

# JJ Manning

— AUCTIONEERS —

**PROPERTY INFORMATION PACKAGE #25-2164**

**Mortgagee's Foreclosure AUCTION**

**6,907+/- SF COMMERCIAL BUILDING ON 1.08+/- AC.**

**135 WESTBORO RD. (RT. 30), GRAFTON, MA**

**Wednesday, November 5 at 11:00 am On-site**

MA Auc. Lic. #111



# **JJ Manning** AUCTIONEERS **AUCTIONEER'S DISCLAIMER**

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

## TERMS AND CONDITIONS OF SALE

MORTGAGEE: James Lynch and Skye Blue Irrevocable Trust

MORTGAGOR: CBJD Holdings, LLC

LOCATION: 135 Westboro Road, North Grafton, MA

DATE: November 5, 2025

### TERMS OF SALE:

1. All the right, title and interest in conveyed by Mortgagor to Mortgagee in that certain “Mortgage” recorded in the Worcester County Registry of Deeds in Book 66421 Page 27, will be sold, subject to the terms and conditions in the published Notice of Sale, a copy of which is attached hereto, and those hereinafter set forth. The terms and conditions herein shall be collectively referred to as the “Agreement”.
2. The right, title, and interest conveyed to the Mortgagee in the Mortgage and sold under these terms is hereinafter referred to as the “Property”. The Properties are commonly known as 135 Westboro Road, North Grafton, MA, and consists of the land and buildings described in the legal description attached to the Mortgage.
3. A deposit of **10% of the Purchase Price** (as defined in Paragraph 6 below) (the “Deposit”) in certified check or bank check shall be paid within two business days to the Auctioneer or Counsel for Mortgagee, with Twenty Thousand (\$20,000) of the Deposit (the “Initial Deposit”) immediately payable by certified check or bank check to the Auctioneer. The payment of the Initial Deposit shall be payable by any bidder who submits the winning bid.
4. If a bidder who appears to have submitted the winning bid does not, at the conclusion of the auction, pay the Initial Deposit, the Property may, at the discretion of the Auctioneer,

be immediately re-auctioned, upon these terms and conditions, or offered to the next highest bidder or subsequent high bidder(s) without further notice. In such an event, said defaulting bidder is not released from any claims the Mortgagee might have against said defaulting bidder, including, but not limited to said bidder's failure to tender the entire Deposit, or for economic damages in the form of the Mortgagee's forced acceptance of a lower Purchase Price on account of said bidder's default.

5. Upon submission of the Initial Deposit, the winning bidder shall become known as the "Purchaser" under this Agreement.
6. The winning bid is subject to an auctioneer's fee of 3% in the form of a buyer's premium payable at closing. The winning bid and the 3% premium constitute the "Purchase Price."
7. The balance of the Purchase Price shall be paid in cash or by certified or bank check payable to the Mortgagee in or within thirty (30) days from the date of the auction. Mortgagee may elect to extend the closing date for an additional thirty (30) days in its sole discretion.
8. At the time of the closing described in Paragraph 7, a Foreclosure Deed, in the usual form, without covenants or warranties, will be delivered to the Purchaser on receipt of the full balance of the Purchase Price.
9. If the Purchaser fails to tender the balance of the Deposit, or the Purchase Price at the times and places above provided, the Purchaser shall be in breach of this Agreement and the Mortgagee, at its option, may take any action it deems suitable to dispose of the Property, including, but limited to, offering the Property to the next highest bidder or subsequent high bidder(s) at the original sale which is ready, willing, and able to comply

with this Agreement, without notice to the Purchaser and without previously tendering a deed to the Purchaser.

10. Any action taken by Mortgagee in response to a breach of this Agreement by the Purchaser shall not, however, release the Purchaser from liability for breach of contract. In case of such default, Mortgagee shall have the right, whether or not the Property is resold, to retain the Deposit, or any portion thereof, either as liquidated damages, or as security for the payment by the Purchaser of additional damages to which the Mortgagee may be entitled by reason of Purchaser's default, as the Mortgagee may elect, without prejudice to any right to other or further damage or to pursue any remedy, legal or equitable, which shall accrue by reason of such default.
11. The risk of loss shall pass to the Purchaser upon payment of the Initial Deposit and, therefore, it is the Purchaser's obligation to produce fire and casualty insurance on the Property effective as of the time of the acceptance of the Initial Deposit. In the event of loss or damage to the Property by fire or other casualty between the time of sale and the tender of the deed, the Purchaser shall remain obligated to pay the full balance of the Purchase Price.
12. This sale is made without representations, warranties, or guaranties in regard to the title or any liens, encumbrances, attachments, levies, mortgages, easements, rights of way, occupancies, leases or other defects concerning said title.
13. This sale is subject to any and all restrictions, easements and existing encumbrances of record prior to the Mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

14. The Purchaser shall be responsible for the documentary deed stamps which are required to be affixed to the deed.
15. The Property is sold AS IS. The sale is made without representations, warranties or guaranties concerning the condition of the Property. The Purchaser has not relied upon any purported representations by Auctioneer or Mortgagee of any sort whatsoever concerning the Property. Any personal property remaining on the Property is the responsibility of the successful bidder.
16. The Purchaser shall assume responsibility for and costs relating to compliance with Title 5 of the State Environmental Code, state and city requirements regarding smoke detection equipment, and lead paint regulations, all as applicable. Mortgagee makes no warranties or representations regarding the property's current compliance with any state or local regulations or laws.
17. Should Mortgagee elect not to convey the Property in its sole discretion, Purchaser's sole remedy under this Agreement shall be the return of any Deposit it has paid at the time of Mortgagee's election.
18. Time is of the essence with respect to the closing provided herein.

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AUCTIONEER

GRAFTON, MASSACHUSETTS

November 5, 2025

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In consideration of the acceptance of my bid by JJ Manning, Auctioneer, I hereby agree to pay the sum of ( \_\_\_\_\_ Dollars) (\$ \_\_\_\_\_ .00), which is my winning bid of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00) plus a buyer's premium of 3%, which is \_\_\_\_\_ Dollars (\$ \_\_\_\_\_ .00) for the real estate described in the attached Notice of Sale, purchased by me this 5<sup>th</sup> day of November, 2025 at Public Auction, of which sum I agree to pay to Auctioneer or Mortgagee 10% as a Deposit within the next two business days, of which Deposit Twenty Thousand Dollars (\$20,000.00). I have paid this day; and I agree to comply with the terms and conditions of sale set forth above and in the notice of sale.

PURCHASER:

\_\_\_\_\_

COUNSEL FOR MORTGAGEE:

\_\_\_\_\_

IN THE PRESENCE OF:

\_\_\_\_\_

Purchaser Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Title will vest in:

\_\_\_\_\_



**MORTGAGEE'S SALE OF REAL ESTATE**

135 Westboro Road  
Grafton, MA 01536

By virtue and in execution of the Power of Sale contained in a certain Mortgage Deed & Assignment of Leases and Rents given by CBJD Holdings, LLC to James Lynch and Skye Blue Irrevocable Living Trust, dated October 28, 2021 and recorded with the Worcester County Registry of Deeds, Book 66421, Page 27 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at November 5, 2025 at 11:00 a.m., on the mortgaged premises at 135 Westboro Road, Grafton, Massachusetts, being assessor's Lot 2 and Plat 13 on assessor's plat hereinafter described all and singular the premises described in said mortgage,

To wit:

The land together with building thereon, located in Grafton, Worcester County, Massachusetts situated in the northerly part of said Grafton, on the northerly side of County Road leading from North Grafton to Westborough and known as Westborough Road, and which is more particularly bounded and described as follows:

BEGINNING at an iron pipe on the northerly side of Westborough Road at the southwesterly corner of the lot to be conveyed, which iron pipe is 27.23 feet, S. 73 degrees 57' E. from a Worcester County highway marker on the northerly side of Westborough Road;

THENCE S. 73 degrees 57'E. by said Westborough Road, 135.30 feet to a point;

THENCE by a curve to the left, with a radius of 467.44 feet by said Westborough Road, 81.70 feet to a point;

THENCE N. 5 degrees 42' 35" E. by other land of the grantor, 221.31 feet to an iron pipe;

THENCE N. 82 degrees 42' 30" E. by land of Boston and Albany Railroad Company 204.75 feet to a point;

THENCE N. 7 degrees 17' 30" E by land of the Boston and Albany Railroad Company 10 feet to a point;

THENCE N. 81 degrees 57' W. by land of Boston Albany Railroad Company 25.29 feet to a point;

THENCE S. 1 degree 27' 30" W. by land of owners unknown 206.69 feet to an iron pipe on the northerly side of Westborough Road and the point of beginning.

BEGINNING the same premises shown as Parcel A on a plan entitled "Plan of lots in Grafton, MA owner by Mrs. Cosimo Caforio et als, dated March 10, 1967, by Douglas L. Liston, Registered Land Surveyor", and filed in the Worcester District Deeds, Plan Book 307, Plan 124.

CONTAINING according to said plan 1.077 acres, all of said courses and distances being more or less.

PROPERTY ADDRESS:  
(FOR REFERENCE PURPOSES ONLY)  
135 Westboro Road  
Grafton, MA  
Plat 13, Lot 2

For title, see deed recorded herewith.

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

Twenty Thousand Dollars (\$20,000) initial deposit in certified check, or bank check is required to bid at time and place of sale with an additional Ten Percent (10%) deposit due within two business days of the sale. The balance of the purchase price shall be paid in or within thirty (30) days from the date of sale. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. In the event of error in this publication, the description of the premises contained in said mortgage shall control.

Other terms to be announced at the sale.

By the Attorney for the Holder of the Mortgage

/s/ Patrick J. McDonald

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Patrick J. McDonald  
Hinshaw & Culbertson LLP  
56 Exchange Terrace  
Providence, RI 02903  
617-213-7032  
401-751-0072 (facsimile)  
[pmcdonald@hinshawlaw.com](mailto:pmcdonald@hinshawlaw.com)

Dated: September 18, 2025

(Publish: Worcester Telegram and  
Gazette)  
October 14, 21, and 28, 2025)

# 6,907± SF COMMERCIAL RETAIL BUILDING

**135 Westboro Rd (Rt 30), Grafton, MA**

**On 1.08 acres in High Visibility Location**



**AUCTION: Wednesday, November 5 at 11am On-site**

**On Rt 30 with visibility from the MBTA commuter rail, halfway between Rt 20 & I-90 with easy access to Rt 140, I-290 & I-495.**

**Site Area:** 1.08± acres

**Zoning:** OLI – Office/Light Industrial

**Frontage:** 217± ft per deed & GIS

**Paved area:** 8,000± sf per Assessor

**Gross Building Area:** 14,449± sf

**Gross Living Area:** 6,907± sf

**Design:** 1-story retail with walkout lower level, portions recently under renovation

**Basement/Lower Level:** 6,907± sf

**Storage:** 99± sf, unfinished

**Porches/Decks:** 385± sf front porch, 121± sf enclosed porch in back, 80± sf deck on side

**Plan Ref:** Worcester County Plan 307/124 – Parcel A, Grafton SP 2021-01

**Parcel ID:** 013.0/0000/0002.0

**JJ Manning**  
AUCTIONEERS

Property Information & Full Terms at:

**JJ Manning.com**

**800.521.0111**

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111

Brochure 1856 • Ref 25-2164

#### Terms of Sale:

10% certified deposit of which \$20,000 in certified or bank check at this Mortgagee's Foreclosure Auction & remainder of 10% due within 2 business days. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed.

Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

135 WESTBORO ROAD

|                |                   |            |                        |
|----------------|-------------------|------------|------------------------|
| Location       | 135 WESTBORO ROAD | Mblu       | 013.0/ 0000/ 0002.0/ / |
| Acct#          | 1100130000000020  | Owner      | CBJD HOLDINGS LLC      |
| PBN            |                   | Assessment | \$1,120,400            |
| Appraisal      | \$1,120,400       | PID        | 250                    |
| Building Count | 1                 |            |                        |

Current Value

| Appraisal      |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2025           | \$882,700    | \$237,700 | \$1,120,400 |
| Assessment     |              |           |             |
| Valuation Year | Improvements | Land      | Total       |
| 2025           | \$882,700    | \$237,700 | \$1,120,400 |

Owner of Record

|          |                     |             |            |
|----------|---------------------|-------------|------------|
| Owner    | CBJD HOLDINGS LLC   | Sale Price  | \$800,000  |
| Co-Owner |                     | Certificate |            |
| Address  | 135 WESTBORO ROAD   | Book & Page | 66421/23   |
|          | N GRAFTON, MA 01536 | Sale Date   | 10/29/2021 |
|          |                     | Instrument  | 1U         |

Ownership History

| Ownership History    |            |             |             |            |            |
|----------------------|------------|-------------|-------------|------------|------------|
| Owner                | Sale Price | Certificate | Book & Page | Instrument | Sale Date  |
| CBJD HOLDINGS LLC    | \$800,000  |             | 66421/23    | 1U         | 10/29/2021 |
| JKRP HOLDINGS LLC    | \$590,000  |             | 61567/342   | 1O         | 12/11/2019 |
| GRAFTON ISHTAR LLC   | \$277,500  |             | 52769/63    | 1U         | 09/08/2014 |
| GRAFTON CROSSING LLC | \$100      |             | 41676/274   | 1B         | 08/20/2007 |

Building Information

Building 1 : Section 1

|             |      |
|-------------|------|
| Year Built: | 1920 |
|-------------|------|

Living Area: 6,907  
Replacement Cost: \$1,371,493  
Building Percent Good: 63  
Replacement Cost  
Less Depreciation: \$864,000

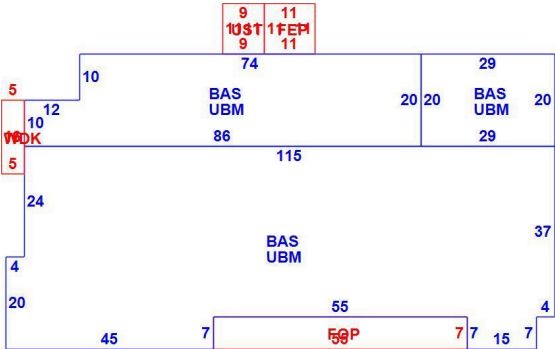
| Building Attributes |                    |
|---------------------|--------------------|
| Field               | Description        |
| Style               | NBHD Shopping Ctr  |
| Model               | Commercial         |
| Grade               |                    |
| Stories             | 1.0                |
| Num Units           | 3.00               |
| Exterior Wall 1     | Vinyl Siding       |
| Exterior Wall 2     | Brick/Stone Veneer |
| Roof Structure      |                    |
| Roof Cover          | Asph/F GlS/Cmp     |
| Interior Wall 1     | Drywall/Sheet      |
| Interior Wall 2     |                    |
| Interior Floor 1    | Concr Abv Grad     |
| Interior Floor 2    |                    |
| Heating Fuel        | Oil                |
| Heating Type        | Hot Water          |
| AC Type             | Central            |
| Use Type            | Retail Store       |
| Primary Bldg Use    | Shopping Center    |
| Total Rooms         | 0                  |
| Placeholder         | 0                  |
| Lighting            | Average            |
| Bldg Class          | D                  |
| Flr1 Occ            |                    |
| Heat/AC             | Heat/AC Split      |
| % Heated            | 100                |
| Plumbing            | Average            |
| Ceilings            | Sspnd Panels       |
| Rooms/Prtns         | None               |
| Wall Height         | 8.00               |
| Base Floor          | 1.00               |
| # Overhead Doors    |                    |
| Load Dock SF        |                    |

Building Photo



([https://images.vgsi.com/photos/GraftonMAPPhotos//0027\IMG\\_0015\[1\]\\_](https://images.vgsi.com/photos/GraftonMAPPhotos//0027\IMG_0015[1]_)

Building Layout



([ParcelSketch.ashx?pid=250&bid=250](#))

| Building Sub-Areas (sq ft) |                   |            | Legend      |
|----------------------------|-------------------|------------|-------------|
| Code                       | Description       | Gross Area | Living Area |
| BAS                        | First Floor       | 6,907      | 6,907       |
| FEP                        | Framed Encl Porch | 121        | 0           |
| FOP                        | Open Porch        | 385        | 0           |
| UBM                        | Unfin Bsmnt       | 6,907      | 0           |
| UST                        | Unfin Storage     | 99         | 0           |
| WDK                        | Wood Deck         | 80         | 0           |
|                            |                   | 14,499     | 6,907       |

Extra Features

| Extra Features | Legend |
|----------------|--------|
|----------------|--------|

No Data for Extra Features

Land

| Land Use      |                 | Land Line Valuation |           |
|---------------|-----------------|---------------------|-----------|
| Use Code      | 3230            | Size (Acres)        | 1.08      |
| Description   | Shopping Center | Frontage            | 156       |
| Zone          | OLI             | Depth               |           |
| Neighborhood  | 25              | Assessed Value      | \$237,700 |
| Alt Land Appr | No              | Appraised Value     | \$237,700 |
| Category      |                 |                     |           |

Outbuildings

| Outbuildings |                |          |                 |                |          | <u>Legend</u> |
|--------------|----------------|----------|-----------------|----------------|----------|---------------|
| Code         | Description    | Sub Code | Sub Description | Size           | Value    | Bldg #        |
| SHD1         | SHED FRAME     |          |                 | 99.00 S.F.     | \$1,700  | 1             |
| PAV1         | PAVING-ASPHALT |          |                 | 8000.00 S.F.   | \$15,600 | 1             |
| SGN3         | W/INT LIGHTS   |          |                 | 24.00 S.F.&HGT | \$1,400  | 1             |

Valuation History

| Appraisal      |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2025           | \$882,700    | \$237,700 | \$1,120,400 |
| 2024           | \$840,200    | \$226,200 | \$1,066,400 |
| 2023           | \$690,700    | \$205,800 | \$896,500   |

| Assessment     |              |           |             |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land      | Total       |
| 2025           | \$882,700    | \$237,700 | \$1,120,400 |
| 2024           | \$840,200    | \$226,200 | \$1,066,400 |
| 2023           | \$690,700    | \$205,800 | \$896,500   |



135 Westboro Rd., Grafton, MA



Property Information

Property ID 013.0-0000-0002.0  
Location 135 WESTBORO ROAD  
Owner CBJD HOLDINGS LLC



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/2024  
Data updated 10/2024

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



135 Westboro Rd., Grafton, MA



Property Information

Property ID 013.0-0000-0002.0  
Location 135 WESTBORO ROAD  
Owner CBJD HOLDINGS LLC



MAP FOR REFERENCE ONLY  
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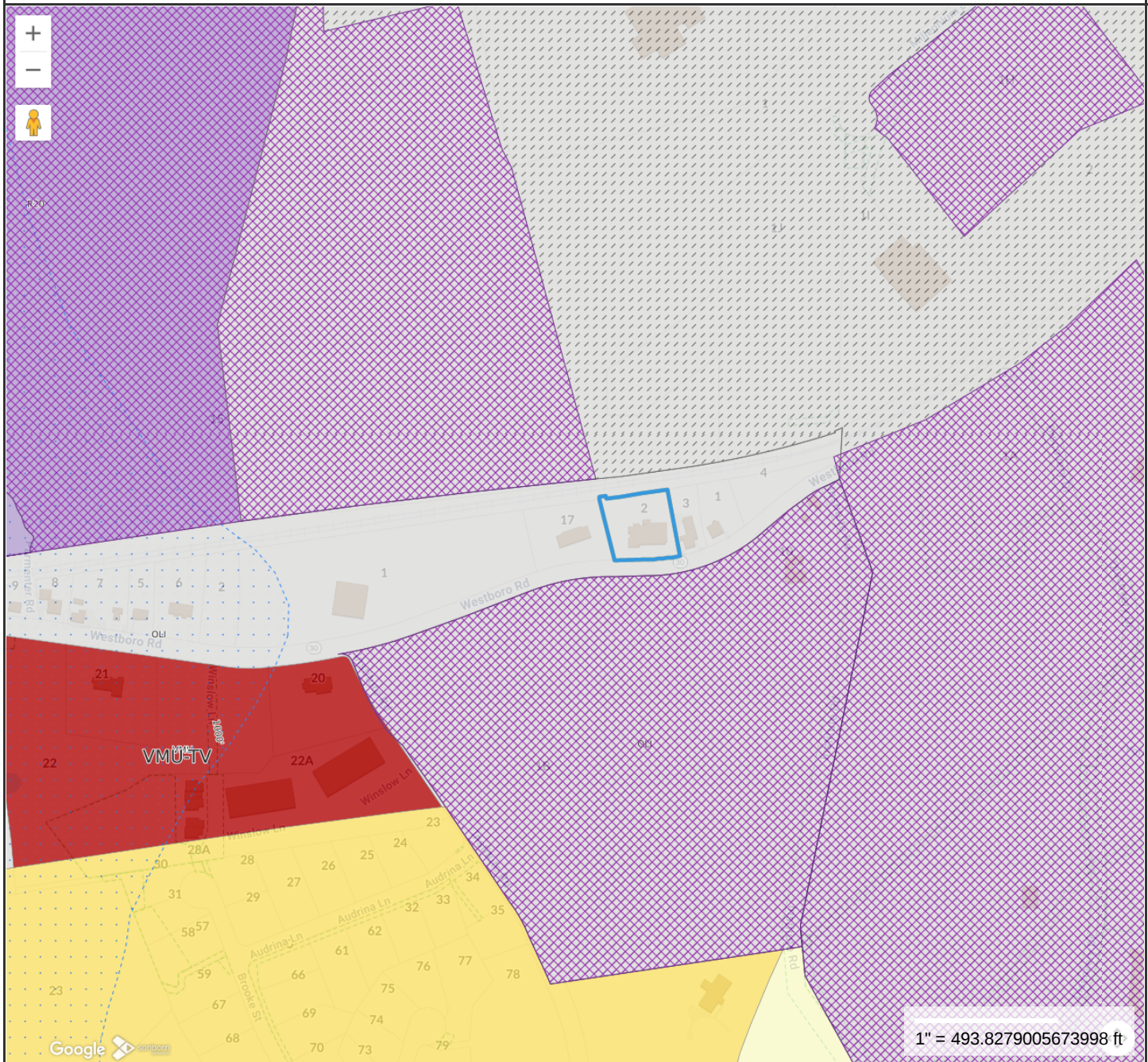
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## 135 Westboro Rd., Grafton, MA - Zoning

**Property Information**

**Property ID** 013.0-0000-0002.0  
**Location** 135 WESTBORO ROAD  
**Owner** CBJD HOLDINGS LLC

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# Map Theme Legends

## Zoning

North Grafton Transit Village Overlay



Fisherville Smart Growth Overlay



Priority Development Overlay



Campus Development Overlay



Water Supply Protection Overlay



### Zoning

Residential (R40)

Residential (R20)

Residential Multi-Family

Village Mixed Use

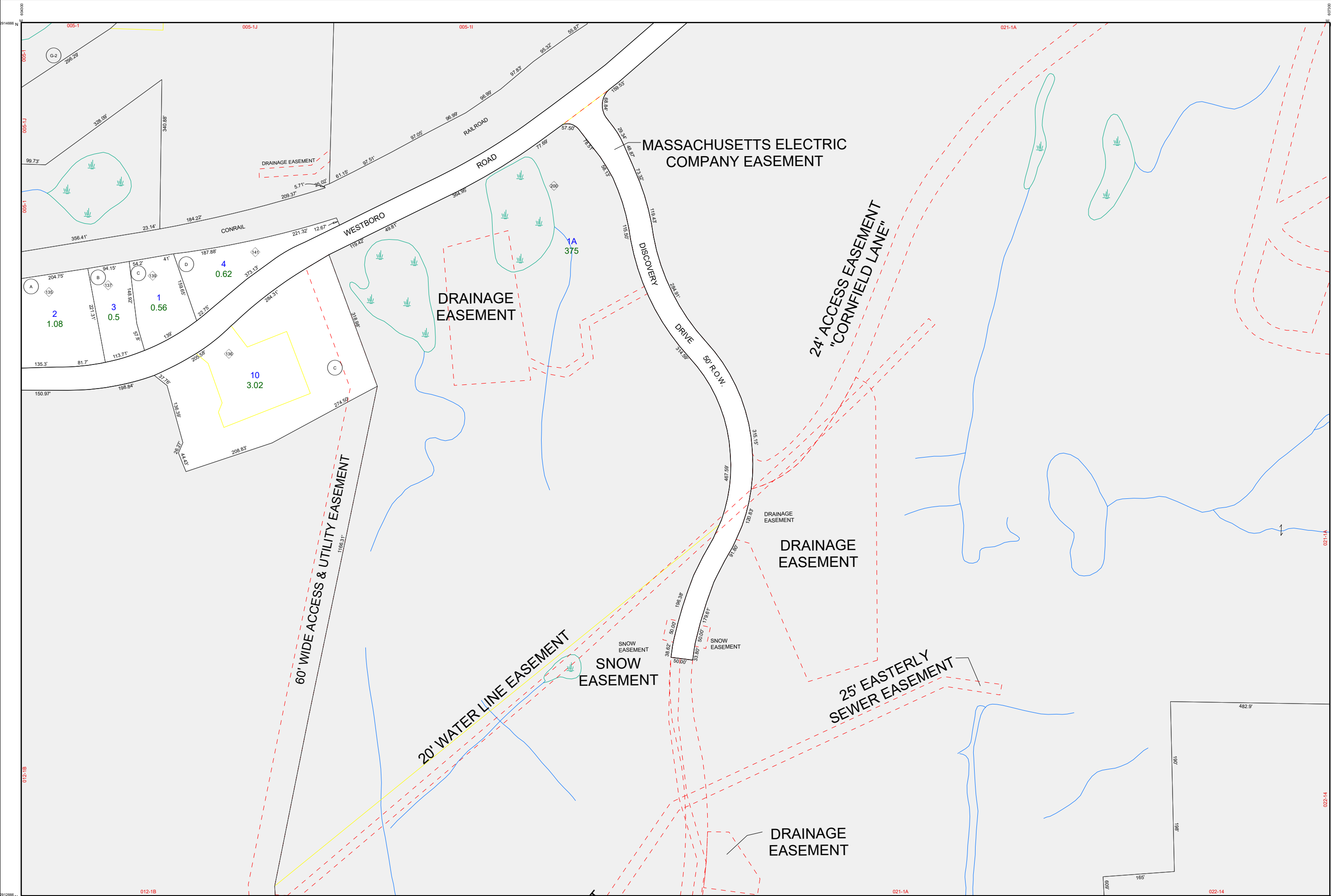
Agricultural/Residential

Neighborhood Business

Community Business

Office/Light Industrial

Industrial



PROPERTY MAP

GRAFTON

MASSACHUSETTS

This map is for assessment purposes. It is not valid for legal description or conveyance.

The horizontal datum is the Massachusetts State Plane coordinate system, NAD 83 feet.

Original property maps were prepared by Col-East Inc., Boston & Pittsfield. Maps were revised and reprinted in September 2024 by The Sanborn Map Company, Inc.

1:2,400

Feet

095190

Meters

02550

|    |           |    |
|----|-----------|----|
| 4  | 5         | 6  |
| 12 | <b>13</b> | 14 |
| 20 | 21        | 22 |

Legend

PARCEL BOUNDARY

HISTORIC PARCEL BOUNDARY

WATER

WETLAND: GRASS

RIGHT OF WAY / ACCESS

100'

100'S

78

 RECORD DIMENSION  
SCALED DIMENSION  
LOT NUMBER

90169

LAND AREA

SOURCE: CAMA DATABASE

BUILDING/STREET NO.

COMMON OWNERSHIP

SUBDIVISION LOT NO.

016-34

ADJACENT SHEET MAP-LOT

MAP NO.

13



# National Flood Hazard Layer FIRMMette



71°41'47"W 42°14'51"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

71°41'10"W 42°14'25"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |                                                                                                                                                                   |
|-----------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, A99                                                                                                              |
|                             |  | With BFE or Depth Zone AE, AO, AH, VE, AR                                                                                                                         |
|                             |  | Regulatory Floodway                                                                                                                                               |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard Zone X                                                                                                            |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. Zone X                                                                                                      |
|                             |  | Area with Flood Risk due to Levee Zone D                                                                                                                          |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard Zone X                                                                                                                     |
|                             |  | Effective LOMRs                                                                                                                                                   |
|                             |  | Area of Undetermined Flood Hazard Zone D                                                                                                                          |
| GENERAL STRUCTURES          |  | Channel, Culvert, or Storm Sewer                                                                                                                                  |
|                             |  | Levee, Dike, or Floodwall                                                                                                                                         |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation                                                                                                 |
|                             |  | 17.5                                                                                                                                                              |
|                             |  | Coastal Transect                                                                                                                                                  |
|                             |  | Base Flood Elevation Line (BFE)                                                                                                                                   |
|                             |  | Limit of Study                                                                                                                                                    |
|                             |  | Jurisdiction Boundary                                                                                                                                             |
|                             |  | Coastal Transect Baseline                                                                                                                                         |
| MAP PANELS                  |  | Digital Data Available                                                                                                                                            |
|                             |  | No Digital Data Available                                                                                                                                         |
|                             |  | Unmapped                                                                                                                                                          |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/29/2025 at 2:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



**THANK YOU FOR REVIEWING THE ENTIRE  
PROPERTY INFORMATION PACKAGE. WE  
LOOK FORWARD TO SEEING YOU AT THE  
AUCTION. IF YOU HAVE ANY QUESTIONS  
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE  
President**

**Phone: 800-521-0111**

**Fax: 508-362-1073**

**[JJManning.com](http://JJManning.com)  
[auctions@JJManning.com](mailto:auctions@JJManning.com)**

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