

Gilford, NH : Commercial Property Record Card

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Parcel ID#	Name	Street #	Street Name	
				Search Reset Search

Parcel ID#	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
223-414-000	1	CURRENT	1934 LAKE SHORE RD	RC	323 - SHOPCTR	1.990
Living Units						
0						

Owner Information

Gv Resort V, Llc
 55 McKinley Road
 Laconia NH 03246

Deed Information

Book/Page: 3667/0958
Deed Date: 2025/02/28

Building Information

Building No: 1
Year Built: 1890
No of Units: 11
Structure Type: Mixed Res/Comm
Grade: C+
Identical Units: 1

Valuation

Land: \$315,900
Building: \$818,000
Total: \$1,133,900
Net Assessment: \$1,133,900

Property Picture



Sales History

Book/Page	Date	Price	Type	Validity
3667/0958	2025/02/28	\$1,595,000	Land + Bldg	00
3548/0766	2022/12/30	\$1,140,000	Land + Bldg	40
3467/0244	2021/11/18	\$1,490,000	Land + Bldg	0
2898/0579	2014/02/03	\$550,000	Land + Bldg	0
2069/0532	2004/07/26	\$460,000	Land + Bldg	0

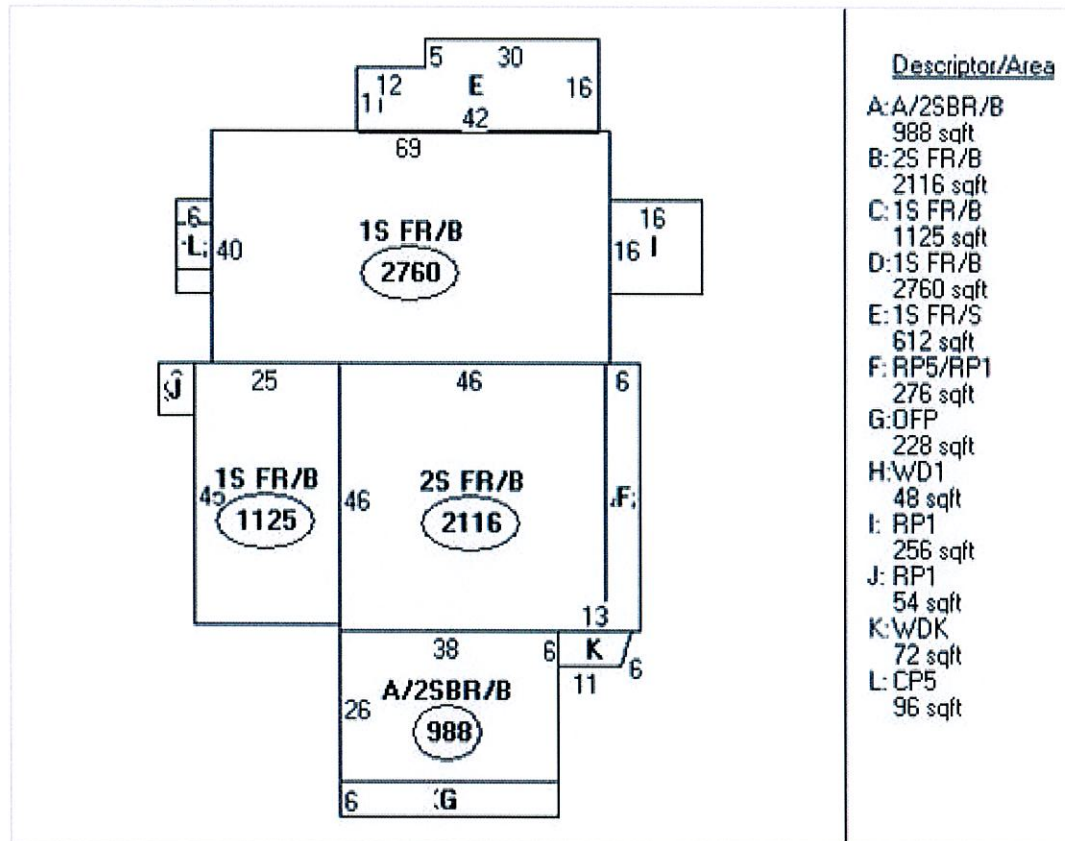
Out Building Information

Structure Code	Width	Lgth/SqFt	Year	RCNLD
Asphalt Parking	1	16500	1980	\$29,040

Exterior/Interior Information

Levels	Size	Use Type	Ext. Walls	Const. Type	Partitions	Heating	A/C	Plumbing	Condition	Func. Utility	Unadj. RCNLD
B1-B1	1x6989	Support Area	Conc. Block	Wood Joist	Normal	Hot Air	Central	Normal	Normal	Normal	228360
01-01	1x6613	Multi-Use Office	Frame	Wood Joist	Normal	Hot Air	Central	Normal	Renovated	Normal	551790
02-02	1x552	Apartment	Frame	Wood Joist	Normal	Hot Air	Central	Normal	Renovated	Normal	71270
02-02	1x2552	Multi-Use Office	Frame	Wood Joist	Normal	Hot Air	Central	Normal	Renovated	Normal	196800
A1-A1	1x988	Multi-Use Storage	Brick/Stucco	Wood Joist	Normal	None	None	Normal	Normal	Normal	19070
01-01	1x988	Multi-Use Sales	Frame	Wood Joist	Normal	Hot Air	Central	Normal	Renovated	Normal	56690

Building Sketch



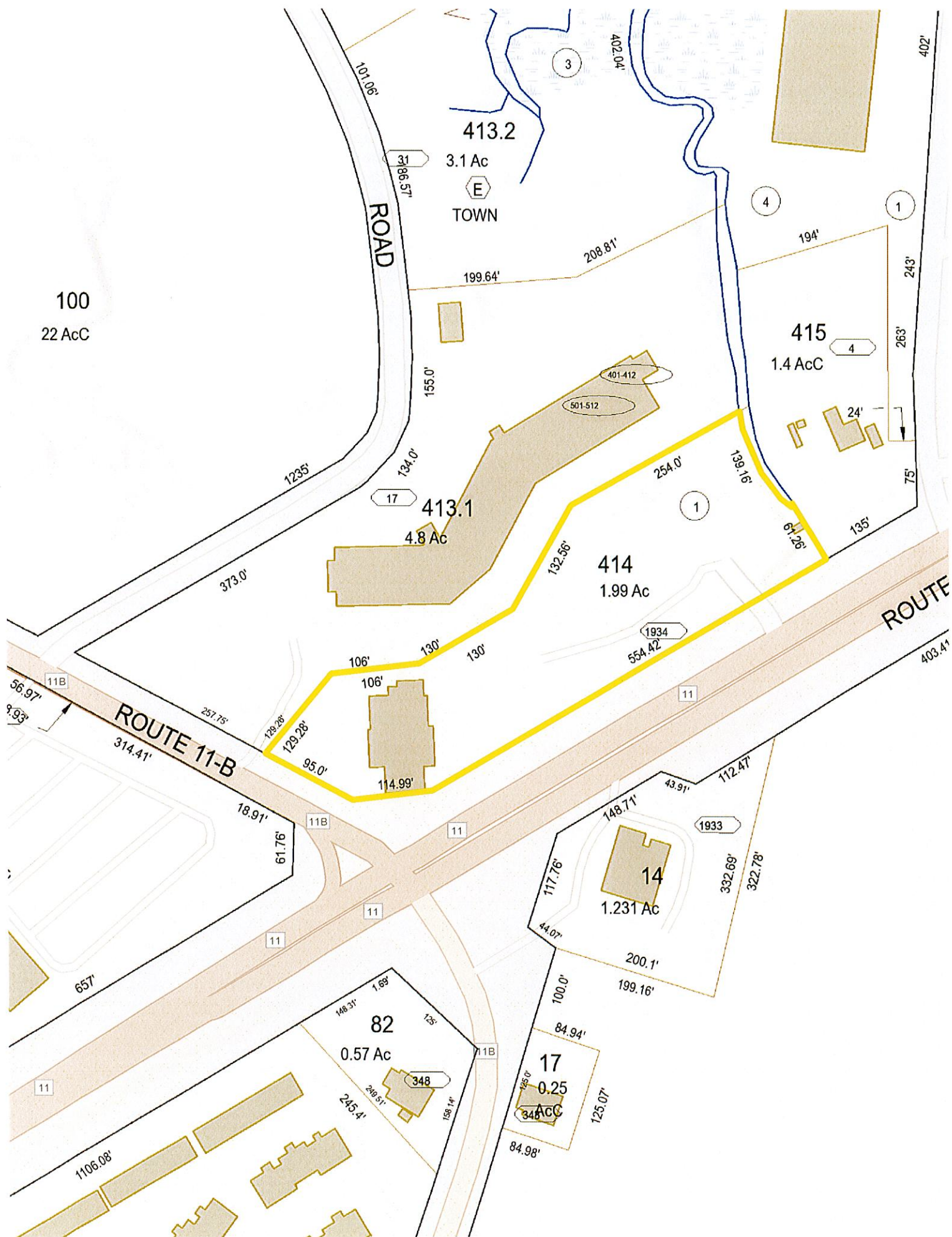
Notice

Tax Year 2025 Values

The information delivered through this on-line database is provided in the spirit of open access to government information and is intended as an enhanced service and convenience for citizens of Gilford, NH.

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Comments regarding this service should be directed to: jfallon@gilfordnh.gov.



Tax Stamps: 23,925.00

WARRANTY DEED

Statutory Short Form

DOLPHIN POINT DEVELOPMENT LLC, a New Hampshire limited liability company, having a place of business at 1985 Lake Shore Road, in Gilford, Belknap County, New Hampshire, and having a mailing address of PO Box 6089, Laconia, New Hampshire 03247, for consideration paid, grants to **GV RESORT V, LLC**, a New Hampshire limited liability company, having an address of 55 McKinley Road, Laconia, Belknap County, New Hampshire 03246 with **Warranty Covenants:**

A certain tract or parcel of land, together with the buildings and other improvements thereon, located at 1934 Lake Shore Road, Gilford, Belknap County, New Hampshire, being **LOT 1** shown on "Subdivision of Land Route 11 & Route 11-B, Gilford, Belknap County, New Hampshire for B. Mae Denny's" dated March 1983 by Ronald M. Mitchell & Assoc., Inc., recorded with the Belknap County Registry of Deeds in Plan Book 100, at Page 33-34, being more particularly bounded and described as follows:

Beginning at a New Hampshire Highway Department concrete bound buried 0.5 feet located on the northeasterly sideline of NH Route 11 as shown on a plan recorded with the Belknap County Registry of Deeds in Plan Book 100, at Page 33;

thence running South 73° 43' 34" West along the northeasterly sideline of said NH Route 11, 250.00 feet to a point at the intersection of the northeasterly sideline of NH Route 11-B, so-called;

thence turning to the right and running North 68° 49' 54" West along the northeasterly sideline of said NH Route 11-B, 114.99 feet to a point;

thence continuing along the northeasterly sideline of said NH Route 11-B North 50° 53' 50" West 95.00 feet to a point at land now or formerly of Gilford Resort Group;

thence turning to the right and running North 54° 54' 20" East along land now or formerly of said Gilford Resort Group, 129.26 feet to a point;

thence turning to the right and running South 76° 34' 36" East, still along land now or formerly of said Gilford Resort Group, 106.00 feet to a point;

thence turning to the left and running North 73° 43' 34" East, still along land now or formerly of said Gilford Resort Group, 130.00 feet to a point;

thence turning to the left and running North 45° 51' 12" East, still along land now or formerly of said Gilford Resort Group, 132.56 feet to a point;

thence turning to the right and running North 73° 43' 34" East, still along land now or formerly of said Gilford Resort Group, 254.00 feet to Adder Hole Brook, which terminal point will be referred to as "Tie Point Number 1";

thence turning to the right and running along Adder Hole Brook to a point in a culvert, which point shall be referred to as "Tie Point Number 2," the direct course and distance between Tie Point Number 1 and Tie Point Number 2 being South 08° 55' 45" East, 139.16 feet;

thence continuing South 18° 02' 21" East, 61.26 feet to a point on the northeasterly sideline of NH Route 11;

thence turning to the right and running South 73° 43' 34" West along the northeasterly sideline of said NH Route 11, 304.42 feet to the point and place of beginning.

TOGETHER WITH:

1. Whatever rights may have been acquired by Mary H. Aurelio as a result of the relocation of Route 11, and any rights Mary H. Aurelio may have had in lands within 15 feet of the east bank of the Adder Hole Brook between the old railroad bridge and old Route 11;
2. All right, title, and interest that Gilford Industries, Inc. may have had in the old layout of Route 11 lying northerly of the right-of-way of new Route 11 and abutting the former property of Gilford Industries, Inc.; and
3. Rights reserved in deed from Duane H. Mark and Anthony F. Ferruolo to Bryan Johnson recorded in Book 844, at Page 324.

SUBJECT TO the following matters to the extent they affect the above-described property:

1. Easement from Duane H. Mark and Anthony F. Ferruolo to Community TV Corp. recorded in Book 757, at Page 888.

2. Rights of the State of New Hampshire to retain slope and drainage easements as shown on a plan of Route 11 construction center line entitled "Gilford FG-F-022-1 (9), No. 10,145", on file in the records of the New Hampshire Department of Transportation.

3. The reservation in favor of the State of New Hampshire of any existing utility easements on Route 11 and Route 11-B. See Book 1027, Pages 986 and 987.

4. That portion of the property that is a portion of the old NH Route 11-B is subject to the following restrictions:

The Grantees, their successors in interest and assigns, as part of the consideration hereof, do hereby covenant and agree that as a covenant running with the land, (1) no person on the ground of race, color, handicap, sex, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in use of said facilities; (2) that in the construction of any improvement on, over or under such land and the furnishing of services thereon, no person on the ground of race, color, handicap, sex, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; and (3) that the Grantees shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle "A", Office of the Secretary, Part 21, Non-Discrimination in Federally-assisted programs of the Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said regulations may be amended.

5. The restrictions and easements set forth in deed of Duane H. Mark and Anthony F. Ferruolo to Bryan Johnson recorded in Book 844, at Page 324.

6. License from Anthony F. Ferruolo, Trustee of the Anthony F. Ferruolo Trust, Donna A. Royal, John F. Whitlock, and Stuart P. Lasalle, d/b/a TDJS Partners, to Lafayette Gilford, LLC dated 30 March 2004 and recorded in Book 2026, at Page 449.

7. The covenant between Bertha Mae Enterprises, LLC and Beetle Enterprises, L.L.C. dated 24 October 2011 and recorded with the Belknap County Registry of Deeds in Book 2745, at Page 288.

Meaning and Intending to describe and convey all of the premises described in Warranty Deed of 1084 Union Ave, LLC to Dolphin Point Development, LLC, dated December 29, 2022 and recorded with the Belknap County Registry of Deeds in Book 3548, at Page 766.

Executed this 28 day of February, 2025.

DOLPHIN POINT DEVELOPMENT LLC

By: *David Farley*
David Farley, Member
Duly Authorized

By: *Janice Farley*
Janice Farley, Member/Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP, SS.

The foregoing instrument was acknowledged before me this 28 day of February, 2025, by **David Farley and Janice Farley**, duly authorized Members of **Dolphin Point Development LLC** who are known to me or satisfactorily proven to me to be the persons whose names are subscribed herein and acknowledged and executed the foregoing instrument for the purposes therein contained as their free and voluntary act.

(SEAL)

Frank S. Michel
Notary Public/Justice of the Peace
My commission expires: _____



Barbara R. Luther

COVENANT

BERTHA MAE ENTERPRISES, LLC, a New Hampshire limited liability company, having its principal office at 1934 Lakeshore Road, Gilford, Belknap County, New Hampshire, and having a mailing address of 18 Weirs Road, Gilford, New Hampshire 03249 ("Bertha Mae"), hereby covenants and agrees with and for the benefit of **BEETLE ENTERPRISES, L.L.C.**, a New Hampshire limited liability company having a place of business and mailing address at 18 Weirs Road, Gilford, Belknap County, New Hampshire 03249 ("Beetle"), in accordance with the following:

WHEREAS, Bertha Mae is the owner of a parcel of land, together with the buildings and other improvements thereon, situate in Gilford, Belknap County, New Hampshire, at 1934 Lakeshore Road, described in deed of Anthony F. Ferroulo, Trustee of The Anthony F. Ferroulo Trust, Donna A. Royal, John F. Whitlock and Stuart P. LaSalle dated 26 July 2004 and recorded with the Belknap County Registry of Deeds in Book 2069, at Page 532, described as follows:

A certain tract or parcel of land with the buildings and improvements thereon, located at 1934 Lakeshore Road, Gilford, Belknap County, New Hampshire, being more particularly bounded and described as follows:

Beginning at a New Hampshire Highway Department concrete bound buried 0.5 feet located on the northeasterly sideline of NH Route 11 as shown on a plan recorded in the Belknap County Registry of Deeds in Plan Book 100, Page 33;

thence running South 73° 43' 34" West along the northeasterly sideline of said NH Route 11, 250.00 feet to a point at the intersection of the northeasterly sideline of NH Route 11-B;

thence turning to the right and running North 68° 49' 54" West along the northeasterly sideline of said NH Route 11-B, 114.99 feet to a point;

thence continuing along the northeasterly sideline of said NH Route 11-B North 50° 53' 50" West 95.00 feet to a point at land now or formerly of Gilford Resort Group;

thence turning to the right and running North 54° 54' 20" East along land now or formerly of said Gilford Resort Group, 129.26 feet to a point;

thence turning to the right and running South 76° 34' 36" East, still along land now or formerly of said Gilford Resort Group, 106.00 feet to a point;

thence turning to the left and running North 73° 43' 34" East, still along land now or formerly of said Gilford Resort Group, 130.00 feet to a point;

thence turning to the left and running North 45° 51' 12" East, still along land now or formerly of said Gilford Resort Group, 132.56 feet to a point;

thence turning to the right and running North 73° 43' 34" East, still along land now or formerly of said Gilford Resort Group, 254.00 feet to Adder Hole Brook, which terminal point will be referred to as "Tie Point Number 1";

thence turning to the right and running along said Adder Hole Brook to a point in a culvert, which point shall be referred to as "Tie Point Number 2", the direct course and distance between Tie Point Number 1 and Tie Point Number 2 being South 08° 55' 45" East, 139.16 feet;

thence continuing South 18° 02' 21" East 61.26 feet to a point on the northeasterly sideline of NH Route 11;

thence turning to the right and running South 73° 43' 34" West along the northeasterly sideline of said NH Route 11, 304.42 feet to the point and place of beginning

(hereinafter, the "Bertha Mae Premises").

WHEREAS, Beetle is the owner of a parcel of land, together with the buildings and other improvements thereon, situate in Gilford, Belknap County, New Hampshire, being a part of the premises described in deed of Lucille T. Young and Robert E. Young, Trustees of The Lucille T. Young Revocable Trust of 1998, and Robert E. Young and Lucille T. Young, Trustees of The Robert E. Young Revocable Trust of 1998, to Beetle Enterprises, L.L.C. dated 31 August 1999 and recorded with the Belknap County Registry of Deeds in Book 1548, at Page 864, described as follows:

A parcel of land, together with the buildings and other improvements thereon, situate in Gilford, Belknap County, New Hampshire, shown as "18 WEIRS ROAD, TM LOT 224-

003.000" on a plan entitled "AMENDED SUBDIVISION PLAN, BEETLE ENTERPRISES, L.L.C., ROUTE 11 AND ROUTE 11B, 18 & 28 WEIRS ROAD, GILFORD, BELKNAP COUNTY, NEW HAMPSHIRE" by Seven J. Smith Associates, Inc., dated 3 May 2004, revised 21 May 2004, recorded with the Belknap County Registry of Deeds in Plan Drawer L-48, as Plan #33, described as follows:

Beginning at a rebar at the southwesterly side of NH Route 11-B opposite land now or formerly of Mountain View Yacht Club and near the northwesterly corner of the premises herein described;

thence running in a generally southeasterly direction along NH Route 11-B along a curve to the right having a radius of 1404.26 feet a distance of 71.47 feet to a rebar;

thence running South 33° 12' 26" West a distance of 251.08 feet to a rebar;

thence running South 54° 08' 26" East a distance of 155.27 feet to a rebar;

thence running North 68° 52' 40" East a distance of 37.45 feet to a rebar;

thence running North 50° 27' 49" East a distance of 57.42 feet to a rebar;

thence running North 56° 06' 32" East a distance of 153.38 feet to a rebar at NH Route 11-B (the last five courses being along land now or formerly of Deep Water Marine Management, Inc. shown as 28 Weirs Road on said plan);

thence running in a generally southeasterly direction along NH Route 11-B along a curve to the right having a radius of 1404.26 feet a distance of 4.40 feet to a rebar;

thence continuing along NH Route 11-B South 44° 15' 46" East a distance of 56.97 feet to a point (this course provided by Michael B. Bemis, LLS);

thence continuing along NH Route 11-B South 45° 44' 15" West a distance of 8.93 feet to a New Hampshire concrete bound;

thence continuing along NH Route 11-B South 47° 0' 50' 56" East a distance of 314.41 feet to a point;

thence continuing along NH Route 11-B South 44° 03' 52" East a distance of 18.91 feet to a New Hampshire concrete bound;

thence running along the intersection of NH Route 11-B with NH Route 11 South 07° 54' 57" West a distance of 61.76 feet to a New Hampshire concrete bound;

thence running along NH Route 11 South 73° 43' 37" West a distance of 657.00 feet to a rebar;

thence continuing same course a distance of 100.00 feet to the thread of the Gunstock River, so-called;

thence running downstream along the thread of the Gunstock River in a generally northerly direction, as shown on said plan, to a point at NH Route 11-B;

thence running in a generally southeasterly direction along NH Route 11-B along a curve to the right having a radius of 1404.26 feet a distance of 50.00 feet to the rebar at the point of beginning (the direct course and distance between the two last mentioned rebars being North 00° 30' 23" East a distance of 697.11 feet [this tie course provided by Michael B. Bemis, LLS])

(hereinafter, the "Beetle Premises").

WHEREAS, the Beetle Premises is the location of a restaurant and lounge business known as "Patrick's Pub & Eatery".

WHEREAS, Beetle wishes to restrict the future use of the Bertha Mae Premises to uses other than that of a restaurant or lounge business.

WHEREAS, Bertha Mae has agreed to restrict the Bertha Mae Premises.

NOW, therefore, in consideration of the payment of one dollar (\$1.00) and other good and valuable consideration by Beetle to Bertha Mae, the receipt and sufficiency of which is hereby acknowledged by Bertha Mae, Bertha, Mae covenants and agrees, for itself and its successors and assigns, in perpetuity, to, with and for the benefit of Beetle, and its successors and assigns, that

1. The Bertha Mae Premises shall be held, transferred, sold, conveyed and occupied subject to the restriction that no restaurant or lounge business shall be conducted thereon. For the purpose of this covenant, "restaurant" shall mean a business establishment, a purpose of which is the sale of meals and refreshments for consumption on the premises, and "lounge" shall

mean a business, a purpose of which is the sale of food and drinks, especially alcoholic drinks, for consumption on the premises.

2. The purpose of this restriction hereby imposed on the Bertha Mae Premises is to prevent competition on the Bertha Mae Premises with the presently existing business on the Beetle Premises known as Patrick's Pub & Eatery and any future restaurant or lounge business that may be located on the Beetle Premises.

3. This covenant shall burden and run with the land of the Bertha Mae Premises and benefit and run with the land of the Beetle Premises.

5. This covenant shall be governed by and construed in accordance with the laws of the State of New Hampshire.

6. No waiver or modification hereof shall be valid unless in writing signed by the party to be charged and only to the extent set forth therein.

7. In the event a court of competent jurisdiction or arbitrator determines that any part hereof is legally unenforceable, such part shall be revised to create obligations enforceable to the full extent permitted by law, and any court or arbitrator shall be authorized to make such revision. Further, in the event any particular provision hereof shall be declared to be unenforceable, such unenforceability shall not affect the validity of the remaining terms hereof which are not found to be unenforceable.

8. In the event of a breach or threatened breach hereof, Beetle may, in an action at law or in equity against Bertha Mae seek injunctive relief or money damages or both, and the prevailing party in such action shall have a right to an award of the costs of litigation including without limitation the reasonable fees of an attorney.

Signed by the parties as of the last date set forth below.

BERTHA MAE ENTERPRISES, LLC

By: Allan Beetle 10/24/11

Name: [Signature]

Title: Managing Member
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF: Belknap, SS

The foregoing instrument was acknowledged before me this 24 day of October, 2011, by the above-named Allan Beetle, the duly authorized Managing Member of Bertha Mae Enterprises, LLC, a New Hampshire limited liability company, in behalf of the limited liability company.

[Signature] (Seal)
Notary Public
My commission expires: August 24, 2016

BEETLE ENTERPRISES, L.L.C.

By: Jeffrey L Beetle 10/24/11

Name: [Signature]

Title: President
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF: Belknap, SS

The foregoing instrument was acknowledged before me this 24 day of October, 2011, by the above-named Jeffrey L Beetle, the duly authorized President of Beetle Enterprises, L.L.C., a New Hampshire limited liability company, in behalf of the limited liability company.

[Signature] (Seal)
Notary Public
My commission expires: August 24, 2016

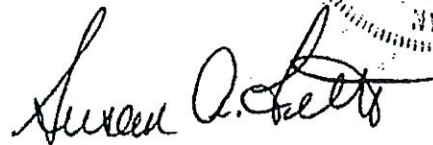
The undersigned, being all the members of Bertha Mae Enterprises, LLC, join herein to confirm the authority of the manager to execute this declaration of covenant in behalf of Bertha Mae Enterprises, LLC.


Allan R. Beetle

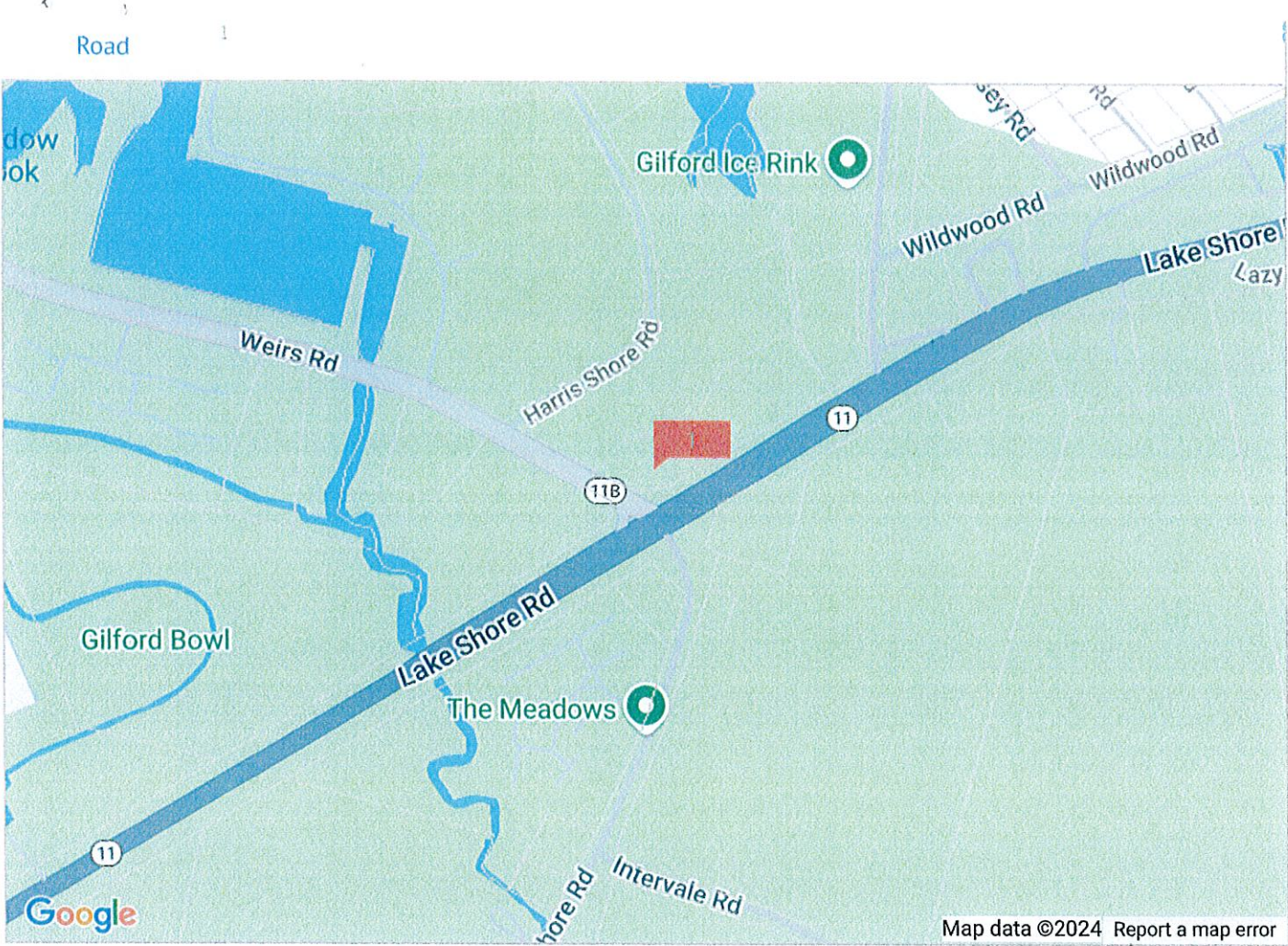

Jeffrey L. Beetle

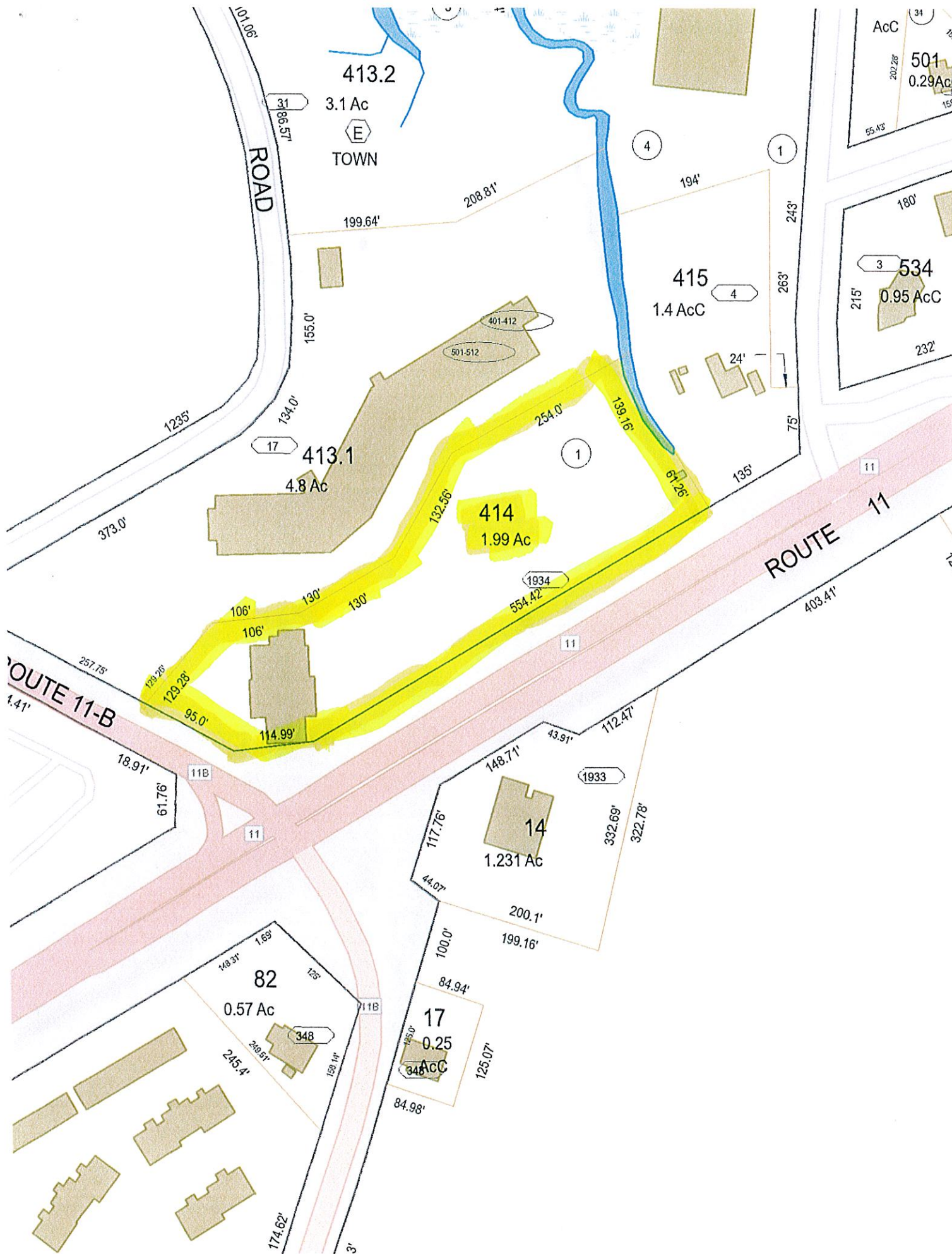

William A. Gelotte

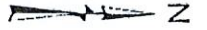




SUSAN A. FITTS
Notary Public - New Hampshire
My Commission Expires August 24, 2016

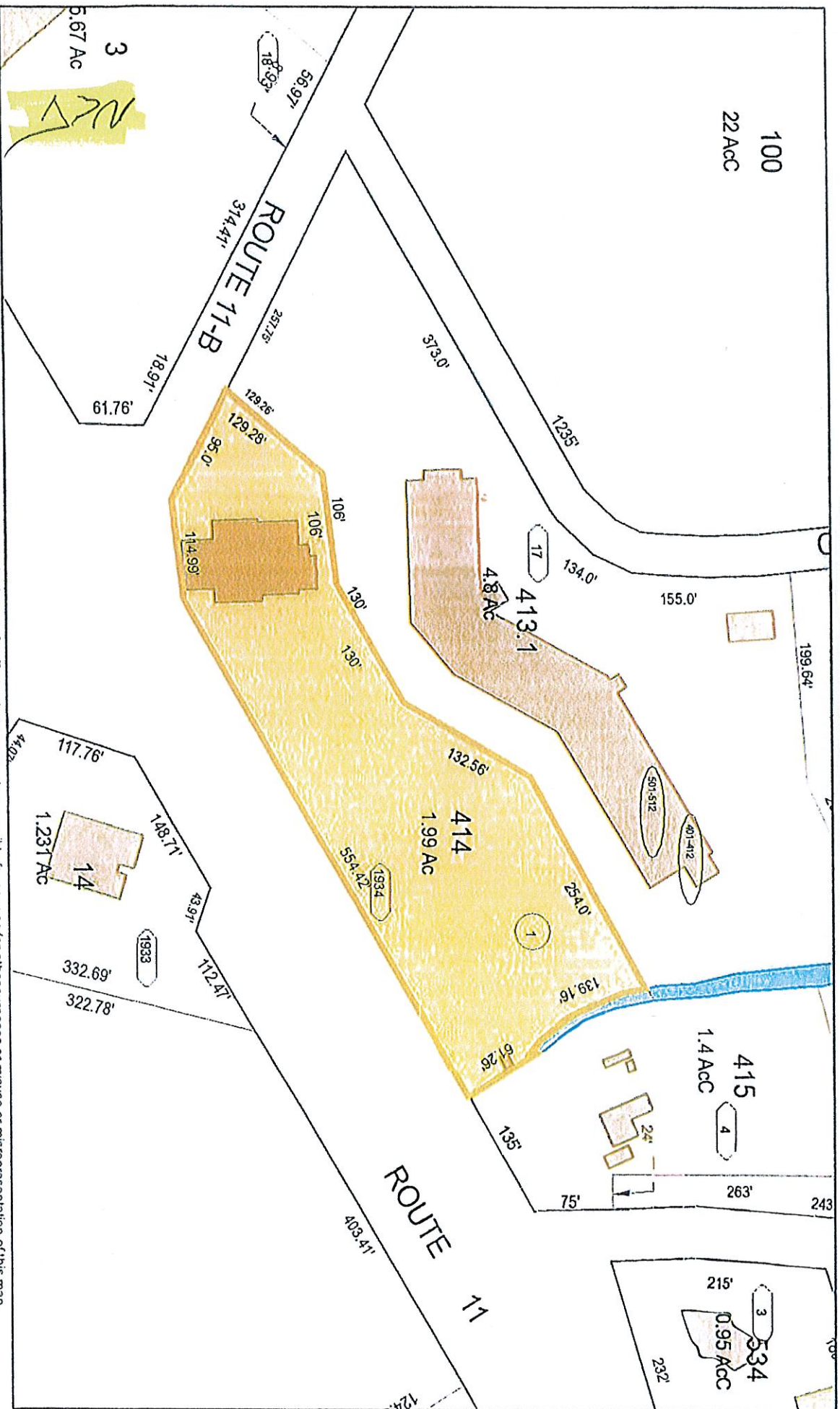






CAI Technologies
The Motion Magazine Company Ltd. (London)

April 5, 2021



data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

14
AcC
407
0.29 AcC

SAUNDERS
BAY

408.1
0.29 AcC

408.2
0.29 AcC

417
17 AcC
(E)
TOWN

410
0.99
AcC

101
1.14 Ac

ADDER HOLE BROOK

412
3.38 Ac

413.3
1.9 AcC

413.2
3.1 Ac
TOWN

506
0.23 AcC

POINT

518
507
517
508
509
504
0.97 Ac
503
1.1 Ac
502
0.47 AcC
501
0.29 AcC

WILDWOC

533
1.1 Ac
534
0.95 AcC

ROUTE 11

538
1.5 Ac
20.08'

100
22 AcC

415
1.4 AcC

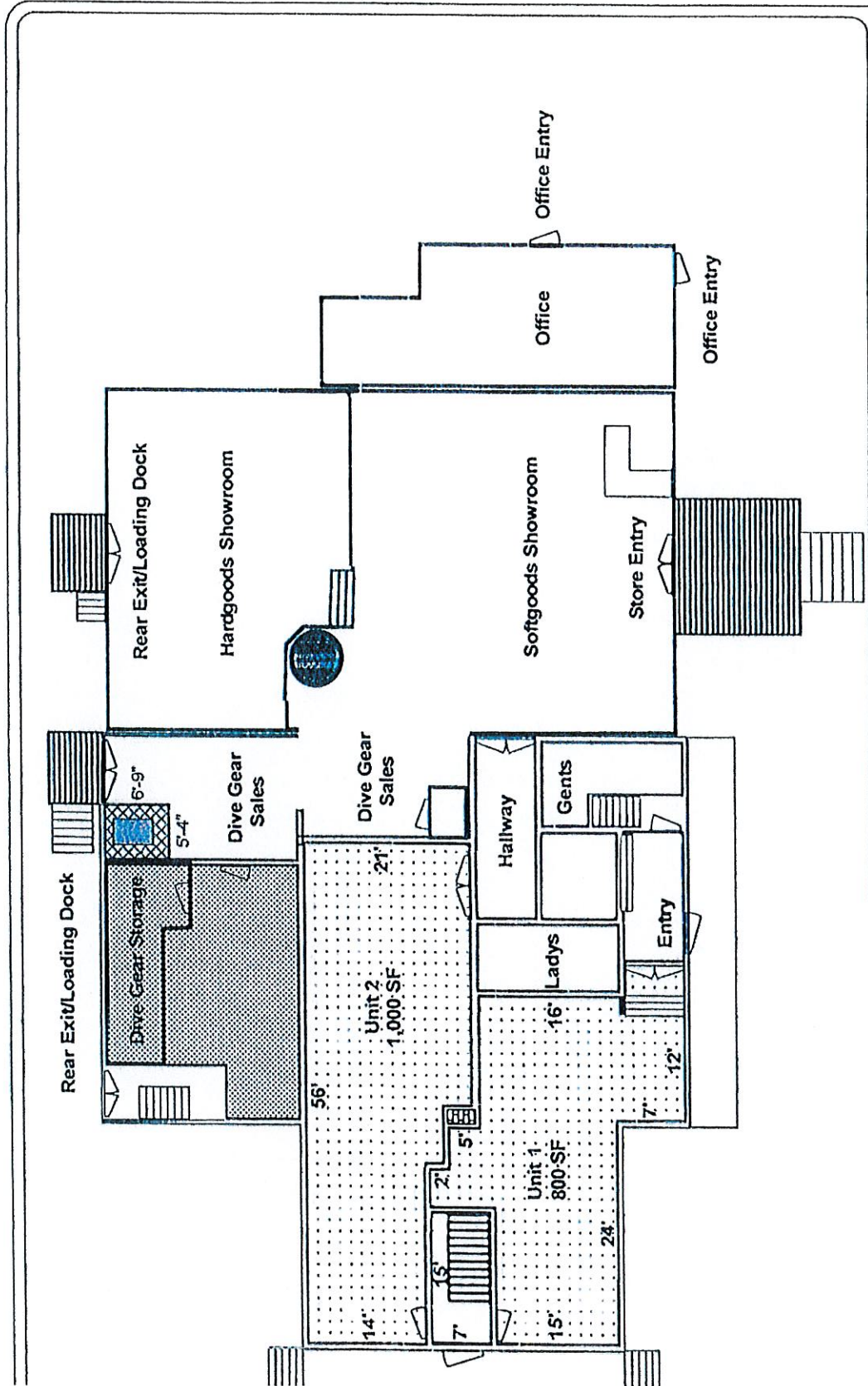
413.1
4.8 Ac

41.4
2.56 AC
M.L.

3
5.67 Ac

14
1.1 AcC

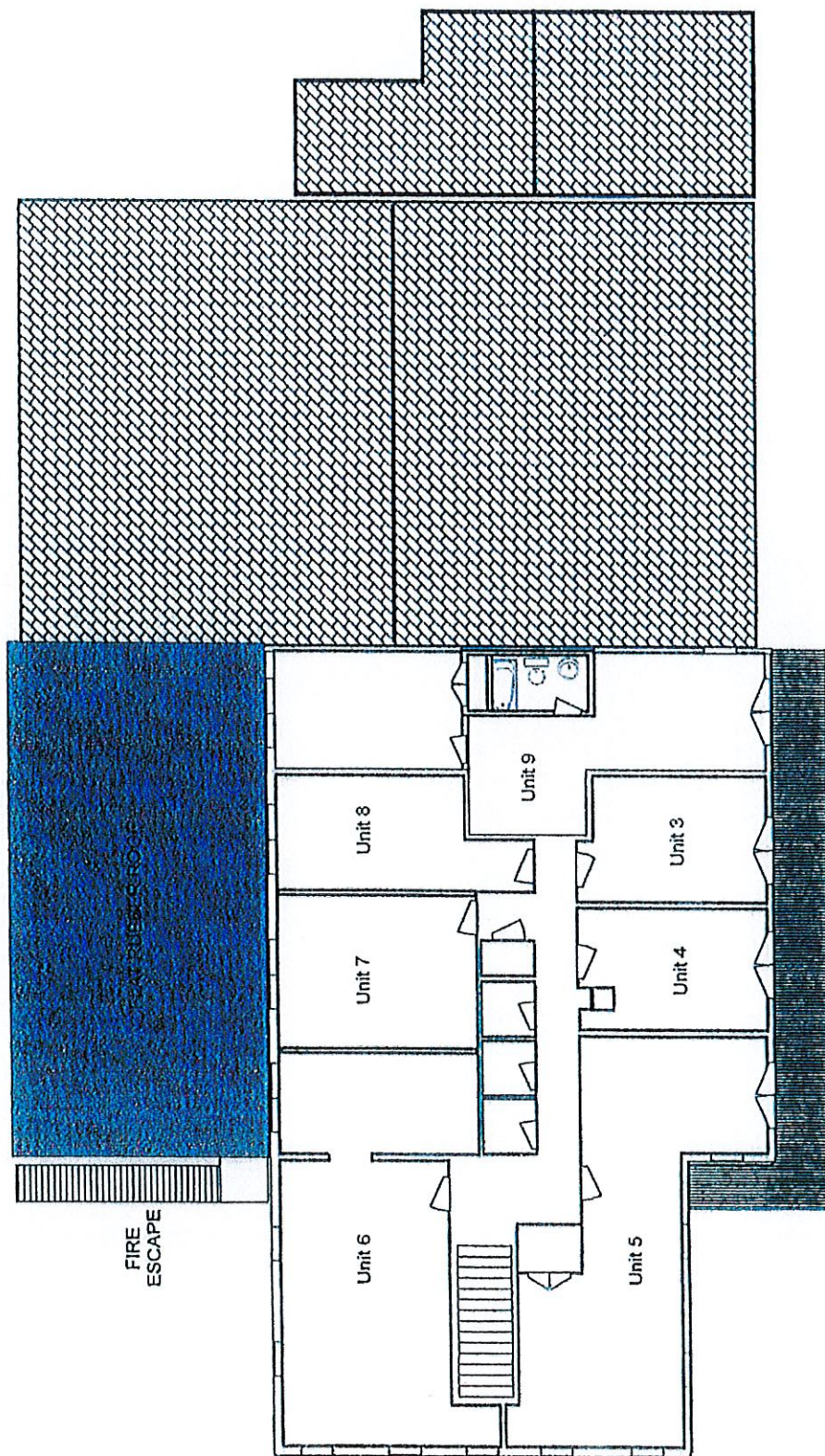
NET



TECH20 Inc.
 David Farley
 P.O. Box 7464
 Gilford, NH 03247
 Office (603) 528-4151
 Fax (603) 527-8684

DRAWING DATE: 10-22-2014
 DRAWN BY Dave Farley
 Revision 1 Date:
 Revised By

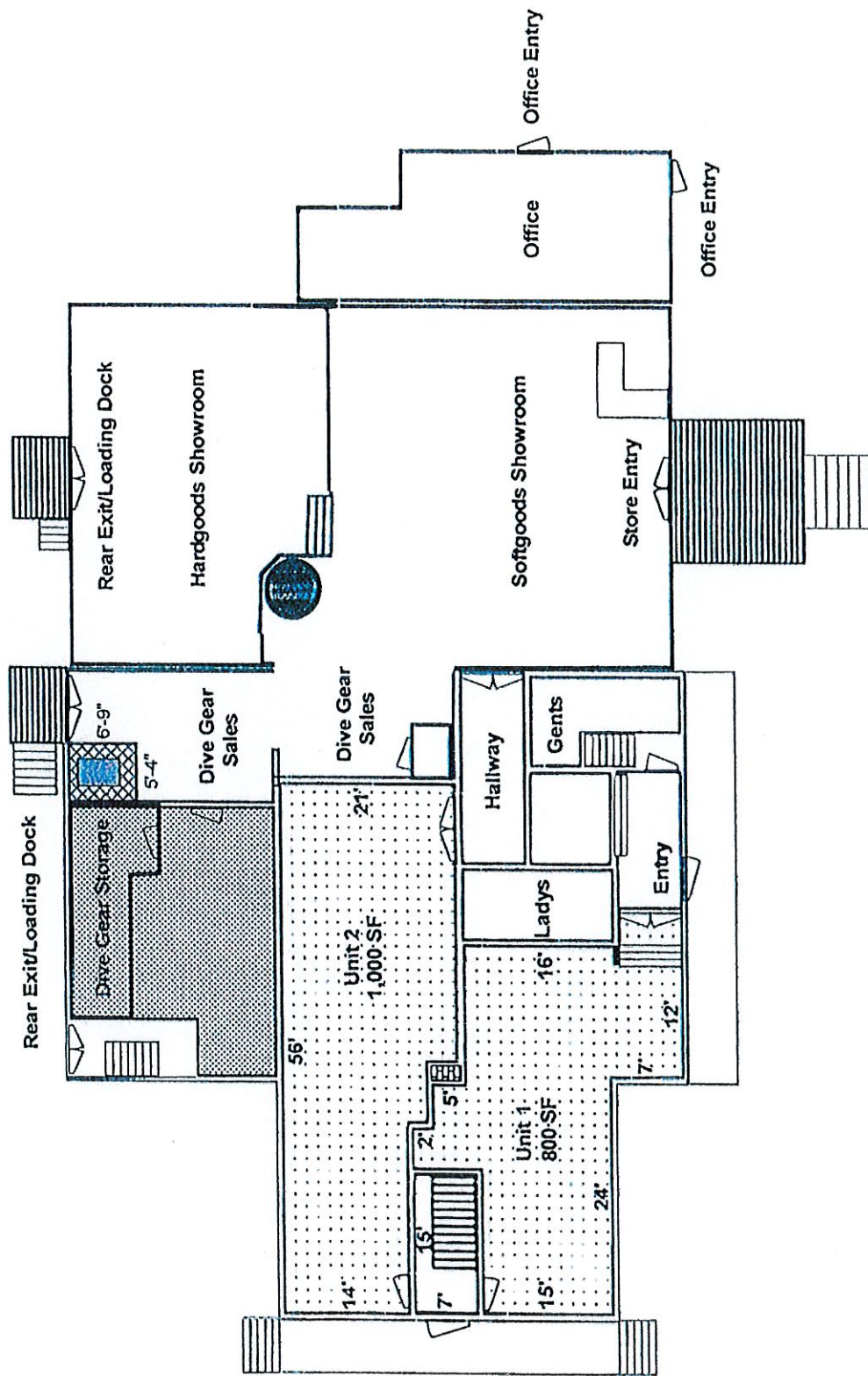
Main Level Business Center
 for
 Dolphin Point
 1934 Lake Shore Road
 Gilford, NH 03249



Upper Level Offices
for
Dolphin Point
1934 Lake Shore Road
Gilford, NH 03249

DRAWING DATE: 10-22-2014
DRAWN BY Dave Farley
Revision 1 Date: _____
Revised By _____
Revision 2 Date: _____
Revised By _____

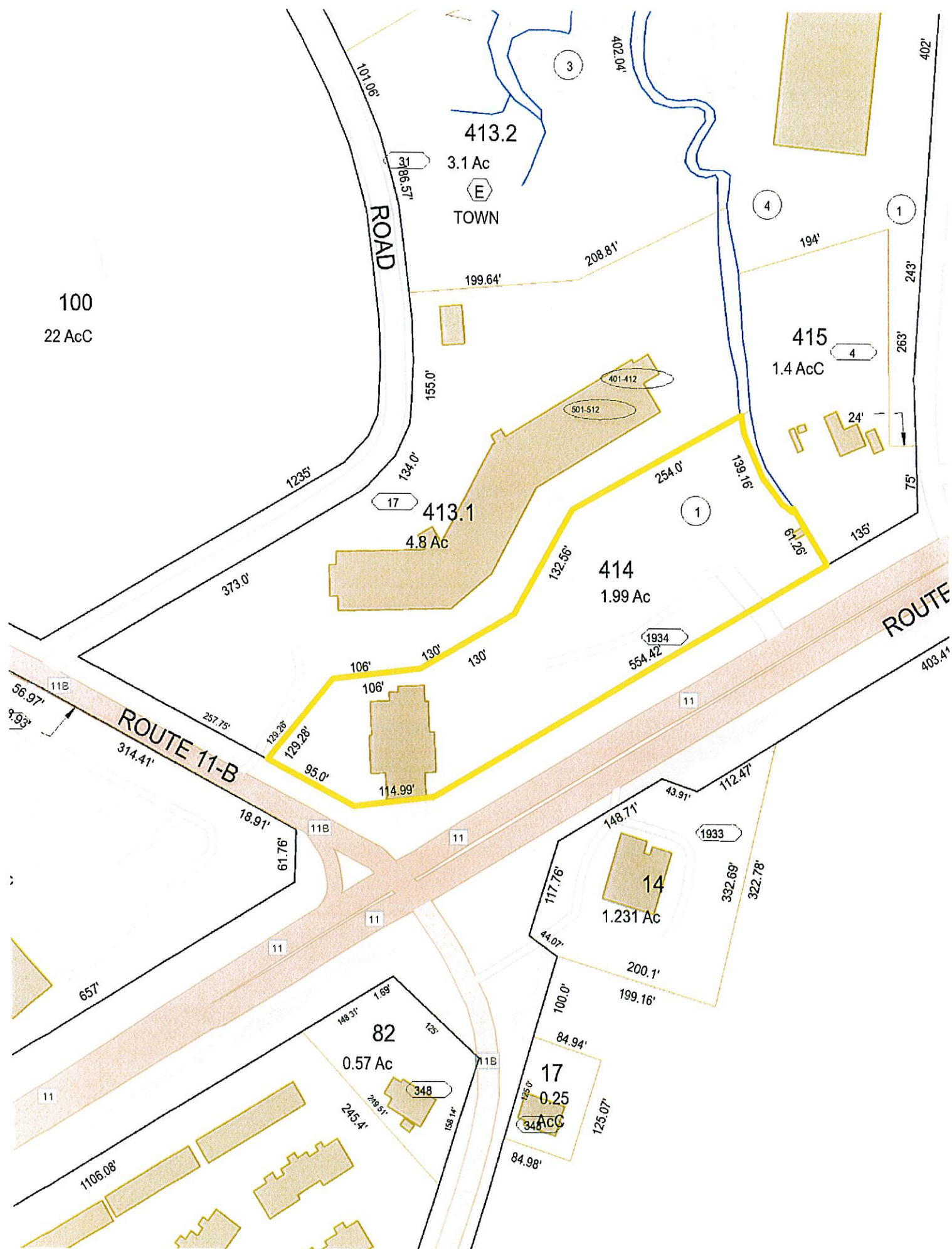
TECH20 Inc.
David Farley
P.O. Box 7464
Gilford, NH 03247
Office (603) 528-4151
• Fax (603) 527-8684



TECH20 Inc.
 David Farley
 P.O. Box 7464
 Gilford, NH 03247
 Office (603) 528-4151
 Fax (603) 527-8684

DRAWING DATE: 10-22-2014
 DRAWN BY Dave Farley
 Revision 1 Dnt:
 Revised By

Main Level Business Center
 for
 Dolphin Point
 1934 Lake Shore Road
 Gilford, NH 03249





Property Address 1934 LAKESHORE ROAD
GULFORD, NH 05249

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: PRIVATE
Location: BEHIND BUILDING
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: _____

NEJ

Property Address 1934 LAKE SHORE ROAD
GILFORD, NH 03249

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.

NEJ

Property Address 1034 LAKE SHORE ROAD
GILFORD, NH 03249

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: 1034 LAKE SHORE ROAD

Unit Number (if applicable): _____

Town: GILFORD, NH 03249

NICHOLAS E. TAMPOS
SELLER
NICHOLAS E. TAMPOS assignee

7/1/24
Date

SELLER

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

**VIDEO AND AUDIO RECORDING EQUIPMENT
NOTIFICATION TO ALL SELLERS AND BUYERS**

IT IS A CLASS B FELONY TO RECORD ANYONE WITHOUT THEIR CONSENT. IF YOUR HOME HAS VIDEO OR AUDIO SURVEILLANCE OF ANY KIND, INCLUDING CAMERA DOORBELLS, ALEXA OR SIMILAR EQUIPMENT, IT NEEDS TO BE DISARMED, TURNED OFF, OR REMOVED PRIOR TO ALL SHOWINGS AND OPEN HOUSES.

NH State Law states, RSA 570-A:2 provides as follows:

It is a Class B felony if

1. Without the consent of all parties to a communication - including an oral communication;
2. A person willfully intercepts or endeavors to intercept any telecommunication or oral communication.

BUYERS should expect that recording equipment is present in all properties they visit.

Accordingly, it is recommended that BUYER and SELLER act as follows:

1. SELLER should disable all audio or video recording equipment prior to all showings or obtain the advanced written consent of the BUYER and BUYER's Agent to be recorded.
2. PROSPECTIVE SELLER's agent should advise the prospective seller to consult with an attorney if SELLER intends to have active any audio or video recording equipment during showings because doing so may expose the SELLER to criminal and civil penalties.
3. A BUYER should be very careful because a SELLER may choose not to disclose the existence of active recording devices notwithstanding the law.
4. PROSPECTIVE BUYER's agent should advise the prospective BUYER to not disclose any confidential information until BUYER is in a secure environment such as the agent's car or office.

☐ Yes, sellers have recording devices on the premises. ☐ No, sellers do not have recording devices on the premises.

Name of consumer	DATE	Name of consumer	DATE
Print & Sign		Print & Sign	

Name of consumer	DATE	Name of consumer	DATE
Print & Sign		Print & Sign	

AGENT	DATE	AGENT	DATE
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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: GY DESERT V LLC

2. PROPERTY LOCATION: 1934 LAKE SHORE ROAD, GILFORD, NH 03249

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

4. SELLER: ☒ has ☐ has not occupied the property for 2 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: BEHIND BUILDING
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 13
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 ☐ Other
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 NET

BUYER(S) INITIALS /

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TO BE COMPLETED BY SELLER

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d. LEACH FIELD: ☐ Yes ☐ No ☒ Other _____
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	☒	☐	☐	_____	_____	_____
	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 applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? ☐ Yes ☒ No
Are test results available? ☐ Yes ☒ No
Comments: _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 1934 LAKESIDE ROAD, GILFORD, NH 03249

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: BY DEED

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? RC

i. Heating System Age: _____ Type: MULTI-SPLITS Fuel: ELECTRIC Tank Location: _____

Owner of Tank: _____

Annual Fuel Consumption: _____ Price: _____ Gallons: _____

Date system was last serviced and by whom? _____

Secondary Heat Systems: _____

Comments: _____

j. Roof Age: _____ Type of Roof Covering: SHINGLE

Moisture or leakage: _____

Comments: _____

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k. Foundation/Basement ☒ Full ☐ Partial ☐ Other: _____ Type: _____

Moisture or leakage: _____

Comments: _____

l. Chimney(s) How Many? 2 Lined? _____ Last Cleaned: _____ Problems? _____

Comments: _____

m. Plumbing Type: PECKS Age: _____

Comments: _____

n. Domestic Hot Water Age: 2013 Type: ELECTRIC Gallons: _____

o. Electrical System # of Amps 400 AMPS / 3-PHASE ☒ 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: MANUAL SPLIT Age: _____ 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: _____

w. Other (e.g. Alarm System, Irrigation System, etc.) _____

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.

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BUYER(S) INITIALS _____

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PROPERTY LOCATION: 1934 LAKE SHORE ROAD, GILFORD, NH 03249

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).

[Signature] 7/1/24
SELLER NICHOLAS E. TANDOSI DATE
assignee

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 _____

SELLER(S) INITIALS [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: 1934 LAKE SHORE ROAD, GILFORD, NH 03249

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) TD 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.

<u>Nicholas E. Tamposi</u> Seller NICHOLAS E. TAMPOSI assignor	<u>7/1/26</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>Thomas Drouin</u> Agent	<u>7/1/26</u> Date	_____ Agent	_____ Date