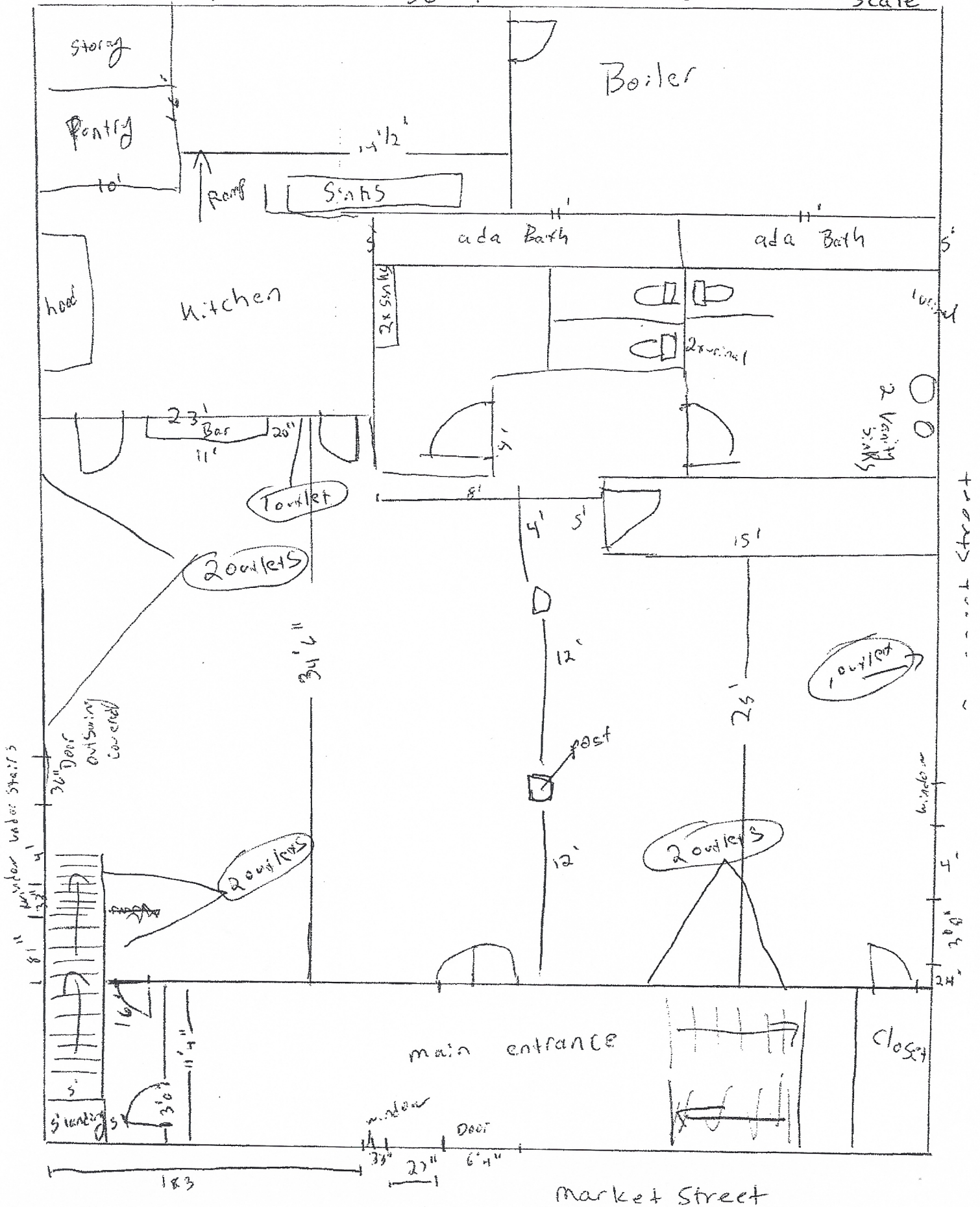
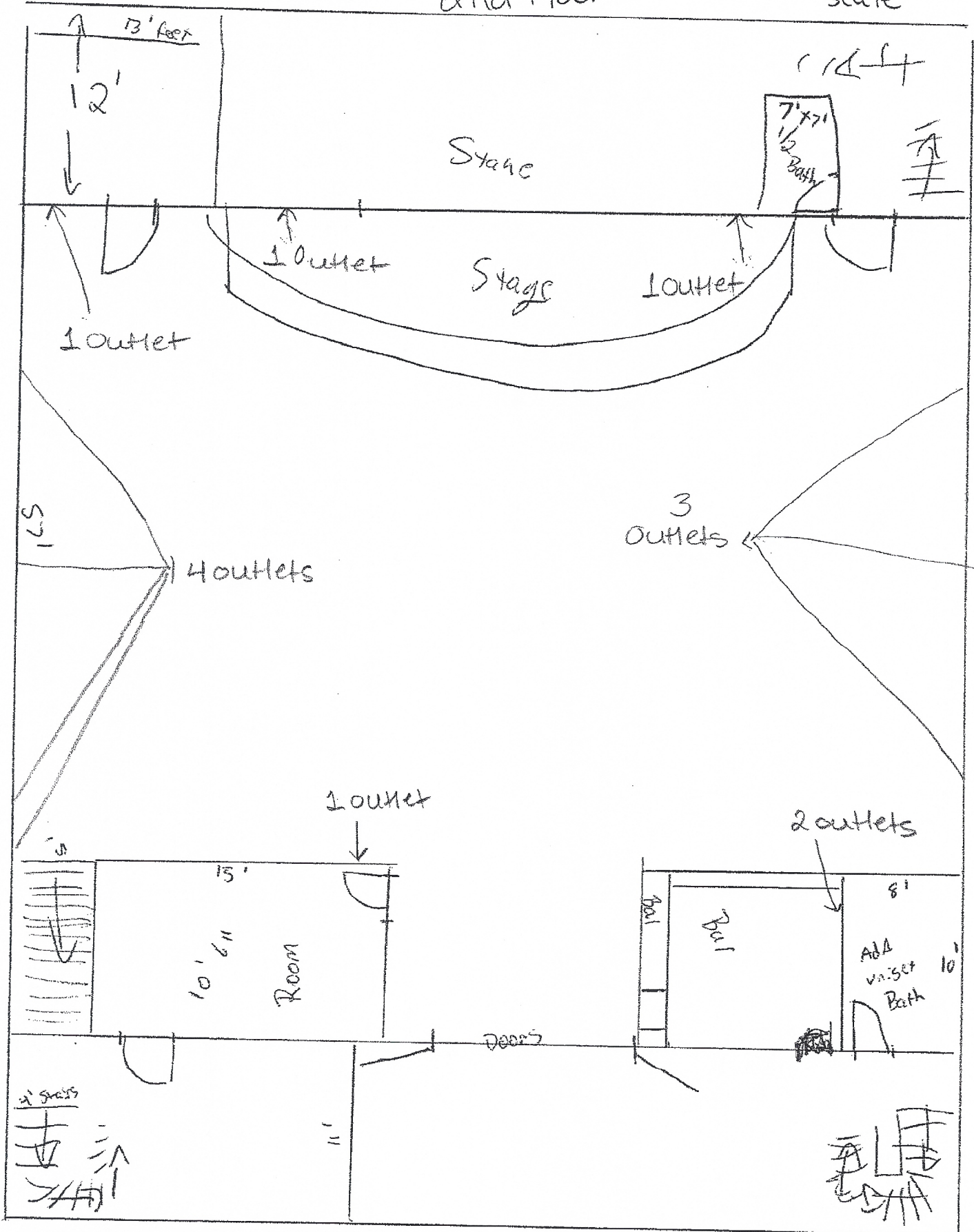


1st Floor 56' 9" Inside dimensions Not to Scale



2nd Floor

Not to Scale



Prospect Street

56' 9" market Street

3rd Floor

Not To Scale

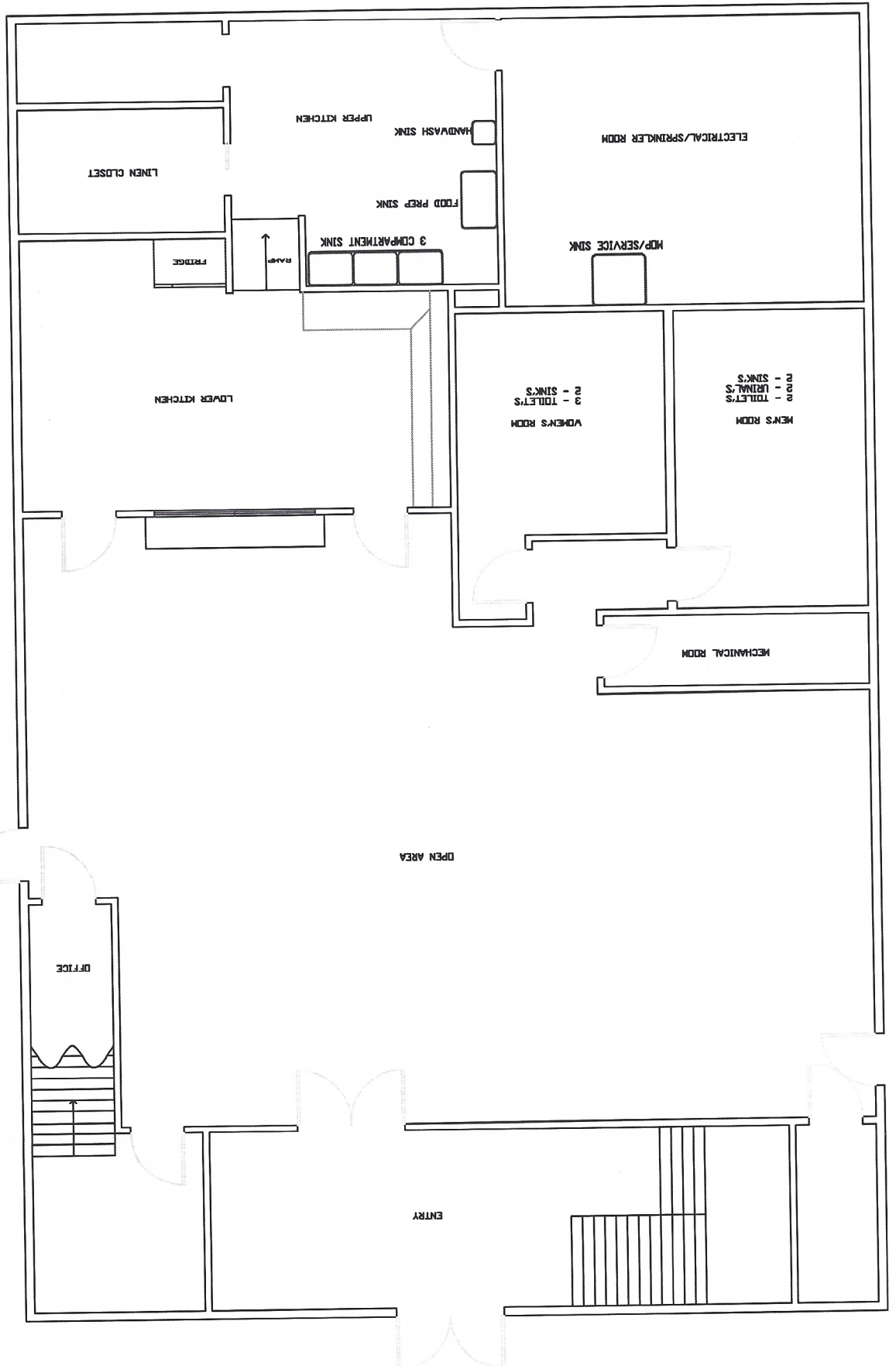


Prospect Street

56' 9"

Market Street

1/8"=1'



Property Address 49 Market St, Somersworth NH 03878



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: Town
Location: Basement Utility Room
Malfunctions: none
Date of Installation: unknown
Date of most recent water test: 5/24/2024
Problems with system: none

SEWERAGE DISPOSAL SYSTEM

Size of Tank: none
Type of system: Town Sewer
Location: Basement Utility Room
Malfunctions: none
Age of system: unknown
Date most recently serviced: N/A
Name of Contractor who services system: N/A

Property Address 49 Market St, Somersworth NH 03878

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

If yes, the SELLER hereby provides the BUYER with information relating to insulation:

Location(s): _____
Type: _____

4) LEAD PAINT: Was the property construction prior to 1978 and is the Property or any part of the Property used for residential dwelling(s) or special uses that would require the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards form under federal law?

Yes No

If yes, has the Federal Lead Addendum been attached? And has the Federal pamphlet been delivered.

Yes No

5) METHAMPHETAMINE PRODUCTION: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g)

Yes No

If Yes, please explain: _____

6) SITE ASSESSMENT ON WATERFRONT PROPERTY:

Does the Property use a septic disposal system?

Yes No

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

Yes No

If yes, has the SELLER engaged a permitted subsurface sewer or waste disposal system designer to perform a site assessment study to determine if the site meets the current standards for septic disposal systems established by the Department of Environmental Services?

Yes No

7) CONDOMINIUM: Pursuant to RSA 477:4-f, is the property a condominium?

Yes No

If the property is a condominium, BUYER has the right to obtain the information in RSA 356 - B58 I from the condominium unit owners' association. Such information shall include a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of the amount of monthly and annual fees, and any special assessments made within the last 3 years.

Property Address 49 Market St, Somersworth NH 03878

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: 49 Market St, Somersworth NH 03878

Unit Number (if applicable): _____

Town: Somersworth

Jana B Nadeau
SELLER

6/26/24
Date

Trio Investments LLC

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



NOTIFICATION TO OWNERS, BUYERS, AND TENANTS REGARDING ENVIRONMENTAL MATTERS



It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients and/or customers to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and other contaminants or petrochemical products stored in underground tanks), or other undesirable materials or conditions are present at the property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the property or other properties.

Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If hazardous or toxic substances exist or are contemplated to be used at the property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

RECEIVED BY:

Jarvis Nadreau
NAME

01/26/2024
DATE

NAME

DATE

Unofficial Property Record Card - Somersworth, NH

General Property Data

Parcel ID **11 78 0**
 Prior Parcel ID **1214 --**
 Property Owner **TRIO INVESTMENTS LLC**

Account Number

Mailing Address **306 KNOX MARSH RD**

Property Location **49 MARKET ST**
 Property Use **FUNC HALL**
 Most Recent Sale Date **4/5/2016**

City **MADBURY**
 Mailing State **NH** Zip **03823-7537**
 ParcelZoning **BH**

Legal Reference **4370-0919**
 Grantor **SOMERSWORTH PENTACOSTAL CHURCH,**
 Sale Price **60,000**
 Land Area **0.287 acres**

Current Property Assessment

Card 1 Value Building Value **436,900** Xtra Features Value **1,600** Land Value **39,200** Total Value **477,700**

Building Description

Building Style **OFFICE**
 # of Living Units **1**
 Year Built **1828**
 Building Grade **AVERAGE**
 Building Condition **Good**
 Finished Area (SF) **9444**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **BRICK/STN**
 Frame Type **WOOD**
 Roof Structure **GABLE**
 Roof Cover **ASPHALT SH**
 Siding **VINYL**
 Interior Walls **PLASTER**
 # of Bedrooms **0**
 # of 1/2 Baths **4**

Flooring Type **HARDWOOD**
 Basement Floor **N/A**
 Heating Type **STEAM**
 Heating Fuel **GAS**
 Air Conditioning **100%**
 # of Bsmt Garages **0**
 # of Full Baths **2**
 # of Other Fixtures **0**

Legal Description

F5

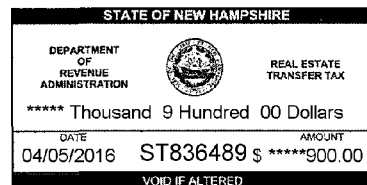
Narrative Description of Property

This property contains 0.287 acres of land mainly classified as FUNC HALL with a(n) OFFICE style building, built about 1828 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 2 bath(s), 4 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Somersworth Pentecostal Church, also known as Somersworth Pentecostal Church**, a religious establishment and duly established by law, presently having an address of 49 Market Street, in the City of Somersworth, County of Strafford and State of New Hampshire 03878, for consideration paid, grants to **Trio Investments, LLC**, a New Hampshire limited liability company, presently having an address of 306 Knox Marsh Road, Madbury, County of Strafford and State of New Hampshire 03823, all right, title and interest in and to the following, with Warranty Covenants:

A certain tract or parcel of land with the buildings thereon, situate in Somersworth, County of Strafford and State of New Hampshire, bounded and described as follows:

Beginning on the Southerly side of Prospect Street, at a hub in the ground on the side of said Street and twenty-one (21) feet Westerly of the Northwest corner of the underpinning of the building standing on the lot herein described; thence running Easterly by Prospect Street to Market Street; thence by Market Street in a Southerly direction about one hundred thirty (130) feet to a hub in the ground; thence Westerly on a line parallel with the Southerly side of said building and nineteen feet, six inches (19' 6") from the underpinning on said building, to a hub in the ground where the fence stands in the rear of said building; thence running Northerly along the line of said fence and on a straight line passing twelve feet, eight inches (12' 8") Easterly of said Southeast corner of the underpinning of said building, to the point of beginning on Prospect Street.

The premises were formerly known as the Veterans of Foreign Wars building.

MEANING AND INTENDING to describe and convey the same premises conveyed to Somersworth Pentecostal Church by deed of New Covenant Temple dated May 24, 1996 and recorded in the Strafford County Registry of Deeds at Book 1864, Page 549.

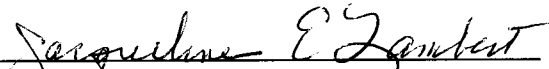
The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises herein above described.

WITNESS its hand this 31st day of March, 2016.

Somersworth Pentecostal Church
By:



Ronnie E. Adams, Pastor



Witness



Witness

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD

Personally appeared the above named Somersworth Pentecostal Church by its duly authorized representative, Ronnie E. Adams, Pastor, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing to be his free act and deed in said capacity. Before me this 31st day of March, 2016.



Notary Public

My Commission Expires: December 4, 2018

