you experienced any malfunctions? Yes No
Comments: NA
 - e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a site assessment been done? Yes No Unknown
SOURCE OF INFORMATION: NA
 - f. COMMENTS: Seller has never been to or seen property before and has limited information.

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS

BH /

BUYER(S) INITIALS

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7. HAZARDOUS MATERIAL

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? [] YES [x] NO [] UNKNOWN

IF YES: Are tanks currently in use? [] YES [] NO

IF NO: How long have tank(s) been out of service? NA

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

Age of tank(s): NA Size of tank(s): NA Owner of tank(s): NA

Location: NA

Are you aware of any problems, such as leakage, etc.? [] Yes [] No Comments: NA

Are tanks registered with the Department of Environmental Services (D.E.S.)? [] YES [] NO [x] UNKNOWN

If tanks are no longer in use, have tanks been abandoned according to D.E.S.? [] YES [] NO [x] UNKNOWN

Comments: NA

8. GENERAL INFORMATION

a. Is this property subject to Association fees? [] YES [] NO [x] UNKNOWN

If YES, Explain:

If YES, what is your source of information?

b. Is this property located in a Federally Designated Flood Hazard Zone? [] YES [] NO [x] UNKNOWN

c. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? [] YES [x] NO [] UNKNOWN

If YES, Explain:

d. What is your source of information?

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? [] YES [x] NO [] UNKNOWN

If YES, Explain:

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? [] YES [x] NO [] UNKNOWN

If YES, Explain:

g. How is the property zoned? Unknown Source: Unknown

h. Has the property been surveyed? [] YES [x] NO [] UNKNOWN If YES, is the survey available? [] YES [] NO

i. Has the soil been tested? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

j. Has a percolation test been done? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

k. Has a test pit been done? [] YES [x] NO [] UNKNOWN If YES, are the results available? [] YES [] NO

l. Have you subdivided the property? [] YES [x] NO [] UNKNOWN

m. Are there any local permits? [] YES [x] NO [] UNKNOWN Please explain:

n. Are there attachments explaining any of the above? [] YES [x] NO [] UNKNOWN

o. Septic/Design plan available? [] YES [x] NO [] UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) [] YES [x] NO If YES, please explain:

9. ADDITIONAL INFORMATION:

Seller has never been to or seen property before and has limited information. Seller encourages buyer to verify any info they deem necessary.

10. NOTE 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. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS

BH / []

BUYER(S) INITIALS

[] / []

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SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:
SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

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dotloop verified
11/26/25 10:13 AM MST
BDGL-4ACQ-ETUG-CK5G

SELLER DATE

SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER DATE

BUYER DATE