

BUSINESS CENTER

35 & 36 CENTER STREET WOLFEBORO, NH 03894





MULTI USE BUSINESS CENTERS 36 CENTER STREET

13 UNITS - 92.3% OCCUPIED
PARKING BOTH IN FRONT AND BACK OF BUILDING
LOCATED ON BUSY HIGHWAY NEXT TO GAS STATION, LAUNDRY MAT AND EATERIES

35 CENTER STREET - CLARK PLAZA

32 UNITS - 81.3% OCCUPIED

14 PINE STREET - 6 RESIDENTIAL CONDOS - 83% OCCUPIED

26 PINE STREET - DUPLEX

PINE STREET STORAGE UNITS

ALL ON MUNICIPAL WATER & SEWER ZONED COMMERCIAL

CALL FOR PRIVATE SHOWING: JON PARKER - 603.498.3360 RANDY PARKER - 603.455.6913



CLARK PLAZA - RENT ROLL



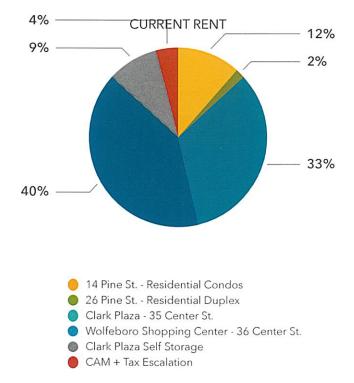


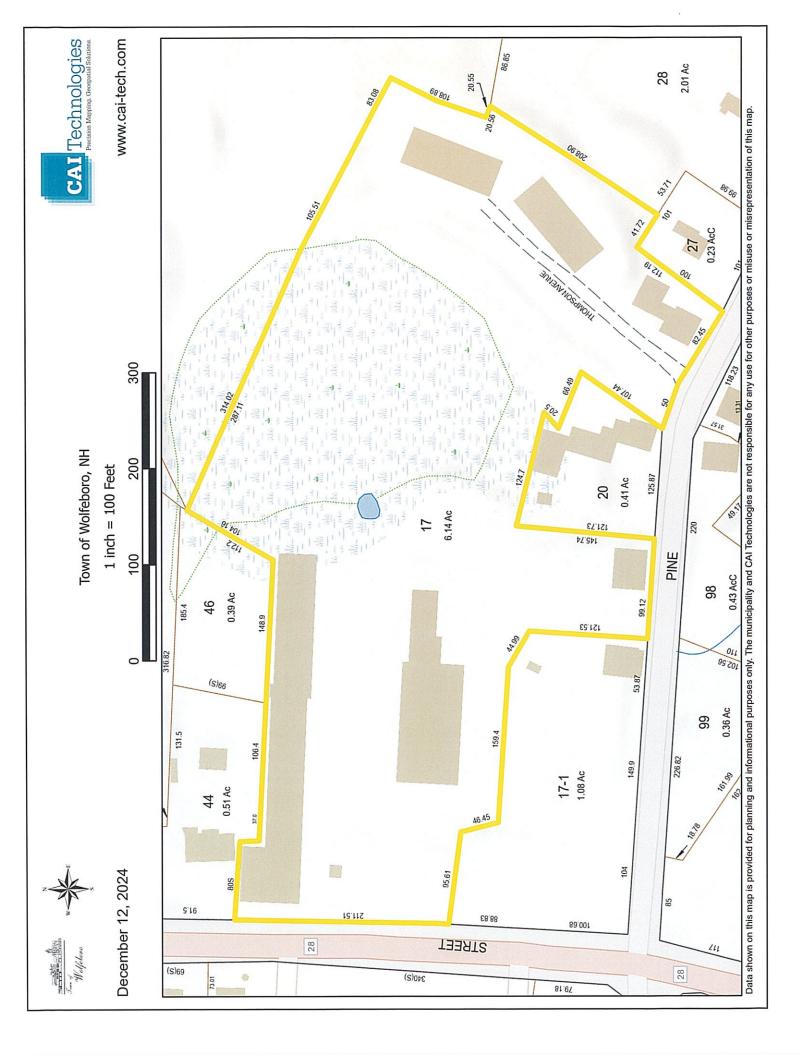


UNIT LOCATION BREAKDOWN

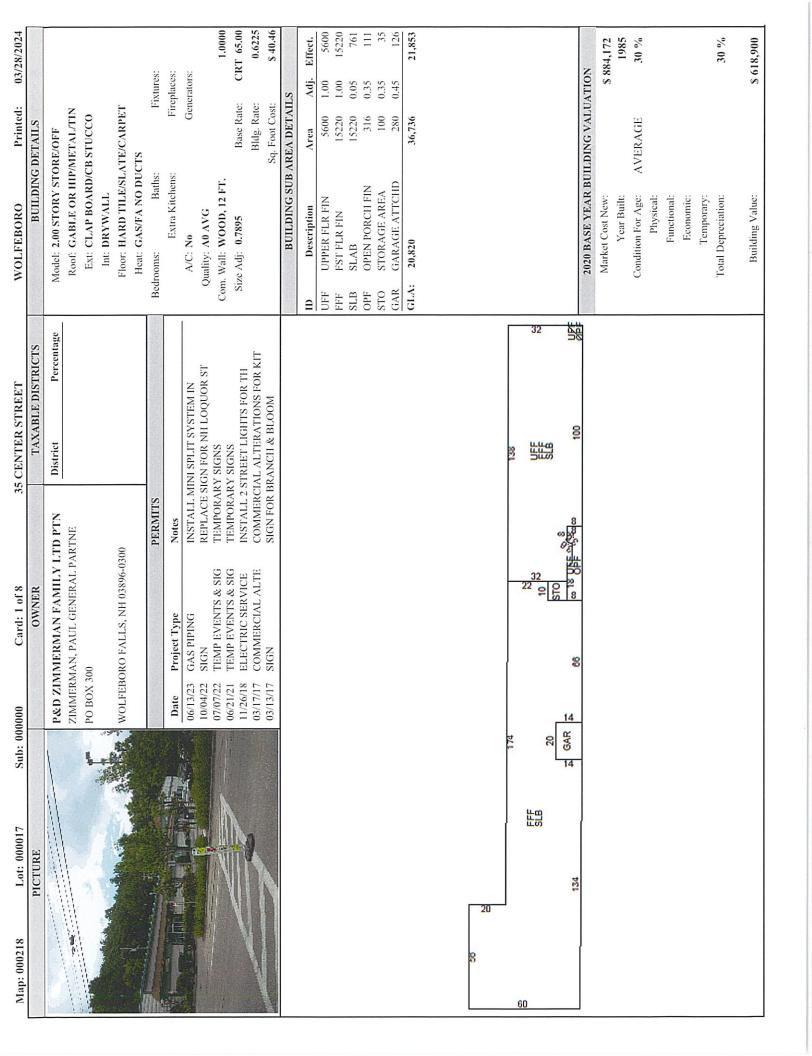
Description	Potential Rent	Current Rent	Additional Rent
14 Pine St Residential Condos	\$151,800	\$121,800	-\$30,000
26 Pine St Residential Duplex	\$18,300	\$18,300	\$0
Clark Plaza - 35 Center St.	\$355,075	\$350,250	-\$4,825
Wolfeboro Shopping Center - 36 Center St.	\$446,300	\$428,300	-\$18,000
Clark Plaza Self Storage	\$97,440	\$97,440	\$0
CAM + Tax Escalation	\$42,940	\$42,940	\$0
Total	\$1,111,855	\$1,059,030	-\$52,825



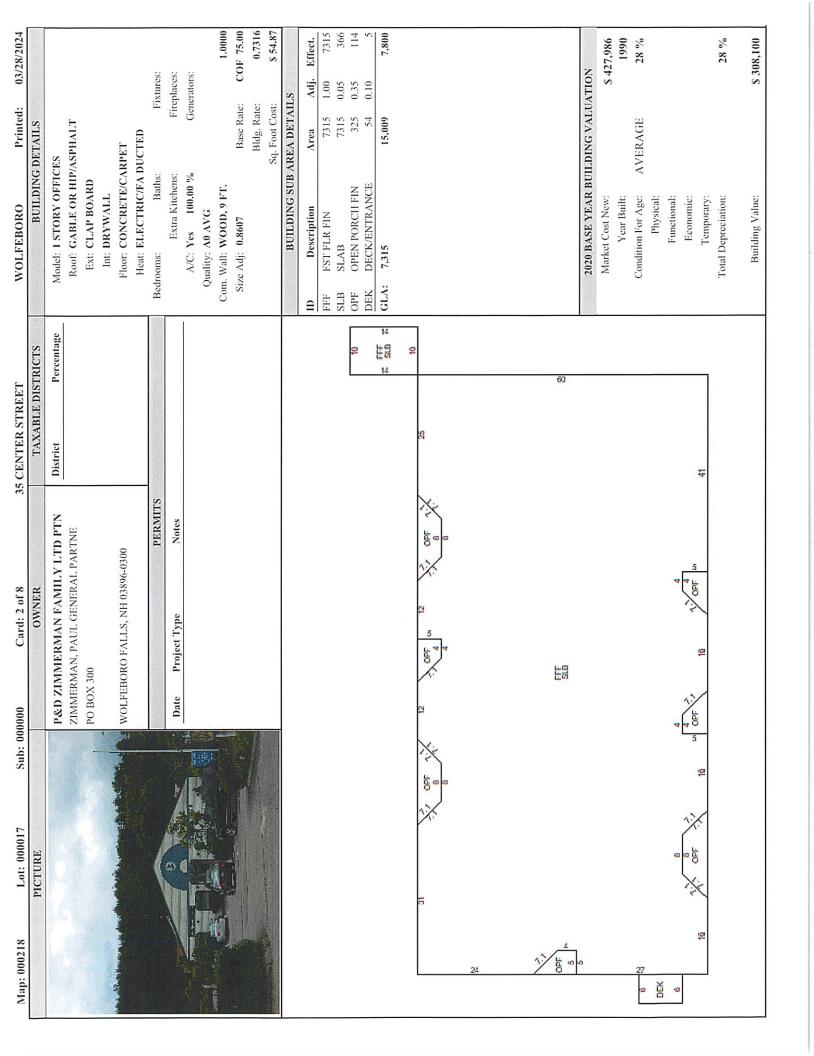




Map: 000218 Lot		Sub: 000000	Card:	8 Jo	35 CENT	35 CENTER STREET		WOLFEBORO	Printed:	03/28/2024
OWNER INFORMATION	RMATION				SALES HISTORY				PICTURE	
P&D ZIMMERMAN FAMILY LTD PTNRS	LY LTD PTNRS		Book Page		Price Grantor					
ZIMMERMAN, PAUL GENERAL PARTNE	VL PARTNE	04/08/1999	1800 622	661.0	P&D ZI	P&D ZIMMERMAN FAMILY	<u> </u>			
005 208 08										
000 000										
WOLFIBORO FALLS, NH 03896-0300	96-0300									
HISTING H	LISTINGHISTORY	新衛衛 於其之	と の の の の の の の の の の の の の の の の の の の		NOTES		り強い接を (200)			
03/25/24 JMPU		CLARK PLAZ	A; 5 UNITS (ON 1ST FLR,	CLARK PLAZA; 5 UNITS ON 1ST FLR, 19 OFFICES ON 2ND FLR;LOTS	'LR;LOTS				
		MERGED IN 9	8 (218-16, 17	, 18, 19, 21, 2	MERGED IN 98 (218-16, 17, 18, 19, 21, 22, 23, 24, 25 & 26 NEW 218-17-1	7.218-17-1				
		LOT;2023 CYC	TICAL CHG	S;2024;2024	LOT;2023 CYCLICAL CHGS;2024;2024 AC 100% AC/CARD #3					
01/28/20 JMPU										
							•••			
		A CANADA								
		EXTRA FEATORES VALUATION	KES VALUA	NOIL				MUNICIPALS	MUNICIPAL SOFTWARE BY AVITAR	TAR
Feature Type	Units Lug	Units Lugth x Width S	Size Adj	Rate Cr	Cond Market Value Notes	Votes		WOIFFRO	WOI FERORO ASSESSING	ING
PAVING: ASPHALT	216,000	216000 x 1	09	2.50	50 162,000			007 770 11	CCTCCI OU	
LT2W/ DOUBLE LIGHT				2,000.00	50 3,000			0	OFFICE	
AIR CONDITION	5,284		63	2.50						
COOLER	171	9 x 19	154					PARCEL TOTAL TAXABLE VALUE	AL TAXABLE VAL	UE
COOLER	217	7 x 31	134				Year	r Building	Features	Land
CANOPY AVG	901	10 x 10	220	23.00	50 2,530	2,530 OVER MAILBOX	2022	€S	\$ 367.100	\$ 786.400
					189,700				Parcel Total: \$	\$ 3,018,100
							2023	3 \$ 1,875,300	\$ 357,600	\$ 786,400
									Parcel Total: \$ 3.019.300	\$ 3.019,300
							7000		6 100 700	(2) 007 30L 3
							707	* 3 010,900	9 109,/00	3 /60,400 (c)
									Farcel 10tal: \$ 3,028,100	3,028,100
								(Card T	(Card Total: \$ 1,595,000)	
學學官是 其物 完善之外	TANDINATION	LANDY	ALUATION		CONTRACTOR OF THE PROPERTY OF	不明 かんけん 大きない	So or was a second	LASTRE	ALUATION: 2020	1
Zone: COMMERCIAL - C1 & C2	22 Minimum Acreage: 2.00		Minimum Frontage: 50				Site:	Driveway:	Road:	
Land Type	Units Base Rate	NC Adj	Site	Road DWay	ny Topography	Cond Ad Va	Ad Valorem SP1 R	Tax Value Notes		
COM/IND	2.000 ac 115	115,000 E 100	100	001 001	ı	300 34	345,000 0 N	345.000		
COM/IND		œ						230,000		
COM/IND							0	105,000		
COM/IND		ш					0	106,400		
•								707 400		
	0.140 ac					0/	0,400	/80,400		



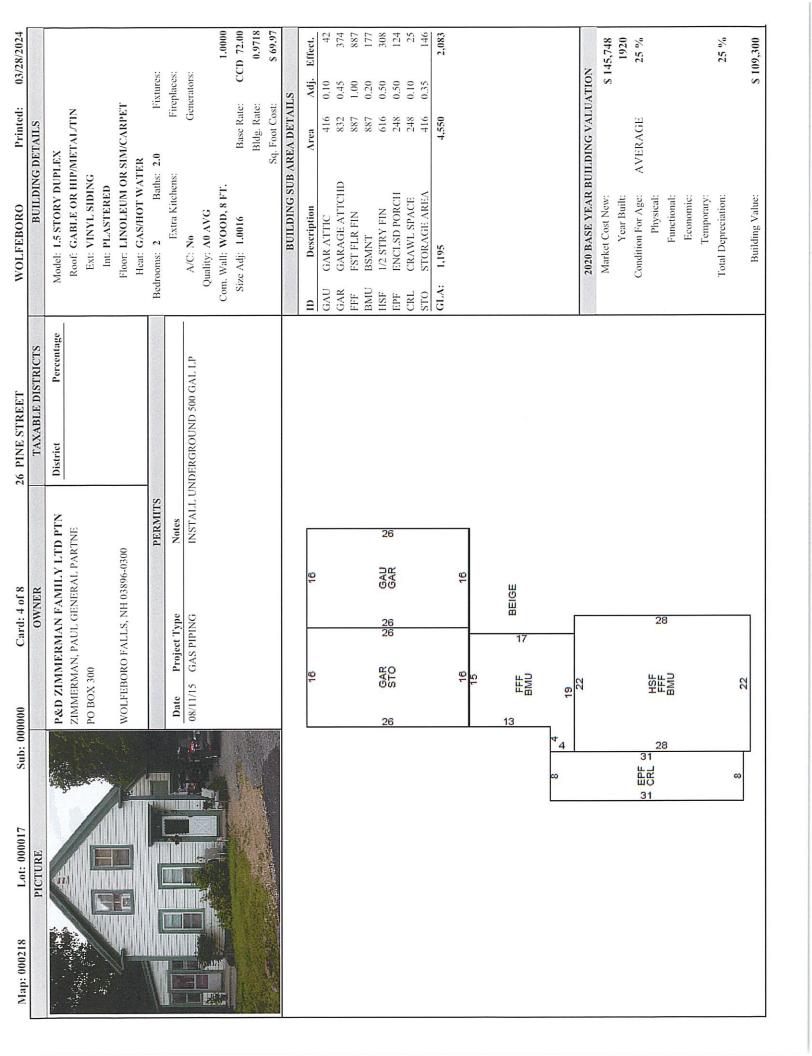
Map: 000218 Lot: 000017 Sub:	Sub: 000000 Card: 2 of 8 35 CENTER STREET	WOLFEBORO Printed: 03/28/2024
OWNER INFORMATION	SALES HISTORY	PICTURE
P&D ZIMMERMAN FAMILY LTD PTNRS	Date Book Page Type Price Grantor	
ZIMMERMAN, PAUL GENERAL PARTNE PO BOX 300		
WOLFEBORO FALLS, NH 03896-0300		
LISTING, HISTORY	PART SECTION S	
09/19/23 JMRM 10/14/09 DJRM 03/14/07 MMPU	OFFICES; ACTUAL YR BLT 1975-EFFECTIVE IS 1990 FOR RENO/UPDATES;10X14 BUMPOUT IS FOR FLOWER SHOP SECTION OFF CAR WASH CARD 5;2023 CYCLICAL	
	EXTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
Feature Type Units Lngi	Units Lugth x Width Size Adj Rate Cond Market Value Notes	WOLFEBORO ASSESSING
		OFFICE
		PARCEL TOTAL TAXABLE VALUE
		Building Features L
		2024 \$308,100 \$0 \$0 (c); Parcel Total: \$3.028,100
國家人民國家國際國家國家教育工作的工作人。在1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年,1987年	** CLAND VALUATION	(Card Total: \$ 308,100)
Zone: Minimum Acreage: Minimum Frontage:		
Land Type COM/IND Neighborhood: E	od: E Cond Ad Valorem	SPI R Tax Value Notes
0		



Map: 000218 Lot: 000017 Sub: 0	Sub: 000000 Card: 3 of 8	14 PINE STREET	WOLFEBORO Printed: 03/28/2024
OWNER INFORMATION	Same and the comment of the second	SALES HISTORY	PICTURE
P&D ZIMMERMAN FAMILY LTD PTNRS	Date Book Page Type	Price Grantor	
ZIMMERMAN, PAUL GENERAL PARTNE PO BOX 300			
WOLFEBORO FALLS, NH 03896-0300			
LISTING HISTORY		NOTES	
07/15/15 TITUR 03/14/07 MMPU	NEW STREET ADDRESS ISSUED FOR EACH UNIT OF NEW 6 UNIT APT BLD 2 END UNITS HAVE 2 BEDRM FOUR MIDDLE UNITS HAVE 1 BEDRM, ALL UNITS W/ 1.5 BATHS, UNITS USE SPLITS FOR HEAT;2023 CYCLICAL CHGS	CH UNIT OF NEW 6 UNIT APT BLD 2 LE UNITS HAVE I BEDRM, ALL FOR HEAT;2023 CYCLICAL CHGS	
	EXTRA FEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR
c Units Lngt	Size Adj Rate Co	Market	WOLFEBORO ASSESSING
SHED AVG 96	96 x 1 100 22.00 50	1,056	OFFICE
			PARCEL TOTAL TAXABLE VALUE
			50
	LANDVALUATION		LAST REVALUATION: 2020
Zone: Minimum Acreage: Minimum Frontage:		Site:	Driveway: Road:
Land Type COM/IND Neighborhood: E	: E	Cond Ad Valorem SPI	PR Tax Value Notes
0			

PICTITIBE					
TICTOT	OWNER	TAXABLE DISTRICTS	BUILDING DETAILS	DETAILS	
	P&D ZIMMERMAN FAMILY LTD PTN	N District Percentage	Model: 2.00 STORY APARTMENTS	RTMENTS	
	ZIMMERMAN, PAUL GENERAL PARTNE		Roof: GABLE OR HIP/PREFAB METALS	PREFAB METALS	
	PO BOX 300		Ext: CLAP BOARD		
			Int: DRYWALL		
	WOLFEBORO FALLS, NH 03896-0300		Floor: HARDWOOD		
7			Heat: ELECTRIC/FA NO DUCTS	O DUCTS	
		PERMITS	Bedrooms: 8 Baths: 12.0	12.0 Fixtures: 30	
	Date Project Type Notes	S	Extra Kitchens:	Fireplaces:	
	COMMERCIAL BUIL	6 UNIT APARTMENT BUILDING WITH	A/C: Yes 100.00 %	Generators:	
	04/10/17 RAZE/DEMO RAZ	RAZE DWELLING	Quality: A2 AVG+20		
			Com. Wall:		
			Size Adj: 0.8117	Base Rate: CAP 60.00	00.09
The state of the s				Bldg. Rate: 0.	0.9809
				Sq. Foot Cost: \$ 5	\$ 58.85
			BUILDING SUB AREA DETAILS	REA DETAILS	
			ID Description	Area Adi. Eff	Effect.
			H IID	32 1 00	3337
				00.1	2000
			GAP GAPAGE ATTOUR	0.45	3332
				0.43	11.5
			STO STORAGE AREA	544 0.35	001
					27
			١.		
2	ROH	4	OLA: 0,664	11,852 8	8,495
<u>e</u>	\$				
ST S	UTF THE GARA	34			
			2020 BASE YEAR BUILDING VALUATION	DING VALUATION	
			Market Cost New:	\$ 499.931)31
16	86		Year Built:	20	2017
۷	ROH	4	Condition For Age: A	AVERAGE 6	% 9
			Physical:		
			Functional:		
			Economic:		
			Temporary:		
			Total Depreciation:	9	% 9
			Building Value:	\$ 469,900	000

Card Total	Map: 000218 Lot: 000017 St	Sub: 000000 Card: 4 of 8 26 PINE STREET	WOLFEBORO Printed: 03/28/2024
Paie Rook Page Type Price Grantor	OWNER INFORMATION		PICTURE
TWO FAMILY_2-IDDRM AVTS:NO STAIRSSTO ABOVE GAR:2023 CYCLICAL TWO FAMILY_2-IDDRM AVTS:NO STAIRSSTO ABOVE GAR:2023 CYCLICAL CORRECTTONSKETCI MUNICIPAL SOFT	P&D ZIMMERMAN FAMILY LTD PTNRS	Book Page Type	
NOTES NOTE	ZIMMERMAN, PAUL GENERAL PARTNE		
TYO FAMILY, 2-16DRM APTS:NO STAIRS&TO ABOVE GAR.2023 CYCLICAL CORRECTIONSKETCH	PO BOX 300		
December NOTES NOTES NOTES NOTES NOTES	WOLFBORO FALLS, NH 03896-0300		
THURK THUR	LISTING HISTORY	NOTES	
MUNICIPALSOFT Care Market Value Municipals MUNICIPALSOFT Care Market Value Municipals MUNICIPALSOFT Care MUNICIPALSOFT Care MUNICIPALSOFT Care MUNICIPALSOFT Care MUNICIPALSOFT Care MUNICIPALSOFT Care Municipals Municipals		TWO FAMILY, 2-1BDRM APTS;NO STAIRS/STO ABOVE GAR;2023 CYCLICAL CORRECTION/SKETCII	
VOLFEBORG			MUNICIPAL SOFTWARE BY AVITAR
TAND VALUATION Tand Tand Total Tand Tand Total Ta		Sign Adi Bata Cond	
PARCEL TOTAL	, in 1971	190 1,000,00 100	WOLFEBORO ASSESSING OFFICE
Vear Building			PARCEL TOTAL TAXABLE VALUE
Card Total			Building Features L
Card Tutal: S 110,3			
Minimum Acrage: Minimum Frontage: LAND VALUATION Site: Driveway: Spe COM/IND Neighborhood: E Cond Ad Valorem SPI R Tax Value Notes O ac			
Minimum Acreage: Minimum Frontage: Site: Driveway: COM/IND Neighborhood: E Ond Ad Valorem SP1 R Tax Value Notes			(Card Total: \$ 110,300)
Minimum Acreage: Minimum Frontage: Neighborhood: E Ond Ad Valorem SPI R Tax Value Notes acreage: Driveway: Ond Ad Valorem SPI R Tax Value Notes			LAST REVALUATION: 2020
Neighborhood: E Ond Ad Valorem SPI R one	Minimum Acreage:		Driveway: Road:
O ac		Cond Ad Valorem	~
	10		



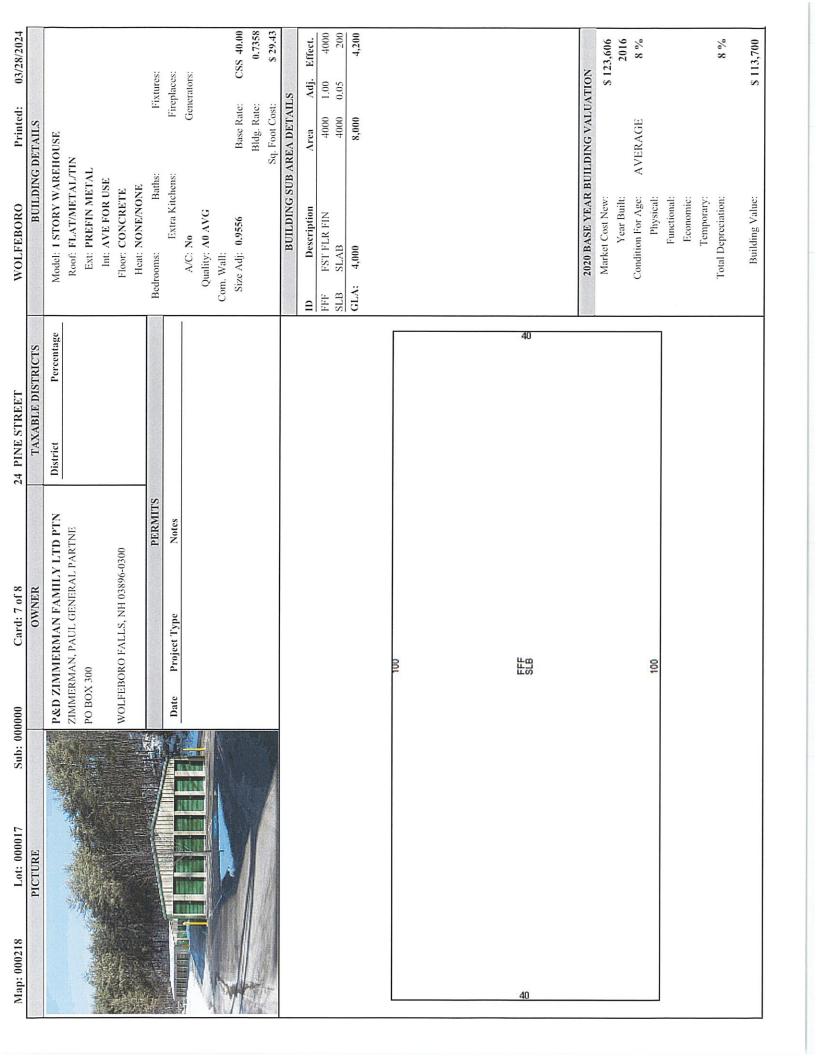
	CALEG HET DA	nication
OWNER INFORMATION	SALES HIS	FICT UKE
P&D ZIMMERMAN FAMILY LTD PTNRS	Date Book Page Type Price Grantor	
ZIMMERMAN, PAUL GENERAL PARTNE		
PO BOX 300		6'4
WOLFEBORO FALLS, NH 03896-0300		
LISTING HISTORY	NOTES	Seattle State Company
07/15/15 THUR 03/17/15 SCPU 03/14/07 MMPU	AUTOMATIC CAR WASH; 10X14 FLOWER SHOP/CARD 2,THERE IS 4 CAR VACS W/2 DOUBLE LTS OVER, CARWASH BAY HAS10 YR EXPECTED LIFE AJD COND IN EXFEAT	
MATERIAL PROPERTY OF THE PROPE	EXTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
Feature Type Units Lngth x Width	h x Width Size Adj Rate Cond Market Value Notes	WOI FERORO ACCECCING
CARWSH BAY AUTO 2	1 <u>00</u> 60,000.00 75 90,000 <u>90,000</u>	OFFICE
		PARCEI TOTIAL TAXABLE VALITE
		Vear Ruilding Restures Land
		\$ 101,400 \$ 90,000
		Parcel Total: \$ 3,028,1
		(Card Total: \$ 191,400)
	LAND VALUATION	LAST REVALUATION: 2020
Zone: Minimum Acreage: Minimum Frontage:	Site:	Driveway: Road:
Land Type COM/IND Neighborhood: E	: E Cond Ad Valorem SPI	I R Tax Value Notes
0 ис		

PACD ZIMMERMAN PAUL GENERAL ZIMMERMAN, PAUL GENERAL ZI	P&D ZIMMERMAN FAMILY LTD PTN ZIMMERMAN PAHI GENERAL PARTNE	TAXABLE DISTRICTS	BUILDING DETAILS	LAIT.S
P&D ZIMMERMAN FAUL GEN PO BOX 300 WOLFEBORO FALLS, NH or WOLFEBORO F	P&D ZIMMERMAN FAMILY LTD PTN ZIMMERMAN PATH GENERAL PARTNE	TOTAL DESCRIPTION OF THE PARTY		THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS
TO BOX 300 WOLFEBORO FALLS, NH OR BOX 300 WOLFEBORO FALLS, NH OR BOX 300 Bate Project Type SER 55 55 55 55 55 55 55 55 55 55 55 55 55	ZIMMERMAN PAHI GENERAL PARTNE	District Percentage	Model: 1 STOBY CAB WASH	
45 45 45 45 45	ZIMMERMAN BATT GENERAL BARTNE		Model: 1 STOKY CAK WASH	
45 45 45 45 45 45	THE PROPERTY OF THE PROPERTY O		Roof: GABLE OR HIP/ASPHALT	HALT
45 45 45 45 45 45	PO BOX 300		Ext. CNCDT OD BLE	
45 45 45 45 45 45			THE CHOICE OF THE	
45 45 45 45 45 45			Int: AVE FOR USE	
Date Project Type The Project Type Substitute of the project Type The Project Typ	WOLFEBORO FALLS, NH 03896-0300		Floor: CONCRETE	
Date Project Type 10 12 13 14 15 16 17 18 19 19 19 10 10 10 10 10 10 10			Heat: NONE/NONE	
Date Project Type 10 10 12 13 14 15 15 16 17 16 17 17 18 18 18 19 19 10 10 10 10 10 10 10 10	PERMITS		Bedrooms: Baths:	Fixtures:
To Project Type To Pro				
45 45 45 45 45			Extra Kitchens:	Fireplaces:
45 45 45 45 45			A/C: No	Generators:
45 45 45 45 45			Onality: All AVG	
45 45 45 45 45			Savara Samura	2
45 45 45 45 45			Com. Wall: MASONRY, 16 FT.	1.0840
45 45 45 45 45			Size Adj: 1.1653 E	Base Rate: CCW 80.00
45 45 45 45 45			B	Bldg. Rate: 0.7808
45 45 45 45 45			SS	
45 45 818 45			BUILDING SUB AREA DETAILS	
45 45 818 45				:
45 45 45 44 45	34		Describion	Adj. El
45 45 45 45				
45 45 45 44 45			SLB SLAB	1980 0.05 99
45 45 45 44 45			GLA: 1,980	3,960 2,079
cash wash	cash wash	45	2020 BASE YEAR BUILDING VALUATION Market Cost New: Year Built: Year Built: Physical: Physical: Functional: Functional: Feonomic: Temporary:	NG VALUATION \$ 140,769 1990 RAGE 28 %
10	\$6.50 4.00 4.00 4.00 4.00 4.00 4.00 4.00 4		Total Depreciation:	28 %
]	Building Value:	\$ 101,400

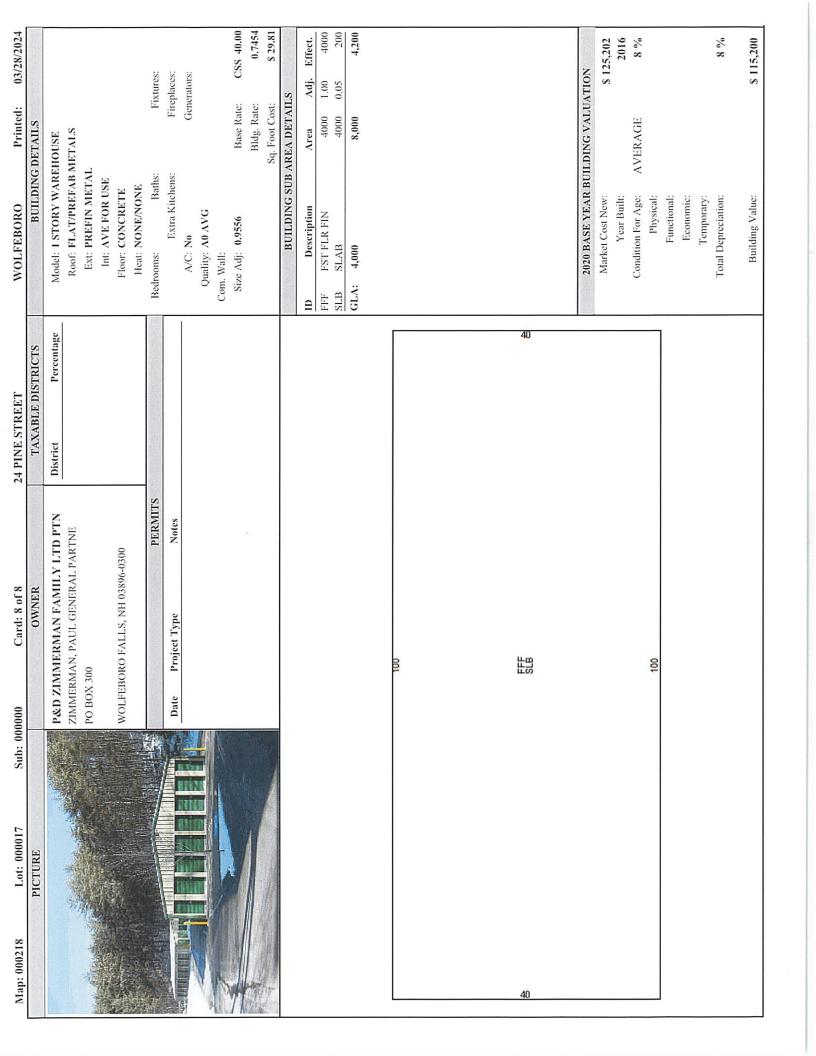
PACE PACE PACE	Map: 000218 Lot: 000017 Sub: 0	Sub: 000000 Card: 6 of 8 35 CENTER STREET	WOLFEBORO Printed: 03/28/2024
SHE Brok Page Type Price Granter	OWNER INFORMATION	SALES HISTORY	PICTURE
SEL SERVE CAR WASH CARWASH BAY HAS 10 YEAR EXPECTED LIFE AID		Book Page Type	
NOTES NOTES	ZIMMERMAN, PAUL GENERAL PARTNE		
SELE SERVE CAR WASH, CARWASH BAY HAS 10 YEAR EXPECTED LIFE ADD	PO BOX 300		S. C.
THIRE SCHOOL SEX FEAT CANNANI CANNANI LAY LIAS 10 YEAR EXPECTED LIFE AD	WOLFEBORO FALLS, NH 03896-0300		
THUR SELF SERVE CAR WASH; CARWASH DAY HAS 10 YEAR EXPECTED LIFE AD	LISTING HISTORY		
NEW COLUMN PAYTOR PAYTOR	THUR SCPU		
Figure Cond State Cond State Cond State Cond State Cond State Cond State State Cond State State State Cond State State State Cond State Sta	নৈ	XTRA FEATURES VALUATION	MUNICIPAL SOFTWARE BY AVITAR
SII BAY SELF SERV 1		Size Adj Rate Cond	WOLFEBORO ASSESSING
Maintenna Prontage: Cond. Advances Park P		30,000.00 75 30,000.00 50	OFFICE
Vear Building Features 1		000,00	PARCEL TOTAL TAXABLE VALUE
Card Total: S. 107,600 Parcel Trail: S. 3,028, Parcel Trail: S.			
Pareel Total: S.3.028,			\$ 47,600 \$ 60,000
Minimum Acroage: Minimum Frontage: LAND VALUATION Minimum Acroage: Minimum Frontage: Driverary: Site: Driverary: O ac O ac			Parcel Total: \$ 3,028,
Minimum Acreage: Minimum Frontage: LAND VALUATION Minimum Acreage: Minimum Frontage: LAND VALUATION Neighborhood: E Oac Ond Ad Valorem SPI R Tax Value Notes			
Minimum Acreage: Minimum Frontage: LAND VALUATION Minimum Acreage: Minimum Frontage: Driveway: Neighborhood: E Oac Oac			(Card Total: \$ 107,600)
Minimum Acreage: Minimum Prontage: Spec COM/IND		LAND VAEUATION	LAST REVALUATION: 2020
Neighborhood: E Cond Ad Valorem SPI R 0 ac	Minimum Acreage:	Site:	
Оас		Cond Ad Valorem	~
	0		:

PICTURE		Chicago Contraction Contractio	TO SECURE THE PROPERTY OF THE	Charles of the Section of the Sectio		UNITRACED PROPERTY OF THE PROP
	OWNER	TAXABLI	TAXABLE DISTRICTS	BUILDING DETAILS	DETAILS	
	P&D ZIMMERMAN FAMILY LTD PTN	District	Percentage	Model: 1 STORY CAR WASH	ASH	
	ZIMMERMAN, PAUL GENERAL PARTNE			Roof: GABLE OR HIP/ASPHALT	SPHALT	
	PO BOX 300			Ext: CNCRT OR BLK		
				Int: AVE FOR USE		
	WOLFEBORO FALLS, NH 03896-0300			Floor: CONCRETE		
				NONE/NO		
10.00	PERMITS	TS		Bedrooms: Baths:	Fixtures:	res:
	Date Project Type Notes			Extra Kitchens:	Fireplaces:	ces:
1				A/C: No	Generators:	ors:
				Quality: A0 AVG		
	A. 200			Com. Wall: MASONRY, 16 FT.		1.0840
				Size Adj: 1.8213	Base Rate:	CCV 62.00
					Bldg. Rate:	1.2203
					Sq. Foot Cost:	\$ 82.01
				BUILDING SUB AREA DETAILS	REA DETAILS	
				ID Description	Area Ac	Adi. Effect.
	88			F FS	89	1
	75					
				١		
	FFF SLB	24	ATTACHED TO BUILDING ON CARD			
			5	2020 BASE YEAR BUILDING VALUATION	DING VALUAT	ION
				Market Cost New:		\$ 66,100
				Year Built:		1990
				Condition For Age: A	AVERAGE	28 %
les.	self serve car was bays			Physical:		
				Functional:		
				Есоношіс:		
	32			Total Depreciation:		28 %
				Building Value:		\$ 47,600

NOLLY MODIL GANNO	The State of the National Adjusted Series and the Series of the Series o			
IERMAN FAMILY L'ID PI'NRS N, PAUL GIENIERAL PARTNIE	1			
PO BOX 300 WOLPBORO FALLS, NH 03896-0300				
STING HISTORY	NOTIES CONTRACTOR	The Second Control of the Park Second Control of	<u>.</u> [
02/04/16 CAPU CL.	CLARK PLAZA STORAGE WAREIIOUSE 24 PINE ST;2023 CYCLICAL CORRECT PAVMT	PINE ST;2023 CYCLICAL		
	SEXTRA REATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR	Y AVITAR
Units Lng	Size Adj Rate C	Market Value Notes	. WOLFEBORO ASSESSING	ESSING
PAVING- ASPIIALT 5,000 1 x	1 x 5000 63 2.50 100	7,875 7,900	OFFICE	
			PARCEL TOTAL TAXABLE VALUE	E VALUE
			Building	1
			2024 \$ 113,700 \$ 7,900 Parcel Tot	\$ 7,900 \$ 0(c) Parcel Total: \$ 3,028,100
(Card Total: \$121,600)	C ECANDIVATEDA (11 ON 1995) ESTATES (12 CONTACT)	(中の)のできる。 (日本の)の (日本の	(Card Total: \$ 121,600)	00) : 2020
Zone: Minimum Acreage: Minimum Frontage:		Site:	Driveway: F	Road:
Land Type COM/IND Neighborhood:		Cond Ad Valorem S	SPI R Tax Value Notes	
0 ac				



		24 PINE STREET	WOLFEBORO Printed: 03/28/2024
OWNER INFORMATION	The state of the state of the sales	SALES HISTORY	PICTURE
P&D ZIMMERMAN FAMILY LTD PTNRS	Date Book Page Type	Price Grantor	
ZIMMIRMAN, PAUL GENERAL PARTNE			
PO BOX 300			
WOLFEBORO FALLS, NH 03896-0300			
	N 等於於 是不是不是不是不是不是不是	STATES OF STATES	
09/19/23 JMRM 02/04/16 CAPU	CLARK PLAZA STORAGE WAREHOUSE 24 PINE ST; 2023 CYCLICAL CORREC PAVMT	24 PINE ST; 2023 CYCLICAL CORREC	
	EXTRAFEATURES VALUATION		MUNICIPAL SOFTWARE BY AVITAR
Units Lng	Size Adj Rate (Market	WOLFEBORO ASSESSING
PAVING- ASPIIALT 5,000	1 x 5000 63 2.50 100	7,875	OFFICE
			AL TAXABLE VALUE
			Year Building Features Land
			2024 \$ 115,200 \$ 7,900 \$ 0(c) Parcel Total: \$ 3,028,100
	The state of the s	The second of th	(Card Total: \$ 123,100)
age: Minimu		Site:	Driveway: Road:
Type COM/IND	ij	Cond Ad Valorem SP	ıtes
0			



WARRANTY DEED

BE IT KNOWN that Paul Zimmerman, as Trustee of the PZ Trust, of P. O. Box 300, Wolfeboro Falls, NH 03896, hereby gifts to the P. and D. Zimmerman Family Limited Partnership, Paul E. Zimmerman, General Partner, of P. O. Box 300, Wolfeboro Falls, NH 03896, with warranty covenants the following described property:

Tax Map #218-17

A tract of land with the buildings situate thereon located on the easterly side of Center Street in Wolfeboro, Carroll County, New Hampshire, formerly known as Tax Map #10-5-11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 40 and 42, as shown on the following plans:

- "Plan of Lands for R. Willard & M. Virginia Sumner, Wolfeboro, Carroll County, N.H." dated April 8, 1980 and recorded on December 4, 1980 at Book 51, Page 92 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on December 2, 1980 as cited on said plan;
- "Topographic and Existing Conditions Site Plan of Clarke Plaza, Center Street, Wolfeboro, N.H. for Paul Zimmerman" dated May 15, 1984 and recorded on May 31, 1984 at Plan Book 68, Page 20 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on May 29, 1984 as cited on said plan;
- "Proposed Site Plan for Paul Zimmerman & BankEast Corporation, Wolfeboro, N.H." dated May 15, 1984 and recorded on May 31, 1984 at Plan Book 68, Page 21 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on May 29, 1984 as cited on said plan;
- "Proposed Drainage Plan for Paul Zimmerman & BankEast Corporation, Wolfeboro, N.H." dated May 15, 1984 and recorded on May 31, 1984 at Plan Book 68, Page 22 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on May 29, 1984 as cited on said plan; and
- "Proposed Site Plan for Paul Zimmerman, Wolfeboro, N.H." dated February 5, 1985 and recorded on March 8, 1985 at Plan Book 74, Page 1 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on March 5, 1985 as cited on said plan;
- "Proposed Site Plan for Paul Zimmerman, Pine Street, Wolfeboro, N.H." dated March 5, 1985 and recorded on March 8, 1985 at Plan Book 74, Page 4 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on March 5, 1985 as cited on said plan;
- "Proposed Site Plan for Bank East Corporation, Wolfeboro, N.H." dated February 3, 1987 and recorded on February 11, 1987 at Plan Book 96, Page 48 Carroll County Registry of Deeds. Wolfeboro Planning Board approval was obtained on February 3, 1987 as cited on said plan.

Said tract being more particularly bounded and described as follows:

Beginning at a point at the corner of Center Street and Pine Street as shown on the aforementioned plan of land recorded at Plan Book 68, Page 21; thence turning N 19° 15' 00" E and running 100.69' by Center Street to a point; thence turning N 16° 44' 09" E and running 88.83' by Center Street to a disc; thence turning N 14° 47' 04" E and running 211.51' by Center Street to a nail; thence turning S 73° 08' 30" E and running 76.83' by land now or formerly of Harriman-Hale Post No. 18 to an iron pin; thence turning \$ 14° 48' 41" W and running 23.09' by said Harriman-Hale land to an iron pin; thence turning 5 74° 23' 21" E and running 292.30' by said Harriman-Hale land to an iron pin; thence turning N 43° 14′ 25" E and running 104.16' by said Harriman-Hale land to an iron bar; thence turning S 51° 43′ 01" E and running 287.11' by land now or formerly of Schliebus to a point; thence continuing southeasterly along a stone wall and running approximately 215' by land of Schliebus to a point; thence turning southwesterly and running along an intersecting stone wall approximately 110' by land of Schliebus to a drill hole; (the following courses and distances are derived from that plan of land recorded at Plan Book 51, Page 92) thence turning S 51° 56′ 02" E and running 20.56′ along a stone wall by land of Schliebus to an iron pin; thence turning S 49° 59′ 26" W and running 208.90′ by land of Sumner to an iron pin; thence turning N 40° 55′ 35" W and running 41.74' by land now or formerly of Helme to an iron pin; (the following courses and distances are derived from that plan of land recorded at Plan Book 74, Page 4) thence turning S 50° 57' 03" W and running 112.22' parallel to Thompson Avenue by land of Helme to an iron pin; thence turning N 45° 52′ 28" W and running 49.41' by Pine Street to an iron pin; thence turning N 59° 42' 29" W and running 50' by Pine Street to a disc; thence turning N 45° 35' 50" E and running 107.41' by land now or formerly of Shannon to a disc; (the following courses and distances are derived from that plan of land recorded at Plan Book 68, Page 21) thence turning northeasterly and running approximately 67' by land now or formerly of Shannon to a point; thence turning easterly and running approximately 65' by land of Shannon to a point; thence turning N 89° 27' 05" W and running 150.47' by land of Shannon to a point; thence turning \$ 17° 12' 09" W and running approximately 121' by land of Shannon to Pine Street; thence turning northwesterly and running approximately 153' by Pine Street to a point; (the following course and distance are derived from that plan of land recorded at Plan Book 96, Page 48) thence turning N 71° 04' 14" W and running 253.93' by Pine Street to the point of beginning.

Together with and subject to all rights, restrictions, conditions, easements, agreements, leases and boundary line agreements of record.

Together with any and all land lying between the above property and Center Street and Pine Street.

The undersigned Trustee, as Trustee under the PZ Trust created under a trust agreement dated April 23, 1996 hereby states pursuant to RSA 564-A:7 that he has full and absolute power in said trust agreement to convey or mortgage any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power to see to the application of any trust asset paid to the Trustee relative to said conveyance or mortgage thereof.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-11) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul Zimmerman by warranty deed dated and recorded on April 23, 1996 at Book 1653 Page 262 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-12, 13, 14, 15, 16 and 40) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul Zimmerman, as Trustee of The Center Street Plaza Trust by warranty deed dated December 10, 1997 and recorded December 16, 1997 at Book 1727, Page 799 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-17) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Deborah Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 804 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-18) conveyed to Paul Zimmerman as Trustee of the PZ Trust by Paul and Deborah W. Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 806 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-20, 21, 24 and 42) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul E. and Deborah W. Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 808 Carroll County Registry of Deeds.

Meaning and intending to describe and convey the same premises (former Tax Map 10-05-22 and 23) conveyed to Paul Zimmerman, as Trustee of the PZ Trust by Paul and Deborah Zimmerman by warranty deed dated December 10, 1997 and recorded on December 16, 1997 at Book 1727, Page 811 Carroll County Registry of Deeds.

This is not homestead property.

This is a noncontractual transfer pursuant to NH RSA 78-B:2-IX.

· !
5
771
Ø
0 0
Ð
ာိ
05

S

		,	
			PZ Trust
			By: Paul Zimmerman, Trustee
•	1.	•	•

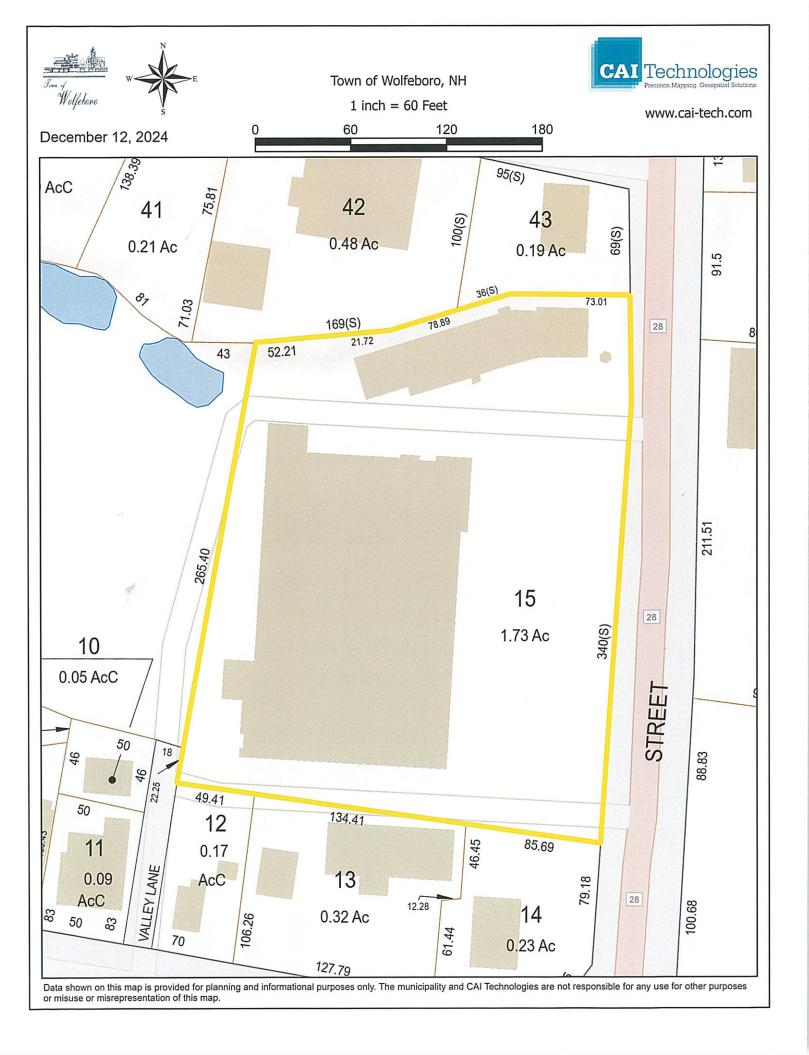
State of New Hampshire Country of Carroll

Executed this 5 day of april

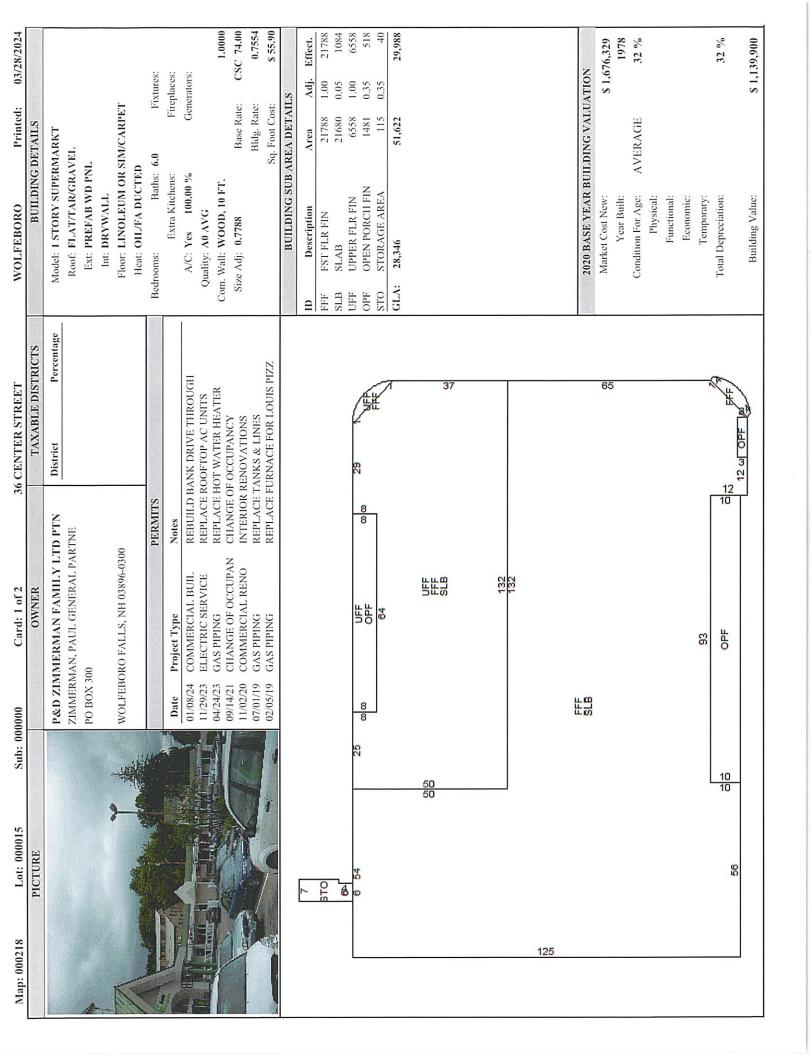
On this the 5 day of QQQQ, 1999, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.

Notary Public/Justice of the Poace....
My commission expires:

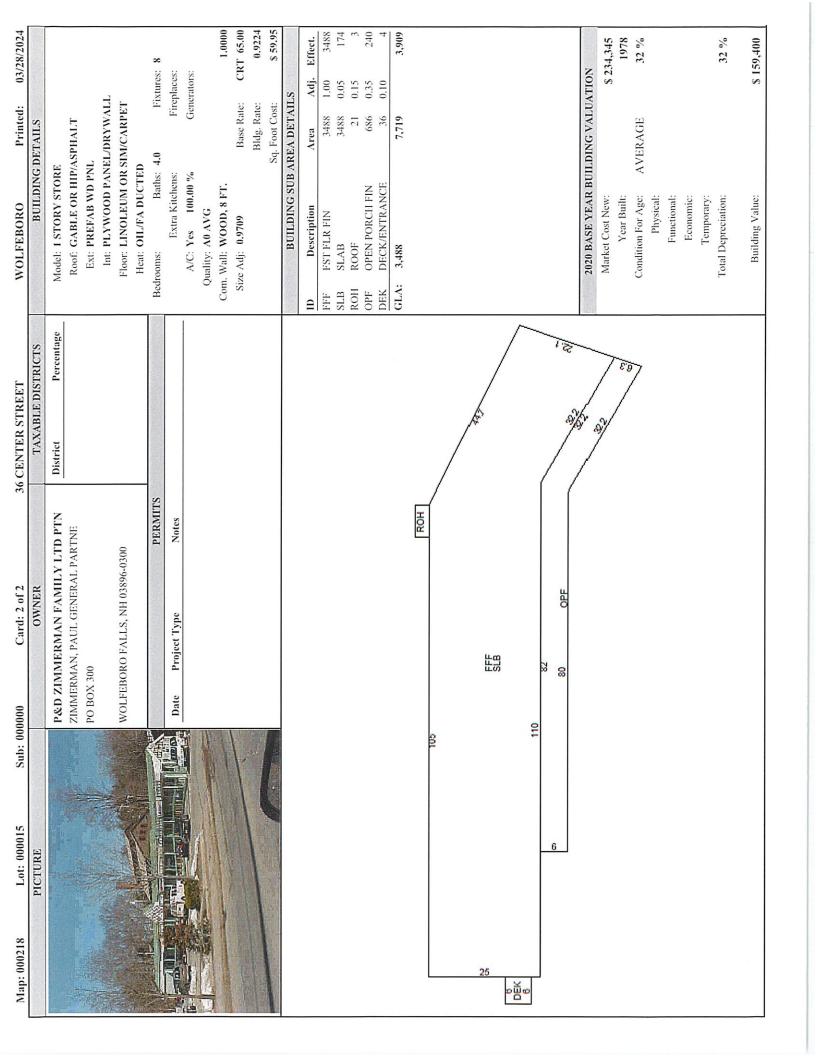
LORI A. BOWEN, Notary Public C My Commission Expires February 19 (2012)



Map: 000218 Lot: 000015		Sub: 000000	Card:	: 1 of 2		36 CENTE	36 CENTER STREET		=	WOLFEBORO	Printed:	: 03/28/2024
OWNER INFORMATION	IATION				SALES HISTORY	ISTORY				P	PICTURE	
P&D ZIMMERMAN FAMILY LTD PTNRS	LTD PTNRS	Date	Book Page	е Туре		Price Grantor						
	. 11 12 11 11	04/08/1999	1800 626			P&D ZIM	P&D ZIMMERMAN FAM LTD	M LTD				
ZIMMEKMAN, PAUL GENEKAL PAKTNE	MAKINE											
PO BOX 300												
WOLFEBORO FALLS, NH 03896-0300	1300											
LISTING HIST	LISTING HISTORY	一次 なる 無な 田子 かいまい 生命	100 60 編章	100	LON	School Notices of Alberta			1			
19781 PC/2C/20		_	OKIGGOIDS	CENTED	CHABVES	WOLFEBORO SHORRING CENTER ALLARVEST MARKET TO BANK WOLFE	ANV WOLE		_			
		EYE ASSOC.)	2ND FLR A	SIITON	CO. SULL	EVE ASSOCI 2ND FLR ASIITON & CO. SULLIVAN PLECLAKES REGION	ES REGION	1				
02/07/22 JMPU		TITLE SERV,	CONTAMIN	ATED SUP	FRFUND	TITLE SERV, CONTAMINATED SUPERFUND, CARD #2 IS FOR						
01/15/21 JMPU		OBJEXHAND	YCAP ELEY	VATOR (NO	OT LISTIN	OBJEX: HANDYCAP ELEVATOR (NOT LISTINGLOOKS MORE LIKE	LIKE					
03/06/19 JMPU		HANDICAPT	IFT 2023 CY	CLICAL C	HGS FOR	HANDICAP LIFT 2023 CYCLICAL CHGS FOR 2024-2024 REPLACE ROOF	ACE ROOF					
12/11/18 JMRM												
02/06/17 CAPU												
The 1 1 1 1 1 1 1 1 1	Section of the sectio	 	DESAME	NOTE	Service Constitution	Section 1	Company of the second	- 12 Con (1) 10 Con (1) - 1	200	a radio A va a a a radio a radio a constante de la constante d	A Arm stat A transmission	10,7,1,7,2
		DALINA FERENCE	NES YALL	TION		100 CONTROL OF A SECTION OF THE SECT				MUNICIPALIO	FIWAKE DIA	VIIAK
Feature Type	Units Ln	Units Lugth x Width	Size Adj	Rate	Cond	Market Value Notes	otes			WOLFERORO ASSESSING	RO ASSE	SAING
PAVING- ASPIJALT	14,500	14500 x 1	19	2.50	50	950'11				77 77 77		
LT2W/ DOUBLE LIGHT	2		100	2,000.00	20	2,000				Ö	office	
FREEZER TEMPS	160	16 x 10	160	32.00	8	7,291						
COOLER	196	14 x 14	142	25.00	89	6,193			1.	PARCEL TOTAL TAXABLE VALUE	L TAXABLE V	ALUE
COOLER	200	20 x 10	140	25.00	68	6,230			Veer	Duitellan	Postane	1
COOLER	144	12 x 12	171	25.00	68	5,479			2027	000 202 I S	\$ 210 800	000 200 3
ATM AUTOMATIC TELLER	-		001	35,400,00	68	31,506			7707	Oracionent e	D. 21 2,000	000 500 L 2 T
VAULT-GOOD	72	72 x 1		210.00	68	37,948					raicei 106	rateet 10tal: \$ 1,925,800
SPRINKLERS-WET	31,000	31000 x I	19	2.50	89	42,075			2023	\$ 1,303,000	\$ 219,800	\$ 403,000
						149,800					Parcel Tota	Parcel Total: \$ 1,925,800
									2024	\$ 1,139,900	\$ 149,800	\$ 403,000 (c)
											Parcel Tota	Parcel Total: \$ 1,862,100
										(Card To	(Card Total: \$ 1,692,700)	
THE SECOND SECON	LANDWALDAHON	LAND	ALUATION	安建设	建筑地区层	香味を加きておれ	Secure Charles	一般の 日本の あんかん		THE STATE OF THE S	ALUATION: 20	20
Zone: COMMERCIAL - C1 & C2	Minimum Acreage: 2	2.00 Minimum Frontage:	rontage: 5	50				Site:		Driveway:	Road:	đ:
Land Two	Units Race Date		Sito	Dond D	DWay Tonography	nography	Cond	Ad Volocom	a las	Toy Volue Meter		
add a pho	Depc	֝֝֝֝֝֝֝֝֝֝֝ ֪֓֞֓֞֓֞֩֞֞֩֞֩֞֩֞֩֞֩֞֩֞֩֞֩֞֩֞֩֞֩֞֩֞֩֜֜֜֝֓֓֓֜֜֜֡		- 1	O COM	pograpny		- 1		lax value motes		
COM/IND	0,090 ac x 5	x 5,000 X 100	001	8	901		S S	402.500 500	z z	402,500 USE 500		
								402 000		000 607		
	Z.090 ac							403,000		403,000		



	Sub: 000000	Card: 2 of 2		36 CENTER STREET		WOLFEBORO Printed: 03/28/2024
OWNER INFORMATION			SALES HISTORY	TORY		PICTURE
P&D ZIMMERMAN FAMILY LTD PTNRS	Date Book	k Page Type		Price Grantor		
ZIMMERMAN, PAUL GENERAL PARTNE						
PO BOX 300						
WOLFIBORO FALLS, NH 03896-0300						
LISTING HISTORY			NOTES	Š		
09/19/23 JMRM 12/11/18 JMRM 07/15/15 TITUR 03/17/15 SCPU 10/14/13 CACL 10/14/09 DJRM	"FROM SCRATCH BAKIN SPACE", H&R BLOCK; AD CHGS FOR 2024	I BAKIN CO.", LC OCK; ADJ COND (OF COOLERS	"FROM SCRATCH BAKIN CO.", LOUIS PIZZA; 11 &R BLOCK, "CLOSET SPACE", II&R BLOCK; ADJ COND OF COOLERS; ADJ #BATHS;2023 CYCLICAL CHGS FOR 2024	VI.	
	EXTRA FEATURES VALUATION	SVALUATION				MUNICIPAL SOFTWARE BY AVITAR
Feature Type Units Lug	Units Lugth x Width Size	Size Adj Rate	Cond	Market Value Notes		WOI FERORO ACCECCING
			50	3,078		OFFICE
CONCRETE SLAB COOLER COOLER	10 x 2/ 16 x 8	100 6.90	00 8 -	1,620 10X27 CONCRESTS PAD 5,269	- GV4 (II)	OFFICE
				10,000	I i	PARCEL TOTAL TAXABLE VALUE
						\$ 10,000 Parcel Total: \$ 1,862
					•	
						(Card Total: \$ 169,400)
	EAND VALUATION	UATION	· 2000年			LAST REVALUATION: 2020
Zone: Minimum Acreage: Minimum Frontage:					Site:	Driveway: Road:
Land Type COM/IND Neighborhood: E	E E			Cond Ad	Ad Valorem SPI	R Tax Value Notes
<u>Ф</u> ас						



WARRANTY DEED

BE IT KNOWN that Paul Zimmerman as Trustee of The Center Street Plaza Trust, of P. O. Box 300, Wolfeboro Falls, NH 03896, hereby gifts to the P. and D. Zimmerman Family Limited Partnership, Paul E. Zimmerman, General Partner, of P.O. Box 300, Wolfeboro Falls, New Hampshire, 03896, with warranty covenants the following described property:

A parcel of land with the buildings thereon situate in Wolfeboro, Carroll County, New Hampshire as shown on a plan entitled "Site Plan, Proposed Addition to the Wolfeboro, Shopping Center" dated February 1976 and recorded on December 21, 1976 at Plan Book 35, Page 33, being more particularly bounded and described as follows:

Beginning at a point on the westerly sideline of Center Street at the easterly corner of the property of Wolfeboro Oil Company, Inc. and being the southerly corner of the premises herein described; thence running N 64° 19′ 50" W, passing through an 3 iron pipe imbedded in the ground near said westerly sideline of Center Street and continuing on said course by the northerly boundary of Wolfeboro Oil Company, Inc. land 217.10' to an iron pin; thence running S 25° 46' 10" W 7.02' to an iron pin; thence running N 69° 06′ 50" W by land of the Town of Wolfeboro 49.41′ to an iron pin; thence running N 28° 05' 50" E by land of the Town of Wolfeboro 287.65' to an iron pin; thence running \$ 79° 00' 20" E and running \$2.21' to an iron pin by the southerly boundary line of Rankin land; thence S 74° 56' 00" E and running 27.72' to an iron pin by land of Rankin; thence N 89° 03' 10" E, partly by said land of Rankin and partly by land of Richard Libby, 78.89' to an iron pin; thence S 72° 12′ 30" E by the southerly boundary line of land of Richard Libby 73.07′ to an iron pin and continuing a short distance in a generally southeasterly direction to Center Street; thence turning by the westerly sideline of said Center Street and running approximately 341.58' to the point of beginning. (the straight line distance and bearing between the pin at land of Libby and the pipe at Wolfeboro Oil Company, Inc. is \$ 20° 02' 20" W, 341.58').

The undersigned Trustee, as Trustee under The Center Street Plaza Trust created under a trust agreement dated November 4, 1993 hereby states pursuant to RSA 564-A:7 that he has full and absolute power in said trust agreement to convey or mortgage any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee relative to said conveyance or mortgage thereof.

Meaning and intending to describe and convey the same premises conveyed to Randy Walker as Trustee of The Center Street Plaza Trust by The Federal Deposit Insurance Corporation by quitclaim deed dated and recorded on March 25, 1994 at Book 1568, Page

513 Carroll County Registry of Deeds. Randy Walker (a/k/a Thomas R. Walker) resigned as the Trustee thereof and Paul Zimmerman became the successor Trustee by "Resignation Of Trustee From The Center Street Plaza Trust and Appointment Of Successor Trustee, Wolfeboro, New Hampshire" recorded on September 7, 1994 at Book 1588, Page 324 Carroll County Registry of Deeds.

Together with and subject to all rights, restrictions, conditions, easements and rights-of-way of record.

This is not homestead property.

This is a noncontractual transfer pursuant to NH RSA 78-B:2-IX.

Executed this 5 day of (Lord, 1999.

The Center Street Plaza Trust

Paul Zimmerman, Trustee

State of <u>New Hamashin</u> County of <u>Canadl</u>

On this the 5 day of 0, 1999, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.

Notary Public/Justice of the Peace

My commission expires:

LORI A. BOWEN, Notary Public My Commission Expires February 19,2000