

**Property Information**

ParcelID 0007-0010
Location 116 LOWELL ST
Owner 116 LOWELL STREET LLC

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Manchester, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Property Address 116 Lowell St, Manchester NH 03104



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON: Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: PUBLIC
 Location: _____
 Malfunctions: _____
 Date of Installation: _____
 Date of most recent water test: _____
 Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: PUBLIC
 Type of system: _____
 Location: _____
 Malfunctions: _____
 Age of system: _____
 Date most recently serviced: _____
 Name of Contractor who services system: _____

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3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____

Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes ☒ No ☐

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes ☒ No ☐

5) 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: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes ☐ No ☒

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

Yes ☐ No ☐

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes ☐ No ☐

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes ☐ No ☒

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

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8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes ☐ No ☒ Unknown ☐

If yes than SELLER shall disclose, if known:

Remaining Term: _____

Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

9) SELLER LICENSEE

Pursuant to RSA 331 A:26 XXII, is the Seller (or any owner, direct or indirect) of this property a real estate licensee in the state of New Hampshire:

Yes ☐ No ☒

10) ASBESTOS DISPOSAL: Does Property include an asbestos disposal site?

Yes ☐ No ☒ Unknown ☐

If yes, then disclosure is required pursuant to RSA 141-E:23.

11) PROPERTY ADDRESS:

Address: 116 Lowell St, Manchester NH 03104

Unit Number (if applicable): _____

Town: Manchester

Jon Meyer
dotloop verified
07/28/26 11:21 AM EDT
WMUG-KTSW-Y7GG-FWNJ

SELLER

116 Lowell Street LLC

Bartram Branch
dotloop verified
07/27/26 9:58 AM EDT
GARM-HQJH-ZSEG-9YUJ

John A. Wolkowski

dotloop verified
07/20/26 10:50 AM EDT
QSDL-HLKG-PQQA-QWKA

Date

Date

The BUYER(S) hereby acknowledge receipt of a copy of this disclosure prior to the execution of the Purchase and Sale Agreement to which this is appended.

BUYER

Date

BUYER

Date



NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:

 dotloop verified 07/28/26 11:21 AM EDT XCVT-TD53-BBPC-QK01	 dotloop verified 07/27/26 9:58 AM EDT BN9D-85QF-YN8X-BPTB	 dotloop verified 07/20/26 10:50 AM EDT QQHO-VV88-TD1
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NAME 116 Lowell Street LLC

DATE

NAME

DATE

116 LOWELL ST

Location 116 LOWELL ST

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Owner 116 LOWELL STREET LLC

Assessment \$549,900

Building Count 1

Current Value

Assessment	
Valuation Year	Total
2025	\$549,900

Owner of Record

Owner 116 LOWELL STREET LLC

Sale Price \$400,000

Co-Owner

Certificate

Book & Page 7450/1139

Sale Date 04/27/2005

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
116 LOWELL STREET LLC	\$400,000		7450/1139	00	04/27/2005
BACKUS, ROBERT A	\$4,000		5361/0582	04	08/13/1992
ONE SIXTEEN LOWELL ST ASSOC	\$0		0/0		

Building Information

Building 1 : Section 1

Year Built: 1890

Living Area: 6,974

Replacement Cost

Less Depreciation: \$380,000

Building Attributes	
Field	Description
Style:	Office Bldg
Model	Commercial
Grade	Average

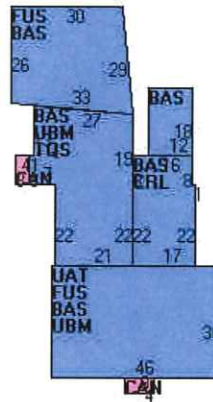
Stories:	2
Occupancy	1.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	Concr/Cinder
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Drywall/Sheet
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Struct Class	
Bldg Use	OFFICE BLD
Total Rooms	
Total Bedrms	00
Total Baths	0
1st Floor Use:	3400
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/ManchesterNHPhotos//00\05\43\25.JPG>)

Building Layout



(https://images.vgsi.com/photos/ManchesterNHPhotos//Sketches/164_164)

Building Sub-Areas (sq ft)			
Code	Description	Gross Area	Living Area
BAS	First Floor	3,972	3,972
FUS	Upper Story, Finished	2,244	2,244
TQS	Three Quarter Story	1,010	758
CAN	Canopy	64	0
CRL	Crawl Space	502	0
UAT	Attic, Unfinished	1,380	0
UBM	Basement, Unfinished	2,390	0
		11,562	6,974

Extra Features

Extra Features		
Code	Description	Size
VLT1	VAULT-AVG	216.00 S.F.

A/C	AIR CONDITION	1200.00 S.F.
FPL3	2 STORY CHIM	3.00 UNITS
FPO	EXTRA FPL OPEN	3.00 UNITS

Land

Land Use		Land Line Valuation	
Use Code	3400	Size (Sqr Feet)	14571
Description	OFFICE BLD		

Outbuildings

Outbuildings		
Code	Description	Size
PAV1	PAVING-ASPHALT	9000.00 S.F.
PK1	PARKING SPACE	26.00 UNITS

Valuation History

Assessment	
Valuation Year	Total
2024	\$549,900

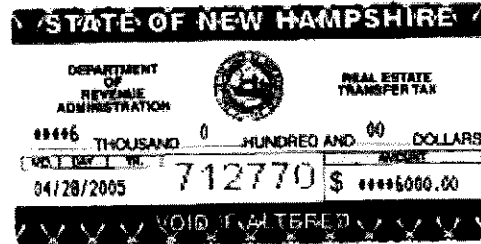
5032820

2005 APR 28 AM 9:30

Return to:
Backus, Meyer, Sukumon & Branch, LLP
PO Box 516
Manchester, NH 03105

14.37
2
16.37

6000 TS



WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that I, **ROBERT A. BACKUS**, married, of 1318 Goffstown Road, Manchester, County of Hillsborough, State of New Hampshire, for consideration paid, grant to **116 LOWELL STREET, LLC**, a New Hampshire limited liability company, with a business address of 116 Lowell Street, Manchester, County of Hillsborough, State of New Hampshire, with **WARRANTY COVENANTS**, the following:

A certain tract of land, with the buildings thereon, situated in Manchester, County of Hillsborough, State of New Hampshire, bounded and described as follows: Bounded on the south by Lowell Street, there measuring 100 feet; on the west by Pine Street, there measuring 127 feet, 10 inches; on the north by a passageway 20 feet wide, there measuring 117 feet 5 inches; on the east by Lot #362, on the Amoskeag plan, there measuring 141 feet 10 inches.

Said premises are Lot #363, as shown on the Amoskeag plan.

Meaning and intending to describe and convey the same premises as conveyed to the herein grantor by Quitclaim Deed of 116 Lowell Street Associates dated August 13, 1992, recorded in the Hillsborough County Registry of Deeds at Book 5361, Page 582.

The within premises are not subject to rights of homestead of the grantor or his spouse.

EXECUTED this 27 day of APRIL, 2005.


Robert A. Backus

BK7450PG1139

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

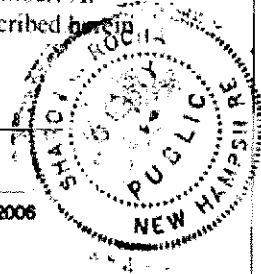
On this 27 day of APRIL, 2005, before me, personally appeared Robert A. Backus known to me or satisfactorily proven to be the person whose name is subscribed hereon and acknowledged that he executed the same for the purposes contained therein.

Shaun Rocha

Notary Public/Justice of the Peace

My commission expires

SHAWN L. ROCHA, Notary Public
My Commission Expires September 19, 2006



I declare Backus to be duly sworn.

BK 7450PG1140