

254 North Broadway, Units 111-113, Salem, NH 03079



~ For Sale ~

- Triple condominium unit.
- 8,357+/- SF commercial space with significant plumbing,
- Previously medical space.
- Retail/Office/Commercial options.
- Ample parking.
- Large visible signage.
- Premier location on busy Route 28.

\$ 825,763

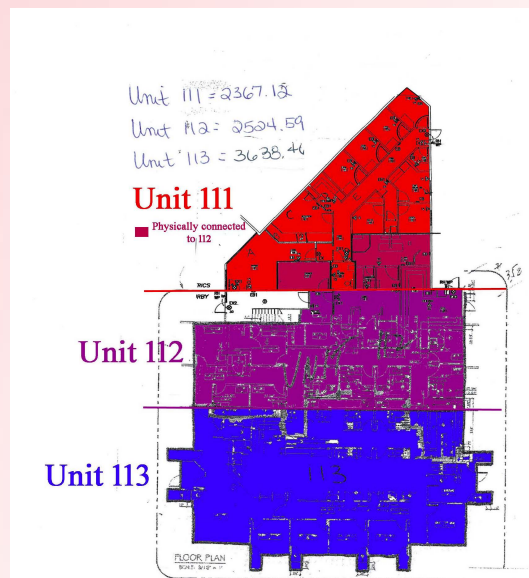
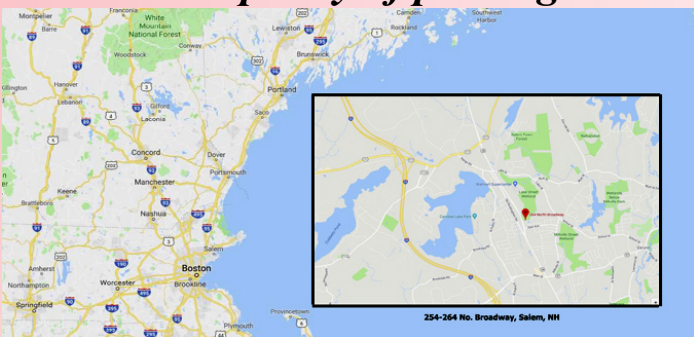
Berkshire Hathaway Verani Commercial Division is pleased to announce the availability of Units 111-113

located in the Breckenridge Plaza. These 3 unit condos are to be sold together, but new owner could separate, sell or lease, if desired.

Total of 8,357 +/-SF (Unit 111: 2,291 SF; Unit 112: 2,442 SF & Unit 113: 3,522 SF).

Previous medical, they all have significant plumbing. Could also be used for retail, office or other commercial uses.

Location facing busy Route 28 allows for excellent exposure for business(es) at this location and also situated between Exits 2 & 3, I-93. Prime signage with plenty of parking.



Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.



BERKSHIRE HATHAWAY
Verani Realty
Commercial



Scott Reiff

603-845-9972

E-mail: Scott.Reiff@Verani.com

Corporate Office: 603-845-2500

General Information

*Property address:254 No. Broadway, Unit 111-113, Salem, NH 03079

* Property Type: Commercial/Retail

Access and Directions to property: Located on State Route 28. From North, take Route 93 S to Exit 3, east on Rte 111 to Route 28, south 1.5 miles, plaza on the left.From South, Route 93 to Exit 2, east on Route 97 to Route 28, north 2 miles to plaza on right. 254 North Broadway is the northern building in the plaza.

Full description of Lot or Property: Three condo units for sale (111-113). Current owner wants sold together, but these are separate condo units, which new owner could separate, sell or lease as desired. Total SF is 8,357 SF gross (Unit 111: 2,291, Unit 112: 2,442, Unit 113: 3,522, net). Units have significant plumbing & previously set up for medical. Breckenridge plaza is premier retail/office/commercial facility on N. Broadway in Salem, NH. Conveniently located between exits 2 & 3, I-93, situated close to Salem/Windham Town line. Prime signage on Rte 28 & plenty of parking make this an idea location for new companies as well as established ones looking for good visibility. Professionally managed. Along w/ neighboring plaza of 264 N. Broadway, the facility has a mix of local & regional tenants, including restaurants (such as the well-respected Coliseum Restaurant), bakery, general retail, services & offices. Excellent location for retail, service or office operations. 4,696 SF is also for sale just above on 2nd floor.

*❖Lot #: 72-3245-111,112,113

* Pricing: \$825,763

Site Data

*❖Lot Size: .1 Acres

*❖Frontage: Primary Road: 400' Route 28 Secondary Road: _____

*❖Square Footage of Structure(s): Total building size 44,975 +/- SF Total of 111-113: 8,257.63 SF +/-

*∇Number of Floors: All located on first floor

*❖Sewage: Municipal

❖ Gas: Propane Natural

* Water: Well Municipal

∇ Number of Bathrooms: Multiple restrooms and plumbing in all three sections

∇ Basement: None-

∇ Included: Furniture: If any exists, neither the condition or functionality is represented by Owner. Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

Other: _____

∇ Parking Spaces: common use of well over 100 spaces

∇* Number of docks: _____ Door height: _____ NA

∇* Number of drive-in doors: _____ Door height: _____ NA

∇* Communications network: (DSL, cable, phone line only, etc.) High-Speed is assumed. Tenant/Buyer to verify with their preferred provider.

*❖Zoning: CI-B Permitted Uses: see informational links

❖ Signage: Prime signage on Route 28

*❖Traffic count report: closest number: see informational links where: _____

Building Construction

*❖Age of Building(s): 1987

*∇Type of Construction: Wood

*∇Ceiling Height: 8-9 Varied

*∇Exterior (Wood frame, glass, stucco, vinyl siding, etc.): wood

*∇Floors (Carpeted, concrete, tile, etc.) Carpeting was removed and is ready for next owner's preferences.

*❖Roof (Tile, Asphalt shingle, slate, etc.): Asphalt Shingle

*❖Lighting: Fluorescent (mostly)

Building Services

*❖Heat Source (Fuel)/Heat Type: Natural Gas / Forced hot air

- *❖ Air Conditioning Source/Type: Central
- *∇ Handicapped Access: Located on first level with many large door openings and large restrooms.
- *∇ Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
- *∇ Sprinklers: Wet Dry None: _____
- *❖ Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.
- Additional Features: _____

Additional Information

- *∇ NNN amount: NA Nets include:
 Association Fees: Condo Fee: \$2,020.75 - Condo owner is responsible for window repairs or replacements.
 NA
- *❖ Taxes: Taxes: \$16,859 per year. For year: 2018
- *❖ Deed: Book: 2997 Page: 1586 Date: 7-28-93 Not available:
- ❖ Area:
 - Other businesses: The Colosseum Restaurant; Maddies Bagel; Walmart; McKinnon's Market
 - Transportation: Located on Route 28 and minutes from both Exit 3 and Exit 2, I-93
 - Local improvements: I-93 Widening project; Tuscan Village Project
 - Other area notables: _____

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Unit 111





Various Rooms with Plumbing



Various Rooms with Plumbing



Various Rooms with Plumbing



Various Rooms with Plumbing



Unit 111



Unit 112

Unit 112

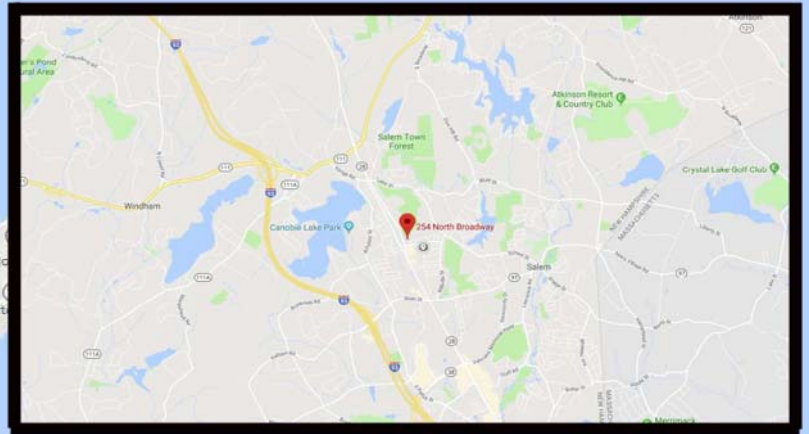
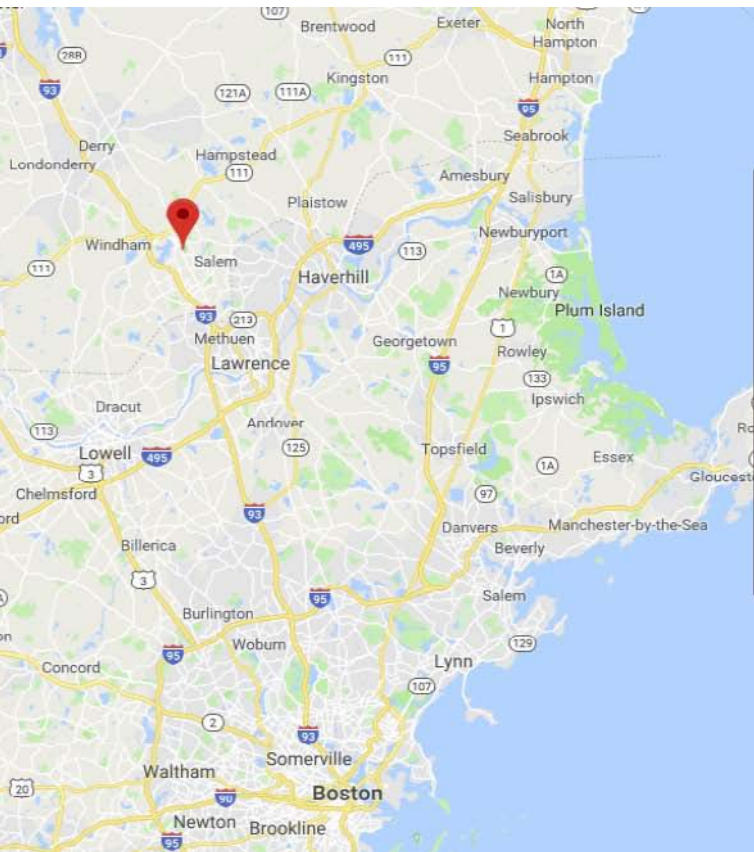


Unit 113





Unit 113



254 No. Broadway





FOR ASSESSING PURPOSES ONLY - NOT FIELD VERIFIED

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Unit 111 = 2367.12

Unit 112 = 2524.59

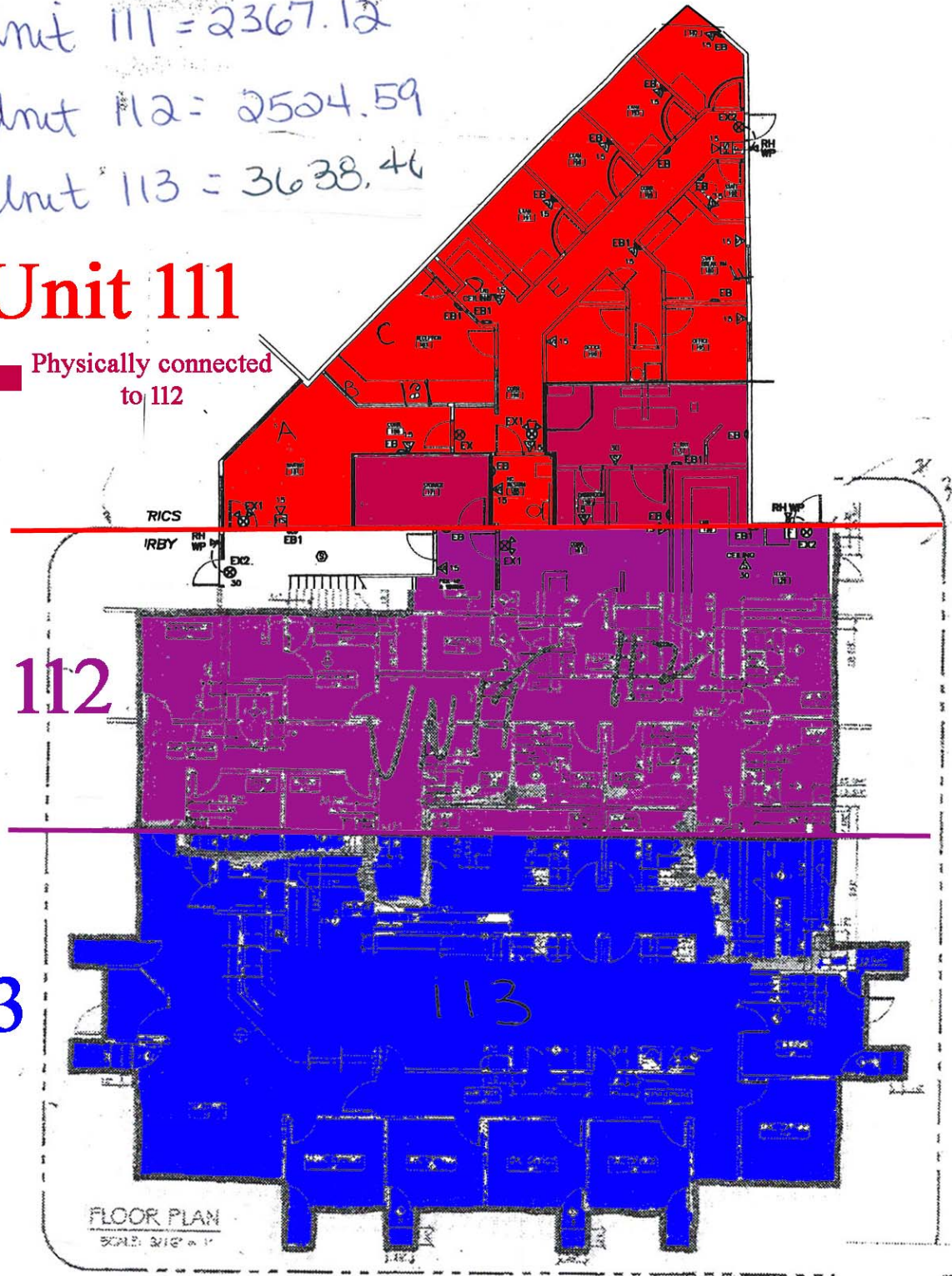
Unit 113 = 3638.46

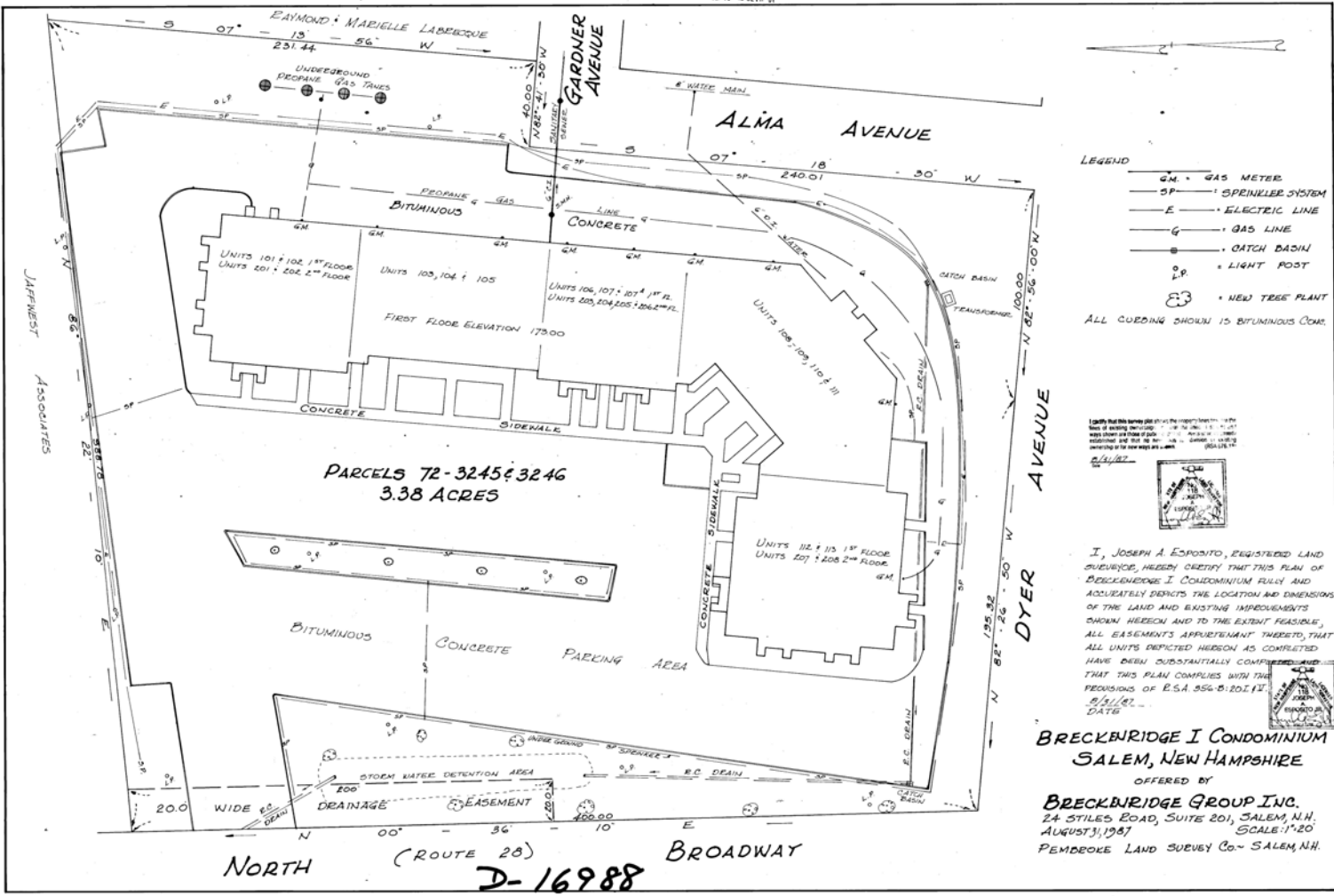
Unit 111

■ Physically connected to 112

Unit 112

Unit 113





- LEGEND**
- GM. = GAS METER
 - SP. = SPRINKLER SYSTEM
 - E. = ELECTRIC LINE
 - G. = GAS LINE
 - CB. = CATCH BASIN
 - L.P. = LIGHT POST
 - ⊕ = NEW TREE PLANT
- ALL CURBING SHOWN IS BITUMINOUS CONC.

I certify that this survey was made in accordance with the laws of the State of New Hampshire and that the same is a true and correct copy of the original as the same appears on file in the office of the Registrar of Deeds in the County of Rockingham, New Hampshire.

8/31/87
DATE



I, JOSEPH A. ESPOSITO, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAN OF BRECKBRIDGE I CONDOMINIUM FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND EXISTING IMPROVEMENTS SHOWN HEREON AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURTENANT THERETO, THAT ALL UNITS DEPICTED HEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND THAT THIS PLAN COMPLIES WITH THE PROVISIONS OF RSA 556-B:20(I).

8/31/87
DATE

BRECKBRIDGE I CONDOMINIUM
SALEM, NEW HAMPSHIRE
 OFFERED BY
BRECKBRIDGE GROUP INC.
 24 STILES ROAD, SUITE 201, SALEM, N.H.
 AUGUST 31, 1987 SCALE: 1"=20'
 PEMBOCKE LAND SURVEY CO. - SALEM, N.H.

NORTH (ROUTE 20) **D-16988**

254 N BROADWAY

Location 254 N BROADWAY

Mblu 72 / 3245/111 /

Acct#

Owner CEJ REALTY CORPORATION

Assessment \$207,900

Appraisal \$207,900

PID 4640

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$207,900	\$0	\$207,900

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$207,900	\$0	\$207,900

Owner of Record

Owner CEJ REALTY CORPORATION
Co-Owner C/O KESWICK GROUP LLC
Address 8505 NW 118 TERRACE
OCALA, FL 34482-8605

Sale Price \$0
Certificate
Book & Page 2997/1586
Sale Date 07/28/1993

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CEJ REALTY CORPORATION	\$0		2997/1586	07/28/1993
	\$0		2893/2452	10/03/1991
	\$0		2788/1381	04/14/1989
	\$0		2637/2189	09/09/1986

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 2,291
Replacement Cost: \$303,952
Replacement Cost
Less Depreciation: \$206,700

Building Attributes

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Field	Description
STYLE	Condo Retail
MODEL	Com Condo
Stories:	1 Story
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Stories:	1
Residential Units:	0
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrcl Units:	39
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<http://images.vgsi.com/photos/SalemNHPhotos//\01\01\48\76.j>)

Building Layout

BAS[2291]

(<http://images.vgsi.com/photos/SalemNHPhotos//Sketches/4640>)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,291	2,291
		2,291	2,291

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Assessed Value	Bldg #

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SPR1	SPRINKLERS-WET	2291 S.F.	\$1,200	1
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Land

Land Use

Use Code	3221
Description	RTL CONDO MDL-06
Zone	CIB
Neighborhood	600
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.15
Frontage	0
Depth	0
Assessed Value	\$0
Appraised Value	\$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$207,900	\$0	\$207,900
2017	\$207,900	\$0	\$207,900
2016	\$207,900	\$0	\$207,900

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$207,900	\$0	\$207,900
2017	\$207,900	\$0	\$207,900
2016	\$207,900	\$0	\$207,900

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254 N BROADWAY

Location 254 N BROADWAY

Mblu 72 / 3245/112 /

Acct#

Owner CEJ REALTY CORPORATION

Assessment \$220,100

Appraisal \$220,100

PID 4641

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$220,100	\$0	\$220,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$220,100	\$0	\$220,100

Owner of Record

Owner CEJ REALTY CORPORATION
Co-Owner C/O KESWICK GROUP LLC
Address 8505 NW 118 TERRACE
OCALA, FL 34482-8605

Sale Price \$0
Certificate
Book & Page 2997/1586
Sale Date 07/28/1993

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CEJ REALTY CORPORATION	\$0		2997/1586	07/28/1993
	\$0		2893/2452	10/03/1991
	\$0		2788/1381	04/14/1989
	\$0		2637/2189	09/09/1986

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 2,444
Replacement Cost: \$321,732
**Replacement Cost
Less Depreciation:** \$218,800

Building Attributes

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Field	Description
STYLE	Condo Retail
MODEL	Com Condo
Stories:	1 Story
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Stories:	1
Residential Units:	0
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrcl Units:	39
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<http://images.vgsi.com/photos/SalemNHPhotos//\01\01\48\77.j>)

Building Layout

BAS[2444]

(<http://images.vgsi.com/photos/SalemNHPhotos//Sketches/4641>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,444	2,444
		2,444	2,444

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #

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SPR1	SPRINKLERS-WET	2444 S.F.	\$1,300	1
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Land

Land Use

Use Code	3221
Description	RTL CONDO MDL-06
Zone	CIB
Neighborhood	600
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.19
Frontage	0
Depth	0
Assessed Value	\$0
Appraised Value	\$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$220,100	\$0	\$220,100
2017	\$220,100	\$0	\$220,100
2016	\$220,100	\$0	\$220,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$220,100	\$0	\$220,100
2017	\$220,100	\$0	\$220,100
2016	\$220,100	\$0	\$220,100

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254 N BROADWAY

Location 254 N BROADWAY

Mblu 72 / 3245/113 /

Acct#

Owner CEJ REALTY CORPORATION

Assessment \$307,100

Appraisal \$307,100

PID 4642

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$307,100	\$0	\$307,100

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$307,100	\$0	\$307,100

Owner of Record

Owner CEJ REALTY CORPORATION
Co-Owner C/O KESWICK GROUP LLC
Address 8505 NW 118 TERRACE
OCALA, FL 34482-8605

Sale Price \$0
Certificate
Book & Page 2997/1586
Sale Date 07/28/1993

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CEJ REALTY CORPORATION	\$0		2997/1586	07/28/1993
	\$0		2893/2452	10/03/1991
	\$0		2788/1381	04/14/1989
	\$0		2637/2189	09/09/1986

Building Information

Building 1 : Section 1

Year Built: 1987
Living Area: 3,522
Replacement Cost: \$448,757
Replacement Cost
Less Depreciation: \$305,200

Building Attributes

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Field	Description
STYLE	Condo Retail
MODEL	Com Condo
Stories:	1 Story
Occupancy	1
Interior Wall 1:	Drywall/Sheet
Interior Wall 2:	
Interior Floor 1	Carpet
Interior Floor 2	
Heat Fuel:	Gas
Heat Type:	Forced Air-Duc
AC Type:	Heat Pump
Ttl Bedrms:	00
Ttl Bathrms:	0
Ttl Half Bths:	0
Xtra Fixtres	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Stories:	1
Residential Units:	0
Exterior Wall 1:	Clapboard
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Cmrc'l Units:	39
Res/Com Units:	0
Section #:	0
Parking Spaces	0
Section Style:	0
Foundation	
Security:	
Cmplx Cnd	
Xtra Field 1:	
Remodel Ext:	
Super	

Building Photo



(<http://images.vgsi.com/photos/SalemNHPhotos//\01\01\48\78.j>)

Building Layout

BAS[3522]

(<http://images.vgsi.com/photos/SalemNHPhotos//Sketches/4642>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,522	3,522
		3,522	3,522

Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #

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SPR1	SPRINKLERS-WET	3522 S.F.	\$1,900	1
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Land

Land Use

Use Code	3221
Description	RTL CONDO MDL-06
Zone	CIB
Neighborhood	600
Alt Land Appr Category	No

Land Line Valuation

Size (Acres)	0.27
Frontage	0
Depth	0
Assessed Value	\$0
Appraised Value	\$0

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$307,100	\$0	\$307,100
2017	\$307,100	\$0	\$307,100
2016	\$307,100	\$0	\$307,100

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$307,100	\$0	\$307,100
2017	\$307,100	\$0	\$307,100
2016	\$307,100	\$0	\$307,100

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TOWN OF SALEM, NH


Town Hall Hours
Monday - Friday
8:30 AM - 5:00 PM
(603)-890-2109

TAX COLLECTOR
33 GEREMONTY DRIVE
SALEM, NH 03079

Please keep top portion for your records.

PROPERTY TAX BILL

SECOND BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2018	418929	10/15/2018	12%	12/3/2018
MAP/PARCEL	UNIT	LOCATION OF PROPERTY	AREA	
72/3245/111		254 N BROADWAY	0.15	
OWNER OF RECORD			TAX CALCULATION	
CEJ REALTY CORPORATION/C/O KESWICK GROUP LLC 8505 NW 118 TERRACE OCALA, FL 34482-8605			Total Property Tax 4,493.00 Credits 0.00 First Bill Amount 2,166.00 Payments 2,166.00 2nd Bill Amount 2,327.00 Prepayments 0.00	
TAX RATES / \$1,000	ASSESSED VALUATION			
Municipal 6.7800	Building Value	207,900		
Local Ed 11.4900	Land Value	0		
State Ed 2.3100	Exemptions	0		
County 1.0300	Current Use	0		
TOTAL 21.61	NET VALUE	207,900	PAY THIS AMOUNT	\$ 2,327.00
INFORMATION TO TAXPAYERS			PAYMENT POLICIES	
All property owners shall be billed semi-annually. The Property Assessment year is April 1 - March 31. Any bill not paid by the due date is considered delinquent. Interest is calculated at the designated APR on any delinquent bill. The Taxpayer may, by March 1st following the date of the notice of tax and not afterwards, apply in writing to the Selectment or Assessor(s) for a Tax abatement or deferral. If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details, application information and deadlines contact the Assessing Department at (603)-890-2115. APPLICATIONS FOR EXEMPTIONS AND/OR CREDITS MUST BE FILED ON OR BEFORE APRIL 15TH EACH YEAR.			Please use the enclosed envelope only if you are mailing payment on or before the due date and are enclosing the remittance stub. For payment without the remittance stub please mail to Salem Town Hall at 33 Geremonty Drive. When paying in person please bring the entire bill. If this bill is paid by check or money order it is not considered paid until the check or money order has cleared. A \$25.00 fee plus all additional delinquency penalties and collection costs will be charged for any check returned by the bank for any reason. If your bank or mortgage company pays your taxes, please review and forward your bill to them. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.	
 Save a stamp- it's free to pay online with e-check. View or pay this bill online @ www.townofsalemnh.org.				

↑ **DETACH HERE** ↑ **TO ENSURE PROPER CREDIT, PLEASE RETURN ENTIRE BOTTOM PORTION OF BILL** ↑ **DETACH HERE** ↑

TOWN OF SALEM, NH - TAX COLLECTOR TOWN OF SALEM, NH Do not mail payment to the P.O. Box after the due date.

MANCHESTER, NH 03108-9650

**PROPERTY TAX
BILL**

The box closes on the due date.

MAP/PARCEL	UNIT	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
72/3245/111		254 N BROADWAY	2018	418929	12/3/2018

12% APR Interest Charged After the Due Date

PAY THIS AMOUNT

\$

2,327.00

CEJ REALTY
CORPORATION/C/O KESWICK
GROUP LLC
8505 NW 118 TERRACE
OCALA, FL 34482-8605

TOWN OF SALEM, NH


Town Hall Hours
Monday - Friday
8:30 AM - 5:00 PM
(603)-890-2109

TAX COLLECTOR
33 GEREMONTY DRIVE
SALEM, NH 03079

Please keep top portion for your records.

PROPERTY TAX BILL

FIRST BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2018	405698	5/19/2018	8%	7/2/2018
MAP/PARCEL	UNIT	LOCATION OF PROPERTY	AREA	
72/3245/111		254 N BROADWAY	0.15	
OWNER OF RECORD		1/2 TAX CALCULATION		
CEJ REALTY CORPORATION/C/O KESWICK GROUP LLC 8505 NW 118 TERRACE OCALA, FL 34482-8605		First Bill Property Tax	2,166.00	
		Credits	0.00	
TAX RATES / \$1,000	ASSESSED VALUATION			
Municipal 6.6000	Building Value	207,900	First Bill Tax Due	2,166.00
Local Ed 10.9000	Land Value	0	Payments	0.00
State Ed 2.2800	Exemptions	0		
County 1.0600	Current Use	0		
TOTAL 20.84	NET VALUE	207,900	PAY THIS AMOUNT	\$ 2,166.00
INFORMATION TO TAXPAYERS		PAYMENT POLICIES		
<p>All property owners shall be billed semi-annually. The Property Assessment year is April 1 - March 31. Any bill not paid by the due date is considered delinquent. Interest is calculated at the designated APR on any delinquent bill. The Taxpayer may, by March 1st following the date of the notice of tax and not afterwards, apply in writing to the Selectment or Assessor(s) for a Tax abatement or deferral. If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details, application information and deadlines contact the Assessing Department at (603)-890-2115. APPLICATIONS FOR EXEMPTIONS AND/OR CREDITS MUST BE FILED ON OR BEFORE APRIL 15TH EACH YEAR.</p>		<p>Please use the enclosed envelope only if you are mailing payment on or before the due date and are enclosing the remittance stub. For payment without the remittance stub please mail to Salem Town Hall at 33 Geremonty Drive. When paying in person please bring the entire bill. If this bill is paid by check or money order it is not considered paid until the check or money order has cleared. A \$25.00 fee plus all additional delinquency penalties and collection costs will be charged for any check returned by the bank for any reason. If your bank or mortgage company pays your taxes, please review and forward your bill to them. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.</p>		
 <p>Save a stamp- it's free to pay online with e-check. View or pay this bill online @ www.townofsalemnh.org.</p>				

↑DETACH HERE↑ **TO ENSURE PROPER CREDIT, PLEASE RETURN ENTIRE BOTTOM PORTION OF BILL** ↑DETACH HERE↑

TOWN OF SALEM, NH - TAX COLLECTOR TOWN OF SALEM, NH Do not mail payment to the P.O. Box after the due date.
P.O.BOX 9650

MANCHESTER, NH 03108-9650

**PROPERTY TAX
BILL**

The box closes on the due date.

MAP/PARCEL	UNIT	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
72/3245/111		254 N BROADWAY	2018	405698	7/2/2018

8% APR Interest Charged After the Due Date

PAY THIS AMOUNT

\$

2,166.00

CEJ REALTY
CORPORATION/C/O KESWICK
GROUP LLC
8505 NW 118 TERRACE
OCALA, FL 34482-8605

TOWN OF SALEM, NH


Town Hall Hours
Monday - Friday
8:30 AM - 5:00 PM
(603)-890-2109

TAX COLLECTOR
33 GEREMONTY DRIVE
SALEM, NH 03079

Please keep top portion for your records.

PROPERTY TAX BILL

SECOND BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2018	418930	10/15/2018	12%	12/3/2018
MAP/PARCEL	UNIT	LOCATION OF PROPERTY	AREA	
72/3245/112		254 N BROADWAY	0.19	
OWNER OF RECORD			TAX CALCULATION	
CEJ REALTY CORPORATION/C/O KESWICK GROUP LLC 8505 NW 118 TERRACE OCALA, FL 34482-8605			Total Property Tax 4,756.00 Credits 0.00 First Bill Amount 2,294.00 Payments 2,294.00 2nd Bill Amount 2,462.00 Prepayments 0.00	
TAX RATES / \$1,000	ASSESSED VALUATION			
Municipal 6.7800	Building Value	220,100		
Local Ed 11.4900	Land Value	0		
State Ed 2.3100	Exemptions	0		
County 1.0300	Current Use	0		
TOTAL 21.61	NET VALUE	220,100	PAY THIS AMOUNT	\$ 2,462.00
INFORMATION TO TAXPAYERS			PAYMENT POLICIES	
All property owners shall be billed semi-annually. The Property Assessment year is April 1 - March 31. Any bill not paid by the due date is considered delinquent. Interest is calculated at the designated APR on any delinquent bill. The Taxpayer may, by March 1st following the date of the notice of tax and not afterwards, apply in writing to the Selectment or Assessor(s) for a Tax abatement or deferral. If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details, application information and deadlines contact the Assessing Department at (603)-890-2115. APPLICATIONS FOR EXEMPTIONS AND/OR CREDITS MUST BE FILED ON OR BEFORE APRIL 15TH EACH YEAR.			Please use the enclosed envelope only if you are mailing payment on or before the due date and are enclosing the remittance stub. For payment without the remittance stub please mail to Salem Town Hall at 33 Geremonty Drive. When paying in person please bring the entire bill. If this bill is paid by check or money order it is not considered paid until the check or money order has cleared. A \$25.00 fee plus all additional delinquency penalties and collection costs will be charged for any check returned by the bank for any reason. If your bank or mortgage company pays your taxes, please review and forward your bill to them. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.	
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TOWN OF SALEM, NH - TAX COLLECTOR TOWN OF SALEM, NH Do not mail payment to the P.O. Box after the due date.

MANCHESTER, NH 03108-9650**PROPERTY TAX
BILL****The box closes on the due date.**

MAP/PARCEL	UNIT	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
72/3245/112		254 N BROADWAY	2018	418930	12/3/2018

12% APR Interest Charged After the Due Date

PAY THIS AMOUNT**\$****2,462.00**

CEJ REALTY
CORPORATION/C/O KESWICK
GROUP LLC
8505 NW 118 TERRACE
OCALA, FL 34482-8605

TOWN OF SALEM, NH


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(603)-890-2109

TAX COLLECTOR
33 GEREMONTY DRIVE
SALEM, NH 03079

Please keep top portion for your records.

PROPERTY TAX BILL

SECOND BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2018	418931	10/15/2018	12%	12/3/2018
MAP/PARCEL	UNIT	LOCATION OF PROPERTY	AREA	
72/3245/113		254 N BROADWAY	0.27	
OWNER OF RECORD			TAX CALCULATION	
CEJ REALTY CORPORATION/C/O KESWICK GROUP LLC 8505 NW 118 TERRACE OCALA, FL 34482-8605			Total Property Tax 6,636.00 Credits 0.00 First Bill Amount 3,200.00 Payments 3,200.00 2nd Bill Amount 3,436.00 Prepayments 0.00	
TAX RATES / \$1,000	ASSESSED VALUATION			
Municipal 6.7800	Building Value	307,100		
Local Ed 11.4900	Land Value	0		
State Ed 2.3100	Exemptions	0		
County 1.0300	Current Use	0		
TOTAL 21.61	NET VALUE	307,100	PAY THIS AMOUNT	\$ 3,436.00
INFORMATION TO TAXPAYERS			PAYMENT POLICIES	
All property owners shall be billed semi-annually. The Property Assessment year is April 1 - March 31. Any bill not paid by the due date is considered delinquent. Interest is calculated at the designated APR on any delinquent bill. The Taxpayer may, by March 1st following the date of the notice of tax and not afterwards, apply in writing to the Selectment or Assessor(s) for a Tax abatement or deferral. If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement or deferral. For details, application information and deadlines contact the Assessing Department at (603)-890-2115. APPLICATIONS FOR EXEMPTIONS AND/OR CREDITS MUST BE FILED ON OR BEFORE APRIL 15TH EACH YEAR.			Please use the enclosed envelope only if you are mailing payment on or before the due date and are enclosing the remittance stub. For payment without the remittance stub please mail to Salem Town Hall at 33 Geremonty Drive. When paying in person please bring the entire bill. If this bill is paid by check or money order it is not considered paid until the check or money order has cleared. A \$25.00 fee plus all additional delinquency penalties and collection costs will be charged for any check returned by the bank for any reason. If your bank or mortgage company pays your taxes, please review and forward your bill to them. Payment of this bill does not prevent the collection of previous unpaid taxes, nor does an error in the name of the person(s) taxed prevent collection.	
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MANCHESTER, NH 03108-9650

**PROPERTY TAX
BILL**

The box closes on the due date.

MAP/PARCEL	UNIT	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
72/3245/113		254 N BROADWAY	2018	418931	12/3/2018

12% APR Interest Charged After the Due Date

PAY THIS AMOUNT

\$

3,436.00

CEJ REALTY
CORPORATION/C/O KESWICK
GROUP LLC
8505 NW 118 TERRACE
OCALA, FL 34482-8605

TOWN OF SALEM, NH


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(603)-890-2109

TAX COLLECTOR
33 GEREMONTY DRIVE
SALEM, NH 03079

Please keep top portion for your records.

PROPERTY TAX BILL

FIRST BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2018	405696	5/19/2018	8%	7/2/2018
MAP/PARCEL	UNIT	LOCATION OF PROPERTY	AREA	
72/3245/113		254 N BROADWAY	0.27	
OWNER OF RECORD		1/2 TAX CALCULATION		
CEJ REALTY CORPORATION/C/O KESWICK GROUP LLC 8505 NW 118 TERRACE OCALA, FL 34482-8605		First Bill Property Tax 3,200.00 Credits 0.00		
TAX RATES / \$1,000	ASSESSED VALUATION		First Bill Tax Due 3,200.00	
Municipal 6.6000	Building Value	307,100	Payments 0.00	
Local Ed 10.9000	Land Value	0		
State Ed 2.2800	Exemptions	0		
County 1.0600	Current Use	0		
TOTAL 20.84	NET VALUE	307,100	PAY THIS AMOUNT	\$ 3,200.00
INFORMATION TO TAXPAYERS		PAYMENT POLICIES		
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MANCHESTER, NH 03108-9650

**PROPERTY TAX
BILL**

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MAP/PARCEL	UNIT	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
72/3245/113		254 N BROADWAY	2018	405696	7/2/2018

8% APR Interest Charged After the Due Date

PAY THIS AMOUNT

\$

3,200.00

CEJ REALTY
CORPORATION/C/O KESWICK
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OCALA, FL 34482-8605

TOWN OF SALEM, NH


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TAX COLLECTOR
33 GEREMONTY DRIVE
SALEM, NH 03079

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PROPERTY TAX BILL

FIRST BILL

TAX YEAR	BILL NUMBER	BILLING DATE	INTEREST RATE	DUE DATE
2018	405697	5/19/2018	8%	7/2/2018
MAP/PARCEL	UNIT	LOCATION OF PROPERTY	AREA	
72/3245/112		254 N BROADWAY	0.19	
OWNER OF RECORD		1/2 TAX CALCULATION		
CEJ REALTY CORPORATION/C/O KESWICK GROUP LLC 8505 NW 118 TERRACE OCALA, FL 34482-8605		First Bill Property Tax 2,294.00 Credits 0.00		
TAX RATES / \$1,000	ASSESSED VALUATION		First Bill Tax Due 2,294.00	
Municipal 6.6000	Building Value 220,100	Payments 0.00		
Local Ed 10.9000	Land Value 0			
State Ed 2.2800	Exemptions 0			
County 1.0600	Current Use 0			
TOTAL 20.84	NET VALUE 220,100	PAY THIS AMOUNT		\$ 2,294.00
INFORMATION TO TAXPAYERS		PAYMENT POLICIES		
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MANCHESTER, NH 03108-9650

**PROPERTY TAX
BILL**

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MAP/PARCEL	UNIT	LOCATION OF PROPERTY	TAX YEAR	BILL NUMBER	DUE DATE
72/3245/112		254 N BROADWAY	2018	405697	7/2/2018

8% APR Interest Charged After the Due Date

PAY THIS AMOUNT \$ **2,294.00**

CEJ REALTY
CORPORATION/C/O KESWICK
GROUP LLC
8505 NW 118 TERRACE
OCALA, FL 34482-8605

#2997 P1586

Official Document QUITCLAIM DEED Official Document Unc

Federal Deposit Insurance Corporation (a corporation organized and existing under an Act of Congress of the United States of America) RECEIVER OF NEW HAMPSHIRE SAVINGS BANK, a New Hampshire banking corporation, c/o Banc One New Hampshire Asset Management Corporation, P.O. Box 1197, Manchester, New Hampshire 03105-1197 for consideration paid, grants to CEJ Realty Corporation, (a New Hampshire corporation), with an address of 135 Pleasant Street #205, Brookline, Commonwealth of Massachusetts 02146, with QUITCLAIM COVENANTS,

All those certain condominium units located in Salem, County of Rockingham, and State of New Hampshire, bounded and described as follows:

Sixteen (16) Condominium Units known as office suites: # 103, 104, 105, 106, 107, 108, 109, 110A, 111, 112, 113, 202, 204, 206, 207 and 208 in Breckenridge I Condominium more fully set forth in the Declaration of Condominium for Breckenridge I Condominium as recorded in the Rockingham County Registry of Deed at Volume 2703, Page 1986 and as amended at Volume 2742, Page 1720 and Volume 2779, Page 2892, together with an undivided interest in the Common Area as defined in said Declaration and Amendments.

Subject to all rights, reservations, restrictions, covenants and easements of record.

Meaning and intending to convey a portion of the same premises conveyed to New Hampshire Savings Bank by foreclosure deed dated October 3, 1991 and recorded in Rockingham County Registry of Deeds at Book 2893, Page 2452.

The premises conveyed hereby are not homestead property.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE MATERIAL, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY

Jan 29 2 18 PM '93
37340

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Official Document Official Document Unc

Official Document

NY2997 P1587

CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE COMPLIANCE WITH ANY LAWS, INCLUDING NEW HAMPSHIRE RSA 540-A, REGARDING THE MANNER IN WHICH SECURITY DEPOSITS ARE CREATED, MAINTAINED AND OTHERWISE DEALT WITH; OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, GRANTOR DOES NOT AND HAS NOT MADE ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (as hereinafter defined) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL ENVIRONMENTAL PESTICIDES ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, ANY SO CALLED FEDERAL, STATE OR, LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR, IMPOSING LIABILITY (INCLUDING STRICT LIABILITY) OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (collectively, the "Hazardous Substance Laws"). For purposes of this Quitclaim Deed, the term "Hazardous Substances" shall mean and include those elements or compounds which are contained on the list of hazardous substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any state hazardous substance laws.

IF THE PROPERTY IS A SUBDIVISION OR CONDOMINIUM OR A PART OF A SUBDIVISION OR CONDOMINIUM, GRANTOR DISCLAIMS ANY AND ALL LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM, INCLUDING BUT NOT LIMITED TO, ANY LIABILITY IMPOSED BY (i) NEW HAMPSHIRE RSA CHAPTERS 356-A AND 356-B, (ii) NEW HAMPSHIRE ATTORNEY GENERAL, (iii) ANY PROVISIONS OF ANY DECLARATIONS OR BY-LAWS FOR THE SUBDIVISION, CONDOMINIUM OR OWNERS ASSOCIATION OR (iv) ANY OTHER LAW, ORDINANCE, RULE OR REGULATION. SAID DISCLAIMER INCLUDES, BUT IS NOT LIMITED TO, (A) ANY CURRENT OR FUTURE OBLIGATION IMPOSED UPON "SUCCESSOR" DECLARANTS, (B) LIABILITY FOR ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE OR LACK OF ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE IN THE SUBDIVISION OR CONDOMINIUM, (C) LIABILITY FOR COMMON EXPENSES OR FEES, (D) LIABILITY UNDER ANY WARRANTY GIVEN BY DOCUMENT OR IMPOSED BY LAW OR (E) ANY OTHER LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM.

IF THE PROPERTY IS A SUBDIVISION OR CONDOMINIUM OR A PART OF A SUBDIVISION OR CONDOMINIUM, GRANTEE, ON BEHALF OF ITSELF, ITS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, HEREBY WAIVES AND RELEASES ANY CLAIM IT MAY HAVE AGAINST GRANTOR, GRANTOR'S AGENTS, EMPLOYEES AND OFFICERS AND GRANTOR'S AGENT'S EMPLOYEES, OFFICERS AND AGENTS, FOR ANY AND ALL LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM INCLUDING BUT NOT LIMITED TO, ANY LIABILITY IMPOSED BY (i) NEW HAMPSHIRE RSA CHAPTERS 356-A AND 356-B, (ii) NEW HAMPSHIRE ATTORNEY GENERAL, (iii) ANY PROVISIONS OF ANY

PK2997 P1588

DECLARATION OR BY-LAWS FOR THE SUBDIVISION, CONDOMINIUM OR OWNERS ASSOCIATION OR (iv) ANY OTHER LAW, ORDINANCE, RULE AND REGULATION. SAID WAIVER AND RELEASE INCLUDES, BUT IS LIMITED TO, (A) ANY CURRENT OR FUTURE OBLIGATIONS IMPOSED UPON "SUCCESSOR" DECLARANTS, (B) LIABILITY FOR ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE OR LACK OF ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE IN THE SUBDIVISION OR CONDOMINIUM, (C) LIABILITY FOR COMMON EXPENSES OR FEES, (D) LIABILITY UNDER ANY WARRANTY GIVEN BY DOCUMENT OR IMPOSED BY LAW OR (E) ANY OTHER LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM.

Dated this 28 day of July, 1993.

FEDERAL DEPOSIT INSURANCE CORPORATION,
AS RECEIVER FOR NEW HAMPSHIRE SAVINGS BANK

By: [Signature]
Name: Eric Phillips
Title: Attorney-in-Fact

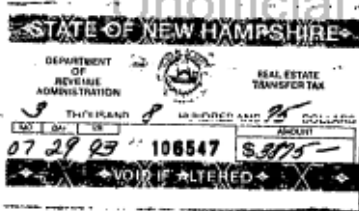
[Sign in Black Ink]

STATE OF NEW HAMPSHIRE
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me this 28 day of July, 1993, by Eric Phillips (name), Attorney-in-Fact (title), for the Federal Deposit Insurance Corporation (a corporation organized and existing under an Act of Congress of the United States of America), as Receiver for New Hampshire Savings Bank (a New Hampshire corporation).

[Signature]
Justice of the Peace/Notary Public
My Commission Expires:
Notary Seal or Stamp
MARTHA ANNE MARY, Justice of the Peace
My Commission Expires August 22, 1996

[Sign in Black Ink]



PROPERTY DISCLOSURE

TO BE FULLY COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate BROKER representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize BROKER in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

Notice to SELLER(S): Complete all information and state "not applicable" or "unknown" as appropriate. If any of the information in this property disclosure form changes from the date of completion, you are to notify the Listing Broker promptly in writing.

1. SELLER: CET Realty

2. PROPERTY LOCATION: 254 No BROADWAY

3. CONDOMINIUM? Yes No
If Yes, is Condominium Notification form attached Yes No
If Yes, is Condominium Disclosure form attached? Yes No

4. SELLER: has has not occupied the property for last 23 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other

b. INSTALLATION: Location: UNKNOWN

Installed By: Date of Installation

What is the source of your information?

c. USE: Number of Persons currently using the system: UNKNOWN
Does system supply water for more than one household? Yes No
occupant

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?

Pump: Yes No N/A Quantity: Yes No

Quality: Yes No Unknown

If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No

Date of most recent test

IF Yes to any question, please explain in comment section below or with attachment.

Are you aware of any test results reported as unsatisfactory or satisfactory with notations?

Yes No

IF Yes, are test results available? Yes No

What steps were taken to remedy the problem?

COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Private: Yes No Community/Shared: Yes No
Unknown: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem?

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
 Tank Size _____ Unknown Other _____
 Tank Type: Concrete Metal Unknown Other _____
 Location: _____ Location Unknown _____
 Date of Installation: _____
 Date of Last Servicing: _____
 Name of Company Servicing Tank: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

d. LEACH FIELD: Yes No Other _____

IF Yes: Location: _____ Size _____
 Date of installation of leach field: _____ Installed By: _____
 Have you experienced any malfunctions? Yes No
 Comments: _____

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes No Unknown

If Yes, has a site assessment been done? Yes No Unknown
 SOURCE OF INFORMATION: _____
 COMMENTS: _____

7. INSULATION

LOCATION :	Yes	No	Unknown	If Yes, Type	Amount	Unknown
Roof/Attic/Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>

8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
 IF Yes: Are tanks currently in use? Yes No
 IF No: How long have tank(s) been out of service? _____
 What materials are, or were, stored in the tank(s)? _____
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____
 Are you aware of any problems, such as leakage, etc.? Yes No
 Comments: _____

If tanks are no longer in use, have tanks been removed? Yes No Unknown
 If removed, by whom: _____; when: _____; and was
 there a closure report completed and on file with the State of New Hampshire? Yes No Unknown

b. ASBESTOS - Current or previously existing:

As insulation on the heating system pipes or ducts? Yes No Unknown
 In the siding? Yes No Unknown
 In flooring tiles? Yes No Unknown
 If Yes, source of information? _____
 COMMENTS: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If, YES: Date: _____ By: _____

Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

d. RADON/WATER - Current or previously existing:
Has the property been tested? Yes No Unknown
If, YES: Date: _____ By: _____

Results: _____
If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:
Is Lead Paint Disclosure required? Yes No;
If yes, has the Lead Paint Disclosure & Informational Pamphlet been provided? Yes No
Are you aware of lead-based paint on this property? Yes No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No
Comments: _____

f. Are you aware of the following hazardous materials?
- Industrial, Radioactive, or Chemical Wastes Yes No Unknown
- PCB's & PCB containing transformers, Capacitors or other Equipment Yes No Unknown
- Waste Disposal Areas Yes No Unknown
- Other Toxic, Hazardous or Contaminated Substances including present & past use of the property
 Yes No Unknown
If YES: Source of information: _____
Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? Yes No Unknown
If YES: Source of information: KESWICK GROUP PROP MGR
Comments: _____

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
 Yes No Unknown
If YES: Source of information: MONTHLY CONDO FEES
Comments: _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
 Yes No Unknown
If YES: Source of information: _____
Comments: _____

d. Are you aware of any problems with other buildings on the property? Yes No Unknown

If YES: Source of information: _____

Comments: _____

e. Are you receiving a tax exemption for this property for any reasons? Yes No Unknown

If YES: Source of information: _____

Comments: _____

f. Is any part of this property in Current Use? Yes No Unknown

If YES: Source of information: _____

Comments: _____

g. Is this property located in a Federally Designated Flood Zone? Yes No Unknown

h. Has the property been surveyed? Yes No Unknown

If YES, By: _____

If YES, is survey available? Yes No Unknown

i. How is the property zoned? _____

Source of information: _____

j. HVAC:

Heating: Type: _____ Fuel PROPANE / Elec Age: _____

Location & Description: _____

Comments: _____

Source of Information: _____

Air Conditioning: Type: _____ Fuel _____ Age: _____

Location & Description: _____

Comments: _____

Source of Information: _____

k. ROOF

Type of Roof Covering: ASPHALT SHINGLE

Age: UNKNOWN

Moisture or Leakage: _____

Other Problems? _____

Comments: SOMETIMES THERE ARE ICE DAMS IN WINTER

l. Foundation/Basement: Full Partial Concrete Slab Other _____

Type: UNKNOWN

Moisture or leakage: UNKNOWN

Other Problems: _____

Comments: _____

m. Chimney(s) How Many? _____ Lined? Last Cleaned: _____

Problems: _____

n. Plumbing Type: UNKNOWN Age: _____

Comments: _____

o. Domestic Hot Water: Age: UNKNOWN Type: _____ Gallons: _____

Comments: _____

p. Electrical System: Circuit Breakers Fuses
 Amps: _____ Volts: _____
 3-Phase: UNKN
 Age: _____
 Source of information: _____
 Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits?
 Yes No Unknown
 If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? Yes No
 Type: _____
 Comments: _____

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If Yes, please explain: _____

t. Other (e.g. Alarm System, Irrigation System, etc.) WHOLE BUILDING SPRINKLER SYSTEM

10 ADDITIONAL INFORMATION

a. Attachment explaining current problems, past repairs, or additional information? Yes No
 b. Additional Comments: _____

AS THE SELLER, I/WE HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I/WE UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS. SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Chad Brown 5-7-08
 SELLER DATE

SELLER DATE

NOTICE TO PURCHASER(S): PRIOR TO CLOSING YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO THE PROPERTY AND ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT, AND DEPOSIT RECEIPT.

AS THE BUYER, I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER DATE

BUYER DATE

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.

PROPERTY DISCLOSURE RIDER
CONDOMINIUM, CO-OP, PUD AND OTHER HOMEOWNER ORGANIZATIONS
 (To be used in conjunction with Property Disclosure - Residential)
 New Hampshire Association of REALTORS® Standard Form



In compliance with the requirements of RSA 477:4-f, the following information is provided to BUYER relative to the purchase of a condominium unit.

RIGHT TO INFORMATION: In accordance with RSA 356-B:58, a party interested in purchasing a condominium unit has the right to obtain from the Condominium Unit Owner's Association the following information: a copy of the condominium declaration, by-laws, any formal rules of the association, a statement of monthly and annual fees and any special assessments made within the last 3 years.

Buyer(s) acknowledge(s) receipt of this notification and so signify(s) by initialing here: _____

Units 111-113

1. Seller and Property Address: CES Realty Corp 254 N. BROADWAY, SALEM NH
2. Association Name (if applicable): Breckenridge I Co-Op Assn
3. Property Manager/Agent: ESG Property Phone: 603 432 2345

4. GENERAL AND LEGAL

- a. Are there any Association or Corporation approvals required for transfer of Ownership? Yes No Unknown
- b. Is there a time share operation existing at Property? Yes No Unknown
- c. Is there a vacation rental operation or other organized rental program at Property? Yes No Unknown
- d. Number of allocated parking spaces available for this unit: N/A
- e. Are you aware of any pending or existing litigation? Yes No If Yes, please explain: _____
- f. Are the minutes of the Condominium Association annual meeting available? CONTACT ESG Yes No Unknown

5. MASTER INSURANCE POLICY

- a. Name of Company: CONTACT BROWN + BROWN or ESG PM
- b. Name of Agent: BROWN + BROWN Phone: 603-424-9901

6. FINANCIAL

- a. Monthly maintenance fee(s): \$ 2020.75
- b. What do the monthly fees include?

<input type="checkbox"/> Air Conditioning	<input type="checkbox"/> Hot Water	<input checked="" type="checkbox"/> Road Maintenance
<input type="checkbox"/> Cable TV Signal	<input type="checkbox"/> Lot Rent	<input checked="" type="checkbox"/> Sewer
<input type="checkbox"/> Electricity	<input type="checkbox"/> Real Property Tax	<input checked="" type="checkbox"/> Snow Removal
<input checked="" type="checkbox"/> Garage/Parking	<input type="checkbox"/> Recreation/Community Association Dues	<input checked="" type="checkbox"/> Trash Removal
<input type="checkbox"/> Gas	<input type="checkbox"/> Water	<input type="checkbox"/> Other: _____
- c. Are there any additional fees? If so, please specify: _____
- d. Are you aware of any special assessments or loans in effect at this time? Yes No
If Yes, explain: _____

Additional Comments: _____

7. ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

CES Realty Corp by ESG 10/8/13
 SELLER DATE SELLER DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL AND OTHER ADVISORS.

 BUYER DATE BUYER DATE

#2997 P1586

Official Document Unofficial Document Unofficial Document

QUITCLAIM DEED

Federal Deposit Insurance Corporation (a corporation organized and existing under an Act of Congress of the United States of America) RECEIVER OF NEW HAMPSHIRE SAVINGS BANK, a New Hampshire banking corporation, c/o Banc One New Hampshire Asset Management Corporation, P.O. Box 1197, Manchester, New Hampshire 03105-1197 for consideration paid, grants to CEJ Realty Corporation, (a New Hampshire corporation), with an address of 135 Pleasant Street #205, Brookline, Commonwealth of Massachusetts 02146, with QUITCLAIM COVENANTS,

37340

Jan 29 2 18 PM '93

All those certain condominium units located in Salem, County of Rockingham, and State of New Hampshire, bounded and described as follows:

Sixteen (16) Condominium Units known as office suites: # 103, 104, 105, 106, 107, 108, 109, 110A, 111, 112, 113, 202, 204, 206, 207 and 208 in Breckenridge I Condominium more fully set forth in the Declaration of Condominium for Breckenridge I Condominium as recorded in the Rockingham County Registry of Deed at Volume 2703, Page 1986 and as amended at Volume 2742, Page 1720 and Volume 2779, Page 2892, together with an undivided interest in the Common Area as defined in said Declaration and Amendments.

Official Document Unofficial Document Unofficial Document

Subject to all rights, reservations, restrictions, covenants and easements of record.

Meaning and intending to convey a portion of the same premises conveyed to New Hampshire Savings Bank by foreclosure deed dated October 3, 1991 and recorded in Rockingham County Registry of Deeds at Book 2893, Page 2452.

The premises conveyed hereby are not homestead property.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO: (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE MATERIAL, SOIL AND GEOLOGY; (B) THE INCOME TO BE DERIVED FROM THE PROPERTY; (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Official Document

NY2997 P1587

CONDUCT THEREON; (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY; (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (F) THE COMPLIANCE WITH ANY LAWS, INCLUDING NEW HAMPSHIRE RSA 540-A, REGARDING THE MANNER IN WHICH SECURITY DEPOSITS ARE CREATED, MAINTAINED AND OTHERWISE DEALT WITH; OR (G) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. WITHOUT LIMITING THE FOREGOING, GRANTOR DOES NOT AND HAS NOT MADE ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (as hereinafter defined) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL ENVIRONMENTAL PESTICIDES ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, ANY SO CALLED FEDERAL, STATE OR, LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR, IMPOSING LIABILITY (INCLUDING STRICT LIABILITY) OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (collectively, the "Hazardous Substance Laws"). For purposes of this Quitclaim Deed, the term "Hazardous Substances" shall mean and include those elements or compounds which are contained on the list of hazardous substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any state hazardous substance laws.

IF THE PROPERTY IS A SUBDIVISION OR CONDOMINIUM OR A PART OF A SUBDIVISION OR CONDOMINIUM, GRANTOR DISCLAIMS ANY AND ALL LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM, INCLUDING BUT NOT LIMITED TO, ANY LIABILITY IMPOSED BY (i) NEW HAMPSHIRE RSA CHAPTERS 356-A AND 356-B, (ii) NEW HAMPSHIRE ATTORNEY GENERAL, (iii) ANY PROVISIONS OF ANY DECLARATIONS OR BY-LAWS FOR THE SUBDIVISION, CONDOMINIUM OR OWNERS ASSOCIATION OR (iv) ANY OTHER LAW, ORDINANCE, RULE OR REGULATION. SAID DISCLAIMER INCLUDES, BUT IS NOT LIMITED TO, (A) ANY CURRENT OR FUTURE OBLIGATION IMPOSED UPON "SUCCESSOR" DECLARANTS, (B) LIABILITY FOR ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE OR LACK OF ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE IN THE SUBDIVISION OR CONDOMINIUM, (C) LIABILITY FOR COMMON EXPENSES OR FEES, (D) LIABILITY UNDER ANY WARRANTY GIVEN BY DOCUMENT OR IMPOSED BY LAW OR (E) ANY OTHER LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM.

IF THE PROPERTY IS A SUBDIVISION OR CONDOMINIUM OR A PART OF A SUBDIVISION OR CONDOMINIUM, GRANTEE, ON BEHALF OF ITSELF, ITS HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, HEREBY WAIVES AND RELEASES ANY CLAIM IT MAY HAVE AGAINST GRANTOR, GRANTOR'S AGENTS, EMPLOYEES AND OFFICERS AND GRANTOR'S AGENT'S EMPLOYEES, OFFICERS AND AGENTS, FOR ANY AND ALL LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM INCLUDING BUT NOT LIMITED TO, ANY LIABILITY IMPOSED BY (i) NEW HAMPSHIRE RSA CHAPTERS 356-A AND 356-B, (ii) NEW HAMPSHIRE ATTORNEY GENERAL, (iii) ANY PROVISIONS OF ANY

PK2997 P1588

DECLARATION OR BY-LAWS FOR THE SUBDIVISION, CONDOMINIUM OR OWNERS ASSOCIATION OR (iv) ANY OTHER LAW, ORDINANCE, RULE AND REGULATION. SAID WAIVER AND RELEASE INCLUDES, BUT IS LIMITED TO, (A) ANY CURRENT OR FUTURE OBLIGATIONS IMPOSED UPON "SUCCESSOR" DECLARANTS, (B) LIABILITY FOR ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE OR LACK OF ANY IMPROVEMENT, AMENITY OR INFRASTRUCTURE IN THE SUBDIVISION OR CONDOMINIUM, (C) LIABILITY FOR COMMON EXPENSES OR FEES, (D) LIABILITY UNDER ANY WARRANTY GIVEN BY DOCUMENT OR IMPOSED BY LAW OR (E) ANY OTHER LIABILITY RELATING TO THE SUBDIVISION OR CONDOMINIUM.

Dated this 28 day of July, 1993.

FEDERAL DEPOSIT INSURANCE CORPORATION,
AS RECEIVER FOR NEW HAMPSHIRE SAVINGS BANK

By: [Signature]
Name: Eric Phillips
Title: Attorney-in-Fact

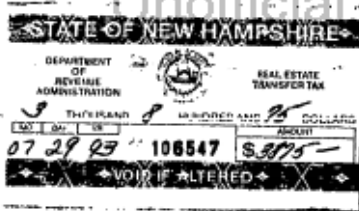
[Sign in Black Ink]

STATE OF NEW HAMPSHIRE
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me this 28 day of July, 1993, by Eric Phillips (name), Attorney-in-Fact (title), for the Federal Deposit Insurance Corporation (a corporation organized and existing under an Act of Congress of the United States of America), as Receiver for New Hampshire Savings Bank (a New Hampshire corporation).

[Signature]
Justice of the Peace/Notary Public
My Commission Expires:
Notary Seal or Stamp
MARTHA ANNE MARY, Justice of the Peace
My Commission Expires August 22, 1996

[Sign in Black Ink]



INFORMATIONAL LINKS AVAILABLE FOR PROPERTY/AREA

Salem, NH

Tax Map: <http://www.townofsaalemnh.org/information-technology/pages/online-maps>

Zoning Map: <http://www.townofsaalemnh.org/information-technology/pages/online-maps>

Zoning Definitions: http://www.townofsaalemnh.org/sites/saalemnh/files/file/file/zoning_ord-march_2012.pdf

Demographic Profile: <http://www.nhes.nh.gov/elmi/products/cp/index.htm>

Traffic Reports: <http://www.nh.gov/dot/org/operations/traffic/tvr/locations/documents/saalem.pdf>