



**MINOR SITE PLAN APPLICATION**  
**City of Rochester, New Hampshire**

Date: 03/20/23

**Property information**

Tax map #: 0121 ; Lot #(s): 0346 & 0347 ; Zoning district: DTC

Property address/location: 129 & 135 North main, Rochester NH 03867 ( Two Buildings)

Brief project description: converting commercial unit to residential & increasing total unit count from 8 to 10.

**Property owner**

Name (include name of individual): Nomain Kingdom LLC- Andy Yau

Mailing address: 15 Dublin Way, Rochester NH 03867

Telephone #: 646-525-1672 Email address: andycyau@gmail.com

**Applicant/developer** (if different from property owner)

Name (include name of individual): Andy Yau

Mailing address: 15 Dublin Way, Rochester NH 03867

Telephone #: 646-525-1672 Email address: andycyau@gmail.com

**Engineer/surveyor/designer** (if applicable)

Name (include name of individual): Joel Runnals

Mailing address: 2 Continental Blvd, Rochester, NH 03867

Telephone #: (603) 335-3948 Email address: jrunnals@norwayplains.com

Check one:

☐ Nonresidential project      ☐ Home Occupation II or III

☒ Multi-Family Residential project

Check all that apply:

- ☒ change of use      ☐ new building      ☐ building addition  
☐ new parking area      ☐ expansion of existing parking area  
☐ new signage;      ☐ exterior lighting      ☐ other site changes

Describe current use/nature of property: 3 unit mix use building with 2 residential units and 1st floor

commercial unit. & 5 unit mix use building with 3 residential units and two 1st floor commercial unit.

Describe proposed use/activity: 10 total residential units.

# parking spaces: existing: 12 ; total proposed: 12

Current square footage of building 2536&4719 ; Proposed square footage of building 2875&4719

City water? yes Y no N/A ; How far is City water from the site? On site

City sewer? yes Y no N/A ; How far is City sewer from the site? On site

If City water, what are the estimated total daily needs? 1400 gallons per day

Where will stormwater be discharged? Unknown

Number of existing dwelling units: 2&3 Total number of proposed dwelling units: 10

New building(s)? 0 Addition(s)/modifications to existing building(s)? Yes(interior)

Describe current use/nature of property: Mix use property. 2 Residential, 1 Commercial & 3 R/ 2C

Describe proposed use/activity: 10 Residential Units

# of parking spaces: existing: 12 total proposed: 12

Hours of Operation: 24/7 Days of Operation: Daily

Number of employees: N/A Square footage to be used for new proposed use: 2875&4719

Maximum Number of Pupils at one time (for classes): N/A

## Comments

Please feel free to add any comments, additional information, or requests for waivers here:

There is a driveway easement on the right of 129 North Main, Rochester NH to enter the parking spaces outback.

There are multiple off street parking spots, and nearby municipal parking.

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This application must be accompanied by the following:

- Site plan drawing with:
  - All building dimensions (including any additions, if applicable)
  - Parking areas or spaces with size, spaces, flow pattern, and drive aisles as applicable.
  - Location of proposed change of use/addition/home occupation.

## Submission of application & acknowledgement about process

This application must be signed by the property owner, applicant/developer (if different from property owner), *and/or* the agent.

I (we) hereby submit this Site Plan application to the City of Rochester Planning Board pursuant to the City of Rochester Site Plan Regulations and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant/developer (if different from property owner)/as agent, I attest that I am duly authorized to act in this capacity. **I also acknowledge that this project could be referred to the Planning Board for a new, full Planning Board review at the request of any person after any Minor Site Approval and that I would need to renotify abutters in that case** (in accordance with RSA 674:43 III).

Signature of property owner: Andy Yau

Date: 03/20/23

Signature of applicant/developer: Andy Yau

Date: 03/20/23

Signature of agent: Andy Yau

Date: 03/20/23

## Authorization to enter property

*I hereby authorize members of the Rochester Planning Board, Zoning Board of Adjustment, Conservation Commission, Planning Department, and other pertinent City departments, boards and agencies to enter my property for the purpose of evaluating this application including performing any appropriate inspections during the application phase, review phase, post-approval phase, construction phase, and occupancy phase. This authorization applies specifically to those particular individuals legitimately involved in evaluating, reviewing, or inspecting this specific application/project. It is understood that these individuals must use all reasonable care, courtesy, and diligence when entering the property.*

Signature of property owner: Andy Yau

Date: 03/20/23

**Home Occupation:** An occupation or business activity which is conducted by a resident within his/her own dwelling or in a garage or barn-type outbuilding and which is clearly subordinate to the principal residential use. Home occupations are designated as Home Occupations – 1,2,and 3. (See Section 42.24 – Home Occupations)

**Requirements for All Home Occupations.** The following standards apply to all home occupations - 1, 2, and 3: *(If any of these cannot be met, it will be deemed **not** an allowed use)*

1. On Resident's Property. Home occupations shall be conducted by the individual on the property in which he/she resides.
2. Inside the Dwelling. All activity related to the home occupation shall be conducted inside the dwelling or inside a garage or barn-type outbuilding.
3. Character. Home occupations must be subordinate to the residential use and must have little or no impact upon the neighborhood. There must be minimal indication of the home occupation evident from the road or from neighboring properties.
4. Retail Sales. There shall be no retail sales of goods or products on the premises, except:
  - a. as may be incidental to the primary office or personal services occupation (such as sales of hair products to a salon customer);
  - b. for goods shipped pursuant to mail/email/telecommunication order;

- c. to customers who visit by pre-arranged appointment only; or
  - d. for barn sales as specified under Home Occupation - III.
5. Delivery of Goods. The regular receipt or delivery of merchandise, goods or supplies to or from the business shall be limited to U.S. mail service, a standard parcel delivery service utilizing a two-axel vehicle, or a private passenger automobile.
  6. Outside Storage/Parking. There shall be no outside storage or parking of materials, equipment, or vehicles (except for one ordinary passenger vehicle, pick up truck, or van related to the business). Box trucks are permitted by special exception subject to a determination that adequate buffering can be provided.
  7. Performance Standards. There shall be no emission of noise, odor, dust, fumes, vibration, or smoke beyond the property or, in the case of multifamily dwellings, beyond the dwelling unit;
  8. Septic System. Septic system design/capacity for home occupations that utilize significant additional water or waste water volumes, such as hair salons and catering services shall be verified in writing by a licensed NH septic designer or a professional engineer;
  9. Multifamily Dwellings. Home occupations are allowed in all residential property. Any proposal for a Home Occupation-2 or Home Occupation-3 in a dwelling other than a single family dwelling shall be reviewed as a special exception (see Section F., below). In addition, the owner and residents of all units in the dwelling shall be notified of the hearing by certified mail.
  10. Parking. Adequate parking must be provided either on street or on site as determined by the Planning Department (or the ZBA where a special exception is required).

All parking design requirements stipulated in Article V – Residential Zoning Districts shall be met.

Parking shall be located in a regular residential driveway, in the side yard, or in the rear yard. Parking can occur in the front yard if the Code Enforcement Officer has found that no other alternative exists. Back to back parking is permitted. If the amount of parking is noticeably greater than that for a typical single family dwelling then it shall be fully screened or buffered. *It is emphasized that if parking cannot be handled properly and unobtrusively then the home occupation shall not be permitted.*

11. Hours of Operation. Hours for customers to visit the home occupation are restricted to the following unless otherwise specifically approved: 8:00 a.m. to 7:00 p.m., Monday through Friday; 9:00 a.m. to 6:00 p.m. Saturday.

12. Nontransferability. Home occupation approvals are not transferable: they are issued to a specific individual applicant for a specific home occupation at a specific site.
13. Certificate of Occupancy. Prior to the commencement of any home occupation, a certificate of occupancy must be obtained from the Code Enforcement Officer, when deemed necessary by the Code Enforcement Officer or requested by the applicant.
14. Expansion. No expansion of the scope, or significant change in the nature, of any home occupation for which an approval has been granted shall occur without subsequent review and approval.
15. Revocation. An approval for a home occupation may be revoked by the Code Enforcement Officer for violation of any provisions of this chapter or of any conditions of the approval. Appeals of any such revocation shall be made to the Zoning Board of Adjustment.
16. Commercial Districts. Within commercial districts, where the use is allowed, it need not be pursued as a home occupation even if the business owner operates from his/her house. However, site review approval is still required and the applicant is responsible for obtaining all other applicable permits.

**Home Occupation-2.** A home occupation-2 is an office or personal services type home occupation which may be more intensive than a Home Occupation-1. All of the following standards apply:

1. Employees. There shall be no more than one employee working on site other than household members who reside with the operator;
2. 500 Square Feet. There shall be no more than 500 square feet of area used for the business;
3. Signage. There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed three square feet in area per side;
4. Classes. Instruction in classes shall be limited to four pupils at one time.

**Home Occupation-3.** A home occupation-3 is an office, personal services, processing, or small scale craft-production type home occupation which is more intensive than home occupations 1 and 2. All of the following standards apply:

1. Employees. There shall be no more than two employees working on site other than family or household members who reside with the operator;
2. 1,000 Square Feet. There shall be no more than 1,000 square feet of area used for the business;

3. Signage. There may be only one sign for the business visible from the street. The sign shall be non-illuminated and shall not exceed four square feet in area per side;
4. Barn Sales. If there is a barn on the property which was built prior to 1960 it may be used for retail sales (but not for the sales of any vehicles). The ZBA shall approve the type of items offered for sale as part of a special exception review to ensure there is no adverse impact upon the neighborhood.
5. Classes. Instruction in classes shall be limited to 8 pupils at one time.

**Review Process Without Special Exception.** A Home Occupation-II or a Home Occupation-III where no special exception is required shall be subject to the minor site plan review process as set forth in the Rochester Site Review regulations.

**Review Process with Special Exception.** The review process for a Home Occupation-II or a Home Occupation-III where a special exception is involved requires the submission of a Special Exception application to the Zoning Board of Adjustment, ZBA approval, and then minor site plan review approval as set forth in the Rochester Site Review regulations.

**Prohibited Home Occupations.** The following occupations/activities shall not be considered home occupations:

1. Bed and breakfast
2. Contractor's storage yard
3. Funeral home
4. Kennels or stables, commercial
5. Nursing home
6. Any vehicle or other heavy equipment repair
7. Restaurant
8. Retail sales operation (except as noted above)
9. Veterinary clinic
10. Commercial yard sales (except for barn sales as noted above)

**ABUTTER LIST**  
**City of Rochester, NH**  
**Please Print or Type**

**Applicant:** Andy Yau **Phone** 646-525-1672

**Project Address:**  
129 & 135 N.main, Rochester NH 03867

List the names and addresses of all parties below. For abutting lot owners, list each owner whose lot adjoins or is directly across the street or a body of water from the subject property. This form may not be completed more than five (5) days prior to submitting the application.

**LEGAL OWNER OF SUBJECT LOT**

Map	Lot	Zone	Owner Name	Mailing Address
0131	0346	DTC	Nomain Kingdom LLC- Andy Yau	15 Dublin Way, Rochester NH 03867

**ABUTTING LOT OWNERS**

Map	Lot	Owner Name	Owner Mailing Address (NOT property location)
0121	0347	Nomain Kingdom LLC- Andy Yau	15 Dublin Way, Rochester NH 03867
0121	0165	Nicholas Morrison & Stephanie Morrison	291 OLD BAY RD, NEW DURHAM, NH 03855
0121	0344	KMP LLC	75 FILLMORE BLVD, ROCHESTER, NH 03867
0121	0345	Nomain Kingdom LLC- Andy Yau	15 Dublin Way, Rochester NH 03867
<b>0121</b>	<b>0164</b>	<b>Michael Crane</b>	<b>14 Dry Hill Rd, Rochester NH 03839</b>
<b>0121</b>	<b>0348</b>	<b>Gerald E. Hanscom</b>	<b>17 Clement Way, Lee NH 03861</b>

**PROFESSIONALS AND EASEMENT HOLDERS.** *Engineers, Surveyors, Soil Scientists, and Architects whose seal appears or will appear on the plans (other than any agent submitting this application); holders of conservation, preservation, or agricultural easements; and upstream dam owners/NHDES.*

Name of Professional or Easement Holder	Mailing Address
Joel Runnals	2 Continental Blvd, Rochester, NH 03867

I, the undersigned, acknowledge that it is the responsibility of the applicant or his/her agent to fill out this form. I understand that any error or omission could affect the validity of any approval. The names and address listed on this form were obtained from the City of Rochester Assessing Office computer – Assess Pro (located in the Revenue Bldg at 19 Wakefield Street)

On this date: 03/20/23, This is page 1 of 2 pages.

**Applicant or Agent:** Andy Yau



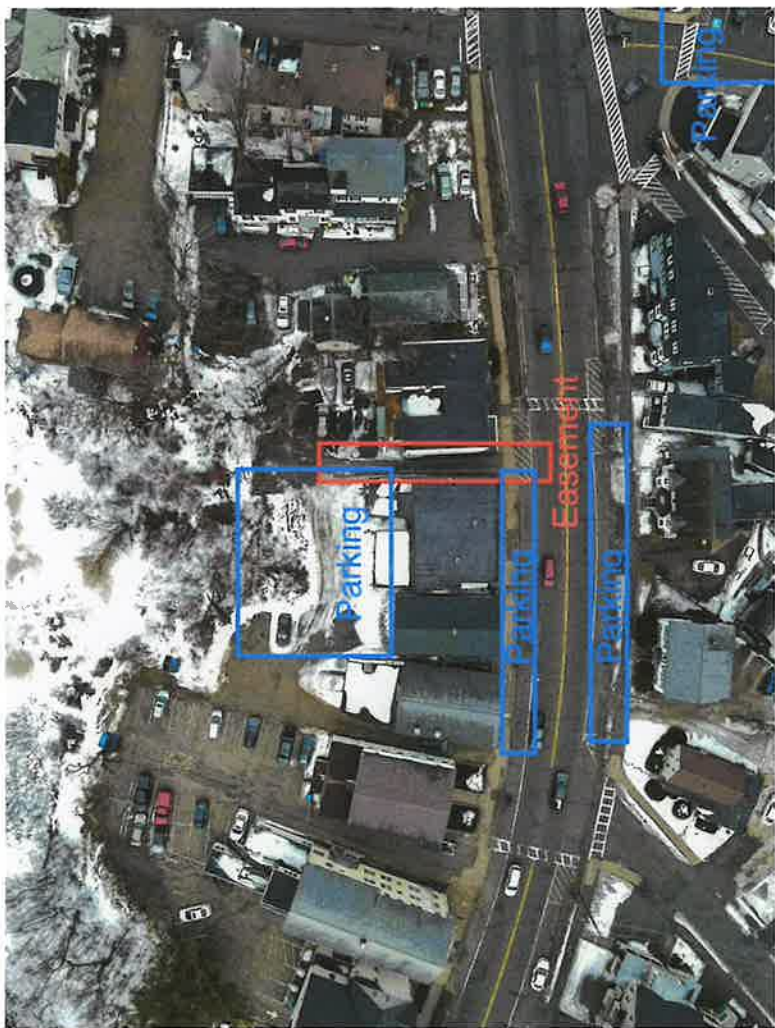


**Nomain Kingdom LLC- Andy Yau  
129 & 135 North Main, Rochester NH 03867  
Minor Site Plan Narrative of Proposed Use**

The subject of the site plan application are two buildings located at 135 North Main St and 129 North Main St in Rochester. The first building, 135 North Main St, is a 3 unit mixed use building that currently has 1150 square feet of commercial space on the first floor and two residential units on the second floor. The proposed plan is to convert the first-floor commercial unit into a 3 bedroom residential unit and convert the attic into another residential unit, while retaining the existing residential units on the second floor. As a result, the building will transform into a 4 unit residential building.

The second building, 129 North Main St, is currently a 5 unit mix building that has 2 commercial units on the first floor and 3 residential units on the second floor. The proposed plan is to convert the commercial units on the first floor into three additional residential units, which will increase the total unit count from 5 to 6. No changes to the site layout are planned, and there is ample parking space available both at the back of the property and off-street. In summary, both buildings combined will provide a total of 10 residential units.









129 & 135 North Main, Rochester NH 03867







# CAI Property Card

Town of Rochester, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 135 NO MAIN ST <b>ACRES:</b> 0.11 <b>PARCEL ID:</b> 0121-0346-0000 <b>LAND USE CODE:</b> 013 <b>CONDO COMPLEX:</b> <b>OWNER:</b> RAVI JIGNASHA REALTY LLC <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 26 SHAKESPEARE RD ROCHESTER, NH 03839-5433 <b>ZONING:</b> DTC <b>PATRIOT ACCOUNT #:</b> 272	<b>BUILDING STYLE:</b> MIX USE BLDG <b>UNITS:</b> 2 <b>YEAR BUILT:</b> 1920 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> VINYL <b>ROOF STYLE:</b> GABLE <b>ROOF COVER:</b> ASPH SHINGLE
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 4/30/2012 <b>BOOK &amp; PAGE:</b> 4014-66 <b>SALE PRICE:</b> \$110,000 <b>SALE DESCRIPTION:</b> Abutter Sale <b>SELLER:</b> MONE MICHAEL T	<b>INTERIOR WALL:</b> AVERAGE <b>FLOOR COVER:</b> AVERAGE <b>HEAT TYPE:</b> FORCED W/A <b>FUEL TYPE:</b> GAS <b>PERCENT A/C:</b> 0 <b># OF ROOMS:</b> 7 <b># OF BEDROOMS:</b> 3 <b># OF FULL BATHS:</b> 2 <b># OF HALF BATHS:</b> 1 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 2 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 4,640 <b>FINISHED BUILDING AREA:</b> 2,536 <b>BASEMENT AREA:</b> 1,150 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> 49,500 <b>YARD:</b> 0 <b>BUILDING:</b> 84,300 <b>TOTAL:</b> \$133,800	
SKETCH	PHOTO



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

3/26/2023

Property Information - Rochester, NH

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# CAI Property Card

Town of Rochester, NH



GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 129-133 NO MAIN ST <b>ACRES:</b> 0.12 <b>PARCEL ID:</b> 0121-0347-0000 <b>LAND USE CODE:</b> 031 <b>CONDO COMPLEX:</b> <b>OWNER:</b> RAVI JINGNASHA REALTY LLC <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 26 SHAKESPEARE RD ROCHESTER, NH 03839-5433 <b>ZONING:</b> DTC <b>PATRIOT ACCOUNT #:</b> 273	<b>BUILDING STYLE:</b> MIX USE BLDG <b>UNITS:</b> 3 <b>YEAR BUILT:</b> 1900 <b>FRAME:</b> WOOD <b>EXTERIOR WALL COVER:</b> CONC BLOCK <b>ROOF STYLE:</b> FLAT <b>ROOF COVER:</b> TAR+GRAVEL
SALE INFORMATION	BUILDING INTERIOR
<b>SALE DATE:</b> 5/17/2010 <b>BOOK &amp; PAGE:</b> 3834-178 <b>SALE PRICE:</b> \$230,000 <b>SALE DESCRIPTION:</b> Val Lnd&Bldg <b>SELLER:</b> SINGH JARNAIL & JOGA	<b>INTERIOR WALL:</b> AVERAGE <b>FLOOR COVER:</b> AVERAGE <b>HEAT TYPE:</b> FORCED H/W <b>FUEL TYPE:</b> OIL <b>PERCENT A/C:</b> 0 <b># OF ROOMS:</b> 11 <b># OF BEDROOMS:</b> 5 <b># OF FULL BATHS:</b> 3 <b># OF HALF BATHS:</b> 3 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 3 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 7,737 <b>FINISHED BUILDING AREA:</b> 4,719 <b>BASEMENT AREA:</b> 2,800 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> 54,000 <b>YARD:</b> 0 <b>BUILDING:</b> 180,300 <b>TOTAL:</b> \$234,300	
SKETCH	PHOTO

CAI Technologies

www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

3/26/2023

Property Information - Rochester, NH

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E-Doc # 220001728  
Book 5003 Page 1009

01/31/2022 01:49:44 PM  
Page 1 of 3

Catherine A. Berube  
Register of Deeds, Strafford County  
LCHIP STA193020 25.00  
TRANS TAX ST857249 5,894.00

### Warranty Deed

Ravi Jignasha Realty LLC, incorrectly identified in the prior deed as Ravi Jignasha Realty LLC a New Hampshire Limited Liability Company of 26 Shakespeare Road, Rochester, New Hampshire 03839 for consideration paid, grant to Nomain Kingdom, LLC, a New Hampshire Limited Liability Company of 875 Greenland Road #B-9, Portsmouth, New Hampshire 03801, **WARRANTY COVENANTS,**

#### TRACT I:

A certain tract or parcel of land, together with any buildings and improvements thereon, situate on the northerly side of North Main Street in Rochester, Strafford County, New Hampshire, and shown as Tax Map 121, Lot 347 (incorrectly stated on prior deed and Plan 66-30 as Lot 346) on plan entitled "Plan of Land, North Main Street, Rochester, N.H. for Richard J. and Muriel J. Sylvain" drawn by Norway Plains Associates, Inc., dated June, 2002, recorded at the Strafford County Registry of Deeds as Plan 85-74, more particularly bounded and described as follows:

Beginning at a 1/2" iron pin on the northerly side of North Main Street, said point marking the southeasterly corner of land now or formerly of Silver St. Realty Trust, and the southwesterly corner of the premises herein described; then running N 13° 14' 53" W along land now or formerly of the Silver St. Realty Trust a distance of ninety-eight and fifty hundredths (98.50') feet, more or less, to a drill hole at land now or formerly of Richard J. Sylvain; then turning and running N 75° 36' 07" E along land now or formerly of Richard J. Sylvain a distance of fifty and seventy-five hundredths (50.75) feet, more or less, to a "NPA" rebar and land now or formerly of James E. Fischer; then turning and running S 16° 23' 03" E along land now or formerly of Fischer a distance of ninety-nine and ninety-one hundredths (99.91') feet, more or less, to a point on the northerly side of North Main Street; then turning and running along the northerly side of North Main Street along a curve to the right having a radius of 955.00 feet, a distance of fifty-six and twenty-three hundredths (56.23') feet, more or less, to the point of beginning. Containing 5,360 square feet (0.12 acres) more or less.

assessments

Together with a right of passway to be used in common with the owner of property abutting the above described premises to the east, and said property owner's heirs and assigns, over the twelve foot strip or tract of land lying between the above described premises herein conveyed and the westerly sideline of the house on said abutting (to the east) property.

**TRACT II:**

A certain tract or parcel of land situate off the northerly side of North Main Street in Rochester, Strafford County, New Hampshire, and shown as Tax Map 121, Lot 345 on plan entitled "Plan of Land, North Main Street, Rochester, N.H. for Richard J. & Muriel J. Sylvain" drawn by Norway Plains Associates, Inc., dated June 2002, to be recorded at the Strafford County Registry of Deeds, more particularly bounded and described as follows:

Beginning at a drill hole off the northerly side of North Main Street, said point being approximately 98.50 feet N 13° 14' 53" W a distance of 98.50 feet from a 1/2" iron pin on the northerly side of North Main Street marking the southeasterly corner of land now or formerly of the Silver St. Realty Trust and the southwesterly corner of land now of formerly of Richard J. and Muriel J. Sylvain; then running N 13° 14' 53" W along land now or formerly of the Silver St. Realty Trust a distance of fifty and no hundredths (50.00') feet, more or less, to a "NPA" rebar and land now or formerly of A&E Properties, LLC; then turning and running in a general northwesterly direction along land now or formerly of A&E Properties, LLC a distance of ten (10') feet, more or less, to a point on the southerly shore of the Cocheco River; then turning and running in an easterly direction along the shore of the Cocheco River to a point at land now or formerly of Steven W. and Joan M. Noel; then turning and running in a general easterly direction along land now or formerly of Noel for a distance of ten (10') feet, more or less, to a "Berry" rebar; then turning and running N 78° 30' 16" E along land now or formerly of Noel a distance of fifty-eight and ninety-one hundredths (58.91') feet, more or less, to a "Berry" steel stake at land now or formerly of Fisher a distance of fifty-seven and eighty-one hundredths (57.81') feet, more or less, to a steel stake at land now or formerly of James E. Fisher; then turning and running S 74° 41' 30" W along land now or formerly of Fisher a distance of thirty-three and eight-one hundredths (33.81') feet, more or less, to a "NPA" rebar and land now or formerly of Richard J. and Muriel Sylvain; then turning and running S 75° 36' 07" W along land now or formerly of Sylvain a distance of fifty and seventy-five hundredths (50.75') feet, more or less, to the point of beginning.

Containing 4,910 square feet (0.11 acres), more or less.

**Tract III:**

A certain tract or parcel of land with the buildings thereon situate on the Northerly side of North Main Street in said Rochester, County of Strafford, State of New Hampshire, bounded and described as follows:

Beginning at said Street at the Southwesterly corner of land now or formerly of John Boivin; Thence running North 5° 30' East 150 feet by land of said Boivin and land now or formerly of Charles Evans to other land now or formerly of said Evans;

Thence turning and running in an Easterly direction by other land now or formerly of said Evans on a line until it hits a point 150 feet distant from North Main Street, said line running North 0° 4' East; Thence turning and running South on the course of said line by other land now or formerly of said Evans and land now or formerly of one Bilodeau for a distance of 150 feet to said North Main Street; Thence turning and running in a Westerly direction by said North Main Street for a distance of 40 feet to the point begun at.

Meaning and intending to convey the same premises conveyed to Ravi Jignasha Realty LLC (incorrectly recited as Ravi Jignasha Realty LLC), by deed from Jarnail and Joga Singh dated May 17, 2010 and recorded with the Strafford Registry of Deeds on May 18, 2010 at Book 3834, Page 178 and second deed from Edward R. Mone II to Ravi Jignasha Realty LLC dated April 30, 2012 and recorded at Book 4014, Page 66.

This is not homestead property.

Witness my/our hand(s) this <sup>28</sup>~~22~~nd day of December, 2021

Ravi Jignasha Realty, LLC

BY: 

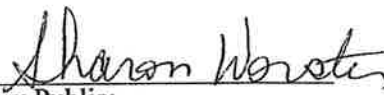
Gautam Patel, Manager

State of New Hampshire  
County of Strafford

<sup>28</sup>~~22~~ On the <sup>28</sup>~~22~~nd day of December, 2021, before me, personally appeared, Ravi Jignasha Realty, LLC, By: Gautam Patel, Manager to me known or proven to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.

My Commission Expires:



  
Notary Public:

Printed/Typed Name

SEAL