



**PRIME
MEDICAL
OFFICE FOR
SALE OR LEASE**

OFFERING MEMORANDUM

**12 PARMENTER ROAD,
LONDONDERRY, NH 03053**

Sale Price: \$326,000

PROPERTY INFORMATION



2,032 +/- SF For Sale
12 PARMENTER ROAD, LONDONDERRY, NH 03053
\$326,000 Sale Price or \$16 psf NNN

DESCRIPTION:

Two contiguous, immaculate condo units that have been transformed into an enviable physical therapy practice. Employees and patients alike enjoy the convenience of its location and have come to feel comfortable in this inviting atmosphere. The floor plan, while now centers around therapy, could easily be transformed to a medical spa; salon; chiropractic; podiatry or any other such uses prevalent in the marketplace today. An extraordinary offering that is lovely "as is" but has potential for a host of other businesses. Nicely located in a rural, park like environment and within a short drive to major Route 93 and surrounding retail/restaurant offerings.

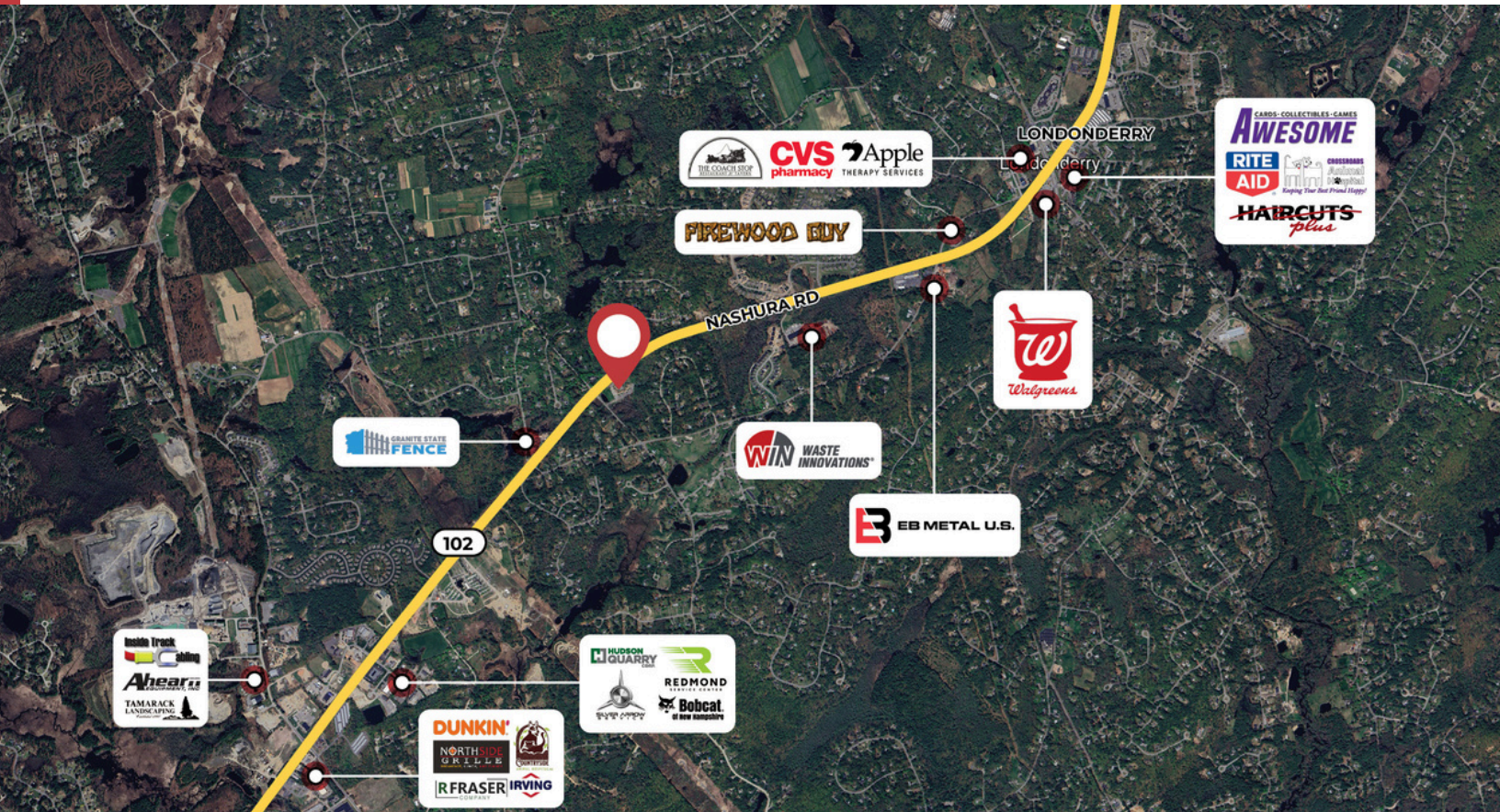
PROPERTY FEATURES:

- Ample Parking
- Ramp Access
- Central Air
- ADA Restroom
- Onsite Well and Septic
- Nets: \$6.84 psf (Taxes \$1.23, CAM \$5.62)

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DEMOGRAPHICS



2024 SUMMARY

2024 SUMMARY	2 MILE	5 MILE	10 MILE
Population	8,694	62,522	310,712
Households	3,084	23,313	122,360
Families	2,473	17,387	83,531
Avg HH Size	2.82	2.67	2.52
Median Age	43.2	42.6	42.3
Median HH Income	\$152,718	\$129,623	\$110,262
Avg HH Income	\$181,522	\$166,932	\$148,362

BUSINESSES (10 MILE)



15,101

TOTAL BUSINESSES



186,379

TOTAL EMPLOYEES

INCOME (10 MILE)



\$110,262

MEDIAN HH
INCOME



\$58,394

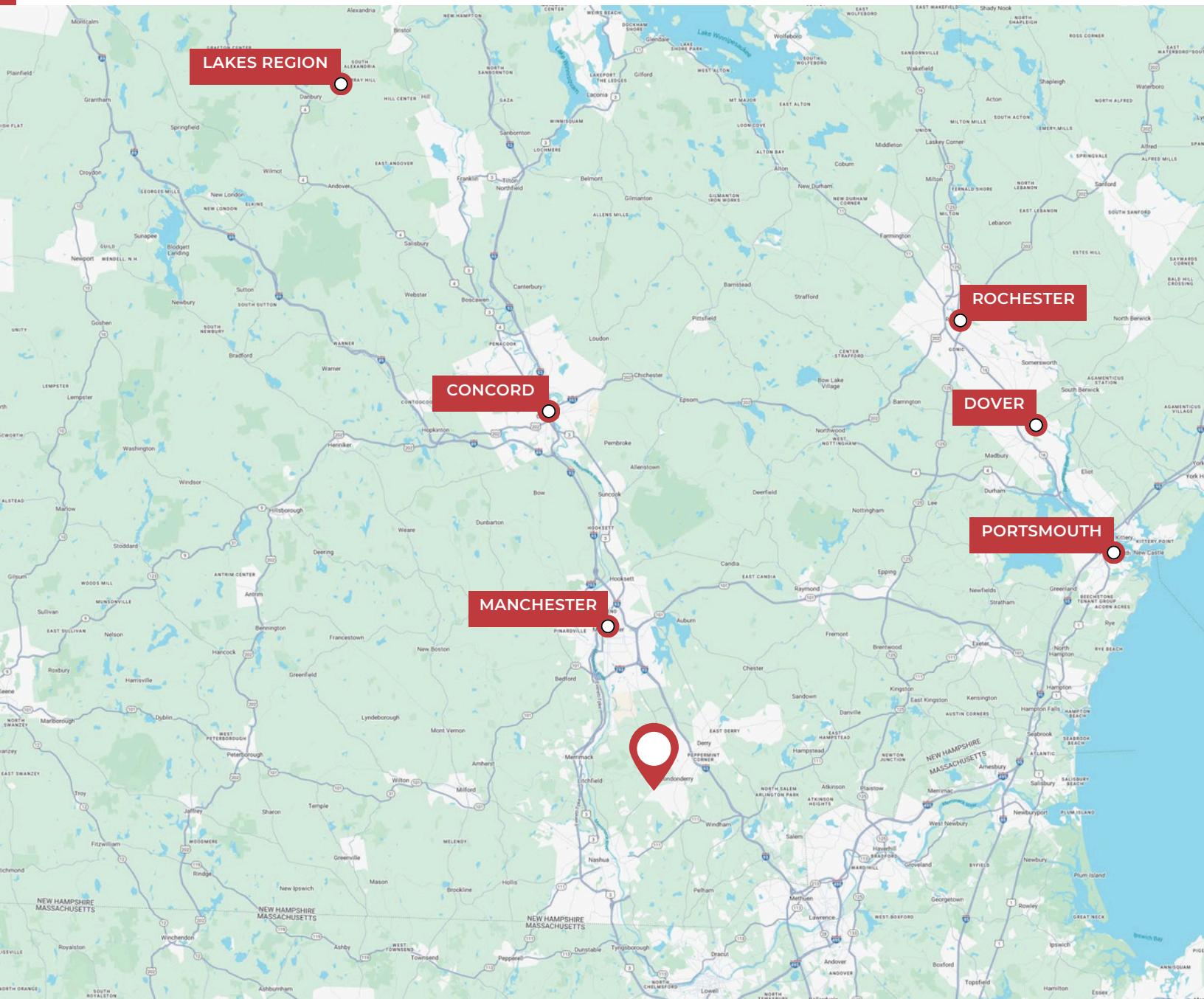
PER CAPITA
INCOME



\$486,800

MEDIAN
NET WORTH

MAP LOCATOR



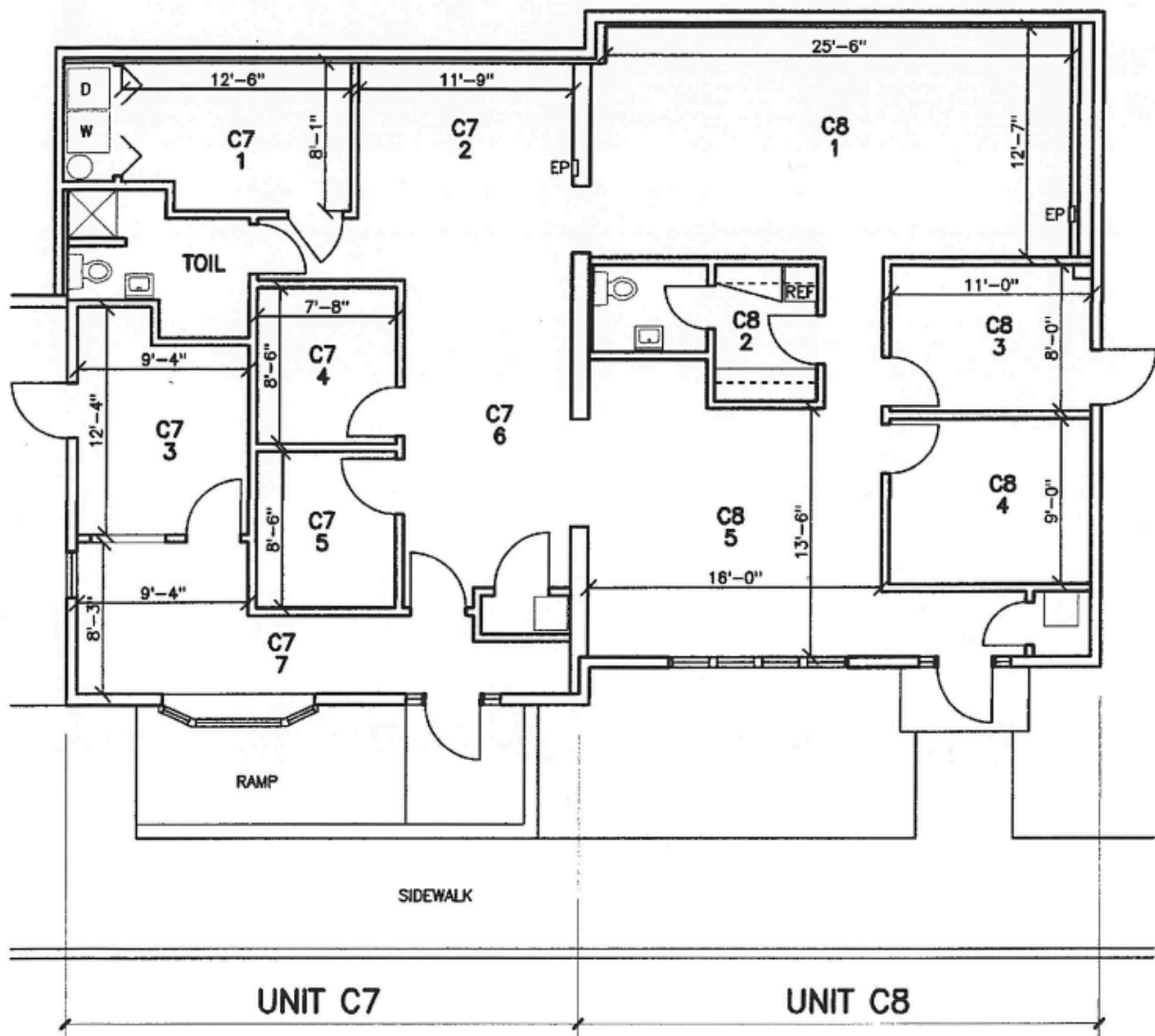
DRIVE TIMES TO:

Manchester, NH	19 mins	Lakes Region, NH	54 mins
Concord, NH	39 mins	Dover, NH	1 hr
Boston, MA	1 hr 17 mins	Portsmouth, NH	55 mins

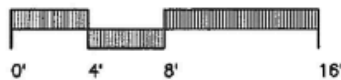
PHOTOS



FLOOR PLAN



FLOOR PLANS @ 1/8" = 1'-0"



Towne Square – Units C7 and C8
12 Parmenter Road
Londonderry, NH 03053

TAX CARDS

12 PARMENTER RD C07

Location	12 PARMENTER RD C07	Mblu	003/ 150C/ C07/ I
Acct#	3954	Owner	ROBATOR NANCY I
PBN		Assessment	\$78,600
Appraisal	\$78,600	PID	3872
Building Count	1		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$78,600	\$0	\$78,600
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$78,600	\$0	\$78,600

Owner of Record

Owner	ROBATOR NANCY I	Sale Price	\$0
Co-Owner	NANCY I ROBATOR, TRUSTEE	Certificate	
Address	12 NEWBURY LN	Book & Page	3302/2809
	BEDFORD, NH 03110	Sale Date	06/17/1998
		Instrument	38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROBATOR NANCY I	\$0		3302/2809	38	06/17/1998
ROBATOR, DAVID N,	\$0		2666/2859	00	03/17/1987

Building Information

Building 1 : Section 1

Year Built:	1984
Living Area:	967
Replacement Cost:	\$120,898

TAX CARDS, CONT.

Building Percent Good: 65
Replacement Cost
Less Depreciation: \$78,600

Building Attributes	
Field	Description
Style	Condo Office
Model	Com Condo
Stories	1
Electric	Typical
Occupancy	
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel	Electric
Heat Type	Forced H/A
AC Percent	100
Bedrooms	0
Full Baths	1
Half Baths	0
Extra Fixtures	0
Total Rooms	1
Bath Rating	Average
Kitchen Rating	Average
Extra Kitchens	0
Add Kitchen Rating	
Primary Bldg Use	
Htwtr Type	
Insulation	Typical
WS Flue Rating	
2nd Ext Wall %	
Condo Bldg Floors	0
Fireplace(s)	0
2nd Floor %	
Base Fir Pm	
% Sprinkler	0
Pct Low Ceiling	
Unit Locn	
2nd Heat Type	
# Heat Systems	
% Heated	
2nd % Heated	

Building Photo



(<https://images.vgsi.com/photos/LondonderryNHPhotos/I/3000/954001.JPG>)

Building Layout



([ParcelSketch.ashx?pid=3872&bid=3872](#))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	967	967
		967	967

TAX CARDS, CONT.

Interior/Exterior	Same
View	Average
Grade	Average
Stories:	
Residential Units:	0
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable
Roof Cover	Asphalt
Cmrc'l Units:	27
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	Average
Exterior Wall 1	Clapboard
WS Flues	
Foundation	Concrete
Roof Structure	Gable
Roof Cover	Asphalt
Exterior Wall 2	
Basement Floor	
# of Units	1
Frame	Wood
Solar Hot Water	No
Central Vac	No

Extra Features

Extra Features	Legend
No Data for Extra Features	

TAX CARDS, CONT.

Land Use		Land Line Valuation	
Use Code	3440	Size (Acres)	0
Description	Commercial Condo	Frontage	
Zone	C-III	Depth	
Neighborhood		Assessed Value	\$0
Alt Land Appr	No	Appraised Value	\$0
Category			

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$78,600	\$0	\$78,600
2024	\$78,600	\$0	\$78,600
2023	\$78,600	\$0	\$78,600

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$78,600	\$0	\$78,600
2024	\$78,600	\$0	\$78,600
2023	\$78,600	\$0	\$78,600

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TAX CARDS, CONT.

12 PARMENTER RD C08

Location

12 PARMENTER RD C08

Mblu

003/ 150C/ C08/ /

Acct#

3955

Owner

ROBATOR NANCY I

PBN

Assessment

\$76,100

Appraisal

\$76,100

PID

3873

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$76,100	\$0	\$76,100
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$76,100	\$0	\$76,100

Owner of Record

Owner

ROBATOR NANCY I

Sale Price

\$0

Co-Owner

NANCY I ROBATOR, TRUSTEE

Certificate

Address

12 NEWBURY LN
BEDFORD, NH 03110

Book & Page

3303/2809

Sale Date

06/17/1998

Instrument

38

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROBATOR NANCY I	\$0		3303/2809	38	06/17/1998
ROBATOR, DAVID N,	\$0		2742/1601	00	05/31/1988

Building Information

Building 1 : Section 1

Year Built:

1984

Living Area:

935

Replacement Cost:

\$117,066

TAX CARDS, CONT.

Building Percent Good: 65
 Replacement Cost
 Less Depreciation: \$76,100

Building Attributes	
Field	Description
Style	Condo Office
Model	Com Condo
Stories	1
Electric	Typical
Occupancy	
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel	Electric
Heat Type	Forced H/A
AC Percent	100
Bedrooms	0
Full Baths	1
Half Baths	0
Extra Fixtures	0
Total Rooms	1
Bath Rating	Average
Kitchen Rating	Average
Extra Kitchens	0
Add Kitchen Rating	
Primary Bldg Use	
Htwttr Type	
Insulation	Typical
WS Flue Rating	
2nd Ext Wall %	
Condo Bldg Floors	0
Fireplace(s)	0
2nd Floor %	
Base Fir Pm	
% Sprinkler	0
Pct Low Ceiling	
Unit Locn	
2nd Heat Type	
# Heat Systems	
% Heated	
2nd % Heated	

Building Photo



(<https://images.vgsi.com/photos/LondonderryNHPhotos/13000/955001.JPG>)

Building Layout



(ParcelSketch.ashx?pid=3873&bid=3873)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	935	935
		935	935

TAX CARDS, CONT.

Interior/Exterior	Same
View	Average
Grade	Average
Stories:	
Residential Units:	0
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable
Roof Cover	Asphalt
Cmrcl Units:	27
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	
Grade	Average
Exterior Wall 1	Clapboard
WS Flues	
Foundation	Concrete
Roof Structure	Gable
Roof Cover	Asphalt
Exterior Wall 2	
Basement Floor	
# of Units	1
Frame	Wood
Solar Hot Water	No
Central Vac	No

Extra Features

Extra Features	Legend
No Data for Extra Features	

TAX CARDS, CONT.

Land Use		Land Line Valuation	
Use Code	3440	Size (Acres)	0
Description	Commercial Condo	Frontage	
Zone	C-III	Depth	
Neighborhood		Assessed Value	\$0
Alt Land Appr Category	No	Appraised Value	\$0

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$76,100	\$0	\$76,100
2024	\$76,100	\$0	\$76,100
2023	\$76,100	\$0	\$76,100

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$76,100	\$0	\$76,100
2024	\$76,100	\$0	\$76,100
2023	\$76,100	\$0	\$76,100

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BK3302PG2807

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

0040452

JUN 23 9 14 AM '98

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT we, David N. Robator and Nancy I. Robator, of 12 Newbury Lane, Town of Bedford, County of Hillsborough, State of New Hampshire, as a gift, grant to Nancy I. Robator, and her successors, Trustees of the Nancy I. Robator Living Trust, under Declaration of Trust dated June 17, 1998, with a mailing address of 12 Newbury Lane, Town of Bedford, County of Hillsborough and State of New Hampshire, all right, interest and title, WITH QUITCLAIM COVENANTS, a certain tract or parcel of land, bounded and described as follows:

Unit No. 7 in Building C of the Towne Square Professional Park Condominium, a condominium located on Parmenter Road in Londonderry, Rockingham County, New Hampshire, as established by Town Square Professional Park, Inc., pursuant to New Hampshire RSA 356-B by Declaration dated January 28, 1981 in Book 2382, Pages 0705 to 0770, and as amended in Book 2480, Page 459.

Said Unit is laid out as shown on the Site Plan filed with the Declaration and recorded in said Registry of Deeds as Plan D-9979 and as shown on the Floor Plan filed with the Declaration and recorded with said Registry of Deeds as Plan 12190 and recorded with said Floor Plan is the Certified Statement of a Licensed Professional Engineer in the manner required in New Hampshire RSA 356-B.

Said Unit is conveyed together with a 3.91% undivided interest in the common areas and facilities appurtenant to said Unit as provided in the Declaration, together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the Declaration and Bylaws and the rules and regulations adopted thereunder.

Said Unit is to be used for commercial purposes and shall not be used for any residential purpose except as may be expressly permitted by the Board of Directors in accordance with the provisions of the Declaration and Bylaws.

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire RSA 356-B, relating to Unit Ownership of Real Property as that statute is written as of the date hereof and as it may in the future be amended.

CURTIN LAW OFFICE 40 Bay Street Manchester, New Hampshire 03104 (603) 669-7700
Fax (603) 624-8075 E-mail CurtinLaw@Grolen.com

DEEDS, CONT.

BK3302PG2808

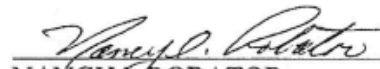
Meaning and intending to describe and convey the premises conveyed to David N. Robator and Nancy I. Robator by Warranty Deed of Louis G. Ladouceur, as and only as sole trustee of Scott Realty Trust 1, dated March 17, 1987 and recorded in the Rockingham County Registry of Deeds at Book 2666, Page 2859.

The within premises are not homestead property.

This conveyance is a non-contractual transfer as defined by RSA 78-B:1-a, III, and is not subject to transfer tax.

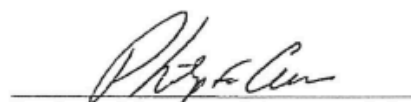
WITNESS my hand this 17th day of June, 1998.


DAVID N. ROBATOR

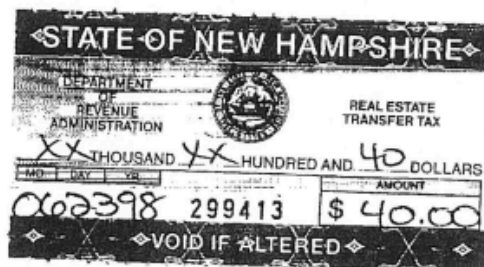

NANCY I. ROBATOR

STATE OF NEW HAMPSHIRE
HILLSBOROUGH COUNTY

Personally appeared before me on this 17th day of June, 1998, David N. Robator and Nancy I. Robator, and acknowledged that they executed the foregoing instrument for the purposes therein contained and as their voluntary act and deed.


Justice of the Peace/Notary Public
My commission expires:

#2369/unitc7.qcd



CURTIN LAW OFFICE 40 Bay Street Manchester, New Hampshire 03104 (603) 669-7700
Fax (603) 624-8075 E-mail: CurtinLaw@Grolen.com

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

0040453

JUN 23 9 14 AM '98

BK3302PG2809

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT we, David N. Robator and Nancy I. Robator, of 12 Newbury Lane, Town of Bedford, County of Hillsborough, State of New Hampshire, as a gift, grant to Nancy I. Robator, and her successors, Trustees of the Nancy I. Robator Living Trust, under Declaration of Trust dated June 17, 1998, with a mailing address of 12 Newbury Lane, Town of Bedford, County of Hillsborough and State of New Hampshire, all right, interest and title, WITH QUITCLAIM COVENANTS, a certain tract or parcel of land, bounded and described as follows:

Unit No. 8 in Building C of the Towne Square Professional Park Condominium, a condominium located on Parmenter Road in Londonderry, Rockingham County, New Hampshire, as established by Town Square Professional Park, Inc., pursuant to New Hampshire RSA 356-B by Declaration dated January 28, 1981 in Book 2382, Pages 0705 to 0770, and as amended in Book 2480, Page 459.

Said Unit is laid out as shown on the Site Plan filed with the Declaration and recorded in said Registry of Deeds as Plan D-9979 and as shown on the Floor Plan filed with the Declaration and recorded with said Registry of Deeds as Plan D-12190 and recorded with said Floor Plan is the Certified Statement of a Licensed Professional Engineer in the manner required in New Hampshire RSA 356-B.

Said Unit is conveyed together with a 3.68% undivided interest in the common areas and facilities appurtenant to said Unit as provided in the Declaration, together with the right to use the same in common with others entitled thereto, and is conveyed subject to the provisions of the Declaration and Bylaws and the rules and regulations adopted thereunder.

Said Unit is to be used for commercial purposes and shall not be used for any residential purpose except as may be expressly permitted by the Board of Directors in accordance with the provisions of the Declaration and Bylaws.

Said Unit is acquired with the benefit of and subject to the provisions of New Hampshire RSA 356-B, relating to Unit Ownership of Real Property as that statute is written as of the date hereof and as it may in the future be amended.

CURTIN LAW OFFICE 40 Bay Street Manchester, New Hampshire 03104 (603) 669-7700
Fax (603) 624-8075 E-mail: CurtinLaw@Grolen.com

DEEDS, CONT.

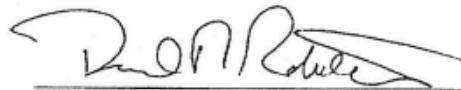
BK 3302 PG 2810

Meaning and intending to describe and convey the premises conveyed to David N. Robator and Nancy I. Robator by Warranty Deed of Philip D. Carver, dated May 31, 1988 and recorded in the Rockingham County Registry of Deeds at Book 2742, Page 1601.

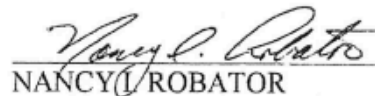
The within premises are not homestead property.

This conveyance is a non-contractual transfer as defined by RSA 78-B:1-a, III, and is not subject to transfer tax.

WITNESS my hand this 17 day of June, 1998.



DAVID N. ROBATOR



NANCY I. ROBATOR

STATE OF NEW HAMPSHIRE
HILLSBOROUGH COUNTY

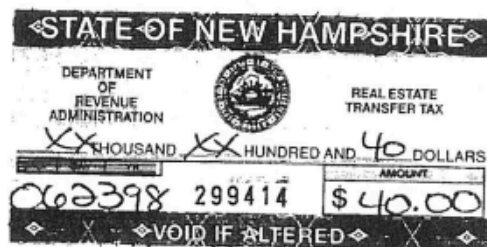
Personally appeared before me on this 17th day of June, 1998, David N. Robator and Nancy I. Robator, and acknowledged that they executed the foregoing instrument for the purposes therein contained and as their voluntary act and deed.



Justice of the Peace/Notary Public

My commission expires:

#2369/unit8.qcd



CURTIN LAW OFFICE 40 Bay Street Manchester, New Hampshire 03104 (603) 669-7700
Fax (603) 624-8075 E-mail: CurtinLaw@Grolen.com

CONDO BUDGET

Towne Square

Balance Sheet (Cash) TOWNE SQUARE PROFESSIONAL PARK - (TSPPCA) Feb 25

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251
2/18/2025
10:10 AM

ASSETS:

CURRENT ASSETS:

CASH - MUTUAL OF OMAHA - CKG	40,778.47
TOTAL CURRENT ASSETS:	40,778.47

FIXED ASSETS:

EQUIPMENT	29,965.96
IMPROVEMENTS	477,558.07
IMPROVEMENTS - SEWER	71,083.00
IMPROVEMENTS - LAND	108,484.47
ACCUMULATED DEPRECIATION	546,595.11
TOTAL FIXED ASSETS:	140,496.39

OTHER ASSETS:

ACCOUNTS RECEIVABLE	11.44
TOTAL OTHER ASSETS:	11.44

TOTAL ASSETS: 181,286.30

LIABILITIES & CAPITAL:

CURRENT LIABILITIES:

INSURANCE CLAIMS PAYABLE	-1,000.00
TOTAL CURRENT LIAB.:	-1,000.00

OWNER'S EQUITY:

ADDITIONAL PAID IN CAPITAL	534,245.00
UNIT OWNERS EQUITY	-351,958.70
TOTAL UNIT OWNER EQUITY:	182,286.30

TOTAL LIAB. & EQUITY: 181,286.30

CONDO BUDGET, CONT.

Towne Square

Balance Sheet (Cash) TOWNE SQUARE PROFESSIONAL PARK - (RESERVE) Feb 25

Page 1
251
2/18/2025
10:10 AM

ASSETS:

CURRENT ASSETS:

CASH - MUTUAL OF OMAHA - RES

72,958.21

CASH - CHARLES SCHWAB

225,051.47

TOTAL CURRENT ASSETS:

298,009.68

TOTAL ASSETS:

298,009.68

LIABILITIES & CAPITAL:

OWNER'S EQUITY:

UNIT OWNERS EQUITY

298,009.68

TOTAL UNIT OWNER EQUITY:

298,009.68

TOTAL LIAB. & EQUITY:

298,009.68

CONDO BUDGET, CONT.

Towne Square

Income Statement (Cash) Consolidated Statement Jan 24 - Dec 24

Page 1
251
2/18/2025
10:11 AM

	Period to Date	%	Year to Date	%
INCOME:				
FEE INCOME:				
CONDO ASSOCIATION FEES	145,986.48	67.99	145,986.48	67.99
TOTAL FEE INCOME:	145,986.48	67.99	145,986.48	67.99
OTHER INCOME:				
RESERVE FEES	58,322.00	27.16	58,322.00	27.16
NSF/LATE FEE INCOME	101.11	0.05	101.11	0.05
INTEREST INCOME	10,322.52	4.81	10,322.52	4.81
LATE FEES	-6.82	0.00	-6.82	0.00
TOTAL OTHER INCOME:	68,738.81	32.01	68,738.81	32.01
TOTAL INCOME:	214,725.29	100.00	214,725.29	100.00
OPERATING EXPENSES:				
ADMINISTRATIVE:				
ACCOUNTING / AUDIT	245.00	0.11	245.00	0.11
RESERVE CONTRIBUTIONS	58,322.00	27.16	58,322.00	27.16
MANAGEMENT FEES	8,916.00	4.15	8,916.00	4.15
POSTAGE & SUPPLIES	117.01	0.05	117.01	0.05
TOTAL ADMINISTRATIVE	67,600.01	31.48	67,600.01	31.48
INSURANCE:				
BUILDING INSURANCE	19,039.00	8.87	19,039.00	8.87
LIABILITY INSURANCE	1,962.00	0.91	1,962.00	0.91
DIRECTORS/OFFICERS	1,192.00	0.56	1,192.00	0.56
TOTAL INSURANCE	22,193.00	10.34	22,193.00	10.34
TAXES:				
TAXES	573.00	0.27	573.00	0.27
TOTAL TAXES	573.00	0.27	573.00	0.27
MAINTENANCE:				
GENERAL / SUPPLIES	11,775.92	5.48	11,775.92	5.48
TOTAL MAINTENANCE	11,775.92	5.48	11,775.92	5.48
SERVICES:				
EXTERMINATING	550.00	0.26	550.00	0.26
WASTE REMOVAL	3,636.00	1.69	3,636.00	1.69
TOTAL SERVICES	4,186.00	1.95	4,186.00	1.95
GROUNDS:				
GROUNDS CARE CONTRACT	24,475.04	11.40	24,475.04	11.40
LANDSCAPE MAINTENANCE	350.00	0.16	350.00	0.16
SNOW REMOVAL - CALCIUM	475.00	0.22	475.00	0.22
TOTAL GROUNDS	25,300.04	11.78	25,300.04	11.78
UTILITIES:				
ELECTRICITY	1,755.01	0.82	1,755.01	0.82
SEWER / SEPTIC	2,045.00	0.95	2,045.00	0.95
WATER	4,818.13	2.24	4,818.13	2.24
TOTAL UTILITIES	8,618.14	4.01	8,618.14	4.01
TOTAL OPERATING EXPENSES	140,246.11	65.31	140,246.11	65.31

CONDO BUDGET, CONT.

Towne Square	Income Statement (Cash) Consolidated Statement Jan 24 - Dec 24				Page 2 251 2/18/2025 10:11 AM
	Period to Date	%	Year to Date	%	
RESERVE EXPENSES:					
WINDOWS & DOORS	13,200.00	6.15	13,200.00	6.15	
TOTAL RESERVE EXPENSE	13,200.00	6.15	13,200.00	6.15	
TOTAL EXPENSES	153,446.11	71.46	153,446.11	71.46	
NET INCOME:	61,279.18	28.54	61,279.18	28.54	

DISCLOSURES



Property Address Towne Square Professional Park Condo
Unit C-7

NH CIBOR 12 Parmenter Road
Londonderry, NH 03053



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

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: Sep-tic
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: 10-15-24
Name of Contractor who services system: _____

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

Phone: (603)623-0100 Fax: _____
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Untitled

DISCLOSURES, CONT.

Property Address Towne Square Professional Park Drive
Unit C-7
12 Parmenter Road
Londonderry, NH 03053

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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DISCLOSURES, CONT.

Property Address Towne Square Professional Park Condo
Unit C 7
12 Parmenter Road
Londonderry, NH 03053

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 knowh:

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: 12 Parmenter Road

Unit Number (if applicable): C 7

Town: Londonderry, NH 03053

Nancy L. Robato, Trustee
SELLER

2-14-25
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

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NH CIBOR, 166 South River Road Bedford, NH 03110
PATRICIA VISCONTE

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DISCLOSURES, CONT.



Property Address Towne Square Professional Park Gndls
Unit C-8
12 Parmenter Road
NH CIBOR Londonderry, NH 03053

Mandatory New Hampshire Real Estate Disclosure & Notification Form



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WATER SUPPLY SYSTEM

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

SEWERAGE DISPOSAL SYSTEM

Size of Tank: _____
Type of system: Septic
Location: _____
Malfunctions: _____
Age of system: _____
Date most recently serviced: 10-15-24
Name of Contractor who services system: _____

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DISCLOSURES, CONT.

Property Address Towne Square Professional Park Gnd
Unit C-8 12 Parmenter Road
Londonderry, NH 03053

3) INSULATION: Is the Property currently used or proposed to be used for a 1 to 4 family dwelling?
Yes ☐ No ☒

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Type: _____

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Yes ☐ No ☐

If yes, is a Site Assessment Study for "Developed Waterfront" required pursuant to RSAs 485-A:2 and 485-A:39?

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DISCLOSURES, CONT.

Property Address Towne Square Professional Park Condo
Unit C8
12 Parmenter Road
Londonderry, NH 03053

8) RENEWABLE ENERGY IMPROVEMENTS

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If yes than SELLER shall disclose, if known:

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Amount of Charges: _____

Any Estimates or Documentation of the Gross or Net Energy or Fuel Savings _____

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If yes, then disclosure is required pursuant to RSA 141-E:23.

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Unit Number (if applicable): C8

Town: Londonderry, NH 03053

Mary E. Platon, Trustee
SELLER

2-14-25
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

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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

PRESENTED BY:

JUDY NILES-SIMMONS

SENIOR ADVISOR

tel (603) 668 7000

mobile (603) 496 4516

judy@nainorwoodgroup.com

MATT ROBINSON

ADVISOR

tel (603) 637 2247

mobile (603) 714 3426

mrobinson@nainorwoodgroup.com



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