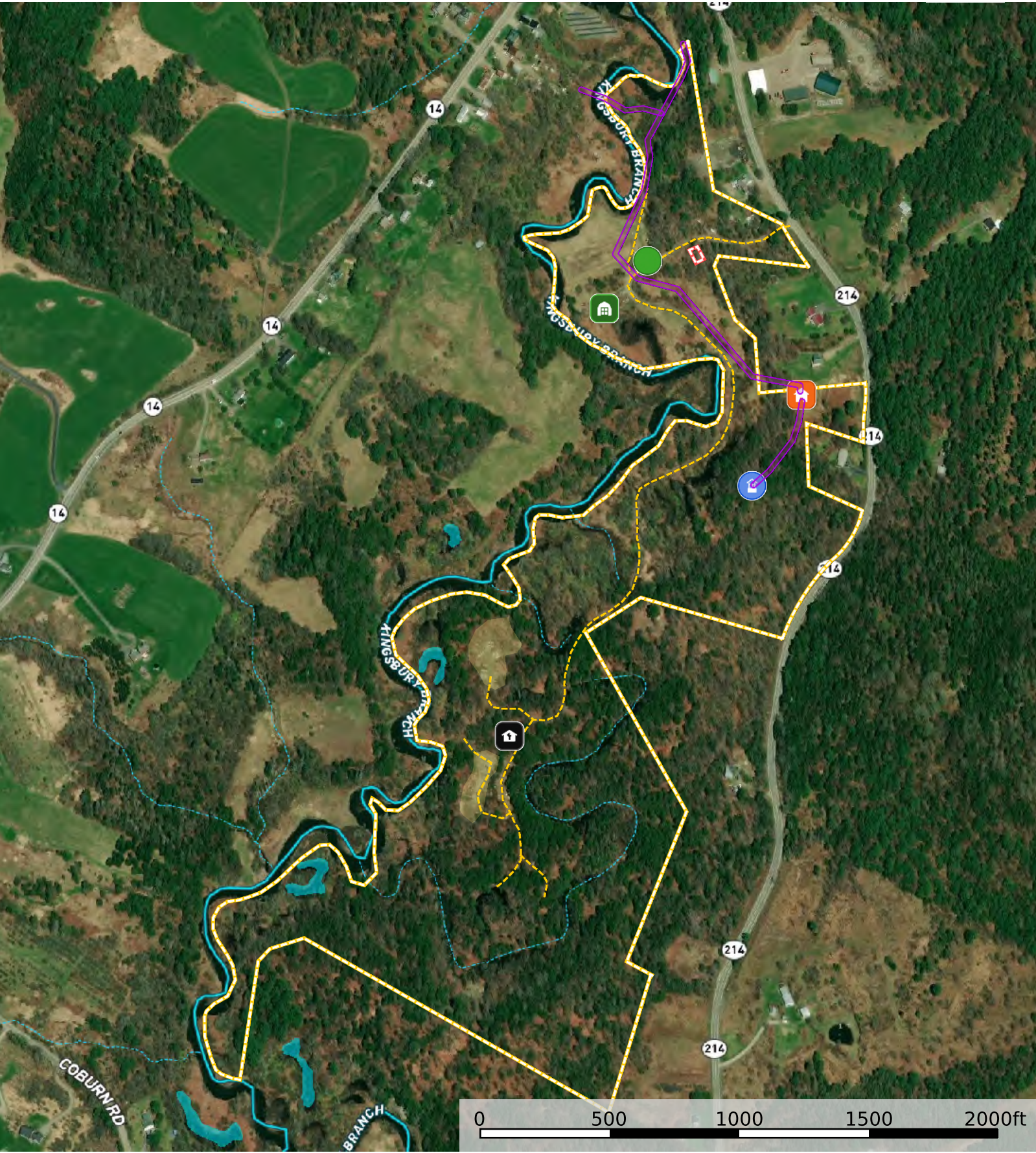


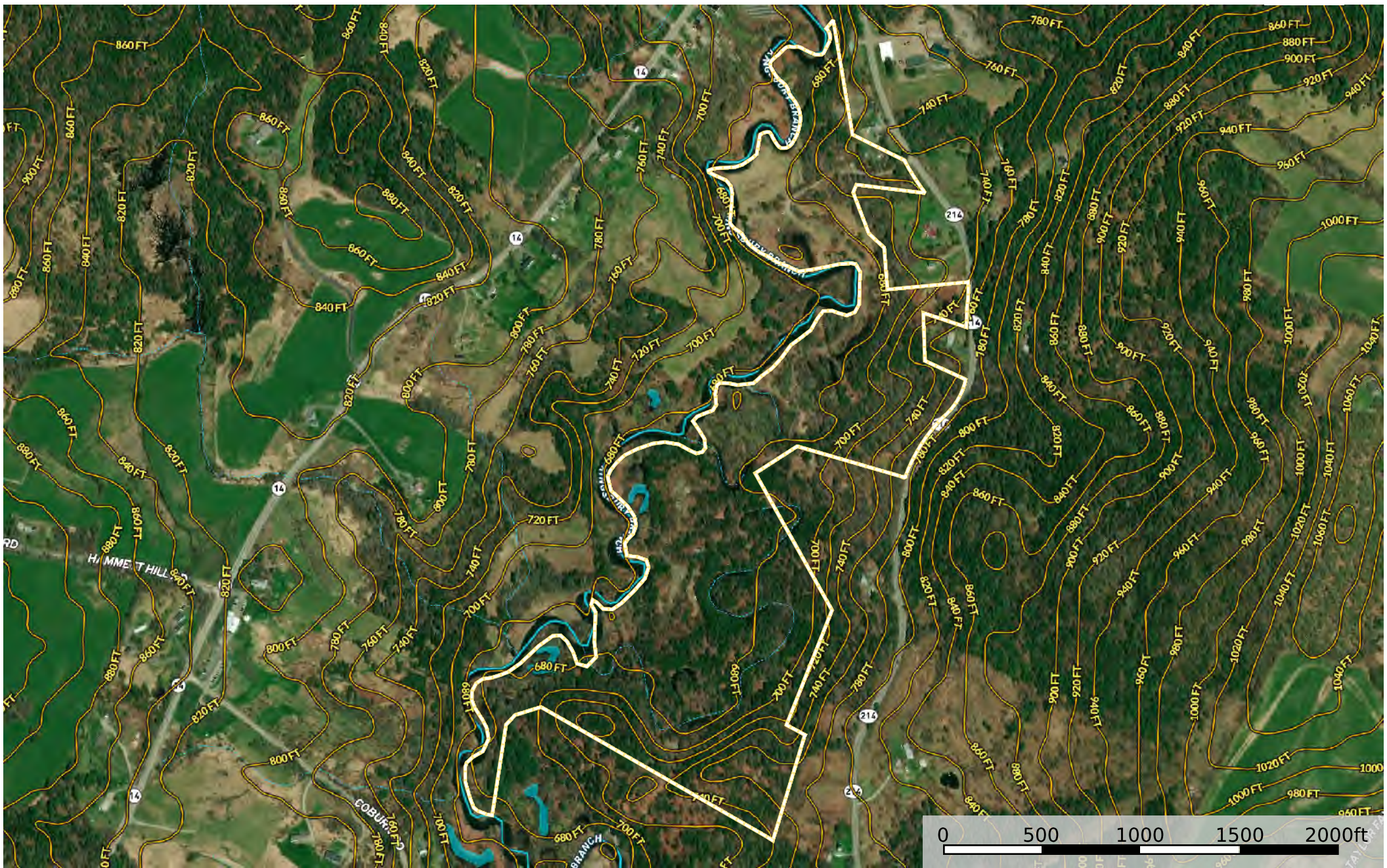
East Montpelier 75 Acres - VT 214
Vermont, AC +/-



- | | | | | | | | | | |
|------------------------|---------------------|----------------------|------------------|------------|--------------|------------|---------------------|---------------------|---------------------|
| Power Box | Well House | Bunker | Quonset Building | Well | Road / Trail | Gravel Pit | Water Line Easement | Water Line Easement | Water Line Easement |
| Approx Septic Location | Property Boundary 1 | Stream, Intermittent | River/Creek | Water Body | | | | | |

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

East Montpelier 75 Acres - VT 214
Vermont, AC +/-



Boundary 1 1
Stream, Intermittent
River/Creek
Water Body



LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Wetland Buffer

Flood Hazard Areas (Only FEMA)

- AE (1-percent annual chance flood)
- A (1-percent annual chance flood)
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha

- Parcels (standardized)

- Waterbody

Stream

- Stream
- Intermittent Stream

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

- Town Boundary

1: 13,005

August 22, 2024



NOTES

Map created using ANR's Natural Resources Atlas

661.0 0 330.00 661.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 1084 Ft. 1cm = 130 Meters

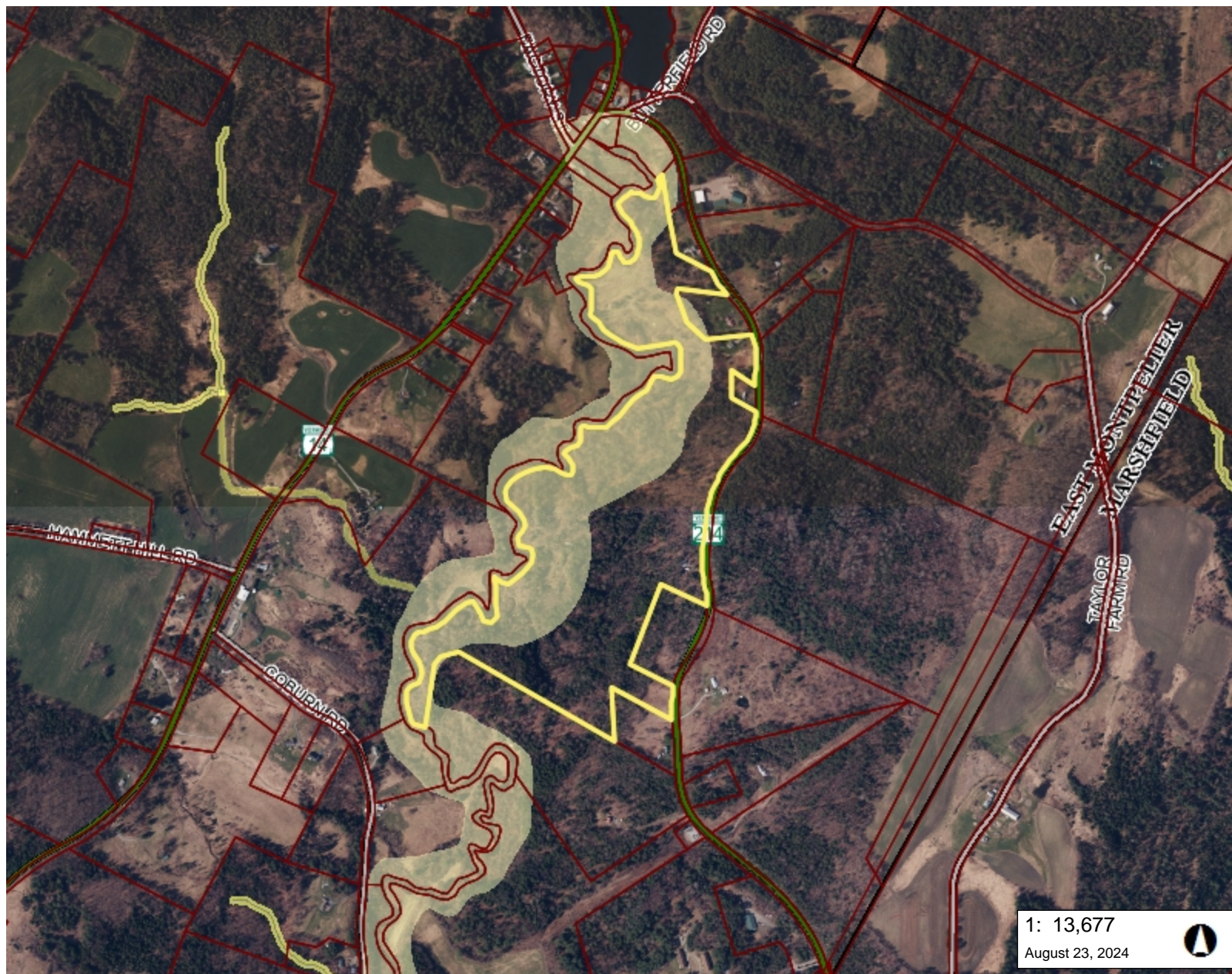
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

- River Corridors (Aug 27, 2019)
- .5 - 2 sqmi.
- .25-.5 sqmi.
- Parcels (standardized)
- Roads**
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary



1: 13,677

August 23, 2024



695.0 0 348.00 695.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

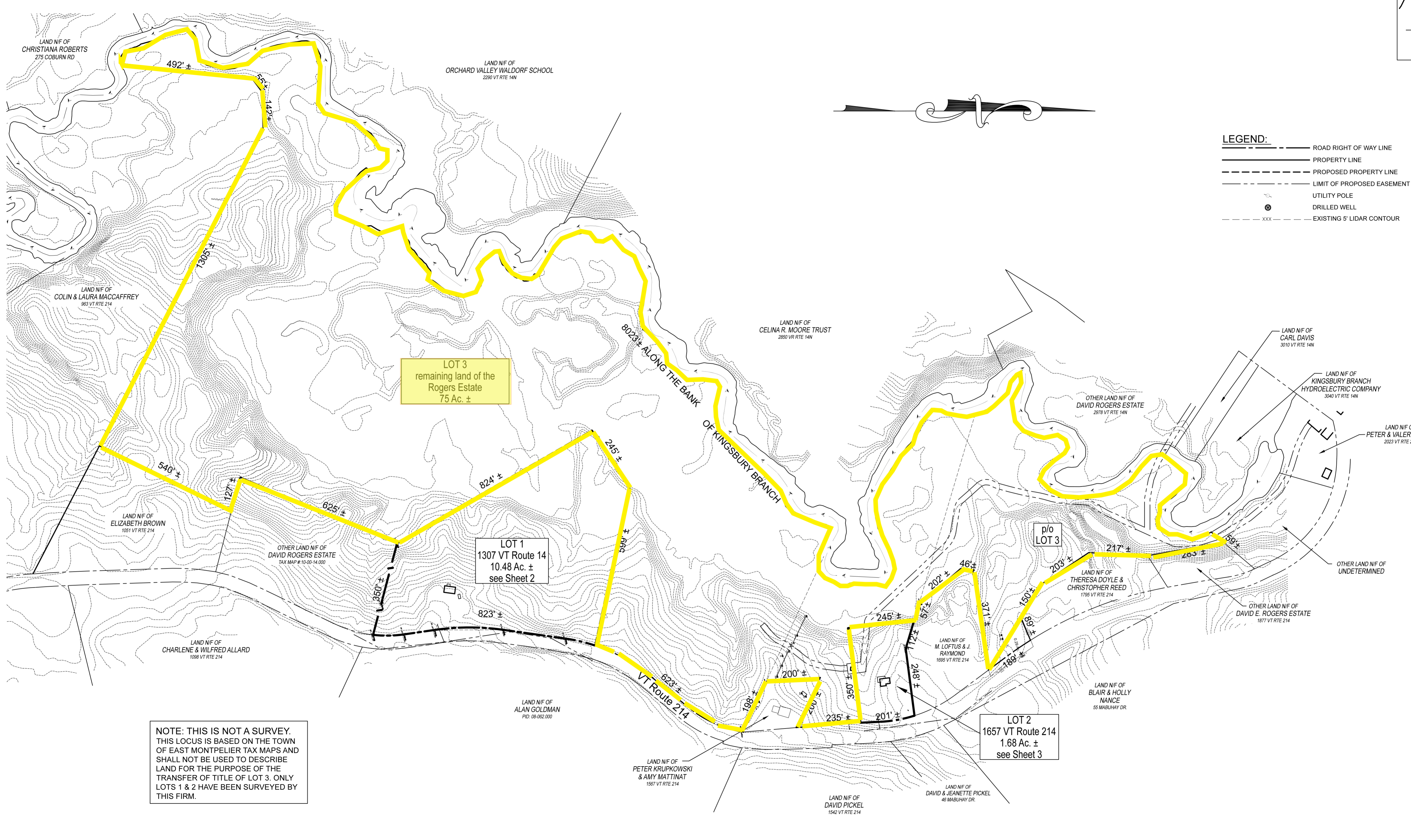
1" = 1140 Ft. 1cm = 137 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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NOTES

Map created using ANR's Natural Resources Atlas



LAND N/F OF
CHRISTIANA ROBERTS
275 COBURN RD

LAND N/F OF
ORCHARD VALLEY WALDORF SCHOOL
2290 VT RTE 14N

LAND N/F OF
COLIN & LAURA MACCAFFREY
963 VT RTE 214

LOT 3
remaining land of the
Rogers Estate
75 Ac. ±

LAND N/F OF
CELINA R. MOORE TRUST
2850 VR RTE 14N

LAND N/F OF
ELIZABETH BROWN
1051 VT RTE 214

OTHER LAND N/F OF
DAVID ROGERS ESTATE
TAX MAP # 10-00-14.000

LOT 1
1307 VT Route 14
10.48 Ac. ±
see Sheet 2

LAND N/F OF
CHARLENE & WILFRED ALLARD
1098 VT RTE 214

LAND N/F OF
ALAN GOLDMAN
PID: 08-062.000

LAND N/F OF
PETER KRUPKOWSKI
& AMY MATTINAT
1567 VT RTE 214

LAND N/F OF
DAVID PICKEL
1542 VT RTE 214

LAND N/F OF
DAVID & JEANETTE PICKEL
46 MABUHAY DR.

LAND N/F OF
BLAIR & HOLLY
NANCE
55 MABUHAY DR.

LAND N/F OF
THERESA DOYLE &
CHRISTOPHER REED
1795 VT RTE 214

LAND N/F OF
M. LOFTUS & J.
RAYMOND
1695 VT RTE 214

OTHER LAND N/F OF
DAVID E. ROGERS ESTATE
1877 VT RTE 214

LAND N/F OF
KINGSBURY BRANCH
HYDROELECTRIC COMPANY
3040 VT RTE 14N

LAND N/F OF
PETER & VALER
2023 VT RTE 214

LAND N/F OF
CARL DAVIS
3010 VT RTE 14N

OTHER LAND N/F OF
DAVID ROGERS ESTATE
2978 VT RTE 14N

OTHER LAND N/F OF
UNDETERMINED

NOTE: THIS IS NOT A SURVEY.
THIS LOCUS IS BASED ON THE TOWN
OF EAST MONTPELIER TAX MAPS AND
SHALL NOT BE USED TO DESCRIBE
LAND FOR THE PURPOSE OF THE
TRANSFER OF TITLE OF LOT 3. ONLY
LOTS 1 & 2 HAVE BEEN SURVEYED BY
THIS FIRM.

LEGEND:

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- LIMIT OF PROPOSED EASEMENT
- UTILITY POLE
- DRILLED WELL
- EXISTING 5' LIDAR CONTOUR

p/o
LOT 3

LOT 2
1657 VT Route 214
1.68 Ac. ±
see Sheet 3

December 24, 2019

Soils Report

David Rogers property

Route 214 East Montpelier, Vt.

Re: results of soils exploration on 80+ acre Rogers
parcel



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1

Barre, Vt. 05641

Phone 802-479-9636

Fax 802-479-4017

email: cdchase@chasesurveyors.com

billchase@chasesurveyors.com

kjurentkuff@chasesurveyors.com

To whom it may concern,

On January 30, 2020 I along with Agency of Natural Resources Regional Engineer Carl Fuller observed test pits on the above referenced site and determined the area was suitable for a raised Presby Enviro Pipe performance based disposal system. This is the only above ground system the State of Vermont allows to be gravity* fed. *Depending on final house location.

Further testing and design would be required to obtain the State required Wastewater and Potable Water Supply permit that will allow development of the parcel.

Sincerely,

A handwritten signature in cursive script that reads 'Craig D. Chase'.

Vermont Certified Septic System Designer

Soils Test Pit Data

Test pits dug by excavator 1/30/2020

STP 1

0-6" 10yr4/4 very fine sandy loam – loose- subangular blocky
6-22" 10yr5/6 very fine sandy loam – friable- subangular blocky
22-42" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 22" no ledge to depth

STP 2

0-5" 10yr4/4 very fine sandy loam – loose- subangular blocky
5-24" 10yr5/6 very fine sandy loam – friable- subangular blocky
24-44" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 24" no ledge to depth

STP 3

0-5" 10yr4/4 very fine sandy loam – loose- subangular blocky
5-28" 10yr5/6 very fine sandy loam – friable- subangular blocky
28-42" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 28" no ledge to depth

STP 4

0-6" 10yr4/4 very fine sandy loam – loose- subangular blocky
6-22" 10yr5/6 very fine sandy loam – friable- subangular blocky
22-40" 10yr5/2 silt – firm – strong subangular blocky

Estimated seasonal highwater table 22" no ledge to depth

FORM 911 VERMONT WARRANTY DEED REV. 8/79

TUTTBLANK REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT, PUBLISHERS, RUTLAND, VT 05701**Know all Persons by These Presents****That** I, Paul A. Mascitti

of Town of East Montpelier in the County of Washington
and State of Vermont Grantor, in the consideration of
One Dollar and Other Good and Valuable Considerations
paid to my full satisfaction by
David E. Rogers

of Town of Calais in the County of Washington
and State of Vermont Grantee, by these presents, do
freely Give, Grant, Sell, Convey And Confirm unto the said Grantee
David E. Rogers

and his heirs and assigns forever, a
certain piece of land in Town of East Montpelier in the
County of Washington and State of Vermont, described as
follows, viz:

"Being all and the same lands and premises conveyed to Paul A. Mascitti by
Warranty Deed of Louise M. Mascitti, dated August 1, 1985, and recorded in Book
35, Pages 112-113 of the East Montpelier Land Records. Said lands and premises
are more particularly described as follows:

Being all and the same lands and premises conveyed to Louise M. Mascitti by
Quit-Claim Deed of Paul A. Mascitti and Louise M. Mascitti dated December 18,
1984, and recorded in Book 32, Pages 484-485 of the East Montpelier Land Records.

Being all and the same lands and premises conveyed to Paul A. Mascitti and
Louise M. Mascitti by Warranty Deed of William Millard, Sr. and Alice Millard,
dated June 1, 1978, and recorded in Book 29 at Page 104 of the Land Records of
the Town of East Montpelier.

Reference may be had to the above-mentioned deeds and their records and to all
other deeds and records in the chain of title for a more complete and particular
description of the land premises herein conveyed.

This conveyance is made subject to and with the benefit of any utility ease-
ments, spring rights, easements for ingress and egress, and rights incident to
each of the same as may appear more particularly of record, provided that this
paragraph shall not reinstate any such encumbrance previously extinguished by the
Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont
Statutes Annotated."

Attest: [Signature]
Town Clerk

Know All Men by These Presents:

ITEM 10

that ... I, David E. Rogers

of East Montpelier... in the County of Washington..... and State of Vermont..... (hereinafter, regardless of the number of grantors, called the Grantor), in consideration of One Dollar paid, the receipt whereof is hereby acknowledged, hereby give, grant, bargain, sell and convey unto GREEN MOUNTAIN POWER CORPORATION, a Vermont corporation, New England Tel. & Tel. (hereinafter, regardless of the number of grantees, called the Grantee) and to its or their successors and assigns, the perpetual right and easement to lay, construct, reconstruct, operate, repair, maintain, replace, patrol and remove overhead and/or underground cables, lines, conduits, poles, guys, anchors, fixtures and appurtenances, for the transmission of high and low voltage electric current and for telephone use, under, upon or across a strip of Grantor's land in East Montpelier..., ... Washington..... County, State of Vermont. Said line or cables to enter from

..... Green Mt. Power pole #16 and cross Plainfield North Montpelier..... State Highway to land now or formerly of Michael Boardman, approximately 119..... feet to property of Grantor where pole and anchor is installed... Line then..... to proceed underground along westerly side of roadway about 550 feet..... to pad transformer.

The location of said strip to be established by and upon the final survey and marking thereof by the Grantee, with permission to enter upon said strip and upon said premises for access thereto for all purposes properly incident to this easement.

Also the perpetual right and easement from time to time without further payment therefor to clear and keep cleared a strip along said line or cables not exceeding 25.. feet in width, and to renew, replace, add to and otherwise change the line or cables and each and every part thereof, and the locations thereof within said strip, and to pass along said strip to and from the adjoining lands and to pass over Grantor's land to and from said strip for all the above purposes and the removal of the line or cables.

The Grantor, heirs, executors and administrators hereby covenant that none of them will erect or permit any building or any other structures or trees or bushes to be planted or change the grade, fill or excavate within said strip which, in the judgment of the Grantee, successors and assigns, might interfere with the proper operation and maintenance of said lines or cables. By way of illustration but not of limitation the following uses are specifically forbidden: swimming pools, tennis courts, any building or other structure, vehicle parking, storage of any materials or equipment.

It is agreed that the line or cables shall remain the property of the Grantee, its successors and assigns, and that the Grantee, successors and assigns, shall pay all taxes assessed thereon.

TO HAVE AND TO HOLD the above granted easements and rights, with all the privileges and appurtenances thereunto belonging, unto and to the use of the said Grantee, successors and assigns forever.

And the Grantor hereby for said Grantor, heirs, executors, and administrators covenant(s) with the Grantee, successors and assigns that Grantor is lawfully seized in fee simple of the granted premises, that Grantor has good right to sell and convey the same as aforesaid, and will WARRANT and defend the same to the Grantee, successors and assigns, forever against the lawful claims and demands of all persons.

There is also hereby released and conveyed by the undersigned all homestead rights and other statutory rights or interests in the easements herein conveyed.

IN WITNESS WHEREOF the aforementioned Grantor hereunto set my hand(s) this 6..... day of November... A.D., 1978.

In Presence of:

W. Jacquelyn Harmon
W. Arthur Gede

David E. Rogers..... L. S.
David E. Rogers

..... L. S.

STATE OF Vermont
COUNTY OF Washington

ss.

BE IT REMEMBERED, that on the ... 6..... day of November... A.D. 19 78.. personally appeared David E. Rogers..... signer.. and sealer.. of the foregoing written instrument and acknowledged the same to be ... h.t.s.... free act and deed.

Before me,

..... Merilee Lane.....
Notary Public

DOCUMENT : Easement Deed
DATE : November 6, 1978
GRANTOR : David E. Rogers
GRANTEE : Green Mountain Power Corp.
WORK ORDER: 705001 - Item 401
FILE : Distribution Rights of Way
East Montpelier, P-11-6-78
RECORD :

Town Clerk

Attest,
and Recorded in Book _____, Page _____
of Land Records.
_____ o'clock _____ minutes, _____ M
A.D. 19 _____

~~EAST MONTPELIER, VT., TOWN CLERK'S OFFICE
RECEIVED FOR RECORD,
EAST MONTPELIER, VT., TOWN CLERK'S OFFICE
RECEIVED FOR RECORD,
at 8 o'clock 25 minutes, 25 M
and Recorded in Book 30, Page 25
of Land Records.~~

Attest,
Margaret Lane Town Clerk

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
Return Rec'd - Tax Paid - \$0.00
Via Land Use & Development Fund at 100%
Taxation No. 4 H67654
Date 12-1-78

100501
1978 1279
100501



Vermont Mandatory Flood Disclosure



Date Prepared: 08/23/24

Seller's Name(s): Estate of David Rogers by Wendy Rivera

Property Address: 75 +/- Acres off VT 214
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

FEMA flood map number 50023C0287E Map effective Date 3/19/2013

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3a	If yes, please describe: <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> Road along river has had culverts washed out. Much of the property is in floodplain. </div>		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Wendy Rivera - Executor
(Signature) (Date)

dotloop verified
08/20/24 6:56 PM EDT
D84M-XEXZ-Q41Y-SMQT

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)