



Property Address 30 WATERPOK PLACE #1-5
LACONIA, NH 03244

NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSENIC 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: Town Water City of Laconia

Location: _____

Malfunctions: _____

Date of Installation: _____

Date of most recent water test: _____

Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____

Type of system: _____

Location: _____

Malfunctions: _____

Age of system: _____

Date most recently serviced: _____

Name of Contractor who services system: _____

N&I

Property Address 30 WATERFORD PLACE #1-5
LACONIA NH 03246

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.



Property Address 30 WATERFORD PLACE # 1-5

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: 30 WATERFORD PLACE # 1-5

Unit Number (if applicable): _____

Town: LACONIA NH 03246

Neil E. Taylor ASSIGNED
SELLER

8-18-25
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

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: GV RESORT II LLC
2. PROPERTY LOCATION: 30 WATERFORD PLACE #1-5, LACONIA NH 03246
3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? ☐ Yes ☒ No
4. SELLER: ☐ has ☐ has not occupied the property for _____ 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 _____
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 NEV

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 30 WATERFORD PLACE #1-S, LACONIA, NH 03240

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			<input checked="" type="checkbox"/>			
	Crawl Space			<input checked="" type="checkbox"/>			
	Exterior Walls			<input checked="" type="checkbox"/>			
	Floors			<input checked="" type="checkbox"/>			
				<input checked="" type="checkbox"/>			

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: _____

SELLER(S) INITIALS NET

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 30 WATERBURY PLACE #1-5, LACONIA, NH 03240

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: _____

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: Bryan Bailey Gilford, NH

If YES, is survey available? ☒ Yes ___ No ___ Unknown

h. How is the property zoned? _____

i. Heating System Age: 7 Type: _____ Fuel: _____ 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: Fairly New Type of Roof Covering: metal

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS NEV

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 30 WATERFORD PLACE #1-5, LACONIA NH 03240

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

Moisture or leakage: _____

Comments: _____

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

Comments: _____

m. Plumbing Type: NA Age: _____

Comments: _____

n. Domestic Hot Water: Age: _____ Type: NA Gallons: _____

o. Electrical System: # of Amps 200 AMP 2 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: NA 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: Yes Internet Service

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.

SELLER(S) INITIALS NET

BUYER(S) INITIALS _____

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TO BE COMPLETED BY SELLER

PROPERTY LOCATION: 30 WATERFORD PLACE #1-5 LACONIA NH 03246

10. ADDITIONAL INFORMATION

- a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
___ Yes ___ No
- b. ADDITIONAL COMMENTS:

Approval for 2 Buildings with 2nd Floor storage 2025

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).

Paul Ely / Associate 8-18-25
SELLER 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

SELLER(S) INITIALS _____ / _____

BUYER(S) INITIALS _____ / _____

30 WATERFORD PL #1-5

Location

30 WATERFORD PL #1-5

Mblu

257/ 371/ 1/ /

Acct#

2930

Owner

GV RESORT II LLC

Assessment

\$669,200

2853

Building Count

3

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$432,500	\$236,700	\$669,200

Owner of Record

Owner

GV RESORT II LLC

Sale Price

\$1,560,000

Co-Owner

Book & Page

3594/0560

Address

109 PINECREST DR
GILFORD, NH 03249

Sale Date

10/20/2023

Instrument

00

Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
GV RESORT II LLC	\$1,560,000	3594/0560	00	10/20/2023
D & D REALTY TRUST	\$129,000	3399/0074	04	03/22/2021
THURSTON BRYAN & JULIE	\$75,000	2987/0591	00	08/20/2015
POULOS THEODORE C	\$157,530	2120/0113	1N	12/06/2004
SCHIFINO FAMILY REV TRUST OF 2001	\$1,000	2118/0659	1A	12/03/2004

Building Information

Building 1 : Section 1

Year Built:

2022

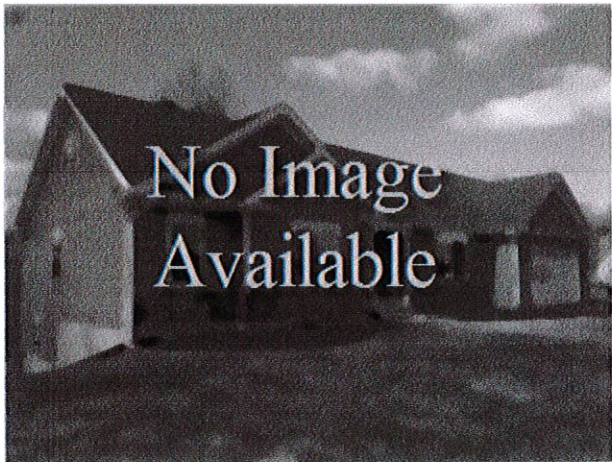
Living Area:

2,400

Building Attributes	
Field	Description
Style:	Self Storage

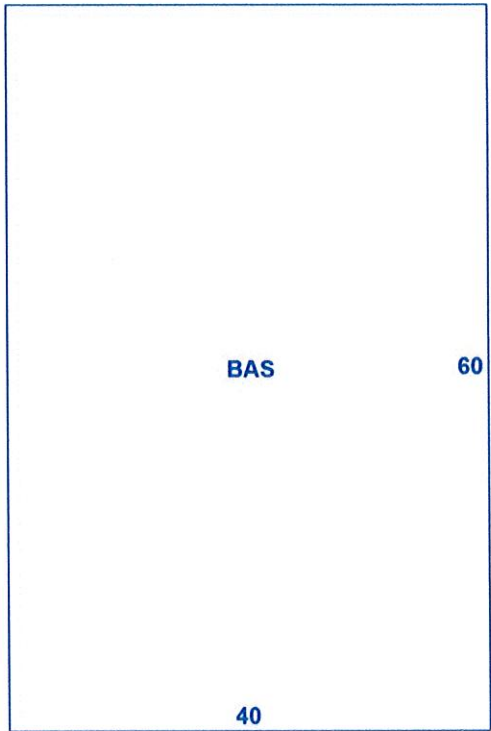
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	10.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Coal/Wood/None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	COMM WHSE MDL-94
Total Rooms	10
Total Bedrms	0
Total Baths	0
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/LaconiaNHPhotos//default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=2853&bid=3287)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,400	2,400
		2,400	2,400

Building 2 : Section 1

Year Built: 2022
Living Area: 4,000

Building Attributes : Bldg 2 of 3	
Field	Description
Style:	Self Storage

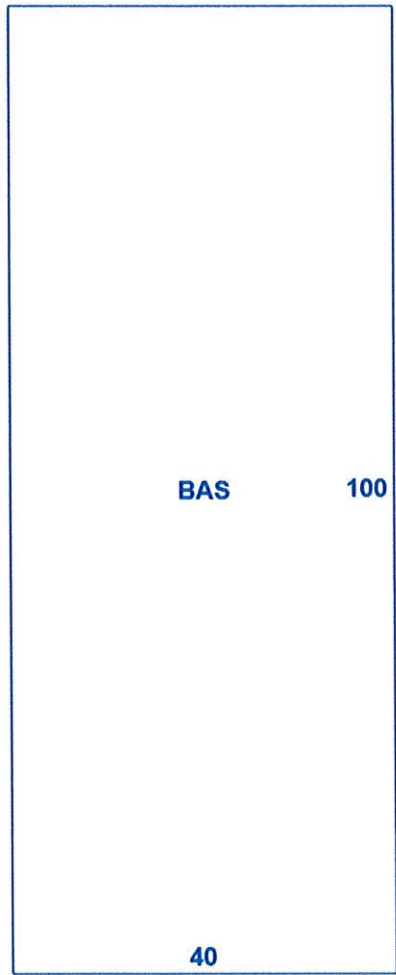
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	20.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Coal/Wood/None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	COMM WHSE MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	

Building Photo



(https://images.vgsi.com/photos/LaconiaNHPhotos/\0024\2930%202_24

Building Layout



(ParcelSketch.ashx?pid=2853&bid=106632)

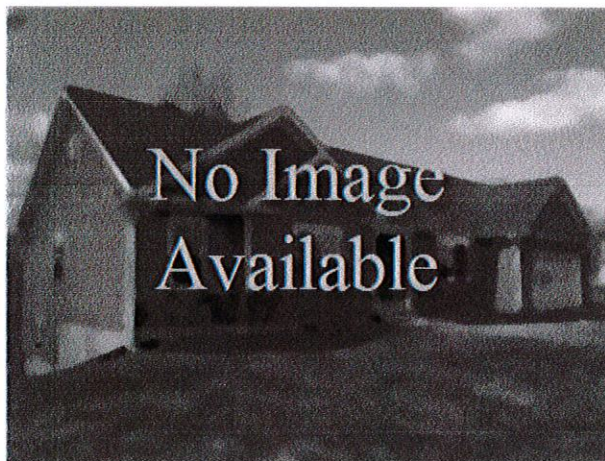
Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,000	4,000
		4,000	4,000

Year Built: 2022
Living Area: 3,600

Building Attributes : Bldg 3 of 3

Field	Description
Style:	Self Storage
Model	Commercial
Grade	Average +10
Stories:	1
Occupancy	14.00
Exterior Wall 1	Aluminum Sidng
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Metal/Tin
Interior Wall 1	Minim/Masonry
Interior Wall 2	
Interior Floor 1	Concr-Finished
Interior Floor 2	
Heating Fuel	Coal/Wood/None
Heating Type	None
AC Type	None
Struct Class	
Bldg Use	COMM WHSE MDL-94
Total Rooms	
Total Bedrms	
Total Baths	
1st Floor Use:	
Heat/AC	NONE
Frame Type	STEEL
Baths/Plumbing	NONE
Ceiling/Wall	NONE
Rooms/Prtns	AVERAGE
Wall Height	14.00
% Comn Wall	

Building Photo



(<https://images.vgsi.com/photos/LaconiaNHPhotos//default.jpg>)

Building Layout



(<ParcelSketch.ashx?pid=2853&bid=106633>)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	3,600	3,600
		3,600	3,600

Extra Features		Legend
No Data for Extra Features		

Land

Land Use		Land Line Valuation	
Use Code	3160	Size (Acres)	13.16
Description	COMM WHSE MDL-94	Frontage	0
Zone	A1	Depth	0
Neighborhood	INDG	Assessed Value	\$236,700
Category		No	

Outbuildings

Outbuildings					Legend
Code	Description	Sub Code	Sub Description	Size	Bldg #
PAV1	PAVING-ASPHALT			25548.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$432,500	\$236,700	\$669,200
2023	\$236,600	\$229,300	\$465,900
2022	\$0	\$92,100	\$92,100



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RV, Boat, & Self Storage Facility in Laconia, NH

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Self Storage Facility in Laconia, NH

[Directions to Runway Storage](#)

Runway Storage LLC
[View larger map](#)





Our Self-Storage Facility

Runway Storage takes pride in offering a simple and hassle-free storage experience for all of our customers in Laconia, NH. We make sure our storage units are clean, secure, and ready to rent. We also focus on offering a wide variety of storage unit sizes and types to make sure we can handle any boat, RV, vehicle, and self storage need that you may have. Runway Storage also offers online rentals and online bill pay 24/7 to make your experience quick and easy. Feel free to look at our available storage units and give us a call if you have any questions or simply rent your unit right on the website.

[View Our Storage!](#)

Our Pricing Guide

Runway Storage

30 Waterford Place

Standard Storage Starting At

\$114

[SEE UNITS](#)

Large Storage Starting At

\$246

[SEE UNITS](#)

Outdoor Parking Starting At

\$72.25

[SEE UNITS](#)

New Rentals: [\(603\) 800-2969](tel:(603)800-2969)

Our brand new state-of-the-art unit buildings inside and out

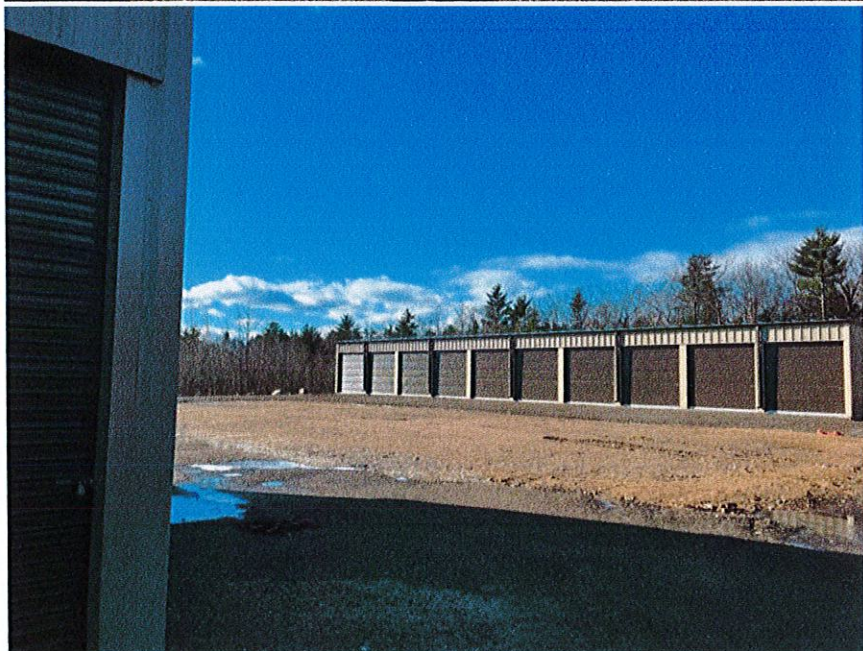
Aerial map coming soon!

- 1.
- 2.
- 3.

- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.











[Previous](#) [Next](#)

[Need Help Logging In?](#)

If you are a current customer and need help setting up your online account, click the button below for step-by-step instructions.

[Login Setup](#)

All The Convenience And Security You Need

Great Customer Service
Online Bill Pay
Variety of Unit Sizes Available
Drive-up Access

Our Promise To You

[Security](#)

We take the security of our storage facility seriously, and our SSL secure website protects your personal information. Your property is our number one priority. You can rest assured that your property is protected and secure at Runaway Storage!

Customer Service

We are committed to providing you a clean, secure & ready-to-rent boat, RV, vehicle, and self storage units. Our friendly staff provides you with a great storage rental experience from start to finish.

Convenience

Manage your storage unit from the convenience of your own home, 24 hours a day and 7 days a week. Our website makes it quick and easy for you to manage your boat, RV, vehicle, and self storage unit online. Simply log in to your account and you have access to your unit on our website!

Contact Us

Runway Storage LLC

Physical Address: 30 Waterford Pl Laconia, NH 03246

Mailing Address: 109 Pinecrest Drive, Gilford, NH 03249

[\(603\) 520-3005](tel:(603)520-3005)

saunders.karen22@gmail.com



Office Hours

Sunday

9:00 AM - 3:00 PM

Monday

8:00 AM - 5:00 PM

Tuesday

8:00 AM - 5:00 PM

Wednesday

8:00 AM - 5:00 PM

Thursday

8:00 AM - 5:00 PM

Friday

8:00 AM - 5:00 PM

Saturday

8:00 AM - 4:00 PM

[Rent Storage Online](#)

Powered by [Storable Easy](#)



[\(603\) 520-3005](tel:6035203005)
[Make a Payment/Login](#)

- [Home](#)
- [Rent Storage](#)
- [Map](#)
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Street layout of our units

Layout of our units as you driver on-to the premises

[B8](#)

[B9](#)

[B10](#)

[B7](#)

[A6](#)

[B17](#)

[A3](#)

[A5](#)

[A7](#)

Renting Storage Units Made Easy

- 1. Select Storage Unit Size
- 2. Enter Billing Info
- 3. Confirm Information

Manager

Rent Storage Units in Laconia, NH

We offer a wide variety of storage unit types and sizes to meet any requirements you might need. We take pride in making sure our storage units are clean, secure & most of all, affordable. Feel free to call us anytime for your unit or simply rent your storage unit below!

Under 24 feet (10 x 24)



THIS IS OUTDOOR PARKING ONLY; NON-COVERED FOR 1 - UNIT VEHICLE OR TRAILER

Starting at
\$68.64 / month*

Rent Now

x

Under 24 feet (10 x 24)



THIS IS OUTDOOR PARKING ONLY; NON-COVERED FOR 1 - UNIT VEHICLE OR TRAILER

Payment options

- 2 Months for
\$137.28
(5% Discount)

\$68.64 / month


- 1 Month for
\$72.25

\$72.25 / month

Reservation Deposit

\$36

The Reservation Deposit is the deposit amount needed to reserve a unit and the full amount will be credited back on the first rental invoice.

Select unit Automatically Select 

Close Rent Reserve Now

Greater than 24 feet (10 x 40)



THIS IS OUTDOR PARKING ONLY; NON-COVERED FOR 1 - UNIT VEHICLE OR TRAILER

Starting at
\$85.50 / month*

Rent Now



Greater than 24 feet (10 x 40)



THIS IS OUTDOR PARKING ONLY; NON-COVERED FOR 1 - UNIT VEHICLE OR TRAILER

Payment options

- 2 Months for
\$171.00
(5% Discount)

\$85.50 / month




1 Month for
\$90.00

\$90.00 / month

Reservation Deposit

\$45

The Reservation Deposit is the deposit amount needed to reserve a unit and the full amount will be credited back on the first rental invoice.

Select unit Automatically Select 

Close Rent Reserve Now

**Prices may reflect a discount from a longer term agreement.*

Why Rent Storage Units From Runaway Storage?

Customer Service

It is our dedication to customer service that sets us apart. We are committed to offering you exceptional value for your hard-earned money.

Rent Storage Units and Pay Online

Our website is easy to use and has all the features for a rich interactive experience. Rent your storage units online and pay your bill online 24-7. We make renting storage a hassle-free experience.

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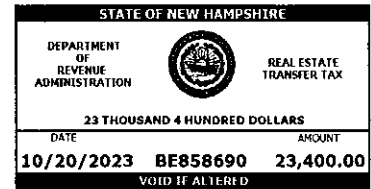
8:00 AM - 5:00 PM

Saturday

8:00 AM - 4:00 PM

[Rent Storage Online](#)

Powered by [Storable Easy](#)

Judith A. McHath**Tax Stamps: \$23,400.00****WARRANTY DEED**
Statutory Short Form

DONALD R. DEMERS and DARLENE E. DEMERS, Trustees of the D & D REALTY TRUST, of 36 Elm Street, Alton Bay, Belknap County, New Hampshire 03810, for consideration paid, grants to **GV RESORT II LLC**, a New Hampshire limited liability company, with an address of 55 McKinley Road, Laconia, Belknap County, New Hampshire 03246, with **WARRANTY COVENANTS**:

A certain tract or parcel of land, with any improvements thereon, located on the westerly side of Route 11-C, so-called, in the City of Laconia, County of Belknap, and State of New Hampshire

Being **Lot T.M. 257-37-1** as shown on a plan entitled "Boundary Line Adjustment Between T.M. Lot 214-017.000, 214-010.000, 257-370-1 & 2, Artisan Court and Waterford Place, Laconia/Gilford, Belknap County, N.H. for Allen L. Schifino", prepared by Steven Smith Associates, Inc., dated April 18, 2001, revised through July 17, 2001, approved by the Laconia Planning Board on May 21, 2001 and being recorded on August 29, 2001 in the Belknap County Registry of Deeds in Plan Drawer L38, Plan No.89, bounded and described as follows:

Beginning at a rebar set on the southeasterly sideline of the Public Service Company of New Hampshire right-of-way, and abutting land now or formerly of Robert Harrington;

thence running S 58° 45' 56" E along land of Allen L. Schifino, a distance of 399.39 feet to a rebar set at land now or formerly of Eptam Realty, LLC;

thence turning to the right and continuing on a course of S 31° 10' 12" W, for a distance of 52.90 feet, to a rebar set;

thence continuing along land now or formerly of J. McGonagle Enterprises, Inc., S 31° 10' 12" W, a distance of 181.38 feet, to an iron pin found painted red;

thence continuing S 30° 13' 13" W, a distance of 1,853.06 feet to a rebar set;

thence turning and running to the left, N 57° 20' 27" W, a distance of 172.89 feet, to an iron rebar found;

thence turning and running to the right N 7° 31' 1" E, a distance of 593.58 feet, to iron pin found, said line running along the southeasterly sideline of the Public Service Company of New Hampshire right-of-way and land now or formerly of Donald N. and Frances R. Bosey;

thence continuing N 30° 47' 6" E, a distance of 180.15 feet, to an iron rebar painted orange found;

thence continuing along the sideline of the Public Service Company of New Hampshire right-of-way and land now or formerly of Alex and Gail Emery, N 30° 37' 51" E, a distance of 430.37 feet, to a rebar set in the ground;

thence continuing along the sideline of the Public Service Company of New Hampshire right-of-way, N 30° 35' 16" E, a distance of 452.82 feet, to a rebar set in the ground, said rebar marking the point of beginning.

Containing 13.16 acres, more or less, according to said plan.

This conveyance is subject to a right-of-way previously granted to Allen Schifino, which right-of-way commences at the westerly end of Waterford Place, as shown on said plan and being 52.90 feet in width. Said right-of-way continuing from the westerly end of Waterford Place 85 feet in a northwesterly direction, and is for the purpose of ingress and egress to the previously conveyed portion of this property to Allen Schifino, his heirs, successors and assigns.

Also conveyed hereby is the permanent right and easement reserved by INDUSCO Inc., in it deed to Mizzentop Enterprises, Inc., dated September 18, 1984, recorded in Book 882, Page 558 and in deed of INDUSCO, Inc. to Alfred S. Lilly III, dated November 12, 1986, recorded in Book 974, Page 696, for ingress and egress and the installation, maintenance and repair to utility, electric and telephone pipes, lines, and apparatus over and under and upon the strip of land 50 feet in width extending westerly from Lily Pond Road to the town line between the Town of Gilford and the City of Laconia, for the benefit of other land of INDUSCO, Inc.

MEANING AND INTENDING to describe and convey the same premises conveyed in Warranty Deed of Bryan Thurston and Julie Thurston to Donald R. Demers and Darlene E. Demers, Trustees of the D & D Realty Trust dated March 19, 2021 and recorded at the Belknap County Registry of Deeds at Book 3399, Page 74.

Real property taxes assessed against the premises for the tax year beginning 1 April 2023 shall be prorated between the parties as of the date of delivery of the deed.

This is not homestead property.

EXECUTED this 20 day of October, 2023.

D & D Realty Trust

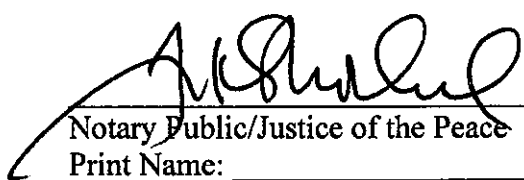

Donald R. Demers, Trustee


Darlene E. Demers, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

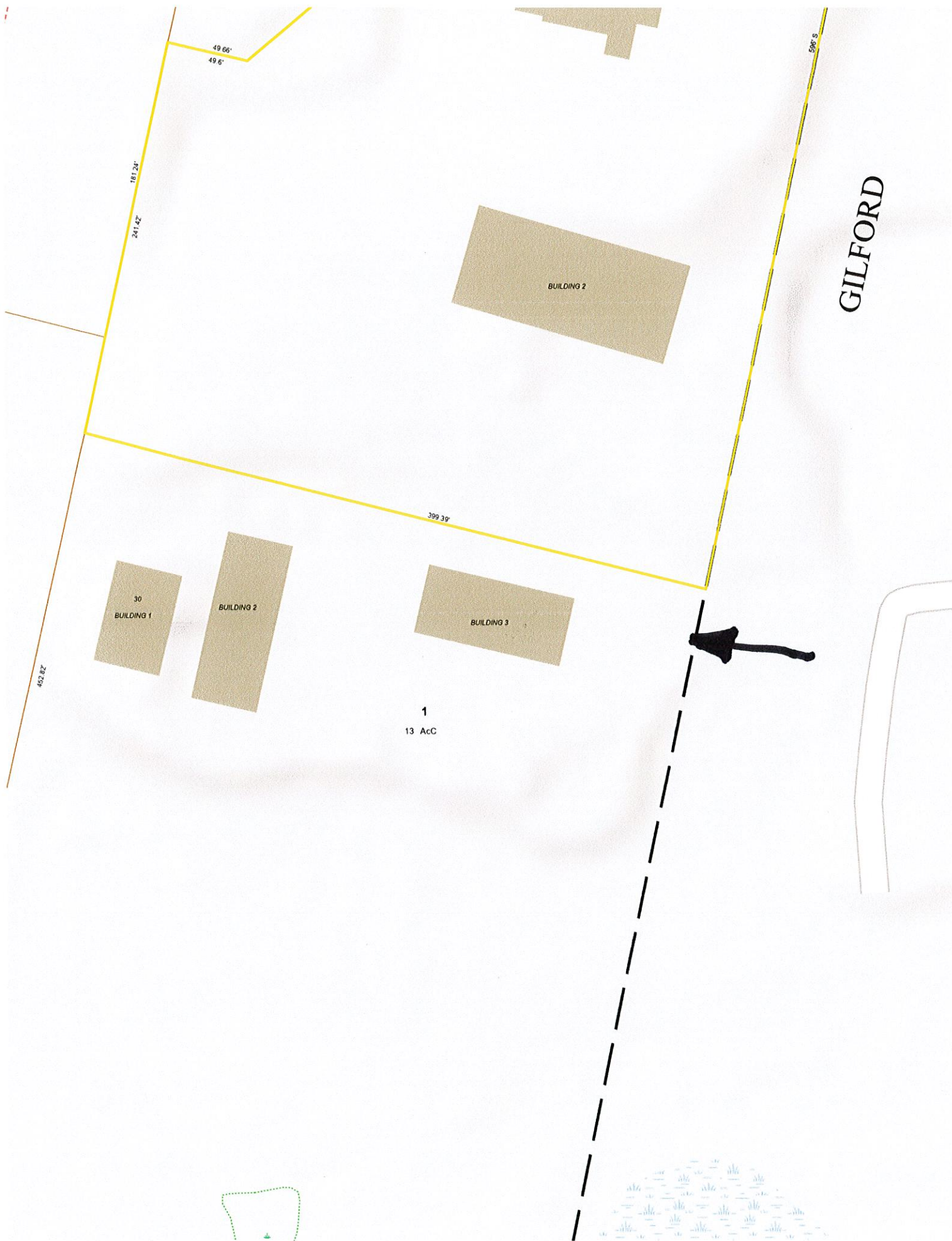
The foregoing instrument was acknowledged before me this 20 day of October, 2023, by **Donald R. Demers and Darlene E. Demers, Trustees of the D & D Realty Trust**, who are known to me or satisfactorily proven to me to be the persons whose names are subscribed herein, and who executed the foregoing instrument for the purposes herein contained.

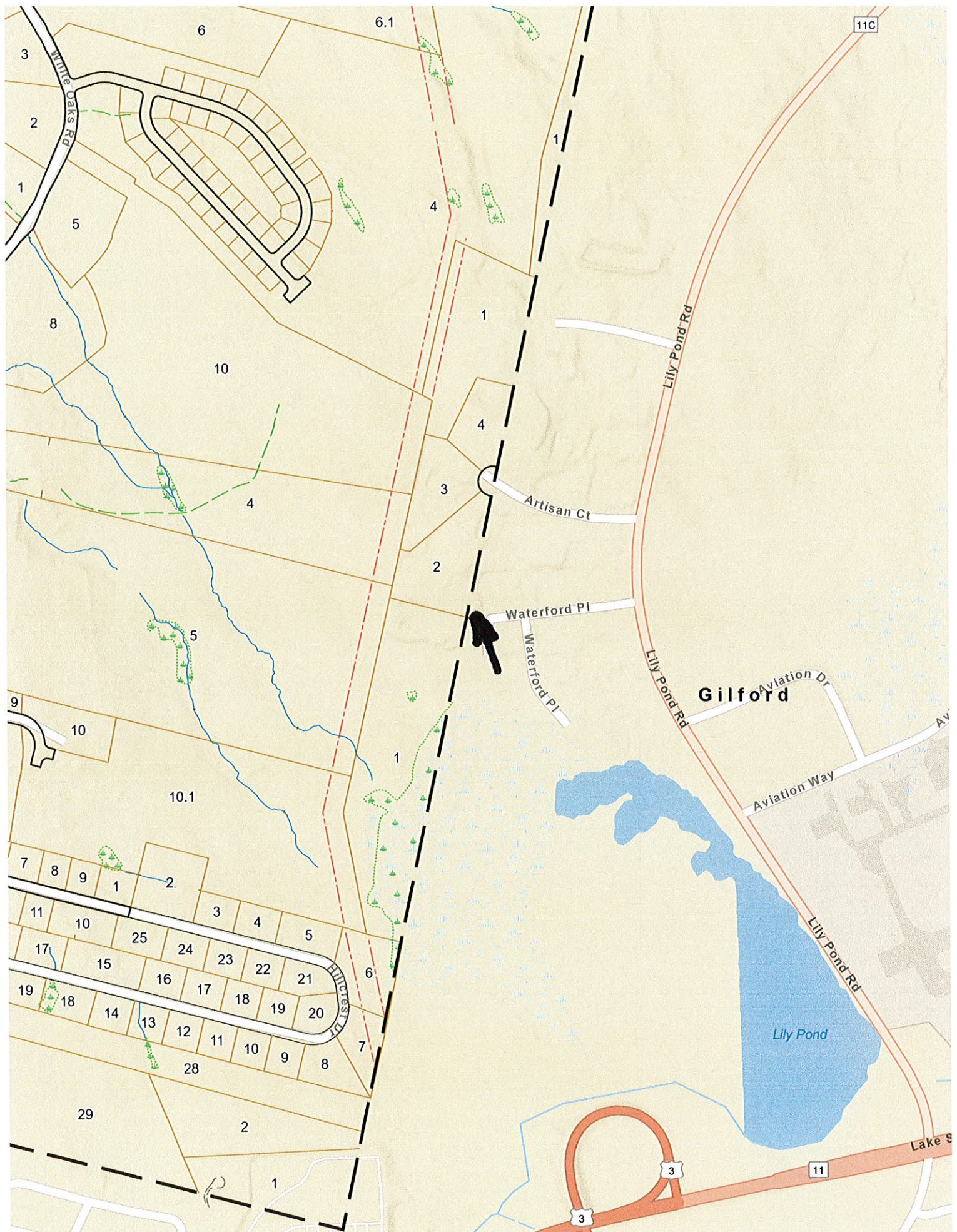


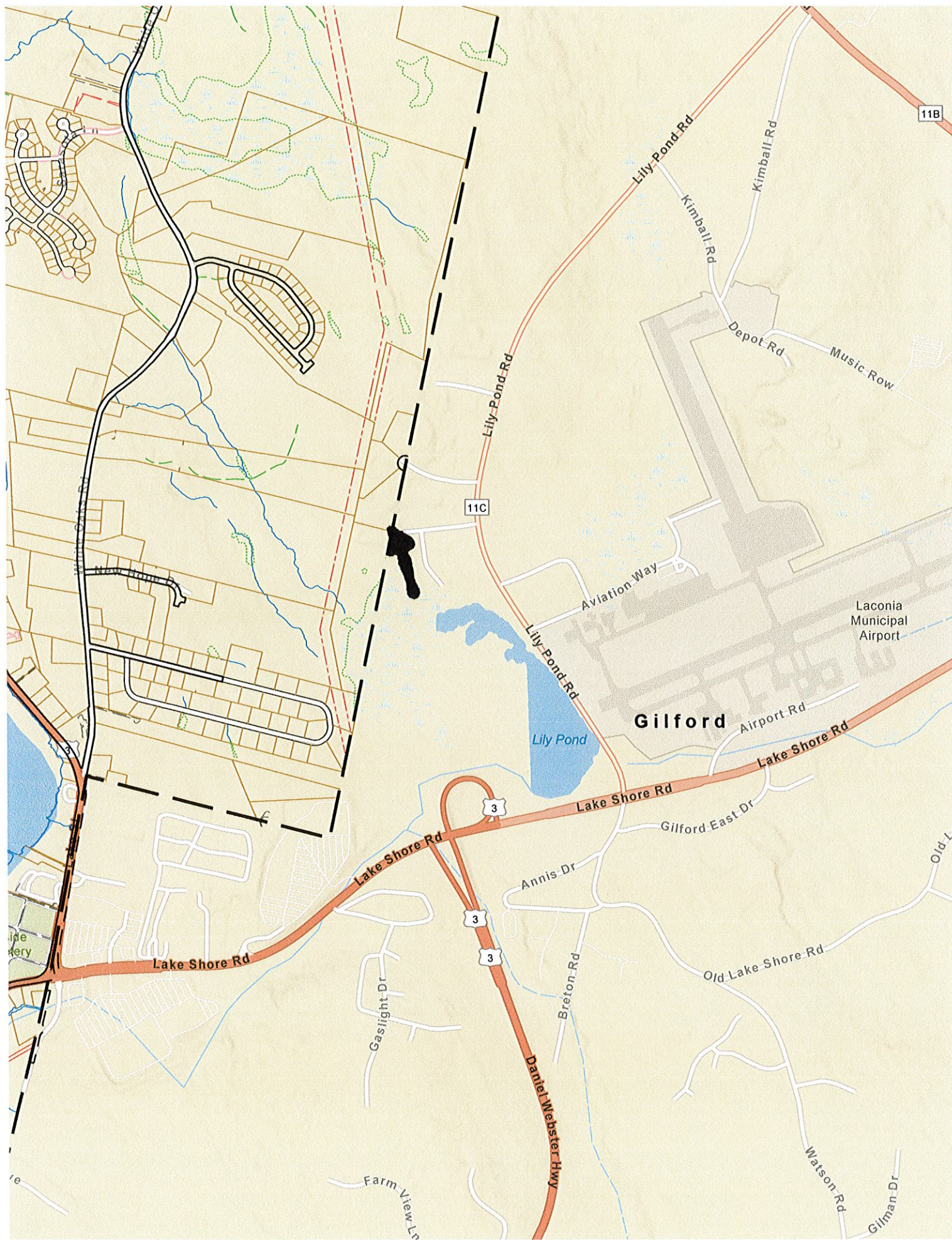

Notary Public/Justice of the Peace

Print Name: _____

My Commission Expires: _____







3:08 PM

08/21/25

Cash Basis

GV Resort II, LLC Karen 2/15/24

Profit & Loss

January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
3000 · INCOME	
3200 · RENTAL INCOME	99,921.29
Total 3000 · INCOME	99,921.29
Total Income	99,921.29
Expense	
6000 · RENTAL EXPENSES	
6010 · RENT-Accounting exp	15,970.00
6080 · RENT-Depreciation exp	33,712.00
6180 · RENT-Office exp	565.27
6181 · Office Supplies	97.35
6184 · Bank Service Charges	146.00
6210 · RENT-Real Estate taxes	7,168.18
6240 · RENT-Repairs & Maint	
6201 · RENT-Contract Labor-repairs	1,540.00
6241 · Landscaping and Groundskeeping	562.50
6243 · RENT-Plowing Expense	9,050.00
6240 · RENT-Repairs & Maint - Other	462.92
Total 6240 · RENT-Repairs & Maint	11,615.42
6245 · Automobile Expense	425.58
6250 · Travel Expense	23.52
6255 · Meals & Entertainment	34.00
6260 · RENT-Utilities exp	645.03
6261 · RENT-Telephone Expense	928.35
6269 · Computer and Internet Expenses	1,539.28
6280 · Dues and Subscriptions	1,321.40
Total 6000 · RENTAL EXPENSES	74,191.38
7000 · Misc Expense	210.00
Total Expense	74,401.38
Net Ordinary Income	25,519.91
Net Income	25,519.91

SCHEDULE E
(Form 1040)

Department of the Treasury
Internal Revenue Service

Supplemental Income and Loss

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

Attach to Form 1040, 1040-SR, 1040-NR, or 1041.
Go to www.irs.gov/ScheduleE for instructions and the latest information.

OMB No. 1545-0074

2024

Attachment
Sequence No. **13**

Name(s) shown on return

our social security number

NICHOLAS E. TAMPOSI EXEMPT TR

02-6111060

Part I Income or Loss From Rental Real Estate and Royalties Note: If you are in the business of renting personal property, use Schedule C. See instructions. If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2024 that would require you to file Form(s) 1099? See instructions ☐ Yes ☒ No

B If "Yes" did you or will you file required Form(s) 1099? ☐ Yes ☐ No

1a Physical address of each property (street, city, state, ZIP code)

A 95 RT 101 AMHERST, NH

B 30 WATERFORD PLACE LACONIA, NH 03246

1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days	Personal Use Days	QJV
A	1		366		
B	4		366		
C					

Type of Property:

- Single Family Residence 3 Vacation/Short-Term Rental 5 Land 7 Self-Rental
2 Multi-Family Residence 4 Commercial 6 Royalties 8 Other (describe)

Income:

3 Rents received

3

496.

4 Royalties received

4

99,921.

Expenses:

5 Advertising

5

6 Auto and travel (see instructions)

6

448.

7 Cleaning and maintenance

7

9,822.

8 Commissions

8

9 Insurance

9

104.

10 Legal and other professional fees

10

1,684.

11 Management fees

11

12 Mortgage interest paid to banks, etc. (see instructions)

12

13 Other interest

13

14 Repairs

14

53.

2,002.

15 Supplies

15

16 Taxes

16

90.

7,168.

17 Utilities

17

153.

3,112.

18 Depreciation expense or depletion

18

388.

33,712.

19 Other (list) Stmt 25

19

18,131.

20 Total expenses. Add lines 5 through 19

20

2,472.

74,395.

21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198

21

-1,976.

25,526.

22 Deductible rental real estate loss after limitation, if any, on

22

1,976.

Form 8582 (see instructions)

23a	Total of all amounts reported on line 3 for all rental properties	23a	100.417.	
b	Total of all amounts reported on line 4 for all royalty properties	23b		
c	Total of all amounts reported on line 12 for all properties	23c		
d	Total of all amounts reported on line 18 for all properties	23d	34,100.	
e	Total of all amounts reported on line 20 for all properties	23e	76,867.	
24	Income. Add positive amounts shown on line 21. Do not include any losses	24		25,526.
25	Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25		1,976.
26	Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, and IV, and line 40 on page 2 do not apply to you, also enter this amount on Schedule 1 (Form 1040), line 5. Otherwise, include this amount in the total on line 41 on page 2	26		23,550.
For Paperwork Reduction Act Notice, see the separate instructions.				
				Schedule E (Form 1040) 2024

LHA 421491 18-25-24