



COMMERCIAL

Real Estate
Business Brokerage

EXCLUSIVE DEVELOPMENT OPPORTUNITY

Contact:

Tony Blake
x 13



Grow Your Business on this Incredible Campus!

Located in the heart of the Hinesburg Village Growth Area, and a part of the beautiful Renewable NRG campus, this property affords a developer and/or owner/user the opportunity to become a part of a growing commercial community with easy access to major thoroughfares, retail stores, restaurants and more!

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Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to sell.

Campus Summary:

The property is anchored by Hinesburg's most iconic building,—the award winning Renewable NRG Associates facility located on the ridge at 110 Riggs Road. This LEED gold certified building of 77,000 square feet is the recipient of countless awards and recognition, and sets the standard for future development of the balance of the 66 acre campus.

The master plan for the campus anticipates a mixed use PUD, incorporating compatible uses of light industrial/manufacturing businesses, office uses and residential neighborhoods. Existing Riggs Road will provide the main point of entry for the southern portion of the property, serving the commercial components of the campus.

Important natural, scenic and cultural resources will be preserved. The campus offers access to a hiking trail system, municipal water & sewer, public transportation, nearby restaurants and retail stores, the State's largest public high school, and an opportunity to be a part of a growing Chittenden County business and residential community.

Development Opportunity:

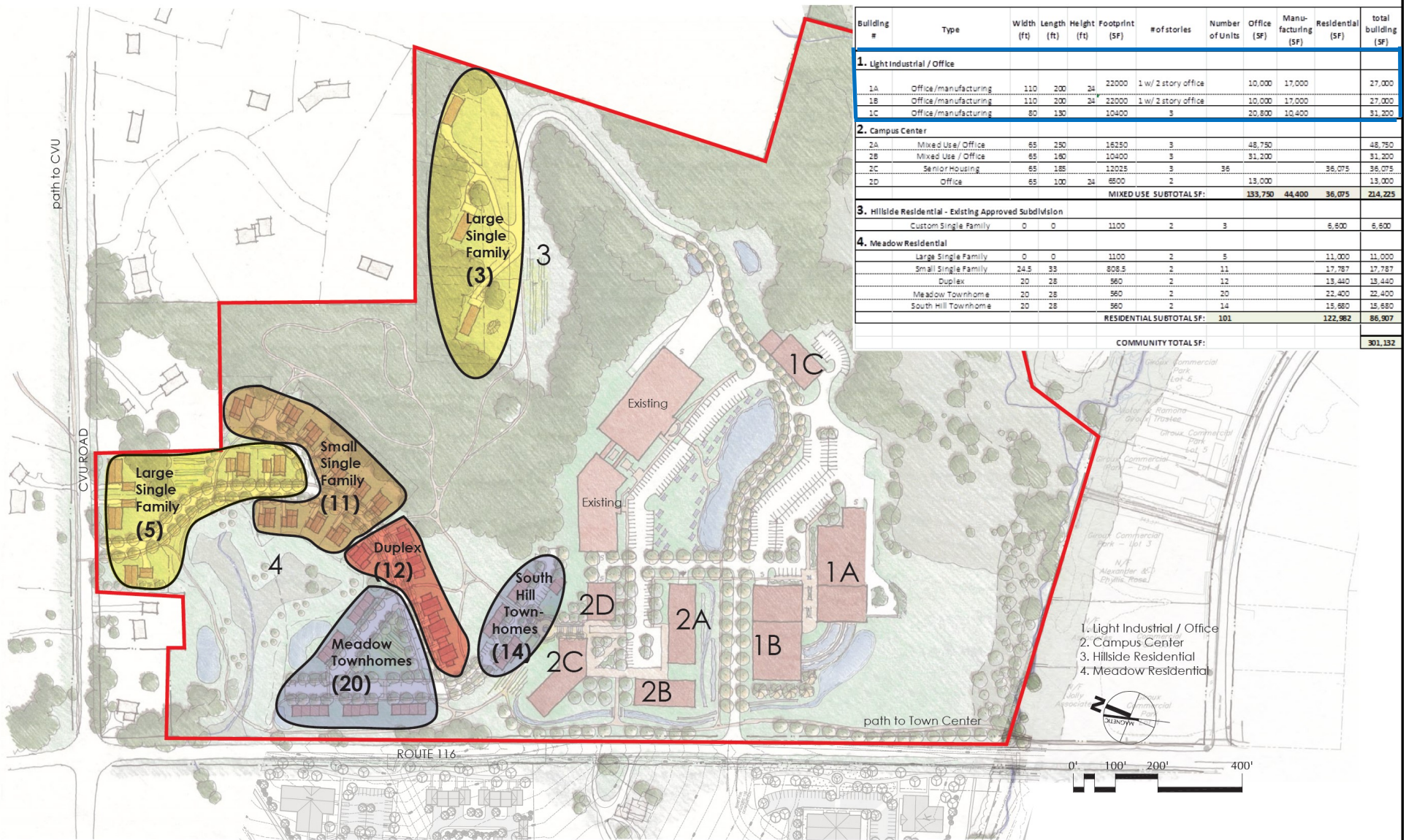
With the unanimous sketch plan approval by the Hinesburg Design Review Board, Wind Energy Associates is prepared to move forward in soliciting interest in the development of its light industrial/office segment of its campus on the southern edge of the property. Subject to the needs of a user and/or developer, preliminary anticipation is for the construction of up to three buildings, ranging in size from 13,000 square feet to 27,000 square feet.

Wind Energy Associates will prepare covenants and conditions that will govern certain rights and obligations with respect to the property and its use. Infrastructure improvements that will be used in common by the development of different portions of the campus will be made. Developers can expect to share in the cost of any extensions of the existing road or improvements to Riggs Road, storm water systems and utilities that are used in common. The obligations shall be allocated to each portion of the development in approximate proportion to its relative use of and burden on the common improvements. Wind Energy Associates will assist as needed in the receipt of additional permits that may be required by a developer/user of the commercial lots.

Seller's Disclosure:

The Seller is also the of the Renewable NRG Associates property at 110 Riggs Road. It is not the Seller's intention or desire to be the developer of these additional lots, but flexible consideration may be given depending upon the nature of a developer's plans and/or proposed future uses.





Conceptual Plans for 1A, 1B and/or 1C will be considered by the Seller. Discussions surrounding other future sites on the campus may be entertained. Plans are subject to change.

Zoning Summary:

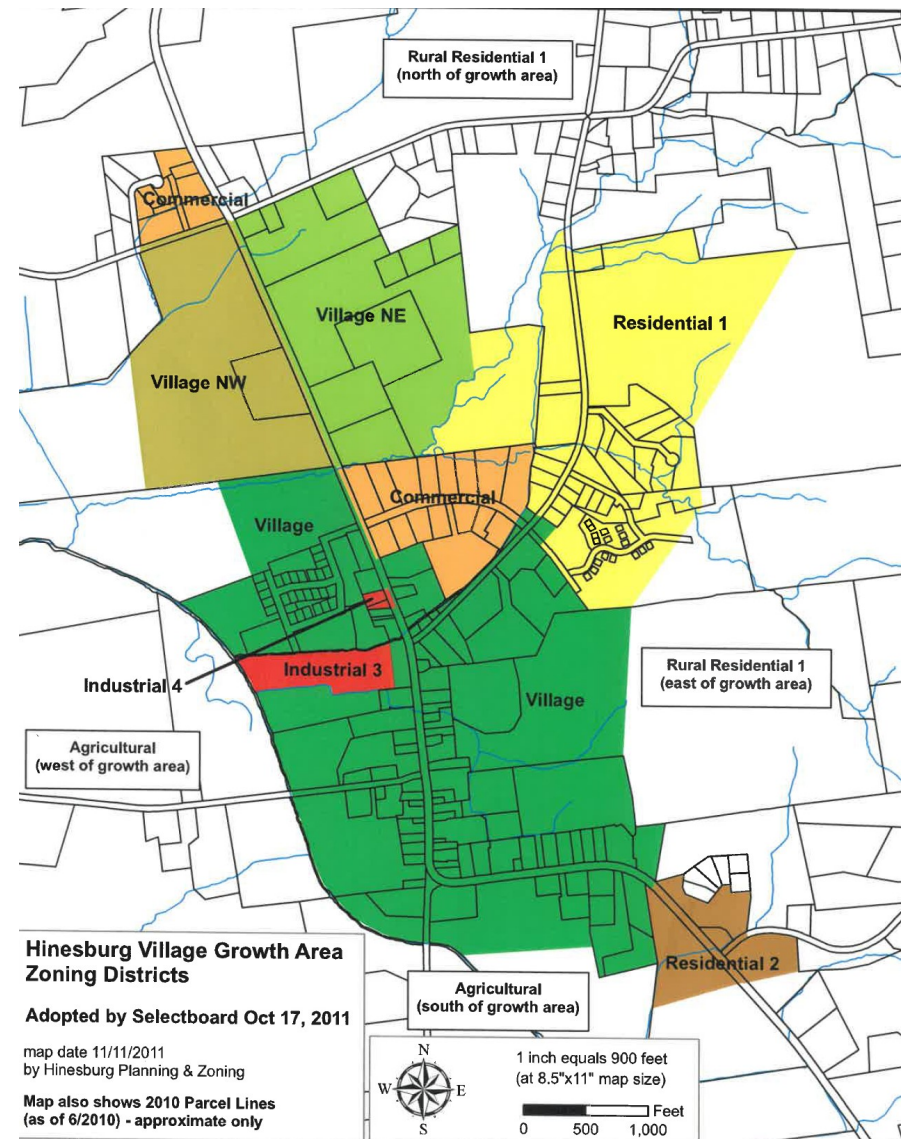
Purpose: The Village Northeast District was established to provide a location, with connectivity to adjacent growth districts, for a mix of light industrial/manufacturing businesses which take full advantage of a range of renewable energy resources. Structures within the district shall be designed, sited, and constructed to take advantage of renewable energy resources and must be compatible with other uses in the zone. It is the intention that the Village NE will include development that is sited to maximize both energy generation and conservation and constructed in a manner that blends in with the surrounding topography and mitigates storm water runoff and aquifer recharge issues.

Permitted Uses:

- ⇒ Manufacturing, warehousing, and distribution facilities
- ⇒ Engineering and product design facilities
- ⇒ Office uses in conjunction with other permitted uses
- ⇒ Corporate offices or headquarters
- ⇒ Non Retail business incubation facilities
- ⇒ Retail sales which are accessory to primary use
- ⇒ Accessory uses for the benefit of employees such as childcare or eldercare facilities, health clubs or other employee conveniences
- ⇒ Structures associated with renewable energy generation
- ⇒ Other accessory uses

This list is not all inclusive and is meant merely as a guideline for some of the likely most compatible uses within this campus. Other permitted and conditional uses can be discussed and can be seen on the Hinesburg Zoning Regulations web page:

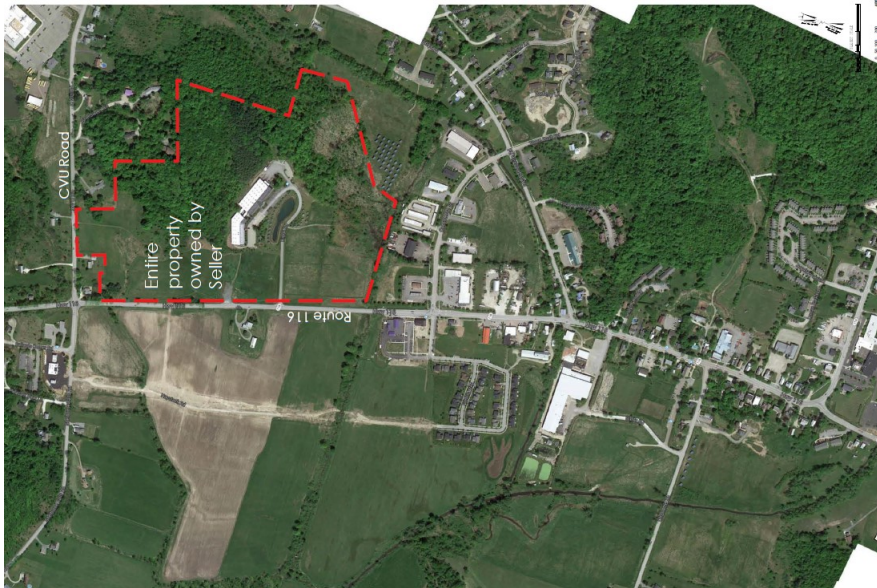
<http://www.hinesburg.org/planning/zoning-regulation-hinesburg-091216.pdf>.



Comments:

The seller will continue to maintain ownership of the contiguous commercial and residential acreage, with plans for future development consistent with the Village Growth plan. It is important to the nature and mission of the seller and its tenant that the prospective buyer of these properties share similar visions. Prices for the offered lots can be discussed pending use and size of the eventual developed facility(ies). Plans are subject to change.

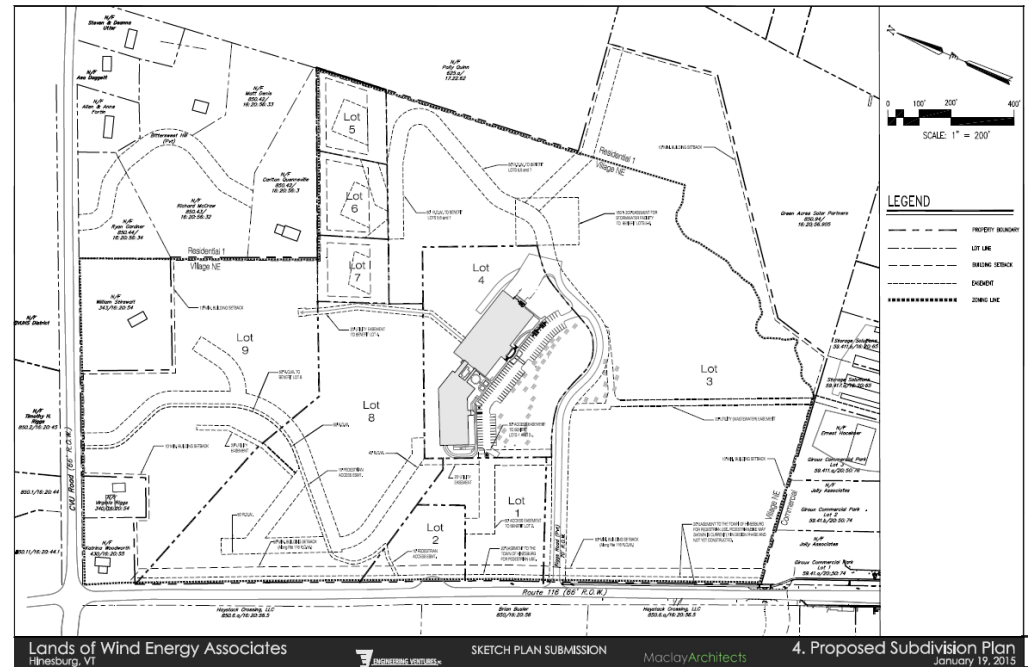
The seller reserves the right to accept or reject any offer at its sole discretion.



For Further Information, please contact:

Tony Blake, 802.864.2000

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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[☐] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[☐] Declined to sign

9/24/2015