

Property Address 30 WATERPORT PLACE # 1-5  
LACONIA, NH 03246



## 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](http://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: \_\_\_\_\_

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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.

*NEJ*

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

Matt E Taylor Associates  
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

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

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. INSULATION | LOCATION       | Yes | No | Unknown | If YES, Type | Amount | Unknown |
|---------------|----------------|-----|----|---------|--------------|--------|---------|
|               | Attic or Cap   | —   | —  | ✓       |              |        | —       |
|               | Crawl Space    | —   | —  | ✓       |              |        | —       |
|               | Exterior Walls | —   | —  | ✓       |              |        | —       |
|               | Floors         | —   | —  | ✓       |              |        | —       |
|               |                | —   | —  | ✓       |              |        | —       |

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property?  Yes  No  Unknown  
IF YES: Are tanks currently in use?  Yes  No

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

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

Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_

Location: \_\_\_\_\_

Are you aware of any past or present problems such as leakage, etc?  Yes  No

Comments: \_\_\_\_\_

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

Comments: \_\_\_\_\_

b. ASBESTOS - Current or previously existing:

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

In the siding?  Yes  No  Unknown In the roofing shingles?  Yes  No  Unknown

In flooring tiles?  Yes  No  Unknown Other \_\_\_\_\_  Yes  No  Unknown

If YES, Source of information: \_\_\_\_\_

Comments: \_\_\_\_\_

c. RADON/AIR - Current or previously existing:

Has the property been tested?  Yes  No  Unknown

If YES: Date: \_\_\_\_\_ By: \_\_\_\_\_

Results: \_\_\_\_\_ If applicable, what remedial steps were taken? \_\_\_\_\_

Has the property been tested since remedial steps?  Yes  No

Are test results available?  Yes  No

Comments: \_\_\_\_\_

SELLER(S) INITIALS NEST

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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TO BE COMPLETED BY SELLER

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

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: 12 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: Fact New Type of Roof Covering: Met al.

Moisture or leakage: \_\_\_\_\_

Comments: \_\_\_\_\_

SELLER(S) INITIALS NEV

BUYER(S) INITIALS \_\_\_\_\_ / \_\_\_\_\_

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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? 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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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).

RECEIVED by Assessor 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

|                 |                                      |                        |             |
|-----------------|--------------------------------------|------------------------|-------------|
| <b>Owner</b>    | GV RESORT II LLC                     | <b>Sale Price</b>      | \$1,560,000 |
| <b>Co-Owner</b> |                                      | <b>Book &amp; Page</b> | 3594/0560   |
| <b>Address</b>  | 109 PINCREST DR<br>GILFORD, NH 03249 | <b>Sale Date</b>       | 10/20/2023  |
|                 |                                      | <b>Instrument</b>      | 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

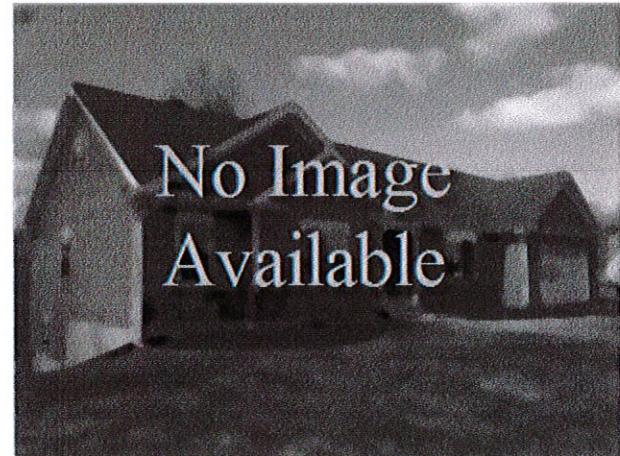
**Year Built:** 2022

**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            |
| % Comm Wall      |                  |

### Building Photo



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

### Building Layout



([ParcelSketch.ashx?pid=2853&bid=3287](https://ParcelSketch.ashx?pid=2853&bid=3287))

| Building Sub-Areas (sq ft) |             | Legend     |             |
|----------------------------|-------------|------------|-------------|
| 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            |
| % Comm Wall      |                  |

### Building Photo



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

### Building Layout



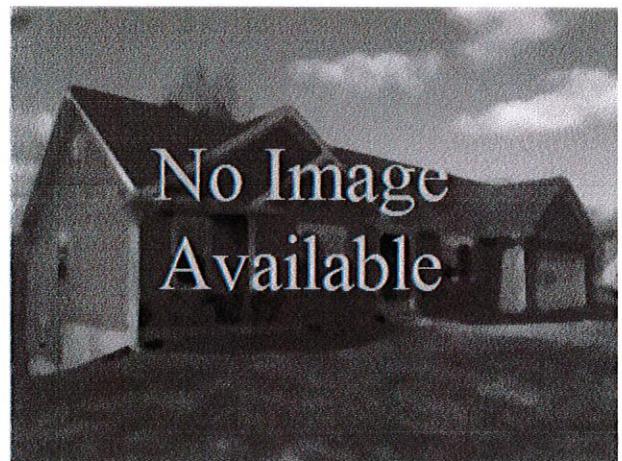
(ParcelSketch.ashx?pid=2853&bid=106632)

| 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

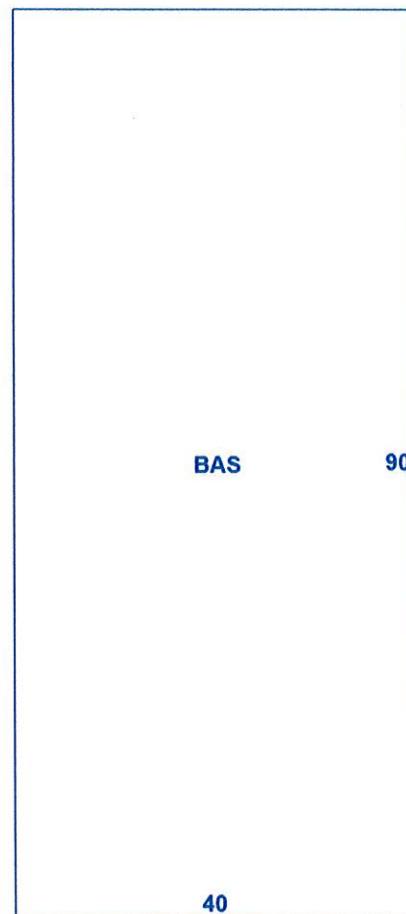
| Building Attributes : Bldg 3 of 3 |                  |
|-----------------------------------|------------------|
| Field                             | Description      |
| Style:                            | Self Storage     |
| Model                             | Commercial       |
| Grade                             | 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            |
| % Comm Wall                       |                  |

#### Building Photo



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

#### Building Layout



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

| Building Sub-Areas (sq ft) |             |            | Legend      |
|----------------------------|-------------|------------|-------------|
| 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**

**Use Code** 3160  
**Description** COMM WHSE MDL-94  
**Zone** A1  
**Neighborhood** INDG  
No

**Land Line Valuation**

**Size (Acres)** 13.16  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$236,700

**Category****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  |



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

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- Map
- Contact Us

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- Home
- Rent Storage
- Map
- Contact Us

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

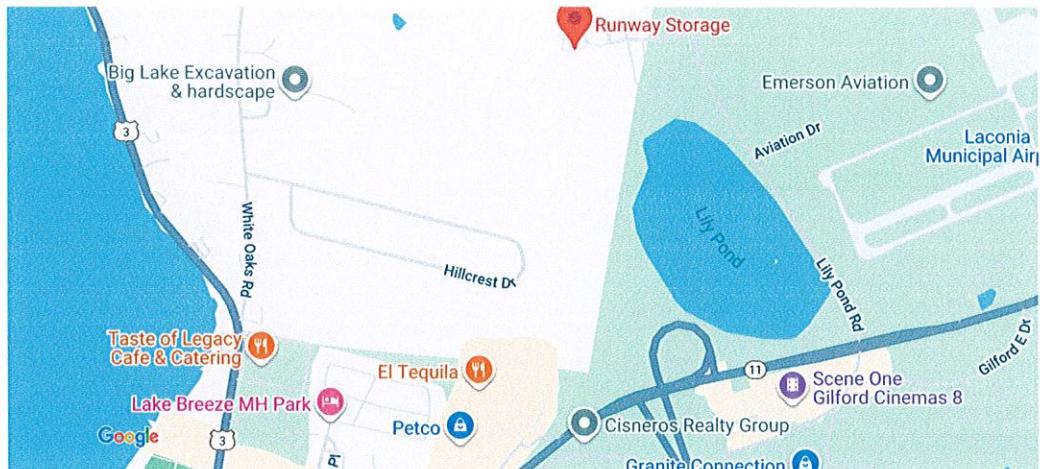
[Rent Storage Online](#)

### 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](#)

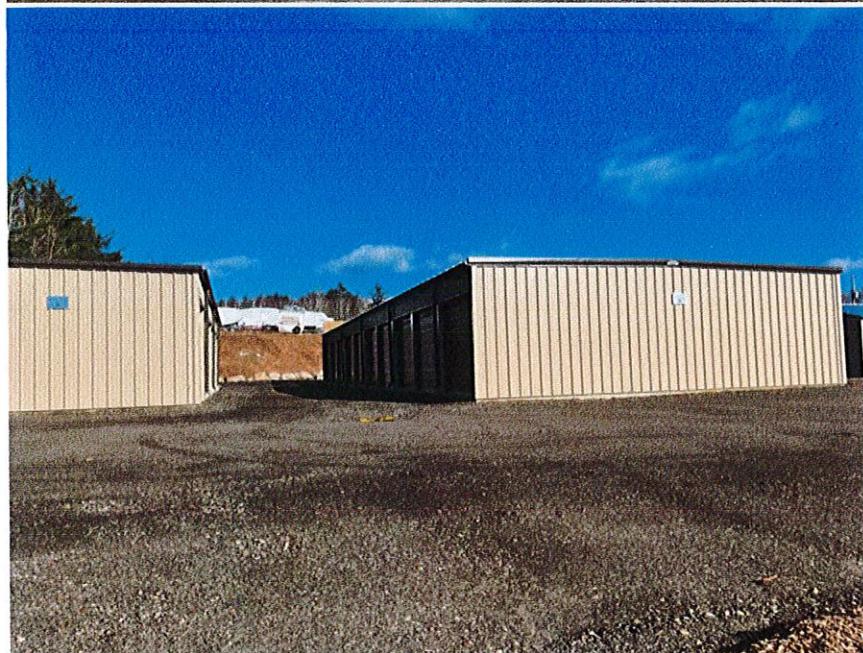
**Our brand new state-of-the-art unit buildings inside and out**

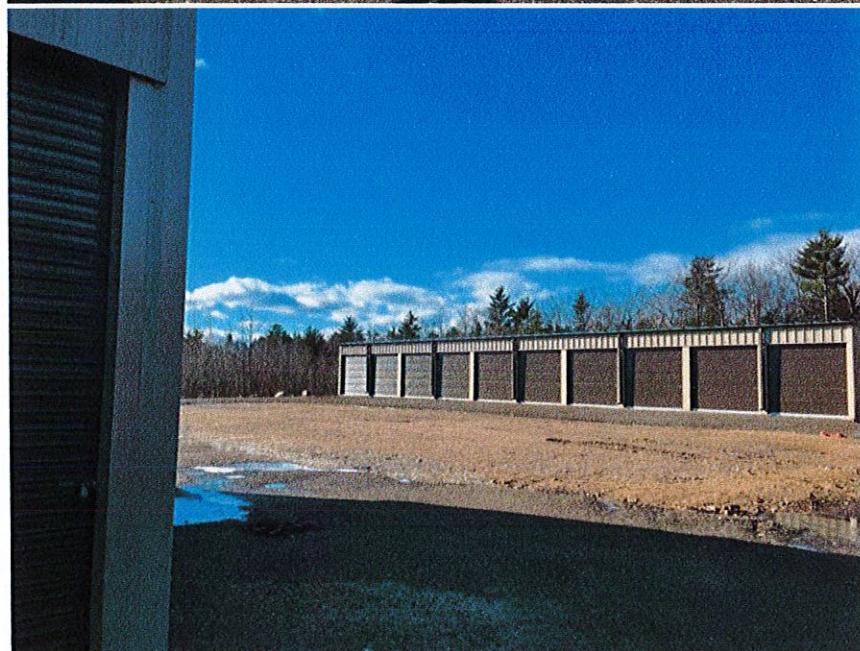
Aerial map coming soon!

- 1.
- 2.
- 3.

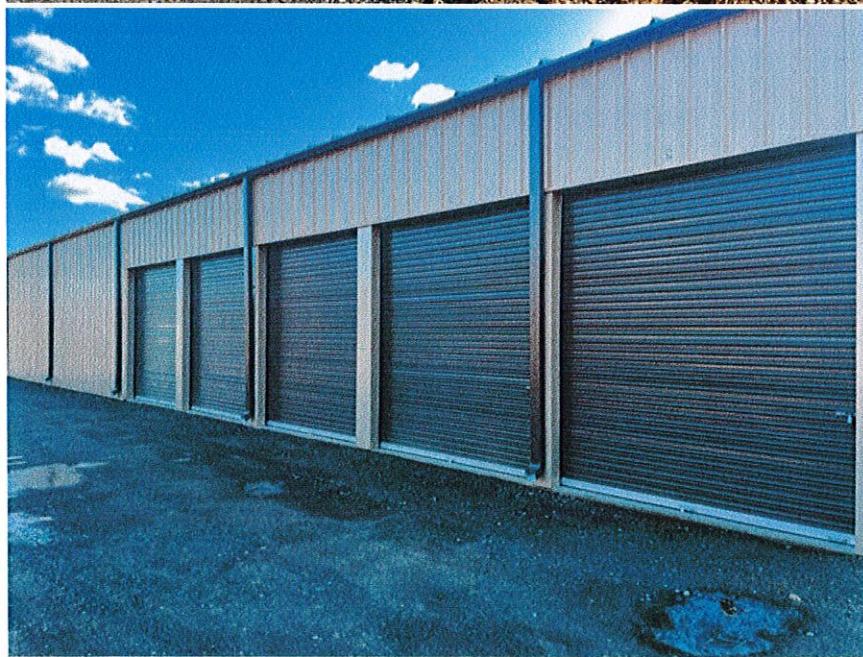
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.











[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)

[saunder.karen22@gmail.com](mailto:saunder.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:(603)520-3005)

[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

**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\***

**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

*\*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.

### Contact Us

#### Runway Storage LLC

Physical Address: 30 Waterford Pl Laconia, NH 03246  
Mailing Address: 109 Pinecrest Drive, Gilford, NH 03249

[\(603\) 520-3005](#)

[saunder.karen22@gmail.com](mailto:saunder.karen22@gmail.com)



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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. McGeath

C/H  
L-CHIP  
BEA155518

|   |                             |
|---|-----------------------------|
| STATE OF NEW HAMPSHIRE                        |                             |
| DEPARTMENT<br>OF<br>REVENUE<br>ADMINISTRATION | REAL ESTATE<br>TRANSFER TAX |
| 23 THOUSAND 4 HUNDRED DOLLARS                 |                             |
| DATE  | AMOUNT                      |
| 10/20/2023                                    | BE858690 23,400.00          |
| VOID IF ALTERED                               |                             |

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.

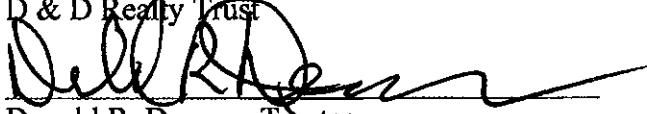
Also conveyed hereby is the permanent right and easement reserved by INDUSCO Inc., in it deed to Mizzentop Enterprises, Inc., dated September 18, 1984, recorded in Book 882, Page 558 and in deed of INDUSCO, Inc. to Alfred S. Lilly III, dated November 12, 1986, recorded in Book 974, Page 696, for ingress 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.

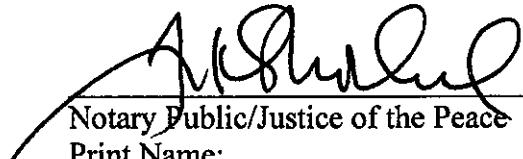
EXECUTED this 20 day of October, 2023.

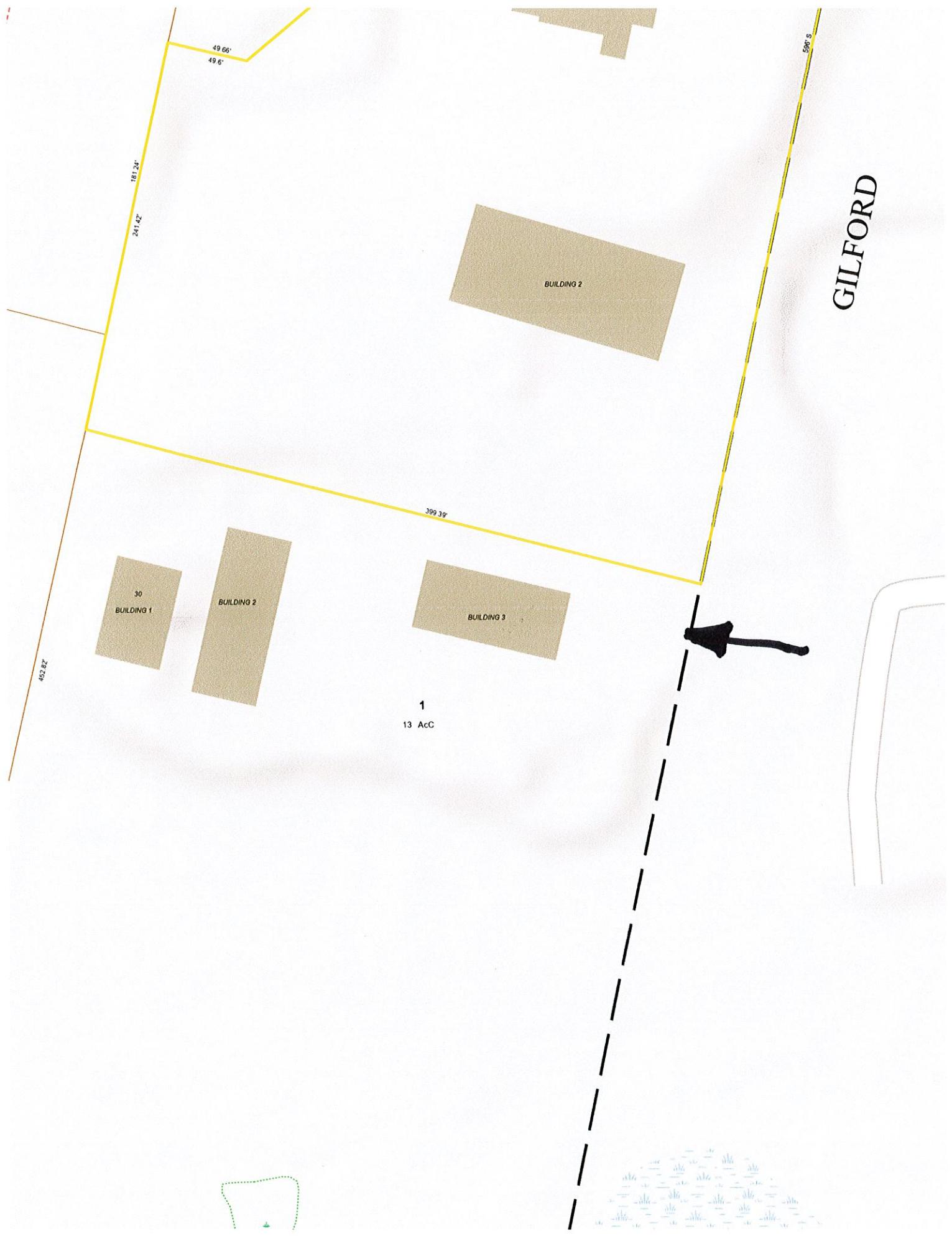
D & D Realty Trust  
  
Donald R. Demers, Trustee  
  
Darlene E. Demers, Trustee

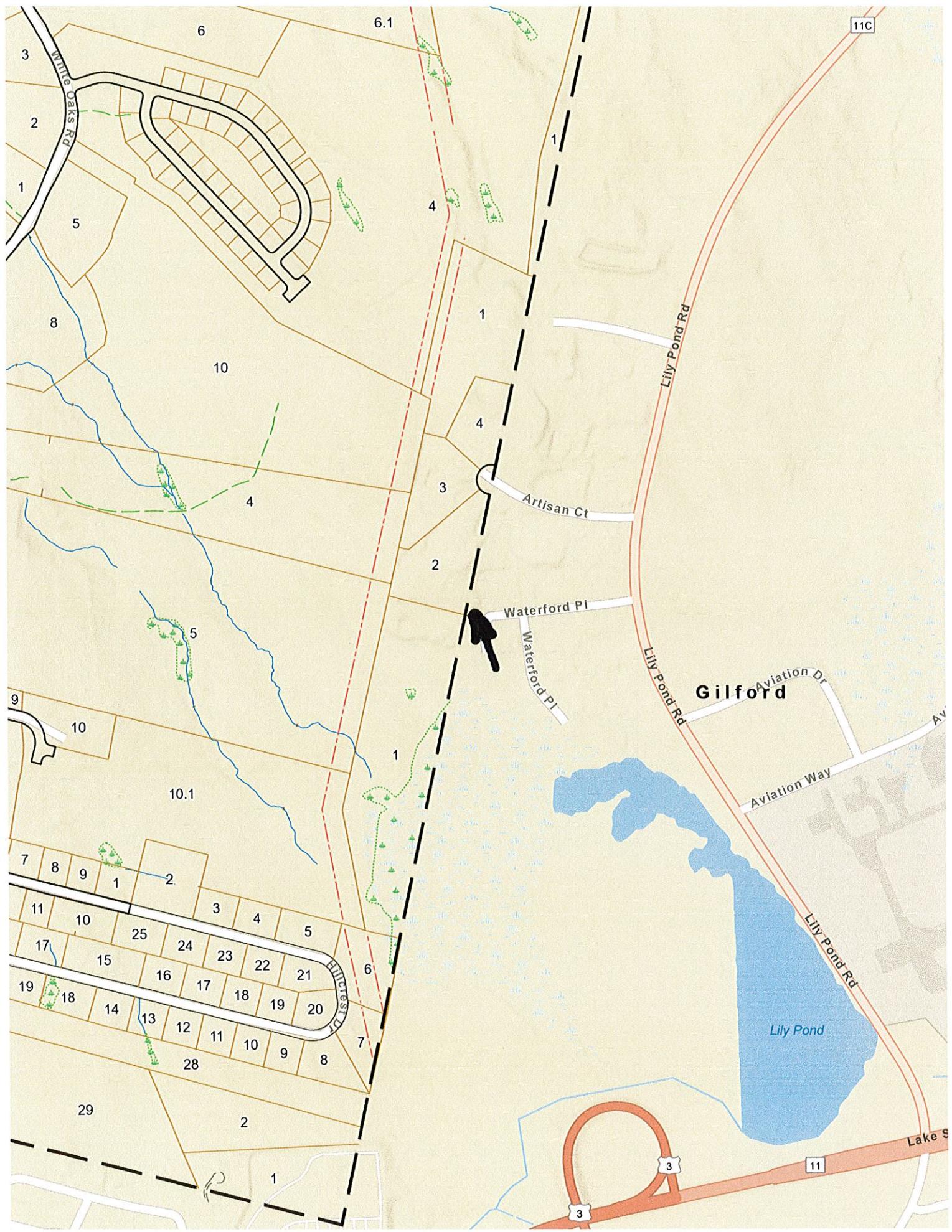
STATE OF NEW HAMPSHIRE  
COUNTY OF BELKNAP

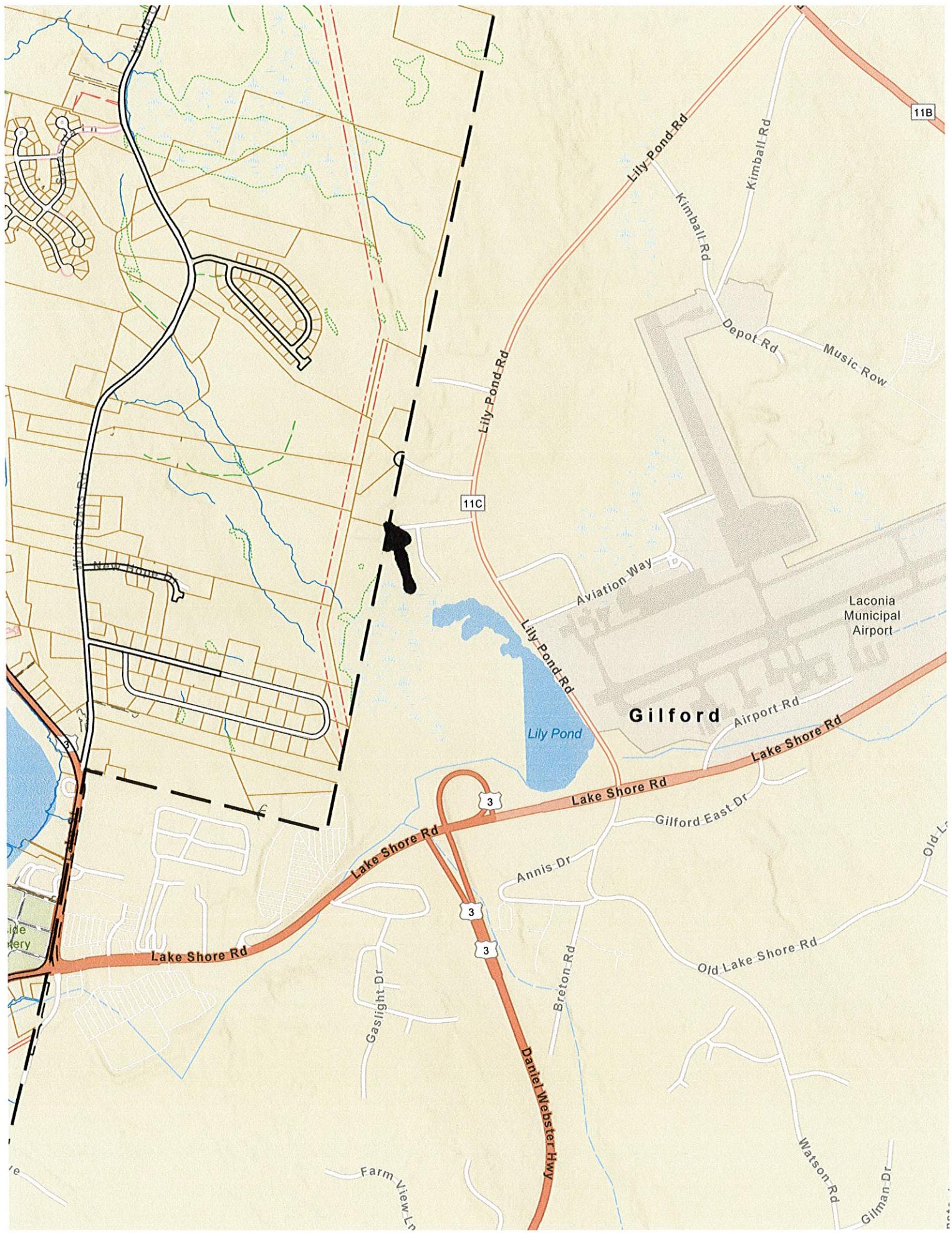
The foregoing instrument was acknowledged before me this 20 day of October, 2023, by **Donald R. Demers and Darlene E. Demers, Trustees of the D & D Realty Trust**, who are known to me or satisfactorily proven to me to be the persons whose names are subscribed herein, and who executed the foregoing instrument 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     |
|---------------------------------------|------------------|
| <b>Ordinary Income/Expense</b>        |                  |
| <b>Income</b>                         |                  |
| 3000 · INCOME                         |                  |
| 3200 · RENTAL INCOME                  | 99,921.29        |
| Total 3000 · INCOME                   | 99,921.29        |
| <b>Total Income</b>                   | 99,921.29        |
| <b>Expense</b>                        |                  |
| 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           |
| <b>Total Expense</b>                  | 74,401.38        |
| <b>Net Ordinary Income</b>            | 25,519.91        |
| <b>Net Income</b>                     | <b>25,519.91</b> |

**SCHEDULE E**  
(Form 1040)**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](http://www.irs.gov/ScheduleE) for instructions and the latest information.

OMB No. 1545-0074

**2024**Attachment  
Sequence No. 13Department of the Treasury  
Internal Revenue Service

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  NoB 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

C

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<br>Days | Personal<br>Use Days | QJV |
|---|---------------------|----------------------|-----|
| A | 366                 |                      |     |
| B | 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) |

|   | Properties |         |         |
|---|------------|---------|---------|
|   | A          | B       | C       |
| Income:   |            |         |         |
| 3 Rents received  | 3          | 496.    | 99,921. |
| 4 Royalties received  | 4          |         |         |
| 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<br>(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<br>Form 8582 (see instructions)  | 22         | 1,976.  |         |

|   |     |          |
|---|-----|----------|
| 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.  |

Schedule E (Form 1040) 2024

For Paperwork Reduction Act Notice, see the separate instructions.

LHA 421491 10-25-24

97

11190530 802323 TAM1060

2024.03040 NICHOLAS E. TAMPOSI EXEMPT TAM10601