

STATE OF NEW HAMPSHIRE
LAND SALES FULL DISCLOSURE ACT
COMPREHENSIVE APPLICATION FOR REGISTRATION

PURSUANT TO RSA 356-A:5, I

Section I

Comprehensive application for registration pursuant to RSA 356-A:5, I and Rule JUS 1306.03

Section II

Applicant's Affidavit/Affirmation

Section III

Certificate of Resolution

Section IV

Certificate of Appointment

A filing fee in the amount of \$30 per lot, parcel, unit or interest, but no less than \$300 nor more than \$2,000, payable to the State of New Hampshire, must accompany this application. See JUS 1302.02. The filing fee should be calculated on the basis of the interests being registered in this application only. Subsequent phases will require separate filing fees, in the amount of \$30 per lot, parcel, unit or interest, but no less than \$200, nor more than \$2,000.

NOTE: All questions must be answered. Additional pages may be added if necessary to provide complete and comprehensive answers.

Applicant may add such further information as is germane and material to fully describe the proposed offering.

APPLICANT MUST IMMEDIATELY NOTIFY THE BUREAU OF ANY MATERIAL CHANGE IN INFORMATION CONTAINED IN THE REGISTRATION APPLICATION, MAKE APPROPRIATE AMENDMENT OF THE PUBLIC OFFERING STATEMENT, AND RECEIVE PRIOR APPROVAL THEREOF FROM THE BUREAU. APPLICANT WILL BE REQUIRED TO SUBMIT AN ANNUAL REPORT ON APRIL 1 OF EACH YEAR. A FAILURE TO SUBMIT THE ANNUAL REPORT WILL RESULT IN A SUSPENSION OF REGISTRATION.

DEPARTMENT OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION AND ANTITRUST BUREAU
33 CAPITOL STREET
CONCORD, NEW HAMPSHIRE 03301
Tel.(603) 271-3641

SECTION I

COMPREHENSIVE APPLICATION FOR REGISTRATION
PURSUANT TO RSA 356-A:5. I AND JUS 1306.03

Date: 1/2/24

1. Applicant

a. Applicant's name and address: Wabanaki Campground Conversion LLC

b. Form, date and jurisdiction of organization:

Mass LLC with operating agreement. July 11, 2023

c. Attach as Appendix A copies of articles of incorporation if the subdivider is a corporation; instruments of creation if subdivider is a trust; or papers pertaining to the subdivider's organization if a partnership or any other form of organization, including all amendments thereto.

Attached

d. Address of each of the organization's offices in the State of New Hampshire:

c/o Attorney Robert Shepard, Smith Weiss Shepard, Kanchis +
Sony PC: 47 Factory St Nashua NH 03060

e. Name, address and telephone of the person to whom correspondence is to be directed:

Mark J. Salvati

f. List the name of each director, officer or partner in the organization and each person having ownership interest in the organization (including persons having beneficial interest in the trust, if applicable. Attach as Appendix B completed CPLS170 forms for each principal, director, officer or partner of the organization and for each person having ownership interest of 10 percent or greater.

Attached

g. Relationship of applicant to subdivision, i.e., owner, developer or agency. If applicant is not the owner, list name and address of owner.

Owner

h. State whether applicant, owner, developer or agent is affiliated with any other subdivision or condominium, existing or proposed, in New Hampshire or elsewhere.

Yes _____ No

If yes, list name(s) and location(s) of such subdivision or condominium and, if applicable, New Hampshire Attorney General registration or exemption number.

i. Has application for registration or similar document been filed in other states or jurisdictions? If so, please identify where and when, and whether any adverse order, judgment or decree has been entered in connection with the subdivided lands by the regulatory authorities in each jurisdiction, or by any court. *No*

j. State whether the subdivider is registered to do business in New Hampshire and, if applicable, to use a trade name. Attach as Appendix C copies of any evidence of registration to do business and/or to use a trade name: *Yes*

Attached

k. Attach as Appendix D a financial statement of the subdivider. The statement must be as described by N.H. Admin. R. Jus 1306.09, and be no more than six months old, for the last full fiscal year, prepared in accordance with generally accepted accounting principles as prescribed by the Financial Accounting Standards Board, certified by an independent licensed public accountant or officer of the applicant, and include a balance sheet, an income statement, and a cash flow. *Attached for Campground 2023*

l. State whether the subdivider has filed, or has made arrangements to file, required quarterly tax estimates relating to the business profits tax (RSA 77-A) with the Department of Revenue Administration of the State of New Hampshire. If no, please explain:

Will file upon operation startup

2. Subdivision

a. Common promotional name: *Wabanahi Campground*

b. Location: Freedom NH
City or Town State
Carroll
County

c. Number of lots, parcels, units or interests in this filing:
Lots: _____ Parcels: _____
Units: 77 Interests: _____

d. Sequential list of lots, parcels, units or interests for which registration is being sought. Attached as Appendix Q

e. Total number of lots projected to be developed in the subdivision:
77

f. Identify the lots in this filing which consist of five (5) or more acres:
None

g. Identify the minimum, average and maximum size of lots, parcels or units to be registered in this filing. Min 1750 S FT
Avg 4000 S FT
Max 8000 S FT

h. Identify (a) the number of acres to be registered in this filing, and (b) the total number of acres that may eventually be included in the subdivision:
12 Acres

i. Are time sharing interests involved? Yes _____ No

j. State whether any of the lots in this filing have been offered or disposed of, within the meaning of RSA 356-A:4. Disposition includes entry into a purchase and sale agreement.

Yes _____ No

If yes, identify each such lot, the name and address of the purchaser and date offered or sold.

k. State whether the subdivision's boundaries have been laid out by a registered land surveyor:

Yes No

If yes, identify the surveyor by name and address and a description of the method used to depict boundaries.

Horizons Engineering (Formerly LandTech)
1270 Rt 16 Ossipee NH 03864
l. State whether all of the individual lots in this filing have been staked. *Yes*

m. Provide a legal description of the perimeter of subdivided land offered for registration: *Attached as Appendix R with plan*

3. Phases

a. Is the subdivision being developed in phases? Yes No

b. If yes to "a", state the number of phases and list sequentially the lots, parcels, units or interests in each phase:

c. Projected date(s) of completion of each phase:

4. Title Restrictions

a. Is there clear title to each lot for which registration is being sought?

Yes No

If no, please explain.

Attach as Appendix E a statement of the condition of title to the subdivided land, including all easements, conditions, covenants, restrictions, liens and other encumbrances, with appropriate recording data, as of a specified date within 30 days of the date of application.

Attached

b. Has the subdivider obtained a loan or mortgage from any lending institution or any person?

Yes No

If so, identify the name and address of any such institution or person, the amount of the loan or mortgage, the amount of the loan outstanding as of the date of this filing and the real or personal property providing security:

c. Are there any financial liens or encumbrances on any lot for which registration is being sought?

Yes No

If yes, please explain and attach as Appendix F copies of the mortgage, lien or other document evidencing the financial encumbrance(s).

d. If there are any financial liens or encumbrances on any lot for which registration is being sought, explain how the subdivider will be able to convey or cause to be conveyed good and marketable title to the interests offered for disposition if the purchaser complies with the terms of the offer, including arrangements for releases therefrom:

Mortgage will be paid in full and release at time of sale

e. What are the consequences for a purchaser of failure to discharge the blanket encumbrance or lien? What steps have been taken, if any, to protect the purchaser in case of this eventuality?

No sale will be made unless loan paid

f. Are there or will there be any covenants or restrictions affecting a purchaser's use of his lot, parcel, unit or interest?

Yes No

If yes, please attach as Appendix G a copy of such covenants or restrictions.

Attached

5. Homeowners' Association, Fees, Charges

a. Is there now or will there be a property owners' association?

Yes No

If yes, please explain and attach as Appendix H a copy of any documents pertaining to the property association.

Attached

- b. Describe any initial or recurring fees or charges the purchaser is required to pay arising from (a) his purchase or use of any lot, parcel, unit or interest in the subdivision or (b) the maintenance and management of the subdivision. Attach as Appendix I a copy of any proposed budget.

Attached

6. Streets – Roads

- a. Are the lots for which registration is being sought situated on accepted city or town streets?

Yes No

7. Water, Sewerage Systems

- a. Are the lots for which registration is being sought serviced or to be serviced by a:

1. City or town water system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
2. City or town sewerage system?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Individual wells?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
4. Individual septic systems?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

- b. Have those lots which will be serviced by individual septic systems received subdivision approval from the New Hampshire Department of Environmental Services?

Yes No

Attach as Appendix J copies of all applicable subdivision approvals issued by the Department.

8. Amenities and Recreation Facilities

- a. Does the ~~subdivision~~ contain amenities/recreational facilities?

Yes No

9. Improvements (Complete information must be entered)

- a. Improvements that have been completed on the subdivided lands in this filing:

<u>Description</u>	<u>When Completed</u>
Graded Roads	2000
Paved Roads	NA
Water System	2000
Sewerage System	2000 + ongoing
Drainage	2000
Sidewalks, Curbs, Street Lighting	NA
Electrical Supply	2000 + ongoing
Gas Supply	NA
Telephone Service	NA
Amenities/Recreational Facilities	2000

b. Improvements that are promised in this phase:

Description	Percent Completed	Estimated Cost To Complete	Expected Completion Date
Graded Roads	100%		
Paved Roads	None		
Water System	100%		
Sewerage System	95%	██████████	April 2024
Drainage	100%		
Sidewalks, Curbs, Street Lighting	NA		
Electrical Supply	90%	██████████	April 2024
Gas Supply	NA		
Telephone Service	NA		
Amenities/Recreational facilities	100%		

10. Assurances

a. If any promised improvement is not completed, state whether any surety bond, letter of credit or other financial assurances have been posted with any governmental entity to secure its completion. *None*

Attach as Appendix K a copy of the assurance.

b. Is the total cost of the promised improvements fully covered by the assurance?

Yes _____ No _____

If no, please explain:

c. If any promised improvement is not completed and no assurances have been posted to secure completion, describe financing available for construction of such improvement:

Loan has a line of credit y

d. Describe estimated costs of improvements required to be made by the purchaser in order to use the lot, parcel or unit in the manner represented by the subdivider:

Total cost:

Remaining:

e. Provide financial information as defined by N.H. Admin R. Jus 1306.05 (b)(1) and (b)(2), related to the financing plan for all promised improvements. Subdividers of time share subdivisions must include a statement as to the availability of end loan financing:

Loan with line of credit

Self finance

11. Maintenance of Roads, Sewerage and Water Systems and Other Improvements

a. State whether any governmental entity has agreed to accept maintenance of the roads, and sewerage and water systems.

No

b. If no such agreement has been reached, describe the alternate arrangements which have been made to provide such maintenance. Attach as Appendix L all documents showing that a governmental entity has agreed to accept maintenance of the roads and sewerage and water systems. Describe the arrangements for maintenance and repair of all improvements other than roads and sewerage and water systems: *HOA*

12. Platting

a. State whether the lots, parcels, units or interests in the subdivided lands in this filing are platted of record, and if so, please attach a copy of the subdivision plan as Appendix M:

Yes. Attached

b. State whether such platting required prior approval or acceptance by any governmental entity, and if so, please identify:

Yes, originally approved in 2000, Amended plan pending approval

c. Has the Plan been recorded in the Registry of Deeds?

Yes _____ No

Plan # _____

Date of Recording _____

If no, please explain:

d. If the name on the Plan is other than that of the applicant, please explain:

13. Nature of Purchaser's Ownership Interest

a. Will purchasers be conveyed a fee simple interest?

Yes No _____

If no, please explain.

b. Attach as Appendix N a copy of the sample Purchase and Sale Agreement. (Note that the Agreement must contain notice of the purchaser's five day right to cancel as prescribed by RSA 356-A:4, II and the name and address of the escrow agent.)

Attached

c. Attach as Appendix O a copy of the sample Warranty Deed to be used in conveying interests in this subdivision.

NA

d. Attach as Appendix P copies of other contracts or agreements that a purchaser will be required to sign, including any non-binding reservation agreement, if used.

Attached

14. Regulation by Governmental Entity

a. Is the subdivision regulated by any governmental entity, federal, state, or local?

Yes No If yes, identify. *Town of Freedom*

Attach as Appendix Q copies of all governmental approvals and permits including a signed site plan.

To be Provided

Examples: City Engineer, Planning Board, Zoning Board, Building Inspector, NH Department of Environmental Services, and NH Wetlands Bureau.

b. State whether any existing tax or existing or proposed special taxes or assessments which affect the subdivision have been or will be levied by any governmental entity. If so, describe in detail, including an explanation of whether current use taxation has any applicability to the subdivision:

None

15. Development and Marketing

a. Please provide a description of the promotional plan for disposition of the subdivided land. Attach as Appendix R any promotional materials currently available.

None

b. State whether the persons offering or selling lots, parcels, units or interests are either the subdivider or regular employees of the subdivider and, if not, that a real estate sales or broker's license has been obtained by each such person pursuant to RSA 331-A.

The subdivider

c. Attach as Appendix S the proposed Public Offering Statement.

d. Identify the escrow agent having responsibility for holding deposits, by name and address:

Mark J. Salvati, Attorney,

e. Provide information about development and marketing costs, including expenditures and estimates of projected costs of land acquisition, construction, marketing, advertising, sales, interest and any other costs related to development or disposition of lots, parcels, units or interests:

None

SECTION II

APPLICANT'S AFFIDAVIT/AFFIRMATION

I, Mark J. Salvest, of _____

_____, (Address)

being duly sworn, depose and say that I am authorized to make and file this application for registration, and that I have examined said application and the information contained herein, including the documents attached hereto, and certify that the same is, to the best of my knowledge and belief, true, correct and complete in all respects.

1/2/24
(Date)

[Signature]
(Signature)

Manager
(Title)

STATE OF MA

COUNTY OF Middlesex

Subscribed and sworn to before me this 21 day of Jan, 2024

[Signature]
Justice of the Peace/Notary Public

