

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: JONATHAN STRATER**
2. **PROPERTY LOCATION: 84 SPINNAKER WAY, PORTSMOUTH, NH 03801**
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 12 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:** _____
 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** N/A
 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: _____
- 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: N/A

SELLER(S) INITIALS /

BUYER(S) INITIALS /

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e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
 IF YES, has a site assessment been done? Yes No Unknown

Source of Information: _____

Comments: _____

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

7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>unk</u>	_____	_____
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>unk</u>	_____	_____
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>unk</u>	_____	_____
	Floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>unk</u>	_____	_____

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

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: N/A
 Comments: NONE

c. **RADON/AIR - Current or previously existing:**

Has the property been tested? Yes No Unknown
 If YES: Date: 6/7/11 - 6/10/11 By: self / Nelson Analytical Lab
 Results: 0.7 - 0.8 pCi/L If applicable, what remedial steps were taken? none needed
 Has the property been tested since remedial steps? Yes No
 Are test results available? Yes No Comments: none

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: public water supply

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: N/A
 Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
 Comments: NONE

SELLER(S) INITIALS JS

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f. Are you aware of any other hazardous materials? Yes No
 If YES: Source of information: N/A
 Comments: None

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: Condo Development
 What is your source of information? Condo docs

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
 Yes No Unknown If YES, Explain: Association fees
 What is your source of information? Condo assoc.

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
 Yes No If YES, Explain: N/A

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 any part of this property in Current Use? Yes No Unknown If YES, Explain: —

g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

h. Has the property been surveyed? Yes No Unknown If YES, By: —
 If YES, is survey available? Yes No Unknown

i. How is the property zoned? UNK

j. Heating System Age: 2011 Type: FHA - Natural Gas Fuel: Natural Gas Tank/Location: —
 Owner of Tank: —
 Annual Fuel Consumption: see attached Price: — Gallons: —
 Date system was last serviced and by whom? Jan 2019
 Solar Panels: Leased Owned If leased, explain terms of agreement: —
 Comments: None

k. Roof Age: 2009 Type of Roof Covering: architectural shingles
 Moisture or leakage: None
 Comments: None

l. Foundation/Basement: Full Partial Other: — Type: —
 Moisture or leakage: —
 Comments: —

m. Chimney(s) How Many? 1 Lined? YES Last Cleaned: — Problems? —

n. Plumbing Type: None Age: UNK
 Comments: None

o. Domestic Hot Water: Age: Nov 2013 Type: w/ BOOSTER Gallons: —

p. Electrical System Amps: 100 AMP Circuit Breakers Fuses
 Comments: None

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No
 If Yes, please explain: —

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type: —
 Comments: None

s. 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: —

t. Other (e.g. Alarm System, Irrigation System, etc.) N/A

SELLER(S) INITIALS AS 1

BUYER(S) INITIALS — /

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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.

10. ADDITIONAL INFORMATION

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

Yes No

b. ADDITIONAL COMMENTS:

2009 - Roof replacement
January 2011 - Furnace replaced by Heritage Heating
July 2014 - AC replaced by Ty Mark
Feb 2018 - master bathroom remodel by Up+Up Construction
Nov 2013 - water heater replaced by Heritage
Mar 2018 - booster pump installed
Jan 20 2019 - chimney sweep scheduled Merrie Sweep
Jan 11 2019 - garage door machinery replaced by Valley Garage Door
Jan 18 2019 - HVAC service
May 31 2019 - 1st floor painted
June 2019 - Radon test - ~~0.7~~ 0.7 - 0.8 pCi/L

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] _____ 6/19/2019 _____
 SELLER JONATHAN STRATER DATE 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

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
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In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

1. Seller and Property Address: JONATHAN M. STRATER 84 SPINNAKER WAY
PORTSMOUTH, NH 03801
 2. Association Name (if applicable): Spinnaker Point Condominiums
 3. Property Manager/Agent: Gayle Greene Phone: 605 431 9208

4. **GENERAL AND LEGAL**
- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
 - b. Is there a time share operation existing at Property? Yes No Unknown
 - c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
 - d. Number of allocated parking spaces available for this unit: 1 + garage
 - e. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
 - f. Are the minutes of the Condominium Association annual meeting available? Yes No Unknown

5. **MASTER INSURANCE POLICY**

- a. Name of Company: _____
- b. Name of Agent: _____ Phone: _____

6. **FINANCIAL**
- a. Monthly maintenance fee(s): \$ 477.00
 - b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Lot Rent	<input type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input checked="" type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Water	Other: _____
 - c. Are there any additional fees? If so, please specify: see additional comments
 - d. Are you aware of any special assessments or loans in effect at this time? Yes No
 If Yes, explain: _____

Additional Comments: Buyer responsible for entry fee = 2 months condo fees to be put into assoc. reserve account. This is an entry fee only - not prepay condo fees. Buyer resp. to pre-pay 1st month condo fee @ close.

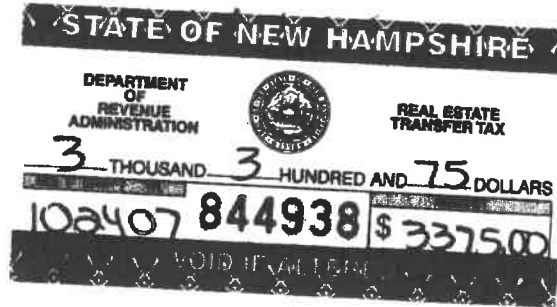
7. **ACKNOWLEDGEMENTS:**
 SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

[Signature] 6/19/2019
 SELLER JONATHAN M. STRATER DATE SELLER DATE

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BUYER DATE BUYER DATE

Return to:
Jonathan M. Strater
PO Box 787
Greenland, NH 03840



059741

WARRANTY DEED

BAKER BENZ, LLC, a New Hampshire limited liability company, with a current mailing address of PO Box 219, Greenland, County of Rockingham, and State of New Hampshire, *for consideration paid, grants* to Jonathan M. Strater, unmarried, with a current mailing address of PO Box 787, Greenland, County of Rockingham, and State of New Hampshire, with **WARRANTY COVENANTS**, the following property located in Portsmouth, County of Rockingham, and State of New Hampshire:

A certain condominium unit (the "Unit") in Spinnaker Point Condominium (the "Condominium"), located at Market Street and Spinnaker Way in Portsmouth, Rockingham County, New Hampshire, more particularly bounded and described as follows:

Unit 68 of Spinnaker Point Condominium, as defined, described, and identified in the Declaration of the said Condominium, dated October 22, 1987, recorded in the Rockingham County Registry of Deeds at Book 2710, Page 2734, and any subsequent amendments thereto (collectively hereinafter called the "Declaration"), and on the Site and Floor Plans of the Condominium recorded in the said Registry, with any amendments thereto and certifications thereof (collectively hereinafter called the "Plans"). Also conveying an undivided fractional interest in the Common Area, as defined, described, and identified in the Declaration and on the Plans.

Also conveying the following rights and easements:

1. An exclusive easement to use the parking space numbered LCP-126, and the garage numbered LCG-54, as defined and described in the Declaration and shown on the Plans, as Limited Common Areas appurtenant to the Unit; and this deed shall be deemed to be an amendment to the Declaration assigning the said parking space and garage as Limited Common Areas for the exclusive use of the Unit, if and to the extent that an express amendment to the Declaration making such assignments may not yet have been recorded.
2. An exclusive easement to use the other Limited Common Areas appurtenant to the Unit, as defined and described in the Declaration and as shown on the Plans.

2007 OCT 24 PM 12:51

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

3. Easements in common with others to use the Common Area, excepting Limited Common Areas, as set forth in the Declaration.
4. Nonexclusive easement for structural support and encroachments and for repair, and other rights and easements as set forth in the Declaration and Bylaws.

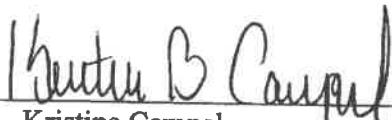
This conveyance is subject to the following:

1. There is excepted from the Unit the Common Area lying within the Unit as set forth in the Declaration.
2. Nonexclusive easements for structural support, encroachment, and repair in favor of the owners of other Units in the Condominium, as set forth in the Declaration, and other easements, covenants, conditions, and restrictions of record, including without limitation the utility easements and other easements, covenants, conditions, and restrictions specifically set forth or referred to in the Declaration.
3. The other provisions of the Declaration and Bylaws, as amended from time to time by instruments recorded in said Registry, all of which provisions together with any amendments thereto shall constitute covenants running with the land, and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein; and the provisions of the Condominium Rules, adopted pursuant to the Declaration and Bylaws and of the New Hampshire Condominium Act.
4. Such real estate taxes attributable to the Unit for the current tax year as are not now due and payable (if any), which taxes the Grantee by the acceptance hereof assumes and agrees to pay.

Meaning and intending to convey the same premises conveyed to Baker Benz, LLC, by Warranty Deed of Glenn T. Kiedaisch and Dianne D. Kiedaisch, dated July 12, 2005 and recorded in the Rockingham County Registry of Deeds at Book 4511, Page 1742.

IN WITNESS WHEREOF the Grantor has executed this document as of the date of the acknowledgement.

Baker Benz, LLC


By: Kristine Campel
Its: Member
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

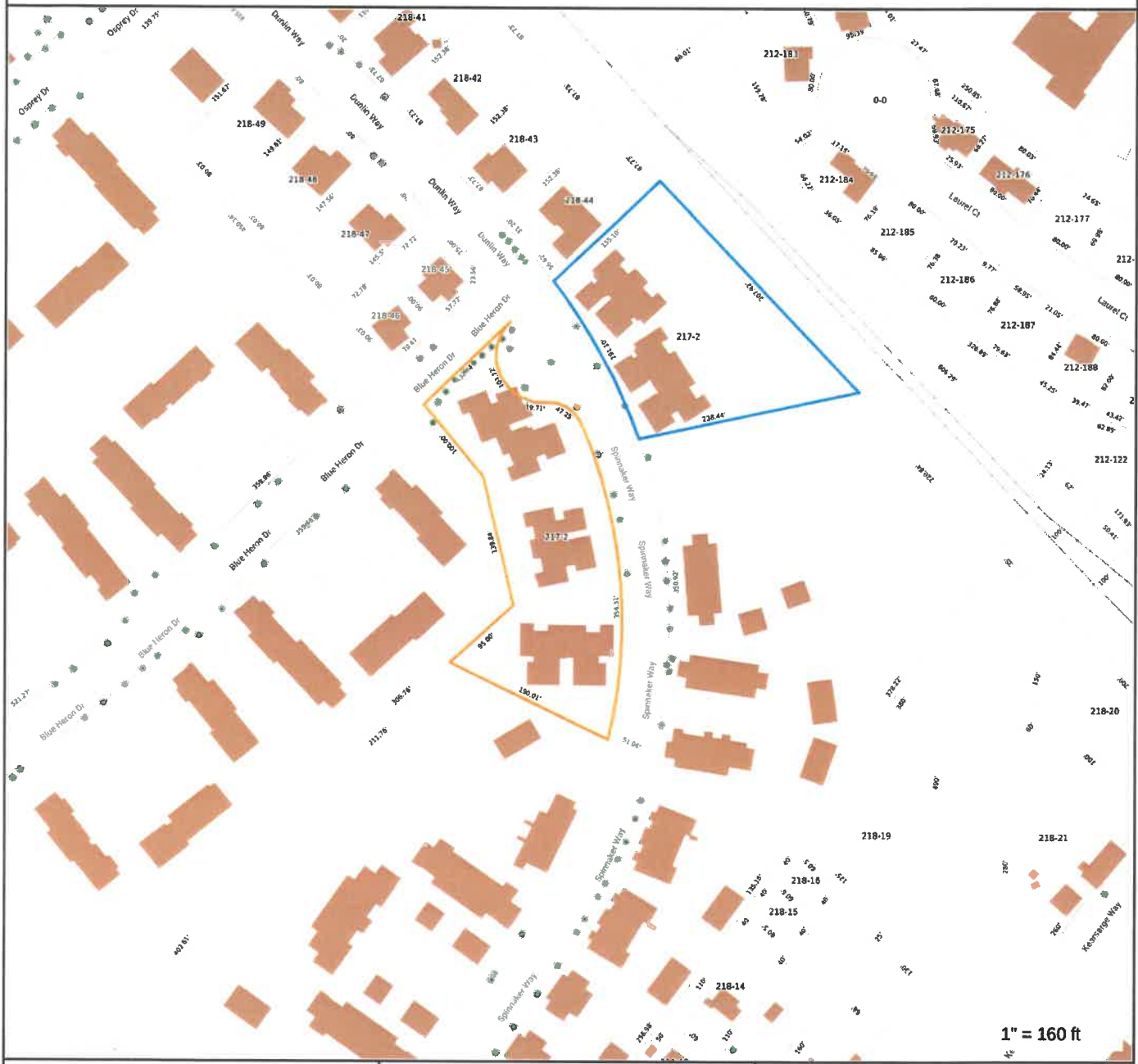
On this the 19th day of October, 2007, before me, personally appeared the above-named Kristine Campel, in her capacity as Member of Baker Benz, LLC, and acknowledged the foregoing to be the free act and deed of Baker Benz, LLC.

Before me,



Robin E. Estes
Justice of the Peace/Notary Public
My commission expires:

GIS Map- 84 Spinnaker Way



1" = 160 ft

Property Information

Property ID 0217-0002-0068
Location 84 SPINNAKER WAY #84
Owner STRATER JONATHAN M



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

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

Geometry updated 11/30/2018
 Data updated 11/19/2018