

Property Address 50 Pinewood Rd
Allenstown, NH 03275



NH CIBOR

Mandatory New Hampshire Real Estate Disclosure & Notification Form



1) NOTIFICATION RADON, ARSSENIC AND LEAD PAINT: Pursuant to RSA 477: 4-a, the SELLER hereby advises the BUYER of the following:

RADON : Radon, the product of decay of radioactive materials in rock, may be found in some areas of New Hampshire. Radon gas may pass into a structure through the ground or through water from a deep well. Testing of the air by a professional certified in radon testing and testing of the water by an accredited laboratory can establish radon's presence and equipment is available to remove it from the air or water.

ARSENIC: Arsenic is a common groundwater contaminant in New Hampshire that occurs at unhealthy levels in well water in many areas of the state. Tests are available to determine whether arsenic is present at unsafe levels, and equipment is available to remove it from water. The buyer is encouraged to consult the New Hampshire department of environmental services private well testing recommendations (www.des.nh.gov) to ensure a safe water supply if the subject property is served by a private well.

LEAD PAINT: Before 1977, paint containing lead may have been used in structures. The presence of flaking lead paint can present a serious health hazard, especially to young children and pregnant women. Tests are available to determine whether lead is present.

2) DISCLOSURE FOR WATER SUPPLY AND SEWAGE DISPOSAL: Pursuant to RSA 477:4-c & d, the SELLER hereby provides the BUYER with information relating to the water and sewage systems:

WATER SUPPLY SYSTEM

Type: Public
Location: _____
Malfunctions: _____
Date of Installation: _____
Date of most recent water test: _____
Problems with system: _____

SEWERAGE DISPOSAL SYSTEM

Size of Tank: 2000
Type of system: Septic.
Location: _____
Malfunctions: _____
Age of system: install. 2002.
Date most recently serviced: _____
Name of Contractor who services system: _____

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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.

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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 ☒ Unknown ☐

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: 50 Pinewood Rd , Allenstown, NH 03275

Unit Number (if applicable): 1

Town: Allenstown

 MGR
SELLER

Deniz Holdings LLC

SELLER

11.17.25
Date

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

Displaying results for Invoice: 2025P02007905.
Data last updated on Nov 10 2025.
Due amounts reflect interest as of 11/11/2025.

Invoice Number: 2025P02007905

Print Now

Owner DENIZ HOLDINGS, LLC
Owner 2 PRESIDENTS' PROFESSIONAL PARK
Location 50 PINEWOOD ROAD
Type Property Tax
Billed Date 12/15/2025
Map - Lot - Sub 000105000001000001
Acres 1

Due Date 12/15/2025
Bill Amount \$7,262.00
Principal \$7,262.00
Interest \$0.00
Penalties \$0.00
Total Due \$7,262.00

Add To Cart

The Net Assessment was \$596,700 at the time of this bill.

Assessments:

Land	\$204,000
Buildings	\$392,700
Total	\$596,700
Net Assessment	\$596,700

Transaction Detail

Transaction Details (Partial View)

Close

Property Details

Building Class	Other	Year	2025
Property Type	Other	Year Built	2025
Address	50 PINEWOOD ROAD	Property Description	Professional Park
Map	000105000001000001	Area and Use	Single Family
Lot Area	0.25 Acres	County	Rockingham
Lot Sub	000001	Assessment	\$7,262.00
Number of Units	1	Notes	

Contact





40.00

QUITCLAIM DEED

New Hampshire Exteriors, Inc., a New Hampshire Corporation, with a mailing address of 50 Pinewood Drive, Allenstown, County of Merrimack, State of New Hampshire for consideration paid grant to Deniz Holdings, LLC, a New Hampshire limited liability company, with an address of Presidents' Professional Park, Allenstown, County of Merrimack State of New Hampshire with quitclaim covenants:

A certain tract or parcel of land situated in the Town of Allenstown, County of Merrimack, State of New Hampshire, described as follows:

A certain tract of land, with the building(s) thereon, if any, shown as Map #19, Lot 6-7 on a plan entitled "Proposed Subdivision for The Offices and Shops of Professional Park - A Condominium, Map #19, Lot #6 - Route 28, Allenstown, New Hampshire" prepared by Joseph M. Wichert, dated August 31, 1998, and recorded at the Merrimack County Registry of Deeds as Plan No. 14501. Said lot is more particularly bounded and described as follows:

Beginning at a point on the northerly side of Route 28, said point being the westerly corner of the herein described lot;

Thence running N 61° 17' 42" E a distance of 208.34 feet, more or less, along the northerly side of Route 28 to a point;

Thence turning and running N35° 33' 14" W a distance of 245.00 feet, more or less, to the Tie Course 249.75 feet, more or less, to the Suncook River;

Thence turning and running S 46° 13' 10" W a distance of 185.52 feet, more or less, along the Suncook River;

Thence turning and running S 28° 42' 18" E a distance of 195.00 feet, more or less, to the point of beginning.

Said lot containing 1.00 acres, more or less, according to said plan.

Subject to a right of way as shown on Plan No. 6554, recorded at the Merrimack County Registry of Deeds, and all other easements of record.

Subject to and together with a mutual easement showing the Grantor and Grantee to have unrestricted access to the driveway and Route 28 as shown on Plan No. 14501.

Meaning and intending to describe and convey the same premises conveyed to the above grantors by deed of Diversified Financial Systems, Inc. to be recorded herewith.

The property is not subject to homestead rights.


Executed this 30th day of September 1998.

New Hampshire Exteriors, Inc.

Bulent T. Kelekci
by BULENT T. KELEKCI, TREASURER
Duly Authorized

State of New Hampshire
County of Merrimack

On this 30th day of September 1998, the foregoing instrument was acknowledged before me by Bulent T. Kelekci, its Treasurer duly authorized of New Hampshire Exteriors, Inc. on behalf of the corporation.

STATE OF NEW HAMPSHIRE		
DEPARTMENT OF REVENUE ADMINISTRATION		REAL ESTATE TRANSFER TAX
***** THOUSAND	HUNDRED AND	40 DOLLARS
10/01/1998	337510	\$ *****40.00
VOID IF ALTERED		

[Signature]
Notary Public/Justice of the Peace
My Commission Expires: 10/06/02

MERRIMACK COUNTY RECORDS

[Signature] Registrar