

BIG GREEN

R E A L E S T A T E



LISTING PRESENTATION

12 BEAN ROAD

MERIDEN (PLAINFIELD), NH 03781

William H. "Star" Johnson, Broker
15 Buck Rd.
Hanover, New Hampshire 03755
Licensed in Vermont and New Hampshire

one: 603-643-3942
Cell: 603-381-8603
Fax: 603-653-8267
Email: star@biggreenre.com

12 Bean Rd., Meriden, NH

12 Bean Rd, Plainfield, NH 03781

Listing ID:	30319820
Status:	Active
Property Type:	Special Purpose For Sale
Special Purpose Type:	See Agent
Gross Land Area:	3.70 Acres
Sale Price:	\$375,000
Unit Price:	\$49.94 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Claremont-Lebanon
County:	Sullivan
Tax ID/APN:	104-26
Zoning:	VILLAGE RESIDENTIAL
Property Use Type:	Vacant/Owner-User, Business
Gross Building Area:	7,509 SF
Building/Unit Size (RSF):	7,509 SF
Property Visibility:	Excellent
Highway Access:	At corner of NH Rte. 120 (Meriden Rd.) and Bean Rd.
Year Built:	1790
Construction/Siding:	Wood Siding
Parking Type:	Surface



Overview/Comments

This iconic property set in the Village of Meriden, has been in the same family since 1961. It consists of an antique Colonial (built 1790) single-family residence, which has also contained a 2nd unit at times, with extended heated, multi-floor shop spaces (approx. 5000 sf, including offices), and sheds. The property lies in the Village Residential Zone, but has had a commercial ceramic art and design studio operation grandfathered for use on the property for many years. The zoning district does allow home occupations in a single-family residence as a permitted use, and inn/B&B, office, restaurant, multi-family, private school, cottage business, approved business project, elderly housing, and other uses as Special Exceptions. It would seem to have great potential for single-family plus a studio, shop, contractors' shop, artisanal crafts, etc. The shop has a separate 200 amp service. There may also be potential for large-scale gardening, with a flat, open 3.7 acre lot (per town; deed and survey cite 5.1 acres)—town GIS map show much of lot as "Farmland of Local Importance". The house, though completely livable, has had renovations, but is in need of completed work in some areas; it features a lovely side porch and open kitchen/great room, grassy lot with gardens and apple trees. Property has a great location, across the street from beautiful Kimball Union Academy, and within 10-15 minutes of downtown Lebanon and I-89.

More Information Online

<http://www.newenglandcommercialproperty.com/listing/30319820>

QR Code

Scan this image with your mobile device:



Property Contacts



William H Johnson

Big Green Real Estate
603-381-8603 [M]
603-643-3942 [O]
star@biggreenre.com

Dis. of Attachment

John Jones, by Atty.,
To

STATE OF NEW HAMPSHIRE
SUPERIOR COURT

Donald Stearns.

Sullivan ss.

May 1960 Return Day

JOHN JONES

v.

DONALD STEARNS

RELEASE OF REAL ESTATE
ATTACHMENT

In the above-entitled action the attachment of the real estate owned by the defendant, Donald Stearns, said attachment being recorded in Book 2, Page 55, is hereby released and discharged.

October 20, 1961

Fred A Jones
Attorney for John Jones

Received, Recorded & Examined,

Nov. 1, 8:40 A.M. 1961.

John Estlin L. Large Register.

War.

Donald R. Stearns &
Harriet D. Stearns,

(Rev. Stamps Can. \$6.60)

WARRANTY DEED

To
John J. O'Leary &
Alice J. O'Leary.

We, DONALD F. STEARNS and HARRIET D. STEARNS, husband and wife, of Hartford, in the County of Windsor and State of Vermont, for consideration paid, grant to JOHN J. O'LEARY and ALICE J. O'LEARY, husband

and wife, as joint tenants with right of survivorship and not as tenants in common, of Keene, in the County of Cheshire and State of New Hampshire, with WARRANTY covenants,

A certain tract of land, with the buildings thereon, situate in the Village of Meriden, Town of Plainfield, County of Sullivan and State of New Hampshire, on the southwesterly side of Main Street, so called, being the highway leading from the Baptist Meeting House on Route 120 past the dwelling house of John F. McNamara to Corbin Park, and shown on a Plan entitled "Property of John J. O'Leary, Town of Plainfield, New Hampshire" made by Murray H. Stevens, Surveyor, 1961, to be recorded herewith, bounded and described as follows, to wit:

Beginning at a stone post in the supposed southwesterly line of said Main Street at the northerly corner of land owned and occupied by Meriden Grange;

Thence South 65° West along the northwesterly line of said Grange land 176 feet to a rod and stones set in a stonewall;

Thence North 26° West in the northeasterly line of land of John F. McNamara 15 feet to a stone post in the corner of said stonewall;

Thence South 60° West following said stonewall in a northwesterly line of said McNamara land 640 feet to an iron pipe near the northerly bank of a small brook;

Thence following the northerly bank of said brook (approximate courses and distances: North 72° West 73 feet; South 88° West 106 feet; South 47° West 39 feet) to a wire fence;

Thence South 68° West 108 feet;

See Attachment Book 2 Page 55

Thence South 87° West 60 feet to a rod and stones, these last two lines being along said McNamara land and marked by wire fence;

Thence North 29° West, partly by said wire fence, crossing the main brook which runs beside Route 120, a distance of 118.5 feet to a rod and stones about 12 feet southeasterly of the paved edge of Route 120;

Thence continuing in the same direction, North 29° West, about 4 feet to the supposed southeasterly line of Route 120;

Thence North 64° East in the supposed southeasterly line of Route 120 a distance of 973 feet;

Thence North 70° East in the supposed southeasterly line of Route 120 a distance of 185.5 feet to the junction of said Main Street;

And thence South 33° East in the southwesterly line of said Main Street, crossing said main brook, 176.5 feet to the point of beginning.

Containing 5.1 acres, more or less.

All distances are more or less and Bearings are Magnetic (1961).

Meaning hereby to convey as one tract all the premises conveyed by the following deeds:

Conservator's Deed from Carroll P. Camp, Conservator for Franklin Davis, to Walter H. Stearns dated November 16, 1922, and recorded in Sullivan County Registry of Deeds, Book 207, Page 83; and

Warranty Deed from The Meriden Grange #151 to Walter S. and Jessie M. Stearns dated November 20, 1928, and recorded in said Registry, Book 243, Page 70.

For our title reference is made to:

1. Sullivan County Probate Records #8380 for the Estate of Jessie M. Stearns who died in Plainfield on May 20, 1932.

2. Records of Plainfield Town Clerk's Office for the death of Walter H. Stearns who died intestate in March, 1944.

3. Warranty Deed from Henrietta S. Davis to Donald F. and Harriett D. Stearns dated April 20, 1944, and recorded in Sullivan County Registry of Deeds, Book 292, Page 53; the said Henrietta S. Davis and Donald F. Stearns being the sole heirs of Walter H. Stearns and Jessie M. Stearns.

4. Warranty Deed from Donald F. Stearns to Louis A. Fucci dated August 8, 1950, and recorded in said Registry, Book 316, Page 485.

5. Quitclaim Deed from Louis A. Fucci to Donald F. and Harriet D. Stearns dated August 8, 1950, and recorded in said Registry, Book 317, Page 183.

We, said Grantors release to said Grantees all rights of dower/curtesy and homestead and other interest therein.

WITNESS our hands and seals this 31st day of October, 1961.

Witness:

Reuben D. Cole
(to both)

Donald F. Stearns
Donald F. Stearns

L. S.

Harriett D. Stearns
Harriett D. Stearns

L. S.

STATE OF NEW HAMPSHIRE :
 ss.
COUNTY OF GRAFTON :

October 31, 1961.

Donald F. Stearns and Harriett D. Stearns personally appeared and acknowledged the

foregoing instrument to be their voluntary act and deed.

Before me,

Reuben D. Cole
Notary Public

(Notarial Seal)

Received, Recorded & Examined,
Nov. 1, 8:42 A.M. 1961.

John Estman L. Targe Register.

Mtg. John J. O'Leary &
Alice J. O'Leary,

STATUTORY FORM POWER OF SALE MORTGAGE

Know All Men By These Presents

To
Mascoma Savings Bank.

That I/we, JOHN J. O'LEARY and ALICE J. O'LEARY, husband and wife, of Keene, in the County of Cheshire and State of New Hampshire, hereinafter called the

mortgagor(s), for consideration paid, grant to MASCOMA SAVINGS BANK, a banking corporation duly established under the laws of the State of New Hampshire and having its principal place of business in Lebanon, in the County of Grafton, and State of New Hampshire, with mortgage covenants, to secure the payment of -----Five Thousand ----- dollars (\$5,000.00) and interest thereon, according to the tenor of one promissory note for said sum, of even date herewith, signed by the said mortgagor(s) and payable to the order of said Mascoma Savings Bank, on demand, with interest monthly from date payable on the 15th day of each month at the rate of six per cent (6%) per annum and in all other respects in accordance with the terms of said note; and to secure the sum of such future optional re-advances and interest thereon as may be hereafter made by said Mascoma Savings Bank to the said mortgagor(s) on the security of this mortgage deed, as provided in and limited by section 4, chapter 479, Revised Statutes, as amended, according to the tenor of one or more promissory notes, hereafter dated prior to the discharge of this mortgage deed, for the amount of such re-advances signed by said mortgagor(s) and payable to the order of said Mascoma Savings Bank, with interest and terms as may be therein specified, a certain tract(s) of land, with the buildings thereon, situate in the Village of Meriden, Town of Plainfield, County of Sullivan and State of New Hampshire, on the southwesterly side of Main Street, so called, being the highway leading from the Baptist Meeting House on Route 120 past the dwelling house of John F. McNamara to Corbin Park, and shown on a Plan entitled "Property of John J. O'Leary, Town of Plainfield, New Hampshire" made by Murray H. Stevens, Surveyor, 1961, to be recorded herewith, bounded and described as follows, to wit:

Beginning at a stone post in the supposed southwesterly line of said Main Street at the northerly corner of land owned and occupied by Meriden Grange;
Thence South 65° West along the northwesterly line of said Grange land 176 feet to a rod and stones set in a stonewall;
Thence North 26° West in the northeasterly line of land of John F. McNamara 15 feet to a stone post in the corner of said stonewall;
Thence South 60° West following said stonewall in a northwesterly line of said McNamara land 640 feet to an iron pipe near the northerly bank of a small brook;
Thence following the northerly bank of said brook (approximate courses and distances: North 72° West 73 feet; South 88° West 106 feet; South 47° West 39 feet)

John J. O'Leary
The debt secured hereby having been paid, this mortgage is discharged.
Alice J. O'Leary

SULLIVAN COUNTY N. H. Records
DISCHARGE: 8-3-62
OCT 26 1962
John Estman L. Targe
Register



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED 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: 12 Bean Road, Meriden, NH 03770

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>Eric O'Leary</i>	dotloop verified 07/28/18 12:39PM EDT 46DT-XKXQ-GCYQ-GDEV	<i>Sharon O'Leary</i>	Date
<i>Kevin O'Leary</i>	dotloop verified 07/28/18 12:35PM EDT QROG-COSH-2H1-GJHW		Date
Purchaser			Date
<i>William H. Johnson</i>	dotloop verified 08/01/18 1:59PM EDT ZRTH-GKBR-IGV0-DNP6		Date
Agent			Date

<i>Michael S. O'Leary</i>	dotloop verified 07/27/18 5:06PM EDT PODX-SGGO-EMUA-39D4	<i>Bryan Jay O'Leary</i>	Date
<i>Michael S. O'Leary</i>	dotloop verified 07/31/18 7:35PM EDT E4BQ-B9EM-EVL5-ZU0Q		Date
Purchaser			Date
<i>Michael S. O'Leary</i>	dotloop verified 07/27/18 4:02PM EDT NKKD-MPOJ-TJW4-HITU		Date
Agent			Date

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: Eric O'Leary, Michael O'Leary, Kevin O'Leary, Sharon O'Leary, and Bryn Jay O'Leary
2. PROPERTY LOCATION: 12 Bean Road, Meriden, NH 03770
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? [] Yes [x] No

4. SELLER: [x] has [] has not occupied the property for 57 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: [x] 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: 2
Does system supply water for more than one household? [] Yes [x] No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: [] Yes [x] No [] N/A Quantity: [] Yes [x] No
Quality: [] Yes [x] 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 [x] 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? [x] Yes [] No What steps were taken to remedy the problem?

Town of Plainfield annual water report

COMMENTS: Workshop has separate town water service

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: [x] Yes [] No Community/Shared: [] Yes [] No
Private: [] Yes [x] 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 [x] 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 [x] No [] Other

If YES, Location: Size Installed By: [] Unknown

Date of installation of leach field: []

Have you experienced any malfunctions? [] Yes [] No

Comments:

SELLER(S) INITIALS

Handwritten initials and dates in boxes: EO, MLL, KO, SO, BO

BUYER(S) INITIALS

Empty boxes for buyer initials

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Bean Road, Meriden, NH 03770

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 [x] No [] Unknown

Source of Information:
Comments:

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

Table with 7 columns: LOCATION, Yes, No, Unknown, If YES, Type, Amount, Unknown. Rows include Attic or Cap, Crawl Space, Exterior Walls, Floors, Basement.

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? [x] Yes [] No [] Unknown

IF YES: Are tanks currently in use? [x] Yes [] No

IF NO: How long have tank(s) been out of service?

What materials are, or were, stored in the tank(s)? propane

Age of tank(s): 25 Size of tank(s): 1000 gal

Location: two tanks, one on left side of drive and one off back corner of workshop

Are you aware of any past or present problems such as leakage, etc? [] Yes [x] No Comments:

If tanks are no longer in use, have the tanks been removed? [] Yes [x] No [] Unknown

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? [] Yes [x] No [] Unknown

In the siding? [] Yes [x] No [] Unknown In the roofing shingles? [] Yes [x] No [] Unknown

In flooring tiles? [] Yes [x] No [] Unknown Other [] Yes [] No [x] Unknown

If YES, Source of information:

Comments:

c. RADON/AIR - Current or previously existing:

Has the property been tested? [] Yes [x] 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:

d. RADON/WATER - Current or previously existing:

Has the property been tested? [] Yes [x] 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 [x] No

If YES: Source of information:

Are you aware of any cracking, peeling, or flaking lead-based paint? [] Yes [x] No

Comments:

SELLER(S) INITIALS

Handwritten initials and dates in boxes: ED, MJL, KO, SO, BO

BUYER(S) INITIALS

Empty boxes for buyer initials

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Bean Road, Meriden, NH 03770

f. Are you aware of any other hazardous materials? [] Yes [x] 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 [x] 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 [x] 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 [x] No If YES, Explain:

d. Are you aware of any problems with other buildings on the property? [] Yes [x] 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 [x] NO [] UNKNOWN If YES, Explain:

f. Is any part of this property in Current Use? [] Yes [x] No [] Unknown If YES, Explain:

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

h. Has the property been surveyed? [] Yes [x] No [] Unknown If YES, By:

If YES, is survey available? [] Yes [x] No [] Unknown

i. How is the property zoned? Village residential with grandfathered commercial business use.

j. Heating System Age: 20 Type: wood, house - gas - workshop Fuel: propane Tank/Location:

Owner of Tank: seller

Annual Fuel Consumption: Price: Gallons:

Date system was last serviced and by whom? 2017 Doug Freeland - Plumbing and heating.

Solar Panels: [] Leased [] Owned If leased, explain terms of agreement:

Comments:

k. Roof Age: 25 Type of Roof Covering: Metal, Asphalt

Moisture or leakage: small leaks in workshop roof

Comments:

l. Foundation/Basement: [] Full [x] Partial [] Other: Partial Crawl Space [] Type: Stone, block, concrete slab

Moisture or leakage: seasonal water table seepage

Comments: years

m. Chimney(s) How Many? 2 Lined? one has Stainless li Last Cleaned: 2018 Problems? no

n. Plumbing Type: copper & PVC Age: 30 years

Comments:

o. Domestic Hot Water: Age: Gas Type: Tank Gallons: 50

p. Electrical System Amps: 100 AMP, 200 AMP [] Circuit Breakers [] Fuses

Comments: Workshop has separate 200 AMP Service

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? [] Yes [x] No

If Yes, please explain:

r. Pest Infestation: Are you aware of any past or present pest infestations? [] Yes [x] No Type:

Comments:

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) [] Yes [x] No If YES, please explain:

t. Other (e.g. Alarm System, Irrigation System, etc.) unknown

SELLER(S) INITIALS

ED 07/29/18 8:03AM EDT
MLL 07/29/18 1:27PM EDT
KO 07/29/18 8:00AM EDT
SO 07/30/18 6:30AM EDT
BO 07/29/18 8:14AM EDT

BUYER(S) INITIALS

[] []

PROPERTY DISCLOSURE - RESIDENTIAL ONLY
New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 12 Bean Road, Meriden, NH 03770

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:

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).

<i>Eric O'Leary</i> <small>dotloop verified 07/29/18 8:03AM EDT SUTQ-LDJR-GZL-MSGQ</small>	<i>Michael S. O'Leary</i> <small>dotloop verified 07/29/18 1:27PM EDT GG09-TJHB-LXRU-80ET</small>
<small>SELLER</small> <i>Kevin O'Leary</i> <small>dotloop verified 07/29/18 8:00AM EDT 7UUD-IHRP-JVQH-KNUX</small>	<small>SELLER</small> <i>Sharon O'Leary</i> <small>dotloop verified 07/30/18 6:30AM EDT EERS-QWRD-3IQA-RGTG</small>
<small>DATE</small> 	<small>DATE</small>
	<small>DATE</small>

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

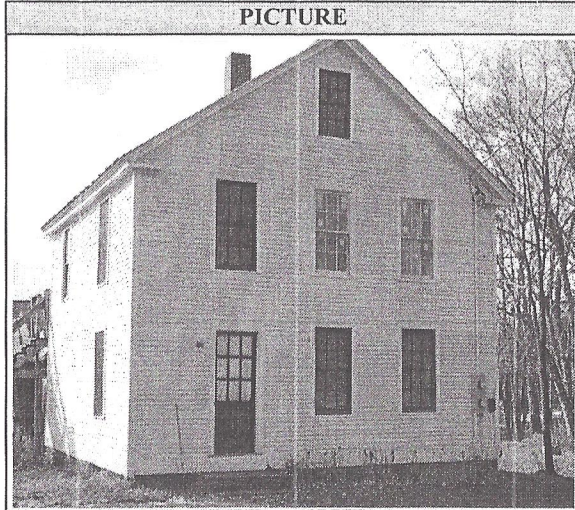
BUYER

DATE

OWNER INFORMATION		SALES HISTORY					PICTURE
O'LEARY, HEIRS OF JOHN J C/O O'LEARY, ERIC PO BOX 172 MERIDEN, NH 03770		Date	Book	Page	Type	Price	Grantor
LISTING HISTORY 04/29/13 GWH 12/10/12 DMVL 11/13/02 ETRL		NOTES CRM; COMMERCIAL POTTING BUSINESSTARIKI POTTERY; CARD 1 OF 2=RESIDENCE, W/1 BR, 1 BATH APT ON 2ND LEVEL-UNOCCUPIED AS OF 11/13/02; WAS 000013 004200; 12/12; DNV BSMT OR ATF PER OWNER; 2013 2ND FLR BTH REMOVED- 1 BTH REMAINS IN FFF;					

EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR																														
Feature Type	Units	Lngh	x Width	Size Adj	Rate	Cond	Market Value	Notes	PLAINFIELD ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE																												
									<table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>\$ 188,900</td> <td>\$ 2,600</td> <td>\$ 99,600</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 291,100</td> </tr> <tr> <td>2017</td> <td>\$ 188,900</td> <td>\$ 2,600</td> <td>\$ 99,600</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 291,100</td> </tr> <tr> <td>2018</td> <td>\$ 128,700</td> <td>\$ 0</td> <td>\$ 99,600(c)</td> </tr> <tr> <td colspan="4" style="text-align: right;">Parcel Total: \$ 291,100</td> </tr> </tbody> </table>	Year	Building	Features	Land	2016	\$ 188,900	\$ 2,600	\$ 99,600	Parcel Total: \$ 291,100				2017	\$ 188,900	\$ 2,600	\$ 99,600	Parcel Total: \$ 291,100				2018	\$ 128,700	\$ 0	\$ 99,600(c)	Parcel Total: \$ 291,100			
Year	Building	Features	Land																																		
2016	\$ 188,900	\$ 2,600	\$ 99,600																																		
Parcel Total: \$ 291,100																																					
2017	\$ 188,900	\$ 2,600	\$ 99,600																																		
Parcel Total: \$ 291,100																																					
2018	\$ 128,700	\$ 0	\$ 99,600(c)																																		
Parcel Total: \$ 291,100																																					
									(Card Total: \$ 228,300)																												

LAND VALUATION													
Zone: VRVILL-RES/W&S			Minimum Acreage: 0.46			Minimum Frontage: 100			Site: AVERAGE Driveway: GRAVEL/DIRT Road: PAVED				
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R Tax Value	Notes
1F RES	0.460 ac	52,000	G	120	100	100	95	100 -- LEVEL	100	59,300	0 N	59,300	
1F RES	3.240 ac	x 3,000	X	100				95 -- MILD	100	9,200	0 N	9,200	
1F RES	300.000 ff	x 115	G	120					75	31,100	0 N	31,100	
	3.700 ac									99,600		99,600	



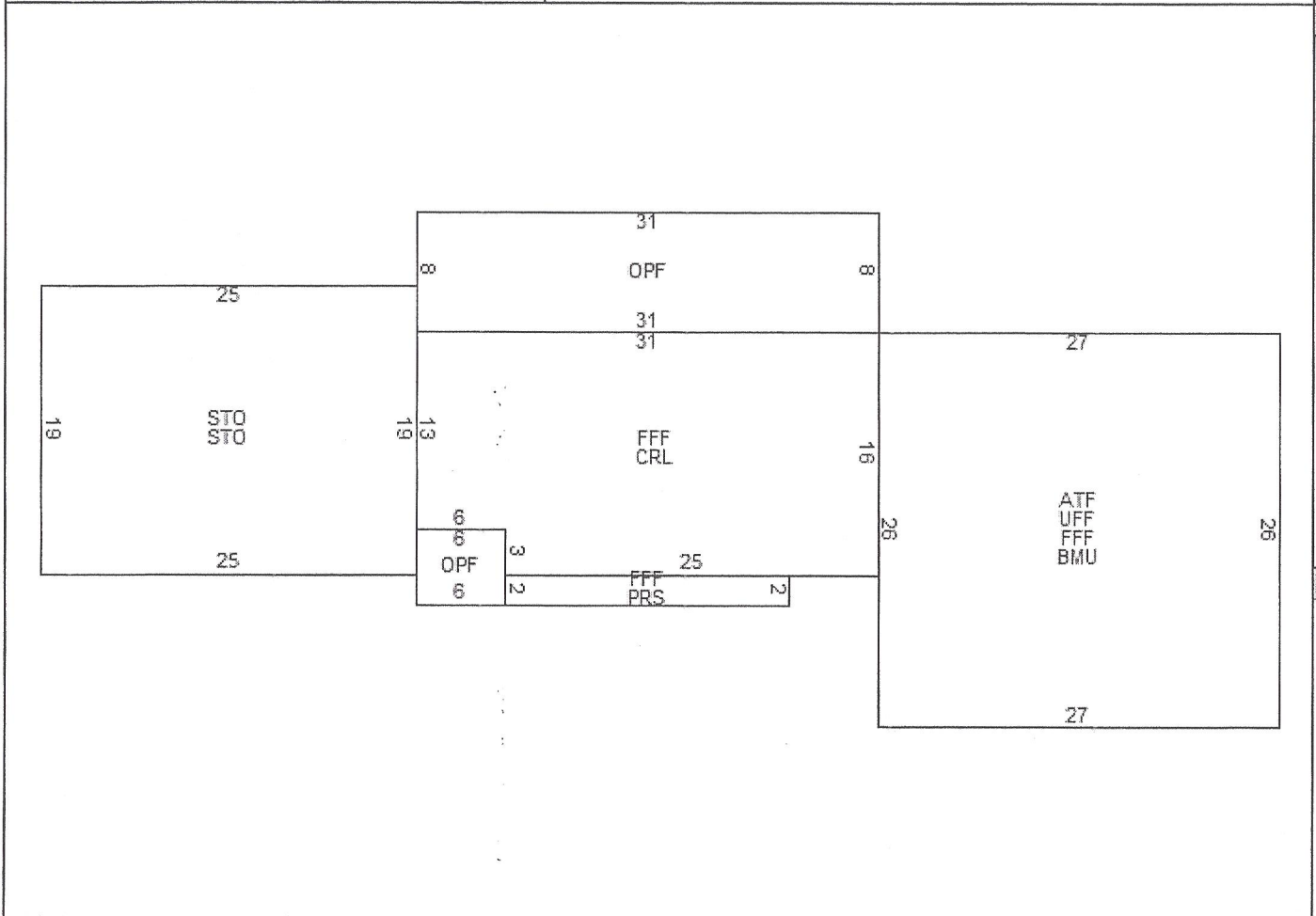
OWNER
O'LEARY, HEIRS OF JOHN J
 C/O O'LEARY, ERIC
 PO BOX 172
 MERIDEN, NH 03770

TAXABLE DISTRICTS	
District	Percentage
MWD	% 100

BUILDING DETAILS
 Model: 2 STORY FRAME COLONIAL
 Roof: GABLE OR HIP/STANDING SEAM
 Ext: CLAP BOARD
 Int: DRYWALL
 Floor: PINE/SOFT WD
 Heat: WOOD/COAL/CONVECTION
 Bedrooms: 4 Baths: 1.0 Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: A2 GOOD-
 Com. Wall:
 Size Adj: 0.9193 Base Rate: RSS 76.00
 Bldg. Rate: 0.9838
 Sq. Foot Cost: \$ 74.77

PERMITS

Date	Permit ID	Permit Type	Notes



BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
UFF	UPPER FLR FIN	702	1.00	702
PRS	PIERS	38	-0.05	-2
STO	STORAGE AREA	950	0.25	238
OPF	OPEN PORCH FIN	278	0.25	70
FFF	FST FLR FIN	1218	1.00	1218
CRL	CRAWL SPACE	478	0.05	24
ATF	ATTIC FINISHED	702	0.25	176
BMU	BSMNT	702	0.15	105
GLA:	2,096	5,068		2,531

2013 BASE YEAR BUILDING VALUATION

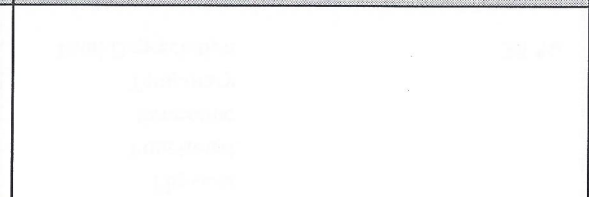
Market Cost New:	\$ 189,243
Year Built:	1790
Condition For Age:	GOOD 30 %
Physical:	
Functional:	ROOF 2 %
Economic:	
Temporary:	
Total Depreciation:	32 %
Building Value:	\$ 128,700

OWNER INFORMATION	SALES HISTORY	PICTURE
-------------------	---------------	---------

O'LEARY, HEIRS OF JOHN J
 C/O O'LEARY, ERIC
 PO BOX 172

 MERIDEN, NH 03770

Date	Book	Page	Type	Price	Grantor



LISTING HISTORY	NOTES
-----------------	-------

04/17/13 GWH
 12/10/12 DMVL
 11/13/02 ETRL

NATURAL; COMMERCIAL UNIT=TARIKI POTTERY; SHED-M=METAL STORAGE UNIT; WAS 000013 004200 000000; 12/12 REMOVED 1/2 BTH, USES HSE; PU (3) STO CONT; DNPU ROOF OVER KILN=NV; 2013; REMOVED 0.5 BTH=# BTHS TO 0 PER 12/12 M&L NOTE & 4/29/13 VERIFICATION W/OWNER;

EXTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
--------------------------	------------------------------

Feature Type	Units	Lngth x Width	Size Adj	Rate	Cond	Market Value	Notes
SHED-METAL	128	16 x 8	185	5.00	40	474	STO CONT
SHED-METAL	320	8 x 40	110	5.00	40	704	STO CONT
SHED-METAL	320	8 x 40	110	5.00	40	704	STO CONT
SHED-METAL	320	8 x 40	110	5.00	40	704	STO CONT
						2,600	

**PLAINFIELD ASSESSING
OFFICE**

PARCEL TOTAL TAXABLE VALUE			
Year	Building	Features	Land
2018	\$ 60,200	\$ 2,600	\$ 0(c)
Parcel Total: \$ 291,100			

(Card Total: \$ 62,800)

LAND VALUATION							
----------------	--	--	--	--	--	--	--

Zone: Minimum Acreage: Minimum Frontage: Site: Driveway: Road:
Land Type 1F RES Neighborhood: Cond Ad Valorem SPI R Tax Value Notes

0 ac



OWNER
O'LEARY, HEIRS OF JOHN J
 C/O O'LEARY, ERIC
 PO BOX 172
 MERIDEN, NH 03770

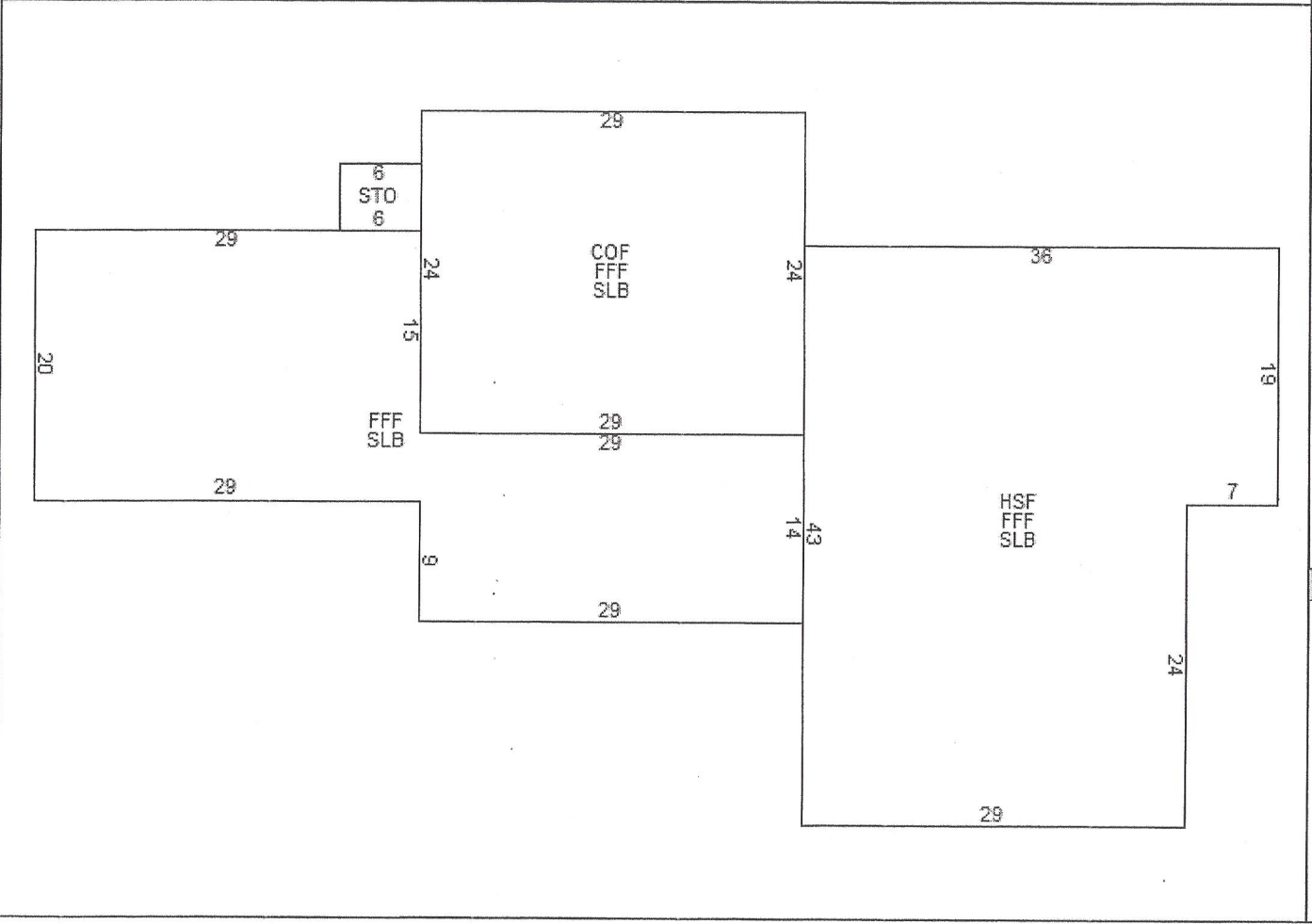
TAXABLE DISTRICTS	
District	Percentage
MWD	% 100

BUILDING DETAILS
 Model: 1 STORY FRAME LT MANFACT
 Roof: GABLE OR HIP/STANDING SEAM
 Ext: PREFAB WD PNL
 Int: DRYWALL
 Floor: CONCRETE/MIN PLYWD
 Heat: GAS/FA DUCTED

Bedrooms: Baths: Fixtures:
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: **B4 MINIMUM-**
 Com. Wall:
 Size Adj: 0.8808 Base Rate: CIB 44.00
 Bldg. Rate: 0.4228
 Sq. Foot Cost: \$ 18.60

PERMITS

Date	Permit ID	Permit Type	Notes

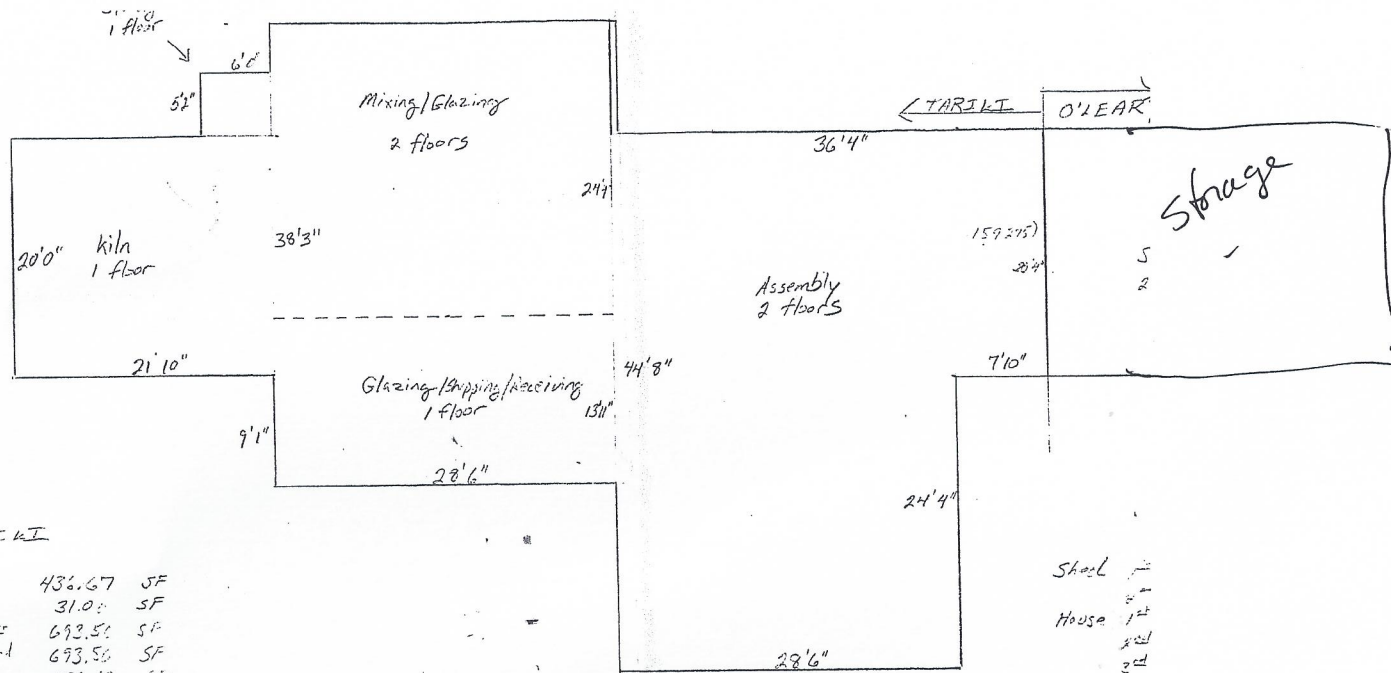


BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
SLB	SLAB	3062	0.00	0
STO	STORAGE AREA	30	0.25	8
COF	COM OFFICE	696	1.75	1218
HSF	1/2 STRY FIN	1380	0.50	690
FFF	FST FLR FIN	3062	1.00	3062
GLA:	3,752	8,230		4,978

2013 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 92,591
Year Built:	1980
Condition For Age:	POOR 35 %
Physical:	
Functional:	
Economic:	
Temporary:	
Total Depreciation:	35 %
Building Value:	\$ 60,200



TARIKI

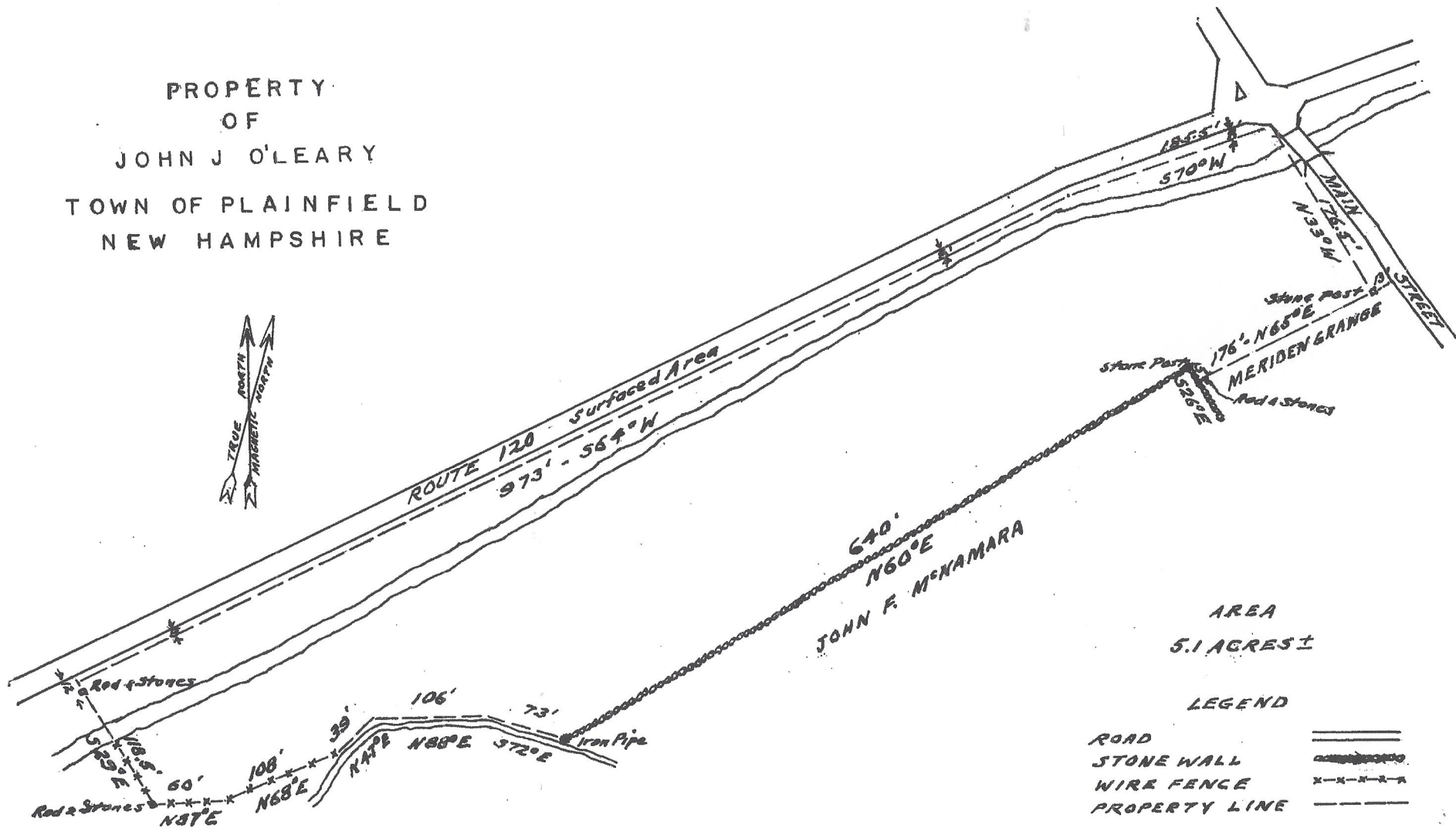
kiln	436.67	SF
Storage	31.00	SF
M/G 1 st	693.50	SF
M/G 2 nd	693.50	SF
GLSR	372.62	SF
Assembly 1 st	7132.26	SF
Assembly 2 nd	1132.66	SF
Total	5115.81	SF

> 60% Total SF w/ shed 8482.27 < 40%
 > 68% Total SF w/o shed 7491.75 < 32%

- Shed
- House
- Even

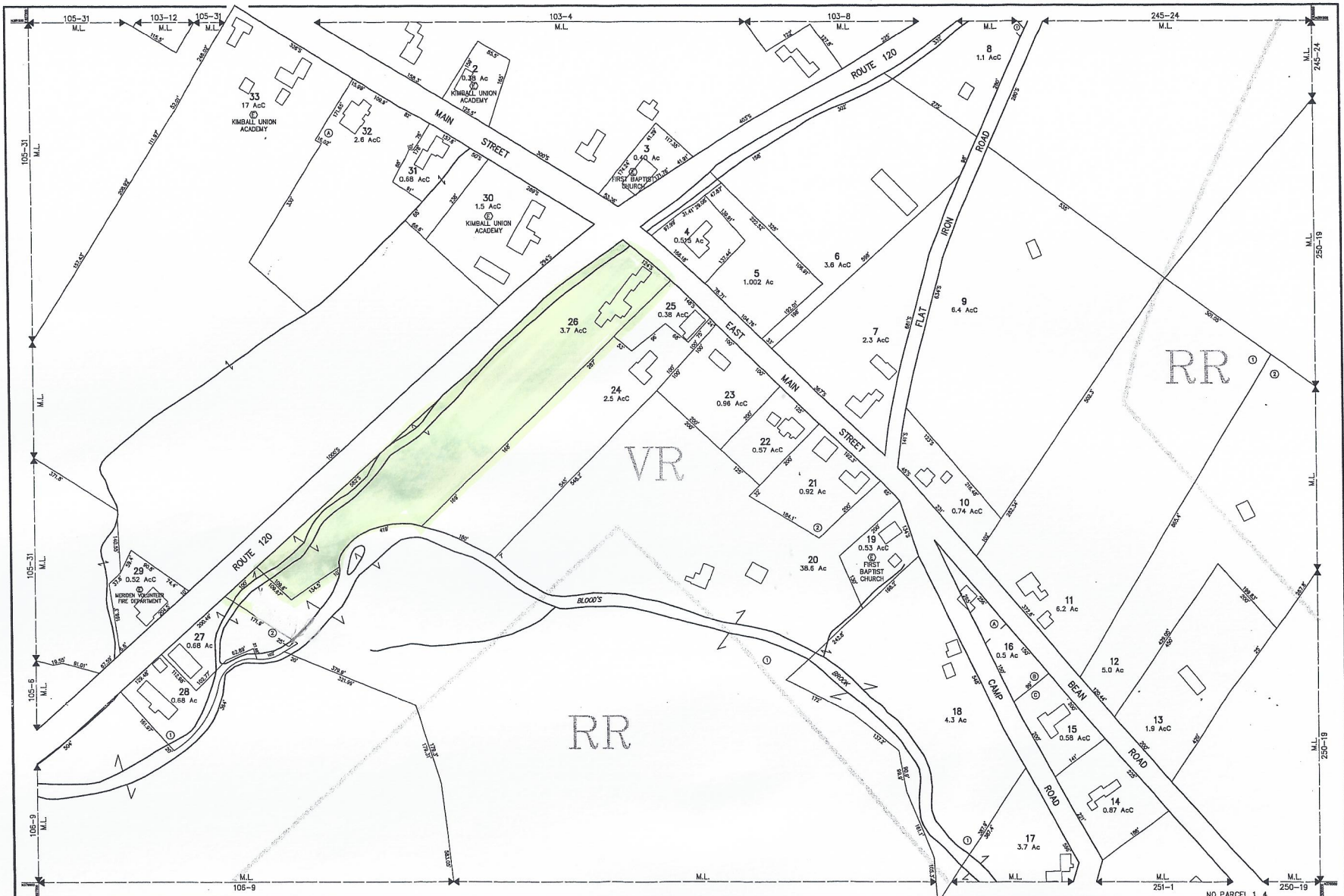
Total
Total

PROPERTY
OF
JOHN J O'LEARY
TOWN OF PLAINFIELD
NEW HAMPSHIRE



P5 F2 #43 PF1

Murray H. Stevens, Surveyor, 1961



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM, NAD 83.
 PHOTOGRAPHY DATE: APRIL 25, 2003
 COMPLETION DATE: NOVEMBER 30, 2004

PRODUCED IN 2004 BY
CAI Technologies
 11 PINEBURY STREET, LITTLETON, NH 03045
 603.322.4540 - WWW.CAITECH.COM

LEGEND	
AREA SURVEYED AC
AREA CALCULATED AC
RECORD DIVISION 100'
SCALED DIVISION 100%
MATCH LINE	← M.L. →
WATER	~~~~~
EXEMPT PROPERTY	⊙
SUBDIVISION LOT NO.	①
BUILDING	□
RIGHT OF WAY/ACCESS	— R.O.W. —
COMMON OWNERSHIP	⊕
WETLANDS	~~~~~

SCALE 1" = 100'
 FEET 0 50 100 200 300
 METERS 0 25 50 75
 REVISED TO: APRIL 1, 2018

PROPERTY MAPS
PLAINFIELD
 NEW HAMPSHIRE

INDEX DIAGRAM

102	103	245
105	104	
106	251	250

NO PARCEL 1.4
MAP NO. 104

**SCHEDULE A
VILLAGE RESIDENTIAL (VR)**

Minimum Lot Size:	20,000 sq ft with public water and sewer, 30,000 sq ft with public water or sewer, 40,000 sq ft with no public water or sewer.
Minimum Road Frontage:	100'/lot
Minimum Yard Dimensions:	Depth Front: 30' (linear) Depth Side: 15' (linear) Depth Rear: 15' (linear)
Maximum Lot Coverage:	40% Impervious Surface
Maximum Building Height:	35'

Special Requirements

1. Minimum requirements for projects involving either multifamily dwelling or an accessory dwelling unit. The lot and proposed development must conform with all dimensional requirements and shall include an additional 20,000 sq feet of land for each additional dwelling unit proposed except in the case of section 4.3.B of Approved Combination of Related Uses.

2. No building shall be located nearer than 30 ft from the edge of a public right of way.

3. Lot coverage standard includes paved and unpaved parking, driveways, and turnaround areas.

4. All PRD/CD developments shall be subject to subdivision review, and if applicable to Site Plan Review.

Permitted Uses

1. Silviculture, Agriculture, and Aquaculture
2. Single Family Dwellings
3. Home Occupations in a

VR ZONE PROVISIONS

single family residence

4. Uses and structures accessory to a residential use
5. Public School
6. Religious Institutions
7. Community Center
8. Public Outdoor Recreation
9. Fire Station
10. Attached Accessory Dwelling Unit
11. PRD/CD

Special Exceptions

(Universal ordinance numbers used)

6. Private School and/or Day Care Center
10. Country Inn/Bed & Breakfast
13. Professional Office or Real Estate Office
14. Public Utility and/or Wireless Communication Facility (WCF), publicly or privately owned
17. Restaurant
20. Multiple family dwelling
22. Aircraft Take Offs and Landings
23. Wind Powered Generating Systems
24. Approved Solar Energy System
30. Approved Combination of Related Uses
31. Approved Alternative

Parking Plan

32. Approved Expansion or Alteration of a Non-Conforming Use/Structure
33. Approved Setback Encroachment
34. Approved Cottage Business
35. Approved Business Project
36. Approved Elderly Housing Project.
37. Approved Detached Accessory Dwelling Unit.
40. Box Trailer Storage Unit

ANY USE NOT SPECIFICALLY MENTIONED HEREIN SHALL BE PROHIBITED.