CNJJ Investments LLC Chris Broom at 428 Main

TM 085-042-000

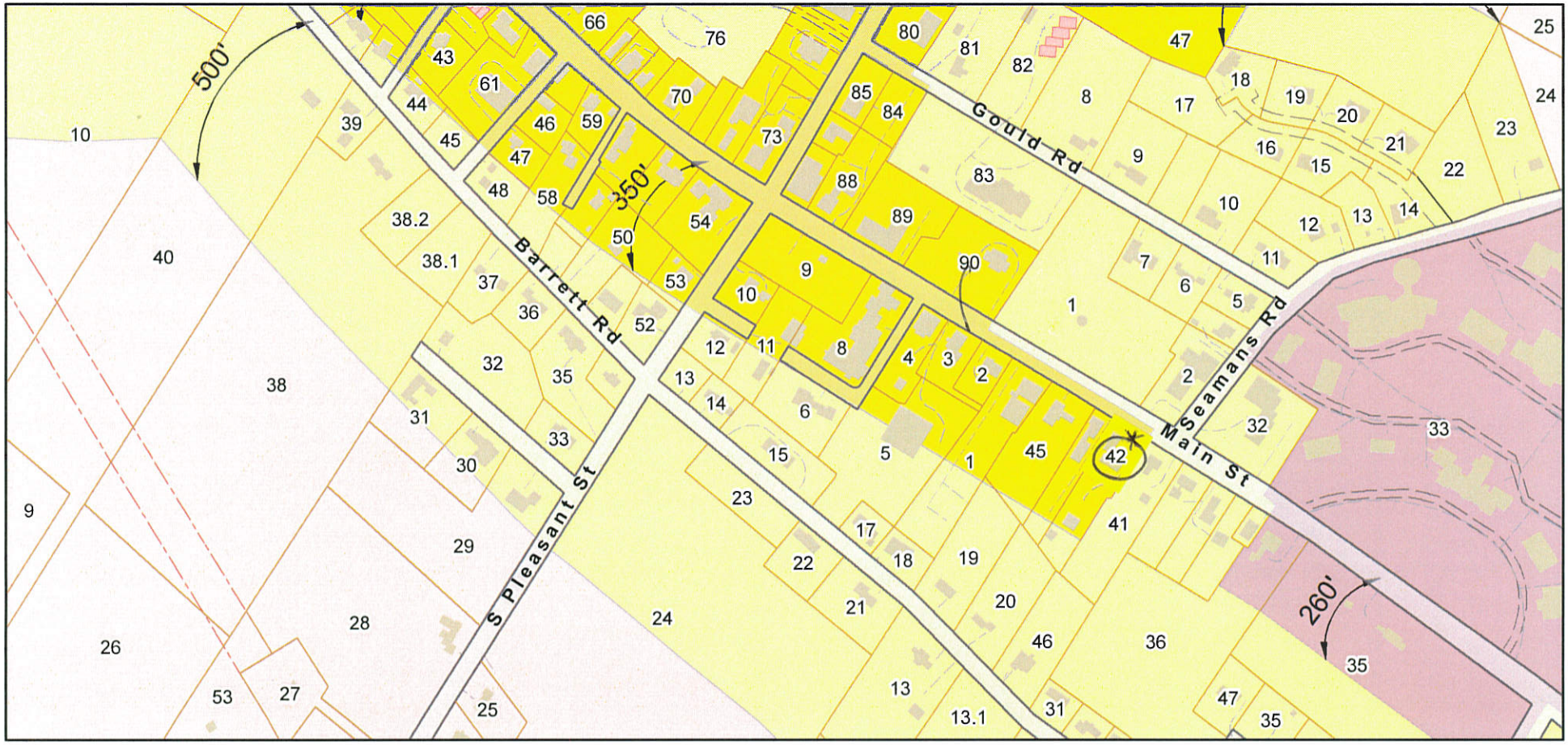
June 2, 2016

1 inch = 400 Feet

0 400 800 1200

CAI Technologies

www.cai-tech.com



COMMON	DW	New London Condos	Zone Arcs	R-2
PROPERTYLINE	ROAD-PVT-RW	New London Buildings	COMMERCIAL	
ROAD	RW	Right of Ways	INSTITUTIONAL	
ROAD-PVT	UTILITY	Street Names	R-1	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location: 428 MAIN STREET | MAP ID: 085/ 042/ 000/ / | Bldg Name: | State Use: 3220

Vision ID: 1586 | Account # | Bldg #: 1 of 3 | Sec #: 1 of 1 | Card 1 of 3 | Print Date: 05/10/2016 10:14

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CNJJ INVESTMENTS LLC BROOM CHRIS 10 RYNNYMEDE DRIVE NORTH HAMPTON, NH 03862 Additional Owners:	4 Rolling	2 Public Water 3 Public Sewer	1 Paved	4 Bus. District

SUPPLEMENTAL DATA

Other ID:	00085 00010 00000	Septic Infor	
ZONE		MP	
UTILITY		WF	
Ward		CONSERVAT	
Prec.			
ROADFF			
GIS ID: 085-042-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	3220	354,300	354,300
COM LAND	3220	271,200	271,200
COMMERC.	3220	4,800	4,800
	Total	630,300	630,300

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CNJJ INVESTMENTS LLC	2468/ 243	03/03/2003	U	I	485,000	1G
COY FAMILY LIMITED PARTNERSHIP					0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	3220	354,300	2015	3220	354,300	2014	3220	354,300
2015	3220	271,200	2015	3220	271,200	2014	3220	271,200
2015	3220	4,800	2015	3220	4,800	2014	3220	4,800
Total:		630,300	Total:		630,300	Total:		630,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.
			0	0
			0	0
			0	0
			0	0

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
77/A				

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	93,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	4,800
Appraised Land Value (Bldg)	271,200
Special Land Value	0
Total Appraised Parcel Value	630,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**630,300**

NOTES

SKI COUGHLIN PHOTOGRAPHY]
FACES,PROFESSIONAL
OFFICES COTTON MATHER
NEW LONDON BARBER SHOP,
OMNI COMP GROUP
3-RETAIL
2-OFFICES
SALE INCLUDED LOT43
04/05 N/V CHANGE 05
RECK 2006
8X56 ADDTN/MINOR RENOS 2015=NVC

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
14-075	07/15/2014	13	Doors/Windows	5,000	05/07/2015	100	04/01/2015	Change windows and sour
07-032	05/14/2007	11	Commercial	0	03/18/2008	100	04/01/2008	Remove sky-lites and fill i
05-044	05/16/2005	11	Commercial	0	05/10/1995	100	04/01/2006	20x20 addition on w end o
04-060	05/24/2004	10	Misc	0	05/03/2004	100	04/01/2006	Commercial Addition

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/07/2015			NB	BP	BUILDING PERMIT
03/13/2008			NB	BP	BUILDING PERMIT
04/18/2005			JS	BP	BUILDING PERMIT
03/26/2003			MG	M	MEASURE
01/08/2003			DG	ML	MEASURE & LIST

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	Frontage	Depth	Units		Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value
1	3220	STORE/SHOP MDL-94	C	102		15,313	SF	4.92	1.2000	5	1.0000	1.00	77	3.00	400+MULTI-BLDNG	N	0.000			17.71	271,200

Total Card Land Units: 0.35 AC | Parcel Total Land Area: 0.35 AC | Total Land Value: 271,200

Property Location: 428 MAIN STREET | **MAP ID: 085/ 042/ 000/ /** | **Bldg Name:** | **State Use: 3220**

Vision ID: 1586 | **Account #** | **Bldg #: 1 of 3** | **Sec #: 1 of 1** | **Card 1 of 3** | **Print Date: 05/10/2016 10:14**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	82		Store/Office
Model	94		Commercial
Grade	03		Average
Stories	1.5		
Occupancy			
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	14		Carpet
Interior Floor 2	09		Pine/Soft Wood
Heating Fuel	02		Oil
Heating Type	05		Hot Water
AC Type	01		None
Bldg Use	3220		STORE/SHOP MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	05		SUS-CEIL & WL
Rooms/Prtns	02		AVERAGE
Wall Height	8		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

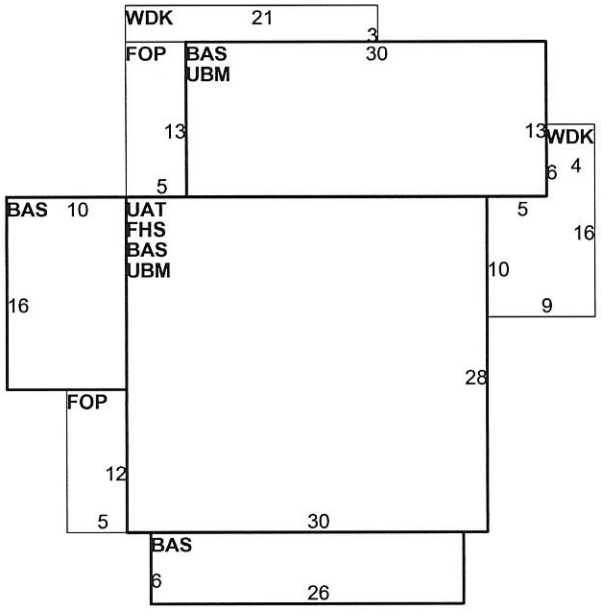
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
3220	STORE/SHOP MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	87.90
	211,575
Net Other Adj:	0.00
Replace Cost	211,575
AYB	1830
EYB	1986
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	56
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	44
Apprais Val	93,100
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH			L	6,400	1.50	2003		0		50	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,546	1,546	1,546		135,893
FHS	Half Story, Finished	420	840	420		36,918
FOP	Open Porch	0	125	31		2,725
UAT	Attic, Unfinished	0	840	84		7,384
UBM	Unfinished Basement	0	1,230	308		27,073
WDK	Deck	0	177	18		1,582
	Ttl. Gross Liv/Lease Area:	1,966	4,758	2,407		211,575

Property Location: 428 MAIN STREET | MAP ID: 085/ 042/ 000/ / | Bldg Name: | State Use: 3220

Vision ID: 1586 | Account # | Bldg #: 2 of 3 | Sec #: 1 of 1 | Card 2 of 3 | Print Date: 05/10/2016 10:14

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CNJJ INVESTMENTS LLC BROOM CHRIS 10 RYNNYMEDE DRIVE NORTH HAMPTON, NH 03862 Additional Owners:	4 Rolling	2 Public Water 3 Public Sewer	1 Paved	4 Bus. District

SUPPLEMENTAL DATA

Other ID:	00085 00010 00000	Septic Infor	
ZONE		MP	
UTILITY		WF	
Ward		CONSERVAT	
Prec.			
ROADFF			
GIS ID: 085-042-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	3220	354,300	354,300
COM LAND	3220	271,200	271,200
COMMERC.	3220	4,800	4,800
	Total	630,300	630,300

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CNJJ INVESTMENTS LLC COY FAMILY LIMITED PARTNERSHIP	2468/ 243	03/03/2003	U	I	485,000 0	1G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	3220	354,300	2015	3220	354,300	2014	3220	354,300
2015	3220	271,200	2015	3220	271,200	2014	3220	271,200
2015	3220	4,800	2015	3220	4,800	2014	3220	4,800
	Total:	630,300		Total:	630,300		Total:	630,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.
			0	0
			0	0
			0	0
			0	0

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	218,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	630,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**630,300**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
77/A				

NOTES

DEMING ART GALLERY 8X 20 2005
BACK ROOM ART SUPPLIES
RENTS 3 OUT OF 4 UNITS
MICHAEL J CORNELIO
ATTORNEY AT LAW HAS OTHER
2 ADDITIONS THIS BLDG 20X20 AND

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/07/2015			NB	BP	BUILDING PERMIT
03/13/2008			NB	BP	BUILDING PERMIT
04/18/2005			JS	BP	BUILDING PERMIT
03/26/2003			MG	M	MEASURE
01/08/2003			DG	ML	MEASURE & LIST

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	Frontage	Depth	Units		Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value
2	3220	STORE/SHOP MDL-94	C			0	SF	0.01	1.0000	0	1.0000	1.00		0.00		N	0.000			0.01	0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 0.35 AC | Total Land Value: 0

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	82		Store/Office
Model	94		Commercial
Grade	04		Average +
Stories	1		
Occupancy			
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	05		Drywall/Sheet
Interior Wall 2			
Interior Floor 1	14		Carpet
Interior Floor 2			
Heating Fuel	04		Electric
Heating Type	07		Electr Basebrd
AC Type	01		None
Bldg Use	3220		STORE/SHOP MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	05		SUS-CEIL & WL
Rooms/Prtns	02		AVERAGE
Wall Height	8		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

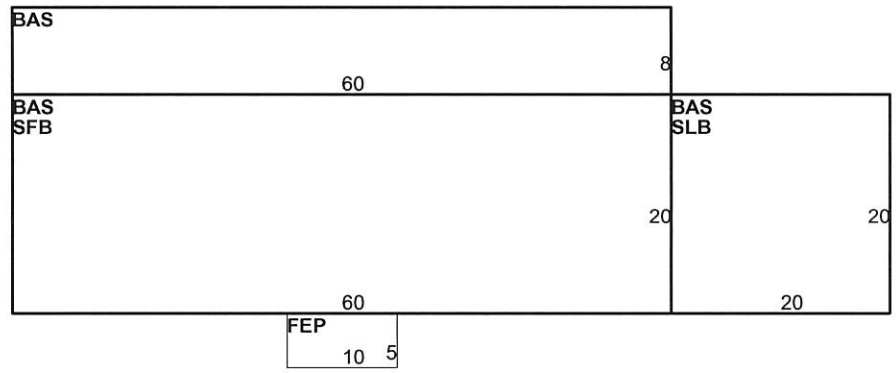
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
3220	STORE/SHOP MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	88.94
	273,297
Net Other Adj:	0.00
Replace Cost	273,297
AYB	1982
EYB	2004
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	20
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	80
Apprais Val	218,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

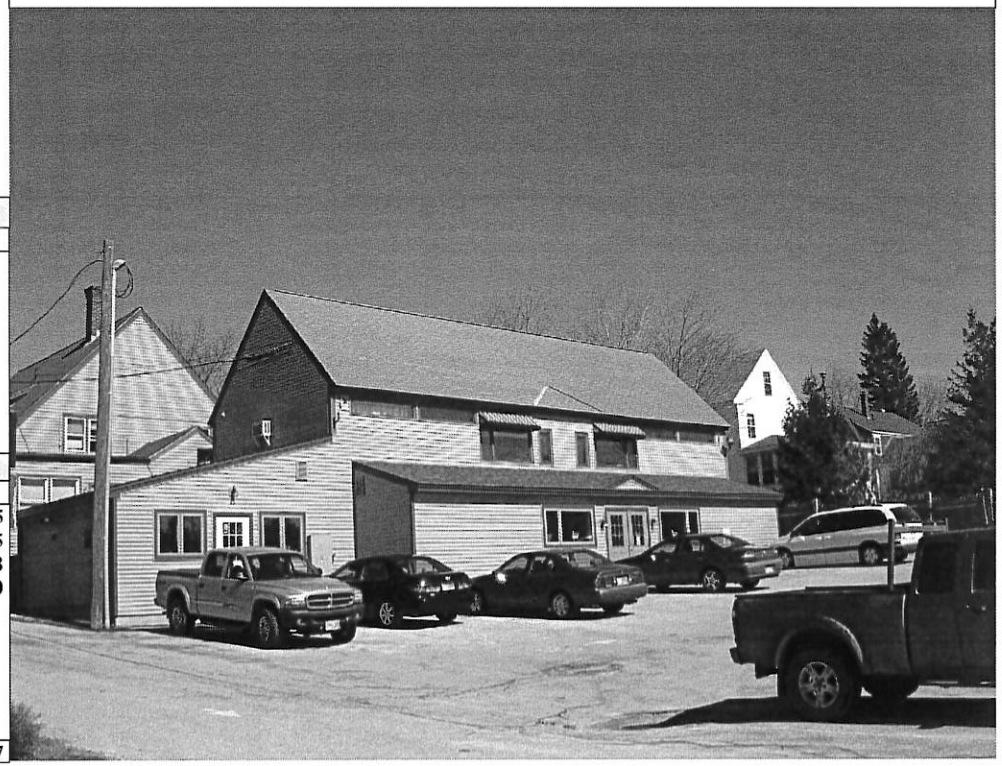


OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	2,080	2,080	2,080		184,985
FEP	Enclosed Porch	0	50	33		2,935
SFB	Finish Walkout Bsmt	1,200	1,200	960		85,378
SLB	Slab	0	400	0		0
	Ttl. Gross Liv/Lease Area:	3,280	3,730	3,073		273,297



Property Location: 428 MAIN STREET | MAP ID: 085/ 042/ 000/ / | Bldg Name: | State Use: 3220

Vision ID: 1586 | Account # | Bldg #: 3 of 3 | Sec #: 1 of 1 | Card 3 of 3 | Print Date: 05/10/2016 10:14

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
CNJJ INVESTMENTS LLC BROOM CHRIS 10 RYNNYMEDE DRIVE NORTH HAMPTON, NH 03862 Additional Owners:	4 Rolling	2 Public Water 3 Public Sewer	1 Paved	4 Bus. District

SUPPLEMENTAL DATA

Other ID:	00085 00010 00000	Septic Infor	
ZONE		MP	
UTILITY		WF	
Ward		CONSERVAT	
Prec.			
ROADFF			
GIS ID: 085-042-000		ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
COMMERC.	3220	354,300	354,300
COM LAND	3220	271,200	271,200
COMMERC.	3220	4,800	4,800
	Total	630,300	630,300

2119
NEW LONDON, NH

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
CNJJ INVESTMENTS LLC COY FAMILY LIMITED PARTNERSHIP	2468/ 243	03/03/2003	U	I	485,000 0	1G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	3220	354,300	2015	3220	354,300	2014	3220	354,300
2015	3220	271,200	2015	3220	271,200	2014	3220	271,200
2015	3220	4,800	2015	3220	4,800	2014	3220	4,800
	Total:	630,300		Total:	630,300		Total:	630,300

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.
			0	0
			0	0
			0	0
			0	0

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	42,600
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	630,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**630,300**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
77/A				

NOTES

DISTINCTIVE FLORAL DESIGN

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/07/2015			NB	BP	BUILDING PERMIT
03/13/2008			NB	BP	BUILDING PERMIT
04/18/2005			JS	BP	BUILDING PERMIT
03/26/2003			MG	M	MEASURE
01/08/2003			DG	ML	MEASURE & LIST

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	Frontage	Depth	Units		Unit Price	I. Factor	S A	Acre Disc	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing		Adj. Unit Price	Land Value
3	3220	STORE/SHOP MDL-94	C			0	SF	0.01	1.0000	0	1.0000	1.00		0.00		N	0.000			0.01	0

Total Card Land Units: 0.00 AC | Parcel Total Land Area: 0.35 AC | Total Land Value: 0

Property Location: 428 MAIN STREET | **MAP ID: 085/ 042/ 000/ /** | **Bldg Name:** | **State Use: 3220**

Vision ID: 1586 | **Account #** | **Bldg #: 3 of 3** | **Sec #: 1 of 1** | **Card 3 of 3** | **Print Date: 05/10/2016 10:14**

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	17		Store
Model	94		Commercial
Grade	04		Average +
Stories	1.5		
Occupancy			
Exterior Wall 1	25		Vinyl Siding
Exterior Wall 2			
Roof Structure	03		Gable/Hip
Roof Cover	03		Asph/F Gls/Cmp
Interior Wall 1	04		Plywood Panel
Interior Wall 2	05		Drywall/Sheet
Interior Floor 1	14		Carpet
Interior Floor 2			
Heating Fuel	03		Gas
Heating Type	03		Hot Air-no Duc
AC Type	01		None
Bldg Use	3220		STORE/SHOP MDL-94
Total Rooms			
Total Bedrms	00		
Total Baths	0		
Heat/AC	00		NONE
Frame Type	02		WOOD FRAME
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	05		SUS-CEIL & WL
Rooms/Prtns	02		AVERAGE
Wall Height	8		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

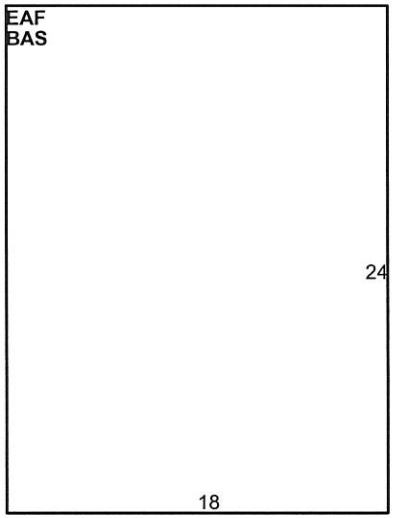
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
3220	STORE/SHOP MDL-94	100

COST/MARKET VALUATION

Adj. Base Rate:	160.14
	96,883
Net Other Adj:	0.00
Replace Cost	96,883
AYB	1830
EYB	1986
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	56
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	
Condition	
% Complete	
Overall % Cond	44
Apprais Val	42,600
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	432	432	432		69,180
EAF	Attic, Expansion, Finished	432	432	173		27,704
	Ttl. Gross Liv/Lease Area:	864	864	605		96,883