

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Storage Vehicles & Trailers	P	P	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	N	N	N	N
Veterinary Clinics, Boarding Kennels	P	N	N	N	E	N
Warehousing/self-storage-Exterior	E	N	N	N	N	N
Warehousing/self-storage-Interior	P	P	N	N	E	N
Industrial Uses:						
Accessory Building/Use	P	P	P	P	P	P
Blast Furnaces	N	N	N	N	N	N
Fertilizer Plants	N	N	N	N	N	N
Manufacturing - Heavy	N	P	N	N	N	N
Municipal Solid Waste Transfer Station	N	P	N	N	N	N
Petroleum & Propane Gas Bulk Storage Fac.	E	P	N	N	N	N
Processing of Ammonia, Chlorine Petroleum or Explosives	N	N	N	N	N	N
Rendering Plants	N	N	N	N	N	N
Salvage/Junkyards including automobile, truck, bus, machinery, metal	N	P	N	N	E	N
Slaughter Houses	N	N	N	N	N	N
Smelters	N	N	N	N	N	N
Storage Vehicles & Trailers	P	P	N	N	N	N
Tanneries	N	N	N	N	N	N
Treated Soils (add'l SE criteria Art 13)	E	E	E	E	E	E
Truck Terminal	E	P	N	N	N	N
Institutional Uses:						
Accessory Building/Use	P	P	P	P	P	P
Assisted Living Facility	E	N	N	N	E	E
Cemeteries, Private Burial Grounds, and Burials on Private Property	N	N	N	N	P	N
Churches	N	N	P	P	P	P
Fraternal & Social Clubs, Halls	N	N	P	P	P	P
Hospitals/Clinics	P	N	N	N	E	P
Licensed Day Care Facilities	P	P	P	P	P	P
Nursing & Convalescent facilities	P	N	N	N	E	P
Schools, Public & Private	N	N	P	P	P	P
Residential Uses:						
Accessory Dwelling Unit	N	N	P	E	P	P
Accessory Building/Use	P	P	P	P	P	P
Agricultural Animals (Lots 3 acres & larger)	E	E	P	P	P	E
Agricultural Animals (Lots less than 3 acres)	E	E	E	E	E	E
Agriculture, Forestry Management	P	P	P	P	P	P
Bed & Breakfast Establishment	P	N	E	E	E	E
Open Space Development	N	N	P	P	P	P
Open Space Development (Parent Tract Under 10 Acres)	N	N	N	N	N	E
Dwelling - Multi-Family	N	N	P	N	N	P
Dwelling - Single Family	N	N	P	P	P	P
Dwelling - Single Family-Subordinate To Non-Residential Use	CU	CU	N	N	N	N
Dwelling - Two Family	N	N	P	N	P	P

	Commercial	Industrial	Residential Multi-Family	Residential Single Family	Rural	Village
Half-way House	E	N	N	N	N	E
Home Occupations	P	P	P	P	P	P
Lodging House	N	N	E	E	E	E
Manufactured Housing-Dwelling (outside of approved park or approved subdivision)	N	N	N	N	N	N
Manufactured Housing Parks & Subdivisions	N	N	P	N	P	N
Shared-homes, Group-living Units	P	N	N	N	E	P

Nonconforming Uses

REFER TO ARTICLE 11

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



TO BE COMPLETED BY SELLER

1. **SELLER:** CJM Industries LLC
2. **PROPERTY LOCATION:** US ROUTE 3 Belmont NH 03220
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 _____
- b. INSTALLATION: Location: _____ Installed By: _____
Date of Installation: _____ What is the source of your information? _____
- c. USE: Number of Persons currently using the system: _____
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 _____
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? _____
- f. COMMENTS: _____

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: _____
- 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 None
Tank Size ☐ 500 Gal. ☐ 1,000 Gal. ☐ Unknown ☐ Other _____
Tank Type ☐ Concrete ☐ Metal ☐ Unknown ☐ Other _____
Location: _____ ☐ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? ☐ Yes ☐ No Comments: _____
- d. LEACH FIELD: ☐ Yes ☐ No ☒ Other None
IF YES: Size _____ Location: _____ ☐ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? ☐ Yes ☐ No
Comments: _____
- 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: _____
- f. COMMENTS: _____

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

SELLER(S) INITIALS

[Signature]

BUYER(S) INITIALS

[Signature]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: US ROUTE 3 Belmont NH 03220

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 ☐ 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): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? ☐ Yes ☐ No Comments: _____

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

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

Comments: _____

8. GENERAL INFORMATION

a. Is this property subject to Association fees? ☐ YES ☒ NO ☐ 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 ☐ 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 ☒ 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 ☐ 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 ☒ NO ☐ UNKNOWN

If YES, Explain: _____

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

h. Has the property been surveyed? ☒ YES ☐ NO ☐ UNKNOWN If YES, is the survey available? ☒ YES ☐ NO

i. Has the soil been tested? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☐ YES ☐ NO

j. Has a percolation test been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☒ YES ☐ NO

k. Has a test pit been done? ☒ YES ☐ NO ☐ UNKNOWN If YES, are the results available? ☒ YES ☐ NO

l. Have you subdivided the property? ☐ YES ☒ NO ☐ UNKNOWN

m. Are there any local permits? ☐ YES ☒ NO ☐ UNKNOWN Please explain: _____

n. Are there attachments explaining any of the above? ☒ YES ☐ NO ☐ UNKNOWN

o. Septic/Design plan available? ☐ YES ☒ NO ☐ UNKNOWN

p. 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: _____

9. ADDITIONAL INFORMATION:

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

BUYER(S) INITIALS

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

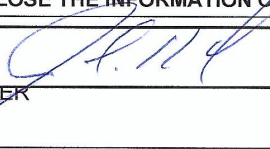


TO BE COMPLETED BY SELLER

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.


SELLER
7.26.23
DATE


SELLER
7.26.23
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

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 FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM 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 FIRM PROMPTLY IN WRITING.

1. **SELLER:** James L and Carey J McCloud
2. **PROPERTY LOCATION:** 45 Westview Drive Belmont NH 03220
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** ☐ Yes ☐ No
4. **SELLER:** ☐ has ☒ has not occupied the property for 4 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 yard
Installed By: unknown Date of Installation: unknown
What is the source of your information?
- c. **USE:** Number of persons currently using the system: 4
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
If YES to any question, please explain in Comments 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 Community/Shared: ☐ Yes ☐ No
Private: ☒ Yes ☐ No ☐ Unknown
Septic Design Available: ☐ 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
Tank Size Gal. ☒ Unknown ☐ Other
Tank Type ☐ Concrete ☐ Metal ☒ Unknown ☐ Other
Location: back yard ☐ Location Unknown Date of Installation:
Date of Last Servicing: 2021 Name of Company Servicing Tank: unknown
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments:

SELLER(S) INITIALS

[Handwritten initials]

BUYER(S) INITIALS

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Westview Drive Belmont NH 03220

d. LEACH FIELD: ☒ Yes ☐ No ☐ Other _____
IF YES, Location: back yard Size: _____ ☒ Unknown
Date of installation of leach field: unknown Installed By: unknown
Have you experienced any malfunctions? ☐ Yes ☒ No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? ☐ Yes ☒ No ☐ Unknown
IF YES, has a septic system evaluation been done within 180 days? ☐ Yes ☐ No ☐ Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	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? ☐ 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 past or present problems such as leakage, etc? ☐ Yes ☐ No

Comments: _____

If tanks are no longer in use, have the tanks been removed? ☐ Yes ☐ No ☐ Unknown

Comments: _____

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 the roofing shingles? ☐ Yes ☐ No ☒ Unknown

In flooring tiles? ☐ Yes ☐ No ☒ Unknown

Other ☐ 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 app _____

Has the property been tested since remedial steps? ☐ Yes ☐ No

Are test results available? ☐ Yes ☐ No

Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Westview Drive Belmont NH 03220

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:

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 any other hazardous materials? ☐ Yes ☒ No

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, Explain: _____

What is your source of information? _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

☐ Yes ☒ No ☐ Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

☐ Yes ☒ No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? ☐ Yes ☒ No

If YES, Explain: _____

e. 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 ☒ NO ☐ UNKNOWN If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown

Comments: _____

g. Has the property been surveyed? ☒ Yes ☐ No ☐ Unknown If YES, By: _____

If YES, is survey available? ☒ Yes ☐ No ☐ Unknown

h. How is the property zoned? RS

i. Heating System Age: unknown Type: oil/FHW Fuel: oil Tank Location: basement

Owner of Tank: private

Annual Fuel Consumption: unknown Price: _____ Gallons: _____

Date system was last serviced and by whom? 2023 - MJA Associates

Secondary Heat Systems: electric

Comments: _____

j. Roof Age: unknown Type of Roof Covering: asphalt

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

BUYER(S) INITIALS

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Westview Drive Belmont NH 03220

- k. Foundation/Basement: ☒ Full ☐ Partial ☐ Other: _____ ☐ Type: _____
Moisture or leakage _____
Comments: _____
- l. Chimney(s) How Many? 1 Lined? unknown Last Cleaned: unknown Problems? unknown
Comments: _____
- m. Plumbing Type: mixed Age: _____
Comments: _____
- n. Domestic Hot Water: Age: unknown Type: off boiler Gallons: _____
- o. Electrical System: # of Amps 200 ☒ Circuit Breakers ☐ Fuses
Comments: _____
Solar Panels: ☐ Leased ☐ Owned If leased, explain terms of agreement: _____
Comments: _____
- p. Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No
If Yes, please explain: _____
- q. Pest Infestation: Are you aware of any past or present pest infestations? ☐ Yes ☒ No Type: _____
Comments: _____
- r. 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: _____
- s. Air Conditioning: Type: none Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. Pool: Age: none Heated: ☐ Yes ☐ No Type: _____ Last Date of Service: _____
By Whom: _____
- u. Generator: Portable: ☐ Yes ☒ No Whole House: ☐ Yes ☐ No Kw/Size: _____ Last Date of Service: _____
If Portable: ☐ Included ☐ Negotiable
Comments: _____
- v. Internet: Type Currently Used at Property: Breezeline
- w. Other (e.g. Alarm System, Irrigation System, etc.) none
Comments: _____

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. 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

[Signature]

BUYER(S) INITIALS

[Signature]

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



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 45 Westview Drive Belmont NH 03220

10. **ADDITIONAL INFORMATION**

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

☐ Yes ☒ No

b. ADDITIONAL COMMENTS:

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.

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

SELLER [Signature] DATE 7.26.25

SELLER [Signature] DATE 7/26/25

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 _____

SELLER(S) INITIALS [Signature] [Signature]

BUYER(S) INITIALS _____

**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: 45 Westview Drive Belmont NH 03220

LEAD WARNING STATEMENT

Every purchaser of any interest in residential 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

(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).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(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 Acknowledgement (initial)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(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

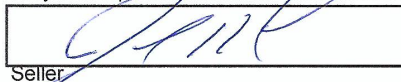
(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

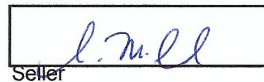
Agent's Acknowledgement (initial)

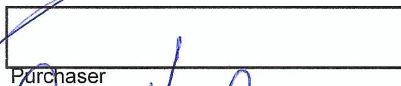
(f) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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.

 7-26-25
Seller Date

 7-26-25
Seller Date


Purchaser Date

Purchaser Date

 7/26/2026
Agent Date

Agent Date

CURRENT OWNER										CURRENT ASSESSMENT										1503 BELMONT, NH	
CJM INDUSTRIES LLC										CJM INDUSTRIES LLC											
PO BOX 5367										4 Rolling											
MANCHESTER NH 03108										1 Paved											
BMSI # 0013811										SEWER E											
PICK UP/D																					
CST W/O																					
MAP CHA																					
GIS ID																					
201-016-000-000										Assoc Pld#											
RECORD OF OWNERSHIP										BR/TO/LPAGE SALE DATE QU IN/ SALE PRICE VC											
CJM INDUSTRIES LLC										3442 0508 08-20-2021 Q V 499,000 00											
COSMER TRSTE, ODILON A.										2850 0031 05-20-2013 U V 0 1											
COSMER, ODILON A.										0 0 12-02-2013 U V 0 1											
COSMER, ODILON A & MONIQUE T.										2097 0737 10-01-2004 U V 0 1A											
COSMER, MONIQUE T.										0 0 0 1											
Year Code										Total										494,600	
EXEMPTIONS										OTHER ASSESSMENTS											
Description										Description											
Amount										Number										Amount	
Code										Code										Comm Rtr	
Total										0.00											
NBD										NBD Name										B	
2003										B										Training	
2000 ABATEMENT DENIED.										NOTES											
2000 REVIEW - NO CHANGE IN VALUE										SITE											
LAND ADJ - VIEW										51/3 YACANT FOR SALE											
07 RWVS ADJD INFLUENCE FACTOR ON LAND										422 LOT CLEARED											
ADJD COND FACTOR ON REAR & FRONTAGE																					
08 ABTMT ADJUSTED COND FACTOR ON COMM																					
Permit ID										BULLDOG PERMIT RECORD											
Issue Date										Description											
Type										Amount										1/15 Date Comp	
Comments										Date Comp											
B Use Code										Description											
Zone										Land Units											
Land Type										Unit Price										I Factor	
1 3900 DEVEL LAND										87,120 SF										1.75	
1 3900 DEVEL LAND										6,200 AC										1.00000	
1 3900 DEVEL LAND										150,000 FF										0.00	
Total Land Units										8,2000										AC	
Parcel Total Land Area										8,2000										AC	
Total Land Value										494,600											

CONSTRUCTION DETAIL										CONSTRUCTION DETAIL (CONTINUED)										
Element	Cd	Description	Element	Cd	Description															
Style: 99		Vacant Land																		
Model: 00		Vacant																		
Grade:																				
Stories:																				
Occupancy:																				
Exterior Wall 1																				
Exterior Wall 2																				
Roof Structure:																				
Roof Cover:																				
Interior Wall 1																				
Interior Wall 2																				
Interior Flr 1																				
Interior Flr 2																				
Heat Fuel:																				
Heat Type:																				
AC Type:																				
Total Bedrooms																				
Total Full Baths																				
Total Half Baths																				
Total Xtra Fixts																				
Total Rooms:																				
Bath Style:																				
Kitchen Style:																				
Loc Adj:																				
WFGH																				
Color																				
OB - OUTBUILDING & YARD ITEMS(D) / XF - BUILDING EXTRA FEATURES(B)																				
Code	Description	U/B	Units	Unit Price	Yr Bld	Contl Cd	% Good	Grade	Grade Adj	Appl. Value										
BUILDING SUB-AREA SUMMARY SECTION																				
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprct Value														
TI Gross Liv / Lease Area							0	0	0	0	0									

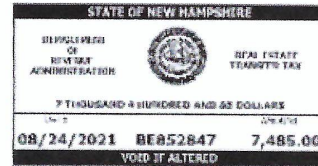
No Sketch

E # 2112466 08/24/2021 08:40:54
Book 3442 Page 508 Page 1 of 2
Register of Deeds, Belknap County

Judith A. McHath



Return to:
CJM Industries LLC
PO Box 5367
Manchester, NH 03108



\$7485 TJ.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Suzanne Arena and Nicole M. Cormier, Trustees of the Odilon A. Cormier Revocable Trust of 2004, under trust agreement dated October 1, 2004, with a mailing address of 5 Leavitt Road, Sanbornton, NH 03269, for consideration paid grant to CJM Industries LLC, a New Hampshire limited liability company, with a principal place of business of PO Box 5367, Manchester, NH 03108, with WARRANTY COVENANTS:

A certain tract or parcel of land with any buildings thereon situated in Belmont, in the County of Belknap and the State of New Hampshire, bounded and described as follows:

Beginning on the easterly side of the highway leading from Laconia to Winnisquam (known as the Daniel Webster Highway) at the corner of land formerly of H. B. Caldon, now said to be land of the St. Francis Home for the Aged; thence running southwesterly on said highway twenty-four (24) rods ten (10) links to land formerly of W. L. Melcher, now said to be one of DeMark; thence running southerly and easterly on said land formerly of Melcher, now said to be of DeMark, to said land formerly of Caldon, now said to be of the St. Francis Home for the Aged; thence turning and running westerly on said land formerly of Caldon, now said to be of the St. Francis Home for the Aged, to the bound begun at.

Reference may also be made to a plan entitled "Plan of Odilon A. Cormier Property, Belmont, N.H." dated July 1963 prepared by Harold E. Johnson, L.S., recorded on May 21, 1979 in Plan Book 76, Page 42 of the Belknap County Registry of Deeds.

Meaning and intending to describe and convey the same premises conveyed to Odilon A. Cormier, Trustee of the Odilon A. Cormier Revocable Trust of 2004 by Warranty Deed dated May 20, 2013 with the Belknap County Registry of Deeds at Book 2850, Page 0031.

The property is not subject to homestead rights.

Executed this 20th day of August, 2021.

THE ODILON A. CORMIER REVOCABLE
TRUST OF 2004

Suzanne Arena, Trustee

By: Suzanne Arena

Its: Trustee

Duly Authorized

Nicole M. Cormier, Trustee

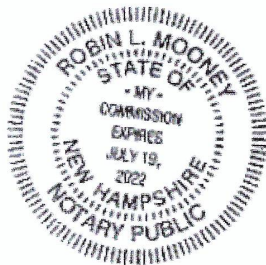
By: Nicole M. Cormier

Its: Trustee

Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

On this the 20th day of 2021, before me, the undersigned officer, personally appeared the above-named Suzanne Arena and Nicole Cormier, in their capacity as Trustees of The Odilon A. Cormier Revocable Trust of 2004, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained as their voluntary act and deed and in the aforementioned capacity.



Robin L. Mooney
Justice of the Peace/Notary Public
My commission expires:

E # 2114372 09/27/2021 10:48:59
Book 3452 Page 126 Page 1 of 2
Register of Deeds, Belknap County

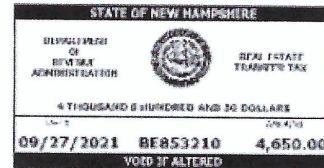
Judith A. McHath



Return To:
James L. McLoud and Carey J. McLoud
45 Westview Drive
Belmont, NH 03220

Transfer Tax: \$

4650.00



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, **Jeannette R. Giguere**, unmarried, with a mailing address of 45 Westview Drive, Belmont, NH 03220, for consideration paid grant(s) to **James L. McLoud and Carey J. McLoud**, as joint tenants with rights of survivorship, with a mailing address of P.O. Box 5367, Manchester, NH 03108, with WARRANTY COVENANTS:

A certain piece or parcel of land located on Westview Drive in Belmont, County of Belknap and State of New Hampshire and being the property entitled "DeMark" on plan entitled Property of Vanus & Irene DeMark, Lot 42, Map 7, Belmont, N.H., 10-30-77 by R. B. Crimmin, recorded in the Belknap County Registry of Deeds, Book 726, Page 174, and being more particularly bounded and described as follows:

Beginning at an iron pin set in the ground at a fence which marks the boundary of Westview Drive and the State of New Hampshire right-of-way;

Thence proceeding as shown on said plan a distance of 120 feet along the boundary of Westview Drive;

Thence turning a 90° angle as shown on said plan and proceeding along the northerly boundary of said Westview Drive a distance of 120 feet to land of Crimmin;

Thence turning and proceeding north along the boundary of Crimmin land a distance of 68.8 feet to a stone wall which marks the boundary of land of Cormier;

Thence turning to the right and proceeding in an easterly direction along said stone wall a distance of 551.7 feet to a marker at the intersection of said stone wall;

Thence turning and proceeding on an angle to the right along the extension of said wall as shown on said plan a distance of 333 feet to the said State of New Hampshire right-of-way fence;

Thence turning and proceeding along the said fence which marks the State of New Hampshire right-of-way a distance of 489 feet to a stone marker set in the ground;

Thence turning slightly to the right and continuing along said fence a distance of 225 feet to the pin which marks the point of beginning.

Said parcel of land consisting of 3.67 acres, more or less.

Meaning and intending to describe and convey the same premises as conveyed to Jeannette R. Giguere, surviving joint tenant, by virtue of a deed to Donald E. Giguere and Jeannette R. Giguere dated July 21, 1978 recorded in the Belknap County Registry of Deeds at Book 749, Page 430. Donald E. Giguere died on October 11, 2002, see death certificate recorded in said Registry at Book 2083, Page 949.

The grantor(s) hereby release all rights of homestead in the above-described property.

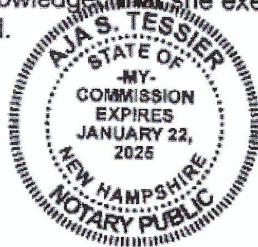
Executed this 24th day of September, 2021.



Jeannette R. Giguere by Donna M.
Alexander, her Attorney in Fact

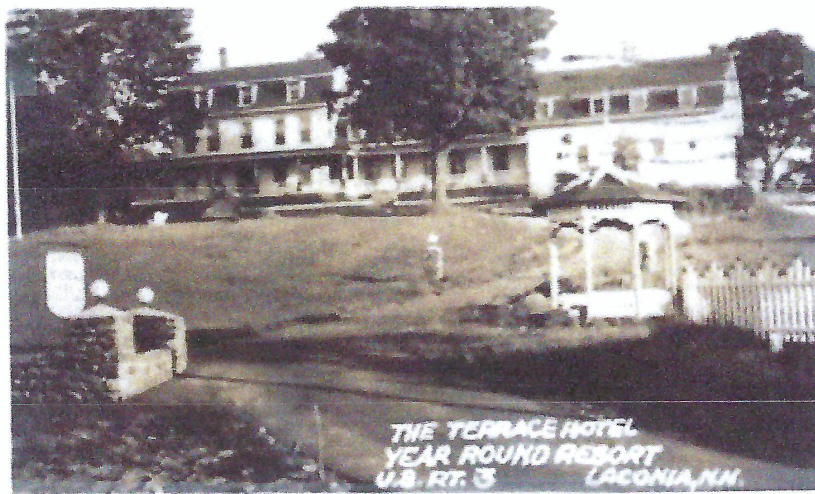
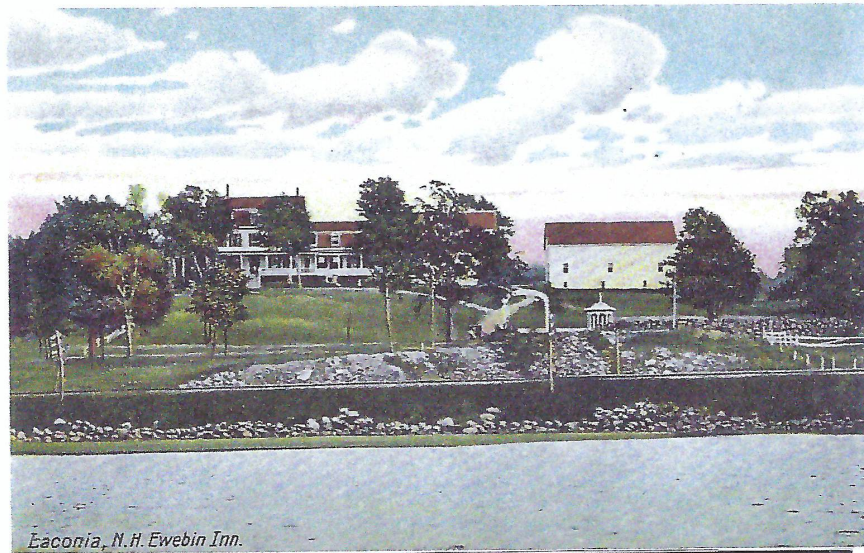
State of New Hampshire
County of Merrimack

Personally appeared the above named Donna M. Alexander, Attorney in Fact For Jeannette R. Giguere, before me this 24th day of September, 2021, 2021, known to be the person whose name is subscribed to the foregoing instrument and acknowledged ~~that~~ she executed the same for the purposes therein contained.





Notary Public/Justice of the Peace
My Commission Expires:

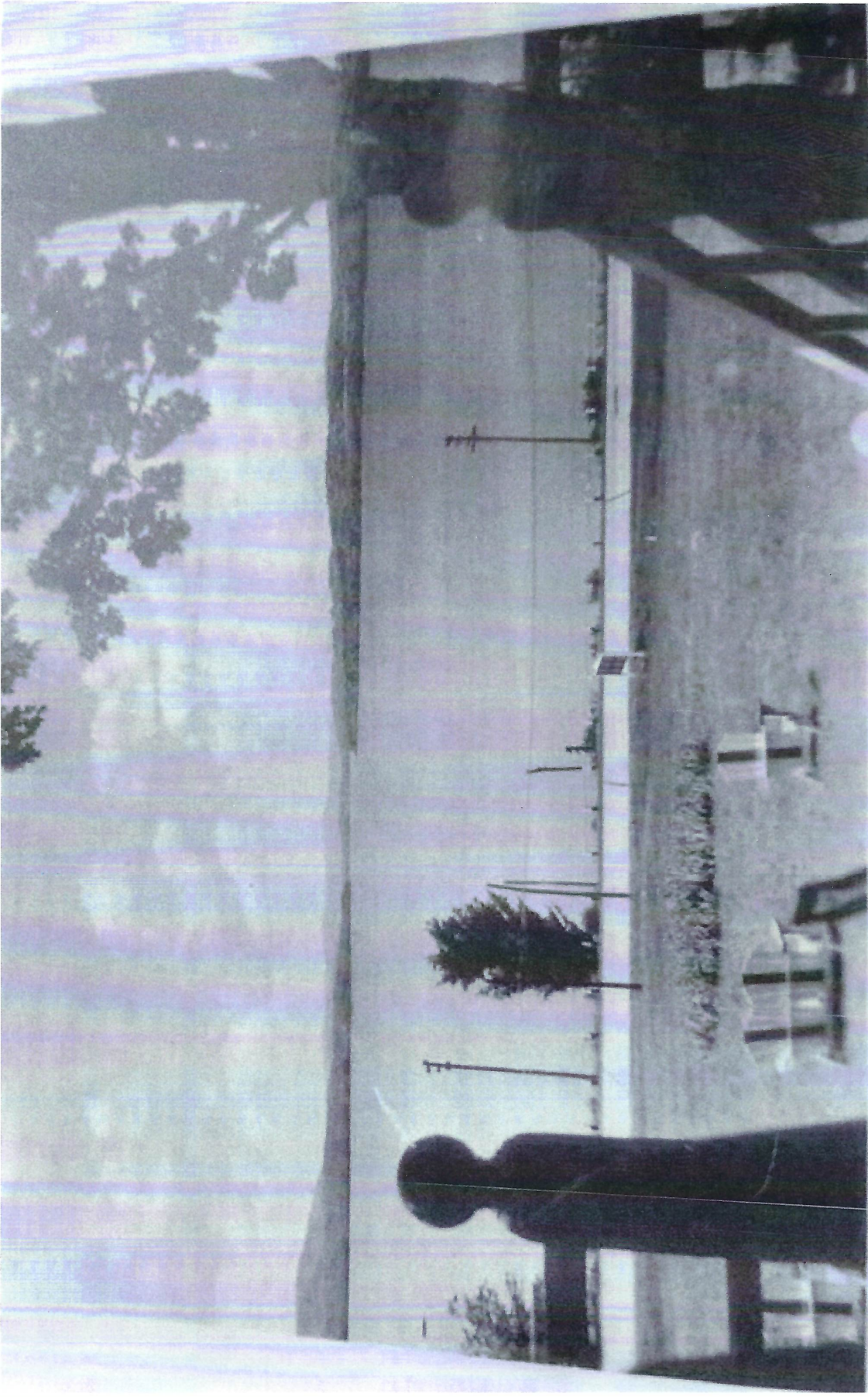




Belmont
Bay View House, Laconia, N. H.

Located on the Daniel Webster Highway (State Route 3) adjacent to the Laconia town line, the Bay View Hotel was established by Stephen Taylor and constructed in 1869. His son Edward was a major benefactor of the Laconia Home for the Aged, now known as the Taylor Community. In 1940, the Bay View Hotel was renamed Terrace Hotel, operating until 1960 when it was closed. In 1963, contents were auctioned, and the building was destroyed by a controlled burn shortly after.

1850. The property was later owned by Brock and Etta Belle Dearborn. Etta became librarian and held the position for 20 years. In 1951, Harold and Isabella Reed purchased the property. Harold was the road agent for 26 years, from 1957 to 1983. This building still stands today.



Lake Winnesquam from "The Terrace", Laconia, New Hampshire

