

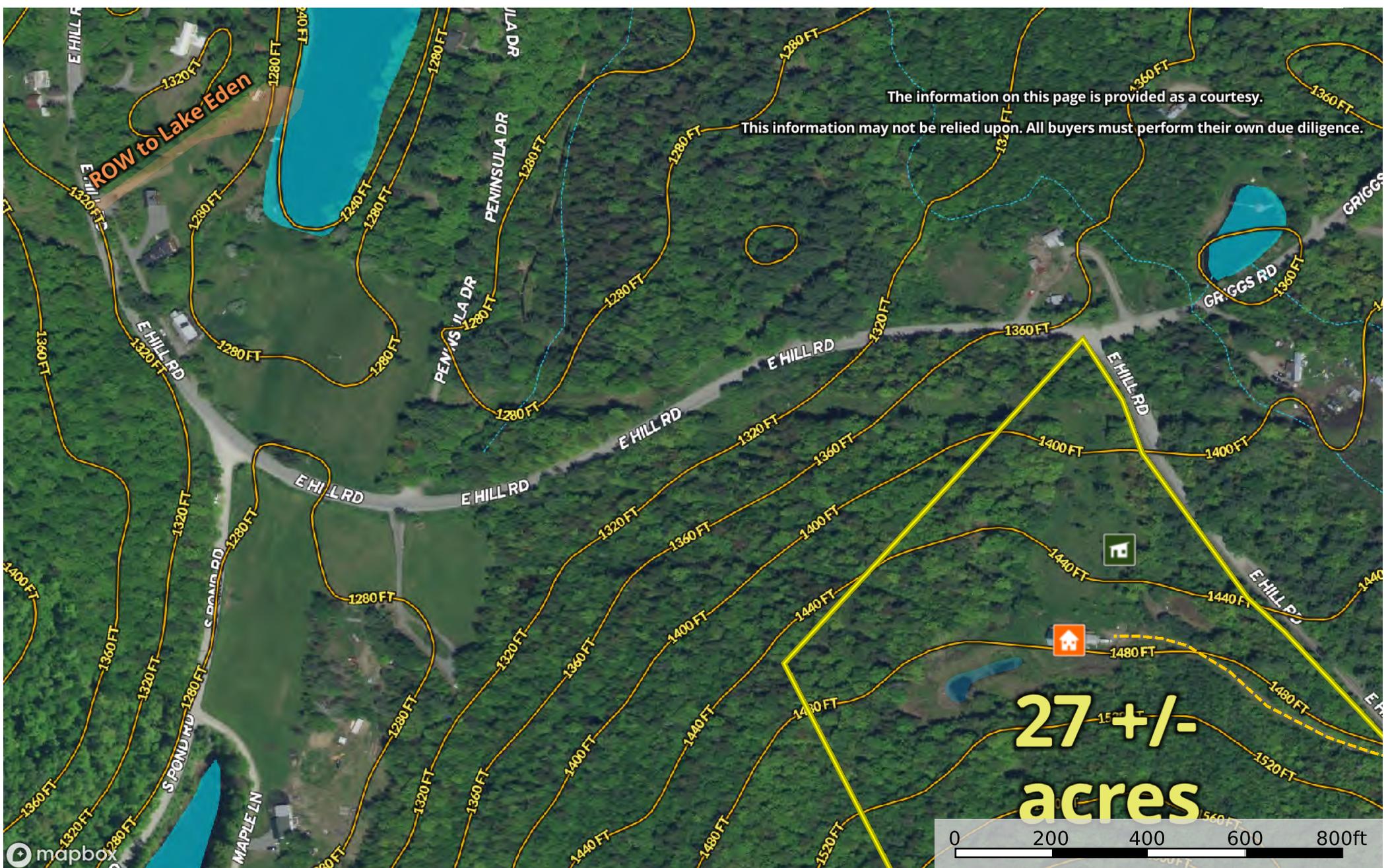
27+/-
acres

The information on this page is provided as a courtesy.

This information may not be relied upon. All buyers must perform their own due diligence.



- Outbuilding
- House
- Driveway
- Pond
- ROW to Lake Eden 1
- Boundary 1
- Stream, Intermittent
- River/Creek
- Water Body



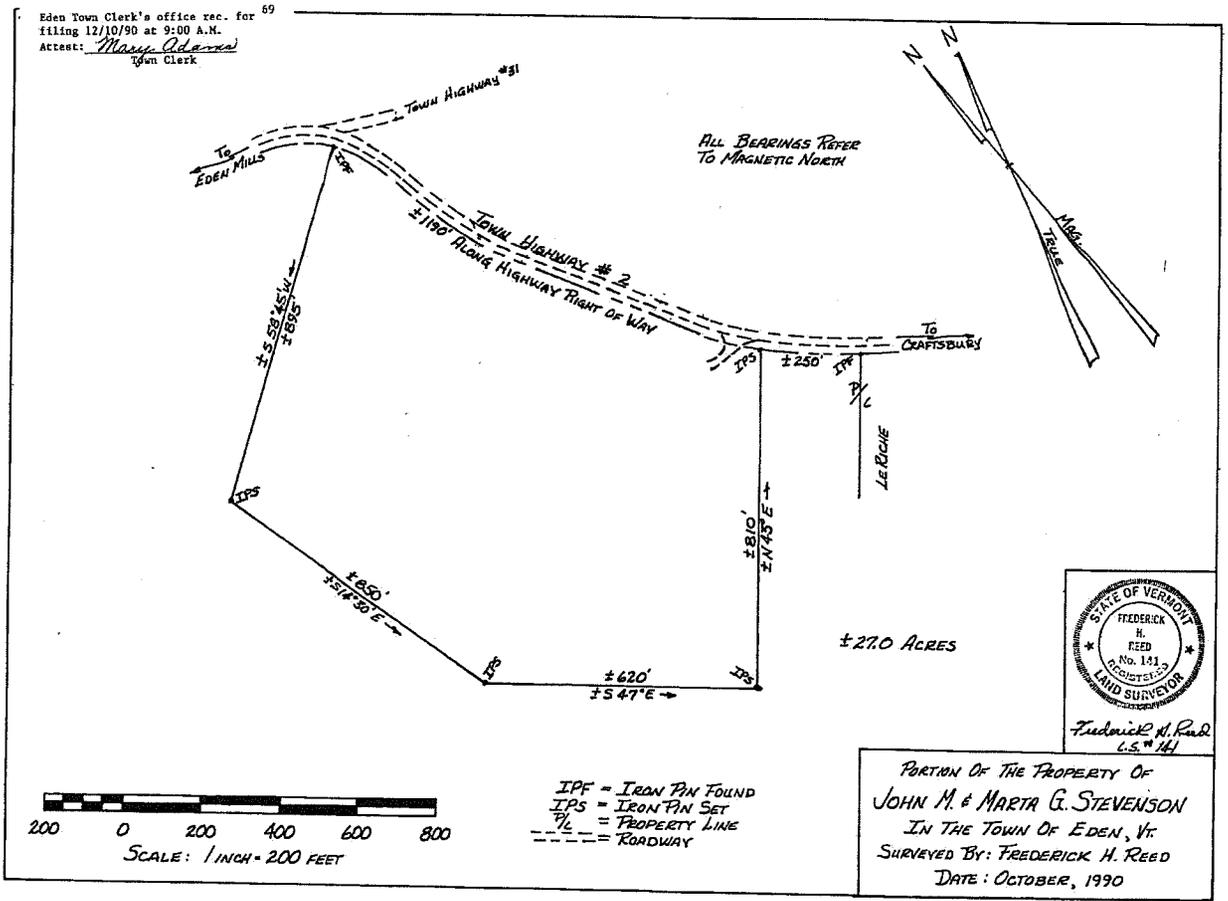
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27 +/-
acres

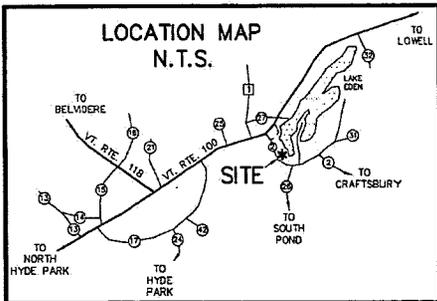
- Outbuilding
- House
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- ROW to Lake Eden 1
- Boundary 1
- Stream, Intermittent
- River/Creek
- Water Body

Microfilm
on 25mm
Roll 285

Survey of Subject Property



Survey Depicting Right-of-Way to Lake Eden



MONUMENT	DESCRIPTION
(A)	1" DIA. IPF, 14" REVEAL ON BLAZED LINE
(B)	1/2" DIA. PEATMAN IRF FLUSH ON BLAZED LINE
(C)	3/4" DIA. IRF FLUSH (SEE NOTE 5)
(D)	1" DIA. AXLE SHAFT FOUND, 22" REVEAL NEAR 3/4" DIA. IPF, 4" REVEAL
(E)	1" DIA. IPF, 4" REVEAL
(F)	1.25" DIA. AXLE SHAFT FOUND, 18" REVEAL
(G)	3/4" DIA. PEATMAN IRF WITH 6" REVEAL
(L)	5/8" DIA. PEATMAN IRF 1" BELOW SURFACE

**DEED REFERENCE
EDEN LAND RECORDS**
LAKE EDEN PROPERTIES, LLC
TO
PAUL ALLAIRE, KRISTA ALLAIRE, LEVY ALLAIRE,
BONNIE ALLAIRE & SCOTT ALLAIRE
BOOK 74, PAGES 320-321
DATED AUGUST 30, 2013
(QUIT CLAIM DEED)

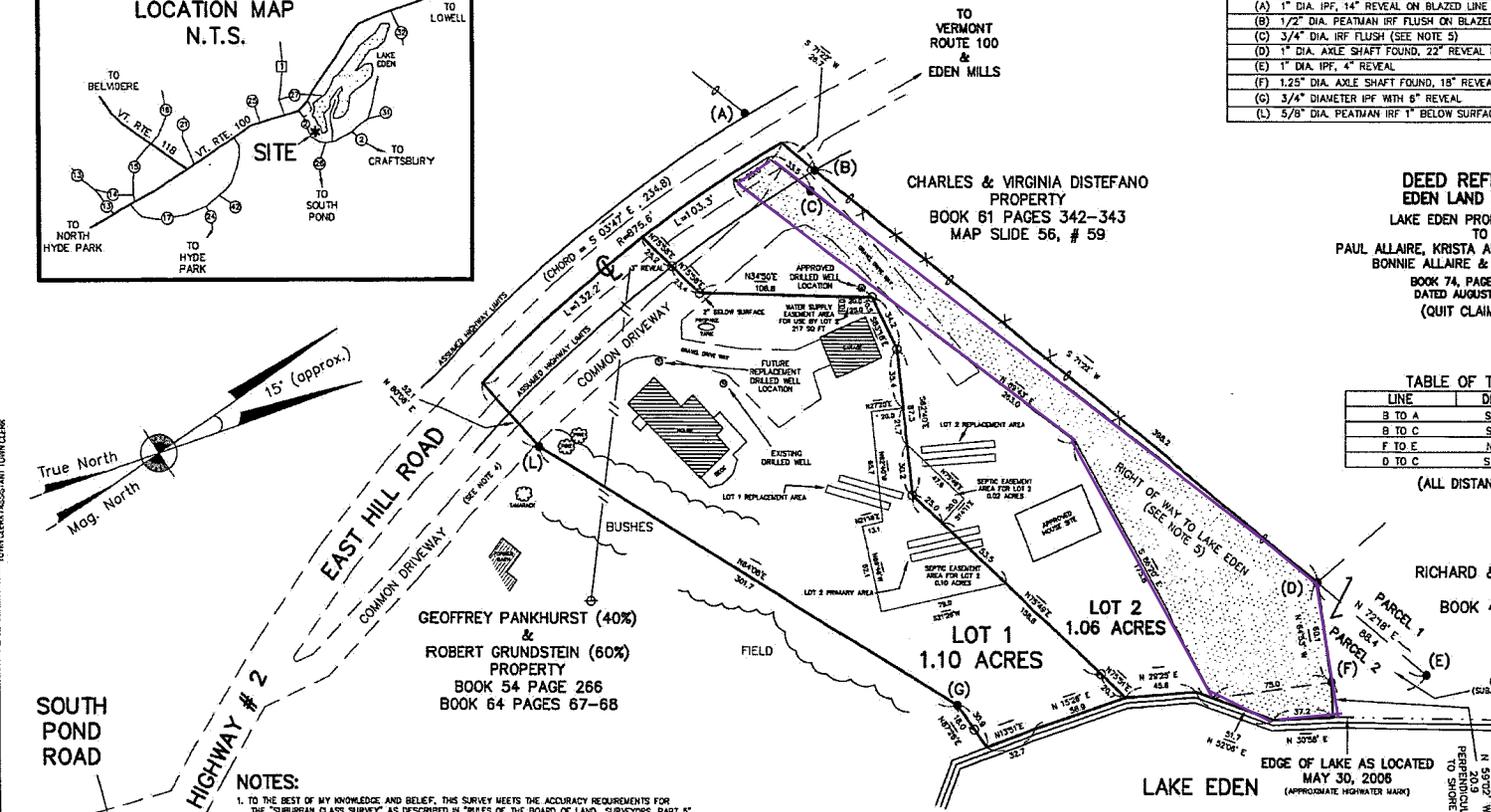
LINE	DIRECTION	DISTANCE
B TO A	S 71°23' W	55.4
B TO C	S 44°33' E	12.5
F TO E	N 29°41' E	60.3
D TO C	S 69°43' W	392.9

TABLE OF TIE LINE COURSES

(ALL DISTANCES ARE IN FEET)

RICHARD & MARGARET GRISWOLD
PROPERTY
BOOK 42 PAGES 428-429

(SEE BOOK 35 PAGE 84, STEVENSON TO JONES, JULY 6, 1985)
(SUBJECT TO DEFERAL OF PERMIT D-5-1821, BK 33 PGS A177-A178)
(NO BUILDINGS ALLOWED)



NOTES:

- TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR THE "SUBSTANTIAL CLASS SURVEY" AS DESCRIBED IN RULES OF LAND SURVEYORS, PART 57.
- NO ATTEMPT WAS MADE TO LOCATE AND IDENTIFY ANY RECORDED OR UNRECORDED EASEMENTS AS THEY EXIST EXCEPT AS SHOWN HEREON.
- ALL BOUNDARIES REFER TO MAGNETIC NORTH 1970 AND ARE TIED TO THE SURVEY CITED IN NOTE 3.
- THE ALLAIRE & PANKHURST/GRUNDTSTEIN PROPERTIES SHARE A COMMON DRIVEWAY EASEMENT FROM TOWN HIGHWAY 2 OVER THE EXISTING DRIVEWAY.
- IN THE WARRANTY DEED OF STEVENSON TO BUXTON DATED JUNE 20, 1980, OF RECORD IN BOOK 36, PAGES 29-31, A RIGHT OF WAY WAS CREATED FROM TOWN HIGHWAY 2 TO THE SHORE OF LAKE EDEN BY A STEVENSON RESERVATION FOR THE PURPOSES OF SWIMMING, BOATING, FISHING AND OTHER RECREATIONAL ACTIVITIES. STEVENSON RECEIVED THIS FOR THE BENEFIT OF SEVERAL OF THEIR PROPERTIES. THEY CONVEYED THIS RIGHT OF WAY TO DAVID R. POWLES-HUNT, ALONG WITH OTHER PROPERTY, ON NOVEMBER 29, 1990 BY TWO SEPARATE WARRANTY DEEDS RECORDED IN BOOK 36, PAGES 354-356 AND BOOK 38, PAGES 307-309. ON NOVEMBER 19, 1992 STEVENSON GAVE THEM THEIR INTEREST IN THE RIGHT OF WAY RECEIVED FROM BUXTON TO BUXTON (BOOK 44 PAGES 3-4). THIS EXTINGUISHING THEIR RIGHTS TO IT, EXCEPT THE RIGHTS THEY HAD ALREADY CONVEYED TO POWLES-HUNT. ON AUGUST 23, 1997 STEVENSON EXECUTED A WARRANTY DEED TO MARILYN L. RABONWITZ CONVEYING SEVERAL PARCELS OF LAND AND ALSO DESCRIBED AND INCLUDED A RIGHT OF WAY THROUGH THE BUXTON PROPERTY FROM TOWN HIGHWAY 2 TO THE SHORE OF LAKE EDEN FOR SWIMMING, BOATING, FISHING AND OTHER RECREATIONAL ACTIVITIES. THE STEVENSON TO RABONWITZ DEED IS RECORDED IN BOOK 48, PAGES 114-117. AT THIS POINT IN THE STEVENSON HAD ALREADY CONVEYED AWAY THEIR TITLE TO THIS RIGHT OF WAY BACK TO BUXTON AS PREVIOUSLY MENTIONED SO THEY HAD NO RIGHT TO CONVEY IT TO RABONWITZ, HOWEVER, ON SEPTEMBER 15, 1997 BY WARRANTY DEED RECORDED IN BOOK 48, PAGES 123-124 BUXTON CONVEYED BACK TO STEVENSON THE PROPERTY ACQUIRED FROM THEM ON JUNE 20, 1980 (SEE NOTED ABOVE) AND INCLUDED THE RIGHT OF WAY THAT STEVENSON HAD CONVEYED THEM NOVEMBER 19, 1992. ONCE STEVENSON ACQUIRED TITLE TO THE PROPERTY AGAIN, IT IS MY OPINION THAT THEIR CONVEYANCE OF THE RIGHT OF WAY IN THE WARRANTY DEED TO RABONWITZ WOULD HAVE AUTOMATICALLY BEEN FULFILLED. THE DESCRIPTION OF THE RIGHT OF WAY TO RABONWITZ IS SLIGHTLY DIFFERENT THAN THE POWLES-HUNT RIGHT OF WAY, AND RESTS ENTIRELY WITHIN IT. MONUMENT (C) WAS USED TO CALCULATE THE RIGHT OF WAY LOCATION BECAUSE IT WAS THE ONE USED IN THE PREVIOUS SURVEY OF THE SUBJECT PROPERTY. MONUMENT (B) WAS SET BY THIS FIRM DURING A PREVIOUS SURVEY FOR GEORGE & CAROLYN COOTA THAT LINED UP WITH THE BOUNDARY FENCE. MONUMENT (C) DID NOT LINE UP WITH THE BOUNDARY FENCE BUT DUE TO THE TERRAIN IT WOULD BE HARD TO SEE WITHOUT AN ACCURATE SURVEY.
- REFERENCE IS MADE TO A PREVIOUS SURVEY BY THIS FIRM FOR THE ALLAIRE DATED SEPTEMBER 26, 2008, MAP # 06-31 AND OF RECORD IN MAP CLUSE 88 OF THE EDEN LAND RECORDS. THIS PREVIOUS SURVEY WAS CONDUCTED BEFORE A BOUNDARY AGREEMENT WAS MADE WITH GRUNDTSTEIN/PANKHURST. REFER TO THIS SURVEY FOR THE ORIGINAL AND FULL BOUNDARY NOTES.
- REFERENCE IS MADE TO A PREVIOUS SURVEY BY THIS FIRM FOR THE ALLAIRE DATED OCTOBER 23, 2008, LAST REVISED DECEMBER 21, 2008, MAP # 08-28 AND OF RECORD IN MAP CLUSE 88 OF THE EDEN LAND RECORDS. THIS PREVIOUS SURVEY WAS CONDUCTED AFTER A BOUNDARY AGREEMENT WAS MADE WITH GRUNDTSTEIN/PANKHURST. REFER TO THIS SURVEY FOR DETAILS CONCERNING THE BOUNDARY LINE AGREEMENT.
- REFERENCE IS MADE TO AN APPROVED SITE PLAN BY OUTBACK DESIGN ENTITLED "TOWN & BONNIE ALLAIRE, SCOTT ALLAIRE, PAUL & KRISTA ALLAIRE, ADDENDUM TO 96-3-4010, RECONFIGURATION OF LOT 1 & 2 SUBDIVISION, 375 EAST HILL ROAD, EDEN, VERMONT" AND TO STATE PERMIT 96-3-4010-2.
- THIS MAP IS FOR THE EXCLUSIVE USE OF THE ALLAIRE'S.

LEGEND:

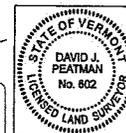
- 5/8" DIAMETER PEATMAN IRON ROD SET FLUSH, UNLESS NOTED
- IRON ROD, IRON PIPE OR AXLE SHAFT FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- (R) RADIUS
- (L) LENGTH
- UTILITY LINE
- ⊕ UTILITY POLE
- ~ EDGE OF WOODS OR BUSHES
- ⊗ DRILLED WELL
- ⊖ EXISTING BLAZED LINE
- ⊗ LOCATED BARBED WIRE FENCE
- ⊕ CENTER LINE OF EAST HILL ROAD
- TREE

**TWO LOT SUBDIVISION SURVEY FOR
PAUL ALLAIRE, ET. AL.
LAKE EDEN PROPERTY**
375 EAST HILL ROAD

EDEN, VERMONT SCALE: 1" = 50'

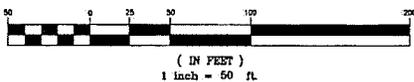
THIS SURVEY IS BASED ON A CLOSED TRAVERSE OF FIELD EVIDENCE, RESEARCH IN THE LAND RECORDS, PREVIOUS PERIMETER SURVEYS BY THIS FIRM AND A SITE PLAN PREPARED BY OUTBACK DESIGN. THIS MAP CONFORMS TO 27 VSA 1403.

David J. Peatman
JANUARY 14, 2016



106/2

GRAPHIC SCALE



RESEARCH: D. PEATMAN
CALCULATIONS: D. PEATMAN
DRAFTING: D. PEATMAN
FIELD WORK: M. PEATMAN, D. MASI II & D. PEATMAN

PEATMAN SURVEYING INC., EDEN, VT. 635-7720 16-01

EDEN TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
MAY 26 2016 11:25 AM
AT 27 RECORDS UNIT
RECORDED BY: J. L. WILSON
PAUL & KRISTA ALLAIRE

I CERTIFY THIS MAP WAS PRODUCED USING ORIGINAL INK ON MYLAR D.P.P.



State of Vermont

STATE OF VERMONT
AGENCY OF NATURAL RESOURCE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
REVOCATION OF PERMIT

REVOCATION OF PERMIT NUMBER: WW-5-0309 and ~~WW-5-0309-1~~
LANDOWNER: Antoni Lis and Alicja Szewczyk
ADDRESS: East Hill Road
Eden, VT 05652

STATEMENT OF FACTS

The Department of Environmental Conservation ("Department") issued Water Supply and Wastewater Disposal Permit number WW-5-0309 to David P. Hunt on July 23, 1991 for the conversion of a 4-bedroom residence to a 1-bedroom apartment and a 15-seat restaurant and Water Supply and Wastewater Disposal Permit number WW-5-0309-1 to David P. Hunt on December 31, 1991 for the addition of 70 seats to the restaurant for a total of 85 seats. The property is currently owned by the landowners referenced above.

The landowners have voluntarily requested the revocation of these permits.

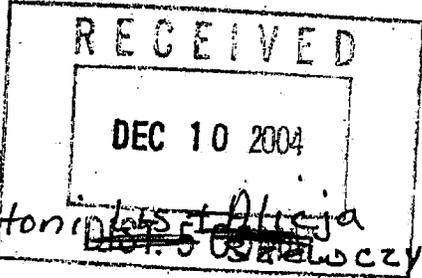
The Department received a waiver of the revocation hearing, signed by Antoni Lis and Alicja Szewczyk on December 6, 2004. A revocation hearing in this matter is not necessary because the landowners have waived their right to a hearing.

ORDER

Based on the facts above and on Section 1-306(h) of the Environmental Protection Rules, **IT IS ORDERED** that Water Supply and Wastewater Disposal Permit numbers WW-5-0309 and WW-5-0309-1 are hereby revoked.

Dated at Barre, Vermont on December 13, 2004
Department of Environmental Conservation

By: John Klimenok, Jr.
John Klimenok, Jr Assistant Regional Engineer



REQUEST FOR VOLUNTARY PERMIT REVOCATION

Permittee: originally David P. Hunt, now Antoni Lis + Alicja Szewczyk

Address: East Hill Road Eden VT 05652

Project: Restaurant

Permit Number WW-S-0309 + WW-S-0309-1

Town/Village Eden

I/we Antoni Lis + Alicja Szewczyk voluntarily request that Permit

Number WW-S-0309 + WW-S-0309-1 be revoked. I/we certify that the following information is correct: (Please circle yes or no to the following questions).

Yes No I/we own all the land involved with Permit # and have not sold any of the property.

Yes No There has not been any construction of buildings on the property involved with Permit #

Yes No I/we no longer wish to subdivide my property as approved in Permit # I wish to re-instate the original approval

Yes No I/we understand that if the permit is revoked I cannot subdivide my property as permitted by Permit # and that I would have to apply again for any changes to my property.

Yes No I/we waive our right to a hearing on this request and ask that the permit be revoked without a hearing.

By signing below I/we certify that I/we have read and understand the implications of this revocation request and certify the answers as true and accurate. All persons listed on the property deed must sign below as well as all persons listed on the permit.

Signatures and dates: ANTONI LIS, 12/6/04, 12/6/04, Date

VERMONT WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, Stephen A. White, of Dalton in the County of Coos and State of New Hampshire, GRANTOR, in the consideration of One Dollar (\$1.00) and other good and valuable consideration paid to my full satisfaction by Antoni Lis and Alicja Szewczyk, of Westwood in the County of Norfolk and Commonwealth of Massachusetts, GRANTEES, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said GRANTEES, Antoni Lis and Alicja Szewczyk, ^{husband and wife, as tenants by entirety} ~~as joint tenants with the right of survivorship,~~ and their heirs and assigns, a certain piece of land with all improvements located thereon and situate at 1062 East Hill Road in Eden in the County of Lamoille and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to Stephen A. White by the Quit-Claim Deed of Union Bank dated May 28, 1998 and of record in Book 47, Page 127 of the Eden Land Records and being further described as follows:

Being all and the same land and premises conveyed to Union Bank by the Certificate of Non-Redemption and Judgment Order and Decree of Foreclosure issued by the Lamoille Superior Court in the matter of *Union Bank v. David Powles-Hunt, Individually and d/b/a East of Eden, et al.*, Docket Number 72-3-97Lecv. The Certificate of Non-Redemption is dated December 8, 1997 and the Certificate of Non-Redemption and Judgment Order were received for recording on December 15, 1997 and are of record in Book 47, Pages A342-A345 of the Eden Land Records.

The property is more particularly depicted on a survey entitled "Portion of the Property of John M. & Marta G. Stevenson in the Town of Eden, VT." prepared by and bearing the seal and signature of Frederick H. Reed, L.S., Hyde Park, VT, dated October, 1990 and of record in Map Book 2, Page 69 of the Eden Land Records.

Also being conveyed is an easement in common with others for access to Lake Eden which easement is more particularly set forth in the Warranty Deed from John M. Stevenson and Marta G. Stevenson to David R. Powles-Hunt dated November 29, 1990 and of record in Book 38, Pages 354-356 of the Land Records of the Town of Eden and being more particularly set forth therein as follows:

There is also included herein an easement in common with the herein Grantors, their heirs and assigns, for the purpose of access to Lake Eden and its shore for swimming, boating, fishing and other recreational activities, which easement was reserved unto the herein Grantors, their successors and assigns, for the benefit of the herein conveyed lands and premises and three other properties also owned by the herein Grantors in the Warranty Deed from the herein Grantors to Bertram H. Buxton, III and Karen Buxton, dated June 20, 1988 and recorded at Book 38, Pages 29-31 of the Eden Land Records. Reference is made to said Warranty Deed in further aid of the description of said common easement.

The property is subject to the terms and conditions of the following Land Use Permits:

- i. #5L1138 dated February 27, 1992 and of record in Book 40, Pages A355-A356 of the Land Records of the Town of Eden;
- ii. #5L1138-1 dated April 10, 1992 and of record in Book 40, Page A362 of the Land Records of the Town of Eden;
- iii. #5L1138-2 dated October 15, 1992 and of record in Book 44, Page A16 of the Land Records of the Town of Eden; and
- iv. #5L1138-3 dated January 6, 1999 and of record in Book 50, Pages A112-A113 of the Land Records of the Town of Eden.

The terms and conditions of State of Vermont Water Supply and Wastewater Disposal System Permit Number WW-5-0309-1 dated December 31, 1991 (which permit superseded State of

Vermont Water Supply and Wastewater Disposal System Permit Number WW-5-0309 dated July 23, 1991) are being revoked and the revocation from the State of Vermont is to be recorded in the Eden Land Records.

Reference is made to the above noted deeds and survey and their records and to all former deeds and their records for a more particular description of the land and premises being conveyed herein.

This conveyance is made subject to and with the benefit of highway easements, utility easements, easements for ingress and egress, water and pipeline rights, covenants and restrictions, state and local land use permits, if any, 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, Subchapter 7, Title 27, Vermont Statutes Annotated.

This deed shall act as a Bill of Sale for the range, refrigerator, washer and dryer and three wood stoves which personalty shall remain on the premises. Said items are conveyed "AS IS" condition with no warranties of any kind whatsoever.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said GRANTEES, Antoni Lis and Alicja Szewczyk, ^{husband and wife, as tenants in common} ~~as joint tenants with the right of survivorship~~, and their heirs and assigns, to their own use and behoof forever.

And I, the said GRANTOR, Stephen A. White, for myself and my heirs, executors and administrators, do covenant with the said GRANTEES, Antoni Lis and Alicja Szewczyk, and their heirs and assigns, that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are free from every encumbrance except as aforesaid; and I hereby engage to warrant and defend the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 6th day of December, 2004.

IN PRESENCE OF:

[Signature]
Witness

[Signature] ¹²⁻⁶⁻⁰⁴
Stephen A. White L.S.

STATE OF VERMONT
COUNTY OF ORLEANS, SS.

At Albany, in said County and State, this 6th day of December, 2004, Stephen A. White personally appeared and acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me

[Signature]
Notary Public

EDEN TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
 THIS 08 DAY OF December, A.D. 2004
 AT 12 O'CLOCK 30 MINUTES P. M. AND
 REGISTERED IN BOOK 54 PAGE 456-457
 ATTEST *[Signature]* TOWN CLERK
 Asst.

Vermont Property Transfer Tax 32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
 Return Rec'd - Tax Paid - Board of Health Cert. Rec'd.
 VI. Land Use & Development Plans Act. Cert. Rec'd.
 Return No. 2004-56
 Signed *[Signature]* ASST., Clerk
 Date December 8, 2004



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Required Federal Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular problem to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 1062 East Hill Road, Eden, VT

Seller's Disclosure (initial applicable sections)

1. Presence of lead-based paint and/or lead based paint hazards:

a. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

AL	DS AS

b. Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

2. Records and reports available to the Seller:

a. Seller has provided the Purchaser with all available records and reports available pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

AL	DS AS

b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial applicable sections)

3. Purchaser has received copies of all information listed above.

4. Purchaser has received the pamphlet *Protect Your Family from lead in Your Home*.

Seller's Initials

AL	DS AS		
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Buyer's Initials

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5. Purchaser has:

a. Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

b. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)



Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information respectively provided by each of them is true and accurate.

Seller: ANTONI LIS 07-28-23
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: DocuSigned by: Aliya Szewczyk 7/28/2023
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date

Seller: _____
(Signature) Date

Purchaser: _____
(Signature) Date



SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: _____
Seller's Name(s): Alicja Szewczyk
Antoni Lis

Property Address: 1062 East Hill Road Eden VT 05652
Street City/Town

Type of Property: Single Family Residence Multi-Family Residence (duplex, triplex, etc.)
 Condominium/Townhouse Land Only Commercial

Use of Property: Primary Residence Vacation Property Rental Property Other: _____

INTRODUCTION: This Report provides information from the Seller based on Seller's personal knowledge concerning the above Property. Unless otherwise disclosed, Seller does not have any expertise in construction, architecture, engineering, surveying or any other skills that would provide Seller with special knowledge concerning the condition of the Property. Other than having owned the Property, Seller has no greater knowledge about the Property than that which could be obtained by a careful inspection performed by or on behalf of a potential buyer. The real estate agents involved with the sale of this Property do not conduct or perform any inspection of the Property. Unless otherwise disclosed, Seller has not inspected or examined those portions of the Property that are generally inaccessible. **THIS REPORT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY REAL ESTATE AGENT CONCERNING THE CONDITION OF THE PROPERTY. THIS REPORT IS NOT A SUBSTITUTE FOR A PROPERTY INSPECTION. BUYER HAS THE OPPORTUNITY TO REQUEST THAT SELLER AGREE TO A PROPERTY INSPECTION AS PART OF ANY CONTRACT FOR THE SALE OF THE PROPERTY.**

INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Answer ALL questions. (3) Disclose conditions that you know about that affect the Property. (4) Attach additional pages to this Report if additional information is provided. (5) IF YOU DO NOT KNOW THE FACTS, WRITE "DON'T KNOW." DO NOT GUESS THE ANSWER TO ANY QUESTION.

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

1. LAND (SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)

(a)	Has any fill or off-site material been placed on the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> Homeowners/Road Association <input type="checkbox"/> Private (by owner) Annual Cost(s): _____ Other (explain): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Seller's Initials AS AL

Purchaser's Initials

(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? When? _____ By whom? _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW <input type="checkbox"/> DON'T KNOW
(j)	Do you know the location of the boundary lines of the Property?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? <u>IT WERE TO BE IN ORANGE RIBBONS</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? <u>TOWN OF EDEN RUSSELL BEAUDOIN</u>	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(m)	Is a copy of the survey available? <u>NOT REASON</u>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(o)	Are there any boundary line disputes, claims of adverse possession, encroachments, shared driveways, party walls or zoning set back violations affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

Further explanation of any of the above: _____

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a) **Heating System (check all that apply):** Base Board Hot Air Radiant Heat Pump Direct Vent
 Other (explain): _____ Age of Furnace/Boiler: _____ Don't Know
 Fuel Type: Oil Natural Gas Propane Electric Wood Wood Pellet Coal Solar
 Geothermal Other (explain): _____
 Annual Fuel Usage: _____ Gallons (or other measure) Provider: _____
 Property used: Full Time Seasonally Fuel consumption may vary by user, number of occupants and weather conditions.

(b) **Air Conditioning:** YES NO If "Yes," describe (central, heat pump, window, etc.): _____

(c) **Hot Water System (check all that apply):** Hot Water Tank Domestic/Off Boiler On Demand Heat Pump Water Heater
 Age of Hot Water System: _____ Don't Know
 Fuel Type: Oil Electric Natural Gas Propane Coal Solar Wood Pellet Other _____
 Hot Water Tank is: Owned Rented If rented, from whom: _____ Monthly rental fee: \$ _____

(d) **Alternative Energy System(s) (check all that apply):** Solar Wind Hydroelectric Geothermal Unknown
 Energy returned to grid: YES NO Owned _____ or Leased _____

(e) **Electrical System:** Electrical service panel has: Fuses Circuit Breakers Other (explain) _____
 Annual electricity usage: \$ _____ Electric utility provider: _____
 Property used: Full Time Seasonally Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.
 Main Breaker Amperes: _____ Amps Don't Know

(f) Are you aware of any problems or conditions that affect any of the above systems? YES NO If "Yes," explain in detail: _____

TELEPHONE / INTERNET / TELEVISION

(g) Is landline telephone service present at the Property? YES NO If "Yes," current provider: T mobile

(h) Is cellular telephone service available at the Property? YES NO If "Yes," list available providers: T mobile

(i) Is internet service available at the Property? YES NO If "Yes", current provider: T mobile
 If "Yes," service is: Dial Up Broadband Cable Satellite DSL

(j) Is television service available at the Property? YES NO If "Yes", current provider: T mobile
 If "Yes," source is: Antenna Cable Satellite DSL

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(k) **OTHER EQUIPMENT AND APPLIANCES INCLUDED IN SALE**

Check the items that will be included in the sale of the Property:

- Electric Garage Door Opener - Number of Transmitters _____ Security Alarm System Owned Leased Humidifier
- Dehumidifier Lawn Sprinklers Automatic Timer Smoke Detectors - How Many? _____ Whirlpool Bath
- Swimming Pool Pool Heater Spa/Hot Tub Pool/Spa Equipment (list): _____
- Refrigerator Stove Hood/Fan Microwave Oven Dishwasher Garbage Disposal Trash Compactor
- Washer Dryer Central Vacuum Freezer Intercom Ceiling Fans Woodstove Sump Pump Well Pump
- Satellite Dish Indoor/Outdoor Grill Attic Fan(s) Window A/C
- Wood/Gas/Pellet/Other Stove (describe): _____

OTHER: _____

Are any of the items that will be included in the sale of the Property in need of repair or replacement? YES NO

If "yes", explain in detail: _____

List equipment and appliances, including any AC units, that will be excluded from the sale of the Property: _____

3. STRUCTURAL COMPONENTS

Check any of the following items that have significant defects or malfunctions or that need significant repair:

- Foundation Slab Chimney Fireplace Interior Walls Ceilings Floors
- Windows Doors Storms/Screens Exterior Walls Driveway Sidewalks Pool Roof
- Outside Retaining Walls Other Structures/Components: _____

If any of the above items are checked, describe the defect, malfunction or item(s) that need significant repair: _____

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?

YES NO DON'T KNOW If "Yes," explain in detail, including any repairs: _____

BASEMENT/CELLAR/CRAWL SPACE:

Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space?

YES NO If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?

YES NO DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? YES NO If "Yes," what are the problems and how often have they recurred? _____

Has paint containing lead been used on the Property? YES NO DON'T KNOW

ROOF: Shingle Slate Metal Tile Other (describe) _____ Don't Know

Approximate age of roof? _____

Has the roof ever leaked since you have owned the Property? YES NO DON'T KNOW

If "Yes," explain: _____

Has the roof been replaced or repaired since you have owned the Property? YES NO DON'T KNOW

If "Yes," when? _____

Are there any current problems with the roof? YES NO DON'T KNOW

If "Yes," explain: _____

4. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* Inspection of these systems by a qualified inspector is strongly recommended. As required

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by law, any seller with a potable water supply that is not served by a public water system shall provide the Purchaser with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.

TYPE OF WATER SYSTEM The Property is connected to and serviced by (check all applicable boxes):

Public or Municipal Community Private Shared

On-site Off-site Drilled Well Dug Well Spring Lake/Pond Lake Well None Don't Know

Water System Features : Cistern/Reservoir/Holding Tank Water Softener/Conditioner Reverse Osmosis Infrared Light

Ultraviolet Other: _____ None Don't Know

Water Pipes are: Copper Galvanized Metal Lead PVC (Plastic) Combination Don't Know

If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____

Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____

CONDITION OF WATER AND WATER SYSTEM

Has the water been tested for coliform bacteria? YES NO DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Has any other water quality or water chemistry testing been done? YES NO DON'T KNOW

If "Yes," when? _____ By whom? _____ Results: _____

Water softener YES NO If "Yes," Own Rent If rented, from whom: _____ Monthly Rental Fee: \$ _____

Are you aware of low pressure in your water system? YES NO

Has your water supply ever run out or run low? YES NO If "Yes," describe: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity: _____

Does the water have any odor, bad taste, cloudiness or discoloration? YES NO If "Yes," describe in detail: _____

5. SEWER/SEPTIC/WASTEWATER SYSTEM

Special Notice: Sewer septic and wastewater systems that are not public or municipal systems are not designed to perform indefinitely and are affected by many conditions about which Seller may have no knowledge or have any ability to control. In addition, the useful life of these systems is affected by the amount and type of use, soil conditions, maintenance, the inherent design of these systems and many other factors. *Seller makes no warranty or representation whatsoever that these systems will operate or continue to function for any period of time. Inspection of these systems by a qualified inspector is recommended. State and local permits may be required for sewer, septic and wastewater systems.*

TYPE OF SYSTEM The Property is connected to and serviced by (check appropriate boxes):

Public or Municipal Sewer System On-site septic/wastewater system Off-site septic/wastewater system Septic Tank

New or Alternate Technology (explain technology) _____ Holding Tanks

Cesspool Sewage Pump Dry Well Conventional disposal area Mound System disposal area At Grade

Other Don't Know If other, please explain: _____

CONDITION OF SYSTEM If other than public or municipal sewer/wastewater system, answer the following:

Date system installed: _____ Is the system entirely on your Property? YES NO DON'T KNOW

If "No," where is it? _____

Has the system been repaired since you have owned the Property? YES NO If "Yes," when? _____

What was done? _____ By whom? _____

Type of septic tank: Concrete Metal Fiberglass Other (describe) _____ Don't Know

Septic tank capacity (in gallons) 1000 - 1500 ? Don't Know

Date Septic Tank Last Inspected? 07/22/22 Don't Know Reports of last inspection/pumping attached: YES NO

Date Septic Tank Last Pumped? 07/22/22 Don't Know By whom? _____

To your knowledge, is any portion of the system in need of repair or replacement? YES NO If "Yes," describe in detail: _____

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6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Age of Building(s): Main Bldg. <u>45?</u> Additions to Main Bldg. _____ Additional Building(s): (a) _____ (b) _____			
(b)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(c)	Has Seller built or caused to be built any of the buildings on the Property, or made any additions, modifications, alterations or renovations to any building on the Property? If "Yes," please explain: _____	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
(d)	If "yes," did you obtain all necessary permits and approvals for such work?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(e)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(f)	Has Seller received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any property tax abatements, land use tax stabilization agreements or other special property tax arrangements applicable to the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(h)	Has Seller received notice that the Property will be reassessed by any taxing authority during the next 12 months?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(i)	Does the property have Urea-Formaldehyde Foam Insulation?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Does the Property have Asbestos and/or Asbestos Materials in the siding-walls-plaster-flooring-insulation-heating system?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(k)	Has the Property been tested for Radon Gas?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(l)	If "Yes," when? _____ By whom? _____ Results: _____			
(m)	Does the Property have evidence of mold?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(n)	If "Yes," what has been done about the mold? _____			
(o)	Are you aware of any off-site conditions in your neighborhood/community that could adversely affect the value or desirability of the Property, such as noise, proposed major new development, relocation or major construction of roads or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(p)	Is there any infestation by pests that affect the property? If "Yes," explain: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(q)	Do you have any knowledge of any damage to the Property caused by pests?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(r)	Is the Property currently under warranty or other coverage by a licensed pest control company?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(s)	Do you know of any termites/pest control reports or treatments for the Property in the last five years?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(t)	Does the Property have any audio and/or video surveillance or recording equipment? If Yes, will said equipment be active during showings? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(u)	Has the Property received a home energy audit/assessment/rating/profile? If yes, when? _____ by whom? _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(v)	Further explanation of answers to any of the above: _____			

7. CONDOMINIUMS SUBDIVISIONS/ HOMEOWNERS' ASSOCIATIONS/ROAD MAINTENANCE AGREEMENTS/ROAD MAINTENANCE ASSOCIATIONS

(a)	Is the Property part of a condominium or other common interest ownership regime or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(d)	Are any required storm water permits current?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW

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(e)	Are there any homeowners' association or "common area" expenses or assessments affecting the Property?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(f)	Are there presently any outstanding special assessment(s) on the Property? If "Yes," amount: \$ _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(g)	Are there any anticipated special assessments on the Property? If "Yes," anticipated amount: \$ _____ <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Yearly Purpose of special assessments: _____ Years or term remaining on any outstanding special assessments: _____	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/e-mail: _____			

Further explanation of any of the above:

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)
 YES NO DON'T KNOW OF ANYTHING ELSE. If "Yes," explain:

SELLER'S STATEMENT: Seller is providing the information in this report to reduce the likelihood of DISPUTES or LEGAL ACTION concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. IN DELIVERING THIS REPORT TO A BUYER OR PROSPECTIVE BUYER, NO REPRESENTATION IS MADE BY ANY REAL ESTATE AGENT THAT THEY HAVE ANY INDEPENDENT OR PERSONAL KNOWLEDGE ABOUT THE CONDITION OF THE PROPERTY, THAT THEY HAVE MADE ANY INQUIRY OR INVESTIGATION ABOUT THE CONDITION OF THE PROPERTY OR ANY OF THE INFORMATION PROVIDED IN THIS REPORT BY SELLER OR THAT THEY HAVE VERIFIED THE INFORMATION PROVIDED IN THIS REPORT BY THE SELLER. Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE SET FORTH BELOW. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THIS REPORT PROVIDES INFORMATION ABOUT THE PROPERTY MADE BY THE SELLER AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR ANY REAL ESTATE AGENT. THIS REPORT IS NOT A SUBSTITUTE FOR ANY PROPERTY INSPECTION. BUYER/PROSPECTIVE BUYER MAY OBTAIN A PROPERTY INSPECTION. HOWEVER, ANY SUCH INSPECTION MUST BE BY WRITTEN AGREEMENT WITH SELLER. BUYER/PROSPECTIVE BUYER UNDERSTANDS THAT THERE MAY BE MATTERS RELATING TO THE PROPERTY WHICH ARE NOT ADDRESSED IN THIS REPORT.

Seller: *[Signature]* 07/27/22
 (Signature) Date

Purchaser:
 (Signature) Date

Seller: *ANTONI LIS* 07-28-23
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date

Seller:
 (Signature) Date

Purchaser:
 (Signature) Date