

District 8
 Certcode 0612-0

**CERTIFICATE OF HIGHWAY MILEAGE
 YEAR ENDING FEBRUARY 10, 2018**

Fill out form, make and file copy with the Town Clerk, and mail ORIGINAL, before February 20, 2018 to:
 Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section
 One National Life Drive, Montpelier, VT 05633.

We, the members of the legislative body of ST. ALBANS CITY in FRANKLIN County
 on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305,
 added 1985, is as follows:

PART I - CHANGES TOTALS - Please fill in and calculate totals.

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	4.281			4.281	0.000
Class 2	3.770			3.77	0.000
Class 3	16.57	0.25 0.23	0.08	16.8	16.74 0.000
State Highway	0.059			0.059	0.000
Total	24.680			24.91 24.85	0.000
* Class 1 Lane	0.249			0.249	
* Class 4	0.02			0.02	0.000
* Legal Trail	0.00			0.0	

* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.

- NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".
 Market Street (0.11 mi.) and Hampton Lane (0.13 mi.)
 TH-182 TH-181
 0.11 0.14
- DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).
 -0.06 mi CL3 TH-130 (Ferris St) discontinued 2015
- RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).
 -0.02 mi CL3 TH-170 (Stebbin St) superseded by the laying out of Market St (TH-182)
- SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

Hand-written adjustments to mileages and descriptions by K. Alley (VTrans) as per emails with Chip Sawyer (St Albans) on 3/26/2018 K/A

IF THERE ARE NO CHANGES IN MILEAGE: Check box and sign below. []

PART III - SIGNATURES - PLEASE SIGN.

Selectmen/ Aldermen/ Trustees Signatures:

[Handwritten signatures: James C. Krupp, Marie Buntin, Elizabeth M. Hamach, and others]

T/C/V Clerk Signature:

[Handwritten signature: Susan C. Krupp]

Date Filed:

2/13/18

Please sign ORIGINAL and return it for Transportation signature.

AGENCY OF TRANSPORTATION APPROVAL

Signed copy will be returned to T/C/V Clerk.

APPROVED:

[Handwritten signature]
 Representative, Agency of Transportation

DATE:

4/10/2018

Received

FEB 16 2018

**Policy, Planning & Intermodal
Development Division**



+0.14 mi CL3 TH-181 Hampton Ln (new road)
 +0.11 mi CL3 TH-182 Market St (new road, previously discontinued, laid out again)
 -0.06 mi CL3 TH-130 (Ferris St) discontinued
 -0.02 mi CL3 TH-170 (Stebbin St) superseded by the laying out

Mileage Certificate Changes 2018
ST. ALBANS CITY

(0612-0)

Mapping Section
 Division of Policy and Planning
 Vermont Agency of Transportation -- April 12, 2018



TOWN HWY. No.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4	TOWN ROAD NAME	TOWN HWY. No.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4	TOWN ROAD NAME
36	0.05		FREEBORN ST	139	0.07		HUNT ST
42	0.05		ORCHARD ST	140	0.30		HUNTINGTON ST
43	0.05		PARSONS AVE	141	0.08		ISHAM AVE
61	0.03		QUARRY CT	142	0.11		KINGMAN ST
65	0.06		INDUSTRIAL PARK RD	143	0.25		LANDVIEW TER
101	0.07		ACADEMY DR	144	0.20		LASALLE ST
102	0.43		ALDIS ST	145	0.30		LEMHAN DR
103	0.15		ALLEN ST	146	0.71		LINCOLN AVE
104	0.47		BANK ST	147	0.08		LOCKE TER
105	0.33		BARLOW ST	148	0.09		LOWER GILMAN ST
106	0.08		BELLOWS ST	149	0.64		LOWER WELDEN ST
107	0.15		BERKLEY TER	150	0.06		MAIDEN LN
109	0.08		BEST CT	151	0.25		MAPLE ST
109	0.23		BEVERLY CT	152	0.70		MESSINGER ST
110	0.38		BISHOP ST	153	0.21		MURRAY DR
111	0.10		BORLEY ST	154	0.37		NASON ST
112	0.08		BOWLES LN	155	0.07		NEW ST
113	0.35		BRANDER ST	156	0.14		OAK ST
114	0.12		BROWN AVE	157	0.56		PEARL ST
115	0.19		BURNELL TER	158	0.23		PINE ST
116	0.09		CALO CT	159	0.18		PROSPECT ST
117	0.13		CALVARY ST	160	0.10		QUINTIN CT
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120	0.11		CENTER ST	163	0.31		RUSSELL ST
121	0.14		CHURCH ST	164	0.17		SELM ST
122	0.13		CREST RD	165	0.07		SAVAGE ST
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132	0.15		FOREST HILL DR	175	0.20		UPPER GILMAN ST
133	0.28		GUYETTE CIR	176	0.24		UPPER NEWTON ST
134	0.08		HUDSONS CT	177	0.32		WALNUT ST
135	0.07		HOUGHTON ST	178	0.15		WARD TER
136	0.02		HOWARD EST	179	0.12		WARNER DR
137	0.11		HOYT ST	180	0.13		GOVERNOR SMITH DR
138	0.09		HUDSON ST				
				TOTAL	16.57	0.00	

TOWN HWY. No.	LENGTH IN MILES "NOT UP TO STANDARD"
111	(0.02)
TOTAL	0.02

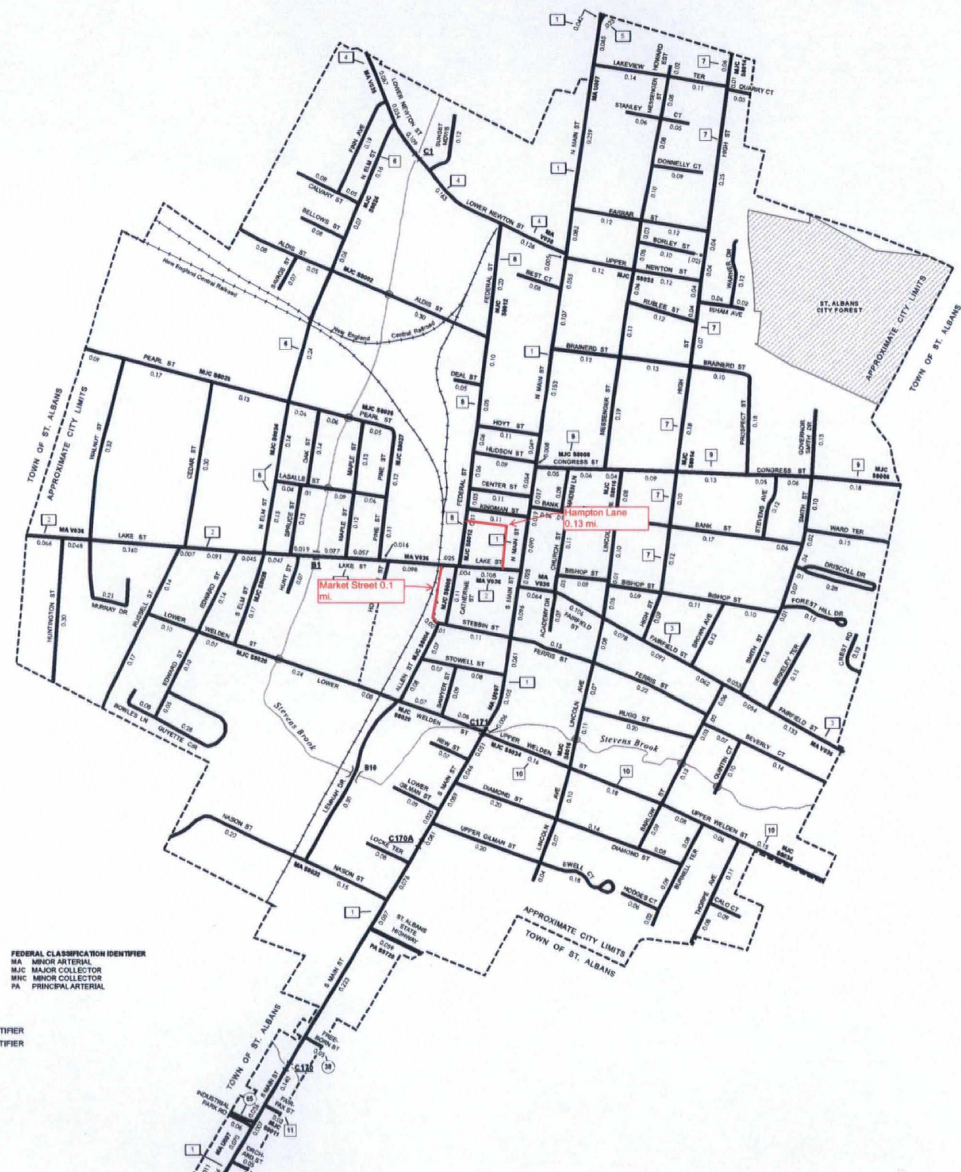
* The sections of the town highways listed above are legally Class 3, but have been deemed "Not Up To Standard" and are functionally Class 4 Town Highways

- HIGHWAYS**
 - INTERSTATE OR DIVIDED HIGHWAY
 - STATE - HARD SURFACE OR PAVED
 - TOWN - HARD SURFACE OR PAVED
 - GRAVEL
 - SOIL OR GRADED AND DRAINED EARTH
 - UNIMPROVED OR PRIMITIVE
 - IMPASSABLE OR UNTRAVELED
 - LEGAL TRAIL
 - CLASS 1
 - CLASS 2
 - CLASS 3
 - CLASS 4
 - LEGAL TRAIL
 - PARK AND RIDE
- POLITICAL SUBDIVISIONS**
 - STATE BOUNDARY
 - COUNTY BOUNDARY
 - TOWN BOUNDARY
 - VILLAGE BOUNDARY
 - URBAN COMPACT BOUNDARY
 - WATER BODY
 - STREAM OR BROOK
 - BRIDGE OR CULVERT
 - BRIDGE OR CULVERT > 20'
 - BRIDGE OR CULVERT < 20'
 - BIKE PATH STRUCTURE
 - VOCBIT BRIDGE
 - VOCBIT CULVERT > 6'
 - STATE BRIDGE OR CULVERT IDENTIFIER
 - TOWN BRIDGE OR CULVERT IDENTIFIER
- FEDERAL CLASSIFICATION IDENTIFIER**
 - MA MINOR ARTERIAL
 - MC MAJOR COLLECTOR
 - MNC MINOR COLLECTOR
 - PA PRINCIPAL ARTERIAL
- OTHER**
 - INACTIVE RAILROAD
 - PUBLIC LAND - NATIONAL FOREST
 - PUBLIC LAND - STATE/MUNICIPAL
 - NATIONAL FOREST ROAD
 - STATE FOREST HIGHWAY

DISCLAIMER:
The untraveled highways (bid-out town highways), discontinued highways, and legal trails herein are those of which the Agency of Transportation has record; others may exist.

Highway and bridge data by the Agency of Transportation, Town short structures drawn from the Vermont Online Bridge & Culvert Inventory Tool (VOCBIT) database. All other data from the Vermont Center for Geographic Information. Only named streams shown.

Vermont State Plane Coordinate System
North American Datum of 1983
SPCS_Zone_Identifier: 4400
Geoidetic Reference System: 80
2,000-meter grid, Easting - Northing



MILEAGE SUMMARY

CLASS	LENGTH	TOTAL
CLASS 1		
TH-1	2.249	
TH-2	0.898	
TH-3	0.622	
TH-4	0.519	
TH-5	0.023	
TOTAL CLASS 1		4.281
CLASS 2		
TH-6	0.800	
TH-7	1.040	
TH-8	0.610	
TH-9	0.660	
TH-10	0.630	
TH-11	0.030	
TOTAL CLASS 2		3.770
CLASS 3		
TOTAL CLASS 3		16.57
TOTAL TOWN		34.821
STATE HIGHWAY	0.059	
NSH-SASH		
TOTAL STATE HIGHWAY		0.059
TOTAL STATE		0.059
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2017:		24.680

(Excludes Class 4 and Legal Trail Mileage)

Revised February 8, 2018 to add Hampton Lane and Market Street

VERMONT
GENERAL HIGHWAY MAP
City of St. Albans
FRANKLIN COUNTY
Transportation District #8

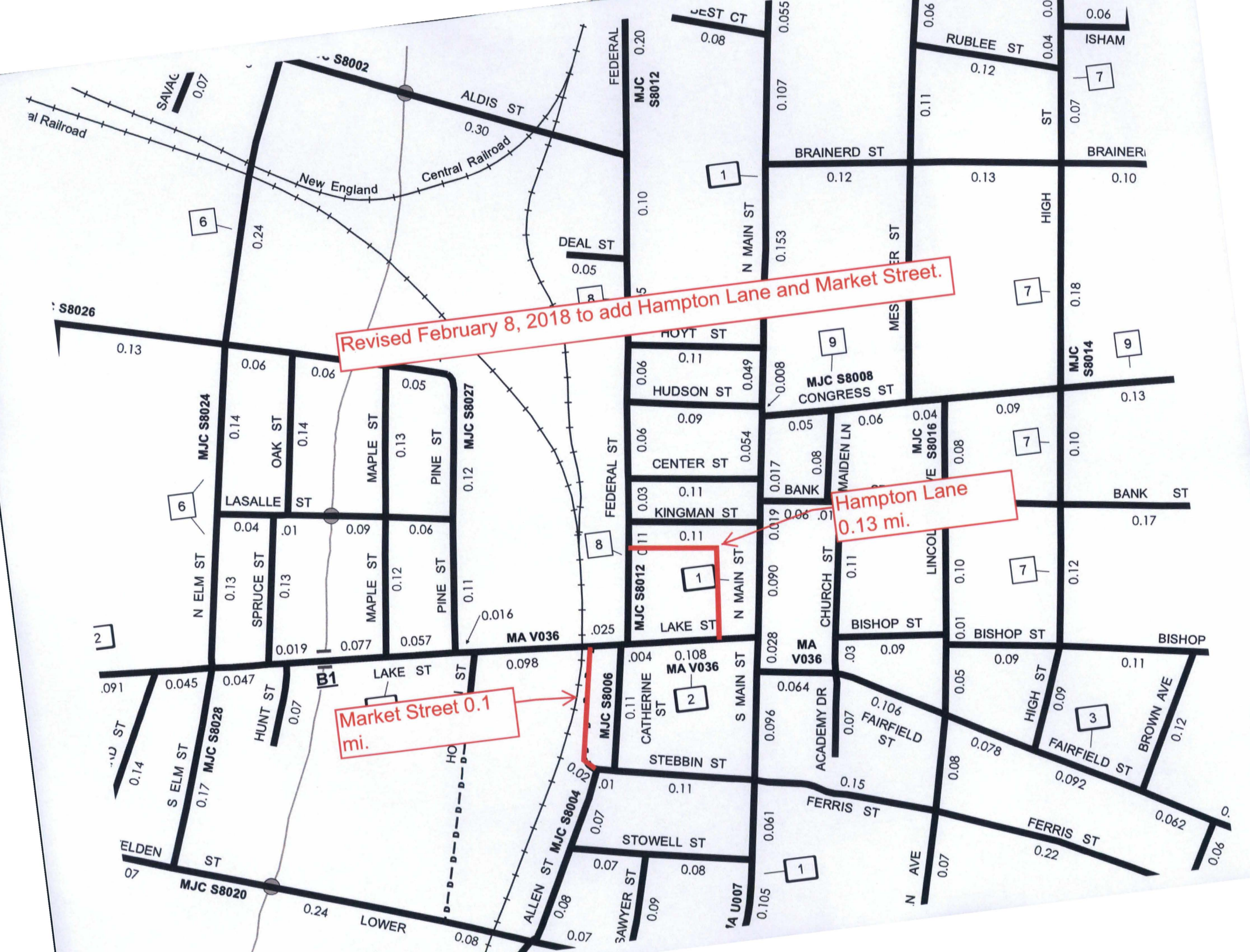
Prepared by the
Vermont Agency of Transportation
Division of Policy, Planning and Intermodal Development
in cooperation with
U.S. Department of Transportation
Federal Highway Administration

Mileage as of February 10, 2017
Map prepared June 26, 2017
SCALE 1:6,336

Revised February 8, 2018 to add Hampton Lane and Market Street.

Hampton Lane
0.13 mi.

Market Street 0.1
mi.



CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL

VTrans Use Only	
Certificate Year:	<u>2018</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>181</u>
Mileage:	<u>0.14</u>

Susan Krupp, City Clerk of the City of St. Albans, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the City of St. Albans was COMPLETED AND OPENED FOR PUBLIC TRAVEL on June 30, 2017.

DESCRIPTION OF RIGHT OF WAY:
 (Include road name and intersecting town highway numbers).

Hampton Lane, a 0.13 mile street from Federal Street (TH 8) to Lake Street (TH 2).

and as shown on a Highway Map of the City of St. Albans dated February 8, 2018, and filed in Book 279 on page 700 of the Records of the City of St. Albans by the City Clerk of said City incorporated herein by reference and attested to on said map by said City Clerk.

Dated at City of St. Albans, County of Franklin and State of Vermont, this 12th day of February, A.D., 2018.

[Signatures of Board Members]
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)
 (Manager/Mayor Signature)

[Signature]
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)

BOARD OF SELECTMEN, ALDERMAN, or TRUSTEES

and the Manager/Mayor of the City/Town/Village of St. Albans

City of St. Albans, VERMONT, 2/13, 2018

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 279 ON PAGE 700 OF THE Land RECORDS OF THE City OF St. Albans ON THE 2/13 DAY OF Feb, 2018, AT 9:00 O'CLOCK, A.M.

ATTEST: *[Signature]*
 (Clerk's Name)
 City CLERK OF St. Albans City, VERMONT

Received

FEB 27 2018

**Policy, Planning & Modal
Development Division**

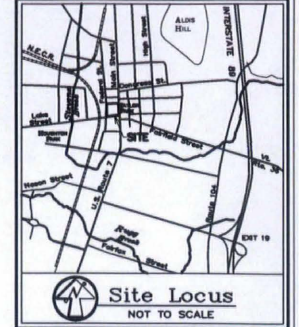
Kingman St.

TO LOWER NEWTON ST.

TO SWANTON

VERMONT STATE PLANE NORTH

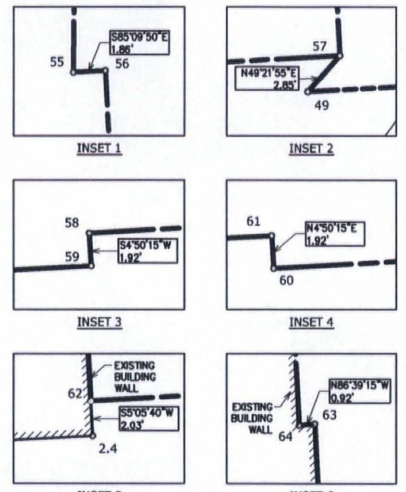
Line #	Length	Direction
L8	306.11	S81° 17' 50"E
L9	13.79	N08° 24' 15"E
L10-L2	18.92	S81° 49' 15"E
L11	50.22	S8° 24' 15"W
L12	72.16	S8° 11' 20"W
L13-L3	7.56	S8° 31' 25"W
L14	63.11	S8° 56' 25"W
L15	29.43	S8° 48' 40"W
L16-L4	23.61	S8° 48' 40"W
L17	38.36	S2° 20' 00"W
L18-L5	34.26	S4° 40' 05"W
L19-L6	8.00	N85° 12' 35"W
L20-L7	51.81	S4° 40' 05"W
L21	23.00	N85° 09' 45"W
L22	60.79	N4° 40' 05"E
L23	275.56	N8° 42' 10"E
L24	299.16	N81° 17' 50"W
L25	22.00	N8° 08' 04"E



Certification

This is to certify that this Survey, done by the undersigned, was done on the ground in accordance with the most recent minimum standards for property boundary surveys as set forth by the Vermont Board of Land Surveyors. The accuracy and positional tolerance are also in accordance with urban surveys.

PETER H. CROSS, P.E. (CE)
LICENSED - STATE OF VERMONT
PROFESSIONAL ENGINEER (CE) 3688
LAND SURVEYOR 509



REVISION 10/16/2015: UPDATED LOT D BOUNDARY LINES
REVISION 02/25/2015: ADDED ACCESS EASEMENT & EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S8° 12' 40"W	0.53
L2	S81° 49' 15"E	18.92
L3	S8° 31' 25"W	7.56
L4	S8° 48' 40"W	23.61
L5	S4° 40' 05"W	34.26
L6	N85° 12' 35"W	8.00
L7	S4° 40' 05"W	51.81

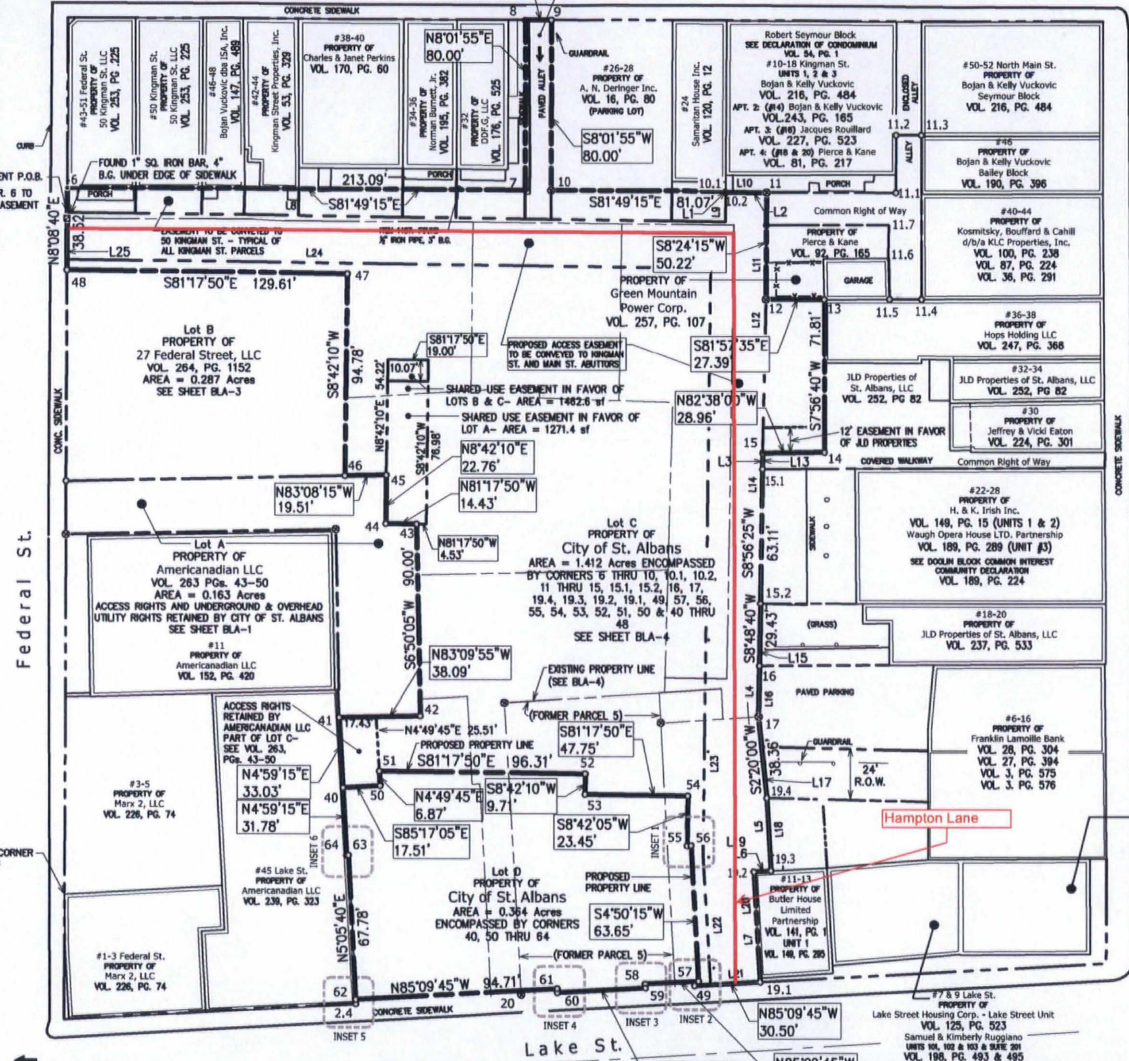
City of St. Albans
ST. ALBANS, VERMONT

Subdivision Plat Lots A, B, C & D

Municipal Parking Lot
LAKE, FEDERAL & KINGMAN STREETS
CITY OF ST. ALBANS, VERMONT

DATE: APRIL 22, 2014
DRAWN: WHP
CHECKED: PHC
APPROVED: PHC
PROJECT: 12070.2
FIELD BOOK: n/a
SHEET: BLA-5

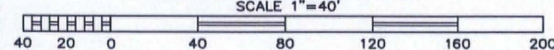
PLOTTED: October 16, 2015



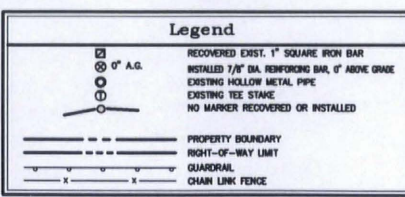
Plan Reference:
A SET OF DRAWINGS ENTITLED "MAP OF BOUNDARY SURVEY, MUNICIPAL PARKING LOT", SHEETS 1 THRU 5, DATED 5/11/2011, REVISED ON JUNE 03, 2013, PREPARED BY CROSS CONSULTING ENGINEERS AS PROJECT 10008.

Note:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A BOUNDARY LINE ADJUSTMENT TO MODIFY THE BOUNDARIES BETWEEN LOT C AND PARCEL 5 TO CREATE A NEW LOT D.

HORIZONTAL SCALE IN FEET
SCALE 1"=40'



Abbreviations	
V. P.	VOLUME PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GRADE
P.O.B.	POINT OF BEGINNING



G:\2012 Drawings\12070 COISA Lake St. Parking Garage\Current\Subdivision-PLA-5-Revision.dwg

TOWN HWY. No.	CLASS 3	CLASS 4	TOWN ROAD NAME	LENGTH IN MILES	TOWN HWY. No.	CLASS 3	CLASS 4	TOWN ROAD NAME	LENGTH IN MILES
36	0.05		FREEBORN ST	139	0.07		HUNT ST		
42	0.05		ORCHARD ST	140	0.30		HUNTINGTON ST		
43	0.05		PARSONS AVE	141	0.08		ISHAM AVE		
61	0.03		QUARRY CT	142	0.11		KINGMAN ST		
65	0.08		INDUSTRIAL PARK RD	143	0.25		LAKEVIEW TER		
101	0.07		ACADEMY DR	144	0.20		LASALLE ST		
102	0.43		ALDIS ST	145	0.30		LEMMAH DR		
103	0.15		ALLEN ST	146	0.71		LINCOLN AVE		
104	0.47		BANK ST	147	0.08		LOCKE TER		
105	0.33		BARLOW ST	148	0.09		LOWER GILMAN ST		
106	0.08		BELLOWS ST	149	0.04		LOWER WELDEN ST		
107	0.15		BERKLEY TER	150	0.08		MAIDEN LN		
108	0.08		BEST CT	151	0.25		MAPLE ST		
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137	0.11		HOYT ST	180	0.13		GOVERNOR SMITH DR		
138	0.09		HUDSON ST						
				TOTAL	16.57	0.00			

TOWN HWY. No.	LENGTH IN MILES	"NOT UP TO STANDARD"
111	(0.02)	
TOTAL	0.02	

*The sections of the town highways listed above are legally Class 3, but have been deemed "Not Up To Standard" and are functionally Class 4 Town Highways

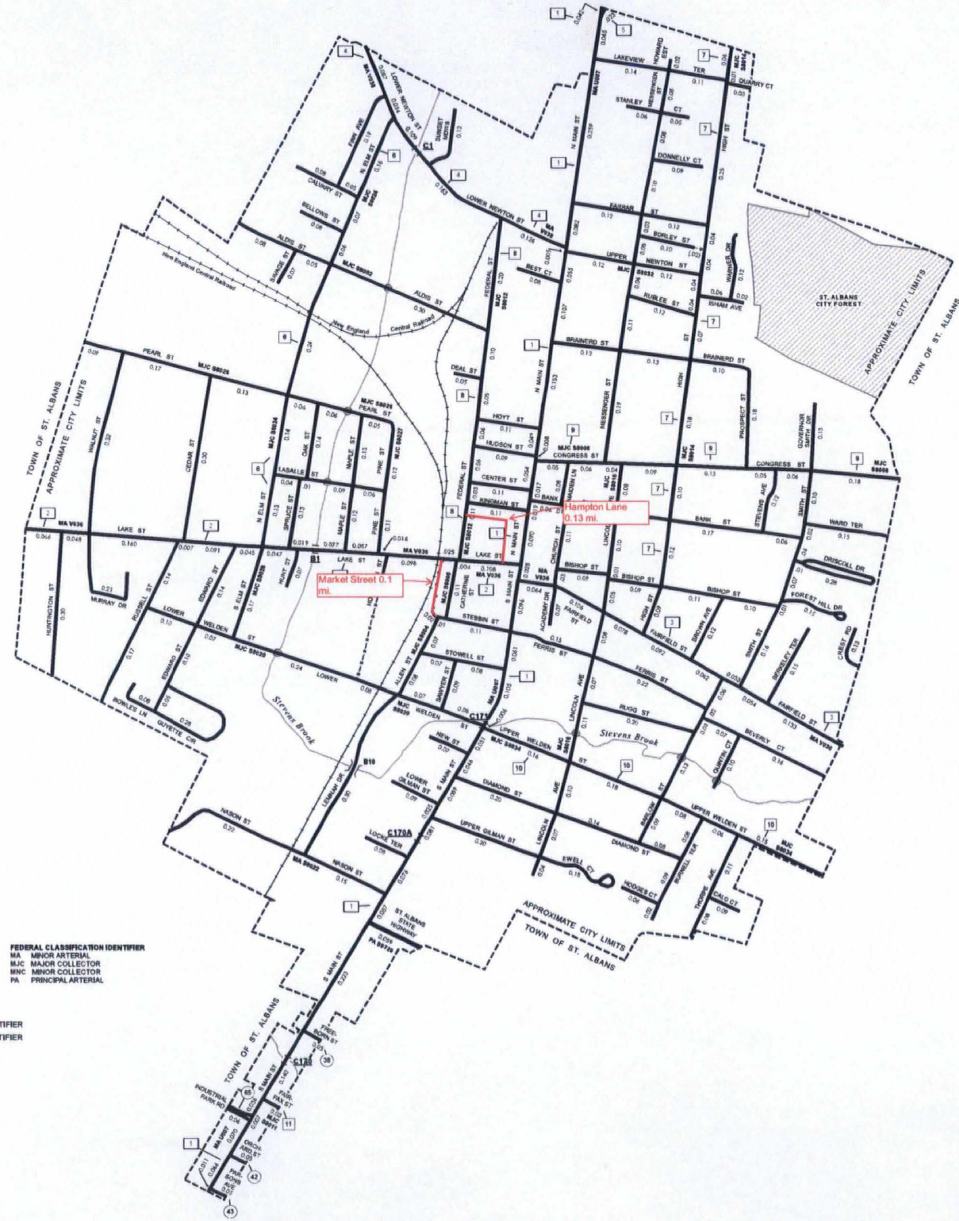
- HIGHWAYS**
 - INTERSTATE OR DIVIDED HIGHWAY
 - INTERSTATE
 - U.S. ROUTE
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 - CLASS 1
 - CLASS 2
 - CLASS 3
 - CLASS 4
 - LEGAL TRAIL
 - PARK AND RIDE
- POLITICAL SUBDIVISIONS**
 - STATE BOUNDARY
 - COUNTY BOUNDARY
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 - URBAN COMPACT BOUNDARY
 - WATER BODY
 - STREAM OR BROOK
 - BRIDGE OR CULVERT
 - BRIDGE OR CULVERT - 20'
 - BRIDGE OR CULVERT - 20'
 - BIKE PATH STRUCTURE
 - VOCBIT BRIDGE
 - VOCBIT CULVERT - 5'
 - STATE BRIDGE OR CULVERT IDENTIFIER
 - TOWN BRIDGE OR CULVERT IDENTIFIER
- FEDERAL CLASSIFICATION IDENTIFIER**
 - MA MAJOR ARTERIAL
 - MAC MAJOR COLLECTOR
 - MC MAJOR COLLECTOR
 - PA PRINCIPAL ARTERIAL
- OTHER**
 - DISCONTINUED
 - HIGHWAY CLASS CHANGE
 - RAILROAD
 - INACTIVE RAILROAD
 - PUBLIC LAND - NATIONAL FOREST
 - PUBLIC LAND - STATE/MUNICIPAL
 - NFR NATIONAL FOREST ROAD
 - SFN STATE FOREST HIGHWAY

MILEAGE SUMMARY

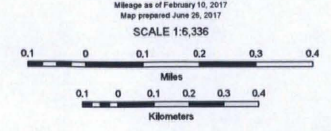
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TH-9	0.630
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TOTAL CLASS 2	3.770
CLASS 3	
TOTAL CLASS 3	16.57
TOTAL TOWN	24.621
STATE HIGHWAY	0.059
NSH-SASH	
TOTAL STATE HIGHWAY	0.059
TOTAL STATE	0.059
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(Excludes Class 4 and Legal Trail Mileage)

Revised February 8, 2018 to add Hampton Lane and Market Street.



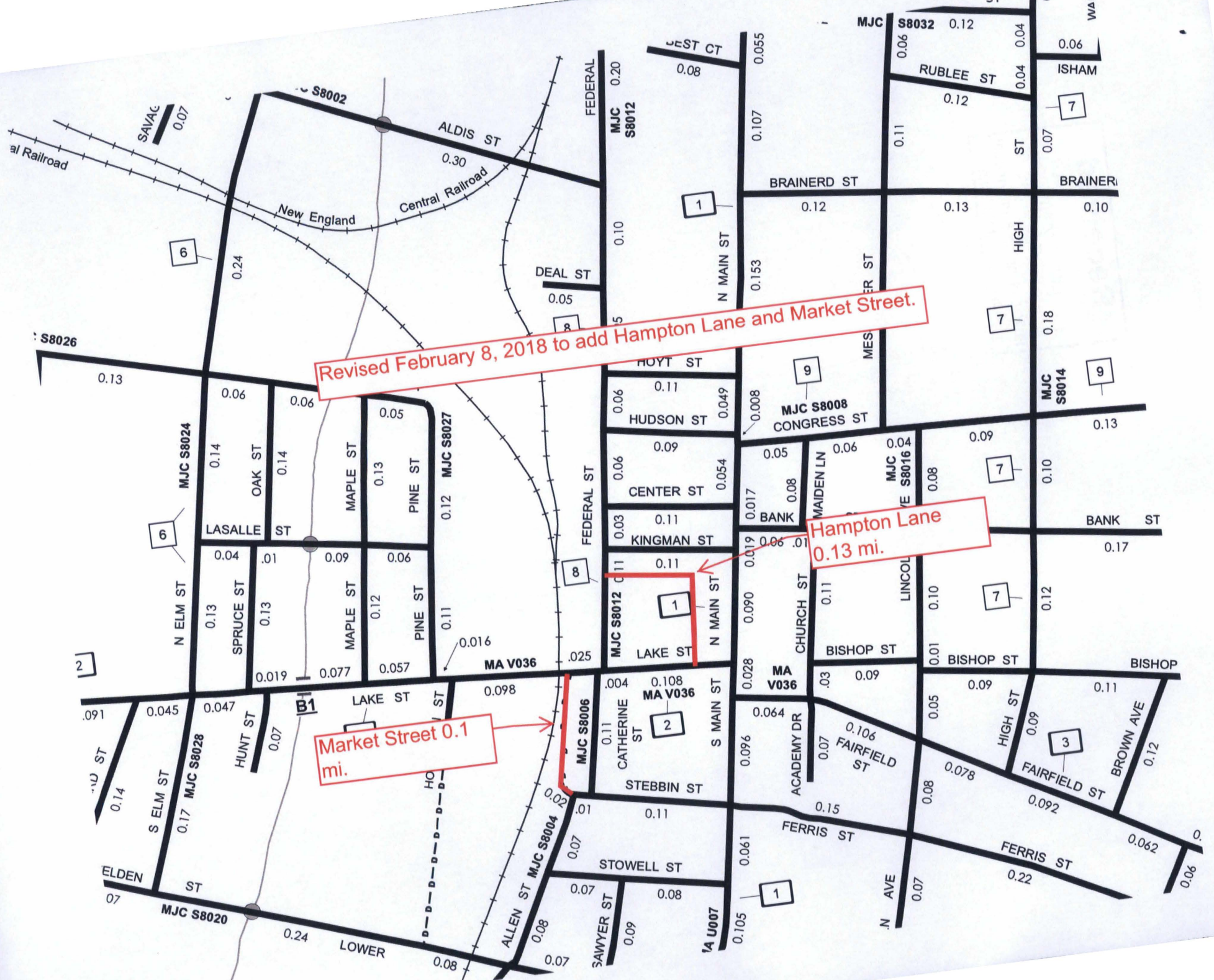
VERMONT
GENERAL HIGHWAY MAP
City of St. Albans
 FRANKLIN COUNTY
 Transportation District #8
 Prepared by the
 Vermont Agency of Transportation
 Division of Policy, Planning and Intermodal Development
 in cooperation with
 U.S. Department of Transportation
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Vermont State Plane Coordinate System
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 SPCS_Zone_Identifier: 4400
 Geoidetic Reference System: 80
 2,000-meter grid, Easting - Northing



Revised February 8, 2018 to add Hampton Lane and Market Street.

Hampton Lane
0.13 mi.

Market Street 0.1
mi.

MJC S8032 0.12

MJC S8012

MJC S8008

CONGRESS ST

MJC S8016

MA V036

MJC S8012

MA V036

MJC S8006

MJC S8004

MJC S8020

MJC S8024

MJC S8027

MJC S8028

MJC S8026

S8002

S8026

SAVAC 0.07

al Railroad

New England

Central Railroad

WA

ISHAM

BRAINERD

HIGH

BANK ST

BISHOP

BISHOP ST

BROWN AVE

FERRIS ST

FERRIS ST

N AVE

SAWYER ST

STOWELL ST

ALLEN ST

ELDEN ST

HUNT ST

S ELM ST

LAKE ST

SPRUCE ST

N ELM ST

LASALLE ST

OAK ST

MAPLE ST

PINE ST

HUDSON ST

HOYT ST

DEAL ST

ALDIS ST

WEST CT

RUBLEE ST

MESSENGER ST

N MAIN ST

FEDERAL ST

MAIDEN LN

BANK

CHURCH ST

LINCOLN

BISHOP ST

ACADEMY DR

FAIRFIELD ST

STEBBIN ST

CATHERINE ST

S MAIN ST

N MAIN ST

FEDERAL ST

CONGRESS ST

BANK ST

BISHOP ST

BROWN AVE

FERRIS ST

FERRIS ST

N AVE

SAWYER ST

STOWELL ST

ALLEN ST

ELDEN ST

HUNT ST

S ELM ST

LAKE ST

SPRUCE ST

N ELM ST

LASALLE ST

OAK ST

MAPLE ST

PINE ST

HUDSON ST

HOYT ST

DEAL ST

ALDIS ST

WEST CT

RUBLEE ST

MESSENGER ST

N MAIN ST

FEDERAL ST

MAIDEN LN

BANK

CHURCH ST

LINCOLN

BISHOP ST

ACADEMY DR

FAIRFIELD ST

STEBBIN ST

CATHERINE ST

S MAIN ST

N MAIN ST

FEDERAL ST

CONGRESS ST

BANK ST

BISHOP ST

BROWN AVE

FERRIS ST

FERRIS ST

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SAWYER ST

STOWELL ST

ALLEN ST

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HUNT ST

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CHURCH ST

LINCOLN

BISHOP ST

ACADEMY DR

FAIRFIELD ST

STEBBIN ST

CATHERINE ST

S MAIN ST

N MAIN ST

Received

FEB 27 2018

Policy, Planning & Intermodal
Development Division

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	<u>2018</u>
Highway Class:	<u>3</u>
Town Highway #:	<u>182</u>
Mileage:	<u>0.11</u>

Susan Krupp, City Clerk of the City of St. Albans, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the City of St. Albans was COMPLETED AND OPENED FOR PUBLIC TRAVEL on December 19, 2017.

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers).

Market Street, a 0.1 mile street from Lake Street (TH 2) to the intersection of Stebbins Street (TH 170) and Allen Street (TH 103).

and as shown on a Highway Map of the City of St. Albans dated February 8, 2018, and filed in Book 279 on page 699 of the Records of the City of St. Albans by the City Clerk of said City incorporated herein by reference and attested to on said map by said City Clerk.

Dated at City of St. Albans, County of Franklin and State of Vermont, this 12th day of February, A.D., 2018.

[Signatures]
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)

[Signatures]
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)
 (Selectman/Alderman/Trustee Signature)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

[Signature]
 and the Manager/Mayor of the City/Town/Village of St. Albans.

City of St. Albans, VERMONT, 2/13, 2018

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK 279 ON PAGE 699 OF THE Land RECORDS OF THE City OF St. Albans ON THE 2/13 DAY OF February, 2018, AT 9:00 O'CLOCK, A.M.

ATTEST: *[Signature]*
 City CLERK OF St. Albans City, VERMONT

Received

FEB 27 2018

**Policy, Planning & Intermodal
Development Division**

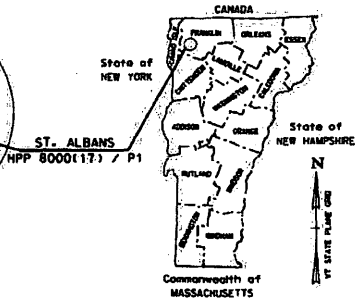
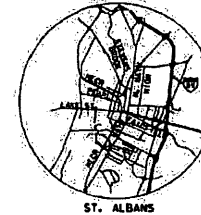
ST. ALBANS CITY CLERK'S OFFICE
 RECEIVED FOR RECORD / DISCHARGE

10/31 A.D. 2017
 at 12 o'clock 05 minutes P.M.
 and recorded in Book 278 Pages 938
 Attest: Susan C. Knapp City Clerk

CITY OF SAINT ALBANS



COUNTY OF FRANKLIN
 PROPOSED IMPROVEMENT

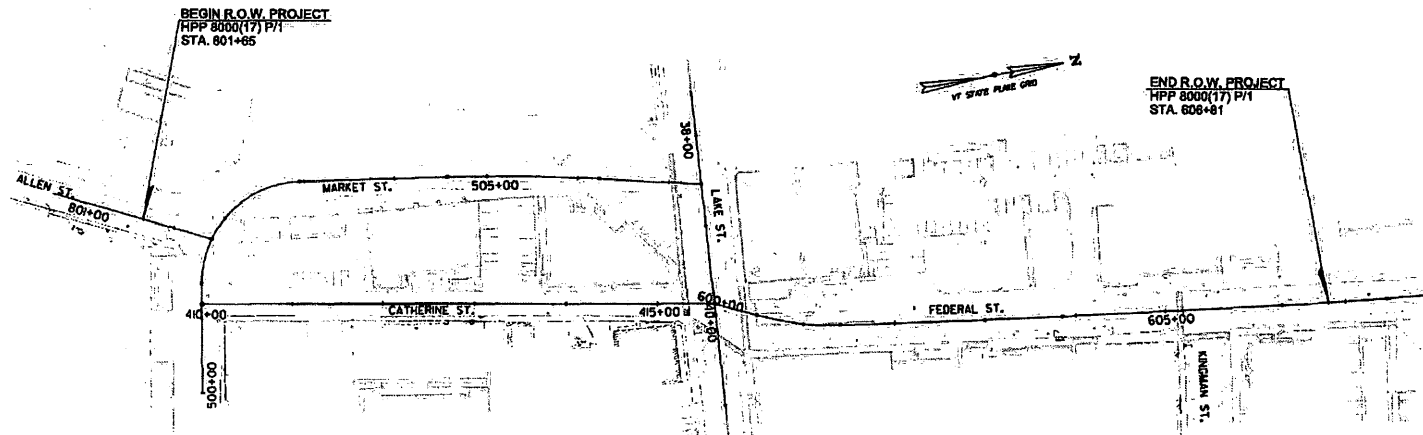


BEGINNING AT A POINT ON ALLEN STREET APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION WITH MARKET STREET AND CATHERINE STREET, AND EXTENDING NORTHERLY ALONG MARKET STREET AND CATHERINE STREET THROUGH THE LAKE STREET INTERSECTION, AND EXTENDING NORTHERLY ALONG FEDERAL STREET FOR APPROXIMATELY 675 FEET.

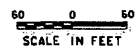
LENGTH OF PROJECT: 2,375 FT = 0.45 MILES

PROJECT DESCRIPTION

WORK TO BE PERFORMED UNDER THIS PROJECT INCLUDES GROUND PLANNING AND OVERLAY OF EXISTING STREETS, NEW CURBING AND SIDEWALK, UTILITY INFRASTRUCTURE IMPROVEMENTS, STREETSCAPE ENHANCEMENTS TO INCLUDE NEW STREET LIGHTING AND LANDSCAPING, AS WELL AS NEW SIGNING AND STRIPING.



THESE PLANS ARE SUBJECT TO SUCH ENGINEERING CHANGES AS MAY BE REQUIRED BY THE FEDERAL HIGHWAY ADMINISTRATION OR THE DIRECTOR OF PROGRAM DEVELOPMENT.
 CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2008, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION ON JUNE 4, 2008 FOR USE ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS.



RIGHT-OF-WAY PLANS
 APRIL 26, 2016

SURVEYED BY : VHB INC.
 SURVEYED DATE : 2010
 UPDATED : 2012, 2014, 2015
 DATUM
 VERTICAL: NAVD 1929
 HORIZONTAL: NAD 1983

PROJECT MANAGER : E.P. DETRICK
 PROJECT NAME : ST ALBANS
 PROJECT NUMBER : HPP 8000(17) / P1
 SHEET 1 OF 6 SHEETS



GENERAL INFORMATION

SYMBOLY LEGEND NOTE

THE SYMBOLY ON THIS SHEET IS INTENDED TO COVER STANDARD CONVENTIONAL SYMBOLY. THE SYMBOLY IS USED FOR EXISTING & PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROJECT ANNOTATION, AS NOTED ON PROJECT PLAN SHEETS. THIS LEGEND SHEET COVERS THE BASICS. SYMBOLY ON PLANS MAY VARY, PLAN ANNOTATIONS AND NOTES SHOULD BE USED TO CLARIFY AS NEEDED.

R.O.W. ABBREVIATIONS (CODES) & SYMBOLS

POINT CODE	DESCRIPTION
CH	CHANNEL EASEMENT
CONST	CONSTRUCTION EASEMENT
CLL	CULVERT EASEMENT
D&C	DISCONNECT & CONNECT
DIT	DITCH EASEMENT
DR	DRAINAGE EASEMENT
DRIVE	DRIVEWAY EASEMENT
EC	EROSION CONTROL
I&M	INSTALL & MAINTAIN EASEMENT
LAND	LANDSCAPE EASEMENT
R&RES	REMOVE & RESET
R&REP	REMOVE & REPLACE
SR	SLOPE RIGHT
UE	UTILITY EASEMENT
(P)	PERMANENT EASEMENT
(T)	TEMPORARY EASEMENT
■	BOUND SET
□	BOUND TO BE SET
●	IRON PIN SET
○	IRON PIN TO BE SET
⊗	CALC EXISTING ROW POINT
○	PROW PROPOSED ROW POINT
[.LENGTH]	LENGTH CARRIED ON NEXT SHEET

COMMON TOPOGRAPHIC POINT SYMBOLS

POINT CODE	DESCRIPTION
•	BOUND APPARENT LOCATION
•	BENCH MARK
•	BOUND
⊙	BORING
⊖	CATCH BASIN
⊕	COMBINATION POLE
⊖	DITCH THROATED DMC
•	ELECTRIC POWER POLE
•	FLAGPOLE
•	GAS FILLER
•	GUIDE POST
•	GAS SHUT OFF
•	GUY POLE
•	GUY WIRE
•	GATE VALVE
⊙	TREE HARDWOOD
△	HORIZONTAL CONTROL
▲	CONTROL HORIZ. & VERTICAL
•	HYDRANT
•	IRON PIN
•	IRON PIPE
•	LIGHT - STREET OR YARD
•	MAILBOX
•	MANHOLE (MH)
•	MILE MARKER
•	PARKING METER
•	PROJECT MARKER
•	POST STONE/WOOD
•	RAILROAD SIGNAL
•	RAILROAD SWITCH LEVER
•	TREE SOFTWOOD
•	SATELLITE DISH
•	SHRUB
•	SIGN
•	STUMP
•	TELEPHONE POLE
•	TIE
•	SIGN W/DOUBLE POST
•	CONTROL VERTICAL
•	WELL
•	WATER SHUT OFF

THESE ARE COMMON VANT SURVEY POINT SYMBOLS FOR EXISTING FEATURES, ALSO USED FOR PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROPOSED ANNOTATION.

PROPOSED GEOMETRY CODES

CODE	DESCRIPTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
CC	CENTER OF CURVE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
POB	POINT OF BEGINNING
POE	POINT OF ENDING
STA	STATION PREFIX
AH	AHEAD STATION SUFFIX
BK	BACK STATION SUFFIX
D	CURVE DEGREE OF (100FT)
R	CURVE RADIUS
T	CURVE TANGENT LENGTH
L	CURVE LENGTH
E	CURVE EXTERNAL DISTANCE

UTILITY SYMBOLY

UNDERGROUND UTILITIES	
— UT —	TELEPHONE
— UE —	ELECTRIC
— UC —	CABLE (TV)
— UEC —	ELECTRIC+CABLE
— UET —	ELECTRIC+TELEPHONE
— UCT —	CABLE+TELEPHONE
— UECT —	ELECTRIC+CABLE+TELEP.
— G —	GAS LINE
— W —	WATER LINE
— S —	SANITARY SEWER (SEPTIC)
—	PROPOSED UNDERDRAIN
ABOVE GROUND UTILITIES (AERIAL)	
— T —	TELEPHONE
— E —	ELECTRIC
— C —	CABLE (TV)
— EC —	ELECTRIC+CABLE
— ET —	ELECTRIC+TELEPHONE
— E&T —	ELECTRIC+TELEPHONE
— CT —	CABLE+TELEPHONE
— ECT —	ELECTRIC+CABLE+TELEP.
—	UTILITY POLE GUY WIRE

PROJECT CONSTRUCTION SYMBOLY

PROJECT DESIGN & LAYOUT SYMBOLY	
— — — — —	CLEAR ZONE
— — — — —	PLAN LAYOUT MATCHLINE
PROJECT CONSTRUCTION FEATURES	
— — — — —	TOP OF CUT SLOPE
— — — — —	TOE OF FILL SLOPE
— — — — —	STONE FILL
— — — — —	BOTTOM OF DITCH
— — — — —	CULVERT PROPOSED
— — — — —	STRUCTURE SUBSURFACE
— — — — —	PROJECT DEMARCATION FENCE
— — — — —	PROJECT DEMARCATION FENCE
— — — — —	BARRIER FENCE
— — — — —	TREE PROTECTION ZONE (TPZ)
— — — — —	STRIPING LINE REMOVAL
— — — — —	SHEET PILES

CONVENTIONAL BOUNDARY SYMBOLY

BOUNDARY LINES	
— — — — —	TOWN BOUNDARY LINE
— — — — —	COUNTY BOUNDARY LINE
— — — — —	STATE BOUNDARY LINE
— — — — —	PROPOSED STATE R.O.W. (LIMITED ACCESS)
— — — — —	PROPOSED STATE R.O.W.
— — — — —	STATE ROW (LIMITED ACCESS)
— — — — —	STATE ROW
— — — — —	TOWN ROW
— — — — —	PERMANENT EASEMENT LINE (P)
— — — — —	TEMPORARY EASEMENT LINE (T)
— — — — —	SURVEY LINE
— — — — —	PROPERTY LINE (P/L)
— — — — —	ROW TAKE LINE
— — — — —	SLOPE RIGHTS
— — — — —	6F PROPERTY BOUNDARY
— — — — —	4F PROPERTY BOUNDARY
— — — — —	HAZARDOUS WASTE

EPSC LAYOUT PLAN SYMBOLY

EPSC MEASURES	
— — — — —	FILTER CURTAIN
— — — — —	SILT FENCE
— — — — —	SILT FENCE WOVEN WIRE
— — — — —	CHECK DAM
— — — — —	DISTURBED AREAS REQUIRING RE-VEGETATION
— — — — —	EROSION MATTING
ENVIRONMENTAL RESOURCES	
— — — — —	WETLAND BOUNDARY
— — — — —	RIPARIAN BUFFER ZONE
— — — — —	WETLAND BUFFER ZONE
— — — — —	SOIL TYPE BOUNDARY
— — — — —	THREATENED & ENDANGERED SPECIES
— — — — —	HAZARDOUS WASTE AREA
— — — — —	AGRICULTURAL LAND
— — — — —	FISH & WILDLIFE HABITAT
— — — — —	FLOOD PLAN
— — — — —	ORDINARY HIGH WATER (OHW)
— — — — —	STORM WATER
— — — — —	USDA FOREST SERVICE LANDS
— — — — —	WILDLIFE HABITAT SUT/CONN

ARCHEOLOGICAL & HISTORIC

— — — — —	ARCHEOLOGICAL BOUNDARY
— — — — —	HISTORIC DISTRICT BOUNDARY
— — — — —	HISTORIC AREA
— — — — —	HISTORIC STRUCTURE

CONVENTIONAL TOPOGRAPHIC SYMBOLY

EXISTING FEATURES	
— — — — —	ROAD EDGE PAVEMENT
— — — — —	ROAD EDGE GRAVEL
— — — — —	DRIVEWAY EDGE
— — — — —	DITCH
— — — — —	FOUNDATION
— — — — —	FENCE (EXISTING)
— — — — —	FENCE WOOD POST
— — — — —	FENCE STEEL POST
— — — — —	GARDEN
— — — — —	ROAD GUARDRAIL
— — — — —	RAILROAD TRACKS
— — — — —	CULVERT (EXISTING)
— — — — —	STONE WALL
— — — — —	WALL
— — — — —	WOOD LINE
— — — — —	BRUSH LINE
— — — — —	HEDGE
— — — — —	BODY OF WATER EDGE
— — — — —	LEDGE EXPOSED

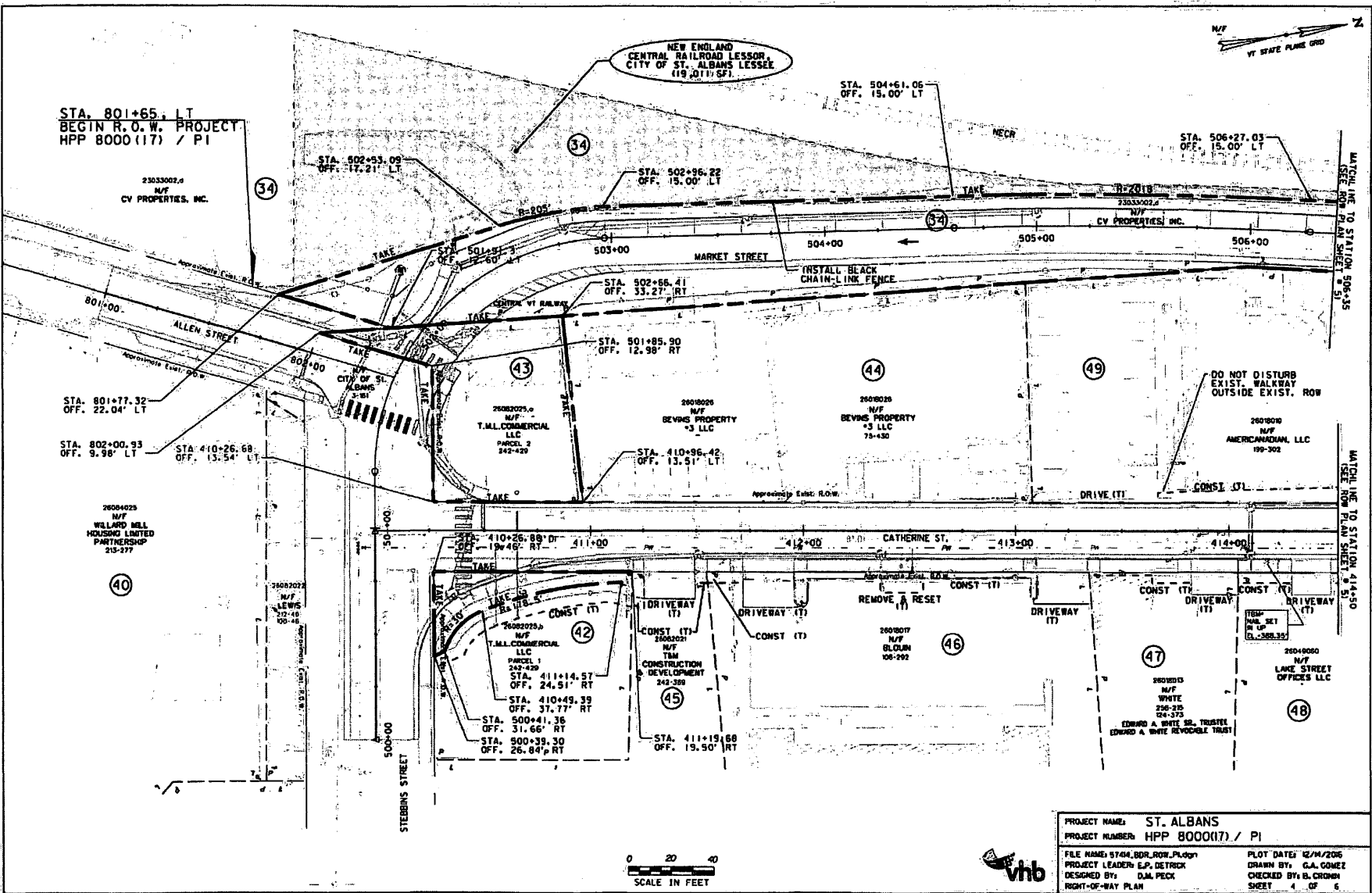
PROJECT NAME: ST. ALBANS
PROJECT NUMBER: HPP 8000(17) / PI

FILE NAME: ST04_LEG_ROW_infor.hgn PLOT DATE: 12/11/2016
PROJECT LEADER: G.P. DETRICK DRAWN BY: G.A. GONZALEZ
DESIGNED BY: D.M. PEEK CHECKED BY: B. CRONIN
CONVENTIONAL SYMBOLY LEGEND SHEET SHEET 2 OF 6





STA. 801+65.17
 BEGIN R.O.W. PROJECT
 HPP 8000 (17) / PI



23033002.d
 N/F
 CV PROPERTIES, INC.

26064025
 N/F
 WILLARD MLL
 HOUSING LIMITED
 PARTNERSHIP
 213-277

40

26064025
 N/F
 WILLARD MLL
 HOUSING LIMITED
 PARTNERSHIP
 213-277

34

STA. 502+93.09
 OFF. 17.21' LT

NEW ENGLAND
 CENTRAL RAILROAD LESSOR
 CITY OF ST. ALBANS LESSEE
 (19.011) SF

STA. 504+61.06
 OFF. 15.00' LT

STA. 502+96.22
 OFF. 15.00' LT

STA. 506+27.03
 OFF. 15.00' LT

STA. 502+66.41
 OFF. 33.27' RT

STA. 501+85.90
 OFF. 12.98' RT

STA. 410+96.42
 OFF. 13.51' LT

STA. 410+26.89
 OFF. 19.46' RT

STA. 411+14.57
 OFF. 24.51' RT

STA. 410+49.39
 OFF. 37.77' RT

STA. 500+41.36
 OFF. 31.66' RT

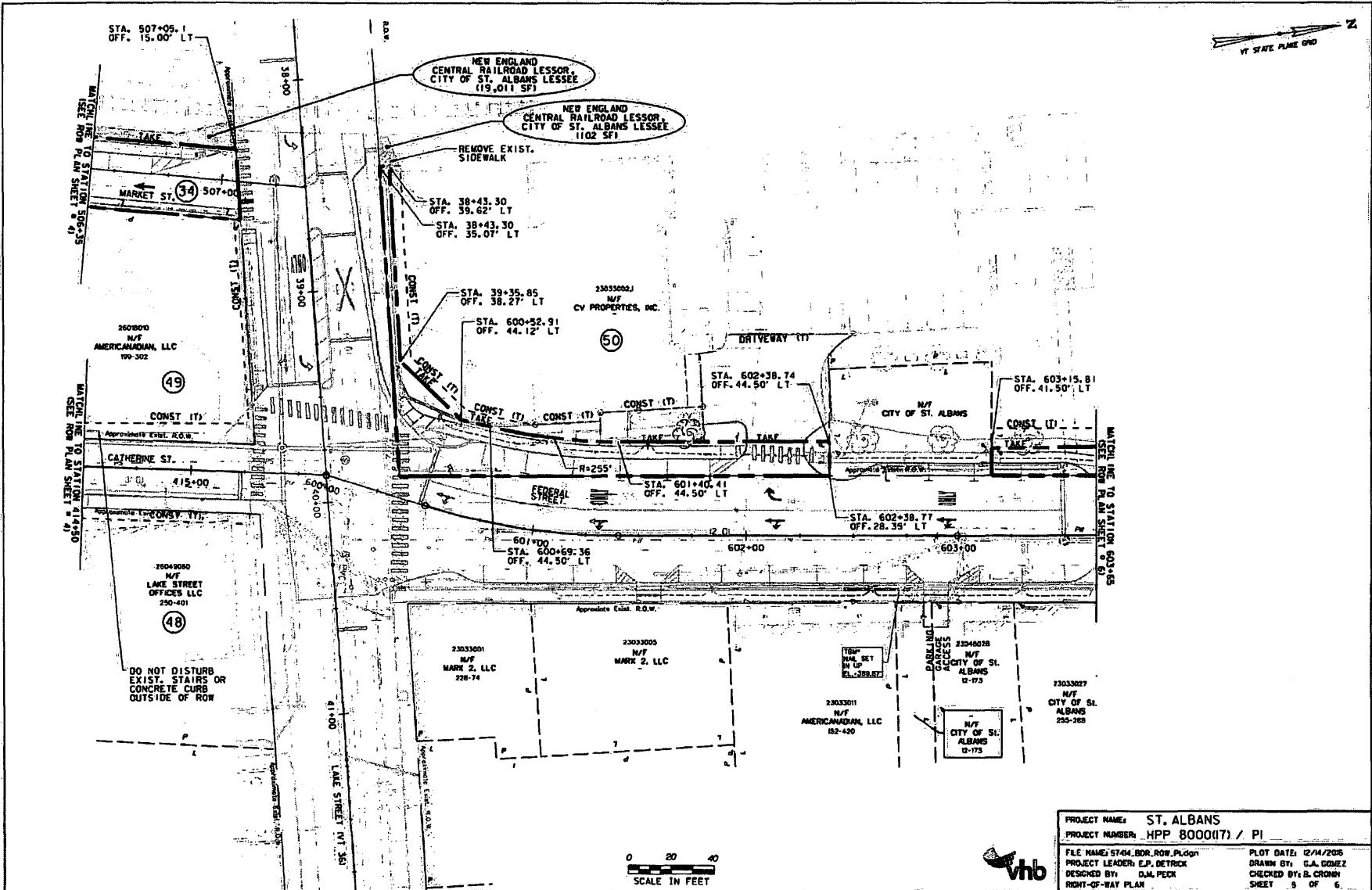
STA. 500+39.30
 OFF. 26.84' RT

STA. 411+19.68
 OFF. 19.90' RT

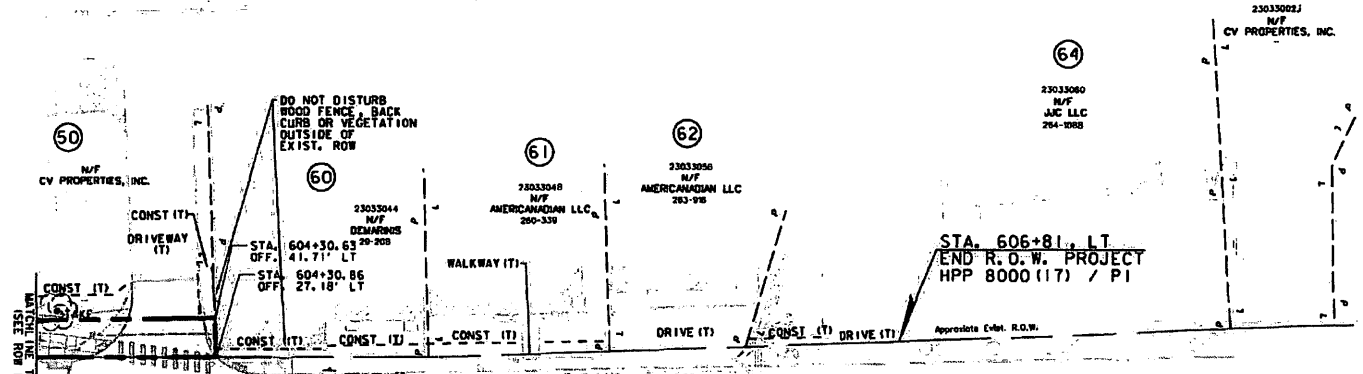
0 20 40
 SCALE IN FEET

PROJECT NAME:	ST. ALBANS
PROJECT NUMBER:	HPP 8000(17) / PI
FILE NAME:	STALB_BDR_ROW_Plan07
PROJECT LEADER:	E.P. DETROIT
DESIGNED BY:	D.J. PECK
RIGHT-OF-WAY PLAN	
PLAT DATE:	12/14/2016
DRAWN BY:	C.A. COMEE
CHECKED BY:	B. CRONIN
SHEET	4 OF 6





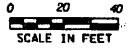
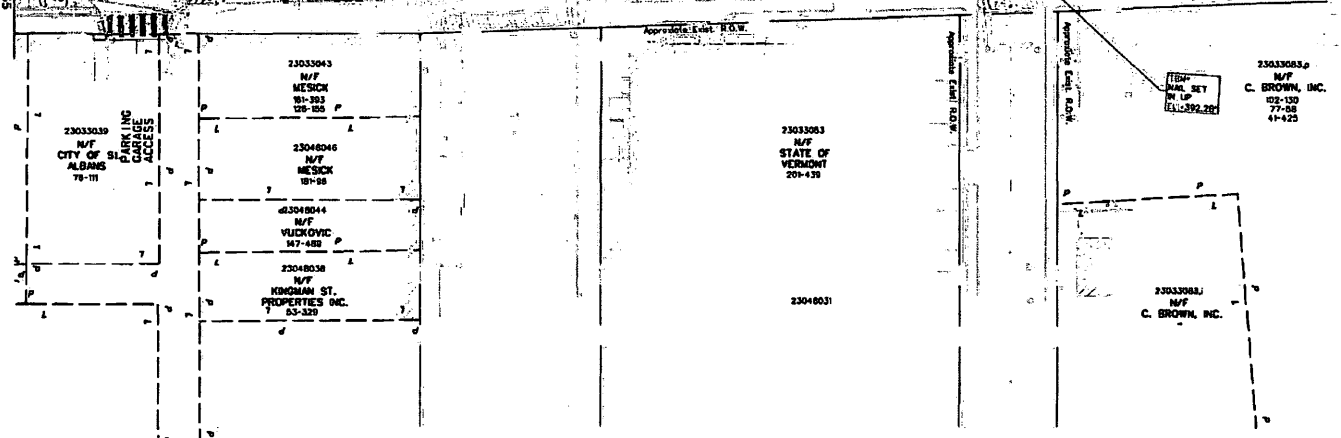
PROJECT NAME:	ST. ALBANS	PLOT DATE:	12/11/2015
PROJECT NUMBER:	HPP 8000(17) / PI	DRAWN BY:	G.A. GIBBZ
FILE NAME:	ST44_BDR_ROW_Pldgn	DESIGNED BY:	D.M. PECK
PROJECT LEADER:	E.P. DETRICK	CHECKED BY:	B. CROWH
RIGHT-OF-WAY PLAN		SHEET	8 OF 6



MONITOR LINE TO STATION 603+65
 SEE ROW PLAN SHEET 51

FEDERAL STREET

604+00 605+00 606+00 607+00 608+00 609+32



PROJECT NAME:	ST. ALBANS	PLOT DATE:	02/11/2006
PROJECT NUMBER:	HPP 8000(17) / P1	PROJECT LEADER:	E.P. DETROIT
FILE NAME:	ST044_BDR_ROW_P1.dgn	DESIGNED BY:	D.M. PECK
		CHECKED BY:	B. CROHN
		RIGHT-OF-WAY PLAN	SHEET 6 OF 6

TOWN HWY. No.	LENGTH IN MILES CLASS 3	TOWN ROAD NAME	TOWN HWY. No.	LENGTH IN MILES CLASS 4	TOWN ROAD NAME
36	0.05	FREEBORN ST	130	0.07	HUNT ST
42	0.05	ORCHARD ST	140	0.30	HURTINGTON ST
43	0.05	PARCHAS AVE	141	0.08	SHAM AVE
61	0.03	QUARRY CT	142	0.11	KINGMAN ST
65	0.06	INDUSTRIAL PARK RD	143	0.25	LAKEVIEW TER
101	0.07	ACADEMY DR	144	0.29	LABALLE ST
102	0.43	ALDIS ST	145	0.30	LEMAH DR
103	0.15	ALLEN ST	146	0.71	LINCOLN AVE
104	0.47	BANK ST	147	0.08	LOCKE TER
105	0.33	BARLOW ST	148	0.09	LOWER GILMAN ST
106	0.08	BELLOWS ST	149	0.84	LOWER WELDEN ST
107	0.15	BERKLEY TER	150	0.08	MAIDEN LN
108	0.08	BEST CT	151	0.25	MAPLE ST
109	0.23	BEVERLY CT	152	0.70	MESSINGER ST
110	0.39	BISHOP ST	153	0.21	MURRAY DR
111	0.10	BORLEY ST	154	0.37	NASHON ST
112	0.08	BOWLES LN	155	0.07	NEW ST
113	0.35	BRANARD ST	156	0.14	OAK ST
114	0.12	BROWN AVE	157	0.56	PEARL ST
115	0.19	BURNELL TER	158	0.23	PINE ST
116	0.09	CALO CT	159	0.18	PROSPECT ST
117	0.13	CALVARY ST	160	0.10	QUINTI CT
118	0.11	GATHERNE ST	161	0.12	RUBLEE ST
119	0.30	CEDAR ST	162	0.20	RUGG ST
120	0.11	CENTER ST	163	0.31	RUSSELL ST
121	0.14	CHURCH ST	164	0.17	S ELM ST
122	0.13	CREST RD	165	0.07	SAVAGE ST
123	0.05	DEAL ST	166	0.09	SAWYER ST
124	0.42	DIAMOND ST	167	0.40	SMITH ST
125	0.09	DONNELLY CT	168	0.13	SPRUCE ST
126	0.29	DRISCOLL DR	169	0.11	STANLEY CT
127	0.29	EDWARD ST	170	0.14	STEBBIN ST
128	0.18	EWELL CT	171	0.12	STEVENS AVE
129	0.24	FARRAR ST	172	0.15	STOWELL ST
130	0.37	FERRIS ST	173	0.12	SUNSET MEWS
131	0.19	FINN AVE	174	0.19	THORPE AVE
132	0.15	FOREST HILL DR	175	0.20	UPPER GILMAN ST
133	0.28	GLYETTE CIR	176	0.24	UPPER NEWTON ST
134	0.06	HODGES CT	177	0.32	WALNUT ST
135	0.07	HOUGHTON ST	178	0.15	WARD TER
136	0.02	HOWARD EST	179	0.12	WARRNER DR
137	0.11	HOYT ST	180	0.13	GOVERNOR SMITH DR
138	0.09	HUDSON ST			
TOTAL		16.57	TOTAL		6.06

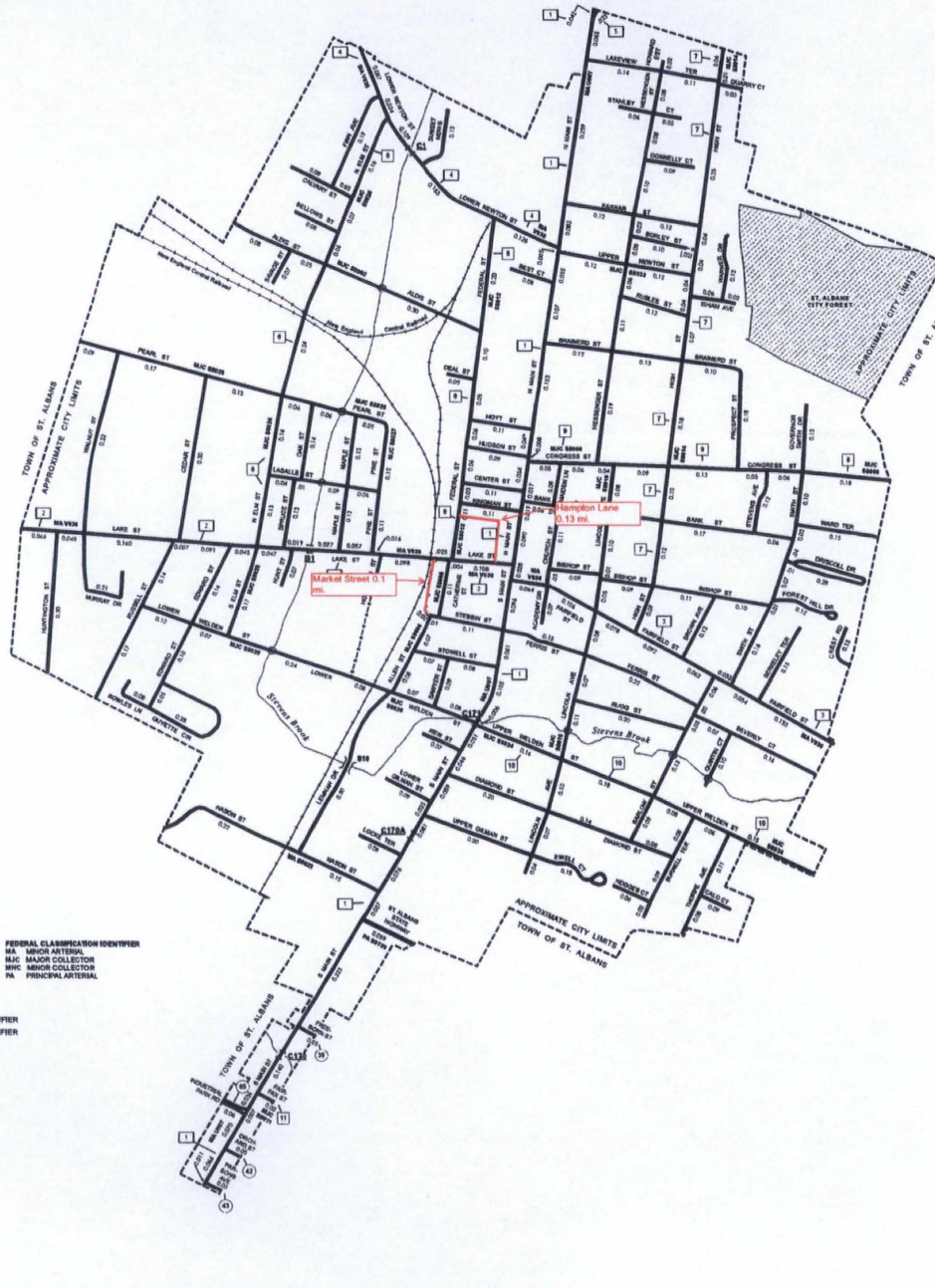
TOWN HWY. No.	LENGTH IN MILES "NOT UP TO STANDARD"
111	0.02
TOTAL	0.02

* The sections of the town highways listed above are legally Class 3, but have been deemed "Not Up to Standard" and are functionally Class 4 Town Highways

- HIGHWAYS**
- INTERSTATE OR DIVIDED HIGHWAY
 - STATE - HARD SURFACE OR PAVED
 - TOWN - HARD SURFACE OR PAVED
 - GRAVEL
 - SOIL OR GRADED AND DRAINED EARTH
 - UNIMPROVED OR PRIMITIVE
 - IMPASSIBLE OR UNTRAVELED
 - LEGAL TRAIL
 - DISCONTINUED
 - HIGHWAY CLASS CHANGE
 - RAILROAD
 - INACTIVE RAILROAD
 - PUBLIC LAND - NATIONAL FOREST
 - PUBLIC LAND - STATE/MUNICIPAL
 - NATIONAL FOREST ROAD
 - STATE FOREST HIGHWAY
- POLITICAL SUBDIVISIONS**
- STATE BOUNDARY
 - COUNTY BOUNDARY
 - TOWN BOUNDARY
 - VILLAGE BOUNDARY
 - URBAN COMPACT BOUNDARY
 - WATER BODY
 - STREAM OR BROOK
 - BRIDGE OR CULVERT
 - BRIDGE OR CULVERT > 20'
 - BRIDGE OR CULVERT 6' - 20'
 - BIKE PATH STRUCTURE
 - VORCIT BRIDGE
 - VORCIT CULVERT > 4'
- FEDERAL CLASSIFICATION IDENTIFIER**
- MA MAJOR ARTERIAL
 - MAJ MAJOR COLLECTOR
 - MINC MINOR COLLECTOR
 - PA PRINCIPAL ARTERIAL
- BRIDGE OR CULVERT IDENTIFIER**
- 8341/424 STATE BRIDGE OR CULVERT IDENTIFIER
 - 8341/434 TOWN BRIDGE OR CULVERT IDENTIFIER

DISCLAIMER:
The untraveled highways (bold-out town highways), discontinued highways, and legal trails herein are those of which the Agency of Transportation has record; others may exist.
Highway and bridge data by the Agency of Transportation, Town short structures drawn from the Vermont Online Bridge & Culvert Inventory Tool (VORCIT) database. All other data from the Vermont Center for Geographic Information. Only named streams shown.

Vermont State Plane Coordinate System
North American Datum of 1983
SPCS_Zone_Identifier: 4400
Coordinate Reference System 80
2,000-meter grid, Easting - Northing



MILEAGE SUMMARY

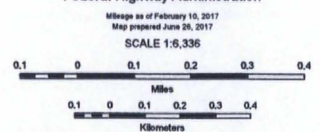
CLASS	MILEAGE	TOTAL CLASS
CLASS 1		
TH-1	2.249	
TH-2	0.868	
TH-3	0.822	
TH-4	0.519	
TH-5	0.023	
TOTAL CLASS 1		4.281
CLASS 2		
TH-6	0.800	
TH-7	1.040	
TH-8	0.910	
TH-9	0.860	
TH-10	0.630	
TH-11	0.030	
TOTAL CLASS 2		3.770
CLASS 3		
TOTAL CLASS 3		16.57
TOTAL TOWN		24.621
STATE HIGHWAY		
NSH-SASH	0.059	
TOTAL STATE HIGHWAY		0.059
TOTAL STATE		0.059
TOTAL TRAVELED HIGHWAYS, FEB. 10, 2017:		24.680

(Excludes Class 4 and Legal Trail Mileage)

Revised February 8, 2018 to add Hampton Lane and Market Street.



VERMONT
GENERAL HIGHWAY MAP
City of St. Albans
FRANKLIN COUNTY
Transportation District #8
Prepared by the
Vermont Agency of Transportation
Division of Policy, Planning and Intermodal Development
in cooperation with
U.S. Department of Transportation
Federal Highway Administration



Received

FEB 27 2018

Policy, Planning & Intermodal
Development Division

Alley, Kerry

From: Chip Sawyer <c.sawyer@stalbansvt.com>
Sent: Friday, March 23, 2018 6:16 PM
To: Alley, Kerry
Subject: Re: St. Albans Ferris St Portion Discontinuance

Thanks, Kerry!

Sent from my iPhone

On Mar 23, 2018, at 5:03 PM, Alley, Kerry <Kerry.Alley@vermont.gov> wrote:

Hi Chip,

Wow. I think we may have pulled off the fastest town highway mileage update in Vermont history. 😊

On Monday I will look more closely at the measures and the documentation, but it looks good at first glance!

Then I will send you an email with the details of how I think the Ferris St discontinuance should be written in on the certificate for your verification (along with the tweak of Hampton Lane's mileage up to 0.14 mi). I will also be verifying that the previously mapped 0.02 mi of Stebbin St can be absorbed by the laying out of Market St.

Thanks for providing the Ferris St documentation so quickly!

Have a good weekend,

Kerry

Original Attachments of message below: <<[Ferris St - Portion to BFA.pdf](#)>>

From: Chip Sawyer <c.sawyer@stalbansvt.com>
Sent: Friday, March 23, 2018 4:18 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: St. Albans Ferris St Portion Discontinuance

Hello, Kerry.

I have attached what I have on the discontinuance of a portion of Ferris St. in St. Albans City in 2015.

First is a scale map of the section that was given to neighboring BFA high school.

Then are the City Council warning and minutes from a site visit, hearing, and City Council motions on July 13, 2015.

Then are the City Council warning and minutes with the final City Council motion on September 14, 2015.

(I highlighted the relevant sections of minutes.)

Finally, the quiet claim deeds that give up the portion of Ferris St.

Let me know if these documents suffice.

Thank you.

Chip Sawyer
Director of Planning & Development
City of St. Albans
PO Box 867
100 No. Main St.
St. Albans, VT 05478
c.sawyer@stalbansvt.com
(802) 524-1500 *259

This Plat meets the requirements of 27 VSA 1403.

Peter H. Cross (Signature)

Reprographics of New England, Inc., S. Burlington, VT, hereby certifies that this map was reproduced by the fixed line photographic process.

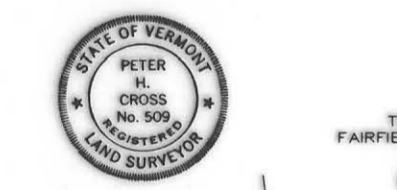
Roland Miller

GENERAL NOTES

- 1.0 THE INFORMATION GATHERED AND CONSIDERED DURING COMPILATION OF THIS MAP OF BOUNDARY SURVEY IS AS FOLLOWS:
 - 1.1 A SURVEY MAP ENTITLED "TRUSTEES OF ST. ALBANS HOSPITAL, ST. ALBANS, VERMONT, LAND TITLE SURVEY, FERRIS STREET" PREPARED BY BUCK & PIERCE, LTD., ST. ALBANS, VERMONT, DATED 1 AUGUST 1973, PROJECT 73040.
 - 1.2 A SURVEY MAP ENTITLED "TRUSTEES OF ST. ALBANS HOSPITAL, ST. ALBANS, VERMONT, LAND TITLE SURVEY, FERRIS STREET" PREPARED BY BUCK & PIERCE, LTD., ST. ALBANS, VERMONT, DATED 19 NOVEMBER 1974.
 - 1.3 A SURVEY MAP ENTITLED "NORTHWESTERN MEDICAL CENTER, INC., ST. ALBANS, VERMONT, MAP OF BOUNDARY SURVEY, ST. ALBANS UNIT" PREPARED BY BUCK & PIERCE, LTD., DATED 24 MARCH 1987, PROJECT NO. 86063, RECORDED AS MAP NO. 39 IN THE CITY OF ST. ALBANS LAND RECORDS.
 - 1.4 A SURVEY MAP ENTITLED "WEMANN-LAMPHERE, INC., COLCHESTER, VERMONT, MAP OF BOUNDARY SURVEY OF PROPERTY TO BE ACQUIRED FOR BELLOW'S FREE ACADEMY" PREPARED BY CROSS CONSULTING ENGINEERS, DATED JUNE 1, 1992, PROJECT NO. 9201.
 - 1.5 ABSTRACTS FROM THOSE PARTICULAR DEEDS, TO WHICH SPECIFIC REFERENCE IS MADE ON THIS MAP, AND DEEDS OF PREVIOUS TITLEHOLDERS IN THE CHAINS OF TITLE TO THE PARCELS DEPICTED HEREON, THAT SUPPORT THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES AS DESCRIBED IN NOTE 2.0 BELOW, UNLESS OTHERWISE EXPRESSLY STATED, ONLY THOSE DEEDS WHICH ARE A MATTER OF PUBLIC RECORD IN THE LAND RECORDS OF THE CITY OF ST. ALBANS HAVE BEEN EXAMINED AND UTILIZED IN THIS SURVEY. THE EXAMINATION OF DEEDS RECORDED IN THE PUBLIC LAND RECORDS ASSUMES ALL DEEDS ARE PROPERLY INDEXED.
 - 1.6 FIELD SURVEY MEASUREMENTS TAKEN AT THE SITE FOR PURPOSES OF RECORDING, COLLATING, AND COMPILING ONTO THIS MAP, THE DATA IDENTIFIED IN NOTES 1.1 THROUGH 1.5 ABOVE.
 - 1.7 NO INFORMATION HAS BEEN RECOVERED FROM THE PUBLIC LAND RECORDS TO CONFIRM OWNERSHIP OF THE LAND OCCUPIED BY FERRIS STREET.
- 2.0 THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES WAS AS FOLLOWS:
 - 2.1 CORNERS NO. 1 THROUGH 7 ARE ILLUSTRATED IN ACCORDANCE WITH REFERENCE MAP 1.4 ABOVE. NO RE-SURVEY OF PARCELS 1 AND 2 HAS BEEN UNDERTAKEN AT THIS TIME. THIS MAP IS BASED SOLELY ON THE INFORMATION PROVIDED ON REFERENCE MAP 1.4, WITH AN UPDATED DEED REFERENCE REFLECTING THE TRANSFER OF LAND TO BELLOW'S FREE ACADEMY.
 - 2.2 CORNERS NO. 8 AND 9 WERE LOCATED AT EXISTING MONUMENTATION RECOVERED IN THE FIELD AND CONFIRMED TO BE IN THE LOCATIONS IDENTIFIED ON REFERENCE MAP 1.3 ABOVE.
 - 2.3 CORNER NO. 10 WAS LOCATED AT A DISTANCE OF 73.27 FEET NORTHERLY OF CORNER NO. 9 AND 214.03 FEET WESTERLY OF CORNER NO. 11, IN ACCORDANCE WITH REFERENCE MAP 1.3 ABOVE.
 - 2.4 CORNERS NO. 11, 12, 14, 15, 16, AND 17 WERE LOCATED AT EXISTING MONUMENTATION RECOVERED IN THE FIELD AND CONFIRMED TO BE SUBSTANTIALLY IN THE LOCATIONS CALLED FOR ON REFERENCE MAP 1.3 ABOVE.
 - 2.5 CORNER NO. 13 WAS LOCATED 24.13 FEET WESTERLY OF CORNER NO. 12 AND 32.97 FEET SOUTHERLY OF CORNER NO. 14, IN ACCORDANCE WITH REFERENCE MAP 1.1 ABOVE.
- 3.0 THE FIELD SURVEY WAS RUN ALONG THE TRAVERSE LINES IDENTIFIED ON THE MAP AND ALL BOUNDARY DATA ENTERED HEREIN IS COMPUTED FROM MEASUREMENTS EXTENDED FROM THE SURVEY TRAVERSE. THIS SURVEY MEETS THE QUALIFICATIONS FOR AN URBAN SURVEY CLASSIFICATION AS DEFINED BY 26 VSA, SECTION 2544, RULES OF THE BOARD OF LAND SURVEYORS, PART 5, PARAGRAPH 5.5 A AND B, EFFECTIVE NOVEMBER 1, 1994.
- 4.0 THE BEARINGS ENTERED HEREON REFER TO A MEAN VALUE OF MAGNETIC NORTH AS OBSERVED IN THE FIELD ON THE DATE OF THE SURVEY FOR REFERENCE MAP 1.4 ABOVE, AND ARE ARITHMETICALLY EXTENDED USING THE CORRECTED FIELD ANGLES. DISTANCES WERE MEASURED BY ELECTRONIC DISTANCE METER AND ARE ENTERED HEREON IN FEET. BEARINGS AND OTHER ANGLES WERE MEASURED BY THEODOLITE AND ARE ENTERED HEREON IN DEGREES, MINUTES, AND SECONDS, UNLESS OTHERWISE NOTED.
- 5.0 NOMENCLATURE RELATED TO BOUNDARY DATA:
 - 5.1 FIELD MEASURED MEANS, IN MOST CASES, NOT DIRECTLY MEASURED BETWEEN BOUNDARY MARKS, BUT RATHER MEASUREMENTS EXTENDED FROM THE SURVEY TRAVERSE POINTS TO THE INDIVIDUAL BOUNDARY MARKS AND THE DISTANCE BETWEEN BOUNDARY MARKS CALCULATED GEOMETRICALLY.
 - 5.2 DEEDED MEANS THE MEASUREMENTS CALLED FOR IN A (RELEVANT) DEED.
 - 5.3 LAYOUT MEANS THE DISTANCE BETWEEN BOUNDARY MARKS THAT ARE TO BE INSTALLED AS AN END RESULT OF THE SURVEY. THE TECHNICAL PROCEDURE FOR LAYOUT IS, IN MOST CASES, THE INVERSE OF THE PROCEDURE FOR FIELD MEASUREMENT.
- 6.0 INFORMATION DERIVED FROM THIS MAP AND EMPLOYED FOR WHATEVER PURPOSE, IS SUBJECT TO THE GRAPHIC AND WRITTEN QUALIFICATIONS ENTERED ON THE FACE OF THE MAP, BOTH EXPRESSED AND IMPLIED. INFORMATION DERIVED FROM THIS MAP MUST BE UTILIZED WITH A LEVEL OF DISCRETION COMMENSURATE WITH THE NATURE OF THE QUALIFICATION.
- 7.0 I DECLARE THAT THE INFORMATION ENTERED ON THIS MAP IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. HOWEVER, THIS MAP OF BOUNDARY SURVEY, IN AND OF ITSELF, IS NOT TO BE CONSTRUED AS A CERTIFICATION OF TITLE TO THE PROPERTY DEPICTED HEREON, NOR AN ENDORSEMENT OF ANY TITLE CLAIM BY ANY PARTY OR REFERENCE SOURCE, EITHER EXPRESSED OR IMPLIED. THE TITLE TO PROPERTY DEPICTED ON THIS MAP OF BOUNDARY SURVEY SHOULD BE VALIDATED BY TITLE OPINION OF A COMPETENT ATTORNEY AT LAW ON THE BASIS OF HIS INDEPENDENT RESEARCH OF THE PUBLIC LAND RECORDS.

Legend

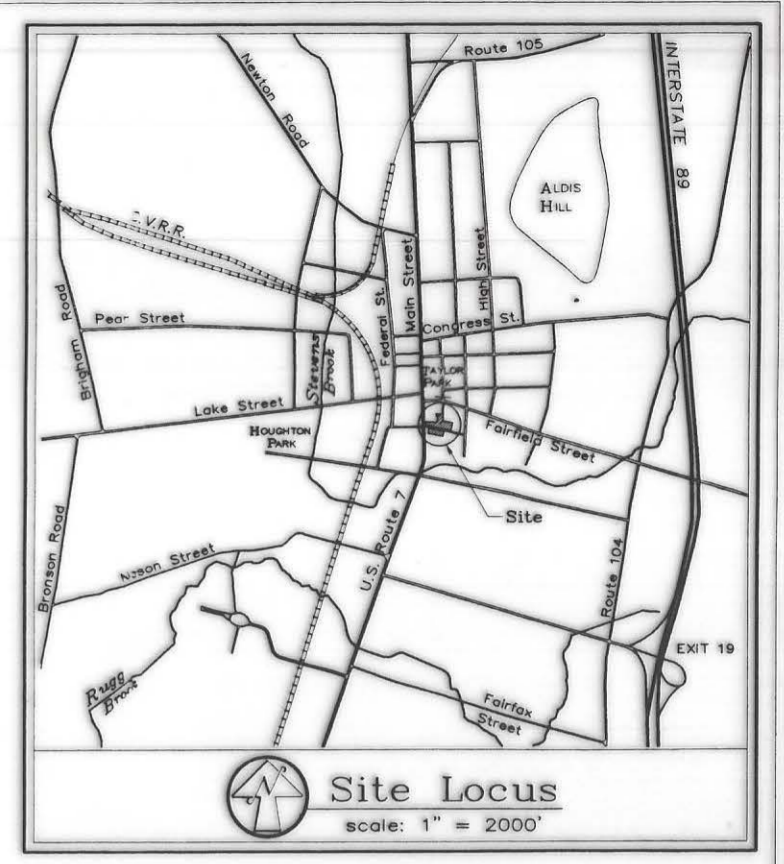
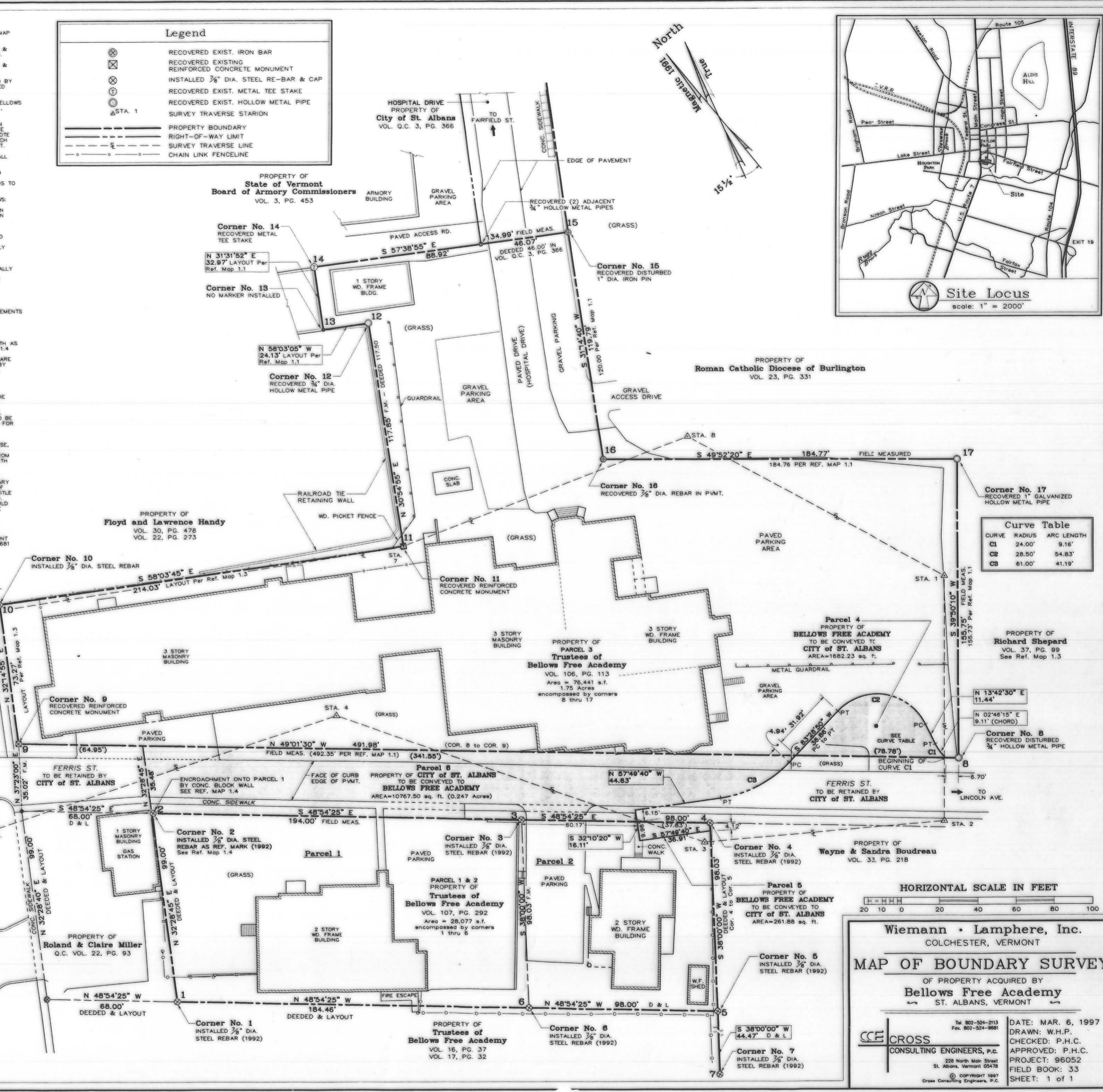
- ⊗ RECOVERED EXIST. IRON BAR
- ⊗ RECOVERED EXISTING REINFORCED CONCRETE MONUMENT
- ⊗ INSTALLED 3/8" DIA. STEEL RE-BAR & CAP
- ⊗ RECOVERED EXIST. METAL TEE STAKE
- ⊗ RECOVERED EXIST. HOLLOW METAL PIPE
- ⊗ SURVEY TRAVERSE STATION
- PROPERTY BOUNDARY
- - - RIGHT-OF-WAY LIMIT
- - - SURVEY TRAVERSE LINE
- - - CHAIN LINK FENCELINE
- △ STA. 1



Peter H. Cross
 PETER H. CROSS, P.E. (CE)
 REGISTERED PROFESSIONAL ENGINEER (CE) 3681
 LAND SURVEYOR 509

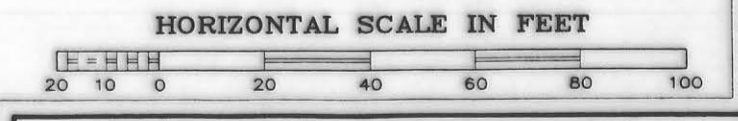
Survey Traverse Data

STATION	BEARING & DIST. AHEAD
STA. 1	S 0°09'17" W 127.72'
STA. 2	S 85°03'22" W 126.18'
STA. 3	N 70°59'52" W 203.57'
STA. 4	S 71°43'27" W 188.31'
STA. 5	N 03°47'28" W 112.81'
STA. 6	N 81°07'22" E 223.39'
STA. 7	N 69°01'22" E 157.33'
STA. 8	S 61°33'28" E 152.78'



Curve Table

CURVE	RADIUS	ARC LENGTH
C1	24.00'	9.16'
C2	28.50'	54.83'
C3	61.00'	41.19'



Wiemann • Lamphere, Inc.
 COLCHESTER, VERMONT

MAP OF BOUNDARY SURVEY
 OF PROPERTY ACQUIRED BY
Bellow's Free Academy
 ST. ALBANS, VERMONT

DATE: MAR. 6, 1997
 DRAWN: W.H.P.
 CHECKED: P.H.C.
 APPROVED: P.H.C.
 PROJECT: 96052
 FIELD BOOK: 33
 SHEET: 1 of 1

CONSULTING ENGINEERS, P.C.
 228 North Main Street
 St. Albans, Vermont 05478
 © COPYRIGHT 1997
 Cross Consulting Engineers, P.C.

PLOTTED 3/06/97

Mayor: Elizabeth Gamache
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Tammi DiFranco
Ward 4: Scott Corrigan



SAINT ALBANS

Vermont

Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Susan Krupp
City Manager: Dominic Cloud

City Council
Regular Meeting
Monday, July 13, 2015
5:30 pm, site visit
6:30 pm, Regular Meeting

AGENDA

1. Site Visit Re: Ferris St. Discontinuance 5:30
 - a. Overview of proposed discontinuance, Peter Cross
 - b. BFA Comment, Public Comment, Council Questions
 - c. Recess and return to City Hall
2. Re-open Regular Meeting and Pledge of Allegiance 6:30
3. Public Comment 6:32
4. Public Hearing Re: Discontinuance of Ferris Street 6:35
 - a. Overview, Peter Cross
 - b. BFA Presentation
 - c. Public Comment
5. Consider motion directing City Manager to prepare the transactional documents necessary to effectuate the discontinuance of Ferris St. (D&V). 6:45
6. Public Hearing on Proposed Liquor Ordinance 7:00
 - a. Overview, Colin McNeil, City Attorney
 - b. Public Comment
7. First Reading, Water and Wastewater Affiliation Fee Ordinance and Changes to Existing Water and Wastewater Ordinances. 7:45
8. St. Albans Town Selectboard Presentation 8:15
 - a. Bruce Cheeseman and Sam Smith
9. Consider authorization to advance water fund capital reserves of up to \$275,000 for the Fairfax Filter in anticipation of Bond Vote (D&V). 8:45
 - a. Dominic Cloud
10. Consider authorization of Police Department to pursue U.S. D.O.J. Justice Assistance Grant (D&V) 8:50
 - a. Chip Sawyer
11. Consider Approval of Minutes: Reg. Meeting (D&V) 9:00
 - a. 6/8/15
12. Consider Approval of Warrant: (D&V) 9:05
 - a. 6/18/15; 6/8 and 7/10.
13. Other Business 9:10
14. Adjourn 9:15

7/13/15 5:30 PM

Ferris St. Site Visit

NAME

Address

Dan Palmer

23 Ferris St.

Jracy Dow

28 Ferris St.

Paul Talley

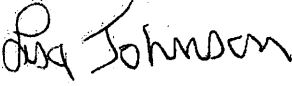
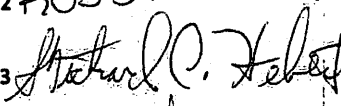
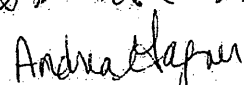
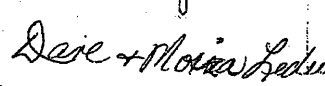


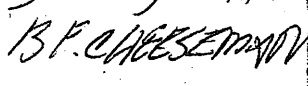

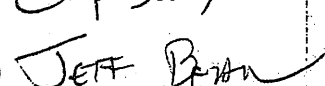
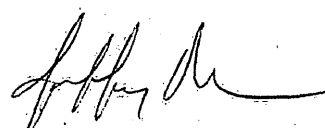
BFA SRO

Michelle Monroe

Messenger

**City Council Meeting
Sign-In Sheet**

7/13/15
(Meeting Date)

Signature	First & Last Name (please print)	Title	Organization
1 	Lisa Johnson	Sole Member owner	Backstreet Beverage mart
2 Ross Arsenault			
3 	Richard C. Hebert	owner	J.W. Ryan's Pub Inc
4 	Andrea Gagner	General Mgr	14th Star
5 	Dave + Moira Leduc	Owners	84 Main Sports Grill
6 	DOUG CLAVATT	owner	SHOOTER
7 			ST 12 CRESTVIEW
8 			ST. ALBANS TOWN
9 		City	
10 		CITY RESIDENT	
11			
12			

**City Council Meeting
Sign-In Sheet**

7/13/15
(Meeting Date)

Signature	First & Last Name (please print)	Title	Organization
1 <i>Martin Manahan</i>	Martin Manahan	COSA	COSA
2 <i>Chad Boudreau</i>	Chad Boudreau		J.W. Ryans
3 <i>Pete Cross</i>	Pete Cross	CCF	CCF
4 <i>Michelle Monroe</i>	Michelle Monroe		Messenger
5 <i>DAVID KIMEL</i>	DAVID KIMEL	BFA Admin	Bellows Free Academy
6 <i>Tom Lertz</i>	Tom Lertz	COSA Admin	COSA
7 <i>Gary L. Taylor</i>	Gary L. Taylor	Police Chief	SATD
8 <i>Paul Talley</i>	Paul Talley	Police Officer	SAPD
9 <i>Susan Krupp</i>	Susan Krupp	Clerk	SAC
10 <i>Ryan Doyle</i>	Ryan Doyle	citizen	St. Albans
11 <i>Richard Ohliger</i>	Richard Ohliger Moose Lake	Admin	Moose Lake 1020
12			

**St. Albans City Council
Minutes of Meeting
Monday, July 13, 2015
City Hall, Council Chambers**

A regular meeting of the St. Albans City Council was held on Monday, July 13, 2015, at 5:30 pm on Ferris Street followed by council chambers at City Hall at 6:30 pm.

Council Present: Mayor Elizabeth Gamache; Aldermen: Tim Hawkins, Scott Corrigan, Jim Pelkey, Chad Spooner and & Alderwoman Kate Laddison.

Council Absent: Alderwoman Tammi DiFranco.

Staff Present: Dominic Cloud, City Manager; Chip Sawyer, Director of Planning & Development; Sue Krupp, City Clerk & Treasurer; Marty Manahan, Director of Operations and New Business Development; Chief Gary Taylor, Police Chief; Paul Talley, City Police and Tom Leitz, Director of Administration.

Visitors: See attached sign-in sheet.

1. Site Visit Re: Ferris St. Discontinuance

A brief site visit took place at Ferris Street. Peter Cross of Cross Consulting was present to answer questions as well as BFA's SRO Officer, Paul Talley.

- a. Overview of proposed discontinuance, Peter Cross.
- b. BFA Comment, Public Comment, Council Questions.
- c. Recess and return to City Hall.

2. Re-open Regular Meeting and Pledge of Allegiance.

Mayor Gamache re-opened the regular meeting and led the pledge of allegiance at 6:30 pm.

3. Public Comment.

No public comment was made.

4. Public Hearing Re: Discontinuance of Ferris Street.

a. Overview, Peter Cross.

Mr. Cross presented a survey of the discontinuance of Ferris Street completed in 1997 by Cross Consulting. The discontinuance starts at the Northeast corner of Miller's Automotive across Ferris Street to the BFA property. All points to the East will be deeded to BFA if approved. Two parcels under 2,000 square feet in size will be conveyed back to the City by BFA. There are three total transactions that will complete the discontinuance; one from the City to BFA and two from BFA to the City.

b. BFA Presentation

David Kimel explained that this step was initiated by the St. Albans Police Department with the encouragement of the BFA SRO officer, Paul Talley. He added that the main driving factor for pursuing this discontinuance is safety.

c. Public Comment.

Mr. Doyle asked what the implications will be for the public passing onto this property after the discontinuance is completed. Mr. Kimel responded that there will be little if any implication in the short-term. As people become more concerned about school safety, he believes there is a possibility that the road will be blocked in some fashion by the school in the future. Mr. Kimel noted a prior

incident where someone walked down Ferris Street carrying a gun with innocent intentions but certainly opened up the public's eyes about potential safety concerns. He noted that the next step toward making the campus more secure would be to have the public to re-route through another portion of the property. Mr. Doyle asked what the northern limit is on Academy Drive. Mr. Cross pointed it out on the map displayed. Mr. Doyle asked if the school has been working with the City to address student parking issues. Mr. Kimel responded that the school and City have worked quite diligently on the issue but is not aware of any ongoing discussions at the present time. Mr. Spooner stated that he has been working with the Principal and Assistant Principal as issues have cropped up. Mr. Cross added that there are municipal utilities that run down Ferris Street. The City will be reserving the rights to maintain those utilities as part of this transaction.

Mr. Hawkins asked if Miller's Automotive is the only reason we are holding onto the end piece as indicated in the survey. Mr. Kimel responded affirmatively and believes that is the reason when the plans were originally drawn up.

5. Consider motion directing City Manager to prepare the transactional documents necessary to effectuate the discontinuance of Ferris St. (D&V).

A motion was made by Alderman Spooner; seconded by Alderman Pelkey to authorize City Manager to prepare the transactional documents necessary to effectuate the discontinuance of Ferris Street. Vote was unanimous, 6-0.

Mayor Gamache proposed moving on to agenda item # 11 & 12. A motion was made by Alderman Hawkins; seconded by Alderman Spooner to amend order of agenda and consider approval of minutes and warrants. Vote was unanimous, 6-0.

Mayor Gamache proposed moving on to agenda item # 9 & 10. A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to amend order of agenda and move on to agenda item # 9 & 10. Vote was unanimous, 6-0.

Mayor Gamache proposed moving on to agenda item # 13, "Other Business". A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to amend order of agenda and move on to agenda item # 13. Vote was unanimous, 6-0.

6. Public Hearing on Proposed Liquor Ordinance.

a. Overview, Colin McNeil, City Attorney.

Mr. McNeil explained that he is presenting the draft Liquor Control Ordinance which adopts the Statewide Liquor Control regulations, sets forth the grounds and adds transparency and consistency for the granting, denying and renewing of liquor licenses, sets forth the standards conditions that will be attached to all liquor licenses granted by the local board, includes language that protects the City from liability and divides the violations that have been adopted into 3 different classes and imposes different penalties based on severity of each violation. Mr. Cloud asked Mr. McNeil to talk about DRAM SHOP. Mr. McNeil stated that one provision made which allows the basis for denying or not renewing a license includes a requirement that establishment owners have DRAM SHOP insurance and lists a minimum of \$1 million per occurrence.

b. Public Comment.

Mr. Doyle asked for an example of how the cost of DRAM SHOP is determined and what owners are likely to incur as a fee as a result of the DRAM SHOP. Mr. McNeil stated that the Liquor Control Board doesn't require any specific level of DRAM SHOP insurance but found a statute dating back to 1987 which talks about possibly requiring it if you are found in violation of some of the regulations. Mr. Cloud stated that staff spoke with an agent who suggested carrying at least \$1 million in coverage. That agent has a client who pays a premium of \$4300 based on an operation of \$180,000

in revenue. Doug Grevatt, owner of Shooter's Saloon stated that he is paying over \$6000/year for the same insurance with \$500,000 in coverage. Lisa Johnson stated that premiums are determined based on a foot traffic formula. Ross Arsenault, owner of Beverage Mart acknowledged that he is required to carry liquor liability insurance because he owns a liquor store but asked how this board or the City can require other license holders to carry it. Mr. Grevatt stated that if the City can guarantee the DRAM SHOP quote that Mr. Cloud received, he will be happy to get it because he currently pays \$250 toward liability insurance per week with a \$500,000 policy. Mr. Cloud asked Mr. Grevatt if there is a standard. Mr. Grevatt responded that he is unsure but has personally paid over \$70,000 toward liability insurance in the 11 years he has been in business. Mayor Gamache reminded the public that this is a public hearing to allow for public input and nothing is set in stone. Dave Leduc, owner of 84 North Main asked what is creating the City's interest in wanting to initiate this ordinance. Mayor Gamache responded that the intention is to drive more consistency and the proposed ordinance uses a classification system for the ABC violations which will help achieve that goal. Mr. Leduc expressed his concern over the financial impact this will have on businesses. Mayor Gamache asked if he was speaking specifically in regards to the DRAM SHOP insurance. Mr. Leduc responded that he has no idea what else this ordinance will bring or what enforcement will look like and isn't sure if the City is looking for extra income. Mayor Gamache responded that it is not about individual interest but rather about finding a balance between the needs of the business community and the public good.

Mr. Hawkins reiterated that it is the board's duty to protect the public at large and the public sentiment against alcohol and bars is not good. He explained that goal isn't to put anyone out of business but have a responsibility as a board and are trying to codify that responsibility in an ordinance. He gave the example of a big business issued with a \$300 fine for serving alcohol to a minor and noted that a \$300 fine to a large, profitable business is not going to impact them. Mr. Hawkins added that under this ordinance, the City Police would address enforcement. Mr. Hawkins stated that the board can require insurance because they are the ones that issue the licenses. He noted that the amount of DRAM SHOP required is to be determined and the goal is to make sure everyone is protected and stays in business. Mr. Leduc asked if the board could consider a sliding scale based on alcohol revenue for DRAM SHOP requirements. Mr. Hawkins responded affirmatively.

Mr. Doyle asked for examples of the 3 classifications and an explanation as to why they were separated into those categories. Mr. Hawkins responded that he wouldn't want a licensee to receive a 10 day suspension for a violation such as not taking a class or not changing a board of director's name. If you are caught serving alcohol to a minor, however, he believes that is a major violation that should be addressed appropriately. Mr. Hawkins stated that the board looked at the violations in severity and then classified them. Mr. Doyle asked for a further explanation of all classifications. Mr. McNeil responded that for instance an example of a Class A violation would be serving to minors, a Class B violation could be two Class C violations combined and an example of a Class C violation would be for not framing a liquor license under a clear plastic covering and displaying it publicly. Mayor Gamache asked Mr. Hawkins to explain the penalties for Class A, B and C violations. Mr. Hawkins noted page 6, paragraph A of the ordinance which describes the different classes and noted the table at the bottom of the page which lays out the various penalties for all classes. Mr. McNeil noted Section 116: Penalties which further outlines the penalties for Class A, B, and C violations. He explained that a penalty for a Class A violation would include suspension of license for at least ten (10) business days, a penalty of up to \$800 per violation and/or revocation of license. A penalty for a Class B violation would include suspension of license for no more than nine (9) business days and/or penalty of up to \$500 for each violation and a penalty for a Class C violation

would include suspension of license for no more than four (4) business days and/or penalty of up to \$250 for each violation. Mayor Gamache stated that with the penalties, there is a consistency and a level of discretion within the categories that would come before the Liquor Control Board for review.

Mr. Arsenault stated that what might not be considered a severe violation to the City is considered severe by the State and under the proposed ordinance; businesses would still have to answer to the State. He gave the example of not being able to provide the proper paper work which results in a one day liquor license suspension. Mr. Hawkins asked Mr. Arsenault if under that example he would prefer to receive a one day suspension or a fine of \$250. Mr. Arsenault responded that he would prefer to pay the fine. Mr. Hawkins stated that this ordinance allows the City to step in and issue a fine over a suspension. Mr. Arsenault commented that businesses will still have to deal with the State's repercussions. Mr. Hawkins responded negatively. Chief Taylor stated that with this ordinance, the City would have jurisdiction over the State and there would be no double jeopardy. He noted that the City of Burlington operates in the same fashion. Mr. Arsenault asked if the City would be conducting the State training. Mr. McNeil responded that license holders still have to deal with the State in terms of training and the local board is under the purview of the State. Mr. Hawkins reiterated that the ordinance provides more consistency but also gives the local board more leeway in issuing lesser penalties.

Mr. Grevatt expressed concern over the City Police enforcing the ordinance. He said lately he has had at least 5 police cars parked outside of his establishment on a Saturday night which worries the patrons and causes them to leave. He worries that even more police cruisers will be parked outside his bar. Mr. Hawkins asked if the trouble that usually occurs on Kingman Street stems from his bar. Mr. Grevatt responded negatively. Mr. Hawkins stated that this ordinance will give him the assistance he needs. Chief Taylor noted that if you go to Burlington, there are cops on foot all over in the downtown district and bar area. He stated that the issue with Kingman Street is that there are 3 bars, everyone smokes outside of the bars due to State regulations and fights end up occurring. He added that the City Police doesn't have enough manpower to park 5 cruisers in front of the bar but acknowledged that there are fights and liquor violations that occur on the street. Mr. Grevatt stated that he has no problem with police on foot but once there is a cruiser parked in front of his establishment that is a deterrent.

Mr. Doyle asked if the Class C violation is a \$250 fine or up to a 4 day suspension. Mayor Gamache stated that it is a suspension of license for no more than four (4) business days and/or penalty of up to \$250 for each violation. Mr. Hawkins noted that it could result in a penalty of \$25. Mr. Doyle asked if the penalty is based on a number of occurrences. Mr. Hawkins responded that multiple class violations could bring a violation up to a higher class but there is also a length of time considered. He noted that he receives a report from the City Clerk at every liquor control hearing listing all the violations that have occurred over the last 5 years. Mr. Doyle asked why there is such a broad swath in terms of the number of days that a business' license could be suspended for if the intention is to drive consistency. Mr. Hawkins disagreed that up to 4 days is too broad. Mayor Gamache commented that part of the review for this ordinance was to explore other policies and the intent is to drive consistency but also not to be bound by inflexibility. Mr. Leduc asked if this ordinance would increase the City's budget for patrolling. Chief Taylor responded negatively.

Mr. Grevatt asked what the procedure would be if there is a violation at his establishment. Mr. McNeil responded that it would follow the same process that's currently in place where a notice of violation is submitted by a local police officer or State officer to the local liquor control board and a hearing would occur before the local board decided on a punishment, if any.

Michelle Monroe of the St. Albans Messenger noted that a license holder could face a day's suspension for failing to properly complete paper work while at the same time, an establishment could face up to a \$300 fine for serving to a minor. She asked if it's a correct statement to say that the goal is to make the punishments better reflect the priorities of the local community. Mr. Hawkins responded affirmatively. She noted the landlord program and asked if this program would be similar in that the State law still applies but the City is taking on the enforcement authority for State law. Mr. Cloud stated that that under this ordinance, the City is adopting the same laws outlined by the State but council wants to be able to enforce locally and apply the punishment that they see fit. Mr. Pelkey referenced page 6 and 7 of the ordinance which outline the State liquor control regulations.

Mr. Hawkins acknowledged the pushback regarding the DRAM SHOP coverage and agreed that \$1 million is a lot of money but noted that the cost of a defense alone is in the ballpark of \$200,000. While he is in agreement that \$1 million is high, he is against the notion of having none at all. He doesn't think it's fair that one establishment pays for DRAM SHOP because they are trying to do the right thing while others don't have any coverage.

Mr. Arsenault asked if the board would like bars and stores to hold DRAM SHOP. Mr. Hawkins responded that anyone who holds a liquor license regardless of class should have insurance. Mr. Grevatt asked if the City has looked into a co-op allowing all bars to sign onto the same insurance policy at a reduced price. Mr. Hawkins stated that is an excellent idea. Mr. Cloud stated that it is possible that the industry itself will take care of this and perhaps insurance companies will have a standard set. Mr. Hawkins stated that he doesn't want to see businesses go out of business in the meantime. Mr. Arsenault responded that Mr. Cloud is correct because when he completes his liability insurance paperwork, it is based on alcohol sales and not food. Mr. Spooner noted that his only concern is that insurance companies would take past violations into consideration when quoting them. Mr. Arsenault responded negatively. Mr. Cloud stated that the requirement by the City could be as simple as providing proof of insurance. Mr. Pelkey responded that he believes a minimum needs to be set.

Dick Hebert of JW Ryan's made it clear that when DRAM SHOP insurance is received, if a business has exceeded the amount of sales the carrier has insured them for, the business must pay that dividend at the end of the year. Mr. Hawkins asked if the insurance companies actually look at the books. Mr. Hebert responded affirmatively.

Mr. McNeil clarified that although the City issues the license, it is still a State of VT liquor license and the State still has the authority to enforce. The City would just be taking on a role to do what it is authorized to do. He stated that there still could be a potential sting operation conducted by the State inspectors. Mr. Arsenault stated that what Mr. McNeil is explaining is a double jeopardy situation. Mr. McNeil responded negatively and stated that it will either be the State or the local officials conducting a sting and won't be both at the same time. Mr. Hawkins stated that it's no different than the State Police and the Sheriff's Department working hand in hand. Mr. Hawkins stated that there might be more enforcers around but the State and local authorities cannot both charge a business for the same occurrence.

Mr. Doyle stated that if the intention of the ordinance is for City Police to do more enforcement which would result in a higher rate of violations, he believes it would make sense for penalties to be lower in relation. Mr. Hawkins responded that the board is granting the licenses and protecting the public and up to a 4 day suspension or up to \$250 fine does not seem unreasonable. Mr. Doyle asked how paperwork is protecting the public. Mr. Hawkins gave the scenario of someone being alleviated from the liability of an alcohol-related death for not being properly listed as a liable party

on the liquor license. Mr. Doyle noted that the board is still talking about high magnitude, low occurrence issues. Mr. Corrigan noted that the language also give the board the latitude of issuing a \$20 fine vs. a \$250 fine. Mr. Doyle noted that he sees the potential for higher subjectivity. Mr. Corrigan stated that the subjectivity could work in favor of the licensee. Ms. Laddison asked Mr. Doyle what he recommends. Mr. Doyle responded that he does not recommend increasing penalties above what the State issues.

Mr. Arsenaault noted the section of the ordinance that speaks to "floor plans" and asked for further clarification. Mr. Hawkins asked if that language was directly from the State. Mr. McNeil responded that it was from the City of Burlington. Chief Taylor responded that it pertains to fire safety and life safety and for example, would want to know how many floors a building has and where exits are located. Lisa Johnson noted that they have dart leagues and pool leagues and move tables to accommodate and asked if the floor plan language would pertain to her in that scenario. Mr. Hawkins responded negatively. Mr. Hawkins suggested that the public hearing be continued and not closed out to allow for further feedback.

A motion was made by Alderman Hawkins; seconded by Alderman Spooner to recess public hearing. Vote was unanimous, 6-0.

7. First Reading, Water and Wastewater Affiliation Fee Ordinance and Changes to Existing Water and Wastewater Ordinances.

Mr. Cloud stated there are 3 pieces to the proposed Water and Wastewater Affiliation Fee Ordinance. The allocation process has been placed in a new section called, "Title 22." He noted Section 8. Existing Allocations Without Expiration Dates which reads, "Upon passage of this ordinance, all existing allocations that do not have expiration dates and have not been paid for shall have 365 days to make full payment for the allocation or it will revert to the City. Upon passage of this ordinance, City staff shall promptly send notice via certified mail to property owners impacted by the requirements of this section" Mr. Cloud stated that this requires staff to send notice to alert customers to pay for their approved allocation or they will lose it.

Section 9 makes up the Affiliation Fee Program. The placement has been moved in the ordinance but there is no change to the underlying language. The fee is calculated at .28 per \$100 of appraised value based on municipal appraisal from the Town where the property is located. The fees are further broken out and prorated for water as well as for wastewater and allows for the conversion of a septic or a well onto the municipal system. Mr. Cloud stated that there is no change that the affiliation fees will remain fixed for the first 5 years. Affiliation fees will apply to the first \$10 million of appraised value, will be reduced by half for the second \$10 million of appraised value (up to \$20 million), and will not apply to the portion of the property value that is over \$20 million in appraised value.

Number's 4 and 5 within Section 9 remain the same. Mr. Cloud asked council to give some consideration to number 6 which reads, "Properties that qualify as tax exempt properties are likewise exempt from the affiliation fee and will continue to pay water and wastewater surcharges applied to properties located outside the City that are not part of the affiliation fee program."

Mr. Cloud noted that Section 11 is existing language. It states that the Manager may review applications for projects located wholly within the legal boundaries of the City, located wholly within the Route 7 North Sewer District and single and two family residential units located wholly outside the City. Applicants or other parties may appeal the Board's decision to Superior Court pursuant to the Vermont Rules of Civil Procedure.

Section 12 uses the same language as presented at the last meeting and provides allocation review criteria. Mr. Cloud noted that the driver of this section is answering the question, "do we have the

capacity?" Subsection 2 of Section 12 has been revised and now reads, "Projects located outside the City limits or the Route 7 North Sewer District shall be reviewed according to the below criteria. Projects need not receive positive responses to all criteria. Rather, the Board shall apply the criteria as a whole to determine whether approving the application will negatively impact the City's designated downtown, tax base, economic development interests, and employment opportunities." Mr. Cloud added that there are no changes to the criteria themselves but the section as a whole has been moved up to appear earlier in the ordinance.

Sections 13 – 16 include the City's existing allocation approval process. Mr. Cloud explained that one of the things confirmed recently with Mr. McNeil and his firm is interaction between this ordinance and State Law. The City's ordinances are adopted under the City Charter and the effective date, unless council specifies otherwise, will take effect "upon passage." He noted that there is an administrative process underway with Mr. Leitz and his team to draft the billing process for the affiliation fee.

Title 9 includes the sewer use ordinance. Language related to allocation approval has been stricken. Article 10 has been updated to reflect the current fees in play. Mr. Cloud stressed that the affiliation fee is not part of the water and wastewater bill but envisioned as a separate bill. Title 19 encompasses water system operations. Similarly, the language related to allocations has been removed. The final page of the ordinance includes a map of the Route 7 North Sewer District.

Mr. Cloud stated that staff remains on track, continuing to refine the ordinance. Procedurally, staff is at the first reading and will take feedback along the way to improve for second reading. Mayor Gamache asked Mr. Cloud what he anticipates in order for the administrative functions to be in place associated with the ordinance. Mr. Cloud responded that he is looking for Mr. Leitz to refine the plan and will have more information in the next several weeks. He doesn't believe the second reading will be ready for the August meeting.

Mr. Hawkins noted the 3 year period in which someone can utilize the allocation and asked what the interplay is with that and any increases in rate. He questioned whether the applicant would receive the rate when they first applied. Mr. Cloud responded that if someone comes in under the affiliation fee program and is approved for an allocation that is good for 3 years, they have the right to pay for the allocation in full or can choose to wait and run the risk of paying the new rate and the interest. Mr. Cloud added that the rates for water/sewer are adopted annually. Mr. Hawkins asked if Mr. Cloud if he foresees any issues with extending allocation expirations for 3 years, taking away from other projects in the City. Mr. Cloud responded that the City doesn't have a capacity problem and has an awful long time before that occurs. Mr. Cloud noted that capacity is low on the City's list of challenges and 3 years is a common time frame for issuance of allocations. Mr. Cloud responded that if the City gets within 20% of its capacity, it will be ordered to create more.

Mr. Hawkins asked if the date of implementation would be the same date the moratorium is ceased. Mr. Cloud responded that it would happen simultaneously. Mr. Cloud responded that under State law, there are 60 days that must pass before an ordinance goes into effect but under the City Charter, it is effective immediately. Mr. Cloud stated that staff researched the question to determine which applies and the answer is the City Charter unless council specifies otherwise. Mr. Hawkins stated that council doesn't have to dismiss the moratorium until they are ready to dismiss it. Mr. Cloud responded that upon implementation of this ordinance, the moratorium on water and wastewater allocations outside the legal limits of the City shall be repealed. Mr. Hawkins stated that he doesn't want to be ready to move forward after the second reading but have staff not be ready and have the moratorium gone.

Mr. Spooner stated that there is no language about separation of storm water and wastewater and asked if that came into play under the State regulations. Mr. Cloud responded that he will talk to the engineers to see if there is an opportunity the City is missing to encourage more separation. Mr.

Hawkins stated that he would assume that the Act 250 permit would require that. Mr. Spooner noted that the word, "Article" is not formatted correctly. He also noted that the word "board" which is sometimes capitalized and in some sections isn't and asked if there was a difference. Mr. Cloud responded negatively. Mr. Spooner noted Section 11, # 7 which reads, "Applicants or other parties may appeal the Board's decision to Superior Court pursuant to the Vermont rules of Civil Procedure" and asked if that needed to be included. Mr. Cloud responded affirmatively.

A motion was made by Alderman Hawkins; seconded by Alderman Corrigan to accept first reading of the water/wastewater affiliation fee ordinance. Vote was unanimous, 6-0.

8. St. Albans Town Selectboard Presentation.

a. Bruce Cheeseman and Sam Smith.

Mayor Gamache welcomed St. Albans Town Select Board members, Bruce Cheeseman and Sam Smith. Mr. Smith explained that Stan Dukas and Bruce Cheeseman previously met with the City Manager to discuss a potential buy-in by the Town into the City water and wastewater system. Mr. Cheeseman explained that the Town is currently exploring many options and recalled a conversation that took place in 2006 between the City and the Town about a potential buy-in and would like to know if the interest still exists. Mr. Cheeseman stated that he would like to see the City and Town enter into a program that is beneficial for both parties. Mayor Gamache asked Mr. Cheeseman if he could elaborate on what he envisions a buy-in to look like.

Mr. Smith stated that he would like to find alternative ways to resolve issues between the City and the Town without the introduction of the affiliation fee. Their goal is to come to an agreement between the two communities so they both benefit from the economic prosperity of the area. Mr. Smith explained that the Town would like to explore the creation of a district or buy-in so they can begin to participate in the water and sewer system and participate in any necessary upgrades as the system grows. Mr. Smith stated that a committee was formed in 2006 to weigh in on available options such as creating a district or a buy-in and decided that a purchase option to buy-in would be best, although it never came to fruition. Mayor Gamache asked Mr. Smith if he could elaborate on the 2006 proposal for those who are not familiar. Mr. Smith responded that there was discussion of assigning a value to the water/sewer system and creating a district but ultimately the committee proposed a purchase contract. Mayor Gamache asked Mr. Smith if when he refers to a buy-in, whether he is talking about buying into a district or something different. Mr. Smith responded that he is unsure if it would be a buy-in into a district or a level of partnership but agreed the Town has the demand and the City has the capacity and both communities are at stake.

Mr. Smith stated that it is his understanding that if the Town participated in a buy-in of the real estate portion of the water/sewer system; it would be from funds that would go directly into the City's General Fund. The Town has some ways they could possibly fund such a purchase up to a point and are interested in exploring the possibility with the help of a joint committee or a third-party consultant. Mayor Gamache stated that the conversation about value is a core piece of how something could move ahead differently in the future. Mayor Gamache asked Mr. Smith what makes it different now to be having conversations about value. Mr. Smith responded that in 2006, he believes the discrepancy revolved around the value being discussed at that time and the funding mechanism. Mayor Gamache asked Mr. Smith if when he refers to a buy-in discussed in 2006, whether he's speaking of buying in an allotted capacity. Mr. Smith responded that the purchase initially discussed was as a buy-in into the water/sewer infrastructure system and then led to a discussion of instead purchasing 100,000 gallons for \$1.2 million. Mr. Smith stated that the Town can't completely fund a bulk purchase or buy-in with tax payer's money but have several different mechanisms for user-based funding. Mr. Smith stated that this proposal may help the City achieve

its goals without the roll out of an affiliation fee. Mayor Gamache asked Mr. Smith if the Town is also asking council to not move forward with the affiliation fee ordinance. Mr. Smith responded negatively. Mr. Cheeseman noted that after speaking with consultants, the Town has learned that it will be feasible to create their own water/sewer plant and within the next 2-3 years, the Town will be in the water/sewer business.

Mr. Spooner asked if the value being discussed would incorporate the intangibles such as the potential or just the infrastructure and real estate. Mr. Smith responded that it would include the real estate, the plant and the infrastructure. He noted that there are companies that can create an operating water system in 16 months, turn-key with a 500,000 gallon capacity. Mr. Spooner stated that he is in favor of working with the Town but is not in favor of holding up the roll out of the affiliation fee.

Mr. Pelkey asked Mr. Cheeseman if it's correct that the Town would like the City to determine a value for the City's water/sewer infrastructure. Mr. Cheeseman responded that they would like to know what an independent appraiser values the system at. Mr. Smith responded that it's more than that but also a determination of what the mechanism of a buy-in would look like. Mr. Hawkins asked Mr. Cheeseman if the Town is looking for the City to finance their portion of a buy-in. Mr. Smith responded affirmatively. Mr. Hawkins stated that it sounds like the Town wants the City to hold the note for their portion. Mr. Smith stated that he doesn't believe the Town's voters would be in favor of a bond.

Mayor Gamache asked Mr. Smith how much in terms of resources he anticipates needing in order to get to the next step without requesting a full blown appraisal. Mr. Smith responded that he and Mr. Cheeseman have been appointed by the Selectboard to introduce this topic to council and the hope is that the City council could appoint two members to sit with them and start a dialogue. Mr. Pelkey stated that he is willing to start a discussion but also doesn't want to put the ordinance on hold and would like to allow City residents to weigh in as well. Councilors Laddison and Corrigan agreed. Mayor Gamache stated that she doesn't want to hang up the affiliation fee and feels strongly that it addresses the needs of the City. She is glad to hear that the Town is not asking them to cease the roll-out of the affiliation fee ordinance and is very interested in keeping a dialogue going but is too early to say if it's viable or not. Mr. Smith stated that he is asking for a couple of the council members to join them in an open dialogue to come up with something that works for both communities. Mayor Gamache noted that one concern she has about moving forward with conversations is making sure there is an open level of transparency and believes openness and transparency could be a real benefit for both communities. Mr. Cheeseman agreed that transparency is important to him. Mr. Smith stated that he is just asking for a brainstorming session and could be more specific in a smaller group setting.

Mayor Gamache opened the floor to public comment. Mr. Doyle thanked council for continuing on with the affiliation fee proposal and for being committed to public transparency. Mayor Gamache asked Mr. Smith if they would be agreeable to the idea of an open, warned meeting and noted it wouldn't consist of a quorum. Mr. Pelkey commented that council needs a number to use as a starting point and if agreeable, then the two parties can discuss the details. Mr. Smith asked Mr. Pelkey if he is requesting that an appraisal be completed. Mayor Gamache stated that the consensus is that the City feels strongly about the affiliation fee and is moving forward with that proposal but willing to keep the chain of communication open with the Town. Mayor Gamache stated that she is open to allowing two to three council members meet with Selectboard members to discuss the proposal further provided that it's done in an open session. Discussion ensued about the quorum size of the Town and City. Mr. Corrigan stated that the facility is the property of the City's taxpayers

and are entitled to hear everything that is discussed. Mr. Smith asked why the discussion couldn't take place in closed session and announce what was discussed in an open session.

Mr. Cloud stated that the Town and City will be talking about a number fairly quick and what that number is, where it is derived from, how it gets explained to the voters and the mechanism for financing are all important factors. He gave the example of the City's early TIF discussions and noted that they wouldn't have inspired public confidence in an open setting. He believes when the final proposal ultimately does come out, it needs to be packaged in a particular way and thinks the voters might get the best deal out of the Town if they feel like they can be vulnerable in a way that they can't as elected officials on television. Mayor Gamache agreed with Mr. Cloud if the next step was to formally negotiate but stated at this time, there is still more discussion needed. Mr. Smith asked the council if they would entertain a payment schedule of some sort where the Town would make a payment to the City as a partner that is buying into the water/sewer business. Mayor Gamache reiterated that council is open to exploring options but needs more information. Mr. Spooner stated that council needs to see a proposal with figures proposed and a timeframe.

Mr. Doyle noted the scenario where the City retained operational control and shared ownership with the Town and the City decided to bond through those enterprise funds for a separation project due to old infrastructure beneath the streets. He asked if that would give the Town the ability to have a separate vote on the same ballot article if they retained some ownership of the City. Mr. Smith stated that he believes those details were outlined in the 2010 contract agreement and can be further worked out. Mayor Gamache explained that she is willing to work together on a future agenda and allow 2-3 interested council members to join selectboard members in a conversation. Mayor Gamache thanked Mr. Smith and Mr. Cheeseman for attending.

9. Consider authorization to advance water fund capital reserves of up to \$275,000 for the Fairfax Filter in anticipation of Bond Vote, Dominic Cloud. (D&V).

Mr. Cloud noted as previously discussed, staff intends to go to the voters to ask for support of a bond for the replacement of the Fairfax Filter which is beyond its useful life and must be replaced. There is a very long lead time to order the parts and staff has the reserves to front the funds to start ordering the equipment. If the bond fails, staff must go back to the voters and ask again or look at some other projects.

A motion was made by Alderman Hawkins; seconded by Alderman Corrigan to authorize City Manager to advance water fund capital reserves of up to \$275,000 for the Fairfax Filter in anticipation of Bond Vote was unanimous, 6-0.

10. Consider authorization of Police Department to pursue U.S. D.O.J. Justice Assistance Grant, Chip Sawyer. (D&V).

Chief Taylor explained that the grant is for communications between the Police Station and the radar base which costs \$9,797 and for a municipal system charger which costs \$4,828. The grant is already approved but must be vetted publicly. Mayor Gamache asked if there is a match. Chief Taylor responded negatively.

A motion was made by Alderman Pelkey; seconded by Alderman Corrigan to authorize Police Department to pursue U.S. D.O.J. Justice Assistance Grant. Vote was unanimous, 6-0.

11. Consider Approval of Minutes: Reg. Meeting 6/8/15 (D&V).

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to approve regular meeting minutes from 6/8/15. Vote was unanimous, 6-0.

12. Consider Approval of Warrant: 6/8/15, 6/18/15 & 7/10/15 (D&V).

A motion was made by Alderman Hawkins; seconded by Alderman Pelkey to approve warrants from 6/8/15, 6/18/15 and 7/10/15. Vote was unanimous, 6-0.

13. Other Business.

Mr. Hawkins thanked staff for the excellent paving work on the City Streets. He noted two catch basins that appear to be clogged and believes there should be a regular maintenance schedule; one by 181 High Street and the other between Rublee Street and Brainerd Street on High Street. The speed limit sign on the top of Upper Newton Street is completely covered by a Pine tree. He would like council to look at the ordinance for lawn sales to see about amending to cover the duration "for free" items can stay outside people's homes. Mr. Spooner asked if that was addressed in the PHSO. Mr. Cloud responded that he believes it addressed how long items can be placed outside but didn't address the conditions. Mr. Hawkins noted the flowers outside of the St. Albans Shopping Center and said they are overflowing in such a way that two people cannot walk down the sidewalk at the same time. He noted his disappointment in the way the contractors set up their equipment at the top of Hoyt Street during the streetscape extension and thought it was a very dangerous situation.

Mr. Spooner thanked Chief Taylor for the Parks Patrol staff and commended the great job they're doing. He noted the past speed complaints on Congress Street and imagined they'd increase with the street being newly paved. He recalled that one resident had asked about a 3-way stop at the intersection of Prospect Street and Congress Street and hoped the discussion could ensue. Mr. Spooner mentioned the discussion that took place at the last Public Safety meeting in regards to moving the crosswalk that's currently in front of Handy's down further to the front of Beverage Mart. Mr. Cloud stated that he looked at it and asked if Mr. Robtoy followed up with him. Mr. Spooner responded negatively. Mr. Cloud asked Mr. Spooner to draw the location he'd like it to be moved to on a map and send it to him.

Mr. Pelkey noted that residents have addressed their concerns about the speed limit sign location on Hoyt Street. Mr. Hawkins asked Mr. Pelkey about the truck traffic on Hoyt Street. Mr. Pelkey acknowledged that there has been an increase in truck traffic. Mr. Pelkey noted that people are parking on the South side of Hoyt Street which reduces visibility. Mr. Cloud asked if parking was permitted on both sides of the street. Mr. Pelkey responded that he believes it is permitted. Mr. Hawkins added that Hoyt Street is a school walk and bike route as well. Chief Taylor stated that parking is not allowed on the North side so the issue is due to a lack of signage or markings on the street. Mr. Cloud asked Mr. Pelkey to look at the markings on Stowell Street as a reference. Mr. Pelkey stated that if you are over 5'10" walking down Main Street, it is difficult to not bump your head on the planters and asked if they could be raised higher. Mr. Hawkins stated that he has noticed on a couple occasions that the crosswalk at Twiggs has been blocked off by people sitting at tables. Mr. Pelkey thanked whoever cut down the tall grass at the crosswalks.

14. Adjourn.

A motion was made by Alderman Spooner seconded by Alderman Pelkey to adjourn meeting at 9:19 pm. Vote was unanimous, 6-0.

Respectfully Submitted,

Kristen Smith
Administrative Coordinator

Mayor: Elizabeth Gamache
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Tammi DiFranco
Ward 4: Scott Corrigan



Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Susan Krupp
City Manager: Dominic Cloud

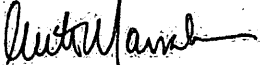

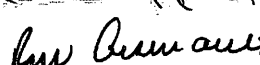




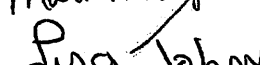
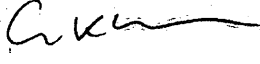
City Council
Regular Meeting
Monday, September 14, 2015
6:30 pm, Regular Meeting

AGENDA

1. Pledge of Allegiance 6:30
2. Public Comment 6:32
3. Mayor's Report 6:35
 - a. Council Goals and Objectives (D&V)
4. Briefing on TMDL Requirements for the City 6:45
 - a. Wayne Elliot, Aldrich and Elliot
5. Liquor Control Ordinance 7:00
 - a. Overview of changes, Colin McNeil
 - b. Public Comment on Changes
 - c. Council to consider motion accepting current draft of ordinance for First Reading and direct staff to publish concise summary in locally distributed newspaper together with notice of Final Public Hearing and location of copies of the proposed ordinance (D&V).
6. Water and Wastewater Ordinances: 7:30
Affiliation Fee Program, Lifting of Moratorium, and Water and Wastewater Operational Ordinances
 - a. Overview, Dominic Cloud
 - b. Public Comment
 - c. Council to consider motion accepting current draft of ordinance for First Reading and direct staff to publish concise summary in locally distributed newspaper together with notice of Final Public Hearing and location of copies of the proposed ordinance (D&V).
7. Order of Discontinuance of Ferris Street (D&V) 8:00
 - a. Dominic Cloud
8. Staff briefing on MS4 permit report to VT DEC re: expired stormwater permits in the City 8:15
9. Consider Approval of Warrants: 8/21/15 & 9/11/15 (D&V) 8:30
10. Consider Approval of Minutes: Reg. Mtg. 8/10/15 (D&V) 8:35
11. Other Business 8:40
12. Adjourn 8:45

City Council Meeting
Sign-In Sheet

9/14/15
(Meeting Date)

	Signature	First & Last Name (please print)	Title	Organization
1		Martin Manahan		COSA
2		David Kimel		BFA
3		Ross Arsenault		REA
4		Chip Sawyer		City
5		Domenico Spano		Mimmo's
6		Andrea Cagner		14th Star
7		Matt Kehaya		14th Star
8		Lisa Johnson		BACKSTREET
9		Colin K. McNeil	ATTORNEY	COSA
10				
11				
12				

**St. Albans City Council
Minutes of Meeting
Monday, September 14, 2015
City Hall, Council Chambers**

A regular meeting of the St. Albans City Council was held on Monday, September 14, 2015, at 6:30 pm in council chambers at City Hall.

Council Present: Aldermen: Tim Hawkins, Scott Corrigan, Jim Pelkey, Chad Spooner, Alderwomen Tammi DiFranco & Kate Laddison and Mayor Elizabeth Gamache.

Council Absent: None absent.

Staff Present: Dominic Cloud, City Manager; Chip Sawyer, Director of Planning & Development; Sue Krupp, City Clerk & Treasurer and Marty Manahan, Director of Business Development.

Visitors: See attached sign-in sheet.

1. Pledge of Allegiance.

Mayor Gamache opened the regular meeting and led the pledge of allegiance at 6:30 pm.

2. Public Comment.

No public comment was made.

3. Mayor's Report

a. Council Goals and Objectives (D&V).

Mayor Gamache read aloud the 2015 and 2016 goals and objectives previously identified by council which are relative to neighborhoods, infrastructure, economic development, administration, quality of life, recreation and public relations.

A motion was made by Alderman Spooner; seconded by Alderman Pelkey to approve council goals and objectives for 2015 and 2016. Vote was unanimous, 6-0.

4. Briefing on TMDL Requirements for the City.

a. Wayne Elliot, Aldrich and Elliot.

Mr. Elliot explained that he would be providing an update on the ongoing phosphorus TMDL (Total Maximum Daily Load) discussions. The EPA (Environmental Protection Agency) is soliciting public comment on new phosphorous TMDL's for the Vermont segments of Lake Champlain and issued a publication on August 14, 2015 called "Phosphorus TMDLs for Vermont Segments of Lake Champlain which was followed by several public hearings in the State. Mr. Elliot explained that the public comment period is open from August 14, 2015 through October 15, 2015.

Mr. Elliot explained that he'd be providing some facts from the report and how he believes it will affect the City over the next few years. There are 9 impure lake segments throughout the entire watershed. In Lake Champlain, Vermont contributes 69% of the total phosphorus levels with the balance coming from New York and Quebec. At this point, New York is still subject to the 2002 TMDL requirements. Vermont, however, didn't have a choice because the 2002 TMDL was appealed.

In St. Albans Bay, the phosphorous is contributed by several different sources; the wastewater treatment plant, stormwater sources and runoff from agriculture. Mr. Elliot stated that there are discussions in the document regarding wastewater treatment plants that he believes are reasonable. Wastewater treatment plants in the State only contribute 3% of phosphorous levels in the entire

Lake. There have been tens of millions of dollars spent over the last 12-15 years treating wastewater plants in the State which has been highly effective. Mr. Elliot noted that there are highlights in the EPA report that refer to that effectiveness and they understand that the wastewater treatment plants are not a significant contributor to the phosphorus levels in the Lake. Each of the treatment plants in the State are issued an annual pounds number which is calculated by phosphorus concentration levels in a town's permitted flow capacity and allows a community to be over in a given week or month as long as they fall under the annual pounds number annually. Mr. Elliot explained that an annual pounds number requirement vs. a monthly requirement will give communities better flexibility to manage their phosphorus levels. In addition, the EPA has agreed to provide reasonable compliance schedules and allow for integrated permitting which also allows for more flexibility.

Kate Laddison joined the meeting at 6:38 pm.

Mr. Elliot explained that the permitted capacity of phosphorous levels for wastewater plants will be set at .2 milligrams/liter which is a significant reduction. Currently, the phosphorus limit is an annual pounds limit based on a concentration of .5 milligrams/liter. The EPA does recognize the CSO's (Combined Sewer Overflow) as part of the wasteload. There are 11 facilities in the State of Vermont that have CSO issues and the EPA recognizes that the wasteload allocation for each treatment facility counts toward the combined sewer overflows. Mr. Elliot stated that in St. Albans Bay, there are two wastewater permitted plants that must reduce their phosphorus levels to .2 milligrams/liter; the City wastewater treatment plant and the treatment plant at the Northwest Correctional Facility.

Mr. Elliot explained that the developed lands is the second piece that will be important to the City. There are a host of stormwater permits regulated, the biggest being the MS4 Phase II program. In terms of St. Albans Bay, some moderate level of stormwater retrofits are being considered with an emphasis on areas where there is well-draining soils. For St. Albans Bay, the TMDL allocation requirement is to reduce phosphorous by 24% which will be made up between the wastewater plants, the developed lands and agriculture. Mr. Elliot explained that the plant's current permitted flow is 4 mgd and the City is running about 65% of that on average. The total phosphorous limit in pounds is 6,089 based on the .5 milligram per liter concentration and will be reduced to 2,435 lbs. Mr. Elliot added that the good news is that in most cases, the City has been well below that number at this point in time. Mr. Elliot noted that the figure represents the City's current flows and the challenge will be due to growth issues and capital improvements that will drive capital needs for phosphorous removal moving forward.

Mr. Elliot stated that presently, there aren't any treatment plants located in the Lake Champlain Basin that have received discharge permits and are scheduled to be renewed over the next 4 or 5 years. The City's discharge permit is scheduled to be renewed in 2016. Mr. Elliot explained that his staff is expecting to see a requirement of 80% of the annual pounds figure which will trigger the City to begin planning to determine how to bring that number down or to plan for some capital improvements.

The overall reduction in the Lake for Vermont is targeted at 34% which is pretty optimistic to achieve over the next few years. Mr. Elliot agreed that what makes everyone uncomfortable is the unpredictability. The EPA has some accountability framework included in their report and will issue a report card in 2018 if the State hasn't kept on track. The EPA reserves the right to change the phosphorous limits for the municipal wastewater plants.

Mr. Hawkins noted that there have been times when the City has had to revert to overflow and suspects that there's a high amount of phosphorous involved when that occurs. He asked if it's correct that it will count toward the overall annual requirement of being under .2 milligrams/liter.

Mr. Elliot responded affirmatively. Mr. Cloud reiterated that that's the CSO (combined sewer overflow) that Mr. Elliot is speaking about, not the overflows at the plants. Mr. Hawkins asked how the levels will be counted. Mr. Elliot responded that the EPA hasn't defined that yet but confirmed that there is a monitoring system at the CSO location. Mr. Hawkins asked if there will be a way to offset where the City could potentially buy into another project elsewhere within or outside the State so the City can alleviate penalties. Mr. Elliot responded that there is the flexibility to do that on the stormwater side. He added that communities have expressed support of that but the details haven't been worked out yet by the EPA. Mr. Hawkins asked if there is someone championing that. Mr. Elliot responded negatively. Mr. Sawyer stated that the City has been approached by the State to have future discussions about integrated permitting and whether it might work in the City. The State is currently conducting a pilot in Burlington and hoping to learn how it might work in other communities in the State.

Mayor Gamache asked Mr. Elliot to recap on the timeline and asked what can be expected next after the public comment period ends on October 15th. Mr. Elliot responded that there are detailed schedules for the State outlined in the EPA report that clearly set the expectations. For the City, the focus is on the wastewater treatment plant. The discharge permit renewal will take place in 2016. Mr. Elliot stated that developed lands will happen concurrently but no detailed schedule has been issued yet.

Mr. Spooner noted that the City wastewater treatment plant accounts for 6.5% of the total phosphorus levels in the bay and asked if that's based on what the City is permitted for or based on the 2100 lbs. that the City actually discharges. Mr. Elliot responded that it's based on what is being discharged vs. what is allowed to be discharged. Mr. Spooner stated that if the City doesn't grow, it will still be below the maximum amount allowed to be discharged. Mr. Elliot responded that the City will be close and could conceivably discharge up to the 6,089 lbs. at this point in time. He added, however, that some of the environmental groups have been advocating that plants do not discharge more than what they currently are. Mr. Elliot responded that it's a debate between the regulatory requirements and what the right thing to do is.

Mayor Gamache asked if there were any updates on the pilot. Mr. Elliot stated that the City was awarded a \$105,000 planning grant from the State. Recently, additional money was found to fund a fourth technology, increasing the planning grant to \$128,000. Mr. Elliot stated that the pilot units have been at the plant for 2 weeks and the technologies claim that they can reduce phosphorous levels below .1 milligram/liter. The State is very interested in seeing the technologies operate and the City plant has had a lot of visits from other municipalities that will be affected by the lower phosphorous limits. Mr. Elliot added that the pilot group will be in St. Albans until next Tuesday and the fourth technology will be there soon after that date. Mr. Hawkins asked when the report would be available showing the results of the pilot study. Mr. Elliot responded that it would be toward the end of the year. Mr. Spooner asked who is responsible for collecting the data. Mr. Elliot responded that it's a combination between the technicians and the City employees.

5. Liquor Control Ordinance.

a. Overview of changes, Colin McNeil.

Mr. McNeil explained that since the last meeting, changes were made based on council's comments. In Section 103: Definitions, a distinction was created between a low-volume alcohol vendor and a high-volume alcohol vendor. A "low-volume alcohol vendor" is defined as a licensee who operates an establishment whose annual sales of alcoholic beverages is less than forty percent (40%) of its total annual sales. A "high-volume alcohol vendor" is defined as a licensee who operates an establishment whose annual sales of alcoholic beverages is forty percent (40%) or more of its total annual sales. Mr.

McNeil explained that it is reflected in the ordinance under sub-section, b of Section 110: Indemnification of City and Insurance which says low-volume vendors must maintain appropriate liability coverage in an amount not less than \$250,000 per occurrence (such coverage may include so-called DRAM SHOP coverage, general liability coverage or a combination of both). High-volume alcohol vendors must maintain appropriate liability coverage including, but not limited to, so-called DRAM SHOP coverage in an amount not less than \$500,000 per occurrence. Mr. Hawkins recalled that council also discussed being able to utilize the past history of a high-volume alcohol server and lower their \$500,000 DRAM SHOP or general liability coverage based on compliance, past history or other things that could be presented to council. Mr. McNeil stated that it wasn't included in the revision. Mr. Hawkins stated that he wanted to allow council the ability to reduce a high-volume alcohol vendor's required coverage amounts based on positive past performance or the ability to increase a low-volume alcohol vendor's required coverage amount based on numerous, past violations. Mr. Hawkins expressed that he believes it's critical that council has that ability to do that rather than going through another ordinance process.

Discussion ensued amongst council regarding procedures for a public hearing. Mr. Cloud stated that process-wise under the Charter, the council must accept the item at a first reading before moving to a public hearing and if there aren't any changes made during the public hearing, the item can be adopted by council. Mr. Cloud explained that the point of structuring it this way, was to allow for additional input from council and the public and can then move to another hearing based on any changes presented. Mr. Pelkey asked Mr. Hawkins if it's correct that he would want someone who qualifies as a low-volume vendor but with a history of violations to have DRAM SHOP in addition to general liability coverage in an amount not less than \$500,000. Mr. Hawkins responded negatively and stated that it would be a requirement to have either the general liability coverage or the DRAM SHOP, but not both. Mr. Pelkey stated that right now the ordinance reads, "high-alcohol vendors must maintain appropriate liability coverage including, but not limited to, so-called DRAM SHOP coverage." Mr. Hawkins stated that it's his understanding that if a vendor has the DRAM SHOP only, they wouldn't be required to have an additional general liability coverage for \$500,000. Mr. Hawkins stated that he was thinking that in the penalty portion of ordinance, a person subject to several violations could be subject to a non-renewal of a license, however if a person had a lot of violations and came to council and said they'd like to continue operating but willing to hold \$500,000 worth of insurance whether it be DRAM SHOP or general liability, that would be something council could allow. Mr. Hawkins stated that he certainly doesn't want to put anyone out of business but is trying to afford the public a reasonable amount of protection from an alcohol violation. Mr. Pelkey asked Mr. McNeil if there is a way to amend the ordinance to incorporate Mr. Hawkins' suggestions. Mr. McNeil responded that the way it was written was that the high-volume alcohol vendor must have DRAM SHOP and the low-volume alcohol vendor does not. Mr. Pelkey commented that one option would be to change "must" to "may" have DRAM SHOP in Section 110. Mr. Cloud asked if it couldn't be added to the Class C Violations on page 8 of the ordinance. Mr. McNeil responded that another sentence could certainly be added to leave the violation open for council to decide whether DRAM SHOP is required based on how many violations occur or how egregious they are. Mr. Hawkins stated that he has no problem with that as long as council is able to use reasonable discretion and wants to have the flexibility to take a reasonable look at a business who has or hasn't had any problems and be able to limit or increase the amount of insurance they need. Mr. Hawkins stated that the operative word would be "appropriate" liability coverage. He stated that the main purpose on a high-volume alcohol vendor was to make sure they have the appropriate insurance to protect the public at large from a violation that could otherwise harm the public. Mr. Hawkins added that the main influx was to have a penalty portion in the ordinance in the event there was a repeated violation and the

other was to ensure they have proper insurance, not double the insurance. Mr. Hawkins stated that to resolve the issue, it can be as simple as re-wording Section 110.b. where it says, "which may include the so-called DRAM SHOP insurance." As a recap, Mr. Cloud stated that originally the language was to have DRAM SHOP coverage in the amount of \$1 million which was then backed off to \$500,000 and then was changed to reflect that there is a sub-class that doesn't have a high enough portion of their business in alcohol and should be covered by general liability. Mr. Hawkins agreed with that but stated that the language proposed tonight indicates that a high-volume vendor must carry both the DRAM SHOP and the general liability. Mr. Hawkins stated that he agrees that the high-volume vendor must have insurance that protects the public from a liquor violation but doesn't believe they should be required to carry both general liability and DRAM SHOP. Mr. Cloud asked if there was consensus that license holders must have coverage of \$250,000 or \$500,000 with the ability to go up or down based on performance. Mr. Pelkey added that the local board would also have the flexibility of requiring a license holder to carry DRAM SHOP in addition to general liability coverage if need be. Mr. Cloud stated that his initial instinct is to leave the DRAM SHOP piece out of the ordinance for now and try it for a year. Mr. Hawkins asked why not just include "may" into the language. Mr. Corrigan stated that he doesn't want to tell someone how to run their business and would rather require a certain limit of coverage, regardless of what type it is.

To recap, Mr. McNeil stated that the language for the low-volume vendor would stay the same and the "may" language would be taken from the low-volume alcohol vendor definition and added to the high-volume definition as well as a second sentence that states the coverage amount can be raised or lowered based on performance. He added that the change may also require an addition to Section 116. Penalties. Mr. Pelkey and Mr. Hawkins agreed.

b. Public Comment on Changes.

Ross Arsenault of Beverage Mart, introduced himself. He stated that he believes council is confused between the difference of general liability and liquor liability and said general liability coverage will not protect a license holder in a court of law for any liquor-related liability. He stated that general liability includes fire, building value, inventory and slip & fall-related claims and liquor liability is the DRAM Shop coverage. Mr. Hawkins stated that he thought he was told at the last hearing that there were people who had general liability coverage that would come into play in the event there was an injury to the public based on an action taken at the establishment. Mr. Arsenault responded negatively. Mr. Cloud stated that goal was to protect someone who is not principally in the alcohol business and were trying to create a way for them to demonstrate that they have the coverage. Mr. Arsenault stated that he thinks 1st and 3rd class license holders should have one set of general liability/DRAM SHOP requirements and 2nd class license holders should have another. Mr. Corrigan stated that even that being said, it's not going to affect this ordinance because all council is asking for is "appropriate liability insurance." Mr. Arsenault stated that he thinks council needs to look at the set of requirements for stores differently than they do bars. He added that the key word in DRAM SHOP law is "lawful sale." Mr. Arsenault stated that bars have much more liability because patrons are consuming the alcohol in that establishment vs. a store where patrons purchase the alcohol and consume it elsewhere.

Dominic Spano of Mimmo's stated that an insurance agent should be present in this forum. Mayor Gamache stated staff did confer with insurance agents prior to the last meeting. Mr. Cloud stated that their advice has not changed which was to have \$1 million of liquor liability coverage.

Matt Kehaya of 14th Star introduced himself and asked for clarification on sub-section 2(b) 6 of Section 108: License Approval/Suspension/Revocation/Renewal which states, "The operation of the premises has become a proximate cause of an increase in disturbance on the premises or in the

immediate vicinity of the premises.” Mr. McNeil stated that it means the premises itself has resulted in an increase in disturbances both on the premise and off the premise. Mr. Hawkins stated that “proximate cause” gives the establishment more leeway than “direct cause” because if someone had even one beer at 14th Star, they could be put in the direct cause line whereas you probably couldn’t do that with proximate cause. Mr. McNeil stated that he would interpret it the opposite way and further stated that the purpose of this is about an increase in disturbances in the area that could be proximately pinpointed to the premise which would be difficult to do. Mr. Spooner asked if this language is new. Mr. Hawkins responded negatively and stated that it comes directly from the State regulations.

Mr. Spano noted Section 106 on page 3 which states, “Said application shall be submitted at least 10 business days prior to the date of the event or commencement of business” and asked if that applied for a catering event. Ms. Krupp responded that it pertains to a special event permit and is requesting that she receive the application 10 days prior to the event because the State liquor control board requests it within 5 days of the event. Mr. Spano stated that a lot of events don’t give establishments 10 days of notice prior to the event. Ms. Krupp stated that a fast-track option would be to put money on account with the State. Mr. Hawkins stated that language could be added that states, “Said application shall be submitted at least 10 business days prior to the date of the event or commencement of business, unless the establishment has an existing account with State Department of Liquor Control.” Mr. McNeil responded affirmatively.

Mayor Gamache asked for a recapped that the discussion has included adding language about existing accounts in Section 106, not making any changes on page 5.b. which is consistent with State and rewording Section 110.b. which can’t be done until it is clear whether or not there are any other policies available. Mr. Hawkins stated that his understanding from the Liquor Control Committee was that there be some type of insurance carried by a provider of alcohol. Mr. Hawkins wondered what the difference in premium is between a \$250,000, \$500,000 and \$1 million policy. Mr. Cloud responded that staff got a quote on that but the feedback that was received from the public was that it was cost prohibitive. Mr. Hawkins noted that the feedback received was that it was cost prohibitive for a seller of alcohol whose business was not primarily made up of alcohol sales and gave the example of As the Crow Flies. Mr. Cloud added that the other piece discussed is including language that allows the flexibility to increase or decrease a vendor’s requirement for liability coverage based on performance.

- c. Council to consider motion accepting current draft of ordinance for First Reading and direct staff to publish concise summary in locally distributed newspaper together with notice of Final Public Hearing and location of copies of the proposed ordinance (D&V).

No motion was made.

6. Water and Wastewater Ordinances:

Affiliation Fee Program, Lifting of Moratorium, and Water and Wastewater Operational Ordinances.

- a. Overview, Dominic Cloud.

Mr. Cloud stated that staff continues to receive feedback and work to refine the drafts. A series of grammatical changes have been made, a bulk of which are related to making the definitions uniform across the ordinances and getting rid of excessive use of capitalization. Most of staff’s energies were focused on the allocation process. A technical change has been made to Section 4: Permitted Capacity to capture the design capacity of the two treatment plants. Under Section 13: Application Review, it’s been suggested that the City Council’s decision is non-appealable so staff reiterated the fact that it can be appealed to Superior court. Under Section 14: Allocation Review Criteria, a simpler analysis has been included for review criteria of projects located within the City limits or within the

Route 7 North. Mr. Cloud explained that staff is trying to find the way forward with its regional partners and there are 11 review criteria, A – K, for projects located outside the City limits or the Route 7 North Sewer District. He reiterated that an applicant does not need positive responses to all criteria under Section 14. Mr. Cloud proceeded to read aloud the review criteria, A – K. He noted that the language in criteria K has been reworded and now reads, “Could the project undermine the City’s own economic development efforts?”

Mr. Cloud explained that there is new language on Section 20: Moratorium and Severability which now reads, “Upon implementation of this ordinance, the moratorium on water and wastewater allocations outside the legal limits of the City, adopted May 2, 2011, shall be repealed. However, if a court of competent jurisdiction invalidates the affiliation fee components of this ordinance, such finding shall not invalidate the remaining parts of this ordinance but shall automatically reinstate the moratorium on water and wastewater allocations outside the City limits, adopted May 2, 2011.”

Mr. Pelkey referred to review criteria D for projects located outside the City limits or the Route 7 North Sewer District which reads, “Does the project directly or indirectly result in the addition or retention of employment opportunities and/or economic activity in the City?” He stated that he believes the language should be reworded to “for the City” instead of “in the City” because jobs aren’t going to be in the City. Mr. Corrigan stated that it allows the applicant to show that the economic benefit is in the City regardless of whether the business is physically located in the City. Mr. Pelkey stated that he still feels the language should be amended to reflect that economic opportunity is available for City residents to take advantage of but doesn’t have to be within the City limits. Michelle Monroe stated that she would argue that if you have a project like Ben & Jerry’s in the industrial park it generate economic activity in the City because the people who work there may live in the City or come into the City to shop and dine and will ultimately generate economic activity in the City.

Mr. Spooner asked what happens if someone comes to City Hall on November 15th to purchase 50 EUs of wastewater allocation and on November 16th sue the City. He asked if the applicant would keep their allocation. Mr. Cloud responded that he doesn’t think staff can write in a clause that says if you buy the product from the City, the City can’t be sued. Mr. Cloud stated that staff feels confident in the ordinance and while not eager to enter into litigation, he doesn’t believe it would cast the City in a very good posture before the court to use different language. Mr. Cloud further stated that the City of St. Albans is creating something that has never been done before in the State of Vermont after recognizing a unique need in St. Albans and after looking at a lot of national models that have enacted a very similar process. He stated that if the City is taken to court, he wants to talk about all of the failed mediations and all of the times the City has tried to find a way forward. He added that he wants to talk about the need for the City to step up and help the region grow. Mr. Cloud reiterated that allocation can be applied for on the 15th, but will not be approved on the 15th and under the ordinance, if it’s bigger than single or two family residential units, the application must go before the board.

b. Public Comment on Changes.

Jeff Young stated that having worked in legislature drafting legislation, he believes this is seriously flawed and anytime an ordinance is created that allows a subjective opinion, you start setting precedent. He further commented that the minute the City deviates from that, the court is going to take notice. He noted there is a State statute that says any money derived from a public utility such as a water/wastewater treatment plant must be spent on that enterprise. He further added that if there is an affiliation fee only based on water and wastewater that’s spent on something else, he believes that is a violation of State law.

Mayor Gamache asked if Mr. Cloud if he had anything to add based on the legal opinion. Mr. Cloud responded that inside our borders the City is a government and outside of our borders, there are a different set of rules. He stated that the City uses governmental accounting for its general fund and uses enterprise accounting for its water and wastewater fund. The further you get from government acting like government to government acting like a business, the rules change and outside of the City borders, the City can offer its water and sewer under any conditions it chooses. Mr. Cloud explained that one can argue that a government is always a government but is why staff introduced the ordinance by highlighting the governmental purposes. He further explained that the first governmental purpose is to regulate the review of water and/or wastewater allocation requests and the second is to establish a mechanism to consider water and wastewater allocation requests for properties located outside the legal limits of the City, while ensuring the City's designated downtown, tax base, economic development interests, and employment opportunities are not negatively impacted in the process.

Mr. Pelkey agreed that the City has had two legal decisions that have supported its criteria. Mr. Young asked why we even bother with an affiliation fee if that's the case. Mr. Cloud responded that there's an awful lot of interaction between the general fund and where development grows and where tax base is created and where governmental services are provided. Mr. Cloud asked how the City can subsidize growth in another community without ensuring that there's a mechanism to share in the prosperity that results from it. Mr. Young asked why not just set a rate for the Town instead of calling it an affiliation fee. Mr. Cloud responded that it's because the City is trying to create the contractual relationship between the City of St. Albans as the provider of the service and the developer who is receiving the service. Mr. Young commented that he still feels someone is going to say it's not an appropriate application of the law. Mayor Gamache noted that everyone knows what will happen if the moratorium is not lifted and the City has an opportunity with the affiliation fee to try something different that helps to foster and overcome the issues that it has faced while recognizing the value in its facility and an opportunity between both communities to move ahead together in a fair and equitable manner.

- c. Council to consider motion accepting current draft of ordinance for First Reading and direct staff to publish concise summary in locally distributed newspaper together with notice of Final Public Hearing and location of copies of the proposed ordinance (D&V).

A motion was made by Alderman Hawkins; seconded by Alderman Spooner to accept current draft of ordinance for First Reading and direct staff to publish concise summary in locally distributed newspaper together with notice of Final Public Hearing and location of copies of the proposed ordinance. Vote was unanimous, 7-0.

7. Order of Discontinuance of Ferris Street, Dominic Cloud (D&V).

Mr. Cloud recalled that council went on a site visit to Ferris Street on June 13th. David Kimel and Peter Cross were present and outlined a land swap with three parcels. The portion relevant to this discussion is Ferris Street which runs through the BFA property from the border of Miller's Auto. BFA has requested that Ferris Street be discontinued at which time a portion of the street would revert back to former landowners which in this case is BFA on both sides. The findings of fact reiterate that the City sent the proper notices and held a proper hearing and proposes two conditions for the Order of Discontinuance. The Order of Discontinuance shall be subject to the following conditions; there shall be a reservation of rights of way for existing overhead utilities and underground utilities in favor of the Grantor. Said easement is for purposes of maintenance, repair, construction, and reconstruction of underground water, sewer, and storm drainage utilities owned by the Grantor as well as overhead and underground electric, gas, and communication utilities owned by others. Also, the boundary adjustments necessary to effectuate the transfer of parcels four and five shall occur within 30 days of the discontinuance. Mr.

Cloud added that at the council meeting on June 13th, council passed a motion to allow the City Manager to prepare the necessary documents to effectuate the discontinuance.

A motion was made by Alderman Spooner; seconded by Alderman Pelkey to discontinue Ferris Street.

Vote was unanimous, 7-0.

8. Staff briefing on MS4 permit report to VT DEC re: expired stormwater permits in the City.

Mr. Sawyer stated that many large developments must get a State stormwater permit. He added that there are many developments in the City that received State stormwater permits in 2002. Around that time, the State stopped renewing them because they decided to wait for the TMDL, MS-4 and phosphorous goals to be finalized. For this reason, there are a lot of expired stormwater permits around the State. As part of the MS-4 permits, the State is hoping that the City will incorporate as many of these expired permits into its stormwater program as the City sees fit and forcing the City to incorporate permits that treat stormwater from public land. For permits on private land that the City doesn't think should be a part of its system, staff can refer them to the state under Residual Designation Authority (RDA). Mr. Sawyer added that staff needs to report to the State on this topic by October 1st. The only binding policy decision is the one that has already been decided by the State but the City staff will have the flexibility to say they'd like to explore incorporation with any expired permits and always have the option to RDA a permit into the future.

Mr. Sawyer stated that staff recommends the following to incorporate into the City's MS-4 permitting; Lemnah Drive catch basins and discharge into Stevens Brook, Guyette Circle and Bowles Lane grass swales, catch basins and discharge into Stevens-Rugg Diversion Canal and Murray Drive grass swales and catch basins connecting to the City system. Mr. Sawyer added that the City Public Works department already maintains these three areas.

There are 5 private sites that staff recommends leaving for RDA; Immigration and Mylan properties on the former Coote Field site, Lemnah Drive lot #4, Lemnah Drive lot # 1, 94 and 100 Lower Welden Street and the Switchyard property. Mr. Sawyer explained that the State may require them to improve their system which would count toward the stormwater goals that are part of the City's MS-4 permit. There is one permit located on private land that staff would like to explore for incorporation which is the SATEC stormwater pond. Mr. Sawyer stated that he has spoken once with the Town School Board and twice with the Town school administration and doesn't foresee any major obstacles. Mayor Gamache asked what sort of restrictions there would be in terms of timing. Mr. Sawyer responded that he would like to talk further with consultants about how his this can fit in with our flow reduction plan that needs to be submitted to State and would recommend setting a timeline of 12-18 months. He added that there's also the issue of Act 46.

Mr. Spooner stated that he assumes some of these projects are going to cost money and asked if there would be a tax for so many square feet of impervious surface. Mr. Sawyer responded that staff is slowly gathering more info about what will need to be done for stormwater permits in terms of TMDL and what the costs are. Staff is looking at some substantial program and conceptual costs and within 2 years, will have a better idea and will then report their findings to council. Mr. Sawyer stated than an impervious fee has been implemented by some other municipalities. Mr. Spooner asked if there's any way to utilize the old cooling ponds on Lower Welden. Mr. Sawyer responded that the cooling ponds are on the initial flow reduction plan for Stevens Brook but staff has yet to contact Green Mountain Power about that option.

9. Consider Approval of Warrants: 8/21/15 & 9/11/15 (D&V).

A motion was made by Alderman Spooner; seconded by Alderman Pelkey to approve warrants from 8/21/15 & 9/11/15. Vote was unanimous, 7-0.

10. Consider Approval of Minutes: 8/10/15 (D&V).

A motion was made by Alderman Spooner; seconded by Alderman Pelkey to approve minutes from 8/10/15. Vote was unanimous, 6-0 with Mayor Gamache abstaining.

11. Other Business.

Mr. Spooner asked Mr. Cloud if anything has happened with the crosswalk at the end of Hunt Street to Beverage Mart. Mr. Cloud responded that the issue is that you can't put a crosswalk into a driveway and staff has been having trouble locating a place for it. He asked if Mr. Spooner is getting complaints or observing the issue firsthand. Mr. Spooner stated that he is observing a lot of people crossing the street in that area.

Mayor Gamache recalled that Bruce Cheeseman and Sam Smith approached council with an idea they had to potentially partner or buy-in with the City in regards to water/wastewater. She and Mr. Cloud have had the opportunity to meet twice with them; not to enter into any negotiation at this stage of the game but to get some clarification on some of the ideas they had presented at the first meeting and lay the groundwork. She wanted to reiterate that the meeting has occurred and envisions getting to the point where more information will be relayed in a public fashion. Mr. Spooner stated that he thinks it's sometimes better to have fewer heads in the room and is confident in Mr. Cloud and Mayor Gamache speaking on council's behalf.

Mr. Pelkey asked if there has been any progress with signage or painting on the road to indicate "no parking" on the left side of Hoyt Street. Mr. Cloud stated that after looking at the site with Mr. Robtoy, they needed further clarification as to what side of the street was in question.

12. Adjourn.

A motion was made by Alderman Spooner seconded by Alderman Pelkey to adjourn meeting at 8:38 pm. Vote was unanimous, 7-0.

Respectfully Submitted,

Kristen Smith
Administrative Coordinator

Approved by Council

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS That the **BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48**, successors in interest to the **TRUSTEES OF BELLOWS FREE ACADEMY**, a school district organized under the laws of the State of Vermont with a principal place of business in the City of St. Albans, County of Franklin and State of Vermont, **GRANTOR**, in consideration of Ten Dollars and other valuable consideration paid unto its full satisfaction by **THE CITY OF ST. ALBANS**, a Vermont municipal corporation duly established and authorized by the Legislature of the State of Vermont, **GRANTEE**, have **REMISED, RELEASED, and FOREVER QUITCLAIMED** unto **THE CITY OF ST. ALBANS** and its successors and assigns, all right and title which the **BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48**, as successors in interest to the **TRUSTEES OF BELLOWS FREE ACADEMY** has in and to a certain piece of land in the City of St. Albans, County of Franklin and State of Vermont, more particularly described as follows, viz:

Being a parcel of land without buildings thereon on the northerly side of Ferris Street in the City of St. Albans, Vermont. Said parcel is bounded on the northerly, easterly and westerly sides by property of the Trustees of the Bellows Free Academy, and on the south by Ferris Street, owned by the City of St. Albans. Said parcel is depicted as Parcel 4 on a certain map entitled "Bellows Free Academy, St. Albans, Vermont, Map of Boundary Survey or Property Acquired by Bellows Free Academy" prepared by Cross Consulting Engineers dated March 6, 1997 as project 96052, and recorded at Map Slide # 1 of the City of St. Albans Land Records. Said parcel is more particularly described as follows: *Book 2 Page 42 DRK*

Commencing at a point on the northerly boundary of Ferris Street, said point being located N49-01-30W, 6.7 feet from the southeasterly corner of property of the Trustees of the Bellows Free Academy described as corner No. 8 on said map and being marked in the field by a hollow metal pipe; thence proceeding N49-01-30W, 78.78 feet along the northerly boundary of Ferris Street to a point; thence proceeding N83-28-50E, 36.86 feet to a point of curvature; thence proceeding on a curve to the right of radius 28.5 feet, an arc distance of 54.83 feet to a point of tangency; thence proceeding S13-42-30W, 11.44 feet to a point of curvature; thence proceeding on a curve to the left of radius 24 feet, an arc distance of 9.16 feet, arriving at the point of beginning of this metes and bounds description and encompassing within the aforescribed boundaries an area of 1,682.23 square feet.

Meaning to convey part of the lands and premises acquired by the Trustees of Bellows Free Academy by Warranty Deed of the Northwestern Medical Center dated April 19, 1996 and recorded in Volume 106, Page 113 of the Land Records of the City of St. Albans.

TO HAVE AND TO HOLD all its right and title in and to said quitclaimed premises, with the appurtenances therefor, to THE CITY OF ST. ALBANS and its successors and assigns forever. AND FURTHERMORE, the said BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48, as successors in interest to the TRUSTEES OF BELLOWS FREE ACADEMY do for themselves and their successors and assigns, covenant with THE CITY OF ST. ALBANS and its successors and assigns, that from and after the ensembling of these presents the said BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48, as successors in interest to the TRUSTEES OF THE BELLOWS FREE ACADEMY will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, the Chair of the BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48, as successors in interest to the TRUSTEES OF BELLOWS FREE ACADEMY has caused its name and seal to be hereunto affixed this 24 day of November, 2015.

**BOARD OF DIRECTORS OF THE BELLOWS
FREE ACADEMY UNION HIGH SCHOOL
DISTRICT #48, as successors in interest to the
TRUSTEES OF BELLOWS FREE ACADEMY**

By: *Nilda Gonnella-French*
Nilda Gonnella-French, Board Chair

STATE OF VERMONT)
COUNTY OF FRANKLIN) ss:

At St. Albans, Vermont this 24 day of November, 2015, personally appeared Nilda Gonnella-French, authorized agent of the Trustees of Bellows Free Academy, and she acknowledged the foregoing instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of the Trustees of Bellows Free Academy.

Before me, *[Signature]*
Notary Public, State of Vermont

My commission expires: 02/10/19

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
12/15 A.D. 2015
at 10 o'clock 50 minutes AM
and recorded in Book 272 Pages 50
Attest: Susan C. Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5983
Signed Susan C. Knapp Clerk
Date 12/15/15

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS That the **CITY OF ST. ALBANS**, a Vermont municipal corporation duly established and authorized and authorized by the Legislature of the State of Vermont, **GRANTOR**, in consideration of Ten Dollars and other valuable consideration paid unto its full satisfaction by the **BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48**, a school district organized under the laws of the State of Vermont with a principal place of business in the City of St. Albans, County of Franklin and State of Vermont, **GRANTEE**, has **REMISED**, **RELEASED**, and **FOREVER QUITCLAIMED** unto the **BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48** and its successors and assigns, all right and title which the **CITY OF ST. ALBANS** has in and to a certain piece of land in the City of St. Albans, County of Franklin and State of Vermont, more particularly described as follows, viz:

The portion of Ferris Street that has been discontinued by Order of the St. Albans City Council dated September 14, 2015. Being further described as a portion of Ferris Street within the City of St Albans, located between South Main Street and Lincoln Avenue and bounded on the northerly and southerly sides by property of the Trustees of Bellows Free Academy. This portion of Ferris Street is depicted as Parcel 6 on a certain map entitled "Bellows Free Academy, St. Albans Vermont, Map of Boundary Survey of Property Acquired by Bellows Free Academy" prepared by Cross Consulting Engineers dated March 6, 1997 as project 96052, and recorded at Map Slide # __ of the City of St. Albans Land Records. Said discontinued section is more fully described as follows:

Commencing at a point at the northeasterly corner of property now or formerly of Roland and Claire Miller at 67 South Main Street, said point being 68 feet easterly from the back of easterly sidewalk on South Main Street, said point being referred to as Corner No. 2 on said map and being marked in the field by a steel reinforcing bar; thence proceeding N32-28-45E, 35.48 feet across Ferris Street to a point on the southerly boundary of property of the Trustees of Bellows Free Acadcmy depicted as parcel 3 on said map, said point being unmarked; thence proceeding S49-01-30E, 341.55 feet along the northerly boundary of Ferris Street to a point; thence proceeding S83-28-50W, 4.94 feet to a point of curvature; thence proceeding on a curve to the right of radius 61 feet, an arc distance of 41.19 feet to a point of tangency; thence proceeding N57-49-40W, 44.63 feet to a point; thence proceeding S32-10-20W, 6.15 feet to a point on the southerly boundary of Ferris Street, being also on the northerly boundary of property of Trustees of Bellows Free Academy depicted as parcel 2 on said map; thence proceeding N48-

54-25W, 60.17 feet to a point at the northwesterly corner of said parcel 2, being also the northeasterly corner of parcel 1, said point being referred to as Corner No. 3 on said map and being marked in the field by a steel reinforcing ar; thence continuing N48-54-25W, 194 feet, arriving at the point of beginning of this metes and bounds description; encompassing within the aforescribed boundaries an area of 10,767.5 square feet (0.247 acres). This is meant to describe a strip of land approximately 35 feet in width being part of that street known as Ferris Street in the City of St. Albans, Vermont.

Grantor hereby reserves an easement across the parcel described above for existing overhead and underground utilities. Said easement is for purposes of maintenance, repair, construction ad reconstruction of underground water, sewer and storm drainage utilities owned by the Grantor as well as overhead and underground electric, gas and communications utilities owned by others.

TO HAVE AND TO HOLD all its right and title in and to said quitclaimed premises, with the appurtenances therefor, to the BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48 and its successors and assigns forever. AND FURTHERMORE, the said CITY OF ST. ALBANS does for itself and its successors and assigns, covenant with the BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48 and its successors and assigns, that from and after the ensealing of these presents the said CITY OF ST. ALBANS will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, the Mayor of the CITY OF ST. ALBANS has caused her name and seal to be hereunto affixed this 14 day of ^{December}~~November~~, 2015.

CITY OF ST. ALBANS

By: Elizabeth M Gamache
Elizabeth Gamache, Mayor

STATE OF VERMONT)
COUNTY OF FRANKLIN) ss:

At St. Albans, Vermont this 14 day of ^{December}~~November~~, 2015, personally appeared Elizabeth Gamache, Mayor and duly authorized agent of the City of St. Albans, and she acknowledged the foregoing instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of the City of St. Albans.

Before me, Kristin Smith
Notary Public, State of Vermont

My commission expires: 02/10/19

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
12/15 A.D. 2015
at 10 o'clock 50 minutes AM
and recorded in Book 272 Pages 53
Attest: Debra C. Kupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5984
Signed Debra C. Kupp, Clerk
Date 12/15/15

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS That the CITY OF ST. ALBANS, a Vermont municipal corporation duly established and authorized and authorized by the Legislature of the State of Vermont, **GRANTOR,** in consideration of Ten Dollars and other valuable consideration paid unto its full satisfaction by the **BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48,** a school district organized under the laws of the State of Vermont with a principal place of business in the City of St. Albans, County of Franklin and State of Vermont, **GRANTEE,** has **REMISED, RELEASED, and FOREVER QUITCLAIMED** unto the **BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48** and its successors and assigns, all right and title which the **CITY OF ST. ALBANS** has in and to a certain piece of land in the City of St. Albans, County of Franklin and State of Vermont, more particularly described as follows, viz:

The portion of Ferris Street that has been discontinued by Order of the St. Albans City Council dated September 14, 2015. Being further described as a portion of Ferris Street within the City of St Albans, located between South Main Street and Lincoln Avenue and bounded on the northerly and southerly sides by property of the Trustees of Bellows Free Academy. This portion of Ferris Street is depicted as Parcel 6 on a certain map entitled "Bellows Free Academy, St. Albans Vermont, Map of Boundary Survey of Property Acquired by Bellows Free Academy" prepared by Cross Consulting Engineers dated March 6, 1997 as project 96052, and recorded at Map Slide #__ of the City of St. Albans Land Records. Said discontinued section is more fully described as follows:

Commencing at a point at the northeasterly corner of property now or formerly of Roland and Claire Miller at 67 South Main Street, said point being 68 feet easterly from the back of easterly sidewalk on South Main Street, said point being referred to as Corner No. 2 on said map and being marked in the field by a steel reinforcing bar; thence proceeding N32-28-45E, 35.48 feet across Ferris Street to a point on the southerly boundary of property of the Trustees of Bellows Free Academy depicted as parcel 3 on said map, said point being unmarked; thence proceeding S49-01-30E, 341.55 feet along the northerly boundary of Ferris Street to a point; thence proceeding S83-28-50W, 4.94 feet to a point of curvature; thence proceeding on a curve to the right of radius 61 feet, an arc distance of 41.19 feet to a point of tangency; thence proceeding N57-49-40W, 44.63 feet to a point; thence proceeding S32-10-20W, 6.15 feet to a point on the southerly boundary of Ferris Street, being also on the northerly boundary of property of Trustees of Bellows Free Academy depicted as parcel 2 on said map; thence proceeding N48-

54-25W, 60.17 feet to a point at the northwesterly corner of said parcel 2, being also the northeasterly corner of parcel 1, said point being referred to as Corner No. 3 on said map and being marked in the field by a steel reinforcing ar; thence continuing N48-54-25W, 194 feet, arriving at the point of beginning of this metes and bounds description, encompassing within the aforescribed boundaries an area of 10,767.5 square feet (0.247 acres). This is meant to describe a strip of land approximately 35 feet in width being part of that street known as Ferris Street in the City of St. Albans, Vermont.

Grantor hereby reserves an easement across the parcel described above for existing overhead and underground utilities. Said easement is for purposes of maintenance, repair, construction ad reconstruction of underground water, sewer and storm drainage utilities owned by the Grantor as well as overhead and underground electric, gas and communications utilities owned by others.

TO HAVE AND TO HOLD all its right and title in and to said quitclaimed premises, with the appurtenances therefor, to the BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48 and its successors and assigns forever. AND FURTHERMORE, the said CITY OF ST. ALBANS does for itself and its successors and assigns, covenant with the BOARD OF DIRECTORS OF THE BELLOWS FREE ACADEMY UNION HIGH SCHOOL DISTRICT #48 and its successors and assigns, that from and after the ensembling of these presents the said CITY OF ST. ALBANS will have and claim no right in or to the said quitclaimed premises.

IN WITNESS WHEREOF, the Mayor of the CITY OF ST. ALBANS has caused her name and seal to be hereunto affixed this 14 day of ~~November~~ ^{December}, 2015.

CITY OF ST. ALBANS

By: Elizabeth M Gamache
Elizabeth Gamache, Mayor

STATE OF VERMONT)
COUNTY OF FRANKLIN) ss:

At St. Albans, Vermont this 14 day of ~~November~~ ^{December}, 2015, personally appeared Elizabeth Gamache, Mayor and duly authorized agent of the City of St. Albans, and she acknowledged the foregoing instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of the City of St. Albans.

Before me, Kyrolen Smith
Notary Public, State of Vermont

My commission expires: 02/10/19

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
at 12/15 A.D. 2015
at 10 o'clock 30 minutes AM
and recorded in Book 272 Pages 56
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5985
Signed Susan C. Krupp Clerk
Date 12/15/15

Alley, Kerry

From: Chip Sawyer <c.sawyer@stalbansvt.com>
Sent: Thursday, February 22, 2018 9:55 AM
To: Alley, Kerry
Subject: RE: St. Albans City Highway Mileage Certification
Attachments: Certificate of Opening - Market St - RECORDED.pdf; Certificate of Opening - Hampton Ln - RECORDED.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Kerry. The attached are on their way in the mail.

Chip Sawyer
Director of Planning & Development
City of St. Albans
PO Box 867
100 No. Main St.
St. Albans, VT 05478
c.sawyer@stalbansvt.com
(802) 524-1500 *259

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Tuesday, February 13, 2018 12:44 PM
To: Chip Sawyer <c.sawyer@stalbansvt.com>
Subject: RE: St. Albans City Highway Mileage Certification

Hi Chip,

Thanks for keeping me in the loop! I'll keep my eye out for the Certificate in the mail.

Kerry

Kerry Alley | GIS Professional III
Vermont Agency of Transportation
1 National Life Dr | Montpelier, VT 05633
802-828-3666 | Kerry.Alley@vermont.gov
<http://vtrans.vermont.gov/planning/maps>

Original Attachments of message below: <<MAP ST_ALBANS_CI_MILEAGE 02-08-18 for Recording.pdf>> <<2018 Highway Certificate - SIGNED.pdf>> <<Certificate of Opening - Hampton Ln - SIGNED.pdf>> <<Certificate of Opening - Market St - SIGNED.pdf>>

From: Chip Sawyer [mailto:c.sawyer@stalbansvt.com]
Sent: Tuesday, February 13, 2018 11:42 AM

To: Alley, Kerry <Kerry.Alley@vermont.gov>
Subject: St. Albans City Highway Mileage Certification

Hello, Kerry.

Last night, the City Council approved our highway mileage and our certificates of opening for Market St. and Hampton Lane. See attached.

I put the map and openings in for recording in the land records today. However our City Clerk is backed up on recordings, plus 2/19 is a holiday. So I don't know if we'll have the final book and page numbers before the Feb 20 deadline.

I'm putting the original of the mileage certification and copies of the map and openings in the mail to you today. When I have the finally recorded versions of the map and openings, I'll get them to you.

Let me know if there are any issues.

Thanks.

Chip Sawyer
Director of Planning & Development
City of St. Albans
PO Box 867
100 No. Main St.
St. Albans, VT 05478
c.sawyer@stalbansvt.com
(802) 524-1500 *259

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	2018
Highway Class:	3
Town Highway #:	181
Mileage:	0.14

Susan Krupp, City Clerk of the City of St. Albans, Vermont.

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3 Highway in the City of St. Albans was COMPLETED AND OPENED FOR PUBLIC TRAVEL on June 30, 2017.

DESCRIPTION OF RIGHT OF WAY:

(Include road name and intersecting town highway numbers).

Hampton Lane, a 0.13 mile street from Federal Street (TH 8) to Lake Street (TH 2).

and as shown on a Highway Map of the City of St. Albans dated February 8, 2018, and filed in Book _____ on page _____ of the Records of the City of St. Albans by the City Clerk of said City incorporated herein by reference and attested to on said map by said City Clerk.

Dated at City of St. Albans, County of Franklin and State of Vermont, this 12th day of February, A.D., 2018.

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

[Signatures of Selectmen/Aldermen/Trustees]

[Signatures of Board Members]

and the Manager/Mayor of the City/Town/Village of St. Albans

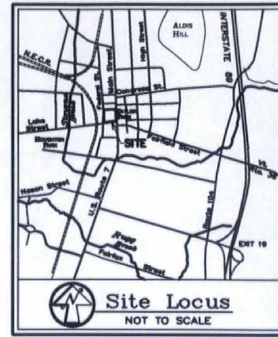
City of St. Albans, VERMONT

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS OF THE City OF St. Albans ON THE _____ DAY OF _____, AT _____ O'CLOCK, _____ M.

ATTEST: _____
CLERK OF _____, VERMONT

Kingman St.

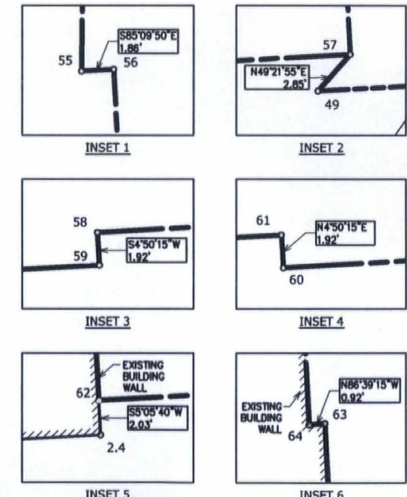
Line #	Length	Direction
L8	306.11	S81° 17' 50"E
L9	13.79	N08° 24' 15"E
L10-L2	18.92	S81° 49' 15"E
L11	50.22	S8° 24' 15"W
L12	72.16	S9° 11' 20"W
L13-L3	7.56	S8° 31' 25"W
L14	63.11	S8° 56' 25"W
L15	29.43	S8° 48' 40"W
L16-L4	23.61	S8° 48' 40"W
L17	38.36	S2° 20' 00"W
L18-L5	34.26	S4° 40' 05"W
L19-L6	8.00	N85° 12' 35"W
L20-L7	51.81	S4° 40' 05"W
L21	23.00	N85° 09' 45"W
L22	60.79	N4° 40' 05"E
L23	275.56	N8° 42' 10"E
L24	299.16	N81° 17' 50"W
L25	22.00	N8° 08' 40"E



Certification

This is to certify that this Survey, done by the undersigned, was done on the ground in accordance with the most recent minimum standards for property boundary surveys as set forth by the Vermont Board of Land Surveyors. The accuracy and positional tolerance are also in accordance with urban surveys.

PETER H. CROSS, P.E. (CE)
LICENSED - STATE OF VERMONT
PROFESSIONAL ENGINEER (CE) 3681
LAND SURVEYOR 509



LINE	BEARING	DISTANCE
L1	S8° 12' 40"W	0.53
L2	S81° 49' 15"E	18.92
L3	S8° 31' 25"W	7.56
L4	S8° 48' 40"W	23.61
L5	S4° 40' 05"W	34.26
L6	N85° 12' 35"W	8.00
L7	S4° 40' 05"W	51.81

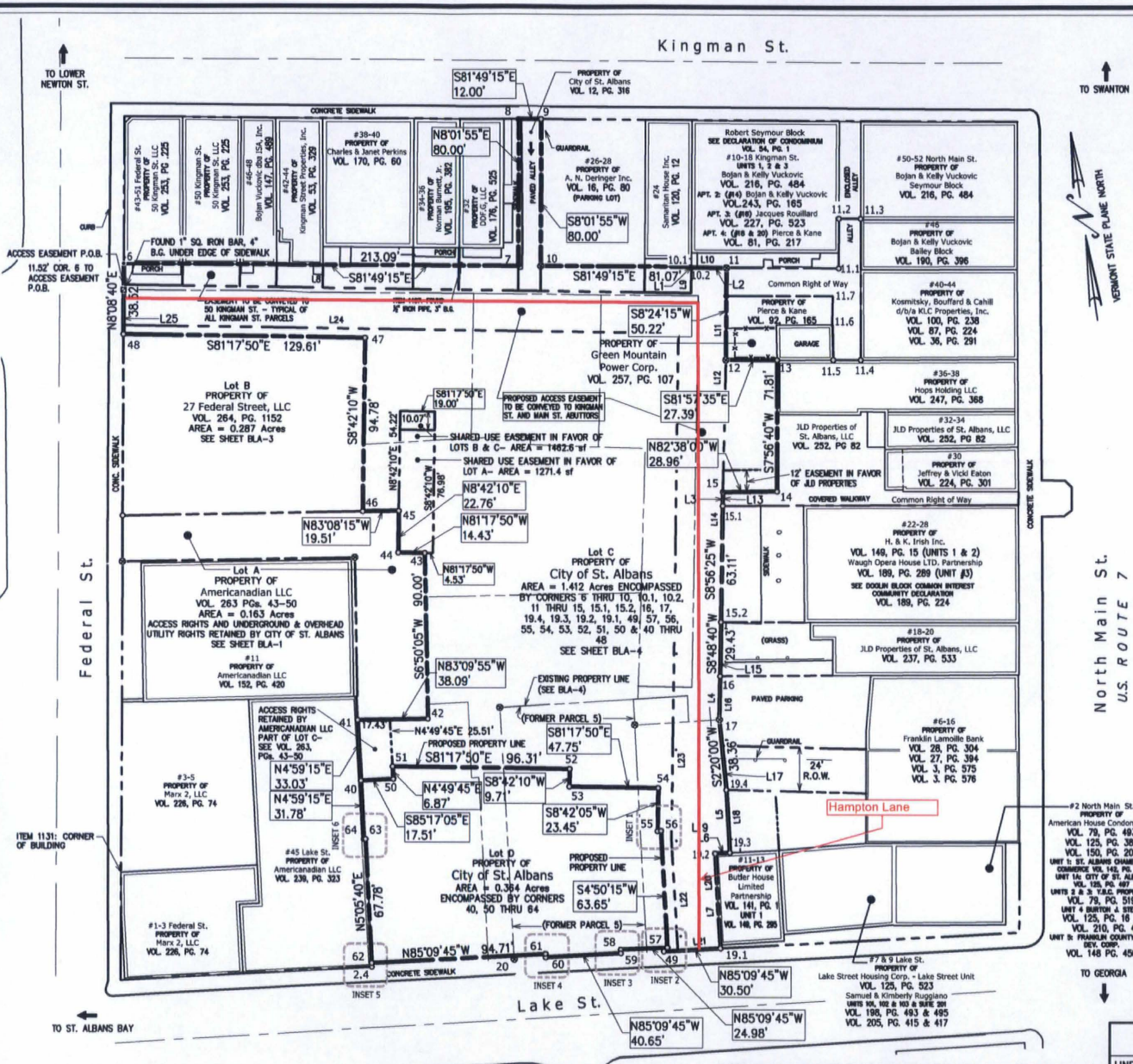
REVISION 10/16/2015: UPDATED LOT D BOUNDARY LINES
REVISION 02/25/2015: ADDED ACCESS EASEMENT & EASEMENT LINE TABLE

City of St. Albans
ST. ALBANS, VERMONT

Subdivision Plat Lots A, B, C & D

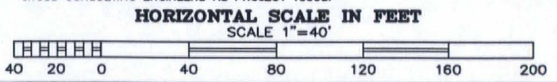
Municipal Parking Lot
LAKE, FEDERAL & KINGMAN STREETS
CITY OF ST. ALBANS, VERMONT

DATE: APRIL 22, 2014
DRAWN: WHP
CHECKED: PHC
APPROVED: PHC
PROJECT: 12070.2
FIELD BOOK: n/a
SHEET: BLA-5



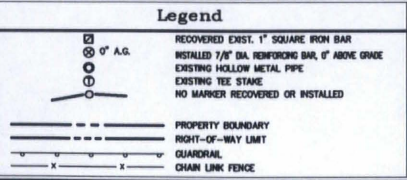
Plan Reference:
A SET OF DRAWINGS ENTITLED "MAP OF BOUNDARY SURVEY, MUNICIPAL PARKING LOT", SHEETS 1 THRU 5, DATED 5/11/2011, REVISED ON JUNE 03, 2013, PREPARED BY CROSS CONSULTING ENGINEERS AS PROJECT 10008.

Note:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A BOUNDARY LINE ADJUSTMENT TO MODIFY THE BOUNDARIES BETWEEN LOT C AND PARCEL 5 TO CREATE A NEW LOT D.



Abbreviations

- V. P. VOLUME PAGE
- A.G. ABOVE GROUND
- B.G. BELOW GRADE
- P.O.B. POINT OF BEGINNING



G:\2012 Drawings\12070_COSK Lake St. Parking Garage\Current\Subdivision-BA-5-Revision.dwg

**CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL**

VTrans Use Only	
Certificate Year:	2018
Highway Class:	3
Town Highway #:	182
Mileage:	0.11

Susan Krupp _____, City _____ Clerk of the City _____ of _____
(Clerk's Name) (City/Town/Village) (City/Town/Village)
 St. Albans _____, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3
(1,2,3 or 4)
 Highway in the _____ City _____ of _____ St. Albans _____ was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
 FOR PUBLIC TRAVEL on _____ December 19 _____ 2017 _____
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:

(Include road name and intersecting town highway numbers).

Market Street, a 0.1 mile street from Lake Street (TH 2) to the intersection of Stebbins Street (TH 170) and Allen Street (TH 103).

and as shown on a Highway Map of the _____ City _____ of _____ St. Albans _____,
(City/Town/Village) (City/Town/Village Name)
 dated _____ February 8 _____, 2018 _____, and filed in Book _____ on page _____ of the Records of
(Month - Day) (Year) (Book #) (Page #)
 the _____ City _____ of _____ St. Albans _____ by the _____ City _____ Clerk of said _____ City _____
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
 incorporated herein by reference and attested to on said map by said _____ City _____ Clerk.
(City/Town/Village)

Dated at _____ City of St. Albans _____, County of _____ Franklin _____ and State of Vermont,
(City/Town/Village Name) (County Name)
 this _____ 12th _____ day of _____ February _____, A.D., 2018 _____
(Date - Day) (Date - Month) (Date - Year)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Selectman/Alderman/Trustee Signature)

(Manager/Mayor Signature)

 and the Manager/Mayor of the City/Town/Village of _____ St. Albans _____
(City/Town/Village Name)

_____ City of St. Albans _____, VERMONT _____, _____
(City/Town/Village Name) (Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
 FOR PUBLIC TRAVEL, RECORDED IN BOOK _____ ON PAGE _____ OF THE _____ RECORDS
(Book #) (Page #)
 OF THE _____ City _____ OF _____ St. Albans _____ ON THE _____ DAY OF _____,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
 _____, AT _____ O'CLOCK, _____ M.
(Date - Year) (Time) (A or P)

ATTEST: _____
(Clerk's Name)
 _____ CLERK OF _____, VERMONT
(City/Town/Village) (City/Town/Village Name)

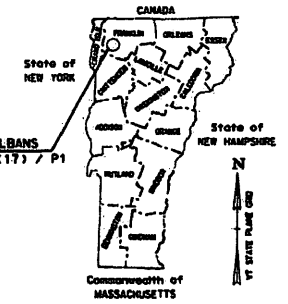
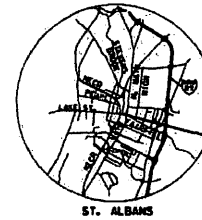
ST. ALBANS CITY CLERK'S OFFICE
 RECEIVED FOR RECORD / DISCHARGE

10/31 A.D. 2017
 at 12 o'clock 05 minutes PM
 and recorded in Book 278 Pages 938
 Attest: Susan C. Kaupp City Clerk

CITY OF SAINT ALBANS



COUNTY OF FRANKLIN PROPOSED IMPROVEMENT

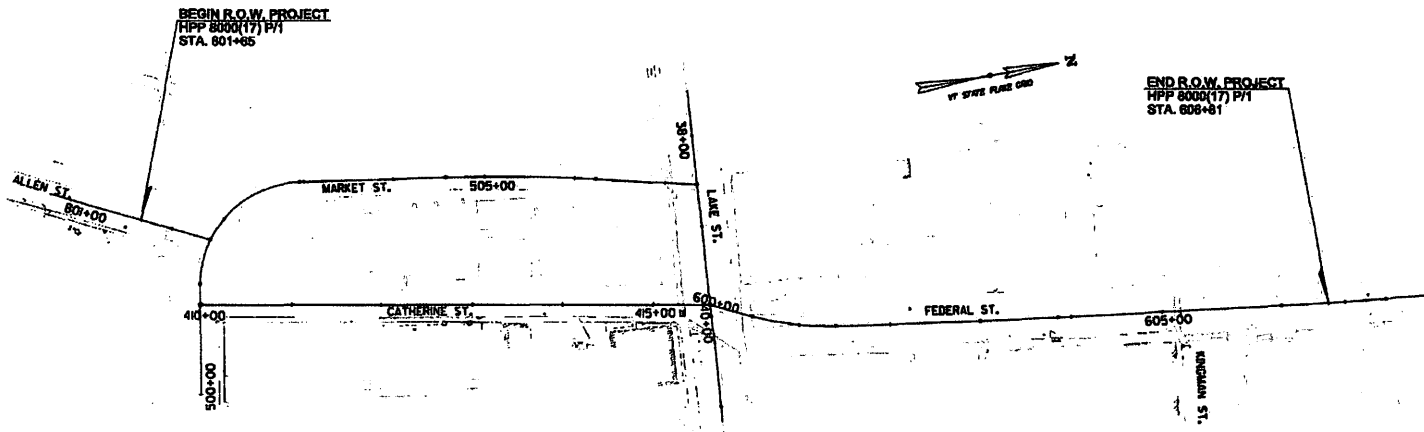


BEGINNING AT A POINT ON ALLEN STREET APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION WITH MARKET STREET AND CATHERINE STREET, AND EXTENDING NORTHERLY ALONG MARKET STREET AND CATHERINE STREET THROUGH THE LAKE STREET INTERSECTION, AND EXTENDING NORTHERLY ALONG FEDERAL STREET FOR APPROXIMATELY 575 FEET.

LENGTH OF PROJECT: 2,375 FT = 0.45 MILES

PROJECT DESCRIPTION

WORK TO BE PERFORMED UNDER THIS PROJECT INCLUDES GROUND PLANNING AND OVERLAY OF EXISTING STREETS, NEW CURBING AND SIDEWALK, UTILITY INFRASTRUCTURE IMPROVEMENTS, STREETSCAPE ENHANCEMENTS TO INCLUDE NEW STREET LIGHTING AND LANDSCAPING, AS WELL AS NEW SIGNING AND STRIPING.



60 0 60
 SCALE IN FEET

THESE PLANS ARE SUBJECT TO SUCH ENGINEERING CHANGES AS MAY BE REQUIRED BY THE FEDERAL HIGHWAY ADMINISTRATION OR THE DIRECTOR OF PROGRAM DEVELOPMENT.
 CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2003, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION ON JUNE 06, 2004 FOR USE ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS.

SURVEYED BY: VHB INC.
 SURVEYED DATE: 2010
 UPDATED: 2012, 2014, 2015
 DATUM
 VERTICAL: NAVD 1929
 HORIZONTAL: NAD 1983

RIGHT-OF-WAY PLANS
 APRIL 28, 2016

PROJECT MANAGER: E.P. DETWICK
 PROJECT NAME: ST ALBANS
 PROJECT NUMBER: HPP 8000(17) / P1
 SHEET 1 OF 6 SHEETS



GENERAL INFORMATION

SYMBOLY LEGEND NOTE

THE SYMBOLY ON THIS SHEET IS INTENDED TO COVER STANDARD CONVENTIONAL SYMBOLY. THE SYMBOLY IS USED FOR EXISTING & PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROJECT ANNOTATION, AS NOTED ON PROJECT PLAN SHEETS. THIS LEGEND SHEET COVERS THE BASICS. SYMBOLY ON PLANS MAY VARY. PLAN ANNOTATIONS AND NOTES SHOULD BE USED TO CLARIFY AS NEEDED.

R.O.W. ABBREVIATIONS (CODES) & SYMBOLS

POINT CODE	DESCRIPTION
CH	CHANNEL EASEMENT
CONST	CONSTRUCTION EASEMENT
CUL	CULVERT EASEMENT
D&C	DISCONNECT & CONNECT
DIT	DITCH EASEMENT
DR	DRAINAGE EASEMENT
DRIVE	DRIVEWAY EASEMENT
EC	EROSION CONTROL
I&M	INSTALL & MAINTAIN EASEMENT
LAND	LANDSCAPE EASEMENT
R&RES	REMOVE & RESEY
R&REP	REMOVE & REPLACE
SR	SLOPE RIGHT
UE	UTILITY EASEMENT
(P)	PERMANENT EASEMENT
(T)	TEMPORARY EASEMENT
■	BOUND SET
□	BOUND TO BE SET
●	IRON PIN SET
○	IRON PIN TO BE SET
⊠	EXISTING ROW POINT
○	PROPOSED ROW POINT
[LENGTH]	LENGTH CARRIED ON NEXT SHEET

COMMON TOPOGRAPHIC POINT SYMBOLS

POINT CODE	DESCRIPTION
●	APL BOUND APPARENT LOCATION
●	BM BENCH MARK
●	BND BOUNDING
●	BO BOREING
⊠	CB CATCH BASIN
⊕	COMB COMBINATION POLE
⊠	DTHR DROP INLET THROATED DNG
○	EL ELECTRIC POWER POLE
●	FPOLE FLAGPOLE
○	GASFIL GAS FILLER
○	GP GUIDE POST
○	GSO GAS SHUT OFF
●	GUY GUY POLE
●	GUYW GUY WIRE
●	GV GATE VALVE
⊗	H TREE HARDWOOD
△	HCTRL CONTROL HORIZONTAL
△	HVCTRL CONTROL HORIZ. & VERTICAL
○	HYD HYDRANT
●	IP IRON PIN
○	IPPE IRON PIPE
○	LI LIGHT - STREET OR YARD
○	MB MAILBOX
○	MH MANHOLE (MH)
●	MM MILE MARKER
●	PM PARKING METER
●	PMK PROJECT MARKER
●	POST POST STONE/WOOD
⊠	RRSIG RAILROAD SIGNAL
⊠	RRSL RAILROAD SWITCH LEVER
●	S TREE SOFTWOOD
○	SAT SATELLITE DISH
⊗	SHRUB SHRUB
▽	SIGN SIGN
▲	STUMP STUMP
●	TEL TELEPHONE POLE
●	TIE TIE
▽	TSIGN SIGN W/DOUBLE POST
▲	VCTRL CONTROL VERTICAL
○	WELL WELL
■	WSO WATER SHUT-OFF

THESE ARE COMMON VAOT SURVEY POINT SYMBOLS FOR EXISTING FEATURES, ALSO USED FOR PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROPOSED ANNOTATION.

PROPOSED GEOMETRY CODES

CODE	DESCRIPTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
CC	CENTER OF CURVE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
POB	POINT OF BEGINNING
POE	POINT OF ENDING
STA	STATION PREFIX
AH	AHEAD STATION SUFFIX
BK	BACK STATION SUFFIX
D	CURVE DEGREE OF (100FT)
R	CURVE RADIUS OF
T	CURVE TANGENT LENGTH
L	CURVE LENGTH OF
E	CURVE EXTERNAL DISTANCE

UTILITY SYMBOLY

UNDERGROUND UTILITIES	DESCRIPTION
— UT —	TELEPHONE
— UE —	ELECTRIC
— UC —	CABLE (TV)
— UEC —	ELECTRIC+CABLE
— UET —	ELECTRIC+TELEPHONE
— UCT —	CABLE+TELEPHONE
— UECT —	ELECTRIC+CABLE+TELEP.
— G —	GAS LINE
— W —	WATER LINE
— S —	SANITARY SEWER (SEPTIC)
—	PROPOSED UNDERDRAIN

ABOVE GROUND UTILITIES (AERIAL)

— T —	TELEPHONE
— E —	ELECTRIC
— C —	CABLE (TV)
— EC —	ELECTRIC+CABLE
— ET —	ELECTRIC+TELEPHONE
— AER EAT —	ELECTRIC+TELEPHONE
— CT —	CABLE+TELEPHONE
— ECT —	ELECTRIC+CABLE+TELEP.
—	UTILITY POLE GUY WIRE

PROJECT CONSTRUCTION SYMBOLY

PROJECT DESIGN & LAYOUT SYMBOLY	DESCRIPTION
— GZ —	CLEAR ZONE
—	PLAN LAYOUT MATCHLINE

PROJECT CONSTRUCTION FEATURES

○	TOP OF CUT SLOPE
○	TOE OF FILL SLOPE
○	STONE FILL
—	BOTTOM OF DITCH & CULVERT PROPOSED
—	STRUCTURE SUBSURFACE
PDF	PROJECT DEMARCATION FENCE
BF	BARRIER FENCE
—	TREE PROTECTION ZONE (TPZ)
—	STRIPING LINE REMOVAL
—	SHEET PILES

CONVENTIONAL BOUNDARY SYMBOLY

BOUNDARY LINES	DESCRIPTION
—	TOWN BOUNDARY LINE
—	COUNTY BOUNDARY LINE
—	STATE BOUNDARY LINE
—	PROPOSED STATE R.O.W. (LIMITED ACCESS)
—	PROPOSED STATE R.O.W.
—	STATE ROW (LIMITED ACCESS)
—	STATE ROW
—	TOWN ROW
—	PERMANENT EASEMENT LINE (P)
—	TEMPORARY EASEMENT LINE (T)
—	SURVEY LINE
—	PROPERTY LINE (P/L)
—	ROW TAKE LINE
—	SLOPE RIGHTS
—	6F PROPERTY BOUNDARY
—	4F PROPERTY BOUNDARY
HAZ	HAZARDOUS WASTE

EPSC LAYOUT PLAN SYMBOLY

EPSC MEASURES	DESCRIPTION
—	FILTER CURTAIN
—	SILT FENCE
—	SILT FENCE WOVEN WIRE
—	CHECK DAM
—	DISTURBED AREAS REQUIRING RE-VEGETATION
—	EROSION MATTING

ENVIRONMENTAL RESOURCES

—	WETLAND BOUNDARY
—	RIPARIAN BUFFER ZONE
—	WETLAND BUFFER ZONE
—	SOIL TYPE BOUNDARY
—	THREATENED & ENDANGERED SPECIES
HAZ	HAZARDOUS WASTE AREA
AG	AGRICULTURAL LAND
HABITAT	FISH & WILDLIFE HABITAT
—	FLOOD PLAN
—	ORDINARY HIGH WATER (OHW)
—	STORM WATER
—	USDA FOREST SERVICE LANDS
—	WILDLIFE HABITAT SUIT/CONN

ARCHEOLOGICAL & HISTORIC

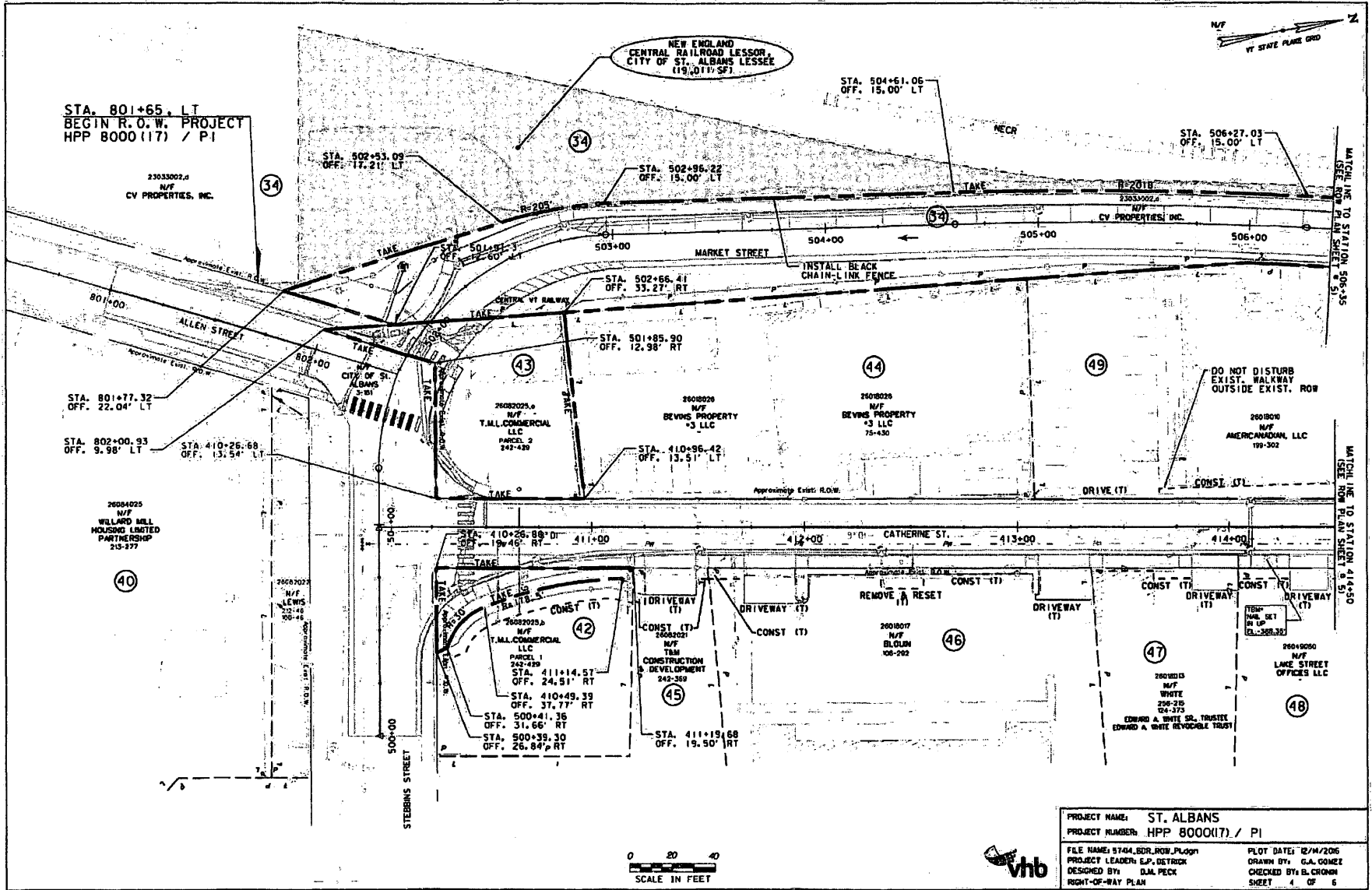
—	ARCHEOLOGICAL BOUNDARY
—	HISTORIC DISTRICT BOUNDARY
—	HISTORIC AREA
(H)	HISTORIC STRUCTURE

CONVENTIONAL TOPOGRAPHIC SYMBOLY

EXISTING FEATURES	DESCRIPTION
—	ROAD EDGE PAVEMENT
—	ROAD EDGE GRAVEL
—	DRIVEWAY EDGE
—	DITCH
—	FOUNDATION
—	FENCE (EXISTING)
—	FENCE WOOD POST
—	FENCE STEEL POST
—	GARDEN
—	ROAD GUARDRAIL
—	RAILROAD TRACKS
—	CULVERT (EXISTING)
—	STONE WALL
—	WALL
—	WOOD LINE
—	BRUSH LINE
—	HEDGE
—	BODY OF WATER EDGE
—	LEDGE EXPOSED

PROJECT NAME:	ST. ALBANS
PROJECT NUMBER:	HPP 8000(17) / PI
FILE NAME:	STAL_LEG_ROW_inherit.dgn
PROJECT LEADER:	E.P. DETROCK
DESIGNED BY:	D.M. PECK
CONVENTIONAL SYMBOLY LEGEND SHEET	SHEET 2 OF 6





STA. 801+65. LT
 BEGIN R.O.W. PROJECT
 HPP 8000 (17) / PI

23033002.0
 N/F
 CV PROPERTIES, INC.

NEW ENGLAND
 CENTRAL RAILROAD LESSOR,
 CITY OF ST. ALBANS LESSEE
 (19,0117,57)



STA. 801+77.32
 OFF. 22.04' LT

STA. 802+00.93
 OFF. 9.98' LT

STA. 410+26.68
 OFF. 13.54' LT

26084025
 N/F
 WILLARD MILL
 HOLDINGS LIMITED
 PARTNERSHIP
 215-377

(40)

26087023
 N/F
 LEWIS
 252-48
 208-48

STEBBINS STREET

STA. 410+26.88
 OFF. 19.46' RT

STA. 411+14.57
 OFF. 24.51' RT

STA. 410+49.39
 OFF. 37.77' RT

STA. 500+41.36
 OFF. 31.65' RT

STA. 500+39.30
 OFF. 26.84' RT

CONSTRUCTION DEVELOPMENT
 242-389

(45)

STA. 411+19.68
 OFF. 19.50' RT

CONST (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

DRIVEWAY (T)

REMOVE & RESET

(46)

(47)

(48)

26018017
 N/F
 BLOOM
 105-292

26018013
 N/F
 WHITE
 258-318
 254-375

26010050
 N/F
 LAKE STREET
 OFFICES LLC

EDWARD A. WHITE SR. TRUSTEE
 EDWARD A. WHITE REVOCABLE TRUST

DO NOT DISTURB
 EXIST. WALKWAY
 OUTSIDE EXIST. ROW

26018010
 N/F
 AMERICANADIAN, LLC
 199-302

26018026
 N/F
 BEVINS PROPERTY
 *3 LLC
 75-430

(44)

(49)

(43)

STA. 501+85.90
 OFF. 12.98' RT

STA. 502+66.41
 OFF. 33.27' RT

STA. 502+96.22
 OFF. 19.00' LT

(34)

STA. 504+61.06
 OFF. 15.00' LT

STA. 506+27.03
 OFF. 15.00' LT

(33)

23033002.0
 N/F
 CV PROPERTIES, INC.

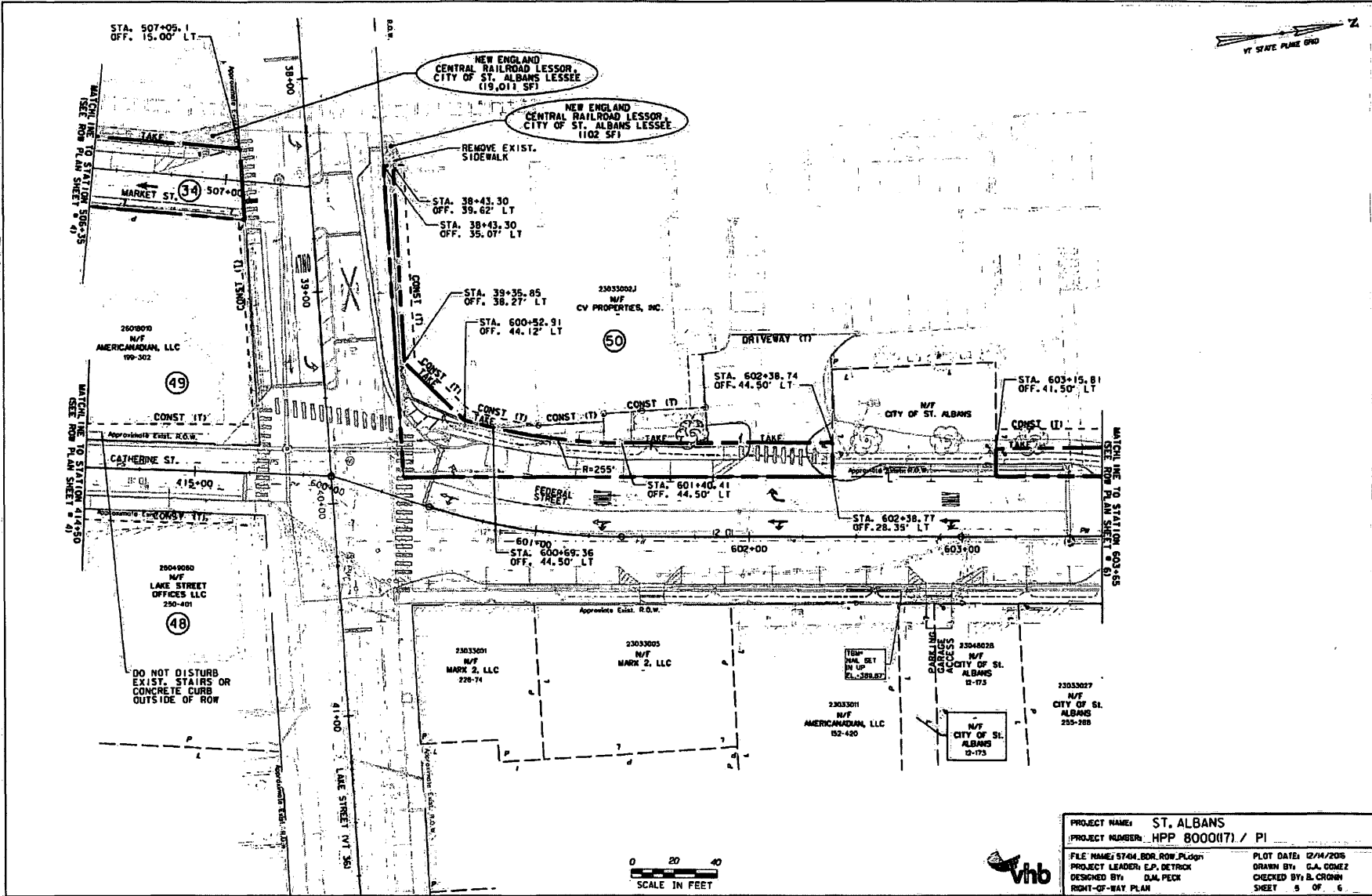
MATCH LINE TO STATION 506+35
 (SEE PLAN SHEET 8.5)

MATCH LINE TO STATION 414+50
 (SEE PLAN SHEET 8.5)



PROJECT NAME:	ST. ALBANS
PROJECT NUMBER:	HPP 8000(17) / PI
FILE NAME:	ST44_BDR_ROW_Plan.dwg
PROJECT LEADER:	E.P. DETRICK
DESIGNED BY:	DAL PECK
RIGHT-OF-WAY PLAN	
PLAT DATE:	12/11/2016
DRAWN BY:	G.A. GOMEZ
CHECKED BY:	B. CRONIN
SHEET	4 OF 6





STA. 507+05.1
OFF. 15.00' LT

NATION LINE TO STATION 506+35
(SEE ROW PLAN SHEET 47)

MARKET ST. (34) 507+00

260900
N/F
AMERICANADIAN, LLC
199-302

(49)

Approximate Exist. R.O.W.

CATHERINE ST. 415+00

NATION LINE TO STATION 414+50
(SEE ROW PLAN SHEET 41)

29040000
N/F
LAKE STREET
OFFICES LLC
290-401

(48)

DO NOT DISTURB
EXIST. STAIRS OR
CONCRETE CURB
OUTSIDE OF ROW

411+00 LAKE STREET (N/S)

Approximate Exist. R.O.W.

NEW ENGLAND
CENTRAL RAILROAD LESSOR
CITY OF ST. ALBANS LESSEE
(119,011 SF)

NEW ENGLAND
CENTRAL RAILROAD LESSOR
CITY OF ST. ALBANS LESSEE
(1102 SF)

REMOVE EXIST.
SIDEWALK

STA. 38+43.30
OFF. 39.62' LT

STA. 38+43.30
OFF. 35.07' LT

STA. 39+35.85
OFF. 38.27' LT

2303300J
N/F
CV PROPERTIES, INC.

(50)

DRIVEWAY (1)

STA. 600+52.31
OFF. 44.12' LT

STA. 601+40.41
OFF. 44.50' LT

STA. 602+38.74
OFF. 44.50' LT

STA. 602+38.77
OFF. 28.35' LT

STA. 603+15.81
OFF. 41.50' LT

N/F
CITY OF ST. ALBANS

Approximate Exist. R.O.W.

601+00 STA. 600+59.36
OFF. 44.50' LT

602+00

603+00

Approximate Exist. R.O.W.

2303300I
N/F
MARK 2, LLC
228-74

23033005
N/F
MARK 2, LLC

TEMP
PAVE SET
IN UP
E.L. 329.82'

23033011
N/F
AMERICANADIAN, LLC
52-420

23040028
N/F
CITY OF ST.
ALBANS
11-175

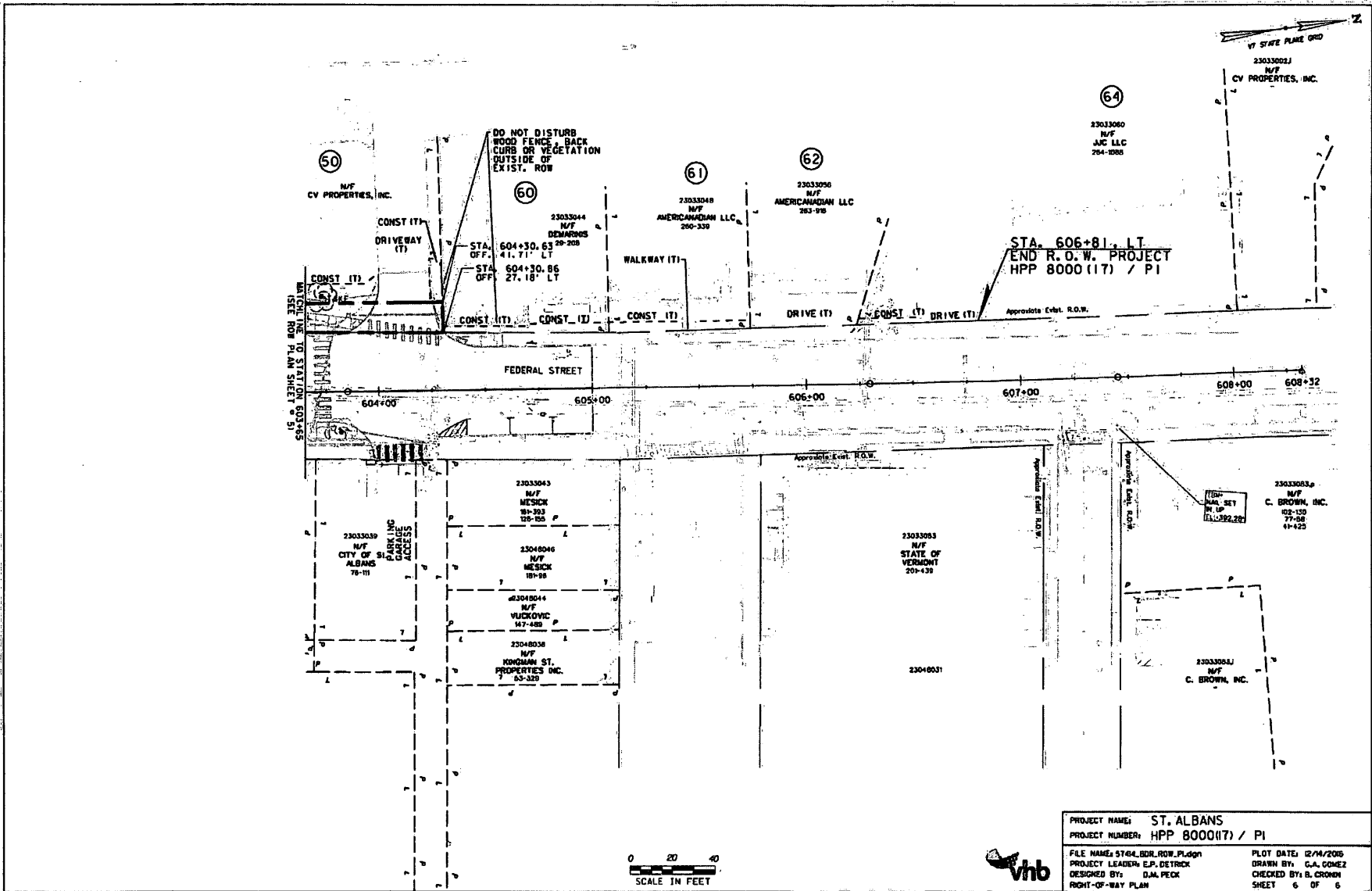
23033027
N/F
CITY OF ST.
ALBANS
255-288

23033011
N/F
CITY OF ST.
ALBANS
11-175

PROJECT NAME:	ST. ALBANS
PROJECT NUMBER:	HPP 8000(17) / PI
FILE NAME:	STAL_BOR_ROW_P1.dgn
PROJECT LEADER:	E.P. DETROCK
DESIGNED BY:	D.J. PECK
RIGHT-OF-WAY PLAN	
PLOT DATE:	12/14/2015
DRAWN BY:	G.A. GOMEZ
CHECKED BY:	B. CROWN
SHEET	5 OF 6



0 20 40
SCALE IN FEET



Alley, Kerry

From: Chip Sawyer <c.sawyer@stalbansvt.com>
Sent: Friday, December 15, 2017 9:06 AM
To: Alley, Kerry
Cc: David Southwick; Kristen Smith
Subject: RE: Potential City highway mileage changes for 2018, and City boundary questions...
Attachments: Fed-Catherine-Market St ROW plans recorded.pdf; Parcels 34 and 50, Railroad Delegation and Operating Easement.pdf; Parcel 43 TML Commercial.pdf; Core Easement to Properties April 2015.pdf; Hampton Lane in Core Lot Subdivision.pdf

Hello, Kerry. I'm sending the maps and deeds showing the streets.

Market Street is shown in the Fed-Catherine-Market St ROW plans recorded.pdf file, and the transfer of land for the Market St. lots is records in Parcels 34 and 50, Railroad Delegation and Operating Easement.pdf and Parcel 43 TML Commercial.pdf. The City Council re-designated and named Market St. as a City street by a vote on December 11, 2017.

Hampton Lane corresponds with an access easement shown on the map in Hampton Lane in Core Lot Subdivision.pdf and granted in Core Easement to Properties April 2015.pdf. The City Council named it Hampton Lane in a vote on September 11, 2017.

Can you give examples of what other paperwork we would need to add these roads to our mileage certificate?

Thanks.

Chip Sawyer
Director of Planning & Development
City of St. Albans
PO Box 867
100 No. Main St.
St. Albans, VT 05478
c.sawyer@stalbansvt.com
(802) 524-1500 *259

From: Alley, Kerry [mailto:Kerry.Alley@vermont.gov]
Sent: Thursday, December 14, 2017 5:07 PM
To: Chip Sawyer <c.sawyer@stalbansvt.com>
Cc: David Southwick <d.southwick@stalbansvt.com>; Kristen Smith <k.smith@stalbansvt.com>
Subject: RE: Potential City highway mileage changes for 2018, and City boundary questions...

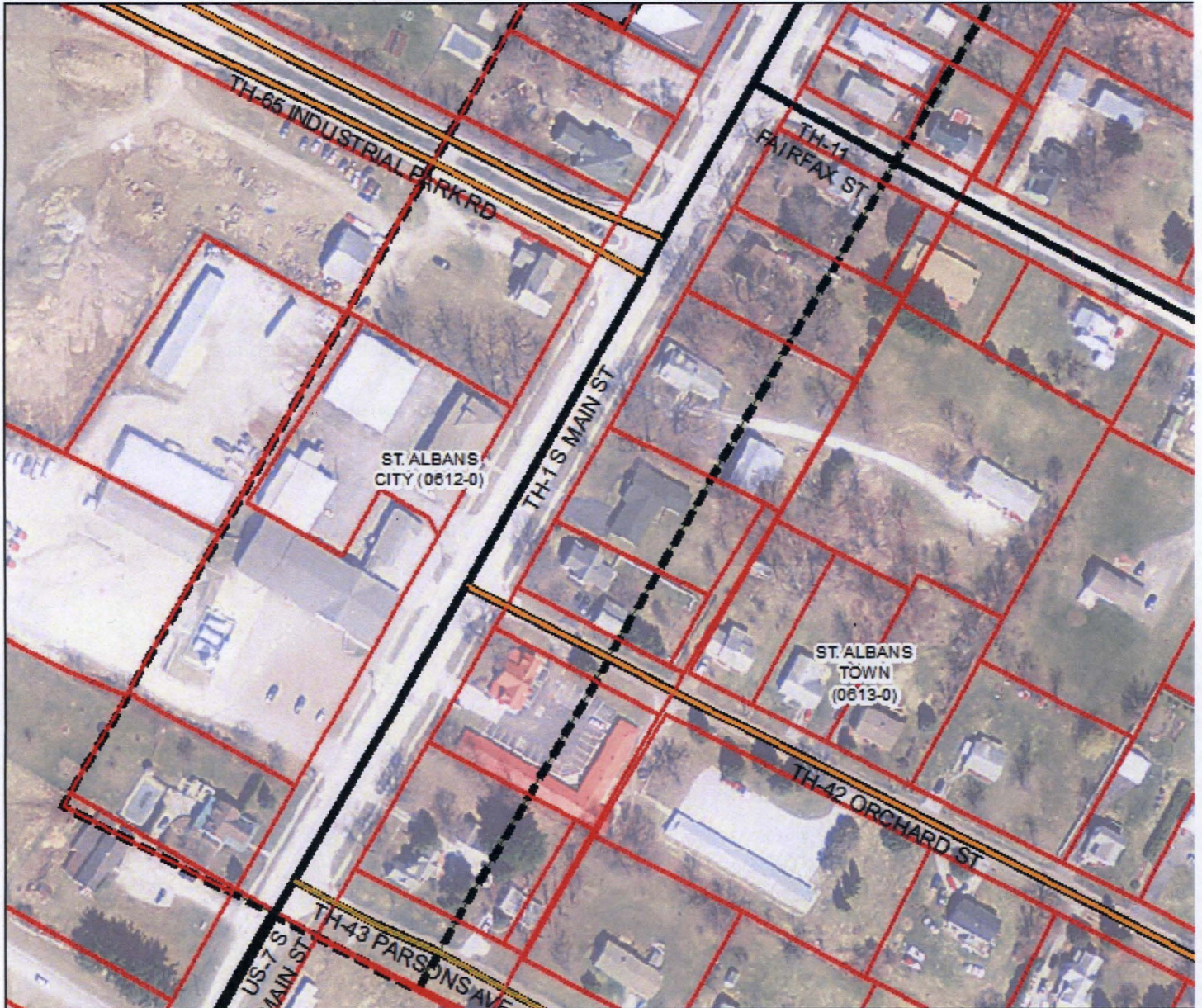
Thanks Chip!

If someone could send me copies of the documentation related to the new town highways, such as deeds, surveys, and certificates of opening, that would give me a head start with the review. It is also ok to wait until the mileage certificate is submitted in February, but I'll need the documents for processing even if they're not needed for mapping.

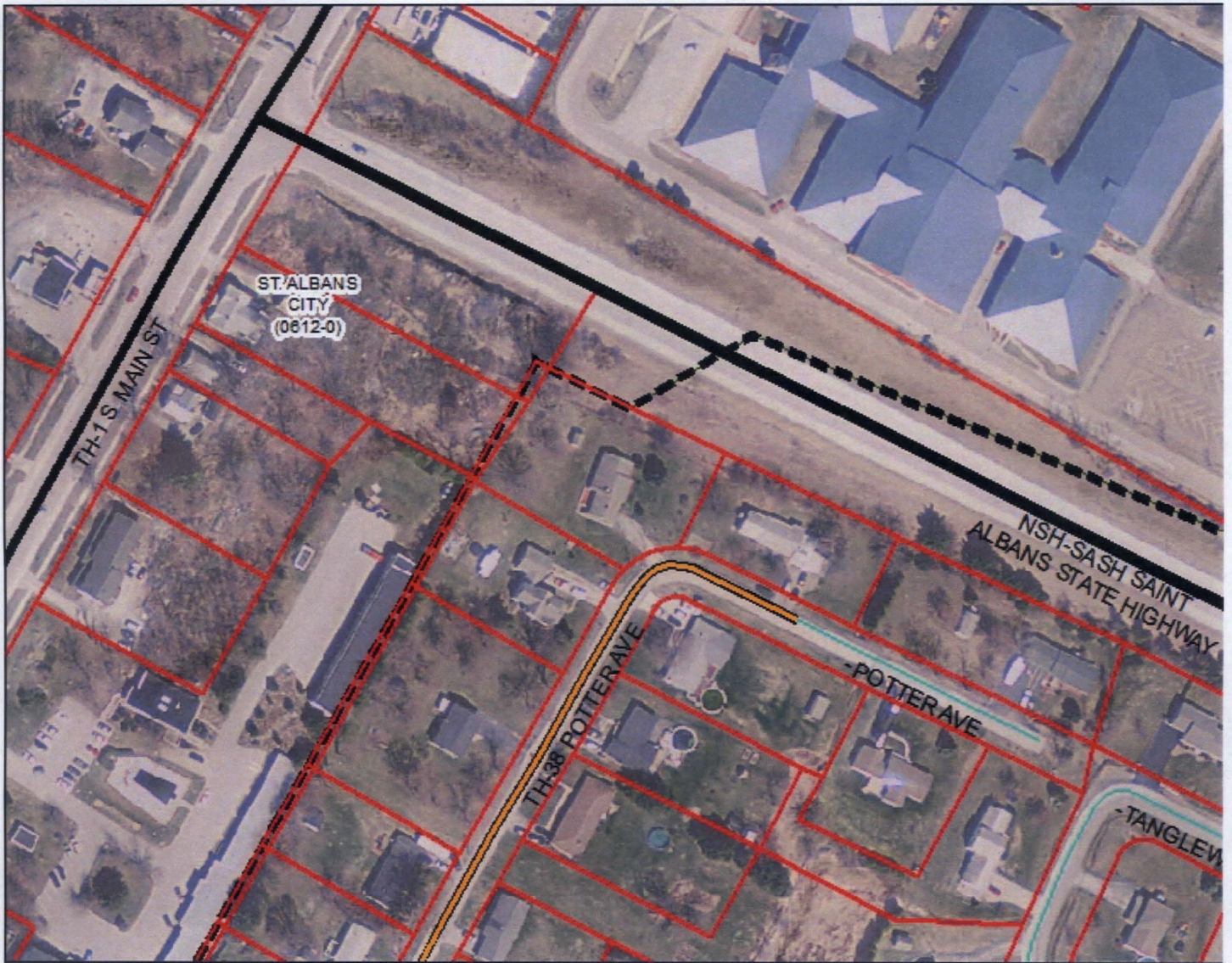
Regarding the measures for the new highways, our records reflect lengths from centerline to centerline, rather than just the length of the right of way (an artifact of maintaining line data, not polygon data). Also, because we have some pre-existing mileage on record for Market St (0.02 mi), the change in mileage will be set to reflect the new total, to prevent any errors due to possible errors in the pre-existing mileage.

I've pasted a couple screenshots below, showing the VTrans boundary (dashed black line) and the 2015 parcel data (red lines). The VTrans boundary used to more closely resemble the parcel data, so I just want an independent confirmation (if possible!) of their relative accuracies, before updating the mileages to reflect our boundaries. Maybe the images are enough to know where I need to dig deeper. I've also asked a question about Crest Rd (see third image below).

Southernmost boundary:

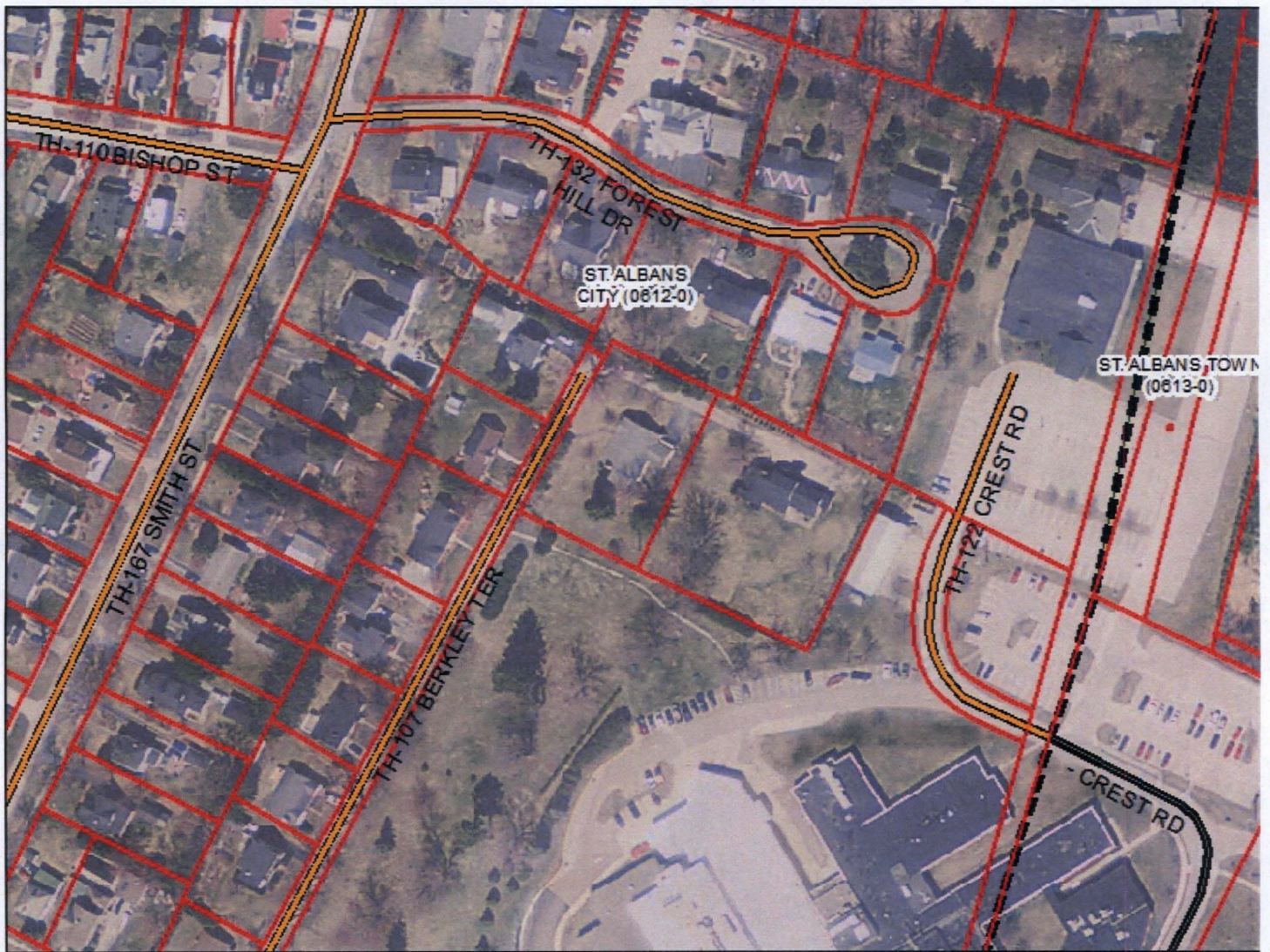


Boundary near Saint Albans State Highway:



Boundary near Crest Rd:

An additional question here...Does the City maintain all the way through the parking lot, or only the portion shown as a parcel?



From: Chip Sawyer [<mailto:c.sawyer@stalbansvt.com>]
Sent: Thursday, December 14, 2017 3:20 PM
To: Alley, Kerry <Kerry.Alley@vermont.gov>
Cc: David Southwick <d.southwick@stalbansvt.com>; Kristen Smith <k.smith@stalbansvt.com>
Subject: RE: Potential City highway mileage changes for 2018, and City boundary questions...

Hello, Kerry.

We are looking into what parcel data we can share with you for those boundary streets you mention, but many of our lots are very old and we have very little actual survey data. So we often find ourselves subject to the same issue of different boundaries by GIS source.

As for our new streets.

Both are new class 3 roads.

Market St. is 520 feet long.
Hampton Lane is 680 feet long.

You can see Hampton Lane on googlemaps, but let me know if you need more info on its location.

Thanks.

Chip Sawyer
Director of Planning & Development
City of St. Albans
PO Box 867
100 No. Main St.
St. Albans, VT 05478
c.sawyer@stalbansvt.com
(802) 524-1500 *259

From: Kristen Smith
Sent: Thursday, December 14, 2017 3:07 PM
To: Chip Sawyer <c.sawyer@stalbansvt.com>
Cc: David Southwick <d.southwick@stalbansvt.com>
Subject: FW: Potential City highway mileage changes for 2018, and City boundary questions...

Hi Chip,

Do you want to respond to this?

Kristen Smith
Community Relations Coordinator
City of St. Albans
P.O. Box 867 / 100 North Main St.
St. Albans, VT 05478

Tel: (802) 524-1500 ext. 253
Fax: (802) 524-1505
Email: k.smith@stalbansvt.com



From: Alley, Kerry [<mailto:Kerry.Alley@vermont.gov>]
Sent: Thursday, December 14, 2017 2:06 PM
To: Kristen Smith <k.smith@stalbansvt.com>
Subject: Potential City highway mileage changes for 2018, and City boundary questions...

Attached: Memo re Market St Name 12-11-17.pdf;

Hello Kristen,

I have some questions that might be relevant to this year's Certificate of Highway Mileage for Saint Albans City, which we will be mailing out on January 2, 2018. The office of E911 just brought it to our attention that Market St (City St) may have been reinstated as a public highway. Our records suggest it was discontinued in 1982, which in turn suggests that the ROW became the property of the adjacent landowners. I just wanted to touch base to find out if I understood the situation correctly, and if so, if it would be submitted on the 2018 Certificate. If you already have documentation prepared, I could review it and pre-load any approved changes onto the certificate before it is mailed out on January 2.

Along similar lines, has Hampton Ln also become a class 3 town highway?

The city has been very good about sending us documentation of changes in the past; I'm simply being proactive this year because of the heads-up from E911, and because getting a head-start reviewing documentation sometimes makes the processing easier.

Last but not least, I'm also writing because I've discovered several different versions of the city boundary (VTrans, E911, and parcel data), and was wondering if you could provide me with any surveys that would authoritatively clarify its location? I'm particularly interested in pinpointing the boundary in the vicinity of Parsons Ave, Orchard St, Fairfax St, Freeborn St, and Upper Welden St. I was in the process of adjusting the mileage between the city and town based on boundary adjustments made two years ago, but started to wonder when parcel data updated in 2015 (according to VCGI) didn't match the corrections provided to us by E911 in 2015 or 2016.

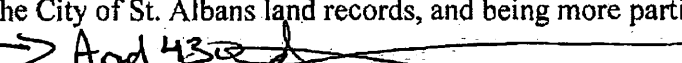
Thank you very much for your continued assistance in keeping our data as current and as accurate as possible!

Kerry

Kerry Alley | GIS Professional III
Vermont Agency of Transportation
1 National Life Dr | Montpelier, VT 05633
802-828-3666 | Kerry.Alley@vermont.gov
<http://vtrans.vermont.gov/planning/maps>

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, T.M.L. Commercial LLC of St. Albans, in the County of Franklin and State of Vermont, Grantor, in the consideration of Ten Dollars and other good and valuable consideration paid to its full satisfaction by the CITY OF ST. ALBANS, a Vermont municipality in the County of Franklin, and State of Vermont, Grantee, by these presents, does freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, the CITY OF ST. ALBANS, and its successors and assigns forever, a certain piece of land in the City of St. Albans, in the County of Franklin, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed to T.M.L. Commercial, LLC by the Warranty Deed of B A Gage, LLC (parcel 2) , dated October 4, 2010 and recorded in Book 242, at Pages 429 of the City of St. Albans land records, and being more particularly described as follows: → And 430 

Being Parcel #43 consisting of 6,116 square feet, more or less, as shown on right of way sheets 3 and 4 of the plans of Transportation Project St. Albans HPP 8000(17), ("the Transportation Project") to be filed in the office of the Clerk of the City of St. Albans.

Taking. Consisting of 6,116 square feet, more or less, for the complete acquisition of this parcel, located right of and between approximate station 501+75 of the Market Street centerline and approximate station 200+96 of the Catherine Street centerline for the Transportation Project.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references therein made, and their respective records and references, in further aid of this description.

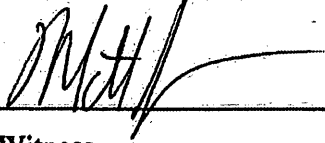
TO HAVE AND TO HOLD the said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, CITY OF ST. ALBANS, and its successors and assigns, to their own use and behoof forever; and the said Grantor, T.M.L. Commercial LLC, covenants with the said Grantee, CITY OF ST. ALBANS, and its successors and assigns, that until the ensembling of these presents, it and its members are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE, and hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on this

27 day of September, 2016

IN THE PRESENCE OF:

T.M.L. Commercial LLC





By: _____

Witness

Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS.

At St. Albans in said County and State this 27 day of Sept, 2016, personally appeared Norman Stanislas, duly authorized agent of T.M.L. Commercial LLC and he/she acknowledged the foregoing document, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of T.M.L. Commercial LLC.

Before me,


Notary Public, My Commission
Expires 2/19

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
10/25 A.D. 2015
at 11 o'clock 55 minutes A M
and recorded in Book 274 Pages 980
Attest: Judson C Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 6164
Signed Judson C Krupp, Clerk
Date 10/25/16

OPERATING EASEMENT AND AMENDMENT AGREEMENT

THIS OPERATING EASEMENT AND AMENDMENT AGREEMENT is made as of the 25th day of January, 2017 BETWEEN:

CV PROPERTIES INCORPORATED

(hereinafter referred to as "CV")

- and -

NEW ENGLAND CENTRAL RAILROAD, INC.

(hereinafter referred to as "NECR")

WHEREAS pursuant to the terms of the Operating Easement between Central Vermont Railway, Inc. (n/k/a CV), as Lessor, and NECR, as Lessee, dated February 3, 1995 and recorded in Volume 100 at Page 403 of the City of St. Albans Land Records (the "Easement"), CV granted to NECR an easement over lands and premises described in Exhibit A to the Easement;

WHEREAS CV intends to grant certain parcels of land and easement rights to the City of St. Albans, said underlying lands being located in the City of St. Albans and currently encumbered by the terms and conditions of the Easement;

AND WHEREAS the parties hereto wish to release from the terms of the Easement all of the land and interests to be granted from CV to the City of St. Albans;

NOW THEREFORE in consideration of the sum of FIVE THOUSAND DOLLARS (\$5,000.00) paid by CV to NECR (the receipt sufficiency which is hereby acknowledged) the parties hereto agree:

1. The following land and premises are hereby released from the terms and conditions of the Easement, and NECR hereby remises, releases and quit claims unto CV, its successors and assigns forever, all right and title that NECR, its successors and assigns, have in and to said premises, described as follows:

Fee Parcels: Being two parcels of land, together with the NECR's interest in any improvements thereon but only to the extent owned by NECR, and more particularly depicted as a portion of Parcel 50 on Sheet 5 and Sheet 6 of the right of way plans entitled: "City of St. Albans, County of Franklin, Proposed Improvement, Right of Way Plans," dated April 26, 2016, last revised December 14, 2016, prepared by VHB, Inc. and to be recorded in the City of St. Albans Land Records (the "Right of Way Plans") depicting the plans of Transportation Project St. Albans HPP 8000(17)/P1 (the "Transportation Project"), and more particularly described with reference to the Right of Way Plans as follows:

Parcel 1: Being 4,730 square feet, more or less, for the reconfiguration of the Lake Street and Federal Street intersection located left of and between approximate station 38+43 of the Lake Street centerline and station 602+39 of the Federal Street centerline for the Transportation Project.

Parcel 2: Being 1,577 square feet, more or less, for a new sidewalk, located left of and between approximate station 603+16 and 604+31 of the Federal Street centerline for the Transportation Project.

Temporary Easements:

Temporary Construction Easements. NECR hereby consents to CV's grant to the City of St. Albans of the temporary non-exclusive easements within the Temporary Construction Easement Areas (defined below), said temporary easements being granted solely during the period of construction on Lake Street and Federal Street for the Transportation Project, and includes the temporary right to enter within the Temporary Construction Easement Areas for reasonable construction purposes, including the right to remove pavement, excavation, re-

Parcels 34 and 50, Railroad Delegation and Operating Easement.pdf

grading, paving, cutting and disposing of trees, brush, bushes and debris within the Temporary Construction Easement Areas. The Temporary Construction Easement Areas are defined as follows: (1) Being 1,796 square feet, more or less, located left of and between approximate stations 38+43 of the Lake Street centerline and 601+81 of the Federal Street centerline; (2) Being 796 square feet, more or less, located left of and between approximate stations 603+16 and 604+01; and (3) Being 116 square feet, more or less, left of and between approximate stations 604+25 to 604+31; all stations are of the established centerline for the Transportation Project, and as depicted on the Right of Way Plans.

Temporary Driveway Construction Easement. NECR hereby consents to CV's grant to the City of St. Albans of the temporary non-exclusive easements within the Driveway Areas (defined below), said temporary easements being granted solely during the period of construction on Federal Street, and includes the temporary right to enter upon the Driveway Areas to reconstruct a drive within the Driveway Areas. The Driveway Areas are defined as follows: (1) Being the reconstruction of a drive left of and between approximate stations 601+79 and 602+50 of the established centerline of the Transportation Project; and (2) Being the reconstruction of a drive left of and between approximate stations 603+99 and 604+25 of the established centerline of the Transportation Project, and as depicted on the Right of Way Plans.

TO HAVE AND TO HOLD all right and title in and to said released and quitclaimed Premises, to CV, and its successors and assigns, forever.

AND FURTHERMORE, the said Grantor, NECR, does for itself and its successors and assigns, covenant with CV and its successors and assigns, that from and after the ensembling of these presents the NECR will have and claim no right in or to the said released and quitclaimed Premises.

2. Save and except as hereby amended the terms and conditions of the Easement remain the same and in full force and effect and are hereby ratified and confirmed.

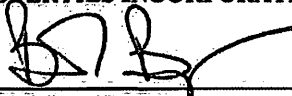
3. Unless otherwise provided herein, the defined terms used herein shall have the same meanings attributed to such defined terms in the Easement.

4. This amending agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF the parties hereto have executed this Operating Easement Amendment Agreement as of this 25 day of January, 2017.


Bernd Beyer
Vice-President and Treasurer
Vice-président et trésorier

CV PROPERTIES INCORPORATED

Per: 
Name: Emie Longo
Title: Manager, Business Development & Real Estate

I have authority to bind the Corporation

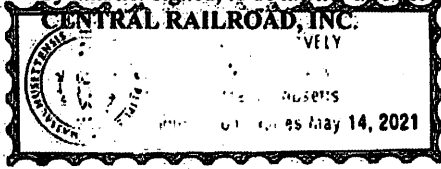
NEW ENGLAND CENTRAL RAILROAD, INC.

Per: 
Name: DAVID R. EBENHART
Title: PRESIDENT NECR

I/We have authority to bind the Corporation

STATE OF Massachusetts
COUNTY OF Worcester

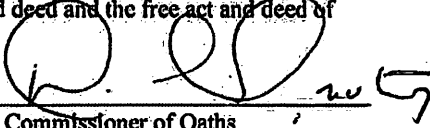
On this 12th day of January, 2017, personally appeared David Ebbrecht
Duly Authorized Agent of **NEW ENGLAND CENTRAL RAILROAD, INC.**, to me known to
be the person who executed the foregoing instrument, and he/she acknowledged this instrument
by him/her signed, to be his/her free act and deed and the free act and deed of **NEW ENGLAND**



Before me: Wendy Lavelly
Notary Public 5/14/20
[Affix Notarial Seal or Stamp] 

PROVINCE OF QUEBEC
CITY OF MONTREAL, SS.

On this 25 day of January, 2017, personally appeared
BENOISEYER, a Duly Authorized Agent of **CV PROPERTIES INCORPORATED**,
to me known to be the person who executed the foregoing instrument, and he/she acknowledged
this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of
CV PROPERTIES INCORPORATED.

Before me: 
Commissioner of Oaths
Printed Name: Dione Lehoux Notary
[Affix Commissioner Seal or Stamp]

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
1/30 A.D. 2017
at 10 o'clock 10 minutes AM
and recorded in Book 276 Pages 149
Attest: Susan C. Krupp City Clerk

DELEGATION

PROVINCE OF QUÉBEC
DISTRICT OF MONTRÉAL

KNOW ALL MEN BY THESE PRESENTS THAT:

I, Luc Jobin, President and Chief Executive Officer of Canadian National Railway Company ("CN"), and of CV Properties Incorporated (the "Company"), acting in virtue of the authority and power granted to me by the resolution adopted by the Board of Directors of the Company on September 30th 2004 and the *Consolidated Standing Resolutions on Delegation of Authority*, adopted by the Board of Directors of CN December 7, 1999 and amended from time to time;

DO hereby delegate to Bernd Beyer, Vice-President – Treasurer the following authority to:

- SELL, PURCHASE, LEASE or otherwise deal with or dispose of real estate or immovable property.
- RECEIVE any immovable abandoned by any person or to which any person has renounced to the rights he could pretend to;
- CONSENT to the cancellation, to the modification, to the correction and to the inscription of cadastral plans, or to the redivision, subdivision or addition of any immovable belonging to the Company or on which the Company holds any hypothec, priority, security or any other right;
- PROCEED to any deed of correction for the titles of the immovables of the Company;
- CONSENT with or without consideration to acquittances, mainlevées or cancellation of hypothecary rights, or to the cancellation of any other real or personal rights, movable or immovable.

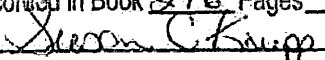
TO THE EXTENT the consideration paid therefor, including any assumed liability, environmental or other, does not exceed, in the aggregate, **THREE MILLION SIX HUNDRED THOUSAND DOLLARS (US\$3,600,000.00)**.

Further, I hereby delegate to the aforementioned individual the authority generally to execute and sign any and all documents or instruments that may be required to consummate such transactions, including, but without limiting the generality of the foregoing, the authority to sign contracts, deeds, easements, leases, licenses and other instruments.

SIGNED AT Montreal (Quebec), on this 18th day of November, 2016.



Luc Jobin,
President and Chief Executive Officer

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
1/30 A.D. 2017
at 10 o'clock 10 minutes AM
and recorded in Book 276 Pages 152
Attest:  City Clerk

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **CV PROPERTIES INCORPORATED**, a Vermont corporation with a place of business in Montreal, Province of Quebec, Canada ("**Grantor**") in consideration of the sum of Ten and More Dollars, paid to its full satisfaction by the **CITY OF ST. ALBANS**, a Vermont municipality in the County of Franklin and State of Vermont ("**Grantee**"), by these presents, does freely **GIVE, GRANT, SELL, CONVEY and CONFIRM** unto the said Grantee, the **CITY OF ST. ALBANS**, and its successors and assigns forever, a certain piece of land in the City of St. Albans, County of Franklin and State of Vermont (hereinafter the "**Premises**") described as follows, viz:

Being a parcel of land of 21,834 square feet, more or less, together with the Grantor's interest in any improvements thereon but only to the extent owned by the Grantor, and more particularly depicted as a portion of Parcel 34 on Sheet 4 and Sheet 5 of the right of way plans entitled: "City of St. Albans, County of Franklin, Proposed Improvement, Right of Way Plans," dated April 26, 2016, last revised 12/14/16, prepared by VHB, Inc. and to be recorded in the City of St. Albans Land Records (the "Right of Way Plans") depicting the plans of Transportation Project St. Albans HPP 8000(17)/P1 (the "Transportation Project"), and more particularly described with reference to the Right of Way Plans as follows:

Being 21,834 square feet, more or less, for the reconfiguration of Market Street, located between approximate stations 801+77, left of the Allen Street centerline and 507+06, right of the Market Street Centerline for the Transportation Project.

For the source of Grantor's title to the Premises, reference may be had to the Quit Claim Deed of City of St. Albans to Central Vermont Railway, Inc. dated June 3, 1981 and recorded in Volume 42 at Page 362 of the City of St. Albans Land Records.

There is reserved to Grantor, its successors and assigns, a perpetual right for the continued use, maintenance, repair, replacement and reconstruction of all existing driveways, roads, highways, conduits, sewers, drains, water mains and lines, fiber optics cables and/or communications systems, gas lines, electric power lines, wires, other utilities and easements on the Premises, whether or not of record, and, in all instances, reasonable access thereto, including without limitation a perpetual easement in, to, under and over the Premises for the operation, maintenance, repair and replacement of sewer and water supply lines, force mains, fiber optics cables and/or communications systems, gas lines, electric power lines, wires, other utilities and related infrastructure located on the Premises and servicing lands retained by Grantor, until such time as such driveways, roads and infrastructure are accepted by the Grantee as a public infrastructure.

All structures on the Premises are conveyed to the Grantee "AS IS, WHERE AS" and without warranties as to quality or condition whatsoever.

The Premises are subject to: (a) taxes assessed on the Grand List as of April 1, 2016 not delinquent on the date of this deed and due and owing from and after the closing for the sale of the Premises to Grantee, which Grantee herein assumes and agrees to pay as part of the consideration for this Deed; (b) the provisions of municipal ordinances, public laws and special acts, building, building lines and use or occupancy restrictions, zoning and building laws or ordinances, and other laws, ordinances, requirements, limitations, restrictions, regulations and codes which are or may be imposed upon the Premises by any governmental authority having jurisdiction thereof (including without limitation regulations relating to set back requirements); (c) roads and highways; (d)

covenants, conditions and restrictions of record, and recorded and unrecorded leases, licenses, easements and crossing agreements; (e) rights of any government agencies (including without limitation any municipalities, the State of Vermont and all subdivisions thereof), public utilities, quasi-public utilities or other entities, for the use, maintenance, repair, replacement and reconstruction of existing driveways, roads and highways, conduits, sewers, drains, water mains, fiber optics cables and/or communications systems, gas lines, electric power lines, wires, and other utilities and easements located within the Premises; (f) any violation of setback requirements under any applicable zoning or building laws, regulations or ordinances; (g) any easements, rights of way, encroachments and other matters depicted on the Right of Way Plans; and (h) all municipal, state and federal permits and approvals obtained and issued in connection with the subdivision, development, use and occupancy of the Premises.

By its acceptance of this Deed, Grantee: (1) acknowledges that portions of the Premises are located within five hundred (500) feet of a railroad right-of-way, and by its acceptance of this deed, Grantee agrees that the Premises are conveyed subject to the reduction in use and enjoyment and inconveniences, including noise, vibrations and odors, which may result from rail operations on adjacent or near-by properties; (2) covenants and agrees to erect a six foot high chain link fence along each boundary of the Premises abutting the railroad right of way in connection with the Transportation Project, which fence shall be erected on the earlier of such date that the Market Street improvements of the Transportation Project are substantially completed, or November 1, 2017, or such later date as may be agreed in writing between Grantee and New England Central Railway, Inc., its successors and assigns, and further covenants and agrees to maintain such fence, in good order and repair, at its sole cost and expense; and (3) covenants and agrees to take such actions and implement such safeguards as are reasonable to prevent its employees, agents, representatives, customers and invitees from crossing or otherwise coming onto the railroad right of way abutting each boundary of the Premises.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantee, the **CITY OF ST. ALBANS**, and its successors and assigns, to their own use and behoof forever; and the said Grantor, for itself and its successors and assigns, does covenant with the said Grantee, and its, successors and assigns, that Grantor is seised of the Premises, and Grantor, during the period from July 11, 1995 (which is the effective date that Grantor filed Articles of Amendment with the Vermont Secretary of State changing its name to CV Properties Incorporated, reference also being made to the Certificate of Amendment recorded in Volume 102 at Page 413 of the City of St. Albans Land Records) to the date of this Deed, has not made, done, executed or suffered any act or matter whatsoever whereby the Premises may be charged or encumbered in any manner whatsoever and Grantor does further covenant and agree with Grantee and its, successors and assigns to **WARRANT AND DEFEND** the Premises against every person lawfully claiming an interest therein by, through, or under Grantor during such period, but not otherwise.

IN WITNESS WHEREOF, **CV PROPERTIES INCORPORATED**, as evidenced by the signature of its Duly Authorized Agent, does hereby execute this Limited Warranty Deed as of the 25th day of January, 2017.

IN PRESENCE OF:

Witness

Witness


CV PROPERTIES INCORPORATED

By:

Duly Authorized Agent

PROVINCE OF QUEBEC
CITY OF MONTREAL, SS.

On this 25th day of January, 2017, personally appeared **BERND BEYER**, a Duly Authorized Agent of **CV PROPERTIES INCORPORATED**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **CV PROPERTIES INCORPORATED**.

Before me, 
Commissioner of Oaths

Printed Name: Diane Lehoux Notary
[Affix Commissioner Seal or Stamp]

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
1/30 A.D. 2017
at 10 o'clock 10 minutes AM
and recorded in Book 276 Pages 153
Attest: Suzanne C Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 6216
Signed Suzanne C Knapp, Clerk
Date 1/30/17

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that CV PROPERTIES, INCORPORATED, a Vermont corporation with a place of business in Montreal, Province of Quebec, Canada ("Grantor") in consideration of the sum of Ten and More Dollars, paid to its full satisfaction by the CITY OF ST. ALBANS, a Vermont municipality in the County of Franklin and State of Vermont ("Grantee"), by these presents, does freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantee, the CITY OF ST. ALBANS, and its successors and assigns forever, a certain piece of land in the City of St. Albans, County of Franklin and State of Vermont (hereinafter the "Premises") described as follows, viz:

Fee Parcels: Being two parcels of land, together with the Grantor's interest in any improvements thereon but only to the extent owned by the Grantor, and more particularly depicted as a portion of Parcel 50 on Sheet 5 and Sheet 6 of the right of way plans entitled: "City of St. Albans, County of Franklin, Proposed Improvement, Right of Way Plans," dated April 26, 2016, last revised December 14, 2016, prepared by VHB, Inc. and to be recorded in the City of St. Albans Land Records (the "Right of Way Plans") depicting the plans of Transportation Project St. Albans HPP 8000(17)/P1 (the "Transportation Project"), and more particularly described with reference to the Right of Way Plans as follows:

Parcel 1: Being 4,730 square feet, more or less, for the reconfiguration of the Lake Street and Federal Street intersection located left of and between approximate station 38+43 of the Lake Street centerline and station 602+39 of the Federal Street centerline for the Transportation Project.

Parcel 2: Being 1,577 square feet, more or less, for a new sidewalk, located left of and between approximate station 603+16 and 604+31 of the Federal Street centerline for the Transportation Project.

Temporary Easements:

Temporary Construction Easements. Grantor grants to Grantee temporary non-exclusive easements within the Temporary Construction Easement Areas (defined below), said temporary easements being granted solely during the period of construction on Lake Street and Federal Street for the Transportation Project, and includes the temporary right to enter within the Temporary Construction Easement Areas for reasonable construction purposes, including the right to remove pavement, excavation, re-grading, paving, cutting and disposing of trees, brush, bushes and debris within the Temporary Construction Easement Areas. The Temporary Construction Easement Areas are defined as follows: (1) Being 1,796 square feet, more or less, located left of and between approximate stations 38+43 of the Lake Street centerline and 601+81 of the Federal Street centerline; (2) Being 796 square feet, more or less, located left of and between approximate stations 603+16 and 604+01; and (3) Being 116 square feet, more or less, left of and between approximate stations 604+25 to 604+31; all stations are of the established centerline for the Transportation Project, and as depicted on the Right of Way Plans.

Temporary Driveway Construction Easement. Grantor grants to Grantee temporary non-exclusive easements within the Driveway Areas (defined below), said temporary easements being granted solely during the period of construction on Federal Street, and

includes the temporary right to enter upon the Driveway Areas to reconstruct a drive within the Driveway Areas. The Driveway Areas are defined as follows: (1) Being the reconstruction of a drive left of and between approximate stations 601+79 and 602+50 of the established centerline of the Transportation Project; and (2) Being the reconstruction of a drive left of and between approximate stations 603+99 and 604+25 of the established centerline of the Transportation Project, and as depicted on the Right of Way Plans.

The above-referenced temporary easements shall automatically terminate upon the completion of construction on Lake and Federal Street in connection with the Transportation Project, or December 31, 2018, whichever date shall occur first, unless otherwise extended by both Grantor and Grantee. Grantee agrees for itself and its successors and assigns that its use of the above referenced temporary easement areas shall not unreasonably interfere with the rights and interests of Grantor. All of Grantor's underlying land and premises subject to the above referenced temporary easements shall be restored by Grantee to substantially its previous condition existing prior to Grantee's exercise of its rights granted herein.

Grantee and its successors and assigns shall indemnify and hold Grantor and its successors and assigns and New England Central Railroad, Inc., and its successors and assigns harmless from and against any and all liability, loss, damage, claim, cost, expense or fee, including attorneys' fees and disbursements, of any kind or nature, resulting from personal injury and/or property damage and/or any claim, penalty or enforcement action imposed by any governmental authority having or asserting jurisdiction over the Premises, due to or arising out of the operation, use, maintenance, or repair of the temporary easement areas, provided that such claim, liability, damage, loss or expense resulting from personal injury or property damage is not caused by the negligence of Grantor, its agents or licensees, unless it is also caused by the negligence of Grantee, in which case this indemnity shall not apply to the portion of such claim, liability, damage, loss or expense under applicable comparative negligence principles that is applicable to any such person indemnified hereunder.

For the source of Grantor's title to the Premises, reference may be had to the following Deeds conveyed to Vermont & Canada Railroad Company (predecessor in title to Grantor): Warranty Deed of Samuel H. Barlow dated March 30, 1851 and recorded in Volume 19 at Page 227 of the City of St. Albans Land Records; Warranty Deed of Samuel Brackett and Sally Brackett dated March 16, 1850 and recorded in Volume 19 at Page 19 of the City of St. Albans Land Records; Warranty Deed of Dennis Gilmore and Nancy Gilmore dated April 13, 1865 and recorded in Volume 26 at Page 33 of the City of St. Albans Land Records; and Warranty Deed of John H. Livingston, Maria L. Livingston and Horace Livingston dated October 5, 1869 and recorded in Volume 29 at Page 74 of the City of St. Albans Land Records.

There is reserved to Grantor, its successors and assigns, a perpetual right for the continued use, maintenance, repair, replacement and reconstruction of all existing driveways, roads, highways, conduits, sewers, drains, water mains and lines, fiber optics cables and/or communications systems, gas lines, electric power lines, wires, other utilities and easements on the Premises, whether or not of record, and, in all instances, reasonable access thereto, including without limitation a perpetual easement in, to, under and over the Premises for the operation, maintenance, repair and replacement of sewer and water supply lines, force mains, fiber optics cables and/or communications systems, gas lines, electric power lines, wires, other utilities and related infrastructure located on the Premises and servicing lands retained by Grantor, until such time as such driveways, roads and infrastructure are accepted by the Grantee as a public infrastructure.

All structures on the Premises are conveyed to the Grantee "AS IS, WHERE AS" and without warranties as to quality or condition whatsoever.

The Premises are subject to: (a) taxes assessed on the Grand List as of April 1, 2016 not delinquent on the date of this deed and due and owing from and after the closing for the sale of the Premises to Grantee, which Grantee herein assumes and agrees to pay as part of the consideration for this Deed; (b) the provisions of municipal ordinances, public laws and special acts, building, building lines and use or occupancy restrictions, zoning and building laws or ordinances, and other laws, ordinances, requirements, limitations, restrictions, regulations and codes which are or may be imposed upon the Premises by any governmental authority having jurisdiction thereof (including without limitation regulations relating to set back requirements); (c) roads and highways; (d) covenants, conditions and restrictions of record, and recorded and unrecorded leases, licenses, easements and crossing agreements; (e) rights of any government agencies (including without limitation any municipalities, the State of Vermont and all subdivisions thereof), public utilities, quasi-public utilities or other entities, for the use, maintenance, repair, replacement and reconstruction of existing driveways, roads and highways, conduits, sewers, drains, water mains, fiber optics cables and/or communications systems, gas lines, electric power lines, wires, and other utilities and easements located within the Premises; (f) any violation of setback requirements under any applicable zoning or building laws, regulations or ordinances; (g) any easements, rights of way, encroachments and other matters depicted on the Right of Way Plans; and (h) all municipal, state and federal permits and approvals obtained and issued in connection with the subdivision, development, use and occupancy of the Premises.

By its acceptance of this Deed, Grantee: (1) acknowledges that portions of the Premises are located within five hundred (500) feet of a railroad right-of-way, and by its acceptance of this deed, Grantee agrees that the Premises are conveyed subject to the reduction in use and enjoyment and inconveniences, including noise, vibrations and odors, which may result from rail operations on adjacent or near-by properties; and (2) covenants and agrees to take such actions and implement such safeguards as are reasonable to prevent its employees, agents, representatives, customers and invitees from crossing or otherwise coming onto the railroad right of way abutting each boundary of the Premises.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantee, the **CITY OF ST. ALBANS**, and its successors and assigns, to their own use and behoof forever; and the said Grantor, for itself and its successors and assigns, does covenant with the said Grantee, and its successors and assigns, that Grantor is seised of the Premises, and Grantor, during the period from **July 11, 1995** (which is the effective date that Grantor filed Articles of Amendment with the Vermont Secretary of State changing its name to CV Properties Incorporated, reference also being made to the Certificate of Amendment recorded in Volume 102 at Page 413 of the City of St. Albans Land Records) to the date of this Deed, has not made, done, executed or suffered any act or matter whatsoever whereby the Premises may be charged or encumbered in any manner whatsoever and Grantor does further covenant and agree with Grantee and its successors and assigns to **WARRANT AND DEFEND** the Premises against every person lawfully claiming an interest therein by, through, or under Grantor during such period, but not otherwise.

IN WITNESS WHEREOF, **CV PROPERTIES, INCORPORATED**, as evidenced by the signature of its Duty Authorized Agent, does hereby execute this Limited Warranty Deed as of the 25th day of January 2017.

IN PRESENCE OF:

J. Hall
Witness
P. O.
Witness

CV PROPERTIES, INCORPORATED

By: [Signature]
Duly Authorized Agent

PROVINCE OF QUEBEC
CITY OF MONTREAL, SS.

On this 25th day of January, 2017, personally appeared **BERND BEYER**, a Duly Authorized Agent of **CV PROPERTIES, INCORPORATED**, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed of **CV PROPERTIES, INCORPORATED**.

Before me, [Signature]
Commissioner of Oaths

Printed Name: Diane Lehoux, Notary
[Affix Commissioner Seal or Stamp]

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE

1/30 A.D. 2017
at 10 o'clock 10 minutes AM
and recorded in Book 276 Pages 156
Attest: Susan C Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231

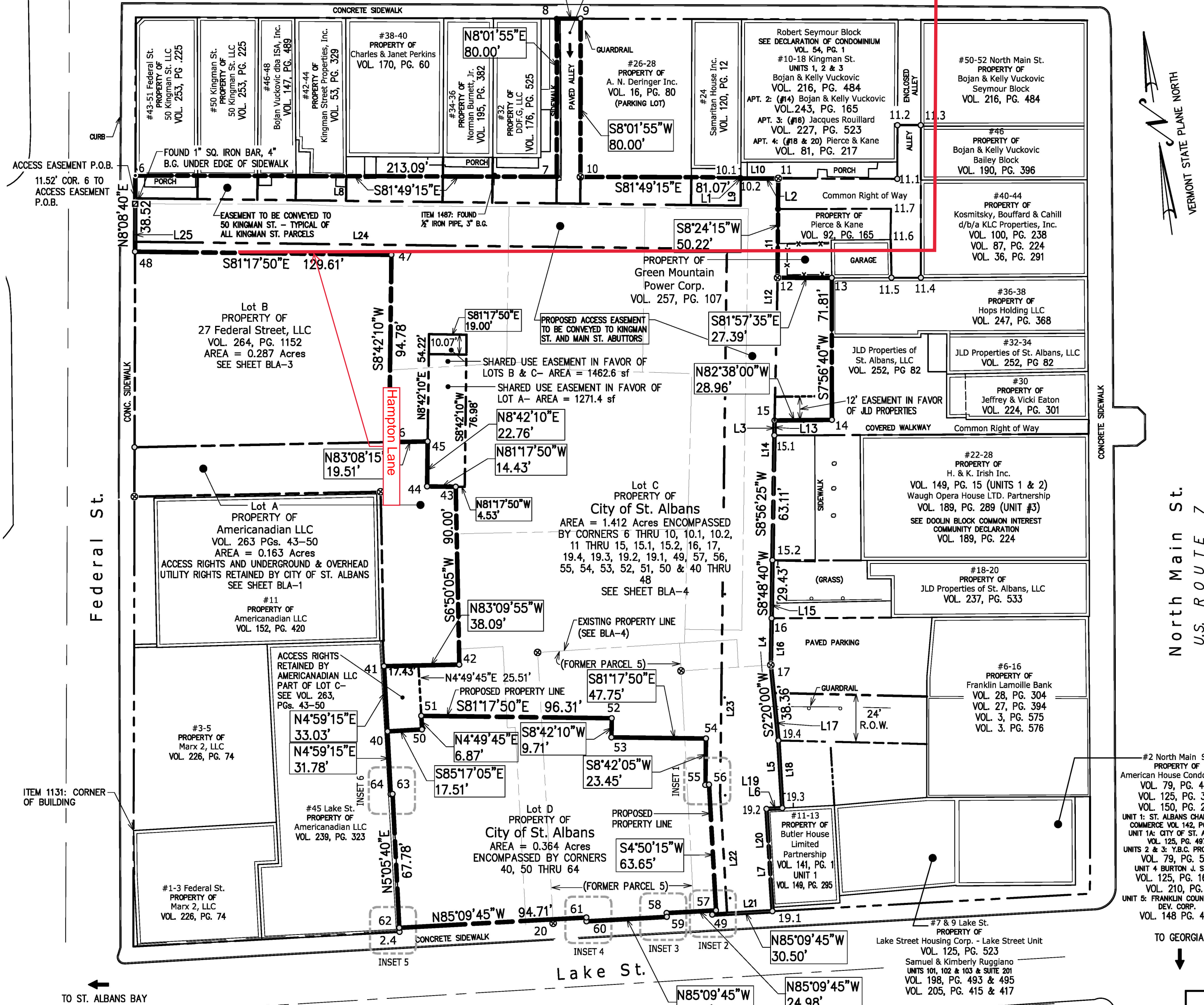
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 6217
Signed Susan C Knapp, Clerk
Date 1/30/17

Kingman St.

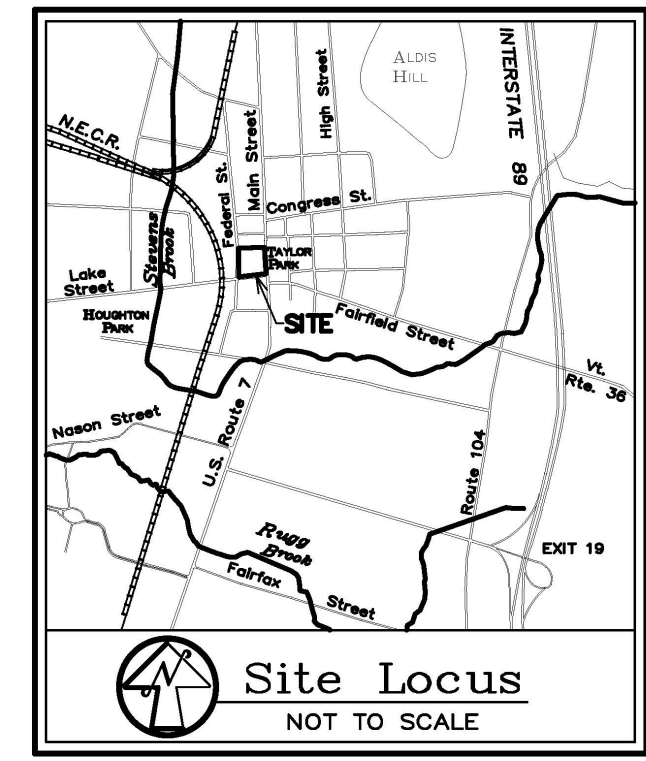
TO LOWER NEWTON ST.

TO SWANTON



Access Easement Line Table

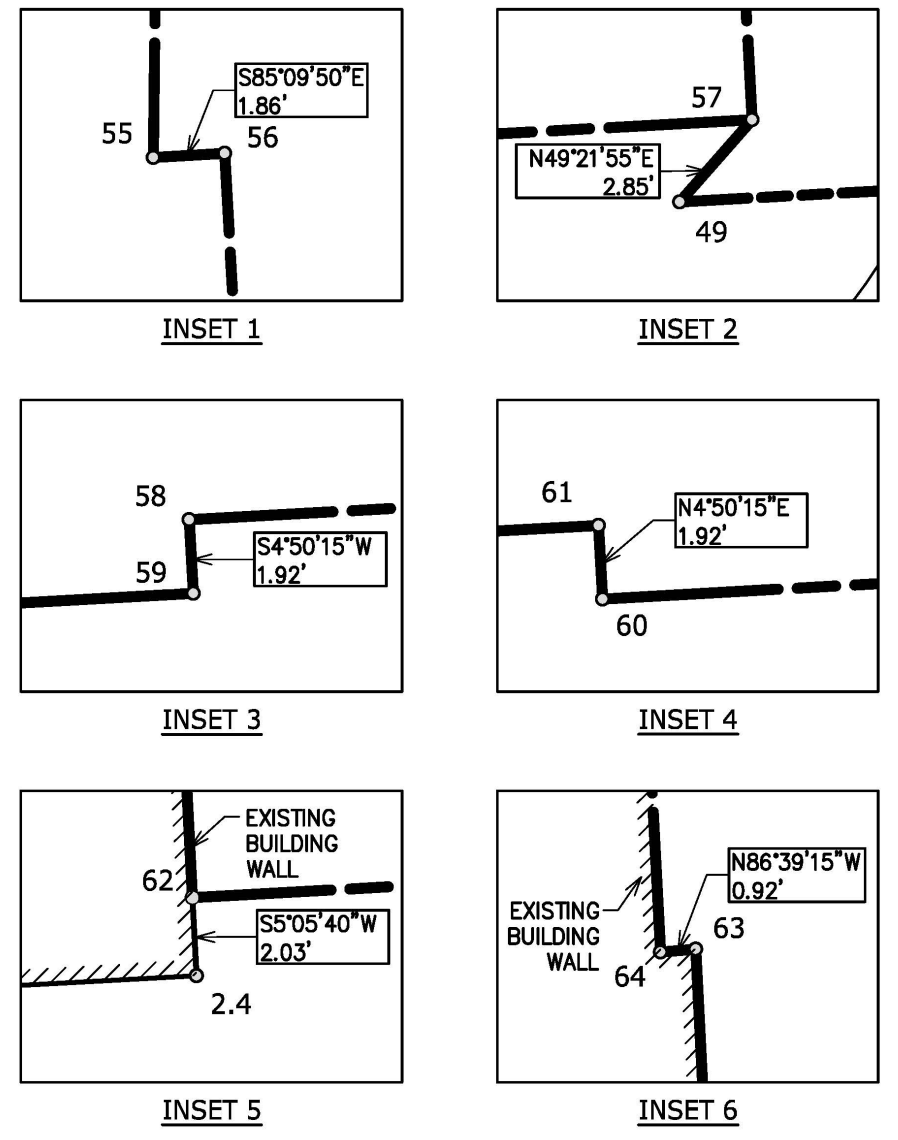
Line #	Length	Direction
L8	306.11	S81° 17' 50"E
L9	13.79	N08° 24' 15"E
L10=L2	18.92	S81° 49' 15"E
L11	50.22	S8° 24' 15"W
L12	72.16	S9° 11' 20"W
L13=L3	7.56	S8° 31' 25"W
L14	63.11	S8° 56' 25"W
L15	29.43	S8° 48' 40"W
L16=L4	23.61	S8° 48' 40"W
L17	38.36	S2° 20' 00"W
L18=L5	34.26	S4° 40' 05"W
L19=L6	8.00	N85° 12' 35"W
L20=L7	51.81	S4° 40' 05"W
L21	23.00	N85° 09' 45"W
L22	60.79	N4° 40' 05"E
L23	275.56	N8° 42' 10"E
L24	299.16	N81° 17' 50"W
L25	22.00	N8° 08' 40"E



Certification

This is to certify that this Survey, done by the undersigned, was done on the ground in accordance with the most recent minimum standards for property boundary surveys as set forth by the Vermont Board of Land Surveyors. The accuracy and positional tolerance are also in accordance with urban surveys.

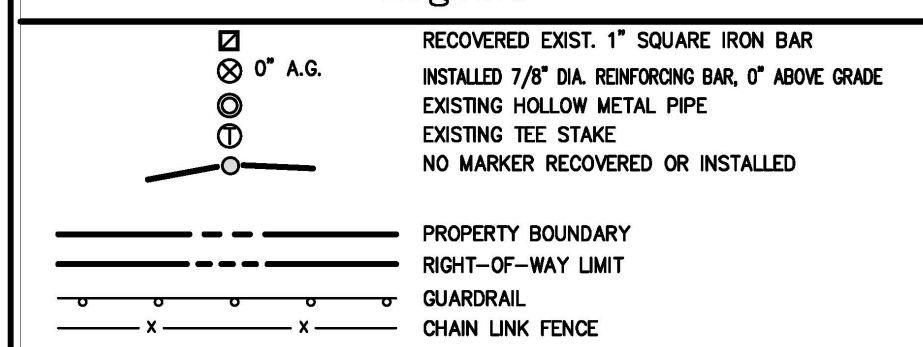
PETER H. CROSS, P.E. (CE)
LICENSED - STATE OF VERMONT
PROFESSIONAL ENGINEER (CE) 3681
LAND SURVEYOR 509



LINE TABLE

LINE	BEARING	DISTANCE
L1	S8° 12' 40"W	0.53
L2	S81° 49' 15"E	18.92
L3	S8° 31' 25"W	7.56
L4	S8° 48' 40"W	23.61
L5	S4° 40' 05"W	34.26
L6	N85° 12' 35"W	8.00
L7	S4° 40' 05"W	51.81

Legend



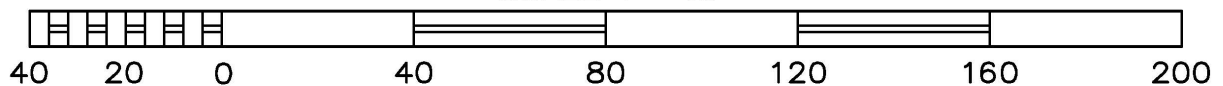
Abbreviations

V. P.	VOLUME PAGE
A.G.	ABOVE GROUND
B.G.	BELOW GRADE
P.O.B.	POINT OF BEGINNING

Plan Reference:

A SET OF DRAWINGS ENTITLED "MAP OF BOUNDARY SURVEY, MUNICIPAL PARKING LOT", SHEETS 1 THRU 5, DATED 5/11/2011, REVISED ON JUNE 03, 2013, PREPARED BY CROSS CONSULTING ENGINEERS AS PROJECT 10008.

HORIZONTAL SCALE IN FEET
SCALE 1"=40'



Note:
THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A BOUNDARY LINE ADJUSTMENT TO MODIFY THE BOUNDARIES BETWEEN LOT C AND PARCEL 5 TO CREATE A NEW LOT D.

REVISION 10/16/2015: UPDATED LOT D BOUNDARY LINES
REVISION 02/25/2015: ADDED ACCESS EASEMENT & EASEMENT LINE TABLE

City of St. Albans
ST. ALBANS, VERMONT

Subdivision Plat Lots A, B, C & D
Municipal Parking Lot
LAKE, FEDERAL & KINGMAN STREETS
CITY OF ST. ALBANS, VERMONT

Tel. 802-524-2113
Fax. 802-524-9681
DATE: APRIL 22, 2014
DRAWN: WHP
CHECKED: PHC
APPROVED: PHC
PROJECT: 12070.2
FIELD BOOK: n/a
SHEET: BLA-5
CROSS CONSULTING ENGINEERS, P.A.
103 Fiddlers Hill
St. Albans, Vermont 05478
© COPYRIGHT 2015
Cross Consulting Engineers, P.C.

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by MARX 2, LLC, of Swanton, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, MARX 2, LLC, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, MARX 2, LLC, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, MARX 2, LLC, its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST.

Core Easement to Properties April 2015.pdf

ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Gaudrey

By: Elizabeth M. Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans ^{City}, this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
at 4/1/15 A.D. 2015
at 10 o'clock 00 minutes A M
and recorded in Book 269 Pages 694
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5823
Signed Susan C. Krupp Clerk
Date 4/1/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by ST. ALBANS CHAMBER OF COMMERCE, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, ST. ALBANS CHAMBER OF COMMERCE, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

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Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, ST. ALBANS CHAMBER OF COMMERCE, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, ST. ALBANS CHAMBER OF COMMERCE, its successors and assigns, that

until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Cathryn Busby

By: *Elizabeth M. Hamack*
Edly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin SS

At St. Albans, Vt. this 31 day of March, 2015, personally appeared Elizabeth M. Hamack Edly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

**ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE**

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 196
Attest: *Susan C. Krupp* City Clerk

**VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231**

-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5824
Signed *Susan C. Krupp*, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by Y.B.C. PROPERTIES, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, Y.B.C. PROPERTIES, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

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Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Y.B.C. PROPERTIES, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, Y.B.C. PROPERTIES, its successors and assigns, that until the ensembling of these presents, it, the said

CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtesy Bursley

By: Elizabeth M. Giamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Giamache duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith
Notary Public
My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 198
Attest: Susan C Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5825
Signed Susan C Knapp Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by BURTON J. STEEN, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, BURTON J. STEEN, and his heirs and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, his heirs, successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of his property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

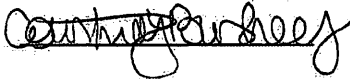
TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, BURTON J. STEEN, his heirs and assigns, to his own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, BURTON J. STEEN, his heirs and assigns, that until the ensembling of these presents, it, the said

CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS



By: 
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,



Notary Public

My Commission Expires: 2/10/2019

**ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE**

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 700
Attest: Lisa C. Krupp City Clerk

**VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231**

- ACKNOWLEDGEMENT -

Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5826
Signed Lisa C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by FRANKLIN COUNTY INDUSTRIAL DEVELOPMENT CORPORATION, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, FRANKLIN COUNTY INDUSTRIAL DEVELOPMENT CORPORATION, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, FRANKLIN COUNTY INDUSTRIAL DEVELOPMENT CORPORATION, its successors and assigns, to its own use and behoof forever; **AND FURTHERMORE**, the said Grantor, CITY OF ST. ALBANS, for itself and its

successors and assigns, does covenant with the said Grantee, FRANKLIN COUNTY INDUSTRIAL DEVELOPMENT CORPORATION, its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Catherine Bushey

By: Elizabeth M Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

Elizabeth M Gamache of St. Albans City this 31 day of March, 2015, personally appeared, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/10 AD. 2015
at 10 o'clock 00 minutes AM
recorded in Book 269 Pages 102
Susan C Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5827
Signed Susan C Knapp, Clerk
Date 4/10/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by TD BANK NA, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, TD BANK NA, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, TD BANK NA, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, TD BANK NA, its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST.

ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Burdick

By: Elizabeth M Gamache
Duty Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Gamache duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

**ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE**

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 704
Attest: Susan C. Krupp City Clerk

**VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231**

-ACKNOWLEDGEMENT-

Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5878
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by LAKE STREET HOUSING CORPORATION, of Burlington, in the County of Chittenden and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, LAKE STREET HOUSING CORPORATION, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, LAKE STREET HOUSING CORPORATION, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with

the said Grantee, LAKE STREET HOUSING CORPORATION, its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney [Signature]

By: Elizabeth M. Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

St Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

**ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE**

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 706
Attest: Susan C. Krupp City Clerk

**VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231**

-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5829
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by JACQUES ROULLIARD, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, JACQUES ROULLIARD, and his heirs and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, his heirs, successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of his property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, JACQUES ROULLIARD, his heirs and assigns, to his own use and behoof forever; **AND FURTHERMORE**, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, JACQUES ROULLIARD, his heirs and assigns, that until the ensembling of these presents, it, the

said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney J. Gaudreault

By: *Elizabeth M. Gamache*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Austin Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 708
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231

-ACKNOWLEDGEMENT-

Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5830
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by BUTLER HOUSE LIMITED PARTNERSHIP, of Burlington, in the County of Chittenden and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, BUTLER HOUSE LIMITED PARTNERSHIP, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, BUTLER HOUSE LIMITED PARTNERSHIP, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with

the said Grantee, BUTLER HOUSE LIMITED PARTNERSHIP, its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Bushoff

By: Elizabeth M. Gamache
Duty Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristin Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 710
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5831
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by BOJAN VUCKOVIC and KELLY VUCKOVIC, of St. Albans, in the County of Franklin and State of Vermont, Grantees, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, BOJAN VUCKOVIC and KELLY VUCKOVIC, and their heirs and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantees herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantees, their heirs, successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of their property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, BOJAN VUCKOVIC and KELLY VUCKOVIC, their heirs and assigns, to their own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantees, BOJAN VUCKOVIC and KELLY VUCKOVIC, their heirs and assigns, that

until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

[Handwritten signature]

By: *Elizabeth M Gamache*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth M Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith
Notary Public
My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 712
Attest: *Susan C. Kump* City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5832
Signed *Susan C. Kump*, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont; Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by D. GREGORY PIERCE and PAULA J. KANE, of St. Albans, in the County of Franklin and State of Vermont, Grantees, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, D. GREGORY PIERCE and PAULA J. KANE, and their heirs and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantees herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantees, their heirs, successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of their property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, D. GREGORY PIERCE and PAULA J. KANE, their heirs and assigns, to their own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantees, D. GREGORY PIERCE and PAULA J. KANE, their heirs and assigns, that

until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Carly Busby

By: Elizabeth M. Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE

RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 30 minutes AM
and recorded in Book 269 Pages 714
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231

-ACKNOWLEDGEMENT-

Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5833

Signed Susan C. Krupp, Clerk

Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by WAITT & C, LLC, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, WAITT & C, LLC, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, WAITT & C, LLC, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, WAITT & C, LLC, its successors and assigns, that until the ensembling of these presents, it, the said CITY

OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Parboley

By: *Elizabeth M. Gamache*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith
Notary Public

My Commission Expires: 2/10/2019

**ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE**

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 716
Attest: Jana C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5834
Signed Jana C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by SAMARITAN HOUSE, INC., of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, SAMARITAN HOUSE, INC., and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Also conveyed herewith is an easement for access, utilities, trash dumpsters and green space located between the northerly boundary of the access easement described above and the southerly property line of the Grantee herein. The width of said easement shall extend between the easterly and westerly property lines of the Grantee herein, extended southerly to the access easement described above. Grantee shall be responsible for maintenance, repairs and replacement of the existing curbing, concrete slabs and green space located within said easement.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, SAMARITAN HOUSE, INC., its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, SAMARITAN HOUSE, INC., its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Bushroy

By: Elizabeth M Hamack
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Hamack duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes A M
and recorded in Book 269 Pages 718
Attest: Sara C Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5835
Signed Sara C Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by A.N. DERINGER, INC., of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, A.N. DERINGER, INC., and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Also conveyed herewith is an easement for access, utilities, trash dumpsters and green space located between the northerly boundary of the access easement described above and the southerly property line of the Grantee herein. The width of said easement shall extend between the easterly and westerly property lines of the Grantee herein, extended southerly to the access easement described above. Grantee shall be responsible for maintenance, repairs and replacement of the existing curbing, concrete slabs and green space located within said easement.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, A.N. DERINGER, INC., its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, A.N. DERINGER, INC., its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Rudney

By: *Elizabeth M. Gamache*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Gamache duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 12 o'clock 20 minutes AM
and recorded in Book 269 Pages 120
Attest: Ava C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5836
Signed Ava C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by WAUGH OPERA HOUSE LIMITED PARTNERSHIP, of Burlington, in the County of Chittenden and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, WAUGH OPERA HOUSE LIMITED PARTNERSHIP, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

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Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, WAUGH OPERA HOUSE LIMITED PARTNERSHIP, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and

assigns, does covenant with the said Grantee, WAUGH OPERA HOUSE LIMITED PARTNERSHIP, its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Bushby

By: *Elizabeth M. Garsche*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Garsche, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes A M
and recorded in Book 269 Pages 722
Attest: Jana C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231

-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5837
Signed Jana C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by JEFFREY C. EATON and VICKI M. EATON, of St. Albans, in the County of Franklin and State of Vermont, Grantees, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, JEFFREY C. EATON and VICKI M. EATON, and their heirs and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantees herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantees, their heirs, successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of their property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, JEFFREY C. EATON and VICKI M. EATON, their heirs and assigns, to their own use and behoof forever; **AND FURTHERMORE**, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantees, JEFFREY C. EATON and VICKI M. EATON, their heirs and assigns, that

until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

[Handwritten signature]

By *Elizabeth M. Hamack*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Hamack, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith
Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes A M
and recorded in Book 269 Pages 724
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5838
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by DDF.G, LLC, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, DDF.G, LLC, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Also conveyed herewith is an easement for access, utilities, trash dumpsters and green space located between the northerly boundary of the access easement described above and the southerly property line of the Grantee herein. The width of said easement shall extend between the easterly and westerly property lines of the Grantee herein, extended southerly to the access easement described above. Grantee shall be responsible for maintenance, repairs and replacement of the existing curbing, concrete slabs and green space located within said easement.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, DDF.G, LLC, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, DDF.G, LLC, its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

Elizabeth M. Gamache

CITY OF ST. ALBANS

By: Elizabeth M. Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 726
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd - Tax Paid - Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5839
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by JLD PROPERTIES OF ST. ALBANS, LLC, of Burlington, in the County of Chittenden and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, JLD PROPERTIES OF ST. ALBANS, LLC, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

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Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, JLD PROPERTIES OF ST. ALBANS, LLC, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, JLD PROPERTIES OF ST. ALBANS, LLC, its successors and assigns, that

until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Christina Bushby

By: Elizabeth M. Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristin Smith

Notary Public

My Commission Expires: 2/10/2019

**ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE**

4/16 A.D. 2015
at 10 o'clock 00 minutes A M
and recorded in Book 269 Pages 728
Attest: Sara C. Kupp City Clerk

**VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231**

-ACKNOWLEDGEMENT-

Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5840

Signed Sara C. Kupp, Clerk

Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by NORMAN BURNETT, JR., of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, NORMAN BURNETT, JR, and his heirs and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, his heirs, successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of his property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Also conveyed herewith is an easement for access, utilities, trash dumpsters and green space located between the northerly boundary of the access easement described above and the southerly property line of the Grantee herein. The width of said easement shall extend between the easterly and westerly property lines of the Grantee herein, extended southerly to the access easement described above. Grantee shall be responsible for maintenance, repairs and replacement of the existing curbing, concrete slabs and green space located within said easement.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, NORMAN BURNETT, JR, his heirs and assigns, to his own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, NORMAN BURNETT, JR, his heirs and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Anthony Bursey

By: Elizabeth M. Samache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

Elizabeth M. Samache of St. Albans City this 31 day of March, 2015, personally appeared, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kusin Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes A M
and recorded in Book 269 Pages 730
Attest: Susan C Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231

-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5341
Signed Susan C Knapp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by HOPS HOLDING COMPANY, LLC, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, HOPS HOLDING COMPANY, LLC, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, HOPS HOLDING COMPANY, LLC, its successors and assigns, to its own use and behoof forever; **AND FURTHERMORE**, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, HOPS HOLDING COMPANY, LLC, its successors and assigns, that until the ensembling of these

presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Caroline J. Purkey

By: *Elizabeth M. Gamache*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 732
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5842
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by RDM PROPERTIES, LLC, of Swanton, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, RDM PROPERTIES, LLC, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, RDM PROPERTIES, LLC, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, RDM PROPERTIES, LLC, its successors and assigns, that until the ensembling of these presents,

it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Buckley

By: Elizabeth M. Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

Elizabeth M. Gamache of St. Albans City, this 31 day of March, 2015, personally appeared duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristin Smith
Notary Public

My Commission Expires: 2/10/2019

**ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE**

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 734
Attest: Susan C. Krupp City Clerk

**VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231**

-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5843
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by KINGMAN ST. PROPERTIES, INC., of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, KINGMAN ST. PROPERTIES, INC., and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Also conveyed herewith is an easement for access, utilities, trash dumpsters and green space located between the northerly boundary of the access easement described above and the southerly property line of the Grantee herein. The width of said easement shall extend between the easterly and westerly property lines of the Grantee herein, extended southerly to the access easement described above. Grantee shall be responsible for maintenance, repairs and replacement of the existing curbing, concrete slabs and green space located within said easement.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, KINGMAN ST. PROPERTIES, INC., its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, KINGMAN ST. PROPERTIES, INC., its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

[Handwritten signature]

By: *[Handwritten signature]*
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St Albans City this 31 day of March, 2015, personally appeared Elizabeth M Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

[Handwritten signature]

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 736
Attest: Susan C. Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231

-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5844
Signed Susan C. Knapp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by BOJAN VUCKOVIC and ISA INTERNATIONAL SOCCER ACADEMY, INC. (a/k/a ISA, INC.), of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, BOJAN VUCKOVIC and ISA INTERNATIONAL SOCCER ACADEMY, INC. (a/k/a ISA, INC.), and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Also conveyed herewith is an easement for access, utilities, trash dumpsters and green space located between the northerly boundary of the access easement described above and the southerly property line of the Grantee herein. The width of said easement shall extend between the easterly and westerly property lines of the Grantee herein, extended southerly to the access easement described above. Grantee shall be responsible for

maintenance, repairs and replacement of the existing curbing, concrete slabs and green space located within said easement.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, BOJAN VUCKOVIC and ISA INTERNATIONAL SOCCER ACADEMY, INC. (a/k/a ISA, INC.), its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, BOJAN VUCKOVIC and ISA INTERNATIONAL SOCCER ACADEMY, INC. (a/k/a ISA, INC.), its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

[Signature]

By Elizabeth M. Camache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

Elizabeth M. Camache of St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Camache duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
4/16 AD. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 738
Attest: Diana C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5845
Signed Diana C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by 50 KINGMAN STREET, LLC, of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, 50 KINGMAN STREET, LLC, and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

Commencing on the easterly right-of-way limit of Federal Street at a point located S 08-08-40 W, 11.52 feet from Corner No. 6 as shown on said plat; thence proceeding S 81-17-50 E, 306.11 feet to a point; thence proceeding N 08-24-15 E, 13.79 feet to a point at the southwesterly corner of property of Vuckovic et al at 10-18 Kingman Street, being described as Corner No. 10.2 on said plat; thence proceeding S 81-49-15 E, 18.92 feet along a portion of the southerly boundary of Vuckovic et al to corner No. 11 on said plat; thence proceeding S 08-24-15 W, 50.22 feet to Corner No. 12; thence proceeding S 09-11-20 W, 72.16 feet to Corner No. 15; thence proceeding S 08-31-25 W, 7.56 feet to Corner No. 15.1; thence proceeding S 08-56-25 W, 63.11 feet to Corner No. 15.2; thence proceeding S 08-48-40 W, 29.43 feet to Corner No. 16; thence proceeding S 08-48-40 W, 23.61 feet to Corner No. 17; thence proceeding S 02-20-00 W, 38.36 feet to Corner No. 19.4; thence proceeding S 04-40-05 W, 34.26 feet to Corner No. 19.3; thence proceeding N 85-12-35 W, 8.00 feet along a portion of the northerly boundary of property of Butler House Limited Partnership to Corner No. 19.2; thence proceeding S 04-40-05 W, 51.81 feet along the westerly boundary of property of Butler House Limited Partnership to Corner No. 19.1 on the northerly right-of-way limit of Lake Street; thence proceeding N 85-09-45 W, 23.00 feet along the northerly right-of-way limit of Lake Street to a point; thence proceeding N 04-40-05 E, 60.79 feet to a point; thence proceeding N 08-42-10 E, 275.56 feet to a point; thence proceeding N 81-17-50 W, 299.16 feet to a point on the easterly right-of-way limit of Federal Street; thence proceeding N 08-08-40 E, 22.00 feet, arriving at the point of beginning.

Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Also conveyed herewith is an easement for access, utilities, trash dumpsters and green space located between the northerly boundary of the access easement described above and the southerly property line of the Grantee herein. The width of said easement shall extend between the easterly and westerly property lines of the Grantee herein, extended southerly to the access easement described above. Grantee shall be responsible for maintenance, repairs and replacement of the existing curbing, concrete slabs and green space located within said easement.

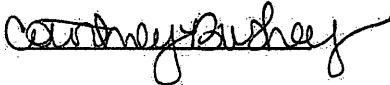
Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, 50 KINGMAN STREET, LLC, its successors and assigns, to its own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, 50 KINGMAN STREET, LLC, its successors and assigns, that until the ensealing of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

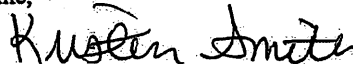


By: 
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth McGamache duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,



Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD/DISCHARGE
4/16 AD. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 269 Pages 740
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5846
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by BOJAN VUCKOVIC and KELLY VUCKOVIC, of St. Albans, in the County of Franklin and State of Vermont, Grantees, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, BOJAN VUCKOVIC and KELLY VUCKOVIC, and their heirs and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantees herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

The easement herein described is depicted on a certain survey plat entitled "City of St. Albans, St. Albans, Vermont, Subdivision Plat Lots A, B, C and D, Municipal Parking Lot" prepared by Cross Consulting Engineers dated April 22, 2014 and revised February 25, 2015 as project number 12070 recorded in Map Book 5, Page 40 of the City of St. Albans land records. This easement is more fully described as follows:

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Meaning to convey an easement and right-of-way in favor of the Grantees, their heirs, successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of their property located adjacent to said easement.

Being a portion of Lot C as shown on the survey plat referenced above and acquired by the City of St. Albans by various deeds.

Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, BOJAN VUCKOVIC and KELLY VUCKOVIC, their heirs and assigns, to their own use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantees, BOJAN VUCKOVIC and KELLY VUCKOVIC, their heirs and assigns, that

until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

Courtney Bushong

CITY OF ST. ALBANS

By: Elizabeth M. Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St. Albans City, this 31 day of March, 2015, personally appeared Elizabeth M. Gamache, duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me,

Kristen Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE
4/16 A.D. 2015
at 10 o'clock 00 minutes A M
and recorded in Book 249 Pages 742
Attest: Susan C. Krupp City Clerk

VERMONT PROPERTY TRANSFER TAX
32 V.S.A. CHAP. 231
-ACKNOWLEDGEMENT-
Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 5827
Signed Susan C. Krupp, Clerk
Date 4/16/15

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the CITY OF ST. ALBANS, a Vermont municipality corporation located in the City of St. Albans, County of Franklin and State of Vermont, Grantor, in the consideration of ONE OR MORE Dollars paid to its full satisfaction by FRED KOMITSKY, JOSEPH BOUFFARD & JOSEPH F. CAHILL D/B/A KLC PROPERTIES, INC., of St. Albans, in the County of Franklin and State of Vermont, Grantee, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, FRED KOMITSKY, JOSEPH BOUFFARD & JOSEPH F. CAHILL D/B/A KLC PROPERTIES, INC., and its successors and assigns forever, a right of way and easement over a certain piece of land certain piece of land in the City of St. Albans, in the County of Franklin and State of Vermont, described as follows, viz:

Being an easement in common with others for ingress and egress across a portion of certain land and premises owned by the City of St. Albans, Vermont located southerly of Kingman Street and westerly of North Main Street and extending from Federal Street to Lake Street in the City of St. Albans. This easement fulfills the requirements of a certain easement exchange agreement between the City of St. Albans and the Grantee herein for the so-called Downtown Core Development Project, which consists of a newly constructed parking garage and State office building.

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Meaning to convey an easement and right-of-way in favor of the Grantee, its successors and assigns for purposes of ingress and egress by pedestrian and vehicular traffic to access the back of its property located adjacent to said easement.

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Reference is hereby made to aforesaid deeds and their record and to all prior deeds and records therein referred to in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, FRED KOMITSKY, JOSEPH BOUFFARD & JOSEPH F. CAHILL D/B/A KLC PROPERTIES, INC., its successors and assigns, to its own

use and behoof forever; AND FURTHERMORE, the said Grantor, CITY OF ST. ALBANS, for itself and its successors and assigns, does covenant with the said Grantee, FRED KOMITSKY, JOSEPH BOUFFARD & JOSEPH F. CAHILL D/B/A KLC PROPERTIES, INC., its successors and assigns, that until the ensembling of these presents, it, the said CITY OF ST. ALBANS, is the sole owner of the said premises, and has good right and title to convey the same in the manner aforesaid.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of March, 2015.

IN PRESENCE OF:

CITY OF ST. ALBANS

Courtney Burdick

By: Elizabeth M Gamache
Duly Authorized Agent

STATE OF VERMONT
COUNTY OF Franklin, SS

At St Albans City, this 31 day of March, 2015, personally appeared Elizabeth M Gamache duly authorized agent of the City of St. Albans, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed and the free act and deed of the City of St. Albans.

Before me

Russell Smith

Notary Public

My Commission Expires: 2/10/2019

ST. ALBANS CITY CLERK'S OFFICE
RECEIVED FOR RECORD / DISCHARGE

4/16 A.D. 2015
at 10 o'clock 00 minutes AM
and recorded in Book 569 Pages 744
Attest: Sara C Knapp City Clerk

VERMONT PROPERTY TRANSFER TAX

32 V.S.A. CHAP. 231

-ACKNOWLEDGEMENT-

Return Rec'd-Tax Paid-Board of Health Cert. Rec'd
Vt. Land Use & Development Plans Act Cert. Rec'd.

Return No. 5848

Signed Sara C Knapp, Clerk

Date 4/16/15

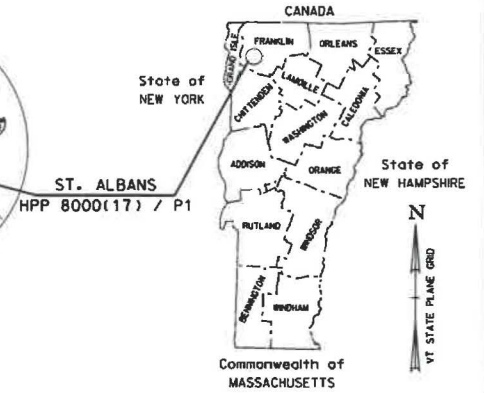
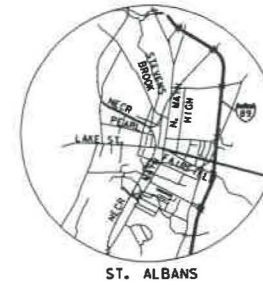
ST. ALBANS CITY CLERK'S OFFICE
 RECEIVED FOR RECORD / DISCHARGE

10/31 A.D. 2017
 at 12 o'clock 05 minutes PM
 and recorded in Book 278 Pages 938
 Attest: Susan C Krupp City Clerk

CITY OF SAINT ALBANS



COUNTY OF FRANKLIN PROPOSED IMPROVEMENT

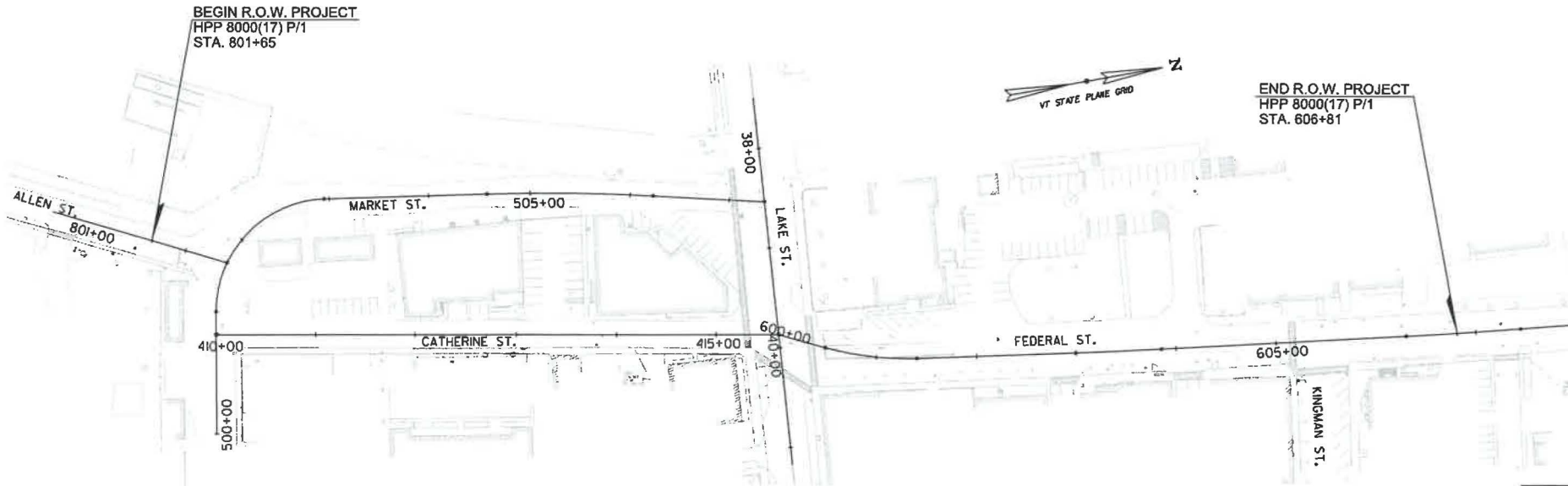


BEGINNING AT A POINT ON ALLEN STREET APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION WITH MARKET STREET AND CATHERINE STREET, AND EXTENDING NORTHERLY ALONG MARKET STREET AND CATHERINE STREET THROUGH THE LAKE STREET INTERSECTION, AND EXTENDING NORTHERLY ALONG FEDERAL STREET FOR APPROXIMATELY 675 FEET.

LENGTH OF PROJECT: 2,375 FT = 0.45 MILES

PROJECT DESCRIPTION

WORK TO BE PERFORMED UNDER THIS PROJECT INCLUDES COLD PLANING AND OVERLAY OF EXISTING STREETS, NEW CURBING AND SIDEWALK, UTILITY INFRASTRUCTURE IMPROVEMENTS, STREETSCAPE ENHANCEMENTS TO INCLUDE NEW STREET LIGHTING AND LANDSCAPING, AS WELL AS NEW SIGNING AND STRIPING.



THESE PLANS ARE SUBJECT TO SUCH ENGINEERING CHANGES AS MAY BE REQUIRED BY THE FEDERAL HIGHWAY ADMINISTRATION OR THE DIRECTOR OF PROGRAM DEVELOPMENT.

CONSTRUCTION IS TO BE CARRIED ON IN ACCORDANCE WITH THESE PLANS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION DATED 2006, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION ON JUNE 15, 2006 FOR USE ON THIS PROJECT, INCLUDING ALL SUBSEQUENT REVISIONS AND SUCH REVISED SPECIFICATIONS AND SPECIAL PROVISIONS AS ARE INCORPORATED IN THESE PLANS.



RIGHT-OF-WAY PLANS
 APRIL 26, 2016

SURVEYED BY : VHB INC.
 SURVEYED DATE : 2010
 UPDATED : 2012, 2014, 2015

DATUM
 VERTICAL: NAVD 1929
 HORIZONTAL: NAD 1983

PROJECT MANAGER : E. P. DETRICK
 PROJECT NAME : ST ALBANS
 PROJECT NUMBER : HPP 8000(17) / P1
 SHEET 1 OF 6 SHEETS



GENERAL INFORMATION

SYMBOLY LEGEND NOTE

THE SYMBOLY ON THIS SHEET IS INTENDED TO COVER STANDARD CONVENTIONAL SYMBOLY. THE SYMBOLY IS USED FOR EXISTING & PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROJECT ANNOTATION, AS NOTED ON PROJECT PLAN SHEETS. THIS LEGEND SHEET COVERS THE BASICS. SYMBOLY ON PLANS MAY VARY. PLAN ANNOTATIONS AND NOTES SHOULD BE USED TO CLARIFY AS NEEDED.

R. O. W. ABBREVIATIONS (CODES) & SYMBOLS

POINT CODE	DESCRIPTION
CH	CHANNEL EASEMENT
CONST	CONSTRUCTION EASEMENT
CUL	CULVERT EASEMENT
D&C	DISCONNECT & CONNECT
DIT	DITCH EASEMENT
DR	DRAINAGE EASEMENT
DRIVE	DRIVEWAY EASEMENT
EC	EROSION CONTROL
I&M	INSTALL & MAINTAIN EASEMENT
LAND	LANDSCAPE EASEMENT
R&RES	REMOVE & RESET
R&REP	REMOVE & REPLACE
SR	SLOPE RIGHT
UE	UTILITY EASEMENT
(P)	PERMANENT EASEMENT
(T)	TEMPORARY EASEMENT
■	BNDNS BOUND SET
⊖	BNDNS BOUND TO BE SET
●	IPNS IRON PIN SET
⊙	IPNS IRON PIN TO BE SET
⊗	CALC EXISTING ROW POINT
○	PROW PROPOSED ROW POINT
[LENGTH]	LENGTH CARRIED ON NEXT SHEET

COMMON TOPOGRAPHIC POINT SYMBOLS

POINT CODE	DESCRIPTION
#	APL BOUND APPARENT LOCATION
◦	BM BENCH MARK
•	BND BOUND
⊕	BO BORING
⊠	CB CATCH BASIN
⊕	COMB COMBINATION POLE
⊠	DITHR DROP INLET THROATED DNC
⊕	EL ELECTRIC POWER POLE
•	FPOLE FLAGPOLE
⊙	GASFIL GAS FILLER
⊙	GP GUIDE POST
•	GSO GAS SHUT OFF
•	GUY GUY POLE
•	GUYW GUY WIRE
•	GV GATE VALVE
⊗	H TREE HARDWOOD
△	HCTRL CONTROL HORIZONTAL
▲	HVCTRL CONTROL HORIZ. & VERTICAL
◇	HYD HYDRANT
•	IP IRON PIN
•	IPIPE IRON PIPE
⊕	LI LIGHT - STREET OR YARD
⊕	MB MAILBOX
⊙	MH MANHOLE (MH)
•	MM MILE MARKER
•	PM PARKING METER
•	PMK PROJECT MARKER
•	POST POST STONE/WOOD
⊕	RRSIG RAILROAD SIGNAL
⊕	RRSL RAILROAD SWITCH LEVER
⊕	S TREE SOFTWOOD
•	SAT SATELLITE DISH
⊗	SHRUB SHRUB
⊕	SIGN SIGN
⊕	STUMP STUMP
⊕	TEL TELEPHONE POLE
•	TIE TIE
⊕	TSIGN SIGN W/DOUBLE POST
⊕	VCTRL CONTROL VERTICAL
•	WELL WELL
•	WSO WATER SHUT OFF

THESE ARE COMMON VAOT SURVEY POINT SYMBOLS FOR EXISTING FEATURES, ALSO USED FOR PROPOSED FEATURES WITH HEAVIER LINEWEIGHT, IN COMBINATION WITH PROPOSED ANNOTATION.

PROPOSED GEOMETRY CODES

CODE	DESCRIPTION
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
CC	CENTER OF CURVE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
POB	POINT OF BEGINNING
POE	POINT OF ENDING
STA	STATION PREFIX
AH	AHEAD STATION SUFFIX
BK	BACK STATION SUFFIX
D	CURVE DEGREE OF (100FT)
R	CURVE RADIUS OF
T	CURVE TANGENT LENGTH
L	CURVE LENGTH OF
E	CURVE EXTERNAL DISTANCE

UTILITY SYMBOLY

UNDERGROUND UTILITIES

— UT —	TELEPHONE
— UE —	ELECTRIC
— UC —	CABLE (TV)
— UEC —	ELECTRIC+CABLE
— UET —	ELECTRIC+TELEPHONE
— UCT —	CABLE+TELEPHONE
— UECT —	ELECTRIC+CABLE+TELEP.
— G —	GAS LINE
— W —	WATER LINE
— S —	SANITARY SEWER (SEPTIC)
— ○ —	PROPOSED UNDERDRAIN

ABOVE GROUND UTILITIES (AERIAL)

— T —	TELEPHONE
— E —	ELECTRIC
— C —	CABLE (TV)
— EC —	ELECTRIC+CABLE
— ET —	ELECTRIC+TELEPHONE
— AER E&T —	ELECTRIC+TELEPHONE
— CT —	CABLE+TELEPHONE
— ECT —	ELECTRIC+CABLE+TELEP.
—	UTILITY POLE GUY WIRE

PROJECT CONSTRUCTION SYMBOLY

PROJECT DESIGN & LAYOUT SYMBOLY

— — — CZ — — —	CLEAR ZONE
— — — — —	PLAN LAYOUT MATCHLINE

PROJECT CONSTRUCTION FEATURES

▲ — — — — —	TOP OF CUT SLOPE
⊕ — — — — —	TOE OF FILL SLOPE
⊕ — — — — —	STONE FILL
— — — — —	BOTTOM OF DITCH
— — — — —	CULVERT PROPOSED
— — — — —	STRUCTURE SUBSURFACE
PDF — — — — —	PROJECT DEMARCATION FENCE
BF — — — — —	BARRIER FENCE
⊗ — — — — —	TREE PROTECTION ZONE (TPZ)
/// — — — — —	STRIPING LINE REMOVAL
~~~~~	SHEET PILES

**CONVENTIONAL BOUNDARY SYMBOLY**

**BOUNDARY LINES**

— — — — —	TOWN BOUNDARY LINE
— — — — —	COUNTY BOUNDARY LINE
— — — — —	STATE BOUNDARY LINE
— — — — —	PROPOSED STATE R.O.W. (LIMITED ACCESS)
— — — — —	PROPOSED STATE R.O.W.
— — — — —	STATE ROW (LIMITED ACCESS)
— — — — —	STATE ROW
— — — — —	TOWN ROW
— — — — —	PERMANENT EASEMENT LINE (P)
— — — — —	TEMPORARY EASEMENT LINE (T)
— — — — —	SURVEY LINE
— — — — —	PROPERTY LINE (P/L)
— — — — —	ROW TAKE LINE
— — — — —	SLOPE RIGHTS
— — — — —	6F PROPERTY BOUNDARY
— — — — —	4F PROPERTY BOUNDARY
HAZ — — — — —	HAZARDOUS WASTE

**EPSC LAYOUT PLAN SYMBOLY**

**EPSC MEASURES**

ONNOONNOONNO	FILTER CURTAIN
— — — — —	SILT FENCE
— — — — —	SILT FENCE WOVEN WIRE
— — — — —	CHECK DAM
— — — — —	DISTURBED AREAS REQUIRING RE-VEGETATION
— — — — —	EROSION MATTING

**ENVIRONMENTAL RESOURCES**

— — — — —	WETLAND BOUNDARY
— — — — —	RIPARIAN BUFFER ZONE
— — — — —	WETLAND BUFFER ZONE
— — — — —	SOIL TYPE BOUNDARY
— — — — —	THREATENED & ENDANGERED SPECIES
HAZ — — — — —	HAZARDOUS WASTE AREA
— — — — —	AGRICULTURAL LAND
— — — — —	FISH & WILDLIFE HABITAT
— — — — —	FLOOD PLAIN
— — — — —	ORDINARY HIGH WATER (OHW)
— — — — —	STORM WATER
— — — — —	USDA FOREST SERVICE LANDS
— — — — —	WILDLIFE HABITAT SUIT/CONN

**ARCHEOLOGICAL & HISTORIC**

— — — — —	ARCHEOLOGICAL BOUNDARY
— — — — —	HISTORIC DISTRICT BOUNDARY
— — — — —	HISTORIC AREA
(H)	HISTORIC STRUCTURE

**CONVENTIONAL TOPOGRAPHIC SYMBOLY**

**EXISTING FEATURES**

— — — — —	ROAD EDGE PAVEMENT
— — — — —	ROAD EDGE GRAVEL
— — — — —	DRIVEWAY EDGE
— — — — —	DITCH
— — — — —	FOUNDATION
— — — — —	FENCE (EXISTING)
— — — — —	FENCE WOOD POST
— — — — —	FENCE STEEL POST
— — — — —	GARDEN
— — — — —	ROAD GUARDRAIL
— — — — —	RAILROAD TRACKS
— — — — —	CULVERT (EXISTING)
— — — — —	STONE WALL
— — — — —	WALL
— — — — —	WOOD LINE
— — — — —	BRUSH LINE
— — — — —	HEDGE
— — — — —	BODY OF WATER EDGE
— — — — —	LEDGE EXPOSED

PROJECT NAME: ST. ALBANS  
 PROJECT NUMBER: HPP 8000(17) / PI

FILE NAME: 57414_LEG_ROW_inter1m.dgn PLOT DATE: 12/14/2016  
 PROJECT LEADER: E.P. DETRICK DRAWN BY: G.A. GOMEZ  
 DESIGNED BY: D.M. PECK CHECKED BY: B. CRONN  
 CONVENTIONAL SYMBOLY LEGEND SHEET SHEET 2 OF 6







STA. 801+65, LT  
BEGIN R.O.W. PROJECT  
HPP 8000 (17) / PI

23033002.d  
N/F  
CV PROPERTIES, INC.

NEW ENGLAND  
CENTRAL RAILROAD LESSOR,  
CITY OF ST. ALBANS LESSEE  
(19,011 SF)

STA. 504+61.06  
OFF. 15.00' LT

STA. 506+27.03  
OFF. 15.00' LT

STA. 502+53.09  
OFF. 17.21' LT

STA. 502+96.22  
OFF. 15.00' LT

STA. 501+91.3  
OFF. 12.60' LT

STA. 502+66.41  
OFF. 33.27' RT

STA. 501+85.90  
OFF. 12.98' RT

STA. 410+96.42  
OFF. 13.51' LT

STA. 801+77.32  
OFF. 22.04' LT

STA. 802+00.93  
OFF. 9.98' LT

STA. 410+26.68  
OFF. 13.54' LT

26094025  
N/F  
WILLARD MILL  
HOUSING LIMITED  
PARTNERSHIP  
213-277

STA. 410+26.80  
OFF. 19.46' RT

26082022  
N/F  
LEWIS  
212-46  
100-46

26082025.b  
N/F  
T.M.L.COMMERCIAL  
LLC  
PARCEL 1  
242-429

STA. 411+14.57  
OFF. 24.51' RT

STA. 410+49.39  
OFF. 37.77' RT

STA. 500+41.36  
OFF. 31.66' RT

STA. 500+39.30  
OFF. 26.84' RT

26082021  
N/F  
T.M.  
CONSTRUCTION  
DEVELOPMENT  
242-359

STA. 411+19.68  
OFF. 19.50' RT

26018017  
N/F  
BLOUN  
106-292

26018013  
N/F  
WHITE  
256-215  
124-373

EDWARD A. WHITE, SR., TRUSTEE  
EDWARD A. WHITE REVOCABLE TRUST

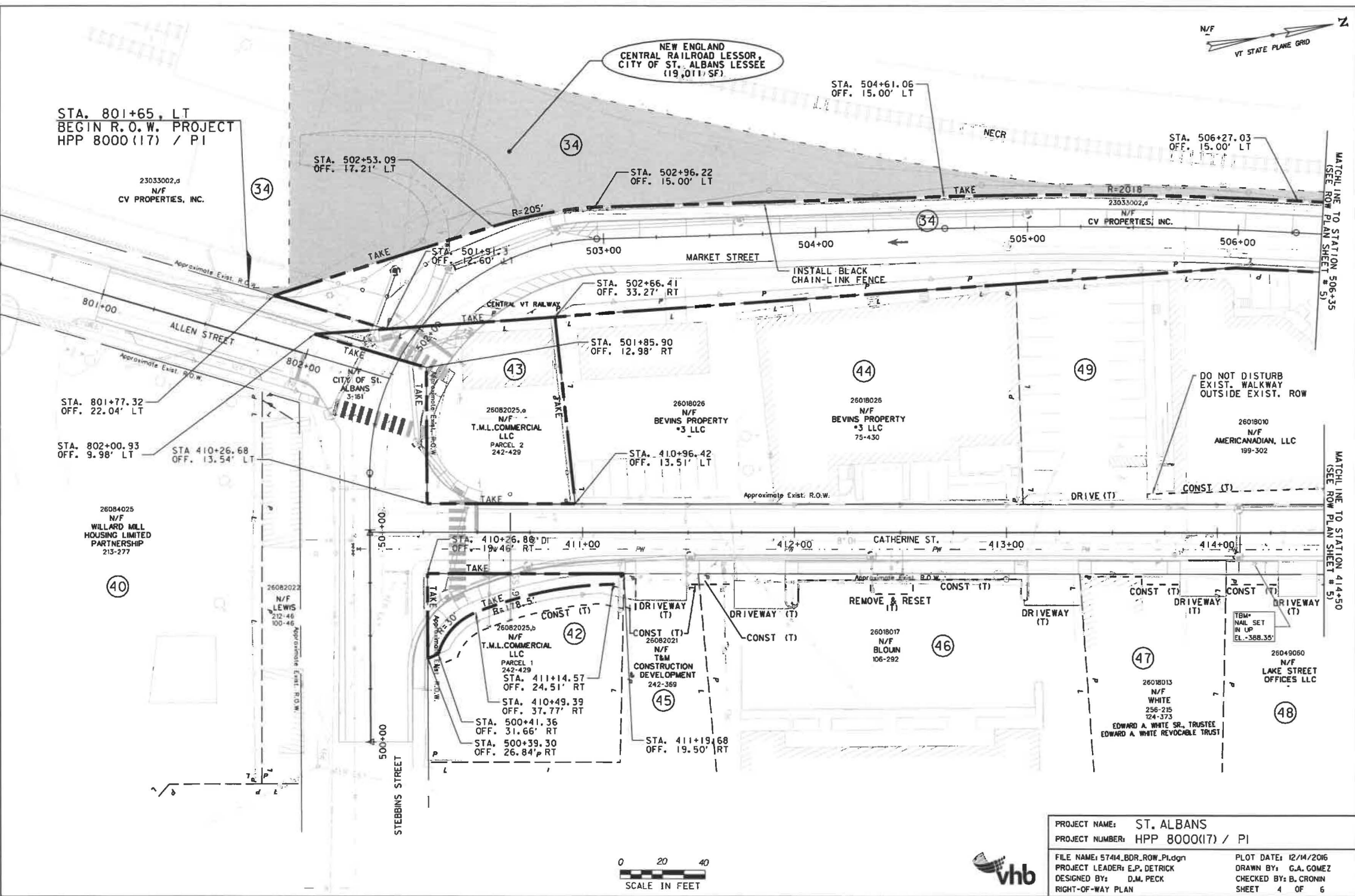
26049060  
N/F  
LAKE STREET  
OFFICES LLC

26082025.a  
N/F  
T.M.L.COMMERCIAL  
LLC  
PARCEL 2  
242-429

26018026  
N/F  
BEVINS PROPERTY  
*3 LLC

26018026  
N/F  
BEVINS PROPERTY  
*3 LLC  
75-430

26018010  
N/F  
AMERICANADIAN, LLC  
199-302

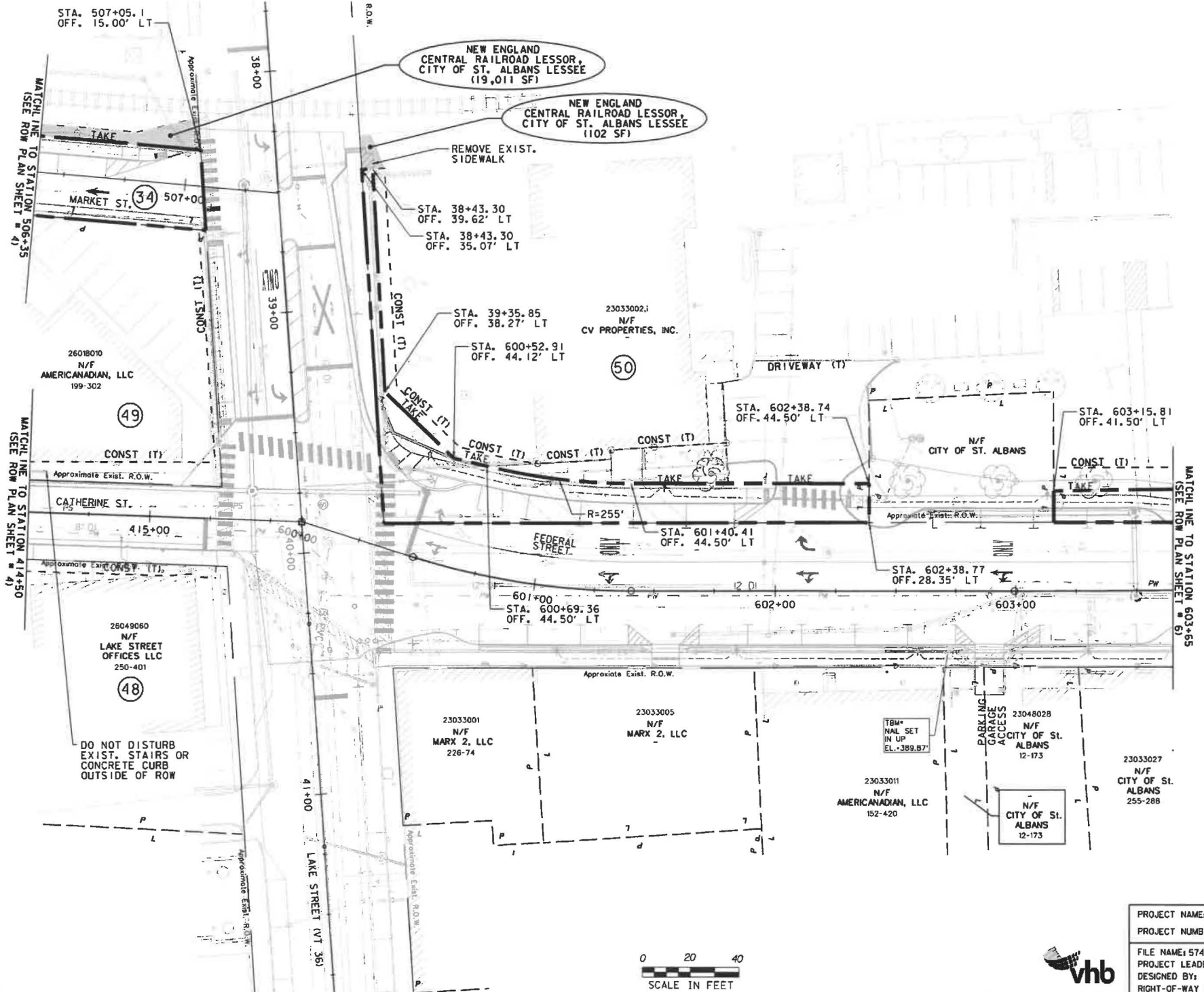


MATCH LINE TO STATION 506+35  
(SEE ROW PLAN SHEET # 5)

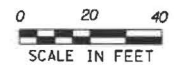
MATCH LINE TO STATION 414+50  
(SEE ROW PLAN SHEET # 5)

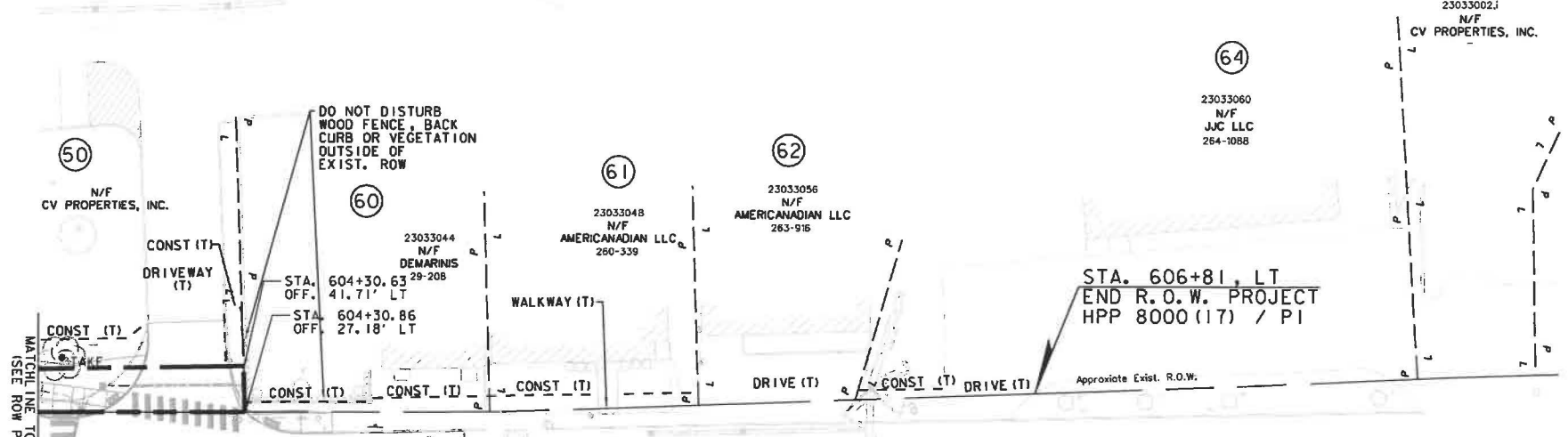


PROJECT NAME:	ST. ALBANS
PROJECT NUMBER:	HPP 8000(17) / PI
FILE NAME:	57414_BDR_ROW_PL.dgn
PROJECT LEADER:	E.P. DETRICK
DESIGNED BY:	D.M. PECK
RIGHT-OF-WAY PLAN	
PLOT DATE:	12/14/2016
DRAWN BY:	G.A. GOMEZ
CHECKED BY:	B. CROMIN
SHEET	4 OF 6

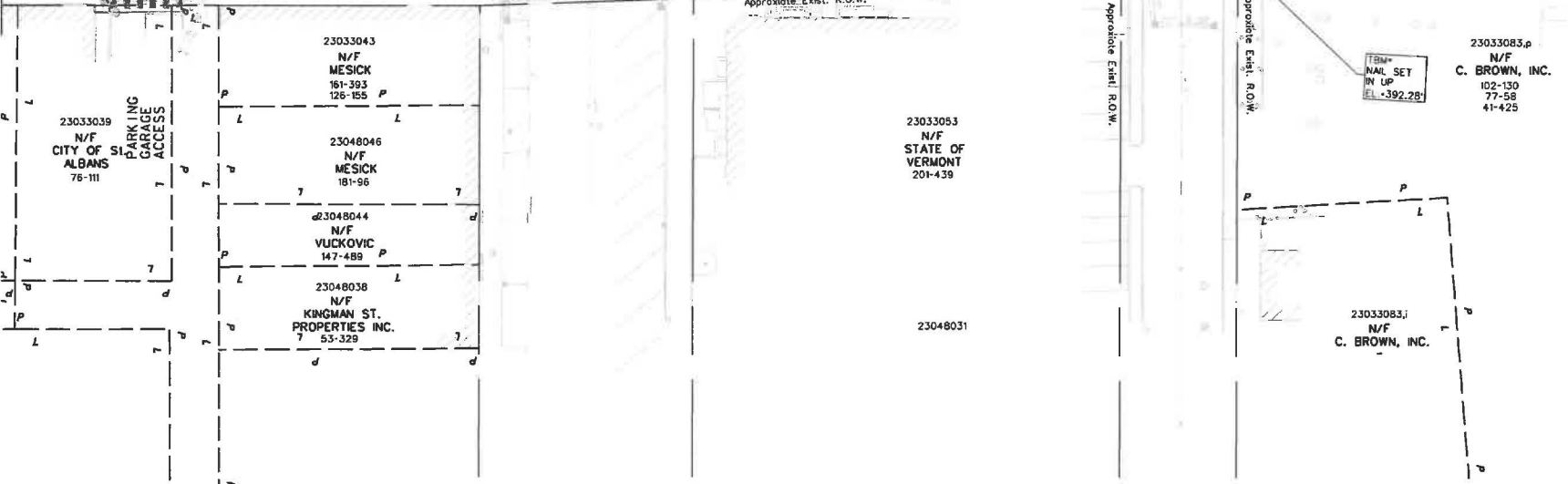


PROJECT NAME:	ST. ALBANS
PROJECT NUMBER:	HPP 8000(7) / PI
FILE NAME:	57414_BDR_ROW.Pl.dgn
PROJECT LEADER:	E.P. DETRICK
DESIGNED BY:	D.M. PECK
RIGHT-OF-WAY PLAN	
PLOT DATE:	12/14/2016
DRAWN BY:	G.A. GOMEZ
CHECKED BY:	B. CRONIN
SHEET	5 OF 6





MATCH LINE TO STATION 603+65  
(SEE ROW PLAN SHEET # 51)



PROJECT NAME:	ST. ALBANS
PROJECT NUMBER:	HPP 8000(17) / P1
FILE NAME:	57414_BDR_ROW.Pl.dgn
PROJECT LEADER:	E.P. DETRICK
DESIGNED BY:	D.M. PECK
RIGHT-OF-WAY PLAN	
PLOT DATE:	12/14/2016
DRAWN BY:	G.A. GOMEZ
CHECKED BY:	B. CRONIN
SHEET	6 OF 6