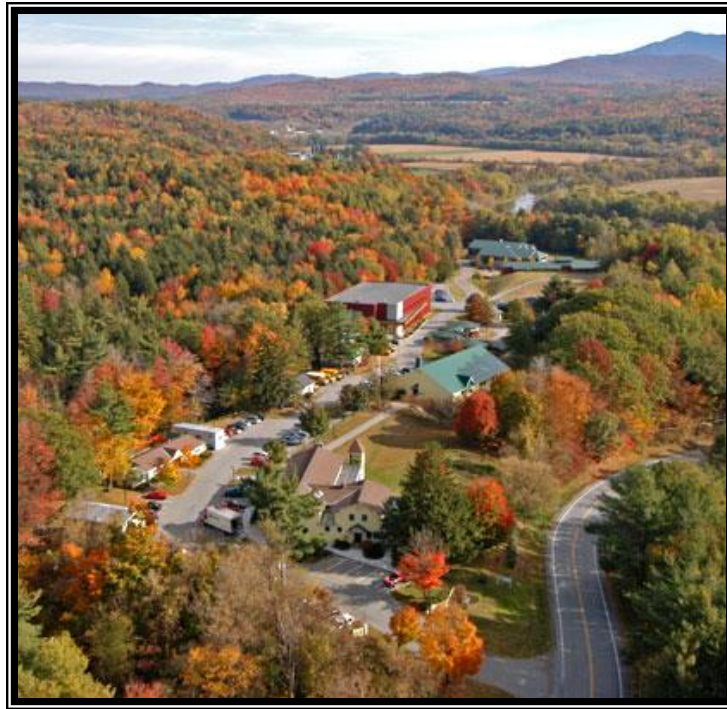




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THE PINE RIDGE SCHOOL PROPERTY
4 PARCELS-14 BUILDINGS-127.9 +/- ACRES
9460 & 9505 WILLISTON ROAD, WILLISTON, VT

Campus Setting Designed to Accommodate 100+/- Students
Dormitories, Cafeteria, Classrooms & Administration Buildings

Modern Gymnasium & Athletic Field

68,000+/- Square Feet in 14 Buildings

Outstanding Mountain Views

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Zoned Agricultural/ Rural Residential (ARZD)

Partial Exemptions Available for Certain Uses

Municipal Water & On-site Septic

Sprinklered Buildings

Partially Furnished Dormitories

Other Educational & Athletic Equipment

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186 College Street Suite 300
Burlington, Vermont 05401

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

EXCLUSIVELY LISTED FOR SALE



Located just minutes from Burlington, Vermont, this is a unique opportunity to own an exceptionally well planned 127.9 +/- acre campus setting with a drop dead view of Mount Mansfield. This spectacular property consists of four parcels of land situated on the north and south sides of Williston Road (U.S. Route 2) in Williston, Vermont. The property is improved with a campus containing numerous infrastructure improvements and 14 buildings totaling 68,000+/- square feet of space used for classrooms, administration and residences.

Potential for reuse and redevelopment.



New List Price \$2,800,000.00

All Reasonable Offers From Qualified Buyers Will Be Considered!

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For More Information Call

802-864-2000



PROPERTY INFORMATION

The most current and recent historic use is as a private residential secondary school doing business as the Pine Ridge School.

The subject property consists of four parcels of land situated on the north and south sides of Williston Road (U.S. Route 2) in Williston, Vermont. The property addresses are 9454 and 9505 Williston Road. The property is identified as Lots 16:104:270, 16:104:300, 16:104:319 and 16:104:325 on Map 16 of the Williston tax maps. Surveys of two of the assembled parcels were identified in the Williston land records as recorded on Map Slides 131 and 156.

SITE ANALYSIS

LOCATION: 9460, and 9505 Williston Road
SIZE: 127.9 ± acres
FRONTAGE: 1,989± feet along north side of Williston Road, 3,100± feet along south side of Williston Road, 2150± feet along Governor Chittenden Road
ACCESS: Adequate from Williston Road
STREET: Public with paved surfaces
EXPOSURE: Adequate
TOPOGRAPHY: Level to steeply sloping
GRADE: At to above grade
COVER: Open and wooded
SOILS: Adequate to severely restrictive for development
SHAPE: Irregular
ELECTRICITY: Green Mountain Power Corporation
GAS: Vermont Gas Systems, Inc.
WATER: Municipal
SEWER: On-site septic
DRIVEWAY: Paved with two curb cuts
PARKING: Adequate paved and gravel areas
LANDSCAPING: Good
EXTERIOR LIGHTING: Adequate for security
RESTRICTIONS: None identified

COMMENTS

The individual parcels with size and frontage are summarized as follows:

<u>Parcel ID</u>	<u>Size</u>	<u>Frontage</u>	<u>Assessment</u>	<u>Taxes</u>
16:104:270	0.16± acre	154± FF	\$ 42,000	\$ 739.68
16:104:300	90.25± acres	1,835± FF Williston Road 1,918± FF Gov. Chittenden Rd.	\$2,062,930	\$36,332.31
16:104:319	4.49± acres	507± FF	\$ 116,830	\$ 2,057.61
16:104:325	33.00± acres	1,573± FF	\$ 114,000	\$ 2,007.75
			\$2,335,760	\$41,137.35
Municipal Equalization Rate @ 95.29% =			\$2,451,212	



The property is improved as a campus containing site improvements and buildings used for classrooms, administration and residences. The main campus is located northerly and adjacent Williston Road (US Route 2). Topography is level to steeply sloping. The northerly sections of the property are wooded with sloping to steeply sloping topography. Immediately to the north of the campus, the parcel slopes down steeply to a water course that crosses property. The road frontage along the north side of Williston Road and the west side of Governor Chittenden Road is above grade and predominately steeply sloping to banked.

Soils on the property vary. Soil Conservation Service surveys indicate predominate soils in the area of the campus are Adams and Windsor loamy sands at slope phases that range from 5% to 30%. These soil types at the less steep slope phases are favorable for the development of on-site septic systems. The easterly end of the campus is a Borrow pit from which construction material was taken, presumably for some large nearby construction project such as the interstate highway or the airport. The remaining material in the Borrow pit area appears to be sandy.

The land northerly of the campus and along Governor Chittenden Road include Agawam fine sandy loams, Hartland fine sandy loams, Munson and Belgrade silt loams, Adams and Windsor loamy sands and Terrace Escarpments, silty and clayey. The Munson soils are severely restrictive for development because of wet soil conditions. The remaining soils are restrictive or severely restrictive because of steep topography.

Soils on the south side of Williston Road include Duane and Deerfield soils in the area of the residence and apartments. These soils are somewhat restrictive for on-site septic systems because of seasonally high water table and slopes. Further to the east, Adams and Windsor loamy sands and Terrace Escarpments with slope phases in excess of 30% predominate. Predominate soils in the extreme easterly segment of the property are Limerick silt loams. These soils have seasonally high water tables and are subject to flooding. This area appears to coincide with the flood hazard area.

Access through the campus is provided by an asphalt-surfaced road that extends northerly into the property at the west end of the campus, runs generally parallel with Williston Road and exits at the east side of the campus, southerly of the dorms. Most building improvements have been developed near the road. Several asphalt- and gravel-surfaced parking lots are located off the access road next to several of the building.

Other site improvements include concrete curbs, concrete and gravel sidewalks, extensive pole- and building-mounted exterior lights, lawns, athletic fields, ornamental plantings, concrete curb stops, signage, concrete retaining walls and surface drainage. There is a basketball court and a small amphitheater southerly of the Mansfield Living Learning building. Westerly of the Stigum Dorm is a steep landscaped slope with an exterior stairway.

Developed to the buildings are electricity, telephone, municipal water and on-site septic. Portions of the electricity and telephone service are underground. The specific location of the septic systems is unknown. Reportedly, the existing septic systems are functional for the current extent of development. An additional septic site has been identified for future expansion.



DELANO ADMINISTRATION BUILDING

USE:	Office, food service, dormitory and classroom
NO. OF STORIES:	1-2
GROSS FLOOR AREA:	8,217 square feet above grade plus approximately 1,400 square feet of finished basement
DESCRIPTION:	See remarks
FOUNDATION:	Full and partially finished basement
FRAME:	Wood
EXTERIOR WALLS:	Clapboard
WINDOWS:	Predominately double-hung
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Asphalt shingle and half lap
HEATING AND COOLING:	Oil-fired hot water heat, HVAC in office
SPRINKLER:	Wet system
FINISHED FLOORS:	Carpet, vinyl, tile, wood
FINISHED WALLS:	Predominately drywall
FINISHED CEILINGS:	Suspended tile, drywall
REST ROOMS:	Modern in style

Attached to the building are covered porches measuring 46.5' x 10', 15' x 40' and 42' x 12'. There is also an exterior stair tower that interconnects three levels of the improvement.

The first level of the improvement contains an administrative area, a commercial kitchen and dining rooms. The administrative area is partitioned into an entry area, a large open office, six small offices, a conference room and a two fixture restroom. Interior finish is predominately carpeted floors, drywall interior walls and suspended tile ceilings. Noted throughout the building was emergency lighting, fire alarms and a sprinkler system.

Located in the northerly and easterly sections of the first floor are the dining room and kitchen. The large dining room has a brick fireplace, wood paneling, ample natural light and good quality light fixtures. French doors lead to an adjacent seating area. Adjacent to the dining room is a wheelchair accessible two-fixture restroom. The kitchen has a service area, a commercial kitchen, a dishwashing area and storage. Floors are tile and walls are non-permeable plastic.

The second floor was used as dormitory space and is partitioned into multiple bedrooms and baths with capacity for 10 students. This portion of the property is not currently ADA compliant.

The basement is accessible by interior stairways and by at grade entrances. A portion of the basement area, estimated to contain 1,400 square feet, is exposed at grade and finished. These areas are partitioned into an exercise room, two offices and a hallway. The remainder of the basement is predominately unfinished and is partitioned into a series of storage and utility rooms, two small offices and a restroom. Noted in one of the storage rooms was a walk-in cooler/freezer. The basement contains the oil-fired heating system.

The building was reportedly constructed/renovated around 1985 and has been maintained and periodically updated. A former covered porch was enclosed and incorporated into the dining room and a wheelchair accessible covered porch was constructed.



HOPWOOD ACADEMIC BUILDING

USE:	Classrooms
NO. OF STORIES:	2
GROSS FLOOR AREA:	10,001 square feet
DESCRIPTION:	Classroom, office and restrooms on each floor
FOUNDATION:	Concrete
FRAME:	Wood
EXTERIOR WALLS:	Clapboard
WINDOWS:	Insulated fixed units
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Metal panel
HEATING AND COOLING:	Oil-fired hot water heat, partially air-conditioned
SPRINKLER:	Wet system
FINISHED FLOORS:	Tile, carpet
FINISHED WALLS:	Wood, drywall
FINISHED CEILINGS:	Drywall
REST ROOMS:	Modern in style
<u>COMMENTS</u>	

The lower level of the building is below grade along the north side and contains approximately 4,904 square feet. This level is partitioned into four classrooms, offices, boys and girls restrooms, and a janitorial closet. A center hall runs the length of the building. Noted at the northwest corner of this floor were a copy room and a record storage vault.

The upper level contains 5,097 square feet. Located off the center hall are a library, classrooms, offices and restrooms. Built-in lockers and wood-paneled walls were noted in the hallways on both levels.

The quality of construction is average to good. The building was constructed around 1985 and has been maintained.



DUERR ACTIVITY CENTER

USE:	Recreation, office
NO. OF STORIES:	1+
GROSS FLOOR AREA:	9,562 square feet plus 338 square feet garage bay
DESCRIPTION:	Gym/activity center, offices, locker rooms, garage bay
FOUNDATION:	Concrete slab
FRAME:	Metal
EXTERIOR WALLS:	Predominately metal panel, some translucent panels
WINDOWS:	Fixed and double-hung units
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Rubber membrane
HEATING AND COOLING:	HVAC
SPRINKLER:	Wet system
FINISHED FLOORS:	Resilient floor, VCT
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Suspended tile, acoustic tile

COMMENTS

Attached to the building is a 13' by 26' garage bay with an overhead door. There is also an irregularly shaped overhang along the two sides of the building.

The building is partitioned into an air-lock entry, two offices, large gym with high clearance, and two locker rooms. Each of the locker rooms has a 4-fixture restroom, built-in lockers and three shower stalls. The gym has built in seating, resilient floor covering, high efficiency lighting and two water fountains. There is a small mezzanine for storage of athletic equipment and placement of the HVAC units. Noted was a sprinkler system, emergency lighting and a fire alarm system.

The quality of construction is average to good. The building was reportedly constructed around 2001, and is one of the few athletic facilities in the area that is fully climate controlled.



STIGUM DORMITORY BUILDING

USE:	Dormitory
NO. OF STORIES:	2
GROSS FLOOR AREA:	10,897 square feet
DESCRIPTION:	9 double occupancy dormitory rooms, 2 one bedroom apartment units, 2 common rest rooms with showers and 2 lounges on the first floor; 9 double occupancy dormitory rooms, 2 one bedroom apartment units, 2 common rest rooms with showers, two lounges and an office area on the second floor
FOUNDATION:	Concrete slab
FRAME:	Wood
EXTERIOR WALLS:	Metal
WINDOWS:	Insulated fixed units
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Metal panel
HEATING AND COOLING:	Oil-fired hot water heat
SPRINKLER:	No
FINISHED FLOORS:	Carpet, ceramic tile, vinyl
FINISHED WALLS:	Drywall, ceramic tile
FINISHED CEILINGS:	Drywall
REST ROOMS:	Modern in style

COMMENTS

The first level of the building contains approximately 5,211 square feet in two disconnected sections. Each section contains 5 double-occupancy dormitory rooms with a common bathroom, a resident instructor apartment unit and a common room/lounge. A center hall runs the length of the each section of the building. Each section includes an interior stairway to access the second level with an elevator noted in the north wing.

The second level of the building contains approximately 5,686 square feet in two connected wings/sections. Each section contains 5 double-occupancy dormitory rooms with a common bathroom, a resident instructor apartment unit and a common room/lounge. A center hall runs the length of the floor between the two wings/sections with two interior stairways and an elevator providing access to the first level. Contained within the connector area is a hallway and partitioned office.

Each wing/section contains a common bathroom that is equipped with two toilet stalls, a Formica counter with three sinks and ceramic tile splash wall, and two ceramic tile shower stalls.

The apartments include a living room, kitchen, one bedroom and a bathroom. The kitchen is equipped with Formica counters and wood cabinets, a double-basin stainless steel sink, refrigerator, range/oven and hood fan/microwave. The bathrooms are equipped with a sink, toilet and fiberglass tub enclosure with shower.

The common room/lounges are each equipped with a kitchen area with Formica counters and wood cabinets, a single basin stainless steel sink, refrigerator and microwave oven.

The building is reported to have been constructed in 1997.



STERLING DORMITORY BUILDING

USE:	Dormitory
NO. OF STORIES:	2
GROSS FLOOR AREA:	9,667 square feet
DESCRIPTION:	3 double-occupancy and 4 single-occupancy dormitory rooms, efficiency apartment, two bedroom apartment, lounge and laundry room on the first floor; 3 double-occupancy and 4 single-occupancy dormitory rooms, efficiency apartment, two-bedroom apartment, lounge and laundry room on the second floor
FOUNDATION:	Concrete slab
FRAME:	Wood
EXTERIOR WALLS:	Metal, clapboard
WINDOWS:	Primarily double hung with screens
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Metal panel
HEATING AND COOLING:	Oil-fired hot water heat
SPRINKLER:	Wet system
SECURITY:	Smoke detectors, fire alarm system
FINISHED FLOORS:	Carpet, ceramic tile, vinyl
FINISHED WALLS & CEILINGS:	Drywall
REST ROOMS:	Modern in style

The first level of the building contains approximately 4,820 square feet and is partitioned into 3 double-occupancy dormitory rooms with bathrooms, 4 single-occupancy dormitory rooms with shared bathrooms, a two-bedroom resident instructor apartment unit, an efficiency apartment, a laundry room, and a common room/lounge. A center hall runs the length of the building with two mechanical (sprinkler and elevator) rooms. Two sets of interior stairways and an elevator provide access to the second level.

The second level of the building contains approximately 4,847 square feet and is partitioned into 3 double-occupancy dormitory rooms with bathrooms, 4 single-occupancy dormitory rooms with shared bathrooms, a two bedroom resident instructor apartment unit, an efficiency apartment, a laundry room, and a common room/lounge. A center hall runs the length of the building. Access to the second level is provided by two sets of interior stairways and an elevator.

The double-occupancy dormitory rooms each have use of a bathroom located in an entry area adjacent to the unit and adjacent to the main hallway. The single-occupancy rooms share a bathroom with the adjacent unit within a common entry area off the main hallway. Each dormitory bathroom is equipped with a single basin vanity, a toilet and a fiberglass shower stall.

The efficiency units contain one room with a kitchenette and partitioned bathroom. The kitchenettes are equipped with a single-basin stainless steel sink, refrigerator and a microwave oven. The bathroom is equipped with a single basin vanity, a toilet and a fiberglass tub enclosure with shower.

The two-bedroom apartments include a living room, a kitchen, two bedrooms and a bathroom. The kitchen is equipped with Formica counters and wood cabinets, a double basin stainless steel sink, a refrigerator, a range/oven and a hood fan/microwave. The bathrooms are equipped with a sink, a toilet and a fiberglass tub enclosure with shower.

The common room/lounges are each equipped with a kitchen area with Formica counters and wood cabinets, a double basin stainless steel sink, a refrigerator, a range/oven, a hood fan with microwave oven, and a dishwasher. Accessed from the common room is a covered patio or covered wood deck.

The building is reported to have been constructed in 2004 and has been maintained.



MANSFIELD DORMITORY BUILDING

USE:	Dormitory
NO. OF STORIES:	2
GROSS FLOOR AREA:	9,667 square feet
DESCRIPTION:	3 double-occupancy and 4 single occupancy dormitory rooms, efficiency apartment, two-bedroom apartment, lounge and laundry room on the first floor; 3 double occupancy and 4 single occupancy dormitory rooms, efficiency apartment, two-bedroom apartment, lounge and laundry room on the second floor
FOUNDATION:	Fully excavated, poured concrete basement
FRAME:	Wood
EXTERIOR WALLS:	Metal, clapboard
WINDOWS:	Primarily double hung with screens
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Metal panel
HEATING AND COOLING:	Oil-fired hot water heat
SPRINKLER:	Wet system
SECURITY:	Smoke detectors, fire alarm system
FINISHED FLOORS:	Carpet, ceramic tile, vinyl
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Drywall
REST ROOMS:	Modern in style

The first level of the building contains approximately 4,834 square feet and is partitioned into 3 double-occupancy dormitory rooms with bathrooms, 4 single-occupancy dormitory rooms with shared bathrooms, a two-bedroom resident instructor apartment unit, an efficiency apartment, a laundry room, and a common room/lounge. A center hall runs the length of the building with two sets of interior stairways and an elevator that provide access to the second level.

The second level of the building contains approximately 4,834 square feet and is partitioned into 3 double-occupancy dormitory rooms with bathrooms, 4 single-occupancy dormitory rooms with shared bathrooms, a two-bedroom resident instructor apartment unit, an efficiency apartment, a laundry room, and a common room/lounge. A center hall runs the length of the building with access to the two sets of interior stairways and the elevator.

The double-occupancy dormitory rooms each have use of a bathroom located in an entry area adjacent to the unit and adjacent to the main hallway. The single-occupancy rooms share a bathroom with the adjacent unit within a common entry area off the main hallway. Each dormitory bathroom is equipped with a single-basin vanity, a toilet and a fiberglass shower stall.

The efficiency units contain one room with a kitchenette and a partitioned bathroom. The kitchenettes are equipped with a single-basin stainless steel sink, a refrigerator and a microwave oven. The bathroom is equipped with a single-basin vanity, a toilet and a fiberglass tub enclosure with shower.

The two-bedroom apartments include a living room, a kitchen, two bedrooms and a bathroom. The kitchen is equipped with Formica counters and wood cabinets, a double basin stainless steel sink, a refrigerator, a range/oven and a hood fan/microwave. The bathrooms are equipped with a sink, a toilet and a fiberglass tub enclosure with shower.

The common room/lounges are each equipped with a kitchen area with Formica counters and wood cabinets, a double basin stainless steel sink, a refrigerator, a range/oven, a hood fan with microwave oven, and a dishwasher. Accessed from the common room is a covered patio or covered wood deck.

MANSFIELD DORMITORY BUILDING (continued)

The fully excavated basement is accessed by two interior stairways and an elevator. The basement is unfinished and is partitioned into a landing area, rest room, work/storage room and boiler room. Noted in the work/storage room was the main 800 amp, 3 phase electrical service for both the Mansfield and Sterling buildings. Contained within the boiler room are four boilers and four hot water tanks.

The building is reported to have been constructed in 2004 and has been maintained.



DORM III and COYOTE'S DEN (1 of 3 practically identical buildings)

USE:	Dormitory/classrooms
NO. OF STORIES:	1
GROSS FLOOR AREA:	2,048 square feet
DESCRIPTION:	Dorm rooms, baths, common area
FOUNDATION:	Slab
FRAME:	Wood
EXTERIOR WALLS:	Textured plywood
WINDOWS:	Sliders
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Electric heat
SPRINKLER:	Wet system
FINISHED FLOORS:	Carpet
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Drywall
BATHROOMS:	Modern in style

The structure consists of three multi-sided modules interconnected by 16' long halls. Reportedly, the building incorporates sandwich panel construction and is partitioned into eight rooms, bathrooms and common areas. This building is not ADA compliant.

The buildings were reported to have been constructed around 1968.



REMEDIAL CENTER A, REMEDIAL CENTER B

USE:	Classroom and offices
NO. OF STORIES:	1
GROSS FLOOR AREA:	2,048 square feet each
DESCRIPTION:	Classroom, offices, baths, common areas
FOUNDATION:	Slab
FRAME:	Wood
EXTERIOR WALLS:	Textured plywood
WINDOWS:	Sliders
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Electric heat
SPRINKLER:	Wet system
FINISHED FLOORS:	Carpet, ceramic tile
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Drywall
BATHROOMS:	Modern in style
<u>COMMENTS</u>	

The above description reflects two of three nearly identical buildings. The Remedial Center A and B buildings had previously been used as dormitories and incorporate the same floor plan as Dorm III described on the previous page. The former dorm rooms and commons areas are used as offices and classrooms.

The buildings were reported to have been constructed around 1968. Room and bathroom sizes are somewhat smaller than typical.



FINE ARTS BUILDING

USE:	Office and Classroom
NO. OF STORIES:	2
GROSS FLOOR AREA:	1,400 square feet
DESCRIPTION:	Multiple offices, restrooms
FOUNDATION:	Crawl space
FRAME:	Wood
EXTERIOR WALLS:	Textured plywood
WINDOWS:	Double-hung
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Metal
HEATING AND COOLING:	Electric heat
SPRINKLER:	None
FINISHED FLOORS:	Carpet, wood laminate
FINISHED WALLS:	Drywall, panel
FINISHED CEILINGS:	Block tile
REST ROOMS:	Semi-modern in style

COMMENTS

Attached to the building are a 4' by 13' enclosed entrance and two exterior stairways. The building is served by fire alarm and sprinkler systems.

The first floor is partitioned into three offices, a computer room, a small classroom and a two-fixture restroom. There is a small kitchen area on the first floor. The second floor contains two classrooms and a restroom. Noted were exposed beams and track lighting.

The building was reported to have been constructed around 1955 and is not ADA compliant.



SCIENCE BUILDING

USE:	Classrooms
NO. OF STORIES:	1
GROSS FLOOR AREA:	1,624 square feet
DESCRIPTION:	Two classrooms, restroom, greenhouse
FOUNDATION:	Slab
FRAME:	Wood
EXTERIOR WALLS:	Clapboard
WINDOWS:	Double-hung
DOORWAYS:	Appropriate exterior doors
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Electric heat and suspended propane-fired unit heater
FINISHED FLOORS:	VCT
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Suspended tile
REST ROOM:	Semi-modern in style
<u>COMMENTS</u>	

The building is partitioned into an entry vestibule and two large classrooms. The classroom has vinyl composition tile floors, dry-wall walls and a suspended tile ceiling. There is built-in counter and cabinets. Off the classroom is a two-fixture restroom. The building is served by a sprinkler system, emergency lighting and a fire alarm system.

Attached to the east end of the building is an 18' by 6' modular greenhouse.

The building is reported to have been constructed around 1970.



HEALTH CENTER

USE:	Clinic
NO. OF STORIES:	1
GROSS FLOOR AREA:	768 square feet
DESCRIPTION:	Offices, full bath, kitchen area
FOUNDATION:	Full and unfinished
FRAME:	Wood
EXTERIOR WALLS:	Textured plywood
WINDOWS:	Fixed, casement
DOORWAYS:	Appropriate doors
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Electric heat
FINISHED FLOORS:	VCT, vinyl
FINISHED WALLS:	Drywall, panel
FINISHED CEILINGS:	Block tile
BATHROOM:	Semi-modern in style

COMMENTS

Attached to the building is a 4.5' by 6' open deck. The building contains a fireplace. Noted was a waiting room, an office and a patient rooms.

The building was constructed around 1950.



PROGRAMMING OFFICE

USE:	Office
NO. OF STORIES:	1
GROSS FLOOR AREA:	702 square feet
DESCRIPTION:	Multiple offices
FOUNDATION:	Piers
FRAME:	Wood
EXTERIOR WALLS:	Clapboard
WINDOWS:	Double-hung
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Electric baseboard
SPRINKLER:	None
FINISHED FLOORS:	Carpet
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Drywall

Most recent use of this building was as a student lounge. There is no restroom facility in the building and it is not ADA compliant.



GAZEBO

USE:	Classroom
NO. OF STORIES:	1
GROSS FLOOR AREA:	280 square feet
DESCRIPTION:	Open room, restroom
FOUNDATION:	Piers
FRAME:	Wood
EXTERIOR WALLS:	Textured plywood
WINDOWS:	Double-hung, fixed
ROOF COVER:	Asphalt shingle
HEATING AND COOLING:	Electric heat
FINISHED FLOORS:	Unknown
FINISHED WALLS:	Drywall
FINISHED CEILINGS:	Unknown

MOBILE HOME BUILDING

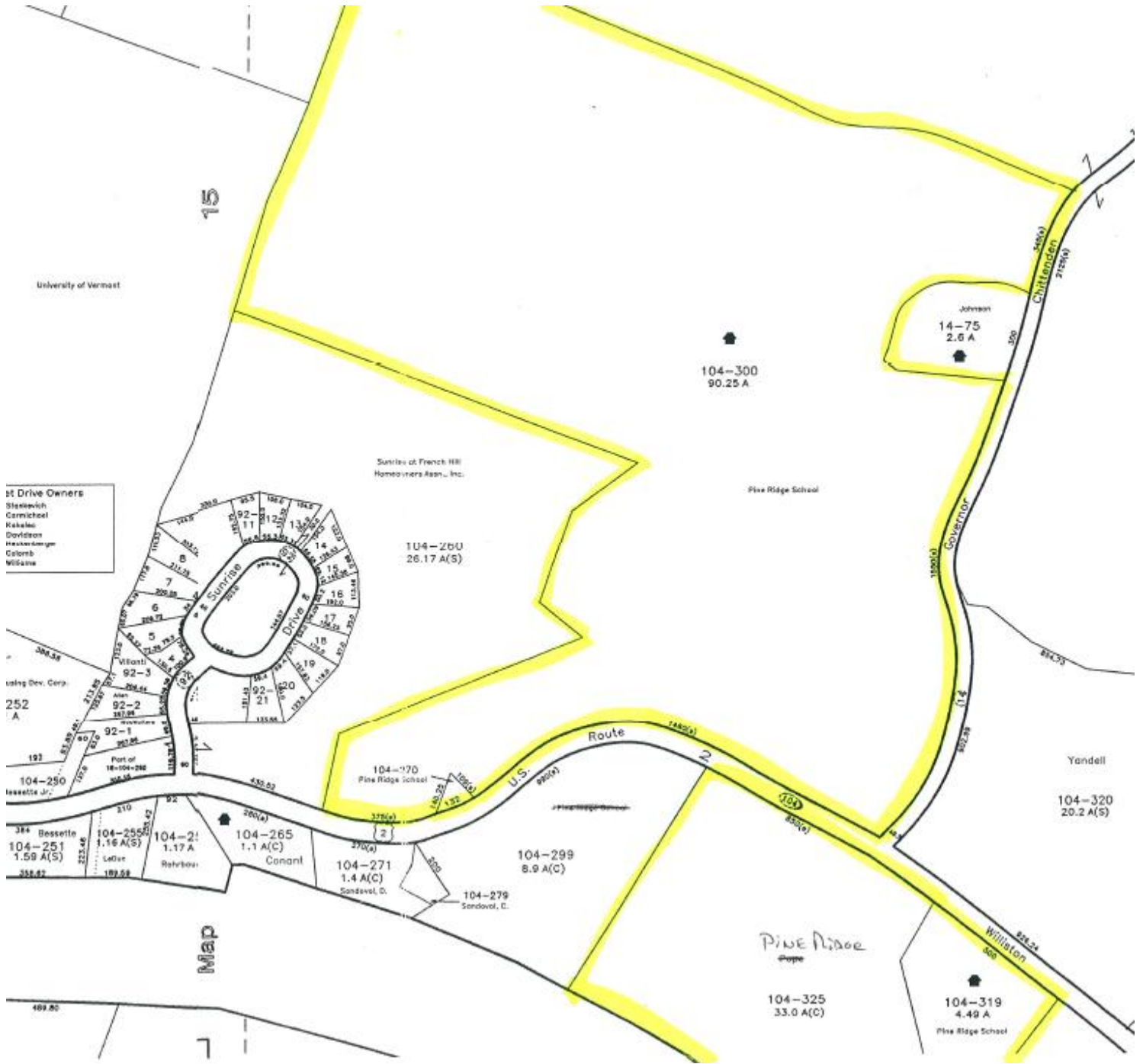
Also included on the property is a mobile home type of building whose most recent use was that of an admissions office. Estimated size is about 300 square feet and contains two offices. The building does not have a restroom and is not ADA compliant.

CABIN

USE:	Recreational cabin
NO. OF STORIES:	1-2
GROSS FLOOR AREA:	320 square foot base area plus 200 square foot loft
DESCRIPTION:	Open first floor area with flue for a wood stove, second floor loft
FOUNDATION:	Piers
FRAME:	Wood
EXTERIOR WALLS:	Textured plywood
WINDOWS:	Double-hung
ROOF COVER:	Half-lap
HEATING AND COOLING:	None
SPRINKLER:	None
FINISHED FLOORS:	Unfinished
FINISHED WALLS:	Unfinished
FINISHED CEILINGS:	Unfinished
REST ROOMS:	None
COMMENTS	There is a 4' by 20' covered porch.

ADVENTURE SHED

USE:	Storage
NO. OF STORIES:	1
GROSS FLOOR AREA:	384 square feet
DESCRIPTION:	Unfinished storage
FOUNDATION:	Piers
FRAME:	Wood
EXTERIOR WALLS:	Textured plywood
WINDOWS:	Fixed window
DOORWAYS:	One door
ROOF COVER:	Half lap
HEATING AND COOLING:	Unheated
SPRINKLER:	None
FINISHED FLOORS:	Unfinished
FINISHED WALLS:	Unfinished
FINISHED CEILINGS:	Unfinished
REST ROOMS:	None





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you deal with must observe the following practices whether you are a Client or a Customer of the REALTOR®:

- ▶ To disclose all material facts pertaining to the property that are known by the REALTOR®;
- ▶ To treat both the Buyer and Seller fairly and not knowingly distribute inaccurate information about the property;
- ▶ To account for all money and property received from or on behalf of the Buyer or Seller; and
- ▶ To comply with state and federal laws related to Real Estate Brokerage activity.

A Real Estate Firm may not act as an agent for both a Seller Client and Buyer Client in the same transaction, except as a limited agent with the informed, written consent of all parties. An unrepresented Buyer may, however, deal with the Real Estate Firm representing the Seller as a Customer or obtain his/her own representation.

If the Real Estate Firm is representing the Seller, a Buyer Customer should not offer or disclose information that he/she would not want conveyed to the Seller. If the Real Estate Firm is representing the Buyer, the Seller Customer should not offer or disclose information that he/she would not want conveyed to the Buyer.

**Remember -
Unless you enter into a written agreement
for agency representation, you are a
CUSTOMER—not a CLIENT.**

**You May
Become
A Client**

If you want a REALTOR® to represent you, you will need to enter into a written Listing Agreement as a Seller or a written Buyer Representation Agreement as a Buyer. Once you sign an agreement, you become a Client, not a Customer. As a Client, the Real Estate Firm will provide you with the following services in addition to the basic obligations previously listed:

- ▶ To perform the terms of a written Listing Agreement or Buyer Representation Agreement with reasonable skill and care;
- ▶ To promote your best interests:
 - For **Seller** Clients this means the Real Estate Firm will put the Seller's interests first and negotiate for the best price and terms for the Seller.
 - For **Buyer** Clients this means the Real Estate Firm will put the Buyer's interests first and negotiate for the best price and terms for the Buyer.
- ▶ To maintain the confidentiality of client information, including bargaining information.

There is no requirement that you must be represented by a REALTOR® in the sale or purchase of property.

This is Not a Contract

Consumer Disclosure must occur prior to a REALTOR® listing a property, showing a property, or entering into a buyer representation agreement.

I/We confirm receipt of a copy of this disclosure as required by the Vermont Real Estate Commission and understand the options available to me/us as a Consumer:

Signature _____ Date _____
Print Name _____

Signature _____ Date _____
Print Name _____

Address _____

Provided by: _____ Date _____
REALTOR® _____

Name of Real Estate Brokerage Firm _____

Address _____

Phone _____

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