

# Office/Commercial Units for Lease

## Mary Clark Drive, Hampstead, NH

Comeau Building



Raymond Building

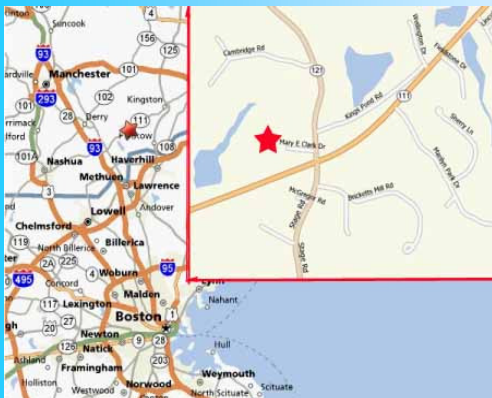


Marshall Building



Numerous possibilities in a great office complex on corner of Route 121 & Route 111. Four office buildings with a wonderful mix of tenancies. Bring your business to this Hampstead community. Each building has ample parking & signage on building marquee. Some buildings have elevators & new common areas. Buildings were constructed with an attention to detail & landlord continues to do the same in the management of them. Superb location on Route 121 & Route 111; now even a quick hop to I-93, Exit 3 thanks to new Route 111 bypass. High end office finish in most units. 24 hr access.

Single executive offices from \$250/mth to large multi-unit suites



**Scott Reiff**  
Berkshire Hathaway Verani  
Commercial Division  
603-845-9972  
800-9VERANI x 2199  
Email: [Scott.Reiff@Verani.com](mailto:Scott.Reiff@Verani.com)



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## General Information

\*Property address: Mary Clark Drive, Hampstead, NH 03841

\*  Property Type: Office Buildings

Access and Directions to property: From I-93 Take Exit 3 (Route 111) to East. Head toward Route 28 & take new bypass approximately 4 miles to Route 121 (Stage Road). Turn left at lights. Take immediate left into Mary E. Clark Dr. Building #2 is 1st on left, Building #6 is 2nd on left, Building #20 is 3rd on left. Park in any of the seven parking lots.

Full description of Lot or Property: Numerous possibilities in a great office complex on corner of Route 121 and 111. Four office buildings with a wonderful mix of tenancies. Bring your business to this Hampstead community. Each building has ample parking and signage on building marquee. Some buildings have elevators and new common areas. Buildings were constructed with an attention to detail and landlord continues to do the same. Superb location on route 121 and Route 111 and now even a quick hop to I-93 exit 3 thanks to new Route 111 bypass. High end office finish in most units. 24 hr access.

Lot #: Map 6, Lot 32

\*  Pricing: Varies by unit

## Site Data

\*  Lot Size: 7.8 acres

\*  Frontage: Primary Road: 150' Secondary Road: \_\_\_\_\_

\*  Square Footage of Structure(s): Raymond Building is: 15,000 SF Comeau Building is: 15,000 SF

∇\*  Number of Floors: 3

\*  Sewage: Private

Gas:  Propane  Natural \_\_\_\_\_

\*  Water:  Well  Municipal Private community well

∇  Number of Bathrooms: See Individual Unit

∇  Basement: None-\_\_\_\_\_

Included: Furniture: See Individual unit Security system: \_\_\_\_\_ Phone system: \_\_\_\_\_ Other: \_\_\_\_\_

∇\*  Parking Spaces: There is parking on both sides of all three buildings in facility.

\*  Number of docks: 0 Door height: \_\_\_\_\_  NA

\*  Number of drive-in doors: 0 Door height: \_\_\_\_\_  NA

\*  Communications network: (DSL, cable, phone line only, etc.) Cable in buildings

\*  Zoning: C-1  Permitted Uses: \_\_\_\_\_

Signage: Units have signage on building marquee.

\*  Traffic count report: closest number: 13,000 where: Route 111 & Route 121

## Building Construction

\*  Age of Building(s): Comeau: 1999, Raymond: 2001

∇  Type of Construction: Wood Framed

∇\*  Ceiling Height: Most units are approximately 8.5 feet.  Varied

∇  Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Brick

∇  Floors (Carpeted, concrete, tile, etc.) See Individual units

Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle

Lighting: See Individual units.

## Building Services

\*  Heat Source (Fuel)/Heat Type: See Individual units.

Air Conditioning Source/Type: Central

\*  Handicapped Access: Buildings are serviced by elevators.

Alarm Service: Fire alarms only

∇  Sprinklers:  Wet  Dry None: None

\*  Electrical Service: 100 amp

Additional Features: Buildings are serviced by Elevators.

## Additional Information

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\*  NNN amount: 0 - Tenants do not pay NNN. Nets include:

\*  Taxes: 0 - Tenants do not pay Real Estate Taxes per year.

\*  Deed: Book: \_\_\_\_\_ Page: \_\_\_\_\_ Date: \_\_\_\_\_ Not available:N/A

Area:

- Other businesses: Numerous businesses in immediate facility as well as numerous convenience businesses such as grocery, restaurant, and gas in nearby areas.
- Transportation: Located on Route 121 and Route 111 just past new Route 111 Bypass to I-93 exit 3.
- Local improvements: Route 111 Bypass.
- Other area notables: \_\_\_\_\_

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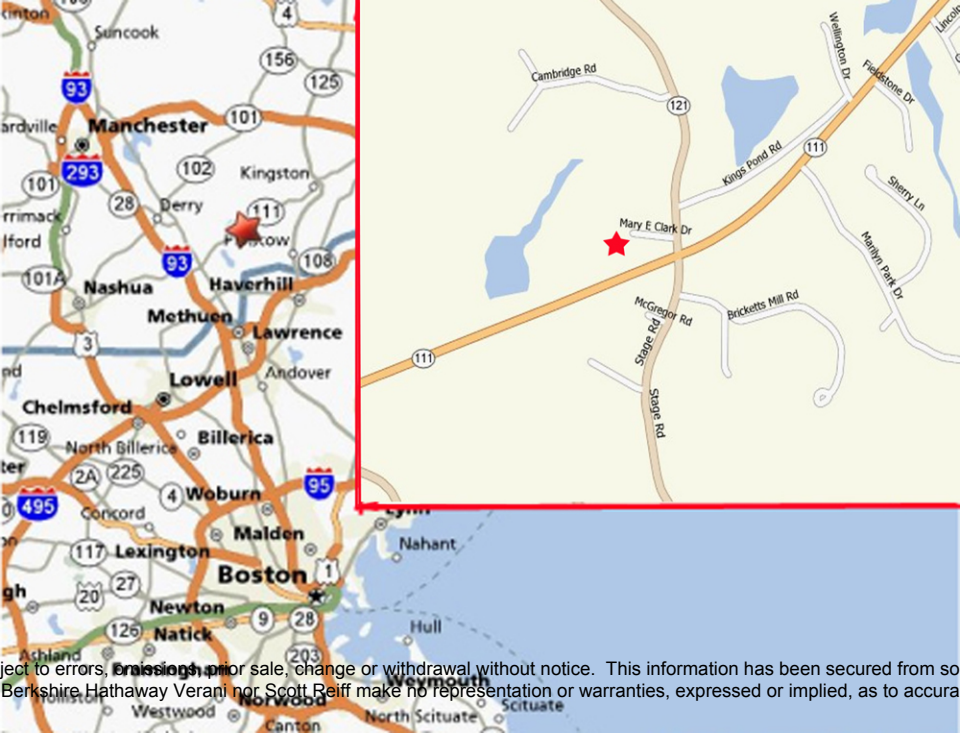
Nicely appointed common areas



Nicely finished common areas

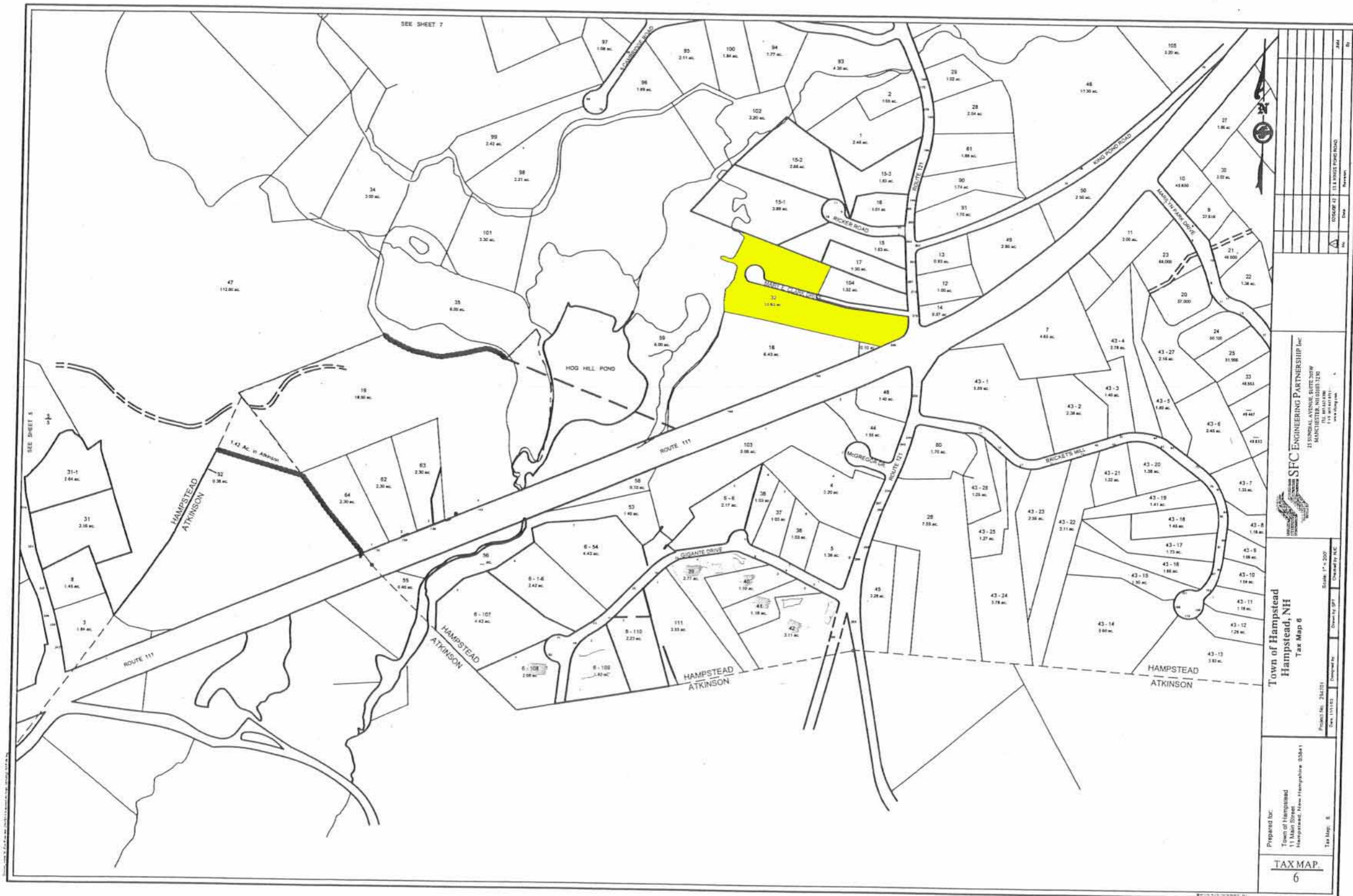


Convenient location for employees & customers



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Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy





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**SFC ENGINEERING PARTNERSHIP, INC.**  
 15 GENERAL AVENUE, SUITE 200  
 MANCHESTER, NEW HAMPSHIRE 03101  
 TEL: 603.433.1200  
 WWW.SFC-ENG.COM

**Town of Hampstead  
 Hampstead, NH  
 Tax Map 6**

Prepared for:  
 Town of Hampstead  
 11 Main Street  
 Hampstead, New Hampshire 03841

Tax Map: 6

**TAX MAP**  
 6

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# Hampstead New Hampshire

## LEGEND

### Generalized Zoning Districts

- COMMERCIAL
- HISTORICAL
- MOBILE HOME
- RECREATIONAL
- RESIDENTIAL

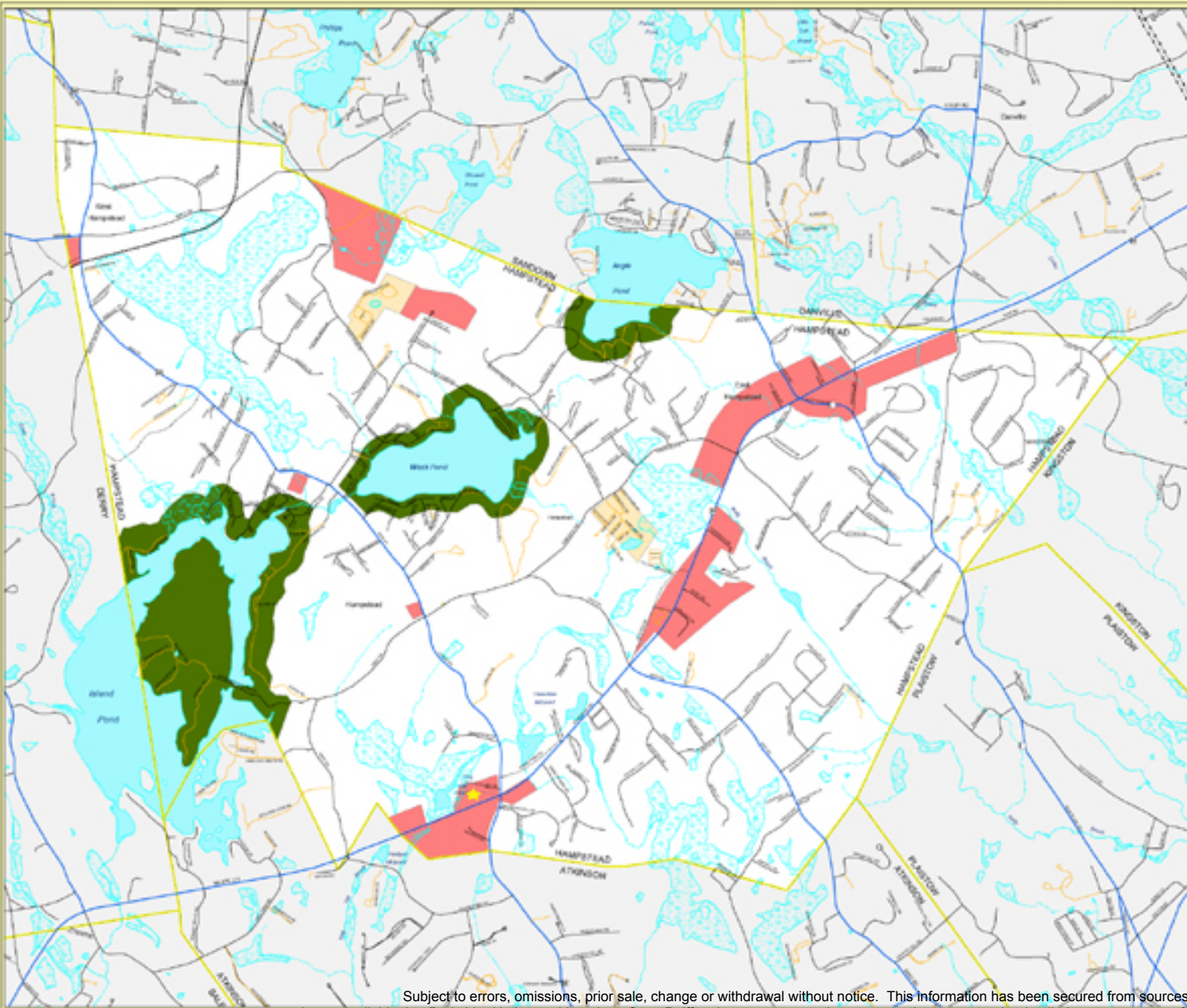
### BASE FEATURES

- |  |   |   |
|--|---|---|
| <p><b>Roads by Legislative Class</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Class 1 - Primary System</li> <li><span style="color: blue;">—</span> Class 2 - Secondary System</li> <li><span style="color: orange;">—</span> Class 3 - State Roadway</li> <li><span style="color: yellow;">—</span> Class 4 - Other County</li> <li><span style="color: green;">—</span> Class 5 - Municipal</li> <li><span style="color: purple;">—</span> Class 6 - Unimproved Municipal</li> <li><span style="color: grey;">—</span> Private</li> </ul> | <p><b>Political Boundaries</b></p> <ul style="list-style-type: none"> <li><span style="color: yellow;">—</span> State Boundary</li> <li><span style="color: orange;">—</span> County Boundary</li> <li><span style="color: red;">—</span> Town Boundary</li> <li><span style="color: blue;">—</span> School</li> <li><span style="color: purple;">—</span> Railroad</li> <li><span style="color: green;">—</span> Water Pipeline</li> <li><span style="color: grey;">—</span> Major Pipeline</li> </ul> | <p><b>Surface Water Features</b></p> <ul style="list-style-type: none"> <li><span style="color: cyan;">—</span> Stream</li> <li><span style="color: lightblue;">—</span> Interlocking Stream</li> <li><span style="color: blue;">—</span> Lake Water Feature</li> <li><span style="color: lightcyan;">—</span> Bodies of Water</li> <li><span style="color: cyan;">—</span> Wetland</li> <li><span style="color: lightblue;">—</span> Wetland</li> <li><span style="color: cyan;">—</span> Wetland</li> </ul> |
|--|---|---|
- See website for details on the following: County, State, and Federal boundaries and other features of interest.

**MAP DATA SOURCES**

Zoning Districts were established by Buxington Planning Commission based on the 2011 Zoning Ordinance.

Base Mapping: Comprehensive aerial and topographic data obtained from the 2009 Digital Ortho (DO) 1:24,000, as part of the general statewide orthorectification project funded by the U.S. Department of Agriculture, National Aeronautics and Space Administration (NASA), 2009-2010. The data used in this Buxington Planning Commission map was derived from the Buxington Planning Commission and the Department of Transportation through mapping efforts.



# HAMPSTEAD ZONING ORDINANCE

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## COMMERCIAL ZONE C-1

Adopted 12/17/1968

### III-4: 2 Permitted Uses

- A. Any retail business such as: book, stationery, or news store, drug store, dry goods or variety store, jewelry store, florist or gift shop, grocery store, hardware store, meat market, or wearing apparel store, limited to indoor sales. Adopted 12/17/1968
  
- B. Any service establishments such as: barber shops, beauty shops, custom tailors, shoe repair, self-service, laundry, banks, restaurants, business and professional offices, limited to indoor sales and service.  
Adopted 12/17/1968
  
- C. Automotive filling and service stations. Adopted 12/17/1968
  
- D. Schools, day care and nursery centers and adult care centers.  
Revised 3/9/1993

### RESTRICTIONS:

- 1. Residential construction is prohibited. Adopted 3/13/1984
  
- 2. The sale or offering for sale of motorized vehicles is prohibited in this Zoning District. Adopted 3/9/1999



# HAMPSTEAD ZONING ORDINANCE

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## COMMERCIAL ZONE C-1

Adopted 12/17/1968

### III-4: 3 Special Exceptions

If, after a Public Hearing by the Board of Adjustment, a proposed business is found to conform in character of operation and would be in harmony with the allowed uses of this Zone, then such use may be allowed by Special Exception of the Board of Adjustment subject to appropriate conditions and safeguards as may be deemed necessary by said Board of Adjustment. Adopted 12/17/1968

### III-4: 4 Lot Regulations

Building lots for business only shall:

A. SIZE.

Have a minimum lot size equal to 3/4 of the minimum lot size required in Article II-I (SOIL BASED LOT SIZE) unless the NHWSPCC regulations require a larger size based on subsurface disposal requirements.

Adopted 3/7/1972, Revised 3/14/1989

B. FRONTAGE.

Lots shall have a minimum contiguous frontage of 125 feet on an approved street. Adopted 3/7/1972, Revised 3/14/1989

# HAMPSTEAD ZONING ORDINANCE

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## COMMERCIAL ZONE C-1

Adopted 12/17/1968

### III-4: 4 Lot Regulations

#### C. SETBACKS.

New business buildings shall be 30 feet from the nearest existing public right-of-way, and 30 feet from the side and rear lot lines. When the property abuts the Residential Zone A, a building shall be no less than 50 feet from the residential lot line(s).

Adopted 5/22/1979, Revised 3/13/1990

Before a building permit shall be issued, a certification will be provided to the Building Inspector verifying the location of all foundations to insure compliance with the Town of Hampstead Zoning Regulations.

Adopted 3/14/1989

#### D. BUFFER AREA Adopted 3/12/2002 {see Article IV - 12}

### III-4: 5 Structure / Dwelling Regulations

#### A. NUMBER OF STRUCTURES.

Building area shall not exceed 15% of buildable lot area. "Buildable lot area" does not include group 5 or group 6 soils. Contiguous business establishments shall meet the above requirements in the aggregate for lot area. Adopted 3/8/2005

(Previous regulations: Building area shall not exceed 15% of lot area. Contiguous business establishments shall meet the above requirements in the aggregate for lot area. Adopted 12/17/1968)

# HAMPSTEAD ZONING ORDINANCE

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## COMMERCIAL ZONE C-1

Adopted 12/17/1968

### III-4: 5 Structure / Dwelling Regulations

#### B. HEIGHT.

The maximum building height shall be no greater than 35 feet.

Adopted 3/10/1987

The maximum building height in Zone C-1 shall not exceed 35 feet measured from the grade to the highest roof peak.

Adopted 3/10/1987, Revised 3/14/1989

#### C. SERVICE AREAS.

1. Off street parking facilities shall be made available for workers and patrons of businesses.

One parking space shall be provided for every 200 feet of floor area of the building. Adopted 12/17/1968

2. Restaurants, diners, tearooms and the like shall provide one parking space for every 75 feet of floor area. Adopted 12/17/1968

3. All drives or roadways shall have clear visibility and non-hazardous access to public right-of-way. Adopted 12/17/1968



# HAMPSTEAD ZONING ORDINANCE

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## COMMERCIAL ZONE C-1

Adopted 12/17/1968

### III-4: 6 Accessory Structures and Uses

#### A. TYPE.

1. Signs. Adopted 3/7/1972 {see Article IV-4, signs}

B. Non permanent buildings and structures are allowed if they meet all setbacks. Adopted 3/13/2007

### III-4: 7 Miscellaneous Provisions

All businesses under this Article shall be required to meet at least the minimum standards of the Sanitary Code as specified by the Health Officer.

Adopted 12/17/1968

# Hampstead, NH



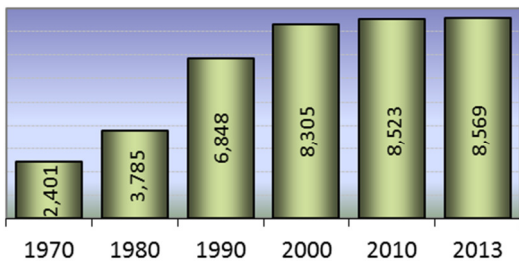
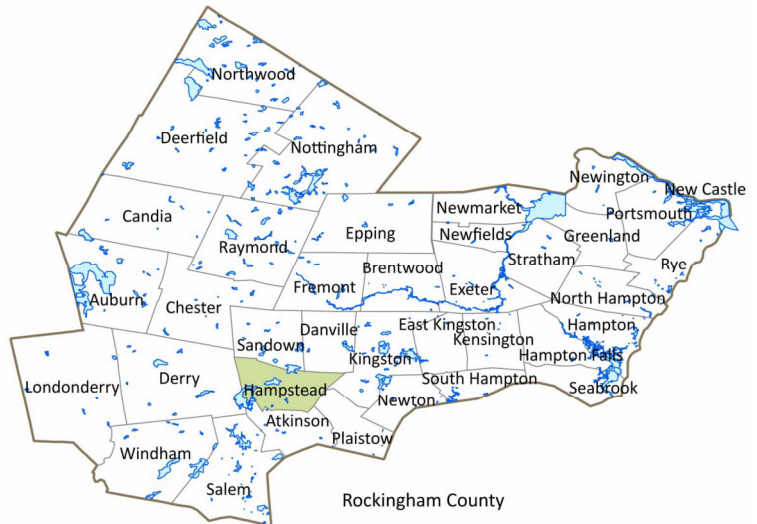
Community Contact	<b>Hampstead Board of Selectmen</b> <b>Sally Theriault, Administrative Assistant</b> 11 Main Street Hampstead, NH 03841
Telephone	<b>(603) 329-4100 x100</b>
Fax	<b>(603) 329-6628</b>
E-mail	<b>sally.theriault@comcast.net</b>
Web Site	<b>www.hampsteadnh.us</b>
Municipal Office Hours	<b>Monday, 8 am - 7 pm, Tuesday, Wednesday, Thursday, 8 am - 4 pm, Friday, 8 am - 12 noon</b>
County	<b>Rockingham</b>
Labor Market Area	<b>Haverhill MA-NH NECTA Division, NH Portion</b>
Tourism Region	<b>Seacoast</b>
Planning Commission	<b>Rockingham</b>
Regional Development	<b>Regional Economic Development Corp.</b>
Election Districts	
US Congress	<b>District 1</b>
Executive Council	<b>District 3</b>
State Senate	<b>District 19</b>
State Representative	<b>Rockingham County Districts 13, 34</b>

**Incorporated:** 1749

**Origin:** Hampstead began as a part of Haverhill and Amesbury, Massachusetts, and was formed as a result of the 1739 change in boundary lines between Massachusetts and the new province of New Hampshire. It was originally known as Timberlane Parish, because of the heavy growth of native trees. In 1749, residents of the area voted to petition the governor for incorporation. Governor Benning Wentworth named the town Hampstead, after the English town where William Pitt, Earl of Chatham, lived. Pitt, a close friend of Governor Wentworth, was Prime Minister of England, and a supporter of the American cause.

**Villages and Place Names:** East Hampstead, West Hampstead

**Population, Year of the First Census Taken:** 724 residents in 1790



**Population Trends:** Population change for Hampstead totaled 7,308 over 53 years, from 1,261 in 1960 to 8,569 in 2013. The largest decennial percent change was a 90 percent increase between 1960 and 1970. The 2013 Census estimate for Hampstead was 8,569 residents, which ranked 35th among New Hampshire's incorporated cities and towns.

**Population Density and Land Area, 2013 (US Census Bureau):** 639.0 persons per square mile of land area. Hampstead contains 13.4 square miles of land area and 0.7 square miles of inland water area.

Economic & Labor Market Information Bureau, NH Employment Security, November 2014. Community Response Received **6/12/2014**

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made by the Bureau of the accuracy of the information contained herein. Special questions regarding individual firms and towns should be directed to the community contact deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation of warranties, expressed or implied, as to accuracy of the information.

<b>MUNICIPAL SERVICES</b>	
Type of Government	<b>Selectmen</b>
Budget: Municipal Appropriations, 2014	<b>\$5,456,149</b>
Budget: School Appropriations, 2013-2014	<b>\$23,793,524</b>
Zoning Ordinance	<b>1952/12</b>
Master Plan	<b>1992</b>
Capital Improvement Plan	<b>No</b>
Industrial Plans Reviewed By	<b>Planning Board</b>

Boards and Commissions  
 Elected: **Selectmen; Planning; Library; Cemetery; Budget; School; Trust Funds**  
 Appointed: **Conservation; Zoning; Cable TV; Historic; Recreation; Recycling-Waste Disposal**

Public Library **Hampstead Public**

<b>EMERGENCY SERVICES</b>	
Police Department	<b>Full-time &amp; part-time</b>
Fire Department	<b>Full &amp; part-time</b>
Emergency Medical Service	<b>Full, part-time &amp; volunteer</b>

Nearest Hospital(s)	Distance	Staffed Beds
<b>Parkland Medical Center, Derry</b>	<b>9 miles</b>	<b>82</b>

<b>UTILITIES</b>	
Electric Supplier	<b>PSNH; Unitil</b>
Natural Gas Supplier	<b>None</b>
Water Supplier	<b>Hampstead Area Water Company</b>
Sanitation	<b>Private septic</b>
Municipal Wastewater Treatment Plant	<b>No</b>
Solid Waste Disposal	
Curbside Trash Pickup	<b>Municipal</b>
Pay-As-You-Throw Program	<b>No</b>
Recycling Program	<b>Voluntary</b>
Telephone Company	<b>Fairpoint</b>
Cellular Telephone Access	<b>Yes</b>
Cable Television Access	<b>Yes</b>
Public Access Television Station	<b>Yes</b>
High Speed Internet Service:	
Business	<b>Yes</b>
Residential	<b>Yes</b>

<b>PROPERTY TAXES</b> (NH Dept. of Revenue Administration)	
2013 Total Tax Rate (per \$1000 of value)	<b>\$23.68</b>
2013 Equalization Ratio	<b>103.7</b>
2013 Full Value Tax Rate (per \$1000 of value)	<b>\$24.36</b>
2013 Percent of Local Assessed Valuation by Property Type	
Residential Land and Buildings	<b>86.6%</b>
Commercial Land and Buildings	<b>12.0%</b>
Public Utilities, Current Use, and Other	<b>1.4%</b>

<b>HOUSING</b> (ACS 2008-2012)	
Total Housing Units	<b>3,668</b>
Single-Family Units, Detached or Attached	<b>2,734</b>
Units in Multiple-Family Structures:	
Two to Four Units in Structure	<b>320</b>
Five or More Units in Structure	<b>391</b>
Mobile Homes and Other Housing Units	<b>223</b>

<b>DEMOGRAPHICS</b> (US Census Bureau)		
Total Population	Community	County
2013	<b>8,554</b>	<b>297,820</b>
2010	<b>8,523</b>	<b>295,223</b>
2000	<b>8,305</b>	<b>278,748</b>
1990	<b>6,848</b>	<b>246,744</b>
1980	<b>3,785</b>	<b>190,345</b>
1970	<b>2,401</b>	<b>138,951</b>

<b>Demographics, American Community Survey (ACS) 2008-2012</b>			
Population by Gender			
Male	<b>4,361</b>	Female	<b>4,177</b>
Population by Age Group			
Under age 5			<b>393</b>
Age 5 to 19			<b>1,666</b>
Age 20 to 34			<b>1,029</b>
Age 35 to 54			<b>3,031</b>
Age 55 to 64			<b>1,106</b>
Age 65 and over			<b>1,313</b>
Median Age			<b>46.0 years</b>
Educational Attainment, population 25 years and over			
High school graduate or higher			<b>93.6%</b>
Bachelor's degree or higher			<b>34.3%</b>

<b>INCOME, INFLATION ADJUSTED \$</b> (ACS 2008-2012)	
Per capita income	<b>\$37,425</b>
Median family income	<b>\$104,743</b>
Median household income	<b>\$81,438</b>
Median Earnings, full-time, year-round workers	
Male	<b>\$73,088</b>
Female	<b>\$50,328</b>
Individuals below the poverty level	<b>4.3%</b>

<b>LABOR FORCE</b> (NHES – ELMII)			
Annual Average	2003	2013	
Civilian labor force	<b>4,614</b>	<b>4,812</b>	
Employed	<b>4,336</b>	<b>4,508</b>	
Unemployed	<b>278</b>	<b>304</b>	
Unemployment rate	<b>6.0%</b>	<b>6.3%</b>	

<b>EMPLOYMENT &amp; WAGES</b> (NHES – ELMII)			
Annual Average Covered Employment	2003	2013	
Goods Producing Industries			
Average Employment	<b>530</b>	<b>387</b>	
Average Weekly Wage	<b>\$ 741</b>	<b>\$ 906</b>	
Service Providing Industries			
Average Employment	<b>1,493</b>	<b>1,722</b>	
Average Weekly Wage	<b>\$ 565</b>	<b>\$ 661</b>	
Total Private Industry			
Average Employment	<b>2,023</b>	<b>2,109</b>	
Average Weekly Wage	<b>\$ 611</b>	<b>\$ 706</b>	
Government (Federal, State, and Local)			
Average Employment	<b>82</b>	<b>101</b>	
Average Weekly Wage	<b>\$ 386</b>	<b>\$ 612</b>	
Total, Private Industry plus Government			
Average Employment	<b>2,105</b>	<b>2,210</b>	
Average Weekly Wage	<b>\$ 602</b>	<b>\$ 702</b>	



**EDUCATION AND CHILD CARE**

Schools students attend: **Hampstead operates grades K-8; grades 9-12 are tuitioned to Pinkerton Academy (Derry)** District: **SAU 55**  
 Career Technology Center(s): **Pinkerton Academy CATE, Derry; Salem High School Vocational Center** Region: **17**

Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	1	1		1
Grade Levels	P K 1-4	5-8		P K 1-8
Total Enrollment	494	413		188

Nearest Community College: **Manchester; Nashua**

Nearest Colleges or Universities: **University of NH**

2014 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing)

Total Facilities: **10** Total Capacity: **525**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
Hampstead Hospital	Psychiatric care, services	130	1975
Consolidated Plastechs	Plastic injection molding	38	1966
East Coast Lumber	Lumber sales	35	1976
Hannaford Brothers	Supermarket		
Walgreens	Pharmacy		2008

**TRANSPORTATION** (*distances estimated from city/town hall*)

Road Access US Routes  
 State Routes **111, 121, 121A**  
 Nearest Interstate, Exit **I-93, Exit 3**  
 Distance **8 miles**

Railroad **No**  
 Public Transportation **CART**

Nearest Public Use Airport, General Aviation  
**Lawrence (MA) Municipal** Runway **5,000 ft. asphalt**  
 Lighted? **Yes** Navigation Aids? **Yes**

Nearest Airport with Scheduled Service  
**Manchester-Boston Regional** Distance **17 miles**  
 Number of Passenger Airlines Serving Airport **4**

Driving distance to select cities:  
 Manchester, NH **20 miles**  
 Portland, Maine **87 miles**  
 Boston, Mass. **43 miles**  
 New York City, NY **248 miles**  
 Montreal, Quebec **277 miles**

**COMMUTING TO WORK** (*ACS 2008-2012*)

Workers 16 years and over  
 Drove alone, car/truck/van **80.0%**  
 Carpooled, car/truck/van **9.0%**  
 Public transportation **0.6%**  
 Walked **0.8%**  
 Other means **1.4%**  
 Worked at home **8.2%**  
 Mean Travel Time to Work **34.0 minutes**

**Percent of Working Residents: ACS 2008-2012**  
 Working in community of residence **21.9**  
 Commuting to another NH community **40.1**  
 Commuting out-of-state **38.0**

**RECREATION, ATTRACTIONS, AND EVENTS**

- X Municipal Parks
- YMCA/YWCA
- Boys Club/Girls Club
- Golf Courses
- Swimming: Indoor Facility
- Swimming: Outdoor Facility
- Tennis Courts: Indoor Facility
- X Tennis Courts: Outdoor Facility
- Ice Skating Rink: Indoor Facility
- Bowling Facilities
- X Museums
- Cinemas
- Performing Arts Facilities
- Tourist Attractions
- X Youth Organizations (i.e., Scouts, 4-H)
- X Youth Sports: Baseball
- X Youth Sports: Soccer
- X Youth Sports: Football
- X Youth Sports: Basketball
- Youth Sports: Hockey
- X Campgrounds
- Fishing/Hunting
- Boating/Marinas
- Snowmobile Trails
- Bicycle Trails
- Cross Country Skiing
- X Beach or Waterfront Recreation Area
- X Overnight or Day Camps

Nearest Ski Area(s): **McIntyre**

Other: **Walking Trail System**



MUST BE COMPLETED BY LESSOR  
**STANDARD FORM**  
**LESSOR'S REPRESENTATION OF PROPERTY**



New Hampshire Code of Administrative Rules REA 701 requires certain disclosures relating to insulation, water supply, sewage disposal, and hazardous conditions.

LESSOR(S) NAME(S) \_\_\_\_\_ PROPERTY ADDRESS \_\_\_\_\_

THIS INFORMATION IS ONLY A DISCLOSURE OF THE CONDITION OF THE PROPERTY AS OF THE ACKNOWLEDGE DATE. IT IS NOT A WARRANTY OF ANY KIND BY LESSOR OR AGENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS LESSEE MAY WISH TO OBTAIN. THE FOLLOWING ARE REPRESENTATIONS MADE BY LESSOR AND ARE NOT THE REPRESENTATION OF THE AGENT.

1. THE FOLLOWING ARE IN THE CONDITION INDICATED:

A. APPLIANCES	None	Not Included	Working		Do Not Know
			Yes	No	
Range	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Vent Hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Oven	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Microwave	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Built-in Vacuum	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Room Air Conditioner	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
T.V. Antenna/Dish	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Other					
<b>B. SYSTEMS</b>					
Electrical System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
220 Volt Service	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Switches & Outlets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Light Fixtures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Ceiling Fan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Garage Door/Opener Controls	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Security System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Smoke/Fire Alarms	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Intercom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Central Air	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Humidifier	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Woodburning Stove	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Fireplace Insert	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Fireplace	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Fuel Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Underground Storage Tank	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Plumbing System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Water Heater	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Owned? Yes/No	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Water Purifier/Softener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Sump Pump	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Hot Tub/Spa	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Swimming Pool	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
In-ground Sprinkler	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			
Other					

2. ROOF

Age (if known): 8 Years Yes No Do Not Know

A. Does the roof leak?  Yes  No

B. Is there present damage to the roof?  Yes  No

C. Type of roofing material? ASPHALT

3. INSULATION

Attic/Roof/Ceiling  Yes  No Do Not Know

Walls  Yes  No

Floors/Crawl Space/Basement  Yes  No

Type of Insulation FIBERGLASS

4. WATER SUPPLY

Type: Private: Drilled  Dug  Community  Municipal  Shared

Installation Date 1989 Location REAR #20

Malfunctions/Problems NONE

Date of most recent water test AS REQUIRED BY STATE

Test results/Problems/Notations NONE KNOWN

Name of water utility GARY BARNES & SONS

5. HEATING SYSTEMS

PRIMARY:	SECONDARY:
Type <u>Hot Air</u>	Type
Fuel <u>PROPANE</u>	Fuel
Age <u>8 YEARS</u>	Age
Last Serviced <u>FILTERS</u>	Last Serviced
Malfunctions <u>NONE</u>	Malfunctions
Storage tank owned <u>NO</u>	Storage tank owned
Yes No <u>NO</u>	Yes No

6. SEWAGE DISPOSAL SYSTEM (if unknown, please note)

Type of System: EACH BLDG

Private  Community  Municipal  Shared

Tank Size 2500 Gals Unknown

Tank Type 2500 CHAMPION Unknown

Location PARKING LOT Unknown

Age of System 8 YEARS

System Design/Records/Permits - Please attach

Date Last Serviced 6 MONTHS

Serviced by RAH PUMP

Malfunctions NONE ONLY PUMPS

LESSOR'S INITIALS [Signature] LESSEE'S INITIALS \_\_\_\_\_

LESSOR'S INITIALS \_\_\_\_\_ LESSEE'S INITIALS \_\_\_\_\_

7. LEAD BASE PAINT – Pre 1978 housing Built 1999  
 Have you completed the federally mandated lead paint disclosure form? Yes \_\_\_ No \_\_\_

8. HAZARDOUS CONDITIONS  
 Are you aware of any existing hazardous conditions on the property, such as methane gas, lead paint, waste oil, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, urea-formaldehyde foam insulation, or asbestos insulation? Yes \_\_\_ No X  
 If Yes Explain the \_\_\_\_\_

9. OTHER DISCLOSURES: (If yes, explain below)	Yes	No	Do Not Know
A. Is the property in current use?		X	
B. Any special assessments/betterments? Yearly Amt. \$ _____ Years Remaining _____		X	
C. Are there any violations of zoning building code or restrictive covenants?		X	
D. Is the present use a non-conforming use?		X	
E. Have you received any notices by any government or quasi-governmental agency affecting the property?		X	
F. Are there any structural problems with the improvements?		X	
G. Have any substantial additions or alterations been made without a required building permit?		X	
H. Are you aware if any moisture and/or water problems in basement or crawl space?		X	
I. Are you aware of any damage due to wind, fire, flood, insects, termites or rodents?		X	
J. Has the fireplace/wood stove, chimney/flue been cleaned? Last Date: <u>NA</u>			
K. Have there been any inspections on the property in the past year? (If Yes, explain below any problem noted) <u>FIRE ALARMS (yearly)</u>			
L. Are there any easements/encroachments other than those which are readily visible and/pr which are necessary to serve the improvements?		X	
M. Are you aware of or have you been officially notified of any existing or potential environmental problems?		X	
N. Is the property situated in a flood zone?			X
O. Is a site assessment required?		X	
P. Are you aware of any pending or planned real estate development in your area (such as condominiums, planned unit developments, subdivisions, or property for commercial, educational, or religious use?)		X	
Q. Any excessive noises (such as airplanes, trains, trucks, freeway, etc. ?)		X	
R. Any landfills in the area of the property?		X	
S. Homeowners Association _____ Fee \$ _____ Management Company <u>None</u> Contact Person <u>Gary Barnes</u> <u>Rosalie Barnes</u>			
ADDITIONAL COMMENTS AND/OR EXPLANATIONS:			

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT AND REPRESENT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE LESSEES. LESSOR IS OCCUPYING THE PROPERTY? Y/N \_\_\_

Gary Barnes - 3/12/08  
 SIGNATURE OF LESSOR DATE

\_\_\_\_\_  
 SIGNATURE OF LESSOR DATE

NAME OF LISTING AGENT \_\_\_\_\_

AGENCY \_\_\_\_\_

I HAVE READ AND RECEIVED A COPY OF THIS NOTIFICATION AND DISCLOSURE STATEMENT AND UNDERSTAND THAT I SHOULD SEEK INFORMATION FROM QUALIFIED PROFESSIONALS IF I HAVE ANY QUESTIONS OR CONCERNS.

\_\_\_\_\_  
 SIGNATURE OF LESSEE DATE

\_\_\_\_\_  
 SIGNATURE OF LESSEE

NAME OF SELLING AGENT/BUYER BROKER \_\_\_\_\_

AGENCY \_\_\_\_\_



**STATE OF NEW HAMPSHIRE  
DEPARTMENT OF TRANSPORTATION  
BUREAU OF TRAFFIC**

**Bureau of Planning, Traffic Section, Traffic Reports**

*12-Feb-13*

STAT.	TYPE	LOCATION	FC	2005	2006	2007	2008	2009	2010	2011	2012
<b>Town: HAMPSTEAD</b>											
195010	82	NH 121 (MAIN ST) SOUTH OF MILLS SHORE DR	16	9000	*	*	8500	*	*	7800	*
195053	82	NH 111 (SHADOW LAKE RD) WEST OF NH 121	16	13000	*	*	15000	*	*	13000	*
195054	82	NH 111 (SHADOW LAKE RD) AT DANVILLE TL	16	11000	*	*	10000	*	*	11000	*
195055	82	NH 121A (EAST MAIN ST) SOUTH OF NH 111	17	8500	*	*	9900	*	*	8500	*
195056	82	NH 111 (SHADOW LAKE RD) EAST OF EAST RD	16	14000	*	*	14000	*	*	*	13000
195057	82	NH 121 (STAGE RD) SOUTH OF WEST RD/EMERSON AVE	16	6000	*	*	5800	*	*	5200	*