

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

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April 28, 2021

HAND DELIVERED

Peter Stith, Planner
Izak Gilbo, Administrative Clerk
Portsmouth Zoning Board of Adjustment
City Hall
1 Junkins Avenue
Portsmouth, NH 03801

Re: Zoning Relief
Applicant: Monarch Village, LLC,
Owner: Naveesha Hospitality LLC
Property: 3548 Lafayette Road
Tax Map 297, Lot 6
Gateway Neighborhood Mixed Use Corridor Zoning District

Dear Mr. Stith, Mr. Gilbo & Zoning Board Members:

On behalf of Applicant, Monarch Village, LLC, enclosed please find the following:

- See Viewpoint Land Use Application uploaded today.
- Owner's Authorization
- Memorandum in Support of Variance (original and 11 copies)

We look forward to presenting this the Zoning Board of Adjustment at its May 18, 2021 meeting.

Very truly yours,



R. Timothy Phoenix
Kevin M. Baum

Encl.

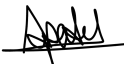
cc: Monarch Village, LLC
Erik Saari, Altus Engineering, Inc.

DANIEL C. HOEFLE	R. PETER TAYLOR	GREGORY D. ROBBINS	DUNCAN A. EDGAR
R. TIMOTHY PHOENIX	JOHN AHLGREN	MONICA F. KIESER	OF COUNSEL:
LAWRENCE B. GORMLEY	KIMBERLY J.H. MEMMESHEIMER	SAMUEL HARKINSON	SAMUEL R. REID
STEPHEN H. ROBERTS	KEVIN M. BAUM	JACOB J.B. MARVELLEY	

AUTHORIZATION

The undersigned, NAVEESHA HOSPITALITY LLC (“NAVEESHA”), owner of the property located at 3548 Lafayette Road, Portsmouth, New Hampshire and further identified as Portsmouth Tax Map 297, Lot 6 (the “Property”), hereby authorize Monarch Village, LLC (“Monarch”) and its advisors Altus Engineering, Inc. and Hoefle, Phoenix, Gormley and Roberts, P.A., to file documents and appear before the Portsmouth Zoning Board of Adjustment, Planning Board, Technical Advisory Committee and/or Conservation Commission in all matters relating to applications by Monarch to the City of Portsmouth to permit a residential development site on the Property.

Dated: April 21, 2021

By: 
Name: _____
Title: Ashok patel, owner

MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment (“ZBA”)
FROM: R. Timothy Phoenix, Esquire
Kevin M. Baum, Esquire
DATE: April 28, 2021
Re: Applicant: Monarch Village, LLC
Owner: Naveesha Hospitality LLC
Property: 3548 Lafayette Road
Tax Map 297, Lot 6
Gateway Neighborhood Mixed Use Corridor (“G1”) Zoning District

Dear Chairman Rheaume and Zoning Board Members:

On behalf of Monarch Village, LLC (“Monarch”), we are pleased to submit this Memorandum and exhibits in support a Variance for limited dimensional relief to permit a multi-family residential development site on the above-referenced property (the “Property”).

I. EXHIBITS

1. Board of Adjustment Site Plan – issued by Altus Engineering, Inc.
2. City GIS Map – showing the property and surrounding area zones.
3. Tax Assessor’s Card – Tax Map 297, Lot 6.
4. Site Photographs.
 - Street view & aerial views
 - Existing building conditions
5. Tax Map 297

II. RELIEF REQUIRED

Portsmouth Zoning Ordinance §10.5B53.10 – requires new buildings within the G1 District to be placed within the minimum and maximum front building setback from the lot line if the minimum front lot line buildout of 50% has not been met.

Portsmouth Zoning Ordinance §10.5B22.40 – requires buildings on Lafayette Road to comply with a special setback (minimum 70 feet, maximum 90 feet) measured from the center line of Lafayette Road.

III. PROPERTY/PROJECT

The Property is an approximately 162,967 square foot (3.74 acre) parcel located on Lafayette Road. **Exhibit 1**. It is currently used as the Wren’s Nest Village Inn and contains a mix of existing motel buildings and cottages totaling 33 units. *Id.*; **Exhibits 3 and 4**. Monarch proposes to redevelop the Property as a multi-family residential development site, a permitted use in the G1 District. To accomplish this redevelopment, Monarch will rehabilitate and convert

the existing motel buildings into apartments and will construct two new apartment buildings on the site for a total of 75 dwelling units on the Property (the “Project”). **Exhibit 1.** The existing cottages and several ancillary structures will be removed. *Id.*

All new buildings will conform to the dimensional requirements of the Portsmouth Zoning Ordinance (“PZO”).¹ The proposal meets all density and parking requirements for a General Residential Development Site. New development in the G1 District requires a front lot line buildout of at least fifty percent.² A fifty percent buildout is not required here as the closest buildings to Lafayette Road (Buildings 1 and 8) preexist the relevant zoning. However, pursuant to PZO §10.5B53.10, any new buildings constructed within the G1 District are to be located within the 70 foot minimum and 90 foot maximum building setback from the lot line, while PZO §10.5B22.40 requires a similar setback from the center line of Lafayette Road. Such placement is not possible given the locations of preexisting Buildings 1 and 8 as well as the existing driveway. Additionally, the site is very deep with ample room for two new apartment buildings as depicted. Accordingly, Monarch respectfully requests this Board grant variances to allow the new apartment buildings to be constructed outside of the minimum and maximum front building setback as measured from either location.

IV. VARIANCE REQUIREMENTS

- 1. The variances will not be contrary to the public interest.**
- 2. The spirit of the ordinance is observed.**

The first step in the ZBA’s analysis is to determine whether granting a variance is not contrary to the public interest and is consistent with the spirit and intent of the ordinance, considered together pursuant to *Malachy Glen Associates, Inc. v. Town of Chichester*, 155 N.H. 102 (2007) and its progeny. Upon examination, it must be determined whether granting a variance “would unduly and to a marked degree conflict with the ordinance such that it violates the ordinance’s basic zoning objectives.” *Id.* “Mere conflict with the zoning ordinance is not enough.” *Id.*

The purpose of the Portsmouth Zoning Ordinance as set forth in PZO §10.121 is “to promote the health, safety and the general welfare of Portsmouth and its region in accordance

¹ Several of the existing buildings do not meet the current required setbacks from side lot lines and Lafayette Road. Exhibit 1. Based on discussions with City Planning Department Staff these buildings are permitted as preexisting nonconforming structures.

² PZO 10.5B33.20.

with the City of Portsmouth Master Plan... [by] regulating”:

1. The use of land, buildings and structures for business, industrial, residential and other purposes – The Project will add much needed residential apartments to the Property, a desired and permitted use within the G1 District.
2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space – The Project meets complies with the density requirements of the PZO.
3. The design of facilities for vehicular access, circulation, parking and loading – Monarch intends to generally maintain the existing parking and drive lanes on the Property; all parking requirements will be met.
4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding – No impacts will be created by the variance. The Property is currently used as a motel and will be converted to apartments, a permitted use in the Zone. Impacts, if any, will be limited and no greater than those currently existing for the motel. The Project will be fully vetted by the Planning Board.
5. The preservation and enhancement of the visual environment – The Project will renovate the existing buildings on the Property and create new, up to date and to code structures. **(Exhibit 1).**
6. The preservation of historic districts, and buildings and structures of historic or architectural interest – Not applicable.
7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat and air quality – The Project largely retains the existing buildings, and the new buildings will be offset by the removal of the cottages and other ancillary structures. Additionally, the Project will be fully vetted by the Planning Board as part of its Conditional Use Permit and Site Plan review.

Based upon the foregoing, none of the variances “in a marked degree conflict with the ordinance such that they violate the ordinance’s basic zoning objectives.” *Malachy Glen, supra*, which also held:

One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality... Another approach to [determine] whether granting the variance violates basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare. (emphasis added)

The Property is located on Lafayette Road (US Route 1) and is surrounded by commercial properties to the north and south and undeveloped lots to the east and west. **Exhibit 2.** Through the reuse of many of the existing buildings, the Property will appear largely the same as it did as a motel, albeit refreshed with new and renovated buildings and with less transient residential use. The Property is large and deep, with plenty of space for the two new buildings which will be screened from view by the existing buildings at the front of the property. Sufficient

parking and access to and from Lafayette Road will remain. Accordingly, granting each requested variance will neither “alter the essential character of the locality,” nor “threaten the public health, safety or welfare.”

3. Granting the variance will not diminish surrounding property values.

As noted, the Project will result in two new, up to date apartment buildings, the renovation of the existing motel buildings and removal of the cottages and ancillary structures. The new buildings will meet current applicable life safety codes and will result in an updated and refreshed Property. The development will also change the Property from a more transient motel use to longer term residential apartment use, which will benefit both the surrounding area and the housing needs of the City as a whole. In light of these factors, granting the requested variance will not diminish surrounding property values.

4. Denial of the variances results in an unnecessary hardship.

a. Special conditions distinguish the property/project from others in the area.

Although the Property is approximately 3.74 acres, the lot is relatively long and is quite narrow, especially the area closest to Lafayette Road. Additionally, longstanding preexisting buildings and driveway access exists within the maximum and minimum front setback area, making it impractical if not impossible to achieve 50% or greater buildout. These factors combine to create special conditions.

b. No fair and substantial relationship exists between the general public purposes of the ordinance and its specific application in this instance.

The purpose of the 50% buildout and minimum/maximum setbacks requirements are to encourage the development of larger structures closer to Lafayette Road within the G1 District. However, such a buildout would be both difficult and impractical to apply to here given the location of preexisting and areas in which new buildings can be located. In fact, a strict application of PZO §10.5B53.10 here would cause larger buildings to be massed to the front of the lot rather than having various types and sizes of buildings disbursed throughout the lot as is proposed for the Project and intended for General Residential Developments.³ It would also potentially cause the driveway to be relocated, a difficult and potentially detrimental proposition given its longstanding location on the state maintained Lafayette Road (US Route 1). For all

³ See PZO 10.5B42.30, defining a General Residential Development as “[a] development project containing one or more residential building types in accordance with allowed building types and design standards...”

these reasons, there is no fair and substantial relationship between the general public purposes of these PZO provisions and their specific application to the Property.

c. The proposed use is reasonable.

If the use is permitted, it is deemed reasonable. *Vigeant v. Hudson*, 151 N.H. 747 (2005). Multifamily General Residential Development use is a permitted use in the G1 District and in accordance with both the intent of the PZO and the City's Master Plan. Accordingly, Monarch's proposed use is reasonable.

5. Substantial justice will be done by granting the variance.

If "there is no benefit to the public that would outweigh the hardship to the applicant" this factor is satisfied. *Harborside Associates, L.P. v. Parade Residence Hotel, L.L.C.*, 162 N.H. 508 (2011). That is, "any loss to the [applicant] that is not outweighed by a gain to the general public is an injustice." *Malachy Glen, supra* at 109. Granting relief allows Monarch to retain and renovate the existing buildings on the Property in order to create 75 new residential dwelling units in a General Residential Development, consistent with the intent of the G1 District and Master Plan. Denial results in both significant additional costs to Monarch due to the potential need to reconstruct or relocate Buildings 1 and 8 as well as the existing driveway and associated parking area. It also results in larger, bulkier, buildings closer to the roadway rather than a mix of styles and sizes throughout the Property with larger buildings to the rear. Accordingly, there is no benefit to the public that outweighs the harm to the owner if the requested relief is not granted. Denial would result in significant harm to the Applicant and the public.

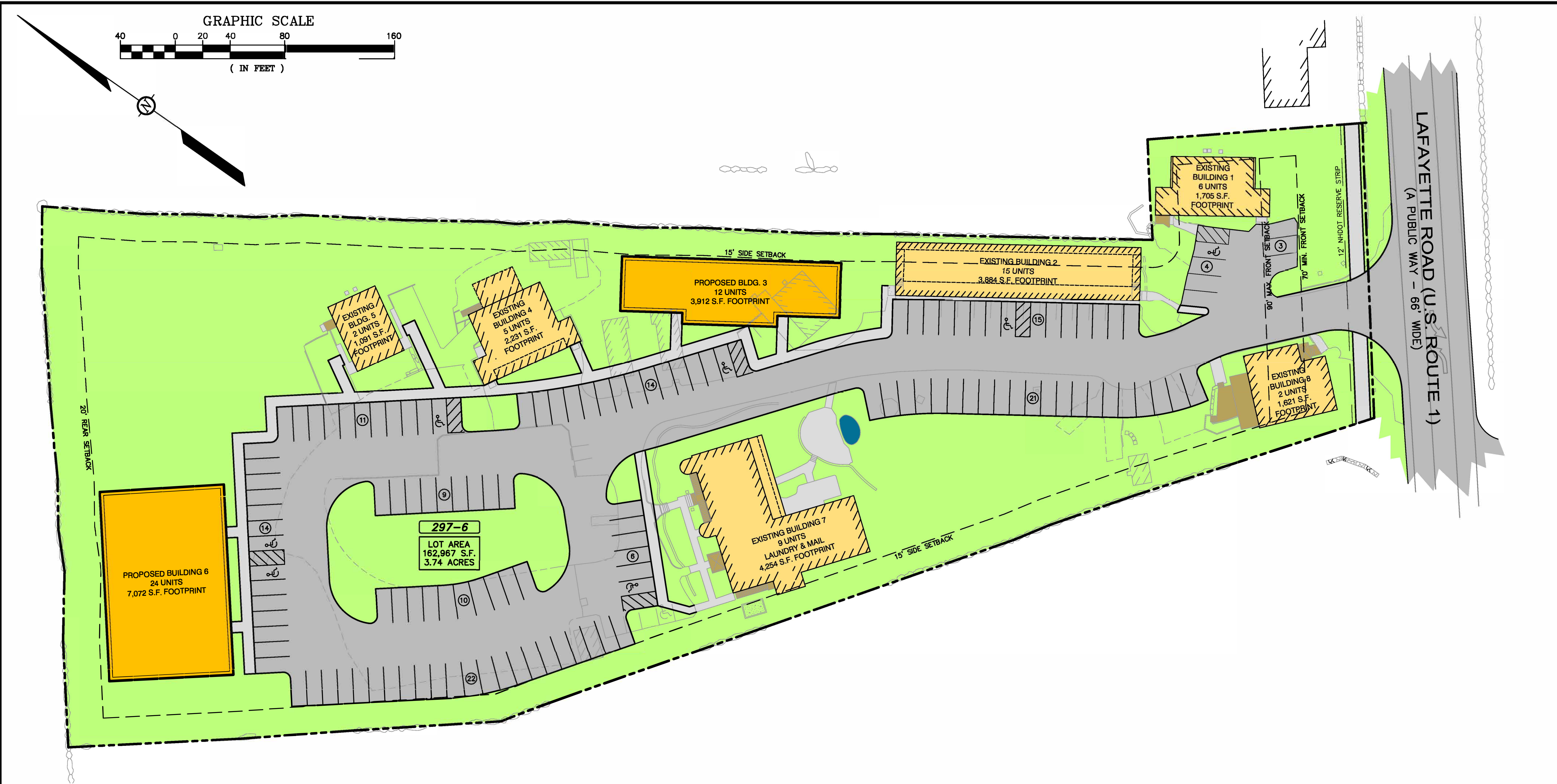
V. CONCLUSION

For all the reasons stated, Monarch respectfully requests that the Portsmouth Zoning Board of Adjustment grant the submitted variance requests to permit the construction of the new buildings outside the minimum and maximum front building setback.

Respectfully submitted,
MONARCH VILLAGE, LLC

By: 

R. Timothy Phoenix, Esquire
Kevin M. Baum, Esquire



- NOTES
1. DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT A MULTI-FAMILY "GENERAL RESIDENTIAL DEVELOPMENT SITE" COMPRISED OF MULTIPLE EXISTING AND PROPOSED BUILDINGS TOGETHER WITH ASSOCIATED PARKING AND ACCESSWAYS.

2. THE BASE PLAN USED HERE WAS DEVELOPED FROM "ALTA/ACSM LAND TITLE SURVEY, 3548 LAFAYETTE ROAD, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED AUGUST 11, 2011.

3. ZONE: G1 (GATEWAY 1)

4. DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA: 10,000 S.F. (0.23 ACRE) ON DEVELOPMENT SITE ±162,967 S.F. (3.74 AC.) PROVIDED 100' (ON LAFAYETTE ROAD) (161.55' EXISTING)

MIN. STREET FRONTAGE: N/A

MIN. LOT DEPTH: 70' MIN./90' MAX. (FROM LAFAYETTE ROAD CL)

FRONT SETBACK: 15'

SIDE SETBACK: 20'

REAR SETBACK: 50' (OR FOUR STORIES)

MAX. BUILDING HEIGHT: 200'

MAX. BUILDING LENGTH: N/A

MAX. BUILDING FOOTPRINT: 50% (15.8%/±25,770 S.F. PROPOSED)

MAX. BUILDING COVERAGE: N/A (ROW > 60')

BUILDING STEPBACK: PARALLEL TO FRONT LOT LINE

BLDG FACADE ORIENTATION: 50% (34.3%/55.4' EXISTING)

FRONT LOT LINE BUILDOUT: 20 UNITS/ACRE (GENERAL RESIDENTIAL)

DWELLING DENSITY: 4 MIN./24 MAX.

DWELLING UNITS PER BLDG: 75' FROM RES, MIXED RES, OR 4-11 DISTRICTS

PERIMETER BUFFER: 10% (FOR DEVELOPMENT SITE)

MIN. COMMUNITY SPACE: 20% (50.3%/±81,963 S.F. PROPOSED)

MIN. OPEN SPACE:

5. ZONING SECTION 10.540 – CONDITIONAL USE PERMIT FROM PLANNING BOARD REQUIRED TO ALLOW A GENERAL RESIDENTIAL DEVELOPMENT SITE.

6. NHDES ALTERATION OF TERRAIN PERMIT REQUIRED IF AREA OF DISTURBANCE OVER 100,000 S.F.

7. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED IF AREA OF DISTURBANCE OVER 43,560 SF.

8. NHDOT DRIVEWAY PERMIT REQUIRED.

9. DENSITY CALCULATIONS:

GENERAL RESIDENTIAL DEVELOPMENT: 20 DWELLING UNITS / ACRE

3.74 ACRES X 20 = 75 UNITS PERMITTED (75 PROPOSED)

10. UNIT COMPOSITION: 18 STUDIO (RENOVATED)
15 ONE BEDROOM (RENOVATED)
3 TWO BEDROOM (RENOVATED)
36 TWO BEDROOM (NEW)
3 THREE BEDROOM (RENOVATED)
75 TOTAL UNITS

11. PARKING REQUIREMENTS:

DWELLING UNITS: 1.3 SPACES PER DWELLING UNIT OVER 750 S.F.

75 UNITS X 1.3 = 98 SPACES REQUIRED

VISITOR PARKING: 1 SPACE PER 5 DWELLING UNITS

75 UNITS / 5 = 15 SPACES REQUIRED

TOTAL PARKING REQUIRED: 113 SPACES

TOTAL PARKING PROVIDED: 129 SPACES (16 SPACE/14.2% SURPLUS)

12. THE FOLLOWING VARIANCE FROM THE PORTSMOUTH ZONING ORDINANCE IS REQUIRED FOR THIS PROJECT:

SECTION 10.5B53.10 – TO ALLOW NEW BUILDINGS TO BE CONSTRUCTED OUTSIDE THE REQUIRED 70'–90' FRONT BUILDING SETBACK WHERE THE MINIMUM REQUIRED FRONT BUILDOUT IS NOT MET (50% REQUIRED, 34.3% PROVIDED).
- ALTUS

ENGINEERING, INC.

133 Court Street

(603) 433-2335

Portsmouth, NH 03801

www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:

BOARD OF ADJUSTMENT

ISSUE DATE:

APRIL 28, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	ZBA	EBS	04/28/21

EXHIBIT 1

DRAWN BY:

EBS

APPROVED BY:

EBS

DRAWING FILE:

5 61 – ZBA.dwg

SCALE: 22"x34" 1" = 30'
11"x17" 1" = 60'

OWNER/APPLICANT:

MONARCH VILLAGE, LLC

P.O. BOX 365

EAST HAMPSTEAD, NH 03826

PROJECT:

MONARCH VILLAGE

TAX MAP 297 LOT 6

3548 LAFAYETTE ROAD

PORTSMOUTH, NH 03801

TITLE:

BOARD OF ADJUSTMENT

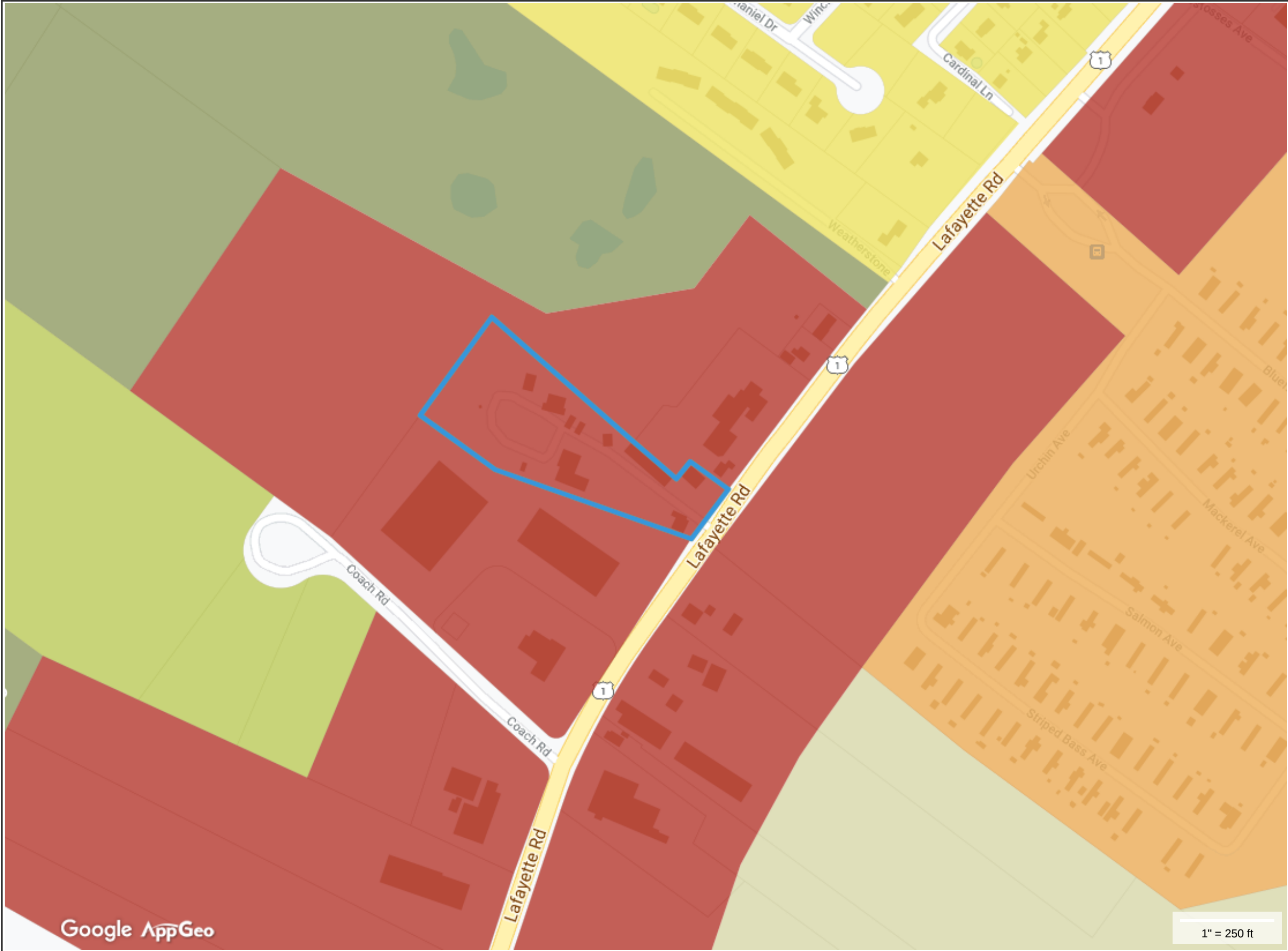
SITE PLAN

SHEET NUMBER:

1 of 1

P19161

3548 Lafayette Road



Property Information	
Property ID	0297-0006-0000
Location	3548 LAFAYETTE RD
Owner	NAVEESHA HOSPITALITY LLC



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
Data updated 7/17/2019

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

EXHIBIT 2

Map Theme Legends

Zoning

Residential Districts

R

Rural

SRA

Single Residence A

SRB

Single Residence B

GRA

General Residence A

GRB

General Residence B

GRC

General Residence C

GA/MH

Garden Apartment/Mobile Home Park

Mixed Residential Districts

MRO

Mixed Residential Office

MRB

Mixed Residential Business

G1

Gateway Corridor

G2

Gateway Center

Business Districts

GB

General Business

B

Business

WB

Waterfront Business

Industrial Districts

OR

Office Research

I

Industrial

WI

Waterfront Industrial

Airport Districts

AIR

Airport

AI

Airport Industrial

PI

Pease Industrial

ABC

Airport Business Commercial

Conservation Districts

M

Municipal

NRP

Natural Resource Protection

Character Districts

CD5

Character District 5

CD4

Character District 4

CD4W

Character District 4-B

CD4-L1

Character District 4-L1

CD4-L2

Character District 4-L2

Civic District

Civic District

Municipal District

Municipal District

Overlay Districts

OLOD

Osprey Landing Overlay District

Downtown Overlay District

Historic District

City of Portsmouth

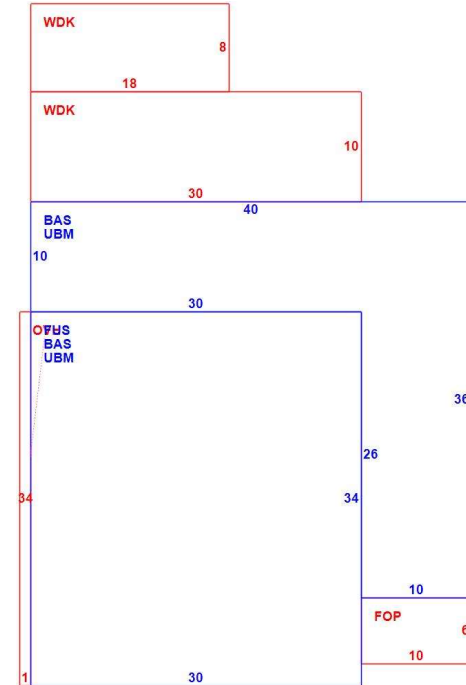
CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT													
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420				1	Level	0	All Public	1	Paved			Description		Code	Appraised		Assessed								
								8	2+ Off-St PKG			COMMERC.		3010	1,251,300		1,251,300								
												COM LAND		3010	462,000		462,000								
												COMMERC.		3010	15,500		15,500								
SUPPLEMENTAL DATA												2229 PORTSMOUTH, NH VISION													
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#																			
Total																				1,728,800		1,728,800			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP				5230	0888	07-18-2011	U	I	1,100,000		99	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				2250	0509			I	0	2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300							
										3010	462,000		3010	462,000		3010	462,000								
										3010	15,500		3010	15,500		3010	15,500								
Total												1728800		Total		1728800		Total		1728800					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		Number		Amount											Comm Int			
Total				0.00																					
ASSESSING NEIGHBORHOOD												APPROAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,238,000 Appraised Xf (B) Value (Bldg) 13,300 Appraised Ob (B) Value (Bldg) 15,500 Appraised Land Value (Bldg) 462,000 Special Land Value 0 Total Appraised Parcel Value 1,728,800 Valuation Method C Total Appraised Parcel Value 1,728,800													
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing				Batch															
302																									
NOTES																									
WREN'S NEST MOTEL-33 UNITS						NEW BAR TOP, PAINT -NCIV																			
WHYM CRAFT BEER CAFE						12/16BP-FRONT DESK GUY SAID GAS COMPANY																			
FUNC =FRACTURED LAYOUT OF ALL BLDGS						SLEEVED GAS LINE FOR GAR & BDLG #116,117																			
03/13-BP: TEN FU/WHYM CRAFT BEER CAFE																									
MINOR HEALTH DEPT ITEMS																									
THAT NEEDED TO BE ADDRESSED																									
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY													
Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type	Is	Cd	Purpost/Result	
16-1187		09-06-2016		PL	Plumbing		500		12-14-2016		100				SLEEVE EXISTING GAS LINE		09-12-2017		ST				40	Hearing No change	
13-111		02-22-2013		BP			1,500		09-17-2013		100		04-17-2013		CHANGE RESTAURANT OW		07-19-2017		RM				AB	Abatement Application	
11-0869		12-16-2011		BP			200		02-16-2012		100				RESTAURANT REOPENING;		06-01-2017		ST				ER	Exterior Review	
10-222		04-23-2010					0		06-29-2011		100				TENANT FIT-UP MERRILL'S		12-14-2016		JW		02	2	50	Building Permit	
07-949		11-19-2007					0				100				EST NEW OWNER		09-09-2015		ST				41	Hearing Change	
11828		01-09-2003					1,500				100				RANGE HOOD SUPP		03-15-2015		ST				ER	Exterior Review	
11496		08-01-2002					8,000				100				CONSTRUCT KITCH		12-04-2013		JM				11	Listed	
LAND LINE VALUATION SECTION																									
B	Use Code	Description		Zone	Frontage	Depth	Land Units		Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P		Land Value				
1	3010	MOTELS		G1			130,6	SF	0	1.0000	0	1.00	302	0.480	301			0.0000		0		0			
1	3010	MOTELS		G1			0.800	AC	0	1.0000	0	1.00	302	0.480	301			0.0000		0		0			
1	3010	MOTELS		G1			33.00	BL	1	1.0000	0	1.00		1.000	EXHIBIT 3		HT2		1.0000		14,000		462,000		
Total Card Land Units						3.800	AC	Parcel Total Land Area						3.8008	Total Land Value										462,000

EXHIBIT 3

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	C-	C-			
Stories:	2				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
CAN1	CANOPY AVG	L	100	13.00	1990	3	50	D	0.90	600
PAV1	PAVING-ASPHALT	L	12,000	1.75	1985	3	50	C	1.00	10,500
SHD1	SHED FRAME	L	100	13.00	1990	3	50	C	1.00	700
SHD1	SHED FRAME	L	96	13.00	1988	3	50	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,680	1,680	1,680	113.70	191,021	
FOP	Porch, Open	0	60	15	28.43	1,706	
FUS	Upper Story, Finished	1,020	1,020	1,020	113.70	115,977	
OVH	Over hang	0	34	7	23.41	796	
UBM	Basement, Unfinished	0	1,680	336	22.74	38,204	
WDK	Deck, Wood	0	444	44	11.27	5,003	
Ttl Gross Liv / Lease Area		2,700	4,918	3,102		352,707	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>									
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed												
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300												
								COM LAND	3010	462,000	462,000														
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500												
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011		U		I		1,100,000		99		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		2250	0509							0			2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300				
													3010	462,000		3010	462,000		3010	462,000					
													3010	15,500		3010	15,500		3010	15,500					
Total												1728800	Total		1728800	Total		1728800	Total		1728800				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor <div>APPRAISED VALUE SUMMARY</div> <div> Appraised Bldg. Value (Card) 1,238,000 Appraised Xf (B) Value (Bldg) 13,300 Appraised Ob (B) Value (Bldg) 15,500 Appraised Land Value (Bldg) 462,000 Special Land Value 0 Total Appraised Parcel Value 1,728,800 Valuation Method C Total Appraised Parcel Value 1,728,800 </div>													
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int															
Total				0.00																					
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		STREET INDEX NAME				Tracing				Batch													
302																									
NOTES																									
WRENS NEST MOTEL-33 UNITS																									
CHESTNUTS RESTAURANT																									
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result						
LAND LINE VALUATION SECTION																									
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value							
2	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000			0.0000		0	0						
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000							

Property Location 3548 LAFAYETTE RD
 Vision ID 36013 Account # 36013

Map ID 0297/ 0006/ 0000/ /
 Bldg # 2

Bldg Name
 Sec # 1 of 1

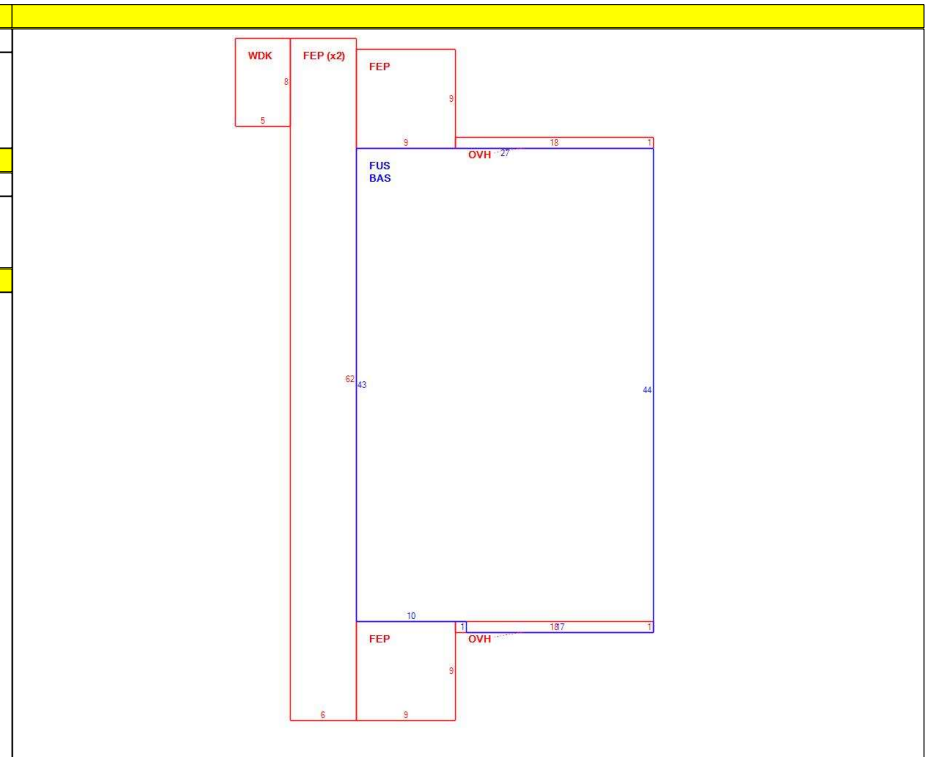
Card # 2 of 10

State Use 3010
 Print Date 2/22/2021 1:22:10 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	C-	C-			
Stories:	2				
Occupancy	5.00				
Residential Unit					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,178	1,178	1,178	112.73	132,793
FEP	Porch, Enclosed	0	906	589	73.29	66,397
FUS	Upper Story, Finished	1,178	1,178	1,178	112.73	132,793
OVH	Over hang	0	36	7	21.92	789
WDK	Deck, Wood	0	40	4	11.27	451
Ttl Gross Liv / Lease Area		2,356	3,338	2,956		333,223



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>									
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed										
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300										
								COM LAND	3010	462,000	462,000												
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500										
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011		U		I		1,100,000		99		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		2250	0509					I		0				2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300	
															3010	462,000		3010	462,000		3010	462,000	
															3010	15,500		3010	15,500		3010	15,500	
Total														1728800		Total		1728800		Total		1728800	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		<div>APPRAISED VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card) 1,238,000</div> <div>Appraised Xf (B) Value (Bldg) 13,300</div> <div>Appraised Ob (B) Value (Bldg) 15,500</div> <div>Appraised Land Value (Bldg) 462,000</div> <div>Special Land Value 0</div> <div>Total Appraised Parcel Value 1,728,800</div> <div>Valuation Method C</div> <div>Total Appraised Parcel Value 1,728,800</div>									
Total		0.00																					
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		STREET INDEX NAME				Tracing				Batch											
302																							
NOTES																							
WRENS NEST MOTEL-33 UNITS CHESTNUTS RESTAURANT																							
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result				
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value					
3	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000			0.0000		0	0				
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000					

Property Location 3548 LAFAYETTE RD
 Vision ID 36013 Account # 36013

Map ID 0297/ 0006/ 0000/ /
 Bldg # 3

Bldg Name
 Sec # 1 of 1

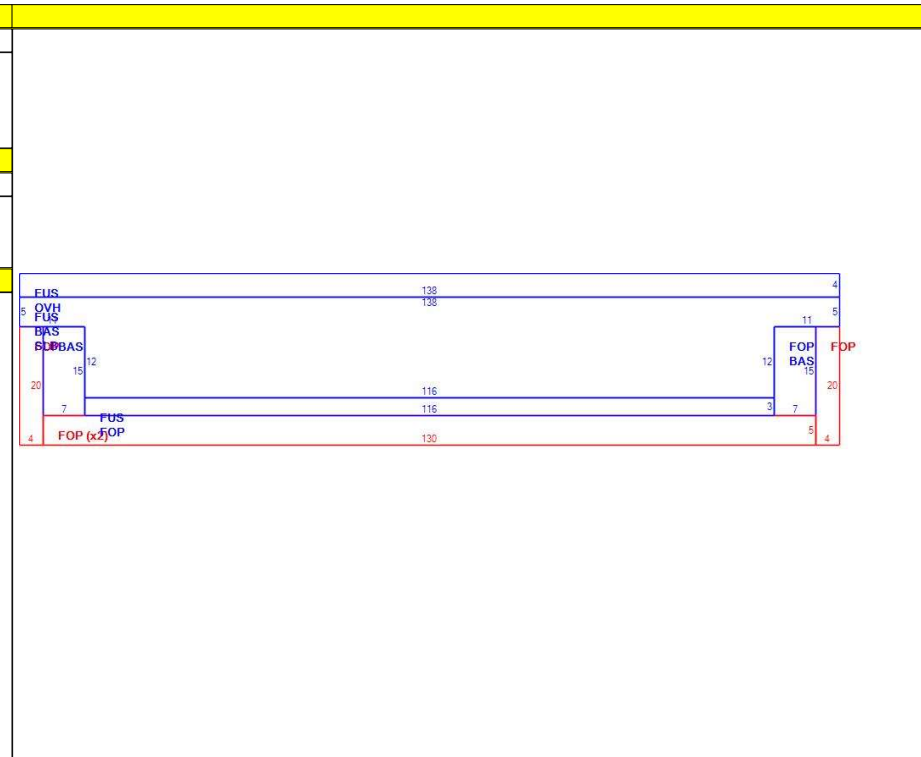
Card # 3 of 10

State Use 3010
 Print Date 2/22/2021 1:22:19 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	C-	C-			
Stories:	2				
Occupancy	15.00				
Residential Unit					
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	04	Unit/AC			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value	

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,292	2,292	2,292	93.78	214,955	
FOP	Porch, Open	0	1,913	478	23.43	44,829	
FUS	Upper Story, Finished	2,982	2,982	2,982	93.78	279,666	
OVH	Over hang	0	552	110	18.69	10,316	
SLB	Slab	0	2,082	0	0.00	0	
Ttl Gross Liv / Lease Area		5,274	9,821	5,862		549,766	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>					
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed						
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300						
								COM LAND	3010	462,000	462,000								
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500						
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011	U	I	1,100,000	99			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		2250	0509			I	0		2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300		
										3010	462,000		3010	462,000		3010	462,000		
										3010	15,500		3010	15,500		3010	15,500		
Total										Total		1728800	Total		1728800	Total		1728800	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int							
Total		0.00																	
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing		Batch											
302																			
NOTES																			
WRENS NEST MOTEL-33 UNITS CHESTNUTS RESTAURANT																			
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result				
LAND LINE VALUATION SECTION																			
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value	
4	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00	1.000			0.0000		0	0	
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000	

A small, single-story house with a gabled roof and a stone-textured exterior. The house features a green door and two windows, each decorated with a large red star. The house is surrounded by trees and a paved driveway.

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>										
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed											
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300											
										COM LAND	3010	462,000	462,000											
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500											
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011	U	I	1,100,000	99							Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		2250	0509				0									2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300
																3010	462,000		3010	462,000		3010	462,000	
																3010	15,500		3010	15,500		3010	15,500	
Total												Total		1728800	Total		1728800	Total		1728800				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		<div>APPRaised VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card) 1,238,000</div> <div>Appraised Xf (B) Value (Bldg) 13,300</div> <div>Appraised Ob (B) Value (Bldg) 15,500</div> <div>Appraised Land Value (Bldg) 462,000</div> <div>Special Land Value 0</div> <div>Total Appraised Parcel Value 1,728,800</div> <div>Valuation Method C</div> <div>Total Appraised Parcel Value 1,728,800</div>										
Total		0.00																						
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing		Batch																
302																								
NOTES																								
WRENS NEST MOTEL-33 UNITS CHESTNUTS RESTAURANT																								
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result							
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value						
5	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000			0.0000	0	0						
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000						

Property Location 3548 LAFAYETTE RD
 Vision ID 36013 Account # 36013

Map ID 0297/ 0006/ 0000/ /
 Bldg # 5

Bldg Name
 Sec # 1 of 1

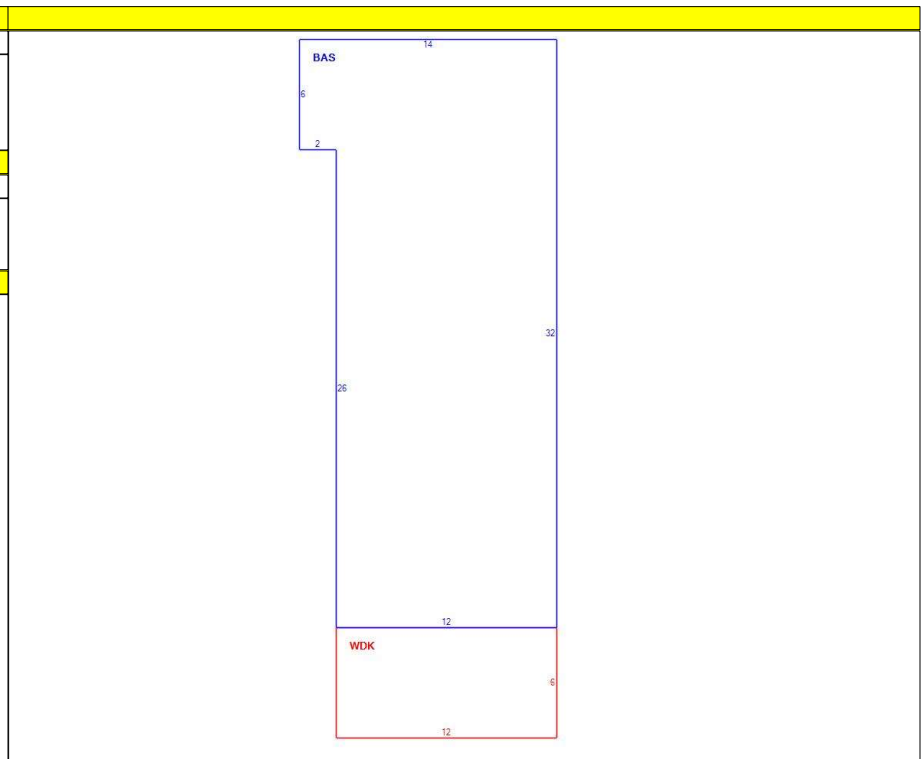
Card # 5 of 10

State Use 3010
 Print Date 2/22/2021 1:22:36 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	D	D			
Stories:	1				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	04	Unit/AC			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	396	396	396	141.55	56,055	
WDK	Deck, Wood	0	72	7	13.76	991	
Ttl Gross Liv / Lease Area		396	468	403		57,046	

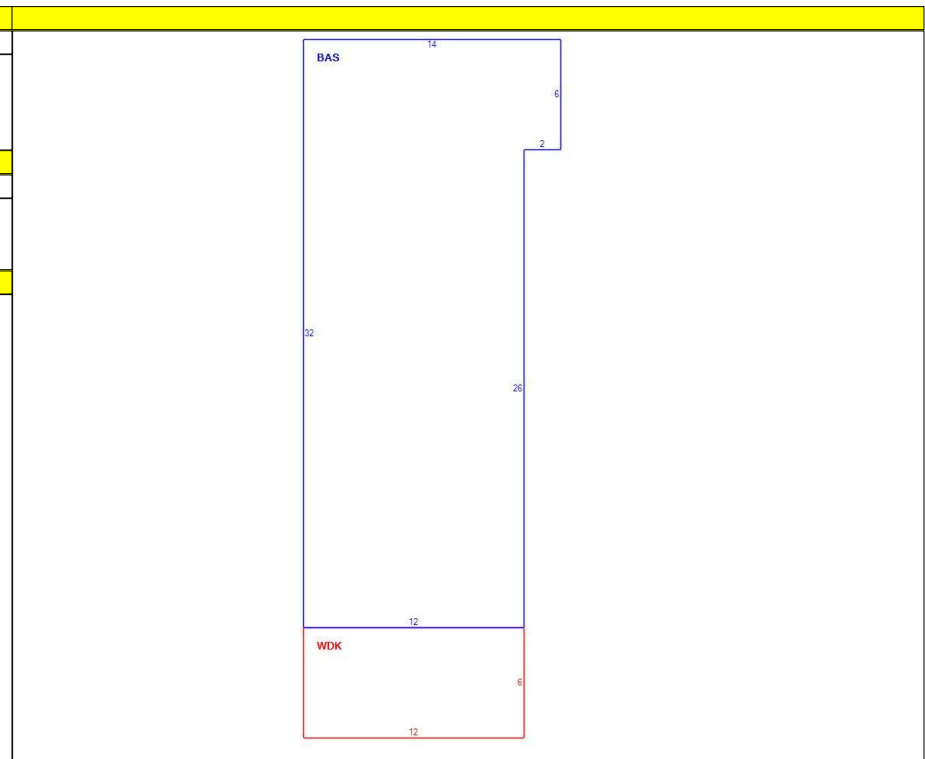


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>									
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed										
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300										
								COM LAND	3010	462,000	462,000												
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500										
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011	U	I	1,100,000	99							Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		2250	0509			I	0		2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300						
										3010	462,000		3010	462,000		3010	462,000						
										3010	15,500		3010	15,500		3010	15,500						
Total												1728800		Total		1728800		Total		1728800			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int											
Total				0.00																			
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing		Batch										Appraised Bldg. Value (Card)				1,238,000	
302																		Appraised Xf (B) Value (Bldg)				13,300	
														Appraised Ob (B) Value (Bldg)				15,500					
														Appraised Land Value (Bldg)				462,000					
														Special Land Value				0					
														Total Appraised Parcel Value				1,728,800					
														Valuation Method				C					
														Total Appraised Parcel Value				1,728,800					
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result				
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value					
6	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000			0.0000		0	0				
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	D	D			
Stories:	1				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	04	Unit/AC			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value	

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	396	396	396	138.70	54,925	
WDK	Deck, Wood	0	72	7	13.48	971	
Ttl Gross Liv / Lease Area		396	468	403		55,896	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>								
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed									
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300									
								COM LAND	3010	462,000	462,000											
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500									
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011		U		I		1,100,000		99		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		2250	0509					I		0				2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300
															3010	462,000		3010	462,000		3010	462,000
															3010	15,500		3010	15,500		3010	15,500
Total										1728800		Total		1728800		Total		1728800				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int										
Total				0.00																		
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing		Batch										Appraised Bldg. Value (Card)		1,238,000		
302																		Appraised Xf (B) Value (Bldg)		13,300		
														Appraised Ob (B) Value (Bldg)		15,500						
														Appraised Land Value (Bldg)		462,000						
														Special Land Value		0						
														Total Appraised Parcel Value		1,728,800						
														Valuation Method		C						
														Total Appraised Parcel Value		1,728,800						
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result			
LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value				
7	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000			0.0000		0	0			
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000				

Property Location 3548 LAFAYETTE RD
 Vision ID 36013 Account # 36013

Map ID 0297/ 0006/ 0000/ /
 Bldg # 7

Bldg Name
 Sec # 1 of 1

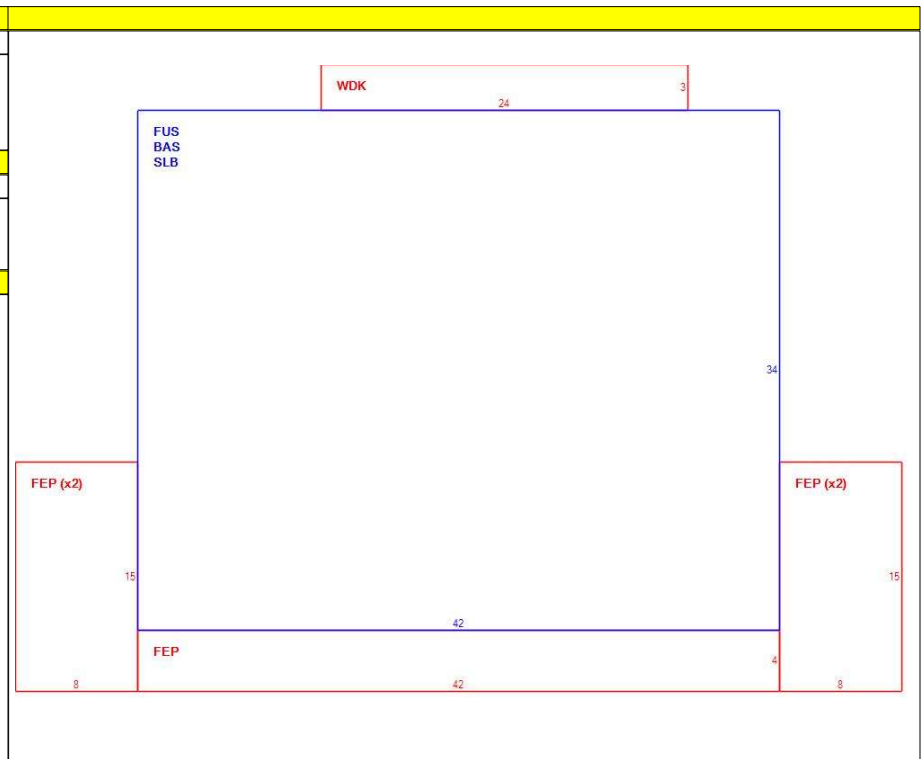
Card # 7 of 10

State Use 3010
 Print Date 2/22/2021 1:22:53 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	C-	C-			
Stories:	2				
Occupancy	3.00				
Residential Unit					
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	03	Central			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
SHD1	SHED FRAME	L	264	13.00		A	50	C	1.00	1,700
SHD1	SHED FRAME	L	220	13.00		A	50	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,428	1,428	1,428	115.55	165,008
FEP	Porch, Enclosed	0	648	421	75.07	48,647
FUS	Upper Story, Finished	1,428	1,428	1,428	115.55	165,008
SLB	Slab	0	1,428	0	0.00	0
WDK	Deck, Wood	0	72	7	11.23	809
Ttl Gross Liv / Lease Area		2,856	5,004	3,284		379,472



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>										
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed											
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300											
								COM LAND	3010	462,000	462,000													
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500											
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011	U	I	1,100,000	99							Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		2250	0509				0									2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300
																3010	462,000		3010	462,000		3010	462,000	
																3010	15,500		3010	15,500		3010	15,500	
Total												Total		1728800	Total		1728800	Total		1728800				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		<div>APPRaised VALUE SUMMARY</div> <div>Appraised Bldg. Value (Card) 1,238,000</div> <div>Appraised Xf (B) Value (Bldg) 13,300</div> <div>Appraised Ob (B) Value (Bldg) 15,500</div> <div>Appraised Land Value (Bldg) 462,000</div> <div>Special Land Value 0</div> <div>Total Appraised Parcel Value 1,728,800</div> <div>Valuation Method C</div> <div>Total Appraised Parcel Value 1,728,800</div>										
Total		0.00																						
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name		STREET INDEX NAME		Tracing		Batch																
302																								
NOTES																								
WRENS NEST MOTEL-33 UNITS CHESTNUTS RESTAURANT																								
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY												
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result							
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value						
8	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000			0.0000	0	0						
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000						

FAT
BAS
UBM

32

28

FEP

6

28

A large, dense green tree with a small, dark, circular opening in its trunk, possibly a hollow or a hole. The tree is the central focus of the image, with its branches and leaves filling most of the frame. The opening is located in the lower right portion of the tree's trunk. The background is a bright, overexposed sky.A photograph of a small, light-colored house with a gabled roof, partially obscured by large green trees. The house has a small porch and a stone wall in front.

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								2229 PORTSMOUTH, NH VISION							
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420				1	Level	0	All Public	1	Paved			Description		Code	Appraised		Assessed										
								8	2+ Off-St PKG			COMMERC.		3010	1,251,300		1,251,300										
												COM LAND		3010	462,000		462,000										
SUPPLEMENTAL DATA												COMMERC.		3010	15,500		15,500										
				Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013				CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#																			
												Total		1,728,800		1,728,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP				5230		0888		07-18-2011		U		I		1,100,000		99		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				2250		0509						I		0				2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300	
																	3010	462,000		3010	462,000		3010	462,000			
																	3010	15,500		3010	15,500		3010	15,500			
												Total		1728800		Total		1728800		Total		1728800					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount	Code	Description			Number	Amount															Comm Int	
Total					0.00																						
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 1,238,000 Appraised Xf (B) Value (Bldg) 13,300 Appraised Ob (B) Value (Bldg) 15,500 Appraised Land Value (Bldg) 462,000 Special Land Value 0 Total Appraised Parcel Value 1,728,800 Valuation Method C Total Appraised Parcel Value 1,728,800															
Nbhd		Nbhd Name			STREET INDEX NAME			Tracing			Batch																
302																											
NOTES																											
RESTAURANT OVER POOL IN FRONT OF MOTEL UNITS WRENS NEST MOTEL-33 UNITS MERRILL'S PLACE RESTAURANT																											
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result										
LAND LINE VALUATION SECTION																											
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj			Special Pricing		Adj Unit P	Land Value								
9	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000				0.0000	0	0								
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value							462,000							

Property Location 3548 LAFAYETTE RD
 Vision ID 36013 Account # 36013

Map ID 0297/ 0006/ 0000/ /
 Bldg # 9

Bldg Name
 Sec # 1 of 1

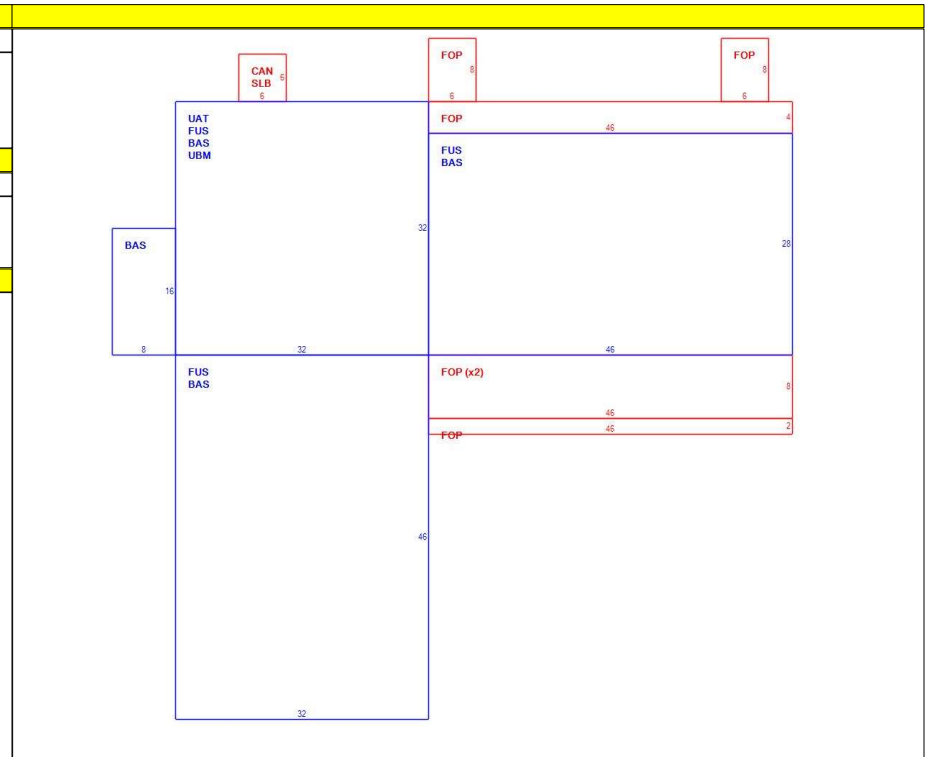
Card # 9 of 10

State Use 3010
 Print Date 2/22/2021 1:23:11 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	C-	C-			
Stories:	2				
Occupancy	3.00				
Residential Unit					
Exterior Wall 1	06	Board & Batten			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceram Clay Til			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value
FPL1	FIREPLACE 1 OPN	B	1	4100.00	2003	A	54	C	1.00	2,200
SPL7	INDOOR POOL	B	512	40.00	2003	A	54	C	1.00	11,100

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,912	3,912	3,912	95.43	373,328	
CAN	Canopy	0	36	7	18.56	668	
FOP	Porch, Open	0	1,108	277	23.86	26,435	
FUS	Upper Story, Finished	3,784	3,784	3,784	95.43	361,113	
SLB	Slab	0	36	0	0.00	0	
UAT	Attic	0	1,024	102	9.51	9,734	
UBM	Basement, Unfinished	0	1,024	205	19.10	19,563	
Ttl Gross Liv / Lease Area		7,696	10,924	8,287		790,841	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						<div>2229</div> <div>PORTSMOUTH, NH</div> <div>VISION</div>							
NAVEESHA HOSPITALITY LLC 440 BEDFORD ST LEXINGTON MA 02420		1	Level	0	All Public	1	Paved			Description	Code	Appraised	Assessed										
						8	2+ Off-St PKG			COMMERC.	3010	1,251,300	1,251,300										
								COM LAND	3010	462,000	462,000												
SUPPLEMENTAL DATA										COMMERC.	3010	15,500	15,500										
Alt Prcl ID 0297-0006-0000-0000 OLDACTN 34570 PHOTO WARD PREC. 1/2 HSE GIS ID 36013						CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#				Total		1,728,800	1,728,800										
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
NAVEESHA HOSPITALITY LLC WRENS NEST MOTEL CORP		5230	0888	07-18-2011		U		I		1,100,000		99		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		2250	0509							0			2020	3010	1,251,300	2019	3010	1,251,300	2019	3010	1,251,300		
													3010	462,000		3010	462,000		3010	462,000			
													3010	15,500		3010	15,500		3010	15,500			
Total														1728800		Total		1728800		Total		1728800	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description		Number	Amount												Comm Int	
Total				0.00																			
ASSESSING NEIGHBORHOOD														<div>APPRAISED VALUE SUMMARY</div> <div> Appraised Bldg. Value (Card) 1,238,000 Appraised Xf (B) Value (Bldg) 13,300 Appraised Ob (B) Value (Bldg) 15,500 Appraised Land Value (Bldg) 462,000 Special Land Value 0 Total Appraised Parcel Value 1,728,800 Valuation Method C </div> <div>Total Appraised Parcel Value 1,728,800</div>									
Nbhd		Nbhd Name		STREET INDEX NAME				Tracing				Batch											
302																							
NOTES																							
WRENS NEST MOTEL-33 UNITS CHESTNUTS RESTAURANT																							
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpost/Result				
LAND LINE VALUATION SECTION																							
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Adj		Special Pricing		Adj Unit P	Land Value					
10	3010	MOTELS	G1			0.000	AC	0	1.0000	0	1.00		1.000			0.0000		0	0				
Total Card Land Units					0.000	AC	Parcel Total Land Area					3.8008	Total Land Value					462,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	39	Inn/Motel			
Model	94	Commercial			
Grade	C-	C-			
Stories:	1				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Floor 1	06	Inlaid Sht Gds			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	04	Unit/AC			
Bldg Use	3010	MOTELS			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall					
1st Floor Use:					

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	160	160	160	161.91	25,906	
WDK	Deck, Wood	0	60	6	16.19	971	
Ttl Gross Liv / Lease Area		160	220	166		26,877	

BAS

WDK





Aerial view of Property



Street view of Property



Existing Conditions – Building 1



Existing Conditions – Building 1



Existing Conditions – Building 2





Existing Conditions – Building 2



Existing Conditions – Building



Existing Conditions – Building 4



Existing Conditions – Buildings 4 and 5



Existing Conditions – Building 5



Existing Conditions – Building 5



Existing Conditions – Building 7



Existing Conditions – Building 8



Existing Conditions – Building 8



Existing Conditions – Cottages (to be removed)



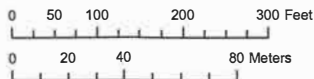
Partial Legend
See the cover sheet for the complete legend.

7-5A Lot or lot-unit number
2.56 ac Parcel area in acres (ac) or square feet (sf)
23 Address number
233-137 Parcel number from a neighboring map
66' Parcel line dimension
SIMS AVE Street name

Parcel/Parcel boundary
Parcel/ROW boundary
Water boundary
Structure (1994 data)

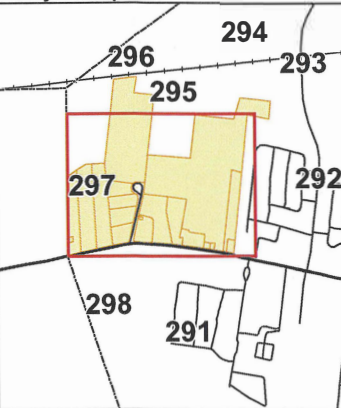
Parcel covered by this map
Parcel from a neighboring map (see other map for current status)

EXHIBIT 5

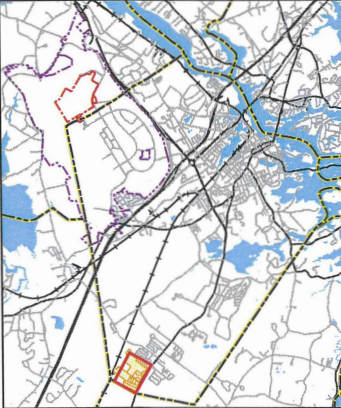


This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.

Nearby Tax Maps



Map Location



Portsmouth, New Hampshire
2020

Tax Map 297