

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:** Spring Board Properties, LLC

2. **PROPERTY LOCATION:** 19 F Street, Hampton, NH 03842

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 15 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: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 14
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: Town supplied water

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: _____ Location Unknown Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
Comments: _____

SELLER(S) INITIALS / BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: Yes No Other Town Sewer
IF YES, Location: _____ Size: _____ 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 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. <u>INSULATION</u> | <u>LOCATION</u> | <u>Yes</u> | <u>No</u> | <u>Unknown</u> | <u>If YES, Type</u> | <u>Amount</u> | <u>Unknown</u> |
|----------------------|-----------------|-------------------------------------|--------------------------|--------------------------|---------------------|---------------|--------------------------|
| | Attic or Cap | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fiberglass | R38 | <input type="checkbox"/> |
| | Crawl Space | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fiberglass | R19 | <input type="checkbox"/> |
| | Exterior Walls | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | FiberglassFiberg | R15 | <input type="checkbox"/> |
| | Floors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | R19 | <input type="checkbox"/> |
| | _____ | <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 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 _____ / _____

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PROPERTY LOCATION: 19 F Street, Hampton, NH 03842

- 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: Zone AE
- 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?** BS Business Seasonal / Special Commercial
- i. Heating System Age:** _____ **Type:** _____ **Fuel:** _____ **Tank Location:** _____
 Owner of Tank: _____
 Annual Fuel Consumption: _____ Price: _____ Gallons: _____
 Date system was last serviced and by whom? _____
 Secondary Heat Systems: _____
 Comments: Apartments 1, 2, 4 have baseboard electric heat with natural gas available. Apartment 3 has natural gas`
- j. Roof Age:** 6 **Type of Roof Covering:** 40 year architectural
 Moisture or leakage: No
 Comments: _____

SELLER(S) INITIALS  /  BUYER(S) INITIALS /

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k. Foundation/Basement: Full Partial Other: _____ Type: Block
Moisture or leakage: No
Comments: _____

l. Chimney(s) How Many? 1 Lined? Yea Last Cleaned: _____ Problems? No
Comments: _____

m. Plumbing Type: Copper and Pecx Age: Various
Comments: _____

n. Domestic Hot Water: Age: 2 Type: On Demang Gas Gallons: _____

o. Electrical System: # of Amps 100 and 100 amp 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: Window Age: 2 years Date Last Serviced and by whom: _____
Comments: _____

t. Pool: Age: _____ 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: Comcast

w. Other (e.g. Alarm System, Irrigation System, etc.) N/A
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  
© 2024 NEW HAMPSHIRE ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. FOR USE BY NHAR REALTOR® MEMBERS ONLY. ALL OTHER USE PROHIBITED 9.2024
dotloop verified

BUYER(S) INITIALS _____

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PROPERTY LOCATION: 19 F Street, Hampton, NH 03842

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).

David W. MacArthur
SELLER
dotloop verified
09/06/25 7:27 PM EDT
7ACE-Q17D-UQXJ-MJYZ
DATE

John MacArthur
SELLER
dotloop verified
09/07/25 8:38 PM EDT
ZJZH-YDZN-EGHJ-FTFK
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

SELLER(S) INITIALS *DWM* *JM*

BUYER(S) INITIALS

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



New Hampshire Association of REALTORS® Standard Form

1. SELLER: Spring Board Properties, LLC

2. PROPERTY LOCATION: 19 F Street, Hampton, NH 03842

3. GENERAL INFORMATION:

a. Number of city/town approved units: Four

b. Number and type of appliances included in sale: 4 gas or electric stoves, 4 refrigerators, 4 microwaves

c. Number and location of washer / dryer hookups: 2 washer and 2 gas dryer hookups in the basement

d. Number and type of electrical service entrances: 100 and 200 amp services

e. Number and type of heating systems (note ages): Apts 1, 2 and 4 electric baseboard under 4 years old. Apart 3 natural gas

f. Any rented water heaters, burners or other equipment or appliances? Yes No If yes, please explain: _____

g. Any other leases or contracts for services on the building? Yes No If yes, please specify: _____

h. Is a municipal certificate of compliance required? Yes No If yes, list date of expiration: TDB

i. Are there any outstanding state or local lead based paint abatement orders or code enforcement orders? No
If yes, please explain: _____

j. Smoke detectors: Locations bedrooms and CO outside bedroom doors Hard-wired? Yes No

4. RENT SCHEDULE:

Table with 9 columns: Unit #, Lease (Y/N) or Vacant?, Length of Tenancy, Lease Expires?, Monthly Rent (See Below), Is Rent Current?, Amount of Security Deposit, Tenant Pays (Check) See Legend Below, Landlord Pays (Check) See Legend Below. Rows 1-4 contain data for units 1, 2, 3, and 4.

Monthly Rent: If vacant please enter most recent rent.

Legend: H = Heat, HW = Hot Water, E = Electric, W = Water, S = Sewer

Have any tenants given notice or have you served notices to quit or started eviction proceedings against any tenants? No

Comments:

Trypcal vacation property rental. Monthly rentals in the off season and weekly rentals in the summer.

SELLER(S) INITIALS

Handwritten initials and digital signatures for seller(s)

BUYER(S) INITIALS

Empty boxes for buyer(s) initials

MULTIFAMILY PROPERTY DISCLOSURE RIDER
(To be used in conjunction with Property Disclosure - Residential)



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PROPERTY LOCATION: 19 F Street, Hampton, NH 03842

5. ADDITIONAL PROPERTY INCOME (laundry, storage, garage rental, etc.): 0

6. EXPENSE INFORMATION:

- a. Annual real estate taxes and year: 10018
- b. Annual hazard insurance: 0
- c. Annual snow removal expense: 0
- d. Annual lawn mowing, yard maintenance expense: 0
- e. Annual fuel consumption paid by landlord: # Gallons, cu.ft.: _____ Cost: _____
- f. Annual electric costs paid by landlord: _____
- g. Annual trash removal expense: 0
- h. Annual water/sewer expenses paid by landlord: _____
- i. Other expenses: _____

7. ADDITIONAL INFORMATION:

- a. Attachment regarding expenses, rents, lease information or additional information? Yes No
- b. Additional comments:

Property Insurance - \$5,224
 Utilities \$17,166
 NH Grab and Steal Tax \$2,548
 Cleaning Fees \$3,724
 Repairs and Maintenance \$8,601
 Supplies \$4,776

8. ACKNOWLEDGEMENTS:

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David W. MacArthur
 dotloop verified
 09/06/25 7:27 PM EDT
 T16L-HSLO-0AJG-GI2F
 SELLER DATE

John MacArthur
 dotloop verified
 09/07/25 8:38 PM EDT
 R1WQ-74NN-7FYE-06JG
 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

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: 19 F Street, Hampton, NH 03842

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.

| | |
|---------------------------|---|
| <i>David W. MacArthur</i> | dotloop verified 09/06/25 7:29 PM EDT XC7P-LOWJ-KCU6-OICN |
| Seller | Date |

| | |
|-----------------------|---|
| <i>John MacArthur</i> | dotloop verified 09/07/25 8:38 PM EDT AZRO-UNX2-US8M-AWJN |
| Seller | Date |

| | |
|-----------|------|
| | |
| Purchaser | Date |

| | |
|-----------|------|
| | |
| Purchaser | Date |

| | |
|------------------------|---|
| <i>Kirstin Fleming</i> | dotloop verified 09/05/25 4:34 PM EDT 8HJQ-Y0LT-WDFZ-3WVU |
| Agent | Date |

| | |
|-------|------|
| | |
| Agent | Date |

19 F ST

Location 19 F ST

Mblu 287/ 36/ / /

Acct# 7691

Owner SPRING BOARD PROPERTIES, LLC

Municipality

Assessment \$779,000

Appraisal \$779,000

PID 7691

Building Count 3

Wetlands Permit

Lot Type

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$307,600 | \$471,400 | \$779,000 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$307,600 | \$471,400 | \$779,000 |

Owner of Record

Owner SPRING BOARD PROPERTIES, LLC
Co-Owner
Address 4 CONSTABLE RD
DURHAM, NH 03824

Sale Price \$360,000
Certificate
Book & Page 5306/1528
Sale Date 04/13/2012
Instrument 00

Ownership History

| Ownership History | | | | | |
|------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| SPRING BOARD PROPERTIES, LLC | \$360,000 | | 5306/1528 | 00 | 04/13/2012 |
| L J P INC | \$250,000 | | 3789/0364 | 00 | 06/21/2002 |
| BOSTON, HENRY W JR/DONNA J | \$137,000 | | 3158/2730 | 00 | 06/04/1996 |

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,422
Replacement Cost: \$262,276
Building Percent Good: 70
Replacement Cost Less Depreciation: \$183,600

Building Attributes

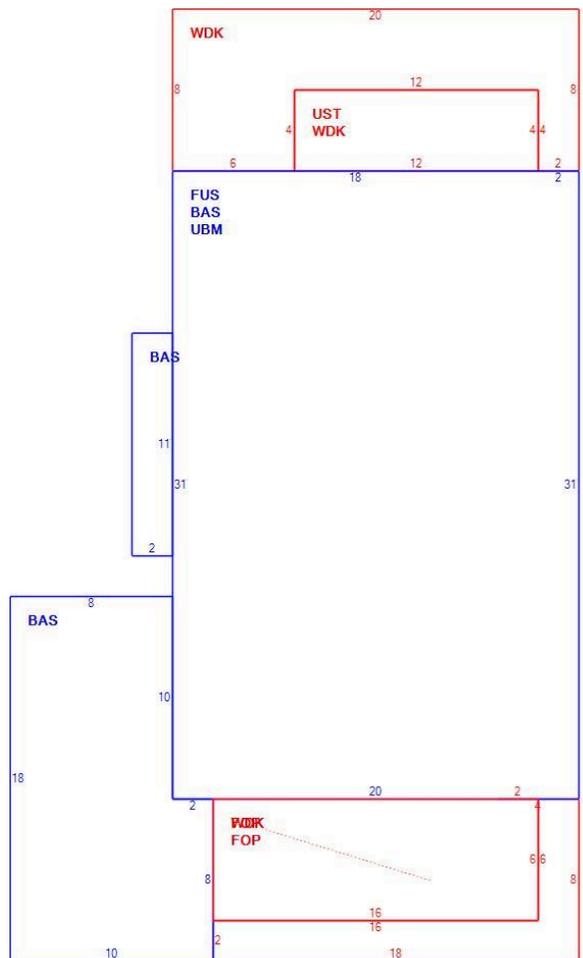
| Field | Description |
|--------------------|----------------|
| Style: | 2 Family |
| Model | Residential |
| Grade: | Average |
| Stories: | 2 Stories |
| Occupancy | 2 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F GlS/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | Inlaid Sht Gds |
| Heat Fuel | Oil |
| Heat Type: | Forced Air-Duc |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 8 Rooms |
| Bath Style: | Modern |
| Kitchen Style: | Modern |
| MHP | |

Building Photo



(<https://images.vgsi.com/photos2/HamptonNHPhotos/\00\01\58\75.jpg>)

Building Layout



(ParcelSketch.ashx?pid=7691&bid=7760)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 802 | 802 |
| FUS | Upper Story, Finished | 620 | 620 |

| | | | |
|-----|------------------------------|-------|-------|
| FOP | Porch, Open, Framed | 144 | 0 |
| UBM | Basement, Unfinished | 620 | 0 |
| UST | Utility, Storage, Unfinished | 48 | 0 |
| WDK | Deck, Wood | 256 | 0 |
| | | 2,490 | 1,422 |

Building 2 : Section 1

Year Built: 1920
Living Area: 648
Replacement Cost: \$95,441
Building Percent Good: 70
Replacement Cost Less Depreciation: \$66,800

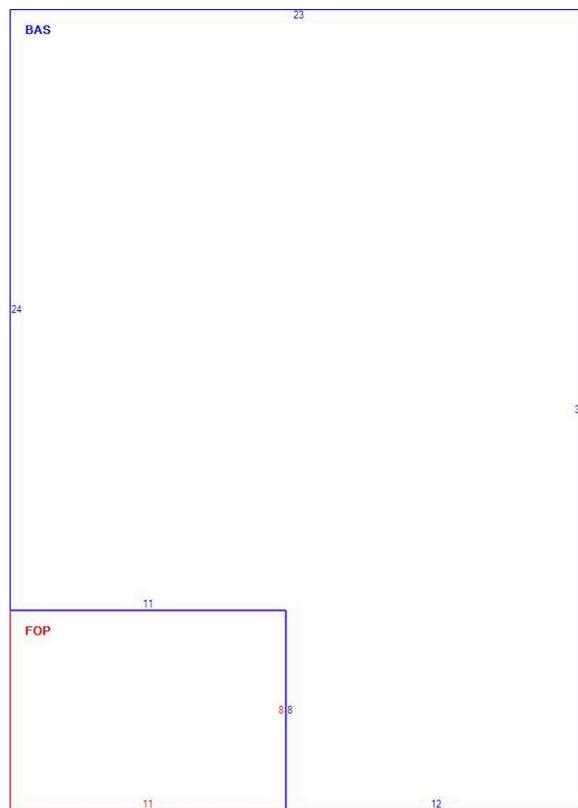
Building Photo



(<https://images.vgsi.com/photos2/HamptonNHPhotos/\00\01\16\01.jpg>)

| Building Attributes : Bldg 2 of 3 | |
|-----------------------------------|----------------|
| Field | Description |
| Style: | Camp |
| Model | Residential |
| Grade: | Below Average |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | Plywood Panel |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | Inlaid Sht Gds |
| Heat Fuel | Gas |
| Heat Type: | Hot Air-no Duc |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 4 |
| Bath Style: | Modern |
| Kitchen Style: | Modern |
| MHP | |

Building Layout



(ParcelSketch.ashx?pid=7691&bid=102439)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| | | | |

| | | | |
|-----|---------------------|-----|-----|
| BAS | First Floor | 648 | 648 |
| FOP | Porch, Open, Framed | 88 | 0 |
| | | 736 | 648 |

Building 3 : Section 1

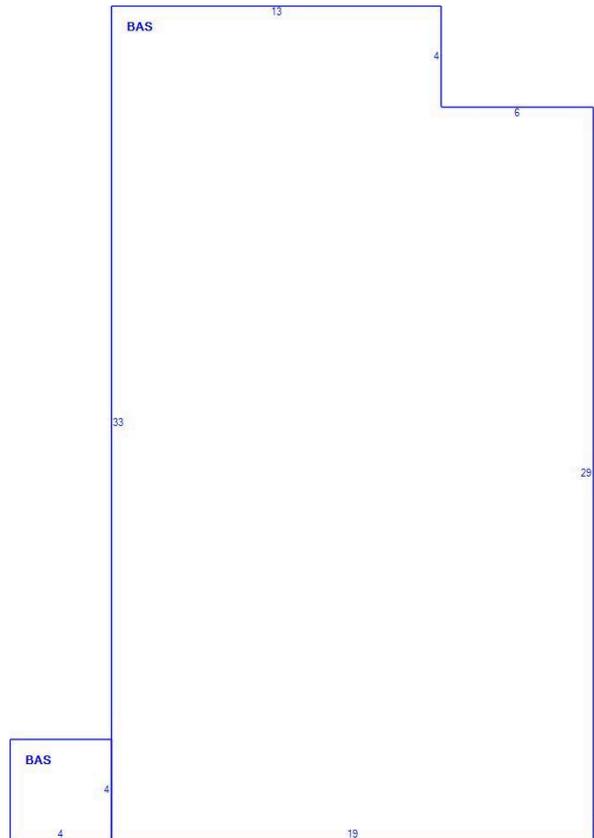
Year Built: 1920
Living Area: 619
Replacement Cost: \$77,292
Building Percent Good: 70
Replacement Cost Less Depreciation: \$54,100

Building Photo



(<https://images.vgsi.com/photos2/HamptonNHPhotos/\00\01\15\98.jpg>)

Building Layout



(ParcelSketch.ashx?pid=7691&bid=102440)

| Building Attributes : Bldg 3 of 3 | |
|-----------------------------------|----------------|
| Field | Description |
| Style: | Camp |
| Model | Residential |
| Grade: | Below Average |
| Stories: | 1 |
| Occupancy | 1 |
| Exterior Wall 1 | Vinyl Siding |
| Exterior Wall 2 | |
| Roof Structure: | Shed |
| Roof Cover | Asph/F Gls/Cmp |
| Interior Wall 1 | Drywall/Sheet |
| Interior Wall 2 | Plywood Panel |
| Interior Flr 1 | Carpet |
| Interior Flr 2 | Inlaid Sht Gds |
| Heat Fuel | Gas |
| Heat Type: | Floor/Wall Htr |
| AC Type: | None |
| Total Bedrooms: | 2 Bedrooms |
| Total Bthrms: | 1 |
| Total Half Baths: | 0 |
| Total Xtra Fixtrs: | |
| Total Rooms: | 4 |
| Bath Style: | Modern |
| Kitchen Style: | Modern |
| MHP | |

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 619 | 619 |

Extra Features

| Extra Features | <u>Legend</u> |
|----------------------------|---------------|
| No Data for Extra Features | |

Land

| Land Use | | Land Line Valuation | |
|-------------------------------|-------------------|------------------------|-----------|
| Use Code | 1090 | Size (Acres) | 0.11 |
| Description | MULTI HSES MDL-01 | Frontage | 50 |
| Zone | BS | Depth | 100 |
| Neighborhood | G | Assessed Value | \$471,400 |
| Alt Land Appr Category | No | Appraised Value | \$471,400 |

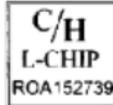
Outbuildings

| Outbuildings | | | | | | <u>Legend</u> |
|--------------|-------------|----------|-----------------|-------------|---------|---------------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| SHD1 | SHED FRAME | | | 280.00 S.F. | \$3,100 | 1 |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$307,600 | \$471,400 | \$779,000 |
| 2023 | \$199,900 | \$314,200 | \$514,100 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2024 | \$307,600 | \$471,400 | \$779,000 |
| 2023 | \$199,900 | \$314,200 | \$514,100 |



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that LJP, INC., a New Hampshire corporation having a mailing address of 31 Drinkwater Road, Hampton Falls, County of Rockingham, State of New Hampshire for consideration paid, grants to SPRING BOARD PROPERTIES, LLC, a New Hampshire limited liability company having a mailing address of 2 North Road, North Hampton, County of Rockingham, State of New Hampshire, with *WARRANTY COVENANTS*, the following described premises:

A certain parcel of land with the buildings thereon, located in Hampton, County of Rockingham, State of New Hampshire, known as Lot Number 110, Block G on Plan of Leased Lots dated June 1983 and revised March 1984 by Parker Survey Associates, Inc., recorded at Rockingham County Registry of Deeds, being also shown on said Town's Tax Assessor's records as Map 287, Lot 36 (formerly Map 110, Lot Number 110) and more particularly described as follows:

Beginning at a point at the northeasterly corner of Lot 111 on the southerly side of F Street, thence proceeding S79° 04' 59" E by and along said F Street a distance of 50.00 feet to a railroad spike set at the corner of the conveyed premises and Lot 109 as shown on said Plans; thence proceeding S 10° 50' 51" W along said Lot 109 a distance of 100.0 feet to a point at the corner of the conveyed premises and said Lot 109 and Lot 113 on said Plan; thence proceeding N 79° 04' 59" W along said Lot 113 a distance of 50.00 feet to an iron pin found at the corner of the conveyed premises and said Lot 113 and Lot 111; thence proceeding N 10° 50' 51 E along said Lot 111 a distance of 100.00 feet to the point begun at.

The described premises are subject to the covenants and restrictions contained in the deed from the Town of Hampton to Frederick T. Delaney and G. Shirley Delaney dated May 13, 1985 recorded at the Rockingham County Registry of Deeds at Book 2544, Page 2561

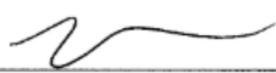
Meaning and intending to describe and hereby convey the same premises in the deed of Henry W. Boston, Jr. and Donna J. Boston to the Grantor herein dated June 21, 2002 and recorded with the said Registry of Deeds in Book 3789, Page 364.

In Witness Whereof I set my hand this 13th day of April, 2012.



Witness

LJP, INC.



By: Leo J. Poisson, Jr. – Vice President

017757

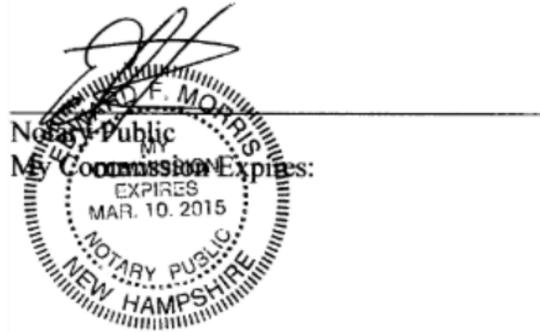
2012 APR 13 AM 11:05

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this 13th day of April, 2012, before me the undersigned officer, personally appeared Leo J. Poisson, Jr., Vice President of LJP, INC., known to me or satisfactorily proven to be the person named herein and who acknowledged that he executed the within instrument as his voluntary act and deed, for the purposes therein contained and in his said capacity.

(seal)



Bill Information

Bill Number: 2024-1-1969883
Description: 2024-1-0-2024 PROPERTY TAX
Property ID: 287-36
Owner: SPRING BOARD PROPERTIES, LLC
Address: 19 F ST
Bill Date: 5/8/2024
Due Date: 7/1/2024

| | |
|--------------|------------|
| Bill Amount: | \$4,537.00 |
| Interest: | \$0.00 |
| Costs: | \$0.00 |
| Total: | \$4,537.00 |
| Payments: | \$4,537.00 |
| Balance Due: | \$0.00 |

Details

| Description | Date | Tax Year | Period | Amount |
|--|-----------|----------|--------|--------------|
| Property Tax | 5/8/2024 | 2024 | 1 | \$4,537.00 |
| Principal Check-SPRING BOARD PROPERTIES, LLC | 6/25/2024 | 2024 | 1 | (\$4,537.00) |

Bill Information

Bill Number: 2024-2-2037991
Description: 2024-2-0-2024 PROPERTY TAX
Property ID: 287-36
Owner: SPRING BOARD PROPERTIES, LLC
Address: 19 F ST
Bill Date: 11/1/2024
Due Date: 12/12/2024

| | |
|--------------|------------|
| Bill Amount: | \$5,481.00 |
| Interest: | \$0.00 |
| Costs: | \$0.00 |
| Total: | \$5,481.00 |
| Payments: | \$5,481.00 |
| Balance Due: | \$0.00 |

Details

| Description | Date | Tax Year | Period | Amount |
|--|-----------|----------|--------|--------------|
| Property Tax | 11/1/2024 | 2024 | 2 | \$5,481.00 |
| Principal Check-SPRING BOARD PROPERTIES, LLC | 12/3/2024 | 2024 | 2 | (\$5,481.00) |

Bill Information

Bill Number: 2025-1-2062941
Description: 2025-1-0-2025 PROPERTY TAX
Property ID: 287-36
Owner: SPRING BOARD PROPERTIES, LLC
Address: 19 F ST
Bill Date: 5/12/2025
Due Date: 7/1/2025

| | |
|--------------|------------|
| Bill Amount: | \$5,009.00 |
| Interest: | \$0.00 |
| Costs: | \$0.00 |
| Total: | \$5,009.00 |
| Payments: | \$5,009.00 |
| Balance Due: | \$0.00 |

Details

| Description | Date | Tax Year | Period | Amount |
|--|-----------|----------|--------|--------------|
| Property Tax | 5/12/2025 | 2025 | 1 | \$5,009.00 |
| Principal Check-SPRING BOARD PROPERTIES, LLC | 7/2/2025 | 2025 | 1 | (\$5,009.00) |



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.
IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE ORIGINAL HORIZONTAL DATUM WAS THE NEW HAMPSHIRE STATE PLANE
COORDINATE SYSTEM NAD 1927. PRIOR TO DIGITIZING, C.A.I. CONVERTED THE
DATUM TO NAD 1983.

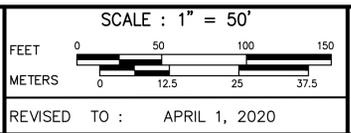
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Precision Mapping, Geospatial Solutions

11 PLEASANT STREET, LITTLETON, NH 03561
800.322.4540 - WWW.CAI-TECH.COM

| LEGEND | |
|----------------------------------|-------------------------------|
| AREA 2.43 A OR 2.43 A± | BUILDING |
| DIMENSION 100' | BUILDING NUMBER 320 |
| MATCH REFERENCE 78-2" | COMMON OWNERSHIP |
| RIGHT OF WAY | EASEMENT |
| POOL | WETLANDS |
| WATER | |



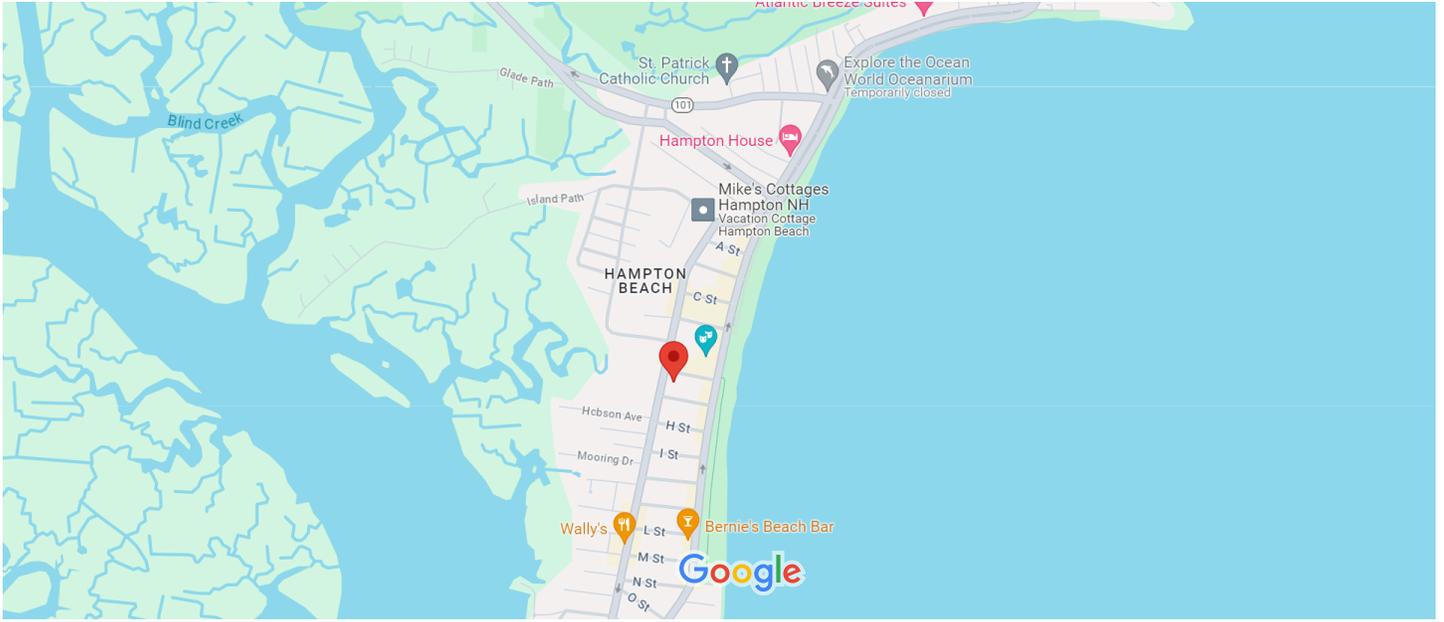
PROPERTY MAPS

HAMPTON

NEW HAMPSHIRE

| INDEX | DIAGRAM | MAP NO. |
|---------|---------|---------|
| 281 | | 287 |
| 282 | | |
| 283 | | |
| 286 | | |
| 289/290 | | |

19 F St



Map data ©2024 Google 1000 ft