

Red Top

506 Acres

Red Top is a breathtaking 506 +/- acre parcel in the town of Andover and on the border of Weston. Here, the rugged grandeur of the Green Mountains unfolds, offering extraordinary views to the South, where the mountain silhouettes stretch across the skyline and the imposing profile of Glebe Mountain asserts its presence. As you traverse the quiet country lane leading to the base of Markham Mountain, Red Top is 53 acres of rolling meadows, bound by historic stone walls that whisper tales of a pastoral past, where sheep and cows likely once grazed. A brook winds through the edge of the property and the Vast Trail runs through another section. With no existing structures to limit the imagination, this property stands as an exceptional site for building a home, offering endless possibilities for both regenerative farming and equestrian interests. The organically certified hay meadows--with two cuts annually--echoes a commitment to sustainable living. It's a place where gravel biking, long walks, and the delights of snowshoeing or cross-country skiing become everyday joys, not just occasional pastimes.



STORY JENKS
Luxury Real Estate Broker

M: 802.238.1332
sjenks@landvest.com



DIA JENKS
Luxury Real Estate Agent

M: 802.238.1549
djenks@landvest.com

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 081.0045630 (VT)

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding Red Top, *Markham Mountain Andover, VT 05143* that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors therein or omissions therefrom. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on their due diligence and such representations and warranties, if any, and to the extent as may be expressly stated in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use or alteration of the property under pertinent federal, state, and local regulations and applicable covenants, easements, and restrictions on title. The Seller makes no representation as to the likelihood of approval of any proposed use or alteration.

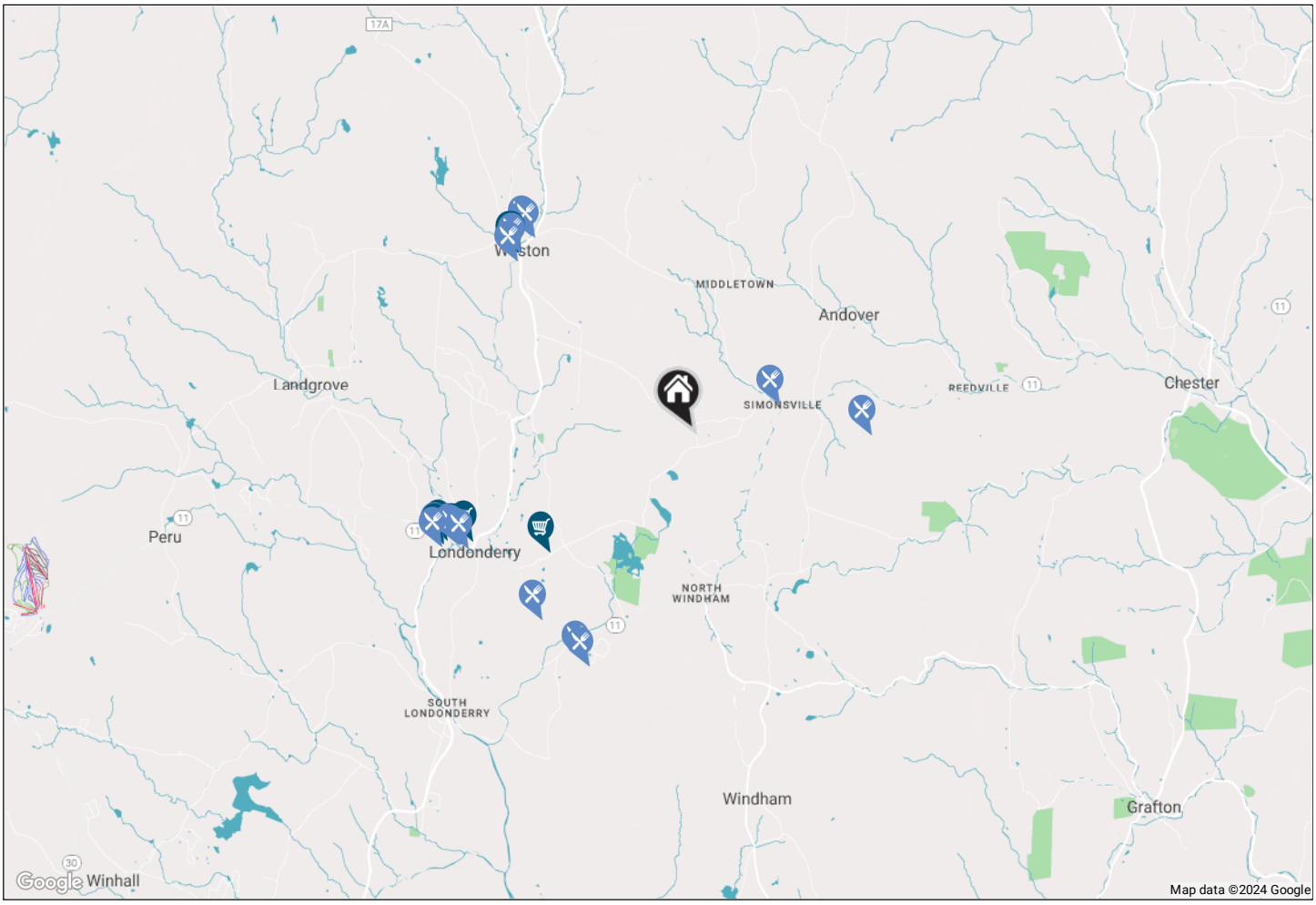
Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

Marsh Cross Rd, Andover, VT



RESTAURANTS

Rowell's Inn
1834 SIMONSVILLE ROAD, 1.3 MI

Esmeralda
740 STIGERS ROAD, 2.6 MI

Revival Kitchen
3928 VERMONT 11, 3.6 MI

The Red Slate Restaurant
420 MAGIC MOUNTAIN ACCESS ROAD, 3.7 MI

Mildred's Grill
649 MAIN STREET, 3.7 MI

The Left Bank
630 MAIN STREET, 3.7 MI

Magic Mountain Ski Area
495 MAGIC MOUNTAIN ACCESS ROAD, 3.8 MI

Vermont Cheese Emporium
660 MAIN STREET, 3.8 MI

Taqueria El Chepe
NORTH MAIN STREET, 3.8 MI

The Hub at Weston
USE PARKING LOT FOR WALKER FARM THEATER ENTRANCE: GPS, 3.8 MI

Weston Market Place
722 MAIN STREET, 3.8 MI

Maple Leaf Diner
1846 NORTH MAIN STREET, 3.8 MI

The Garden Market & Deli
ROUTE 11, 3.9 MI

Garden Cafe and Gallery
2136 NORTH MAIN STREET, 3.9 MI

The New American Grill
5700 VERMONT ROUTE 100 SUITE 5500, 4.0 MI

Jake's Restaurant and Tavern
5680 VERMONT ROUTE 100, 4.1 MI

SHOPPING

Viking Nordic Center
615 LITTLE POND ROAD, 2.8 MI

Nantucket Baskets of Vermont
5915 VERMONT ROUTE 100, 3.6 MI

The Vermont Country Store Weston
657 MAIN STREET, 3.8 MI

The Vermont Butcher Shop
2167 NORTH MAIN STREET, 3.8 MI

Weston Village Store
660 MAIN STREET, 3.8 MI

Weston Village Christmas Shop
656 MAIN STREET, 3.8 MI

West Town Gallery
661 MAIN STREET, 3.8 MI

At Home Interiors
1950 NORTH MAIN STREET, 4.0 MI

In the Moment Records
5700 VERMONT ROUTE 100, 4.1 MI



Story Jenks
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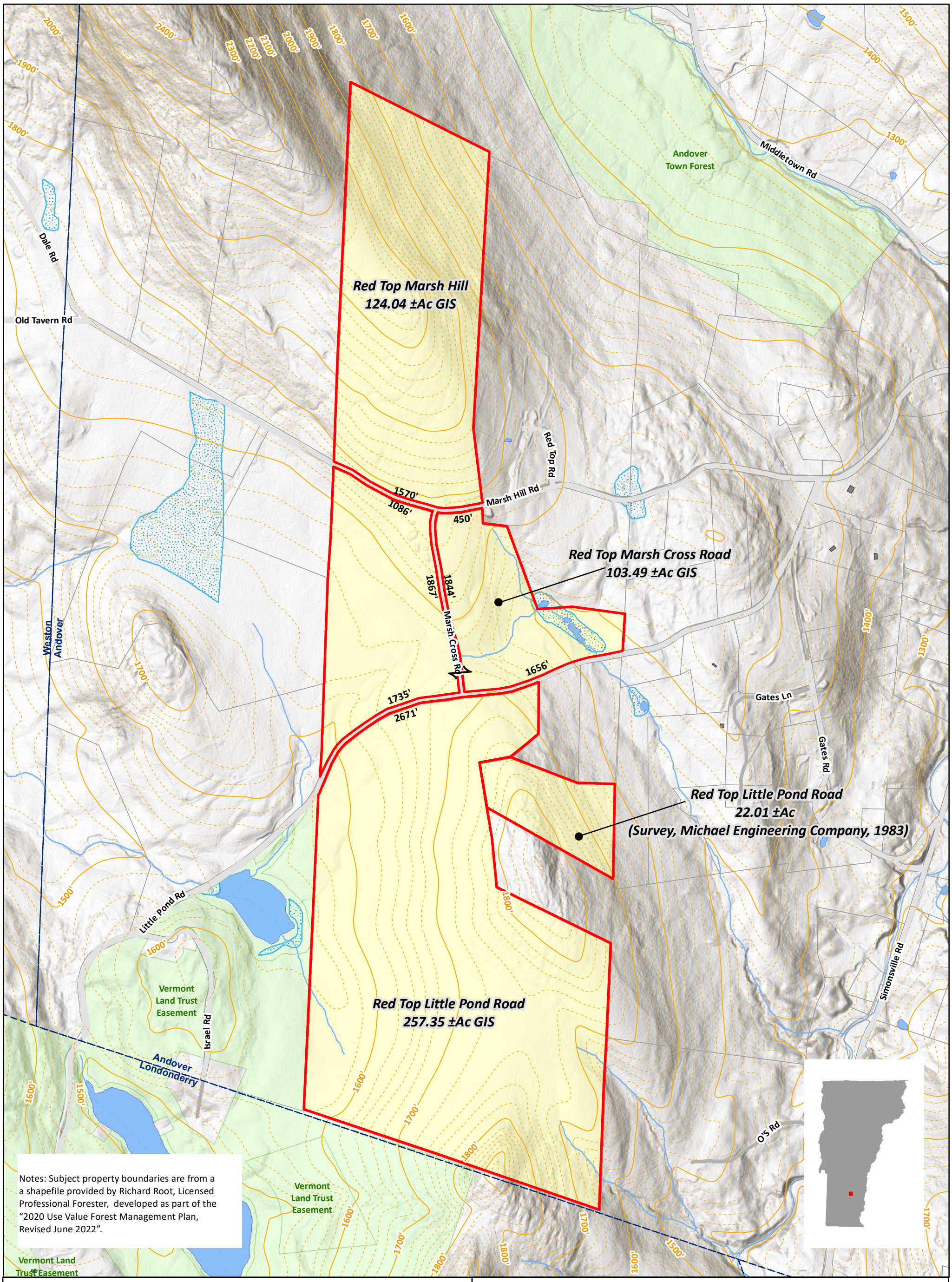


Dia Jenks
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djenks@landvest.com

LandVest | CHRISTIE'S INTERNATIONAL REAL ESTATE

If your property is currently listed with another broker, this mailer is not a solicitation for business

Document Name: VT1378 base all parcels



Notes: Subject property boundaries are from a a shapefile provided by Richard Root, Licensed Professional Forester, developed as part of the "2020 Use Value Forest Management Plan, Revised June 2022".

Legend

- Subject Property - 506.9 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: Background from ESRI 'Terrain Base' map service

Base Plan

Project Number: VT1378

Date: 02/29/24

Scale: 1 '' = 900 '

0 450 900 1,800 Feet

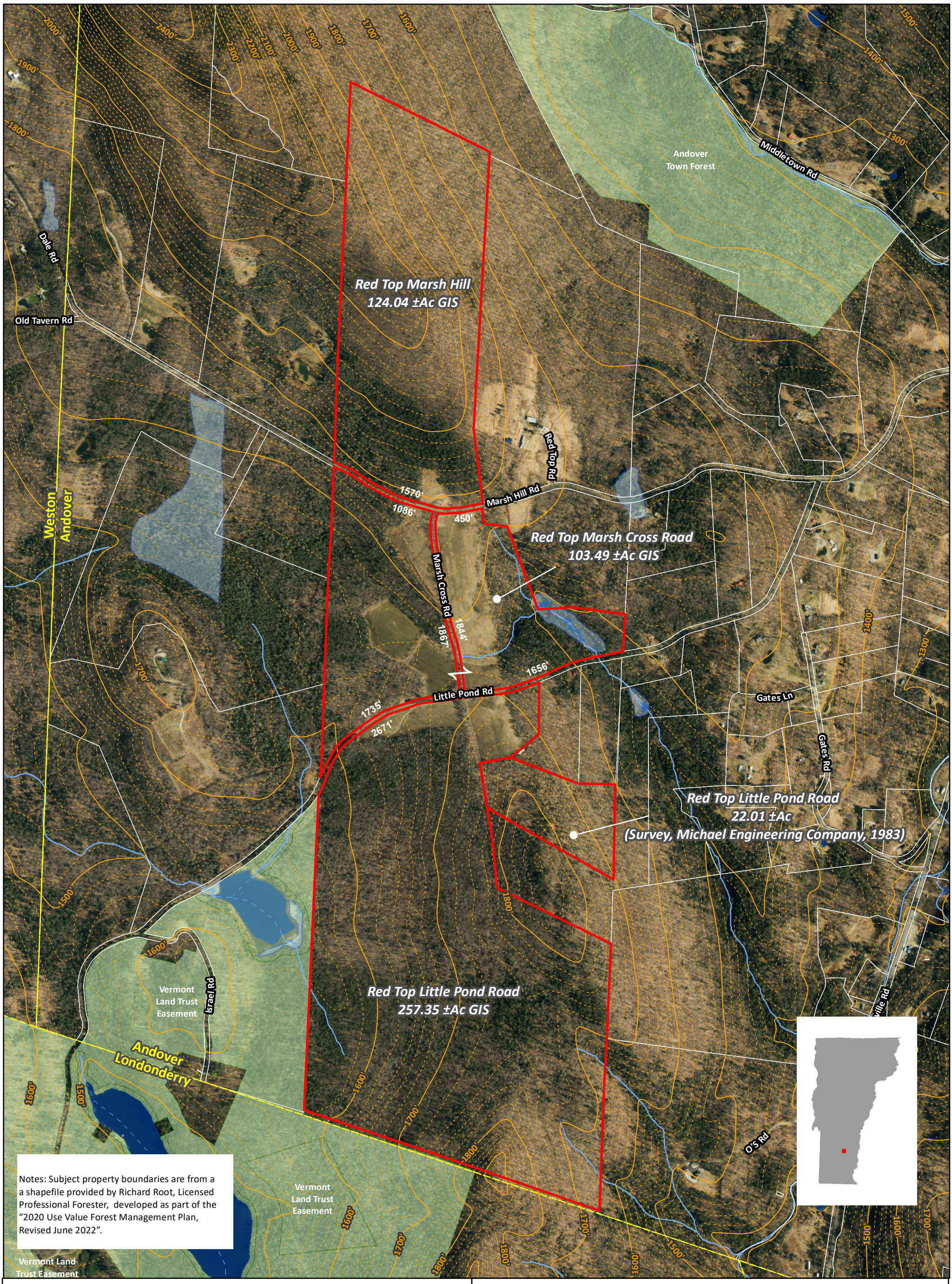
This plan is conceptual only and is not represented as an engineered plan.

Markham Mountain

Andover, VT

LandVest

Document Name: VT1378 ortho all parcels



Notes: Subject property boundaries are from a a shapefile provided by Richard Root, Licensed Professional Forester, developed as part of the "2020 Use Value Forest Management Plan, Revised June 2022".

Legend

- Subject Property - 506.90 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)

Credits: 2021 imagery from ESRI 'World Imagery' map service.

Base Plan Orthophotograph

Project Number: VT1378

Date: 02/29/24

Scale: 1 '' = 900 '

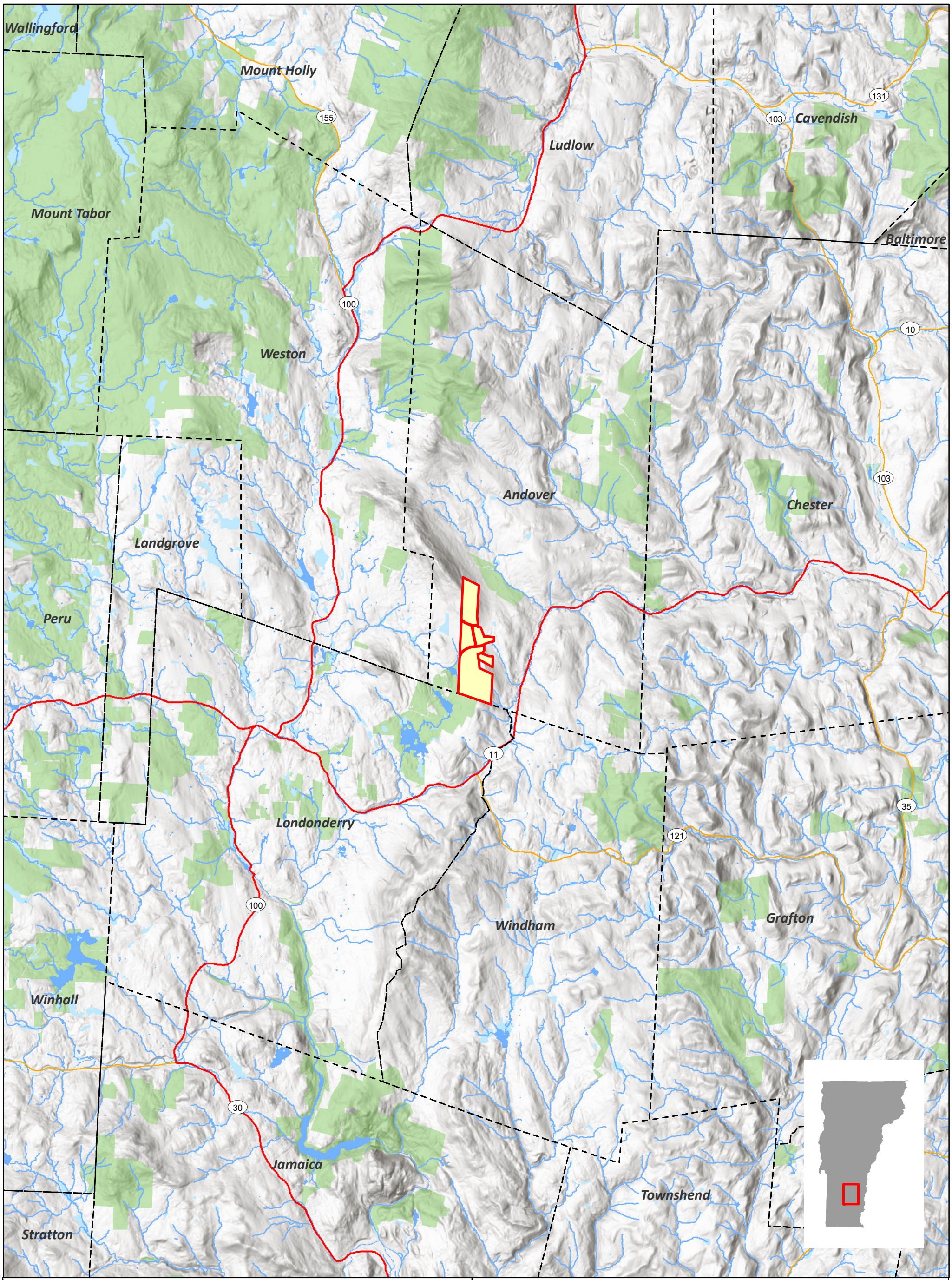
0 450 900 1,800 Feet

This plan is conceptual only and is not represented as an engineered plan.

Markham Mountain

Andover, VT

LandVest



Legend

- Subject Property - 506.9 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams

Credits: Background from ESRI 'Terrain Base' map service

Regional Locus

Project Number: VT1378

Date: 03/05/24

Scale: 1 " = 8,000 '

0 4,000 8,000 16,000 Feet

This plan is conceptual only and is not represented as an engineered plan.

Markham Mountain

Andover, VT

LandVest

MAGNETIC 2018

MARGARET ANN BELLMORE
1 CHAMBERS LANE
WHITE RIVER JCT., VT 05001
TAX LOT 8.1-47

MARGARET ANN BELLMORE
1 CHAMBERS LANE
WHITE RIVER JCT., VT 05001
TAX LOT 8.1-47

TOWN OF ANDOVER
953 WESTON-ANDOVER ROAD
ANDOVER, VT 05143
TAX LOT 8.1-45

ANN RICKARDS
18 GREAT ISLAND
DARIEN, CT 06820
TAX LOT 7-17.3

PARCEL B
REMAINDER OF LAND OF
MARKHAM MOUNTAIN, LLC

PARCEL A
111.48 ACRES

PETER DREGALLO
580 MARSH HILL ROAD
ANDOVER, VT 05143
TAX LOT 8.1-69.3

RED TOP ROAD
CLASS 3 TOWN ROAD

LITTLE POND PARTNERS LLC
75 WAPPANOCCA AVE.
RYE, NY 10580
TAX LOT 11-50.3

ANDREW DREGALLO
53 ROUTE 73
SHOREHAM, VT 05770
TAX LOT 8.1-69

MARSH HILL ROAD

THOMAS & MARGUERITE RILEY
216 WOLOMOLOPOAG ST.
SHARON, MA 02067
TAX LOT 8.1-8

JONATHON CASNER
P.O. BOX 567
BONDVILLE, VT 05340
TAX LOT 11-3

ROBERT & CATHERINE CASSATO
P.O. BOX 420
GEORGES MILLS, NH 03751
TAX LOT 11-50.1

MARSH CROSS ROAD

PARCEL B

PARCEL B

FRED & MARILYN BEROTTI
13 FRANKLIN AVE.
ISLAND PARK, NY 11558
TAX LOT 11-45

JAMES D'ALTON & KRISTIN MURPHY
75 WAPPANOCCA AVE.
RYE, NY 10580
TAX LOT 11-50.2

LITTLE POND ROAD

STEVEN ZALESKI
45 BRADLEY ROAD
CHARLESTOWN, NH 03603
TAX LOT 11-46.2

AMY ALTOBELLI
7 ROSE AVE.
ISLIP, NY 11722
TAX LOT 11-46.1

MARKHAM NOUNTAIN LLC
203 DENSMORE RD.
CHELSEA, VT 05038
TAX LOT 11-46.3

ROBERT & SUSAN TURCO
92 CUMMINGS ROAD
CHESTER, VT 05143
TAX LOT 11-46

ROBERT & SUSAN TURCO
92 CUMMINGS ROAD
CHESTER, VT 05143
TAX LOT 11-46.4

JUSTIN LAKE, LLC
C/O ROBERT ISRAEL
2920 6TH ST.
BOULDER, CO 80304
TAX LOT 11-51

PARCEL B
REMAINDER OF LAND OF
MARKHAM MOUNTAIN, LLC

WILLIAM BUCKENS JR.
4750 SW 57TH AVE.
DAVIE, FL 33314
TAX LOT 11-53

ANDOVER
LONDONDERRY

TRACEY DEL GRANDE
6 AMY COURT
ROBBINSVILLE, NJ 08691
TAX LOT 11-75

TOWN
LINE

OVERALL PROPERTY SKETCH
TAX LOT 11-01

~CERTIFICATION~

IN MY OPINION AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT IS CONSISTENT WITH INFORMATION ABSTRACTED FROM THE TOWN OF ANDOVER LAND RECORDS AND PHYSICAL EVIDENCE FOUND IN THE FIELD.

Christopher T. Paton

CHRISTOPHER T. PATON L.L.S. #692

GRAPHIC SCALE

400 0 200 400 800 1600

(IN FEET)
1 inch = 400 ft.

SUBDIVISION PLAN OF LAND OF

MARKHAM MOUNTAIN, LLC

MARSH HILL ROAD, MARSH CROSS ROAD,
LITTLE POND ROAD & RED TOP ROAD, ANDOVER, VERMONT

PREPARED BY
PATON LAND SURVEYING
P.O. BOX 581 SPRINGFIELD, VT 05156
(802) 885-6674

STATE OF VERMONT
CHRISTOPHER T. PATON No. 692
LICENSED LAND SURVEYOR

DATE: AUG. 20, 2018	SCALE: 1"=400'±
DRAWN BY CTP	CK'D BY CTP
SURVEYED BY CTP & MP	
PROJ. NO. 2018-276-01	

SHEET 2 OF 2

Demo version (http://www.verypdf.com)

PAYABLE TO:
MAIL TO:

Town of Andover
953 Weston-Andover Rd
Andover VT 05143

802-875-2765

If the property has been sold, please forward this bill to the new owner.

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
011000001.100	07/11/2024	2025

Any portion unpaid on the due date is subject to 1% interest per month until paid; any unpaid balance as of March 1, 2025 will also be subject to an 8% late payment fee.

Location:
Location: MARSH HILL RD

OWNER **MARKHAM MOUNTAIN LLC**
203 DENSMORE ROAD
CHELSEA VT 05038

SPAN # 012-004-70105 **SCL CODE: 004**
TOTAL PARCEL ACRES **519.03**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	559,600	559,600
EXEMPTION		
LAND USE	- 465,300	- 465,300
TOTAL TAXABLE VALUE	**94,300**	94,300
GRAND LIST VALUES	**943.00**	943.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
MUNICIPAL	0.6100	x943.00=	575.23
TOTAL MUNICIPAL TAX			575.23
MUNICIPAL STATE PAYMENT			0.00
MUNICIPAL NET TAX DUE			575.23

EDUCATION TAXES -XXXXXX

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.9840	x943.00=	1,870.91
1.3910 (state rate) / 70.11% (CLA) = 1.9840			
TOTAL EDUCATION TAX			1,870.91
EDUCATION STATE PAYMENT			0.00
EDUCATION NET TAX DUE			1,870.91

Payments		
1	08/15/2024	575.23
2	11/01/2024	935.46
3	03/01/2025	935.45

TAX SUMMARY
Municipal + Education

TOTAL TAX	**2,446.14**
TOTAL STATE PAYMENT	**0.00**
TOTAL NET TAX DUE	**2,446.14**

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Andover
TAX YEAR 2025

1ST PAYMENT DUE	
08/15/2024	
OWNER NAME	
MARKHAM MOUNTAIN LLC	
PARCEL ID	
011000001.100	
AMOUNT DUE	575.23
AMOUNT PAID	

Town of Andover
TAX YEAR 2025

2ND PAYMENT DUE	
11/01/2024	
OWNER NAME	
MARKHAM MOUNTAIN LLC	
PARCEL ID	
011000001.100	
AMOUNT DUE	935.46
AMOUNT PAID	

Town of Andover
TAX YEAR 2025

3RD PAYMENT DUE	
03/01/2025	
OWNER NAME	
MARKHAM MOUNTAIN LLC	
PARCEL ID	
011000001.100	
AMOUNT DUE	935.45
AMOUNT PAID	

THIS BILL IS FOR MUNICIPAL AND EDUCATION TAXES.

YOU MAY PAY THIS BILL BY CREDIT CARD EXTRA FEES APPLY

RESIDENTIAL PROPERTY RECORD CARD

Town of Andover 18

Date Printed 02/15/24

PARCEL INFORMATION

Parcel ID #:	011000001100	Span	012-004-70105	Neighborhood:	6	Book:	
Owner #1:	MARKHAM MOUNTAIN LLC	Status	A - Active	Prop. Class:	0	Page:	
Owner #2:		Last Update:	06/14/23	Land Size:	519.03	Sale Date:	/ /
Description:	LAND & WATER & SEPTIC	Inspect Date:	/ /	Add to Hsite:	NoData	Sale Price:	$ 0
Location:	0 MARSH HILL RD	Inspect By:		Add to Hmstd:	No Data	Validity:	0
Tax Map #:	11/1, 47,48,4,52,46.3	Reinspect:	0				

VALUATION INFORMATION

CAMA Total:	559600	Misc. Adj.	0	CAMA Outbldg:	0	Regr. Value:	0.00
Housesite:	0	CAMA Dwell:	0	CAMA Ratio:	0.00	Regr. Ratio:	0.00
Homestead:	0	CAMA Land:	544600	Comp Value:	0.00	Other Value:	0.00
Select Value:	0	CAMA Site Imp:	15000	Comp Ratio:	0.00	Other Ratio:	0.00

	INSP. TYPE	INSP. STATUS	INSP. RESULT	INSP. REASON	APPT REQUEST	APPTSCHDBY	APPT TIME	APPT DATE
INSPECT	NoData	NoData	NoData	NoData	NoData			

	LAND ID	CALC METHOD	LAND TYPE	AREA	GRADE	FRONTAGE	DEPTH	RATE
LAND	1	Acreage	Total	519.03	0.70	0.00	0.0	0.0

	OUTBLD ID	TYPE	AREA/DIAM	SIDING	CLASS	QUALITY	% GOOD	NAME	RATE
OUTBUILD	1	No Data	0	NoData	No Data	No Data	0		0.0

	RCN	RCNLD	DEPR.PAGE
SECTION	0	0	0

	S-IMP ID	TYPE	QUALITY	QUANTITY	SI NAME	RATE	ADD TO HSITE
SITEIMP	1	Water	Average	Typical		0.00	Yes
	2	Sewer	Average	Typical		0.00	Yes

MAIN BUILDING INFO												
	Bldg Type:	No Data	Dormer Roof:	No Data	Bsmt Fin SF:	0	Roughins:	0	Firepl Type:	NoData	Econ Depr:	0
	Quality:	0.00	Energy Adj:	No Data	Bsmt Entry:	No Data	Total Rms:	0	Year Built:	0	% Complete:	0
	Style:	No Data	P/Crawl:	No Data	Subfloor:	No Data	Bedrooms:	0	Effect Age:	0.0	Manuf Width:	0.00
	Building SF:	0	Bsmt Wall:	NoData	Floor Insul:	No Data	Full Baths:	0	Life Expect:	0	Manuf Length:	0.00
	Design:	No Data	Bsmt SF:	0.00	Floor Ins SF:	0	Half Baths:	0	Condition:	No Data	Tipouts:	0
	Frame:	No Data	Bsmt Garage:	No Data	Wall Hgt:	0	Kitchens:	0	Phys Depr:	0	Skirting:	No Data
	Dormer LF:	0.00	Bsmt FNA:	No Data	Plumb Fix:	0	Fireplaces:	0	Funct Depr:	0	Skirting LF:	0.00
	# Units Multi:	0	Story Multi:	0	Business/Rental:	0 %	Add to Hsite:	NoData	Add to Hmstd:	No Data		

	EXTWALL ID	SIDING	SIDING %
EXTWALL	1	No Data	0

	FEATURE ID	TYPE	QUALITY	COUNT	RATE	NAME
FEATURES	1	No Data	0	0.	0.	

	FLOOR ID	FLOOR COVE	FLOOR COV
FLOOR	1	No Data	0

	GARAGE ID	GAR/SHD TY	AREA	SIDING	FLOOR	FINISH	FINISH SF	CPT ROOF
GARAGE	1	No Data	0.	No Data	No Data	No Data	0	No Data

	HEAT ID	HEAT/COOL	HEAT/COOL
HEAT	1	No Data	0

	PORCH ID	PORCH AREA	FLOOR	WALL	ROOF	CEILING
PORCH	1	0	No Data	No Data	No Data	No Data

	ROOF ID	ROOF COVER	ROOF COV %
ROOF	1	No Data	0

NOTES water & sewer from cottage that was removed

/ /

53/205

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS,

THAT MARSH HILL HOLDINGS, INC., a Vermont Corporation, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to Grantor's full satisfaction by **MARKHAM MOUNTAIN, LLC** a Vermont Limited Liability Company with principal place of business in Chelsea in the County of Orange and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the said Grantee, **MARKHAM MOUNTAIN, LLC**, as aforesaid, and its successors and assigns forever, an undivided one-half interest (1/2) in a certain piece of land in Andover, in the County of Windsor, and State of Vermont, described as follows, viz:

Being all and the same land and premises conveyed by John B. Marsh, III and Peter D. Marsh to Marsh Hill Holdings, Inc. by deed dated July 22, 1998 and recorded at Book 35, Page 492 of the Andover Land Records.

Being the same one half (1/2) interest conveyed to John B. Marsh, III and Peter D. Marsh by Decree of Distribution of the Estate of John B. Marsh, Jr. dated May 5, 1998 and recorded in Book 35 at Page 323 of the Andover Land Records.

Being those lands and premises conveyed to John Bigelow Marsh, Jr. by Decree of Distribution of the Estate of John Bigelow Marsh dated February 2, 1970 and recorded January 15, 1992, in Book 29 at Page 101 of the Andover Land Records.

Being more particularly those five parcels of land conveyed to John B. Marsh (being the same person as John Bigelow Marsh) by the following conveyances:

1) Warranty Deed of Town of Andover to John B. Marsh dated October 21, 1935 and recorded October 21, 1935 in Book 15 at Page 410 of the Andover Land Records;

2) Warranty Deed of Marie B. Marsh and Arthur R. Marsh to John B. Marsh dated June 3, 1935 and recorded in Book 15 at Page 404 of the Andover Land Records;

3) Warranty Deed of William Barton Marsh and Mildred Marsh dated July 11, 1934 and recorded on July 14, 1934 in Book 15 at Page 395 of the Andover Land Records.

53/206

4) Warranty Deed of Marie B. Marsh and Arthur R. Marsh to John B. Marsh dated July 19, 1928 and recorded August 10, 1928 in Book 15 at Page 330 of the Andover Land Records.

5) Warranty Deed of Arthur R. Marsh to John B. Marsh dated May 28, 1926 and recorded June 5, 1926 in Book 14 at Page 474 of the Andover Land Records.

There is excepted and reserved therefrom, those same lands and premises conveyed to Isabel Marsh Mundy by John B. Marsh and Isabel S. Marsh by Warranty Deed dated October 5, 1966 and recorded on October 8, 1966 in Book 19 at Page 12 of the Andover Land Records.

The above described lands are conveyed subject to utility easements of record and the rights of the public to traverse any portions of the parcel which fall within the highway right of way crossing the parcel.

TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereto, to the said Grantee, **MARKHAM MOUNTAIN, LLC**, 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, its successors and assigns, that until the ensealing of these presents, Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE,** except as herein mentioned.

And Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as herein mentioned.

IN WITNESS WHEREOF, Grantor hereunto sets its hand and seal this 19th day of February, 2009.

MARSH HILL HOLDINGS, INC.

L.S.
BY: John B. Marsh, III, President

STATE OF MAINE
COUNTY OF LINCOLN, SS.

At Damariscotta, ME. this 19 day of February, 2009, John B. Marsh, III, President of **MARSH HILL HOLDINGS, INC.**, personally appeared and acknowledged this instrument, sealed and subscribed by him to be his free act and deed and the free act and deed of said corporation.

Before me,
Notary Public
My Commission Expires:

JANE OLIVER-GRAVEL
Notary Public, Maine
My Commission Expires September 22, 2013

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
– ACKNOWLEDGMENT –
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 09-02-26A
Signed Linda L. Bayford Clerk
Date Feb. 26, 2009

RECEIVED & RECORDED
On 02/26/2009 at 11:20 A.M
Book 53 Page 205-207
Andover Land Records
Linda L. Bayford
Town Clerk, Andover, Vermont

53/211

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS,

THAT I, ISABEL MARSH MUNDY, of Lexington, in the County of Middlesex, and Commonwealth of Massachusetts, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to my full satisfaction by **MARKHAM MOUNTAIN, LLC** a Vermont Limited Liability Company with principal place of business in Chelsea in the County of Orange and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the said Grantee, **MARKHAM MOUNTAIN, LLC**, as aforesaid, and its successors and assigns forever, an undivided one-half (1/2) interest in a certain piece of land in Andover, in the County of Windsor, and State of Vermont, described as follows, viz:

Being an undivided one-half (1/2) interest in a portion only of the lands conveyed to Isabel Marsh Mundy by Decree of Distribution of the Estate of John Bigelow Marsh dated February 2, 1970 and recorded in Book 29 at Page 101 of the Andover Land Records.

Being more particularly those four parcels of land conveyed to John B. Marsh (being the same person as John Bigelow Marsh) by the following conveyances:

1) Warranty Deed of Arthur R. Marsh to John B. Marsh dated May 28, 1926 and recorded June 5, 1926 in Book 14 at Page 474 of the Andover Land Records;
2) Warranty Deed of Marie B. Marsh and Arthur R. Marsh to John B. Marsh dated June 3, 1935 and recorded in Book 15 at Page 404 of the Andover Land Records;
3) Warranty Deed of Town of Andover to John B. Marsh dated October 21, 1935 and recorded October 21, 1935 in Book 15 at Page 410 of the Andover Land Records;
4) Warranty Deed of Marie B. Marsh and Arthur R. Marsh to John B. Marsh dated July 19, 1928 and recorded August 10, 1928 in Book 15 at Page 330 of the Andover Land Records.

TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereto, to the said Grantee, **MARKHAM MOUNTAIN, LLC**, and its successors and assigns, to their own use and behoof forever;

And I, the said Grantor, for, myself and my heirs, executors and administrators, do covenant with the said Grantee, its successors and assigns, that until the ensealing of these presents, I, the said Grantor, am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE,** except as herein mentioned.

And I, the said Grantor, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as herein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 12th day of February, 2009.

Isabel Marsh Mundy

Witness Isabel Marsh Mundy

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF Middlesex, SS.

At Lexington this 12th day of February, 2009, Isabel Marsh Mundy personally appeared and acknowledged this instrument, sealed and subscribed by her to be her free act and deed.

Before me,

Notary Public

ELIZABETH A. SMITH
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 25, 2011

– ACKNOWLEDGMENT –
Vermont Property Transfer Tax
32 V.S.A. Chap. 231
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 69-03-266
Signed David F. Peyton Clerk
Date Feb. 26, 2009

RECEIVED & RECORDED
On 02/26/2009 at 11:20 A.M
Book 53 Page 211-212
Andover Land Records
Linda F. Bayfield
Town Clerk, Andover, Vermont

WARRANTY DEED

KNOW ALL PEOPLE BY THESE PRESENTS,

THAT RED TOP FARM MUNDY SHARE, INC., a/k/a **RED TOP FARM, MUNDY SHARE, INC** a Vermont Corporation, with an office in Weston, County of Windsor, and State of Vermont, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to Grantor's full satisfaction by **MARKHAM MOUNTAIN, LLC** a Vermont Limited Liability Company with principal place of business in Chelsea in the County of Orange and State of Vermont, Grantee, by these presents, do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** unto the said Grantee, **MARKHAM MOUNTAIN, LLC**, as aforesaid, and its successors and assigns forever, an undivided one-half interest in a certain piece of land in Andover, in the County of Windsor, and State of Vermont, described as follows, viz:

Being a portion only of those lands and premises conveyed to Isabel Marsh Mundy by Decree of Distribution of the Estate of John Bigelow Marsh dated February 2, 1970 and recorded January 15, 1992, in Book 29 at Page 101 of the Andover Land Records.

Being the same one half (1/2) interest conveyed to Red Top Farm Mundy Family, Inc. by Warranty Deed of Isabel M. Mundy dated December 30, 1991 and recorded January 2, 1992 in Book 29 at Page 98 of the Andover Land Records and more particularly described therein as follows:

"Being all right title and interest of the Grantor, Isabel Mundy, in and to those same lands and premises conveyed to John B. Marsh by Warranty Deed of William Barton Marsh and Mildred Marsh dated July 11, 1934 and recorded on July 14, 1934 in Book 15 at Page 395 of the Andover Land Records.

"There is excepted and reserved herefrom, those same lands and premises conveyed to Isabel Marsh Mundy by John B. Marsh and Isabel S. Marsh by Warranty Deed dated October 5, 1966 and recorded on October 8, 1966 in Book 19 at Page 12 of the Andover Land Records.

"The above described lands are conveyed subject to utility easements of record and the rights of the public to traverse any portions of the parcel which fall within the highway right of way crossing the parcel."

TO HAVE AND TO HOLD said granted premises, with all privileges and appurtenances thereto, to the said Grantee, **MARKHAM MOUNTAIN, LLC**, 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, its successors and assigns, that until the ensealing of these presents, Grantor is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE,** except as herein mentioned.

And Grantor hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as herein mentioned.

IN WITNESS WHEREOF, Grantor hereunto sets its hand and seal this 12 day of February, 2009.

Red Top Farm, Mundy Share, Inc.

Robert Riley L.S.
BY: Robert Riley, Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF Cheshire, SS.

At Chesterfield NH this 12 day of February, 2009, Robert Riley, Vice President of RED TOP FARM MUNDY SHARE, INC., personally appeared and acknowledged this instrument, sealed and subscribed by him to be his free act and deed and the free act and deed of said corporation.

Before me, Amanda A. Sweetser
Notary Public
AMANDA A. SWEETSER, Notary Public
My Commission Expires March 24, 2009

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
– ACKNOWLEDGMENT –
Return Rec'd. - Tax Paid - Board of Health Cert. Rec'd.
Vt. Land Use & Development Plans Act Cert. Rec'd.
Return No. 09-02-26B
Signed Linda L. Bayford Clerk
Date Feb. 26, 2009

RECEIVED & RECORDED
On 02/26/2009 at 11:20 A.M.
Book 53 Page 209-210
Andover Land Records
Linda L. Bayford
Town Clerk, Andover, Vermont

Chart of Acreage Adjustments		
1. Town listed acres in parcel		519.03
2. Actual acres to be excluded		0
3. Acres to be entered		519.03
4. Mapped acres to be entered		519.03
5. Factor to prorate acres		1.00
Use Value Appraisal Land	*Productive Forest Land*	***Acres***
	Stand 1: White pine hardwood	113.0
	Stand 2: Northern hardwood	138.03
	Stand 3: Balsam fir hardwood	35.0
	Stand 4: White pine hardwood	85.0
	Stand 5: Northern hardwood	91.0
	Total productive forest land	**462.03**
	Non-productive Land	
	Area 6: Wetland	4.0
	Total non-productive land	**4.0**
	Active Agricultural Land	
	Area 7: Fields	53.0
	Total active agricultural land	**53.0**
	Total Use Value Appraisal Land	***519.03***
Total Property Acreage		**519.03**

Legend

- Property Boundary
- Management Unit Boundary
- Stonewall
- Woods Road
- cellarhole
- Town Road
- Stream
- VAST Trails

MARKHAM MOUNTAIN LLC

TOWN OF ANDOVER, VERMONT

SPAN: 012-004-70105

Orthophoto Base Sheet #480084; 2016 #480080 #480082; 2019

Scale: 1:5000; 1" = 417'

2020 Use Value Forest Management Plan Map
Revised June 2022

This map is not a survey and should not be used or construed for such purposes. It is intended solely to assist the landowner and the State of Vermont in administration and interpretation of the Use Value Appraisal program, by showing the presumed location of the property boundary and approximate locations of forest stands, features, and exclusions.

STATE OF VERMONT
RICHARD ROOT
NO. 148.0122046
LICENSED PROFESSIONAL FORESTER

Sources: Vermont Center for Geographic Information, 2020 Markham Mountain LLC Use Value Forest Management Plan Map

USE VALUE FOREST MANAGEMENT PLAN SIGNATURE PAGE

MARKHAM MOUNTAIN LLC

TOWN OF ANDOVER, VERMONT

For the 10 years beginning April 1, 2020

I, Chris Byrne, certify that my land, exclusive of any house site or other developed portion, is at least 25 acres in size and is under active, long-term forest management for the purpose of growing and harvesting repeated forest crops in accordance with minimum acceptable standards for forest management. These management standards include following the practices outlined in the booklet, "*Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont*", in order to control stream siltation and soil erosion.

This signature page shall constitute an addendum to my forest management plan. By signing below, I understand I am signing my Use Value Appraisal Program forest management plan and by doing so I agree to manage according to the current approved plan.

Chris Byrne		July 18, 2022
Name	Signature	Date

Address: 203 Densmore Road
Chelsea, VT 05038

Land located in town of: Andover

Approved: _____ 7/25/2022
County Forester — Date
Vermont Department of Forests, Parks and Recreation

FOREST MANAGEMENT PLAN FOR LAND BELONGING TO

MARKHAM MOUNTAIN LLC

TOWN OF ANDOVER, VERMONT

Prepared by Huffer Forestry Associates, Weathersfield, Vermont

Richard Root, Vermont Licensed Forester #148.0122046

Landowner Address: 203 Densmore Road
Chelsea, VT 05038



Access Distance: Less than one mile from a Class I, II or III town road

Grand List Acreage: 519.03

Acres Enrolled in Use Value Appraisal: 519.03

SPAN: 012-004-70105

VT Orthophotos: #480084; 2016 #480080 #480082; 2019

Biophysical Region: Southern Green Mountains

Planning Period Covered by this Forest Management Plan: 04/2020 to 04/2030

2022 Amendment: Plan is amended to include the 2023 enrollment of 22.01 acres of forestland. This acreage is now included in stand 2. Forest inventory information was collected on 6/8/2022.

Stand 1

Site Class: I **Acres: 113** **Inventory Plots: 19**

Natural Community: Red Spruce Northern Hardwood Forest – S4

Overstory Condition

Total Basal Area:	112 ft^2
Acceptable Growing Stock:	105 ft^2
Unacceptable Growing Stock:	7 ft^2
Quadratic Mean Diameter:	11.0 inches
Stand Age:	95 years
Age Class Structure:	Even-aged
Species Composition:	Red maple-27%; White pine-15%; Sugar maple-14%; White ash and Yellow birch-13% each; Red spruce-10%; Balsam fir and Hemlock-3% each; Black cherry-2%

Midstory Vegetation

Moderate stocking of spruce, fir, and hardwood saplings.

Understory Vegetation

Native plants: Scattered to moderate amounts of spruce and tolerant hardwood regeneration.

Non-native plants: None noted.

Stand History

Former pastureland. A timber sale in 1997 thinned the stand.

Significant Features

Topography: Gentle to moderate slope averaging around 15%. The knob in the southern portion of the stand is steeper, especially on the western side where the terrain is rugged and ledgy.

Soils: The soil types are Peru, Skerry, and Colonel soils, very stony Rawsonville-Houghtonville complex, rocky, and Hogback-Rawsonville complex, very rocky.

Streams and wet areas: This area is well drained. There are two small intermittent drainages that flow easterly through the stand.

Cultural Resources: This area is former pastureland and stonewalls mark several old field areas.

Wildlife Habitat: This is a mixedwood, small sawtimber-sized, habitat.

The midstory vegetation provides escape cover for small wildlife species. This habitat also provides important nesting and foraging sites for some forestland birds.

Insect, Disease, Weather and Animal Damage

No significant damaging agents noted.

Stand Management Recommendations

This is a stand of hardwoods with varying amounts of white pine and spruce. It should be managed with even-aged management, using a shelterwood system to tend and regenerate the stand.

The overstory in stand 1 contains sawtimber-sized pine and spruce along with generally poletimber-sized hardwoods. Past harvesting has thinned the white pine. Regeneration of desirable species is present in the understory.

Given current stocking and condition, a commercial management entry is warranted at this time. This treatment will remove the mature white pine and thin the spruce and hardwoods. Also, the ash sawtimber will be targeted for removal. Favor the well-formed red maple, immature pine, and the growing stock spruce and sugar maple for retention.

Harvest Prescription

2023: Thin the overstocked areas of the stand to a residual basal area of 80-100 ft^2. Up to 20 acres of the stand will have a residual basal area of 40-60 ft^2 following removal of the larger white pine.

Rotation Age/Cutting Cycle

Carry the best overstory to a rotation age of 125 years.

Stand 2

Site Class: I **Acres: 138.03** **Inventory Plots: 18**

Natural Community: Red Spruce Northern Hardwood Forest – S4

Overstory Condition

Total Basal Area:	94 ft^2
Acceptable Growing Stock:	86 ft^2
Unacceptable Growing Stock:	8 ft^2
Quadratic Mean Diameter:	9.1 inches
Stand Age:	95 years
Age Class Structure:	Even-aged
Species Composition:	Red maple-27%; Sugar maple-22%; Yellow birch-12%; White ash-10%; Beech-8%; Hemlock-7%; Black cherry-6%; Paper birch-5%; Balsam fir-2% Red spruce-1%

Midstory Vegetation

The midstory has moderate amounts of beech, sugar maple, and spruce saplings.

Understory Vegetation

Native plants: Scattered stocking of spruce and hardwoods.

Non-native plants: None noted.

Stand History

Former pastureland. Some cutting was done here in 1997. A harvest in 2019 covered most of the stand. In the 1970's all the available spruce was cut from the stand. This converted a mixedwood stand to hardwoods.

Significant Features

Topography: Gentle slope, averaging 10%.

Soils: Peru, Skerry, and Colonel soils, very stony, Cabot loam, very stony, and Mundal fine sandy loam, very stony. The Cabot loam soil type is a hydric soil.

Streams and wet areas: The soils here are poorly drained and the depth to the water table is shallow. In the southern portion of the stand there is a small wet area and stream. This area drains into a larger wetland located just west of the property.

Cultural Resources: There are several stonewalls in and along the perimeter of the stand. A cellarhole is located in the northeastern area, near the intersection of the snowmobile trails.

Wildlife Habitat: This is a hardwood, large poletimber-sized, habitat.

The stream and wet area are valuable habitat features. Wet areas can support plant growth later in the fall, and earlier in the spring, than upland areas. This growth is an important

food source for wildlife, especially for black bears in the springtime.

Insect, Disease, Weather and Animal Damage

No significant damaging agents noted.

Stand Management Recommendations

This is a stand of red maple and northern hardwoods. It should be managed with even-aged management, using a shelterwood system to tend and regenerate the stand.

The 2019 forest inventory found this stand to be in good shape following the recent harvest. This entry removed the majority of the white ash sawtimber as well as the lower quality hardwoods. Poletimber-sized ash were generally retained. There is a good midstory of northern hardwoods present. Ferns are competitive in some areas, although seedling regeneration is present as well.

Given current stocking and condition, no additional harvesting is warranted at this time. The next step in management for this stand, following additional growth, will be a partial thinning in the northeastern area. This area contains good-quality hardwood poletimber. The stocking and available volume was not high enough in this section to warrant activity during the recent timber sale. There is excellent-quality yellow birch in this area and these trees should be retained for further growth.

Harvest Prescription

None.

Rotation Age/Cutting Cycle

Carry the best overstory to a rotation age of 125 years.

Stand 3

Site Class: I **Acres: 35** **Inventory Plots: 10**

Natural Community: Lowland Spruce Fir Forest – S3

Overstory Condition

Total Basal Area:	142 ft^2
Acceptable Growing Stock:	139 ft^2
Unacceptable Growing Stock:	3 ft^2
Quadratic Mean Diameter:	6.3 inches
Stand Age:	50 years
Age Class Structure:	Even-aged
Species Composition:	Balsam fir-38%; Red maple-30%; Yellow birch-10%; White pine-9%; Red spruce-8%; Paper birch-3%; Hemlock-2%

Midstory Vegetation

Moderate to occasionally dense balsam fir and hardwood saplings in the midstory.

Understory Vegetation

Native plants: Light stocking of spruce and fir.

Non-native plants: None noted.

Stand History

Former pastureland. This area was cutover around 1970.

Significant Features

Topography: Gentle slope, averaging 10%.

Soils: The soil types in stand 3 are Peru, Skerry, and Colonel soils, very stony and Cabot loam, very stony.

Streams and wet areas: A stream and associated wetland are located in the northern portion of the stand.

Cultural Resources: Stonewalls mark the property boundary lines.

Wildlife Habitat: This is a softwood, large poletimber-sized, habitat.

This stand does provide some winter cover for deer and other wildlife. Spruce and fir branches are good interceptors of snow, limiting the snow depth on the ground. This area, however, is not a mapped deer yard.

Insect, Disease, Weather and Animal Damage

No significant damaging agents noted.

Stand Management Recommendations

This is a stand of balsam fir with varying amounts of spruce and hardwoods. It should be managed with even-aged management, using a shelterwood system to tend and regenerate the stand.

Growing on poorly drained soils in the central portion of the property, stand 3 is a young stand of softwood poletimber. There has not been any forest management work in this area since the stand grew back following a past heavy harvest.

Currently, the stand has an average of 3.5 MBF of sawtimber per acre with 20 cords per acre of pulpwood. None of the sawtimber is available for harvest as it is in the growing stock trees that should be retained. No commercial forest management work is required at this time. The stand should be grown until more of the trees reach a merchantable size at which point a first entry thinning will be done.

If desired, some non-commercial release work could be done to open up growing space for the spruce, white pine, and yellow birch crop trees. These trees would be released from competition with balsam fir and/or red maple.

Harvest Prescription

None.

Rotation Age/Cutting Cycle

Carry the best overstory to a rotation age of 100 years.

Stand 4

Site Class: I **Acres: 85** **Inventory Plots: 12**

Natural Community: Red Spruce Northern Hardwood Forest – S4

Overstory Condition

Total Basal Area:	116 ft^2
Acceptable Growing Stock:	111 ft^2
Unacceptable Growing Stock:	5 ft^2
Quadratic Mean Diameter:	8.1 inches
Stand Age:	60 years
Age Class Structure:	Even-aged
Species Composition:	Red maple-27%; White pine-17%; White ash-16%; Sugar maple-11%; Yellow birch-8%; Red spruce-7%; Hemlock-6%; Beech and Balsam fir-3% each; Paper birch-2%

Midstory Vegetation

Stand 4 has a desirable midstory of spruce and fir along with some white pine and hardwoods.

Understory Vegetation

Native plants: The understory contains moderate amounts of spruce and fir seedlings.

Non-native plants: A very light population of Norway maple is still present in the eastern section. Several decades ago, Norway maple was planted alongside the town road and subsequently spread into the woods. Control treatments to eradicate these plants have been completed.

Stand History

Former pastureland that grew in with forest around 1960. Commercial harvests were completed in parts of the stand in 1996 and 2005.

Significant Features

Topography: Moderate terrain with an average slope around 20%. Southern aspect.

Soils: Berkshire and Monadnock fine sandy loams, very stony and Peru, Skerry, and Colonel soils, very stony.

Streams and wet areas: This area has well-drained soils, except for the far eastern section where conditions are wet. A small stream flows southerly through this area.

Cultural Resources: As with other areas of the property, stonewalls mark the perimeters of old, and current, agricultural fields.

Wildlife Habitat: This is a mixedwood, large poletimber-sized, habitat.

This stand shares long edges with several fields. These habitat edges are well-used wildlife travel corridors. Herbaceous plants and shrubs that are not found in the forest can grow

in these areas and they provide plant diversity to the area.

Insect, Disease, Weather and Animal Damage

Some of the pine have storm damage.

Stand Management Recommendations

This is a stand of hardwoods, pine, and spruce. It should be managed with even-aged management, using a shelterwood system to tend and regenerate the stand.

Stand 4 has an overstory of high-quality pine and spruce along with fair to good-quality hardwood poletimber. Stocking conditions are variable. The basal area ranges from 130 to 180 ft^2 per acre in the areas that are heavy to spruce and pine and 70 to 100 ft^2 per acre in areas that contain more hardwoods. Past harvesting has been light and covered around 50% of the stand. Regeneration of desirable species is present in the midstory and understory.

Based on the 2019 forest inventory, a commercial thinning is warranted at this time. This treatment will be used to open up growing space for the spruce, white pine, and better-quality hardwoods. Target the red maple, sawtimber-sized white ash, storm-damaged pine, and the spruce with suppressed crowns.

When forest operations are conducted, take care to limit damage to the regeneration. Maintain a buffer of intact canopy alongside the stream.

Harvest Prescription

2023: Thin the overstocked areas of the stand to a residual basal area of 80-120 ft^2. Residual stocking will be variable in relation to pre-harvest stocking.

Rotation Age/Cutting Cycle

Carry the best overstory to a rotation age of 100 years.

Stand 5

Site Class: I **Acres: 91** **Inventory Plots: 14**

Natural Community: Northern Hardwood Forest – S5

Overstory Condition

Total Basal Area:	88 ft^2
Acceptable Growing Stock:	84 ft^2
Unacceptable Growing Stock:	4 ft^2
Quadratic Mean Diameter:	11.3 inches
Stand Age:	100 years
Age Class Structure:	Even-aged
Species Composition:	Sugar maple-52%; Red oak-15%; White ash-12% Red maple-8%; Yellow birch-7%; Beech-6%

Midstory Vegetation

The midstory contains mostly beech saplings. Sugar maple, red oak and red maple are present in lesser amounts.

Understory Vegetation

Native plants: Scattered amounts of tolerant hardwoods.

Non-native plants: None found.

Stand History

Former pastureland. A harvest was completed in 1996. The 1998 ice storm was a significant event and damaged around 60% of the trees in the stand. A small salvage operation was conducted in ’98 to remove damaged timber.

Significant Features

Topography: Moderate to steep slope, averaging around 30%. The mid-section of the stand is steep and ledgy with slopes upwards of 60%.

Soils: Hogback-Rawsonville complex, very rocky and Berkshire-Tunbridge complex, very stony.

Streams and wet areas: None.

Cultural Resources: A stonewall marks some of the western property boundary lines.

Wildlife Habitat: This is a northern hardwood, sawtimber-sized, habitat.

Red oak is present in significant amounts. Red oak acorns are a high-quality wildlife food as they are rich in fats and proteins. Acorns are produced in good seed crops around every 2 to 3 years.

Insect, Disease, Weather and Animal Damage

Past damage from the 1998 ice storm is still visible on many trees. Conditions on the ridgeline can be droughty due to thin soils and southern exposure.

Stand Management Recommendations

This is a stand of northern hardwoods. It should be managed with uneven-aged management, using a selection system to tend and regenerate the stand.

Stand 5 has an overstory of sawtimber-sized sugar maple, white ash, and red oak. The oak is concentrated on the ridgeline and many of them are short due to the limited productivity of the site. In the deeper soils elsewhere, the trees are growing well. The quality of the sugar maple is a notable resource for future value and growth. The composition of the regeneration is heavy to beech in many areas.

The next step in management for this stand is a selection harvest entry. This treatment will thin the overstocked areas, opening up growing space for the sugar maple and other well-formed hardwoods. Target the white ash and lower-quality trees for removal. In order to begin securing regeneration that has a more desirable species composition, group selection openings are to be created. These openings will be sited in areas that have a predominately low-quality and/or mature overstory.

Diameter Distribution			
Diameter Range	**Current Total Basal Area (ft^2/acre)**	**Current Acceptable Basal Area (ft^2/acre)**	**Target Total Residual Basal Area (ft^2/acre)**
6-12 inch	34	30	30
12-16 inch	25	25	20
16 inch plus	29	29	20

Harvest Prescription

2023: Use single tree selection to thin the overstocked areas of the stand to a residual basal of 60 to 80ft^2. Regenerate up to 7 acres of the stand with group selection openings of 1 to 2 acres in size.

Rotation Age/Cutting Cycle

Use selection harvesting in the stand on a cutting cycle of 15-20 years. Carry the best quality species to a diameter of 20 inches.

Area 6

Stand Description: Non-productive land **Acres: 4**
Soil Type: Cabot loam, 0 to 8 percent slopes, very stony **Site Class: IV**

Stand Management Recommendations

Area 6 is a beaver-influenced wetland on a stream in the central portion of the property. Provide protection to this wetland with best management practices in adjacent areas.

SUMMARY OF MANAGEMENT RECOMMENDATIONS			
STAND	***ACRES***	***DATE***	***MANAGEMENT RECOMMENDATIONS***
1	113	2023	Thin the overstocked areas of the stand to a residual basal area of 80-100 ft^2. Up to 20 acres of the stand will have a residual basal area of 40-60 ft^2 following removal of the larger white pine.
2	138.03	2020 - 2030	No forest management needed for the next ten years.
3	35	2020 - 2030	No forest management needed for the next ten years.
4	85	2023	Thin the overstocked areas of the stand to a residual basal area of 80-120 ft^2. Residual stocking will be variable in relation to pre-harvest stocking.
5	91	2023	Use single tree selection to thin the overstocked areas of the stand to a residual basal of 60 to 80ft^2. Regenerate up to 7 acres of the stand with group selection openings of 1 to 2 acres in size.
6	4	2020 - 2030	Provide protection to this wetland with best management practices in adjacent areas.

Silvicultural guides used in this forest management plan are below.

Silvicultural Guide for Northern Hardwood Types in the Northeast (revised). USDA-USFS-NA-FES. Leak, Solomon, De Bald. Research Paper NE-603. 1987.

A Silvicultural Guide for Spruce-Fir in the Northeast. USDA- USFS-NA-FES. Technical Report NE-6. 1973.

A Silvicultural Guide for White Pine in the Northeast. USDA-USFS. Lancaster & Leak. General Technical Report NE-41. 1978

USE VALUE APPRAISAL PARCEL DATA ENTRY FORM ☐ new ☐ update[1] ☒ amendment[2] ☐ change of ownership

******FP&R COUNTY FORESTER USE ONLY******

Parcel ID For Data Entry (by state) # __ __ __ __ __, __ __ __ __ __ — __ __ __ __ __ Year of Entry _____

Year of Plan _____ Year of Last Inspection _____

1) Landowner Name (last name, first name) Markham Mountain LLC

2) Landowner Address (Street, PO Box) 203 Densmore Rd.

(Town) Chelsea (State) Vt. (Zip Code) 05038

Phone Number 802-282-2570 Email Address ortoneliot@gmail.com

5) Town That Parcel Is In Andover 4) Total Forestry Acres in Parcel 462.03

6) Plan Preparer (last name, first name) Root, Richard 6) Previous Owner (last name, first name) _____

7) SPAN 012-004-70105

8) Stand information (this information is for data entry only and does not override what is in actual plan):

Stand #	Acres	Even-aged Uneven-aged	Predominant Site Class	Stand Type	Quadratic M.S.D.	Total BA	AGS BA	Management Activities	Treatment Year
1	113	even-aged	I	11	11	112	105	2	2023
2	138.03	even-aged	I	06	9.1	94	86	12	
3	35	even-aged	I	09	6.3	142	139	12	
4	85	even-aged	I	11	8.1	116	111	2	2023
5	91	even-aged	I	06	11.3	88	84	7,8	2023

[1] Update of an existing plan that includes all new stand descriptive data required every 10 years at minimum.

[2] Change to an approved existing plan does not change the 10-year cycle of the existing plan. If this form is filed with an amendment, indicate the amended information in the appropriate stand, and write an explanation in section 12. Amendments must be signed by the landowner(s).

9) No activity – (identify stand # and reasons) _____

10) Management Activities – other (identify stand #) _____

11) Stand Types – other (identify stand #) _____

12) Amended prescriptions – (identify stand #) _____

STAND TYPES	CODE #
aspen and/or white birch	01
white pine, red oak	02
white pine	13
hemlock	04
sugar maple	05
beech, birch, sugar maple	06
beech, red maple	07
spruce	08
spruce/fir	09
pioneer species	10
mixed wood (25%-65% softwood)	11
other (identify other in section 11)	12
ESTA	13
open	14
significant wildlife habitat	15
special places and sensitive sites	16
miscellaneous	17

MANAGEMENT ACTIVITY CODES (if one of the following choices reasonably describes the planned management activity, use it. If not, use #13 other and describe the management activity in Section 10. Note these descriptions are for choosing codes only; they are not the silvicultural standards).

1. Non-commercial forest stand improvement

EVEN-AGED MANAGEMENT

2. Intermediate thinning
3. Shelterwood cut
4. Overstory removal cut
5. Clearcut
6. Progressive clearcutting

UNEVEN-AGED MANAGEMENT

7. Single Tree Selection
8. Group Selection

MISCELLANEOUS CHOICES

9. Salvage cut
10. Sugarbush management
11. Species conversion
12. No Activity
13. Other
14. Crop Tree Release
15. Invasive Species Control

Rev. 11/9/09

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
NON-DESIGNATED AGENCY

I / We Acknowledge
Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[☐] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date