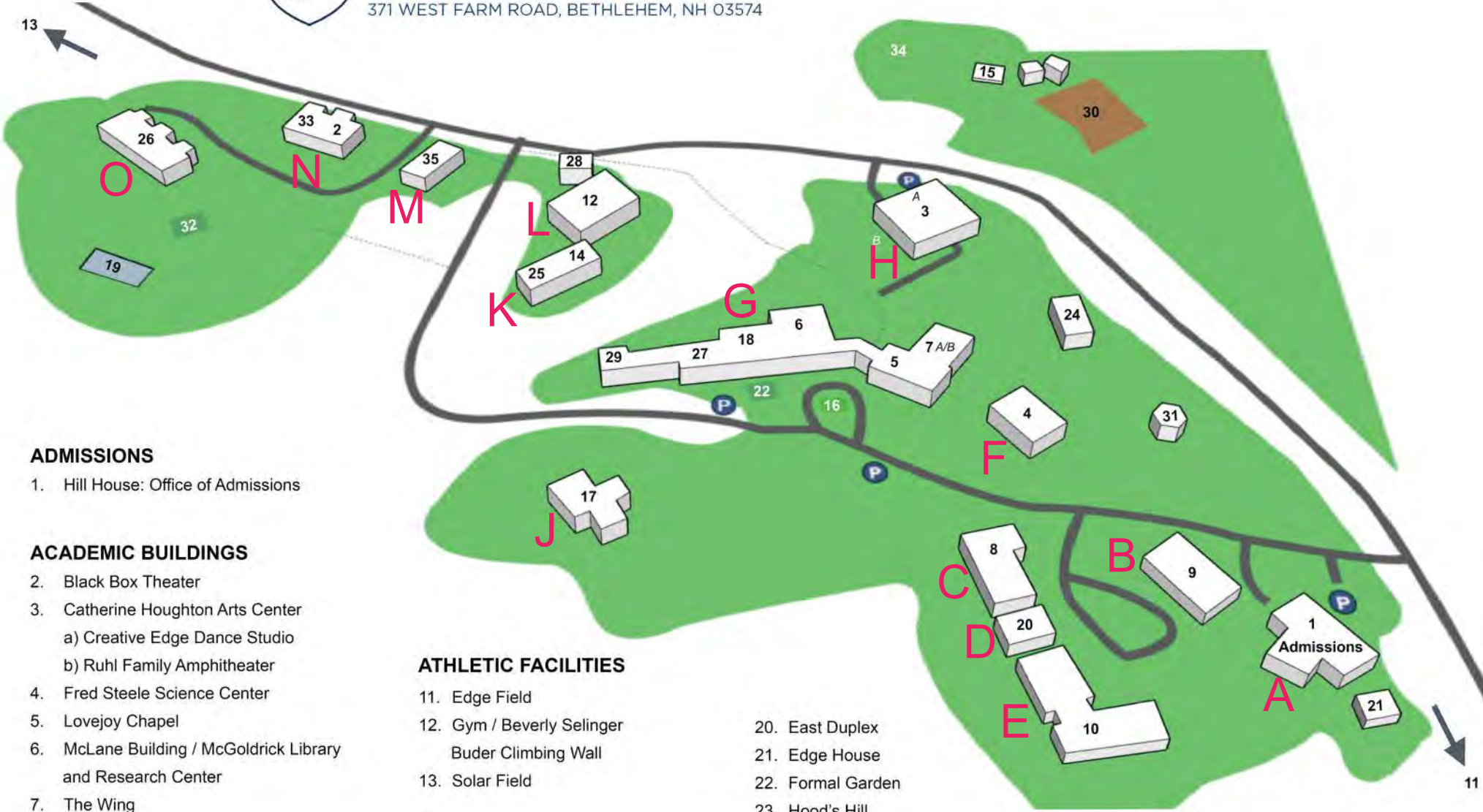




THE WHITE MOUNTAIN SCHOOL CAMPUS MAP

371 WEST FARM ROAD, BETHLEHEM, NH 03574

N↑



ADMISSIONS

- 1. Hill House: Office of Admissions

ACADEMIC BUILDINGS

- 2. Black Box Theater
- 3. Catherine Houghton Arts Center
 - a) Creative Edge Dance Studio
 - b) Ruhl Family Amphitheater
- 4. Fred Steele Science Center
- 5. Lovejoy Chapel
- 6. McLane Building / McGoldrick Library and Research Center
- 7. The Wing
 - a) Learning Center
 - b) Inquiry, Innovation, and Impact Lab

DORMITORIES

- 8. Burroughs
- 9. Carter
- 10. Carriage-Green

ATHLETIC FACILITIES

- 11. Edge Field
- 12. Gym / Beverly Selinger Buder Climbing Wall
- 13. Solar Field

OTHER

- 14. Boat House
- 15. Compost Center
- 16. Cook Circle
- 17. Dickey House
- 18. Dining Hall
- 19. Dog Park

- 20. East Duplex
- 21. Edge House
- 22. Formal Garden
- 23. Hood's Hill
- 24. Hoop House
- 25. Maintenance Shed
- 26. Solar
- 27. Student Health Services
- 28. Sugar Shack
- 29. The Annex
- 30. The Farm

- 31. Theuner Gazebo
- 32. Trash and Recycling
- 33. Vaillant House
- 34. Wedding/Sunrise Hill
- 35. West Duplex

HILL HOUSE

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building A & 1

This is one of the first campus buildings one sees as you enter the campus and serves as the schools admissions office, student dormitories and faculty housing. It was originally built in 1905 and renovated in 1999-2001+/- . The building is 2.5 floors with the main level used primarily for office use. Some of the original features in the original building still remain, which provides visitors with comforting and welcoming greetings. The main level includes two ½ baths for staff and guests. The second and third floors are used for student and faculty housing. Students share a common bath on each level while faculty apartments include private baths. There are also two separate laundry areas for faculty and students use. This building is equipped with a sprinkler system.

- Year Built: 1905+/- (Renovated in 1999)
- Building Size: 7,358
- Stories: 2.5
- Use: 1st Floor - Admissions, Reception, Offices
- Use: 2nd Floor - Student Dorms & Faculty Apartments
- Use: 3rd Floor - Student Dorms & Faculty Apartments
- Use: Addition - Faculty Housing & Common Space
- Building Construction: Wood Frame
- Roof Type: Composition Shingles
- Exterior Siding: Wood Clapboard
- Basement: Unfinished
- Heat Source: Oil Fired Hot Water
- Electric: Three 200 Amp Panels
- Additional Notes: Sprinkler & Fire Alarm System



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building A
Hill House



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building A

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): Unit
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 Unknown

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 Building A

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: Building A

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]

SELLER

3/21/25

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

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: Building A Hill House

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>3/21/25</u> Date	<u>[Signature]</u> Seller	<u>3/21/25</u> Date
<u>[Signature]</u> Purchaser	<u>3/21/25</u> Date	<u>[Signature]</u> Purchaser	<u>3/21/25</u> Date
<u>[Signature]</u> Agent	<u>3/21/25</u> Date	<u>[Signature]</u> Agent	<u>3/21/25</u> Date

CARTER DORMITORY

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building B & 9

This structure was built in 1965-1967 +/- and includes student and faculty housing on two floors. The first floor includes 7 student/dorm rooms, a common bath and two faculty apartments, each with its own bath. The second level includes one faculty apartment and 8 dorm rooms as well as a common bath for students. Each level includes a common room for residents to gather to socialize. It is heated with Pellet Fired Hot Water system

- Year Built: 1968
- Building Size: 10,658
- Stories: 2
- Use: 1st Floor - Common Room, Dorm Rooms, 2 Faculty Apts.
- Use: 2nd Floor - Common Room, Dorm Rooms, 1 Faculty Apt.
- Use: Basement: 1 Faculty Apt., Utility & Laundry, Garage Storage
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Composition Shingles
- Exterior Siding: Wood Clapboard & Stone
- Basement: Walkout
- Heat Source: Pellet Fired Hot Water
- Electric: 400 AMP
- Additional Notes:



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building B
Carter



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building B

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 unknown

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 Building B

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: Building B

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: Building B Carter

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	3/21/25 Date		_____ Date
Purchaser 	_____ Date	Purchaser 	_____ Date
Agent 	3/21/25 Date	Agent 	_____ Date

BURROUGHS DORMITORY

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building C - 8

Built in phases between 1965 and 1968 The Burroughs Dorm provides student and faculty housing on two floors. There are 4 faculty apartments each with its own private bath and 12 dorm rooms with a common bath on each floor which include 3 sinks, 3 toilets and 3 showers. The building is equipped with a fire alarm system.

- Year Built: 1965
- Building Size: 12,397
- Stories: 2
- Use: Student Dorms, Common Room & Faculty Apartments
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Composition Shingles
- Exterior Siding: Wood Clapboard & Stone
- Foundation: Concrete
- Basement: Unfinished
- Heat Source: Oil Fired Hot Water
- Electric: 200 AMP
- Additional Notes:



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building C
Burroughs



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building

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 unknown

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 Building C

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: Building C

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: Building C Burroughs

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
- (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	<u>3/21/25</u> Date	<u>[Signature]</u> Seller	<u>3/21/25</u> Date
<u>[Signature]</u> Purchaser	<u>3/21/25</u> Date	<u>[Signature]</u> Purchaser	<u>3/21/25</u> Date
<u>[Signature]</u> Agent	<u>3/21/25</u> Date	<u>[Signature]</u> Agent	<u>3/21/25</u> Date

EAST DUPLEX

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building D & 20

This structure is one of the newer facilities on campus having been built around 2020. This building is used exclusively for faculty housing and includes two 2-story 3-bedroom apartments with a kitchen/dining area, living room, bedroom/den and laundry area on the first level and 2 bedrooms/two baths on the second level. There is also a 2-car garage. The building is equipped with a sprinkler system and security cameras.

- Year Built: 2019-2020
- Building Size: 5,607
- Stories: 2
- Use: 2 - Two-Story Faculty Apartments
- Building Construction: Wood Frame/Modular
- Roof Type: Rubber
- Exterior Siding: Composition Wood
- Basement: Concrete
- Heat Source: Geothermal Fired HVAC
- Electric: 200 AMP
- Additional Notes: 2-Car Garage, Sprinkler System, Security Cameras



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Buildings
East Duplex



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building D

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): Unit
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 Unknown

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 Building D

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: Building D

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]

SELLER

3/21/25

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

CARRIAGE-GREEN DORMITORY

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building E - 10

This, too, is one of the newer buildings on campus having been built around 2019-2020+/- timeframe. Carriage Green is used for faculty and student housing on two floors. The first floor includes 3 faculty apartments each with its own bath, 6 dorm rooms, 2 common baths and a common room. The second floor is a mirror image of the first. An elevator, sprinkler system, laundry area in the basement and security cameras complete the amenities in this newer facility.

- Year Built: 2019-2020
- Building Size: 10,444
- Stories: 2
- Use: 1st Floor - 3 Faculty Apts., 6 Dorm Rooms, Common Room
- Use: 2nd Floor - 3 Faculty Apts., 6 Dorm Rooms, Common Room
- Building Construction: Wood Frame/Modular
- Roof Type: Rubber
- Exterior Siding: Composition Wood
- Basement: Full, Walkout
- Heat Source: Heat Pump /
- Electric: 200 AMP
- Additional Notes: 2-Car Garage, Sprinkler System & Security Cameras, Elevator, Laundry in Basement



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building 2
Carriage - Green



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building 2

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 unknown

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 Building 2

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: Building 2

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/05
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

FRED STEELE SCIENCE CENTER

371 WEST FARM ROAD | BETHLEHEM, NH 03574



BUILDING F - 4

This 5500+ square foot building was constructed in 2005 has four large classrooms / laboratories, two on each floor, with HVAC system, 450 amp electrical and a small solar array on the roof. There's a full fire suppression system with alarms and sprinklers for laboratory safety. A pair of offices rounds out the well-designed, bright, open and functional space with eco-friendly composting fixtures on the first floor.

- Year Built: 2005
- Building Size: 5,702
- Stories: 2
- Use: Science Classrooms
- Building Construction: Wood Frame
- Roof Type: Composition Shingle
- Exterior Siding: Wood Clapboard
- Basement: Concrete Slab
- Heat Source: Gas Fired FHW
- Electric: 450 AMP, Solar Array
- Additional Notes: Solar Panels On Roof, Sprinkler System, Alarms, Composting Toilet, Regular Toilet



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603) 486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603) 767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building F
Science Center



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building F

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 unknown

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 Building F

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: Building F

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

MCLANE BUILDING

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building G - 5 & 7

Centrally located to all other structures and activities, this building is the heart of the campus and collectively encompasses over 40,000 square feet of facilities, classrooms, offices and living quarters. On this eastern side of “The Link” (a bright and open glass-walled connecting hallway), you’ll find almost 12,000 square feet containing a spacious learning center, the Inquiry, Innovation and Impact Laboratory, and Lovejoy Chapel where students and faculty began their days. There are also smaller rooms that can be used as classrooms, tutoring space or offices.

- Year Built: 1956 & Renovations 2018
- Building Size: 11,612
- Stories: 2
- Use: Chapel, Learning Center, Inquiry, Innovation & Impact Lab, Offices
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Rubber
- Exterior Siding: Wood Clapboard & Stone
- Basement: Finished
- Heat Source: Oil Fired FHW
- Electric: 600 AMP
- Additional Notes: Partially Sprinkled



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603) 486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603) 767-7507
MaryD@BadgerPeabodySmith.com
053401

MCLANE BUILDING & ANNEX

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building G - 6, 18, 27, 29

Centrally located to all other structures and activities, this building is the heart of the campus and collectively encompasses over 40,000 square feet of facilities, classrooms, offices and living quarters. Here on the western side of The Link, encompassing over 29,000 square feet, you'll find the library and research center, administrative offices, student lounge, and dining hall with full commercial kitchen facilities. There's also a ceramics studio, photography lab, student health services and multiple faculty apartments in The Annex at the extreme western end. A number of tutoring rooms, additional offices and storage and mechanical rooms round out this vibrant and appealing space.

- Year Built: 1965 & 2018
- Building Size: 29,200
- Stories: 2 & 2
- Use: Great Hall, Library, Kitchen & Dining Hall, Classrooms, Offices, Faculty Apartments, Heath Center, Laundry
- Building Construction: Concrete Block & Wood Frame
- Roof Type: Composition Shingle & Rubber
- Exterior Siding: Wood Clapboard
- Basement: Partially Finished
- Heat Source: Oil Fired FHW
- Electric: 600 AMP
- Additional Notes: Partial Sprinkler System, Garage, Brick Fireplace, 10,000 Gallon Underground Storage Tank



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603) 486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603) 767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building B
McLane



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building G

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): Unit
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 Unknown

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 Building G

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: Building G

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: Building G McLane

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	3/21/25 Date	<u>[Signature]</u> Seller	Date
<u>[Signature]</u> Purchaser	Date	<u>[Signature]</u> Purchaser	Date
<u>[Signature]</u> Agent	3/21/25 Date	<u>[Signature]</u> Agent	3/21/25 Date

CATHERINE HOUGHTON ARTS CENTER

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building H - 3

Constructed in 2013, the 5000+ square foot Arts Center features two large dance studios and lobby on the ground level with music and visual arts studios above. The lower level was previously leased to a local dance company in part thanks to the convenient drop-off loop and paved parking providing easy access for off-campus participants. With the newer construction, this building benefits from geothermal heat, a sprinkler system and leased solar panels on the roof. The outdoor amphitheater behind the building is a wonderful location to relax and enjoy fair-weather performances of the arts.

- Year Built: 2013
- Building Size: 5,668
- Stories: 2
- Use: 1st Floor - Dance Studios
- Use: 2nd Floor - Music Classroom, Recording Studio, Visual Arts Studio
- Use: Exterior - Outdoor Amphitheater
- Building Construction: Wood Frame
- Roof Type: Solar Panels
- Exterior Siding: Wood Clapboard & Vinyl
- Basement: Full, Unfinished, Concrete
- Heat Source: Geothermal
- Electric: 200 AMP
- Additional Notes: Sprinkler System, Open Porch, Deck & Patio



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building H
Arts Center



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building H

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 unknown

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 Building H

8) RENEWABLE ENERGY IMPROVEMENTS

Is this property subject to a Public Utility Tariff Pursuant to RSA 374:61?

Yes No Unknown

Solar Panels attached on building are contracted & owned by REA Investments please refer to supporting docs for additional information

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: Building H

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

DICKEY HOUSE

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building J & 17

Perhaps one of the more dramatic buildings on the campus, The Dickey House has been used as the residence of the school's Headmaster. Built in the early 70's, it exudes the charming feel of that era. The main level includes an efficient, bright kitchen, large living room with a beautiful stone fireplace which is really the focal point of the main level. A family room, full bath as well as a primary bedroom with full bath completes the first floor. The second floor includes 5 bedrooms and two baths. The first level is heated with FHA while the second does include electric heat. There is an attached 1.5 car garage with a number of garden/patio areas that are accessible to/from the house to enjoy during the warmer months.

- Year Built: 1976
- Building Size: 3,323
- Stories: 2
- Use: 1st Floor - Living, Dining, Family Rooms, Kitchen, Primary Bedroom
- Use: 2nd Floor - 5 Bedrooms, 1 Full Bath, 1 3/4 Bath
- Baths: 1st Floor has Full & a Full Bath in the Primary Bedroom
- Building Construction: Wood Frame
- Roof Type: Composition Shingle
- Exterior Siding: Wood Clapboard
- Basement: Unfinished
- Heat Source: Oil Fired FHA & Electric
- Electric: 200 AMPS
- Additional Notes: Stone Fireplace, 1.5 Car Attached Garage



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES**



This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: Building J Dickey House

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
- (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

- (c) _____ Purchaser has received copies of all information listed above.
- (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	3/21/25 Date		Date
Purchaser	Date	Purchaser	Date
	3/21/25 Date		3/21/25 Date
Agent	Date	Agent	Date

Property Address

Building J
DICKEN House



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building J

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): Unit
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 unknown

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 Building J

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: Building J

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

FITNESS CENTER, GYM & CLIMBING WALL

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building L - 12

Located on the west side of campus, this steel-frame building was constructed in the mid-1970's and contains a 40' climbing wall, one of the largest in the area. Surrounding the wall is an indoor track, multi-use basketball court (also utilized for pickleball, volleyball and other "court" sports) and sufficient open space for stationary bikes, treadmills and other fitness and weightlifting equipment. Storage behind the climbing wall is plentiful making it a convenient area to keep both indoor and outdoor equipment while not in use.

- Year Built: 1978
- Building Size: 7,848
- Stories: 1
- Use: Climbing Wall, Indoor Track, Basketball Court, Gym
- Building Construction: Steel Frame
- Roof Type: Metal
- Exterior Siding: Vertical Wood
- Basement: n/a
- Heat Source: Gas Fired FHA
- Electric: 400 AMP
- Additional Notes: Open Porch



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603)486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603)767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building L
bym



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building L

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 unknown

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 Building L

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: Building L

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

WEST DUPLEX

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building M - 35

Built in 2018, this 2164 square foot building consists of two identical apartments, each with 2 bedrooms and 2 baths. These spacious units were built for faculty housing and are located on the outskirts of campus where residents could enjoy an end-of-day reprieve from vibrant campus life while remaining close to the fitness and arts facilities, trails, and all other campus activities. Each unit has a small entry porch and features comfortable and modern living spaces.

- Year Built: 2018
- Building Size: 2,164
- Stories: 2
- Use: Unit 1 Apartment: 1082 sq ft, 2 bedrooms, 2 bath
- Use: Unit 2 Apartment: 1082 sq ft, 2 bedrooms, 2 bath
- Building Construction: Wood Frame, Modular
- Roof Type: Composition Shingle
- Exterior Siding: Vinyl Siding
- Basement: Exterior Access, Crawl Space
- Heat Source: Electric
- Electric: 200 AMP
- Additional Notes: Open Porch, Storage Sheds



Property Address Building M



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building M

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): Unit
Type: Unit

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 Unknown

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 Building M

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.



Potential Encroachment of Solar Building. Seller

11) PROPERTY ADDRESS:

is working with abutter and counsel to address

Address: Building M

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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

VAILLANT HOUSE & BLACK BOX THEATER

371 WEST FARM ROAD | BETHLEHEM, NH 03574



Building N - 2, 33

The main use of this 9000 square foot structure is for faculty housing; one unit with 5 bedrooms and 2 baths, a second unit with 3 bedrooms and 1 bath, and a third unit with 2 bedrooms and 1 bath. New boilers (within the last few years) bring heat to the living areas. The east side of the building is known as the Black Box Theater and supports a variety of performance genres in an intimate and traditional setting, with tiered audience seating and space for performer preparation.

- Year Built: 1900
- Building Size: 9,038
- Stories: 2
- Use: Unit 1 Apt., 2 Story, 5 Bedroom, 2 Bath
- Use: Unit 2 Apt., 1st Floor, 1 Bedroom, 1 Bath
- Use: Unit 3 Apt., 2nd Floor, 1 Bedroom, 1 Bath
- Use: Theater
- Building Construction: Wood Frame
- Roof Type: Composite Shingle, Membrane, Metal
- Exterior Siding: Wood Clapboard, Vinyl Siding
- Basement: Stone Foundation, Unfinished, Exterior Access, Crawl Space
- Heat Source: Oil-Fired FHW, Wall Heater in Theater
- Electric: 200 AMP
- Additional Notes: Garage, Porches, Deck, Fire Escape



BADGER PEABODY & SMITH REALTY
PO Box 789
Franconia, NH 03580

ANDY SMITH, CCIM
President/CEO
O: (603) 823-5700
C: (603) 616-9443
AndyS@BadgerPeabodySmith.com
New Hampshire

FRAN MATOTT
Realtor
O: (603) 486-4986
FranM@BadgerPeabodySmith.com
075284

MARY M. DOHERTY
Associate Broker
O: (603) 767-7507
MaryD@BadgerPeabodySmith.com
053401

Property Address Building N



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building N

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): Unit
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 unknown

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 Building N

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.

AS
AV

Potential Encroachment of Solar Building. Seller

11) PROPERTY ADDRESS:

is working with abutter and counsel to address

Address: Building N

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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



Building O - 26

The Solar Dorm was constructed in 1978 providing on-campus housing with over 7000 square feet of space, in a more remote location away from classrooms and other buildings. Originally designed as dorm rooms, the space was renovated into apartments with a common laundry area. Benefiting from southern exposure, a large solarium helped bring the outdoors in and is a comfortable area to engage in hands-on horticulture lessons or relaxing amount the vegetation.

- Year Built: 1978
- Building Size: 7,094
- Stories: 2
- Use: 3 Apartments per Floor, with Common Areas & Bathrooms
- Building Construction: Wood Frame
- Roof Type: Composition Shingle
- Exterior Siding: Wood Clapboard
- Basement: Raised, Finished
- Heat Source: Oil-Fired FHA
- Electric: 3 200-AMP Panels
- Additional Notes: Enclosed Porch, Deck, Solarium



Property Address Building D



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: Municipal - Bethlehem
Location: Unknown
Malfunctions: Unknown
Date of Installation: Unknown
Date of most recent water test: unk
Problems with system: unk

SEWERAGE DISPOSAL SYSTEM

Size of Tank: unk
Type of system: Municipal - Littleton
Location: unk
Malfunctions: unk
Age of system: unk
Date most recently serviced: unk
Name of Contractor who services system: unk

Property Address Building 0

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 unknown

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 Building 0

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.



Potential Encroachment of Solar Building. Seller

11) PROPERTY ADDRESS:

is working with abutter and counsel to address

Address: Building 0

Unit Number (if applicable): _____

Town: Bethlehem

[Signature]
SELLER

3/21/25
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