

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER



1. **SELLER:** Lebach Realty Trust
2. **PROPERTY LOCATION:** Royal View, Conway, NH
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 AGENCY 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
- 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 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: _____

SELLER(S) INITIALS *JK*

BUYER(S) INITIALS _____

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d. LEACH FIELD: Yes No Other _____
 IF Yes: Size _____ Location: _____ Unknown
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____
 IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown
 IF YES, has a site assessment been done? Yes No Unknown
 SOURCE OF INFORMATION: _____
 COMMENTS: _____

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: _____ to be determined
 If Yes, what is your source of information? _____

b. Is this property located in a Federally Designated Flood 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: _____ covenants

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: _____
 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: _____ current use

f. How is the property zoned? _____	Residential	Source: _____
g. Has the property been surveyed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes, is the survey available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
h. Has the soil been tested?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes, are the results available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. Has a percolation test been done?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes, are the results available? <input type="checkbox"/> Yes <input type="checkbox"/> No
j. Has a test pit been done?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	If Yes, are the results available? <input type="checkbox"/> Yes <input type="checkbox"/> No
k. Have you subdivided the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	
l. Are there any local permits?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Please explain: _____ road permit
m. Are there attachments explaining any of the above?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	
n. Septic/Design plan available?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	
o. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, Please explain: _____

SELLER(S) INITIALS JK

BUYER(S) INITIALS _____

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

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.

Leo Kiley trustee 10-5-07
SELLER Leo Kiley, trustee DATE 10-5-07

SELLER _____ DATE _____

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM QUALIFIED PROFESSIONALS IF I/WE HAVE QUESTIONS OR CONCERNS. BUYER(S) IS/ARE ENCOURAGED TO SEEK INFORMATION FROM PROFESSIONALS REGARDING ANY SPECIFIC ISSUE OR CONCERN.

BUYER _____ DATE _____

BUYER _____ DATE _____