Highland Aerie

245 Turnpike Road, Sharon. VT



For more information, please contact:

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www.landvest.com

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. 622098

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STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding Highland Aerie – 245 Turnpike Road, Sharon 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.

Residential	Single Family	**245 Turnpike Road**				Listed: 6/18/2026	$1,800,000
5095575	Active	**Sharon**	**VT**	**05070**	Unit/Lot	Closed:	



Virtual Tour URL Unbranded

County VT-Windsor
Village/Dist/Locale
Construction Status New Construction
Year Built 2022
Architectural Style Contemporary, Farmhouse
Color
Total Stories 2
Zoning residential
Taxes TBD Yes
Tax Annual Amount $14,470.00
Tax Year 2026
Tax Year Notes
Owned Land
Lot Size Acres 72.10
Lot Size Square Feet 3,140,676
Common Land Acres
Basement Yes
Basement Access Type Walkout

Rooms Total 10
Bedrooms Total 4
Bathrooms Total 4
Bathrooms Full 3
Bathrooms Three Quarter 0
Bathrooms Half 1
Bathrooms One Quarter 0
List $/SqFt Fin ABV Grade $693.64
Above Grade Finished Area 2,595
AGFinSrc Plans
Above Grade Unfinished Area 0
AGUnfinSrc Plans
Below Grade Finished Area 1,123
BGFinSrc Plans
Below Grade Unfinished Area 717
BGUnfinSrc Plans
Total Finished Area 3,718
Days On Market 0
Activation Date

Public Remarks At the end of a private road, 72 acres of woodland and meadow create a peaceful setting with sweeping views across the Connecticut River Valley to the mountains of New Hampshire. From the summit ridges of the Franconia Range, the panorama unfolds for miles. By day, the landscape shifts with the changing light and seasons; by night, the stars emerge in remarkable clarity. Completed in 2022, the home was thoughtfully designed to capture the views from nearly every room. The main level features 11-foot ceilings, radiant-heated white oak and tile floors, and a vaulted living room anchored by a stone fireplace. Ten-foot glass doors open to a stone patio, creating a seamless connection between indoor and outdoor living. The kitchen, dining area, and deck are positioned to take full advantage of the scenery, while the primary suite offers a quiet retreat with a soaking tub, walk-in shower, and double vanities. A home office, mudroom with dog wash, and powder room complete the level. The upper floor includes two guest bedrooms, a flexible loft space, and elevated views of the surrounding mountains. The walkout lower level adds a guest suite with a kitchenette for family and friends and a recreation room/gym. Private trails wind through the property, offering opportunities for hiking, snowshoeing, and walking dogs off leash. With approximately five acres of open land and the balance enrolled in Vermont's Current Use forestry program, there is ample room for future additions such as a barn, garage, or guest house. Only a few miles from the village of Strafford and the historic Strafford General Store. Interstate 89 is approximately 15 minutes away, placing Hanover and Lebanon within 30 minutes, as well as skiing in Woodstock. Boston is 2.5 hours away. Showings by appt ONLY, driveway gated. No drive-bys. Owner /Agent
Directions GPS Directions will need to use the town of South Strafford instead of Sharon. Property is located at an end of Turnpike Road that used to connect Strafford with Norwich. Ensure GPS route takes you by Strafford General Store and not via Norwich. No drive bys. Drive gated.

Waterfront Property
Water View
WaterAcess
WaterRestr
WtrFrnLgth

Water Body Name
Water Body Type
Waterfront Property Rights

ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Current Use Yes
Flood Zone No
Land Gains

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Resort
Seasonal No

Map
Block
Lot
SPAN Number 576-181-10911
Property ID
Deed Recorded Type Multiple
Deed Book 93
Deed Page 487
Total Deeds 2

SchDistrct White River Valley Supervisory Union
SchElem Sharon Elementary School
SchMiddle
SchHigh

Lot Features Conserved Land, Country Setting, Landscaped, Mountain View, Open, Recreational, Rolling, Secluded, Ski Area, Timber, Trail/Near Trail, View, Walking Trails, Wooded, Mountain, Rural, Near ATV Trail, Private
Construction Materials Stone Exterior, Wood Siding
Foundation Details Concrete
Roof Architectural Shingle
Appliances Dishwasher, Disposal, Dryer, Range Hood, Mini Fridge, Double Oven, Gas Range, Refrigerator, Washer, On Demand Water Heater, Exhaust Fan, Vented Exhaust Fan
Other Equipment Air Conditioner, CO Detector, Enrgy Recvry Ventlatr Unt, Radon Mitigation, Security System, Smoke Detector, Hardwired Smoke Detector, Whole BldgVentilation
Flooring Concrete, Hardwood, Tile
Utilities Propane, Underground Gas, Underground Utilities

Cooling Mini Split
Electric 200+ Amp Service, Circuit Breaker(s), Generator Ready, Underground, Ready for Renewables
Heating Propane, Baseboard, Multi Zone, Radiant Floor, Mini Split, Boiler
Sewer 1000 Gallon, Concrete, Mound, On-Site Septic Exists, Private, Septic
Water Source Drilled Well, On-Site Well Exists, Private
Exterior Features Deck, Patio, Window Screens
Interior Features Blinds, Ceiling Fan, Dining Area, Wood Fireplace, 1 Fireplace, Hearth, Kitchen Island, Kitchen/Dining, Kitchen/Living, Laundry Hook-ups, Living/Dining, Primary BR w/ BA, Natural Light, Natural Woodwork, Security, Soaking Tub, Indoor Storage, Vaulted Ceiling, Walk-in Closet, Walk-in Pantry, Programmable Thermostat, 1st Floor Laundry, Smart Thermostat

Basement Description Climate Controlled, Concrete, Concrete Floor, Daylight, Full, Insulated, Partially Finished, Interior Stairs, Locked Storage, Storage Space, Walkout, Interior Access, Exterior Access, Basement Stairs
Garage No
Garage Capacity
Driveway Gravel
Accessibility Features 1st Floor Bedroom, 1st Floor Full Bathroom, 1st Floor Hrd Surfce Flr, 3 Ft. Doors, Access to Common Areas, 1st Floor Laundry

Road Frontage Type Dead End, Privately Maintained
Road Frontage Yes
Road Frontage Length 6,630

Exclusions Wall mounted TV

Right of First Refusal

Development / Subdivision
Planned Urban Developmt
Covenants Unknown
Easements

Assessment Year
Assessment Amount
Tax Class Homestead
Tax Rate

Condo Name
Building Number
Floor Number
Units Per Building
Condo Limited Common Area
Special Assessments

Condo Fees
Fee
Fee Frequency
Fee 2
Fee 2 Frequency
Fee 3
Fee 3 Frequency

Mobile Park Name
Mobile Co-Op
Mobile Park Approval
Mobile Must Move
Mobile Make
Mobile Model Name
Mobile Serial Number
Mobile Anchor

Deed 2 Book 114
Deed 2 Page 413
Deed 3 Book
Deed 3 Page
Deed 4 Book
Deed 4 Page
Deed 5 Book
Deed 5 Page
Surveyed Yes
Surveyed By
Plan Survey Number
Footprint

Cable Company
Electric Company Green Mountain Power
Fuel Company Rymes Propane
Phone Company
Internet Service Provider EC Fiber

Rented
Rental Amount
Residence

Green Verification Body
Green Verification Metric
Green Verification NewCon
Green Verification Progrm
Green Verification Rating
Green Verification Status
Green Verification URL
Green Verification Year
Green Verificatn Body 2
Green Verificatn Metric 2
Green Verificatn NewCon 2
Green Verificatn Progrm 2
Green Verificatn Rating 2
Green Verificatn Status 2
Green Verificatn URL 2
Green Verificatn Year 2

Green Verificatn Body 3
Green Verificatn Metric 3
Green Verificatn NewCon 3
Green Verificatn Progrm 3
Green Verificatn Rating 3
Green Verificatn Status 3
Green Verificatn URL 3
Green Verificatn Year 3

Auction No
Auction Date
Auction Time
Auction Price Determnd By
Auctioneer Name
Auctioneer License Number

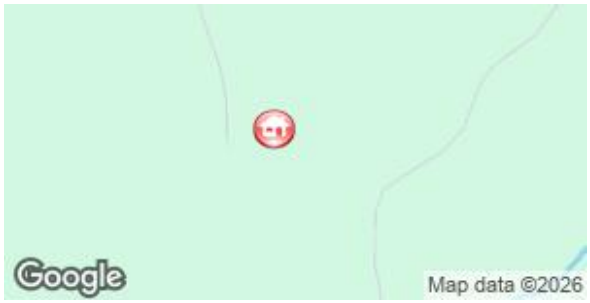
Amy Donohue

Phone: 802-457-4977

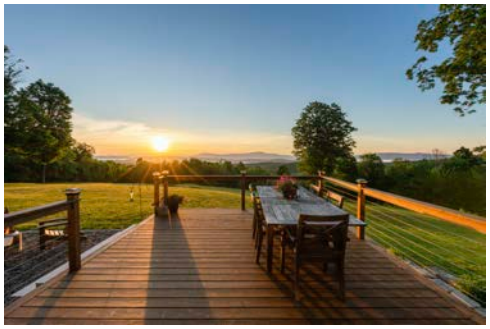
adonohue@landvest.com

LandVest, Inc/Woodstock
Off: 802-457-4977

NO IMAGE AVAILABLE



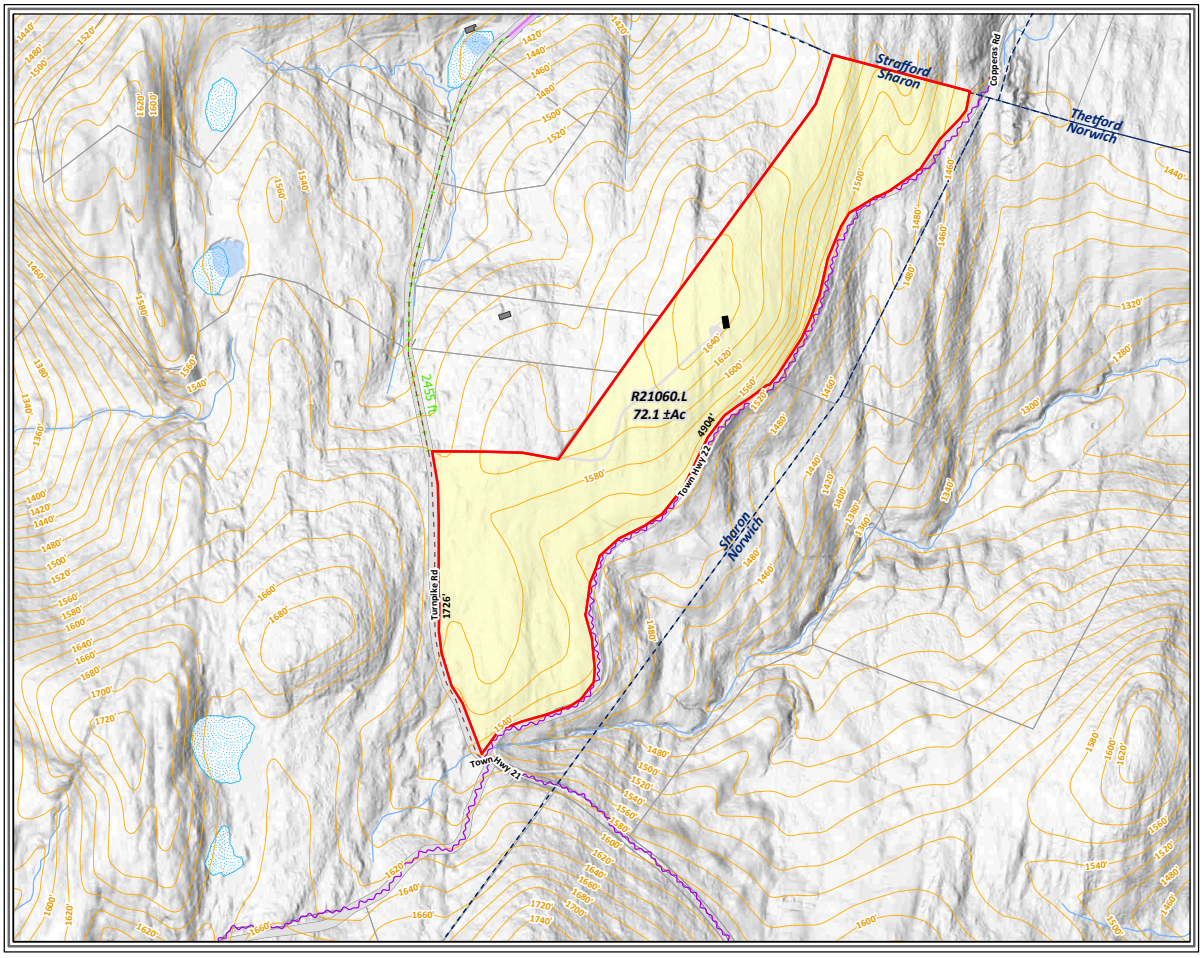






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Listed By:
Amy Donohue - LandVest, Inc/Woodstock



Highland Aerie

Sharon, VT

Base Plan

Legend

- Subject Property - 72.1 ±Ac
- Class 3 (Soil or Graded and Drained Earth)
- Class 4 (Impassable or Untraveled)
- Legal Trail
- Graded and Passable
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1688
Date: 06/15/26

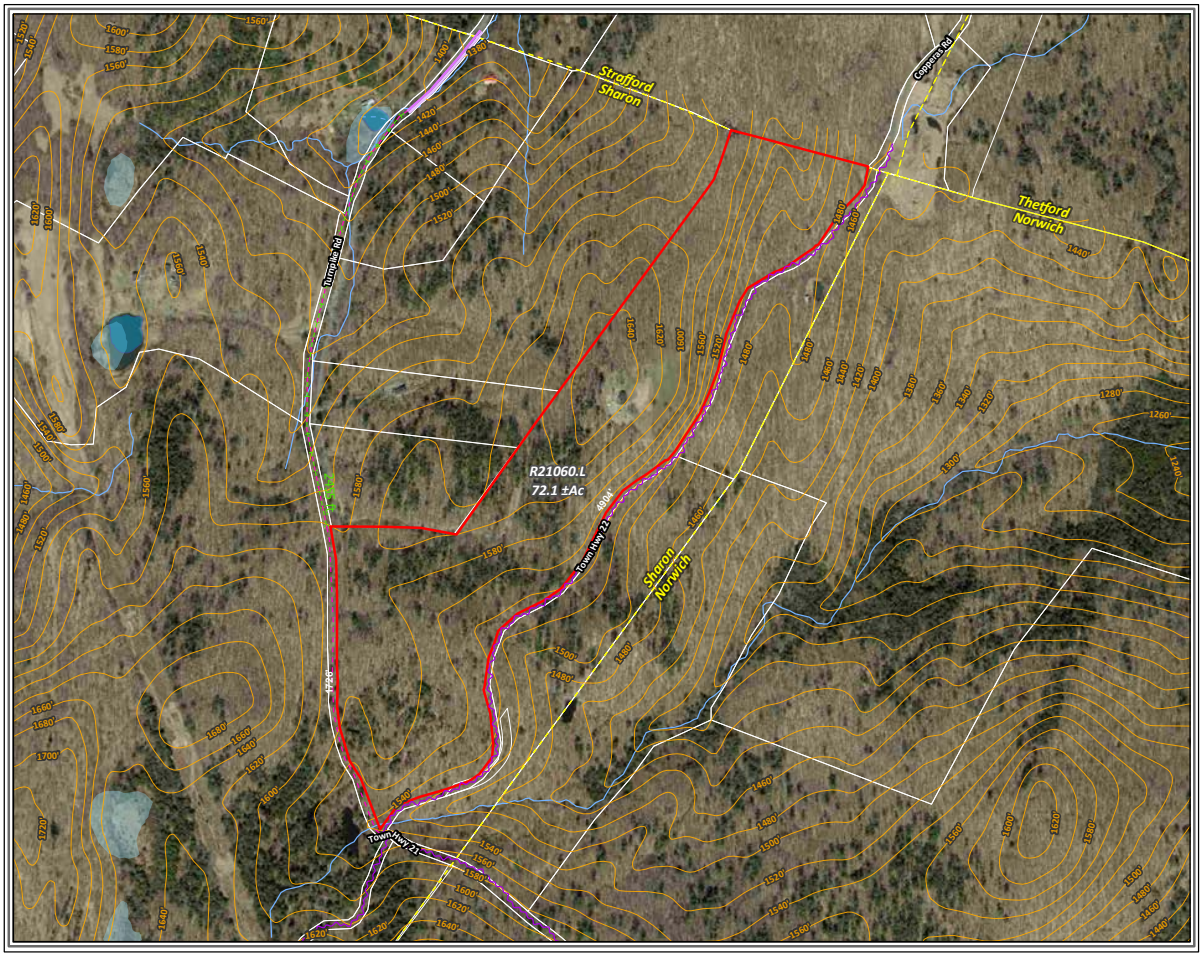
0 250 500 1,000 Feet

Scale: 1" = 500 "

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

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Path: \\vaxgis-bos\REEG-GIS\aaGISOrg\Projects\Assigned\VT1688 Highland Aerie, Sharon, VT\VT1688 base.aprx



Highland Aerie

Sharon, VT

Base Plan Orthophotograph

Legend

- Subject Property - 72.1 ±Ac
- Class 3 (Soil or Graded and Drained Earth)
- Class 4 (Impassable or Untraveled)
- Legal Trail
- Graded and Passable
- Adjacent Properties
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Credits: 2023 imagery from ESRI 'World Imagery' map service.

Project Number: VT1688
Date: 06/09/26

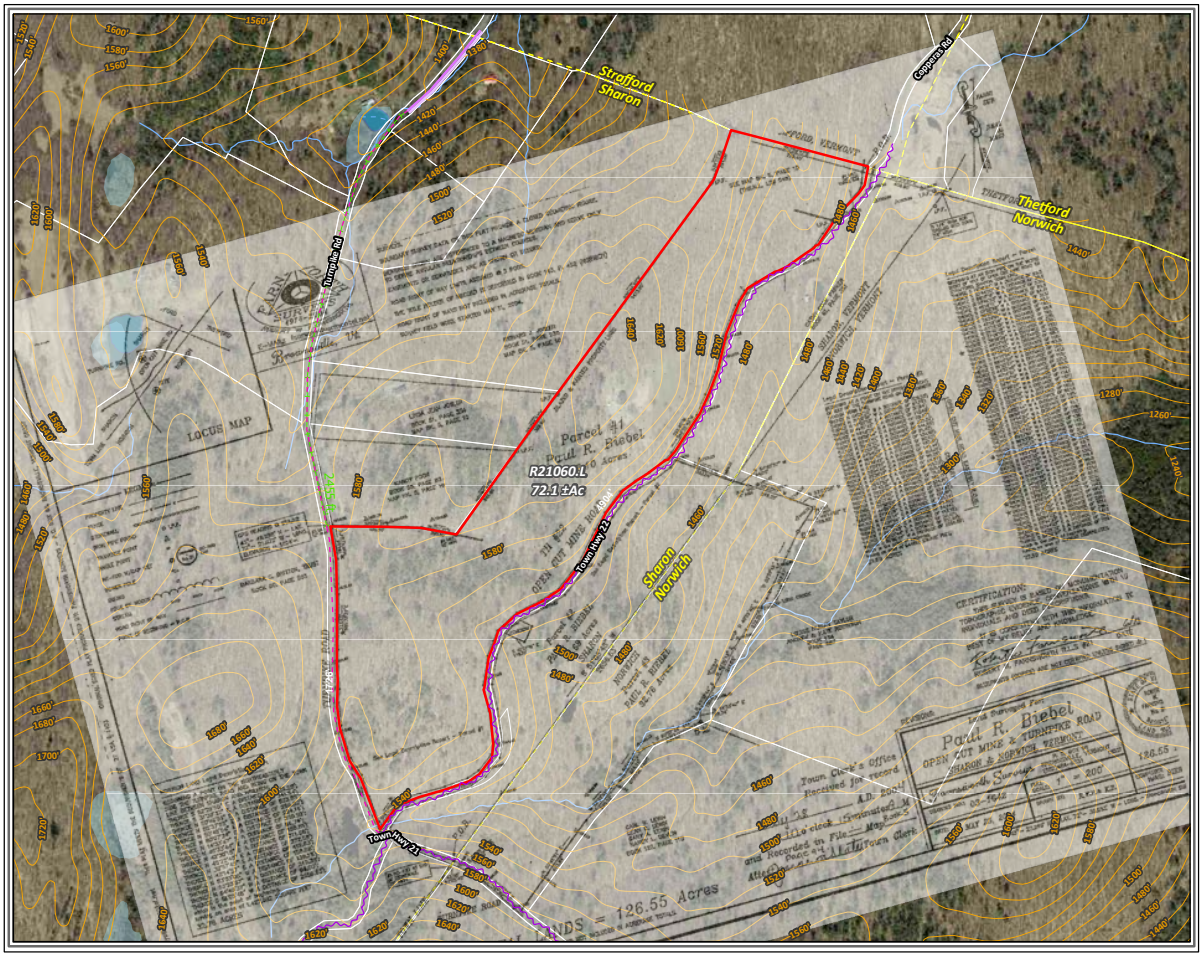
0 250 500 1,000 Feet

Scale: 1' = 500 "

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LandVest

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Highland Aerie

Sharon, VT

Base Plan Orthophotograph

Legend

- Subject Property - 72.1 ±Ac
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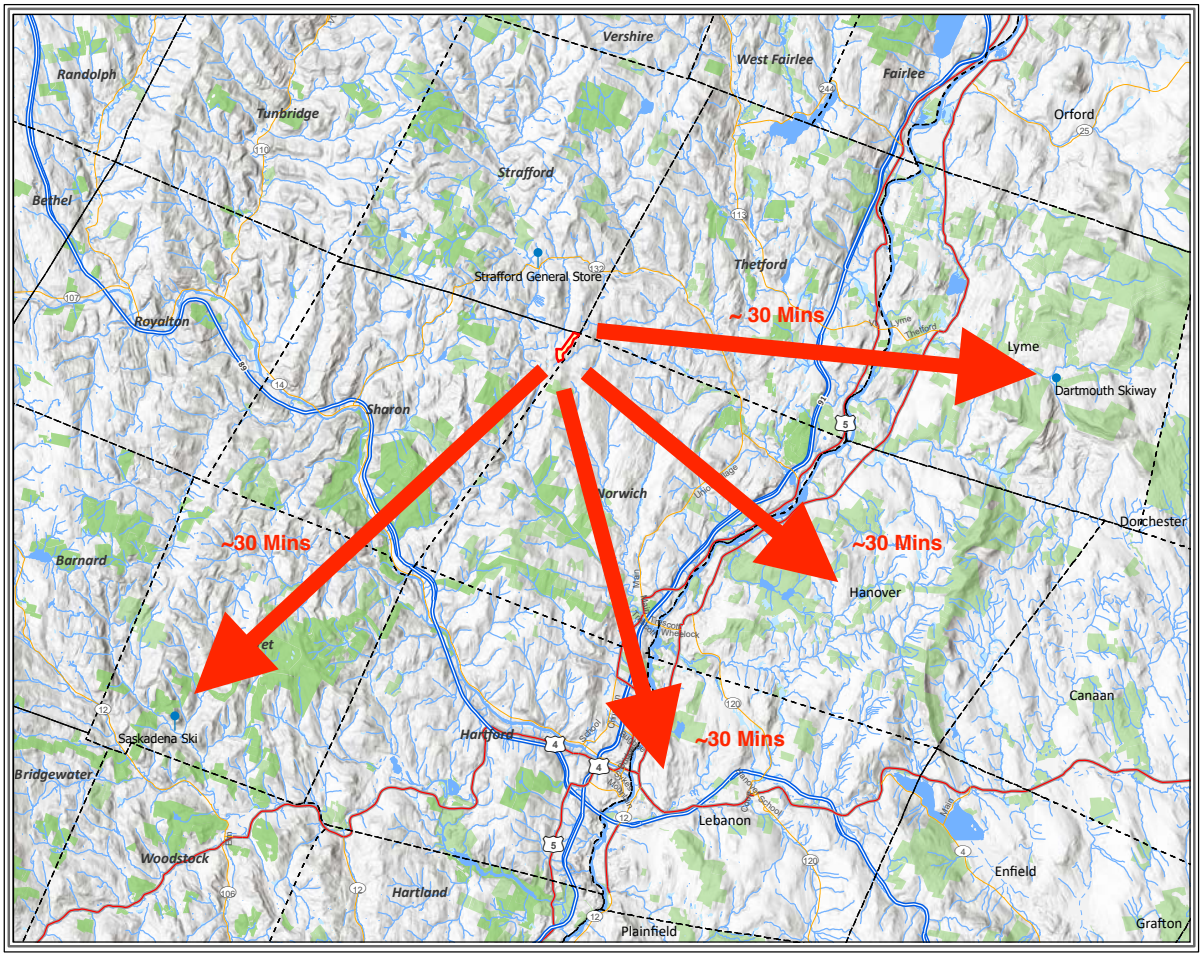
0 250 500 1,000 Feet

Scale: 1" = 500 "

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LandVest

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Highland Aerie

Sharon, VT

Town Locus

Legend

- Subject Property - 72.1 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: VT1688
Date: 06/08/26

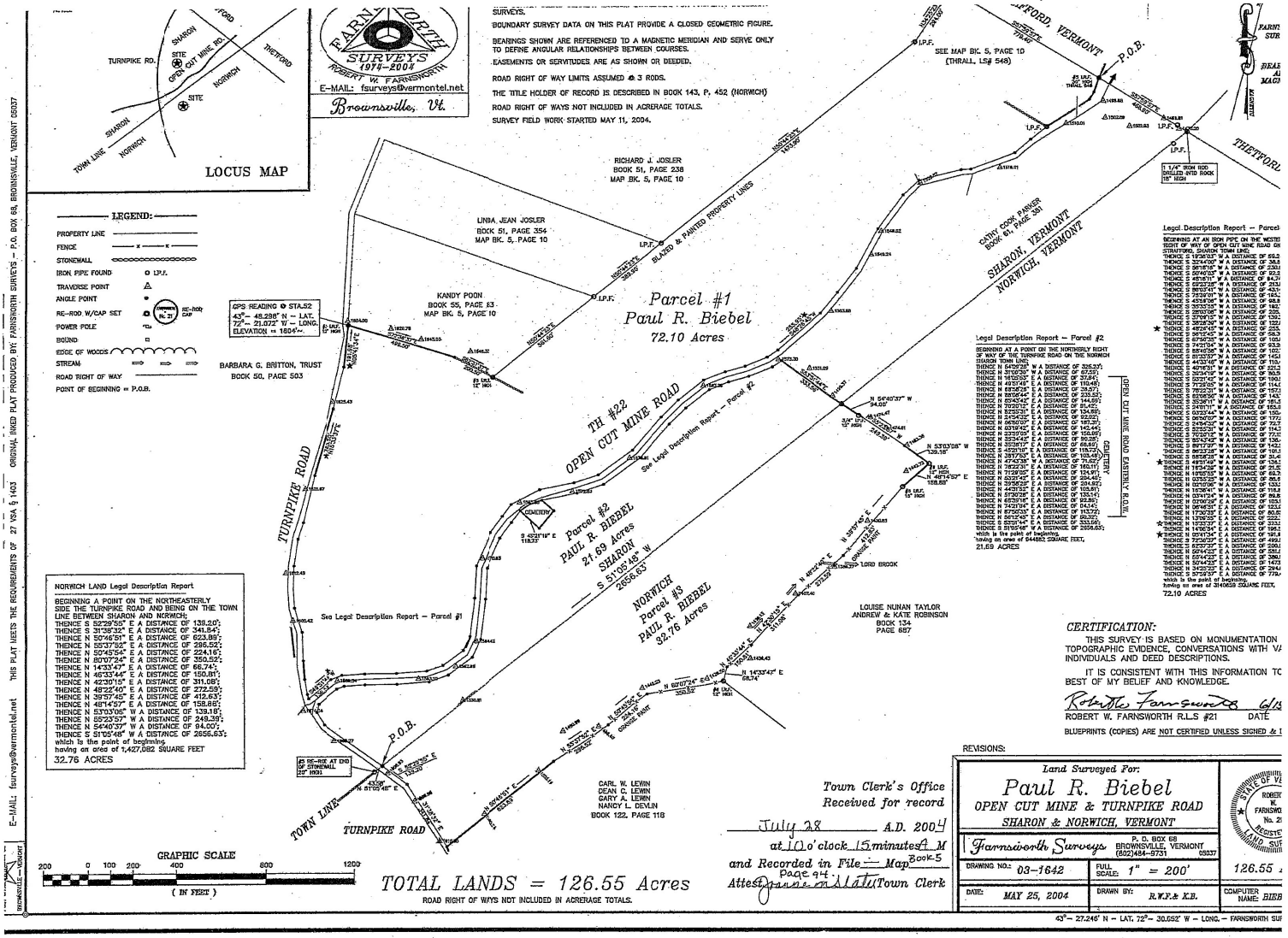
0 5,000 10,000 20,000 Feet

Scale: 1' = 12,000 "

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

LandVest

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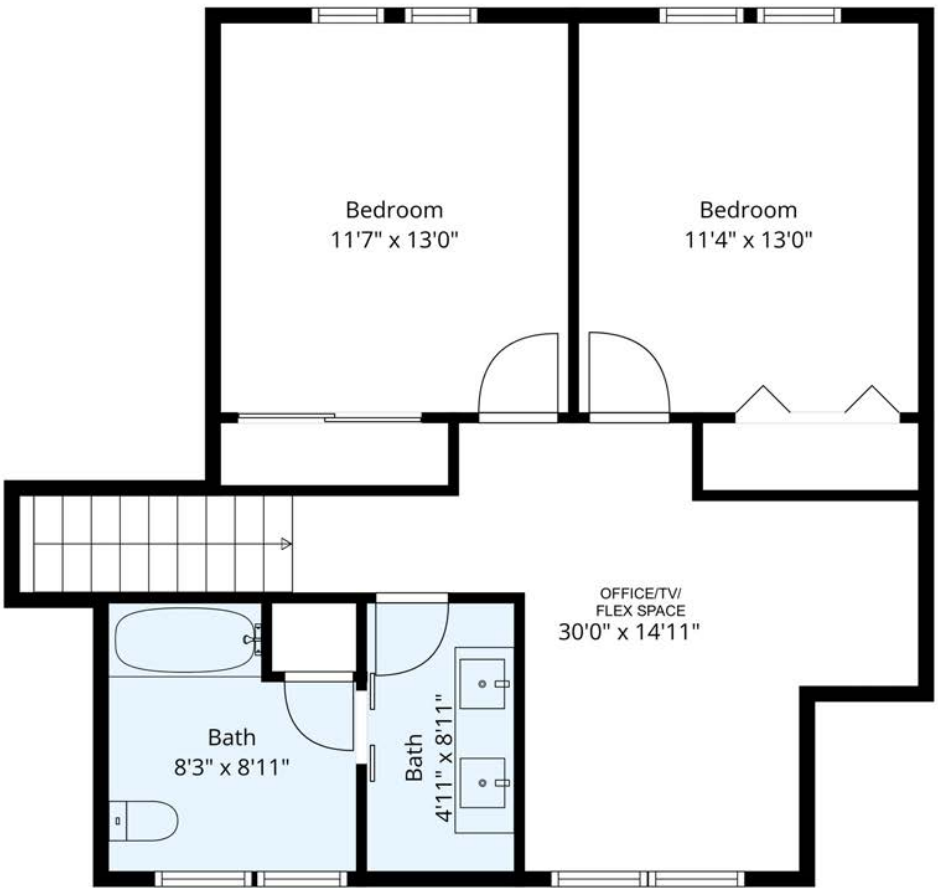

LOCUS MAP
TURNPIKE RD.
SHARON
NORWICH
THETFORD
OPEN CUT MINE RD.
SITE
TOWN LINE
FARNSWORTH SURVEYS
1974–2004
ROBERT W. FARNSWORTH
E-MAIL: fsurveys@vermontel.net
Brownsville, Vt.
SURVEYS.
BOUNDARY SURVEY DATA ON THIS PLAT PROVIDE A CLOSED GEOMETRIC FIGURE.
BEARINGS SHOWN ARE REFERENCED TO A MAGNETIC MERIDIAN AND SERVE ONLY TO DEFINE ANGULAR RELATIONSHIPS BETWEEN COURSES.
EASEMENTS OR SERVITUDES ARE AS SHOWN OR DEEDED.
ROAD RIGHT OF WAY LIMITS ASSUMED @ 3 RODS.
THE TITLE HOLDER OF RECORD IS DESCRIBED IN BOOK 143, P. 452 (NORWICH)
ROAD RIGHT OF WAYS NOT INCLUDED IN ACREAGE TOTALS.
SURVEY FIELD WORK STARTED MAY 11, 2004.
LEGEND:
PROPERTY LINE
FENCE
STONEWALL
IRON PIPE FOUND
TRAVERSE POINT
ANGLE POINT
RE-ROD W/CAP SET
POWER POLE
BOUND
EDGE OF WOODS
STREAM
ROAD RIGHT OF WAY
POINT OF BEGINNING = P.O.B.
GPS READING @ STA.52
43°– 46.298" N – LAT.
72°– 21.072" W – LONG.
ELEVATION = 1804'+/-
BARBARA G. BRITTON, TRUST
BOOK 50, PAGE 503
KANDY POON
BOOK 55, PAGE 63
MAP BK. 5, PAGE 10
LINDA JEAN JOSLER
BOOK 51, PAGE 354
MAP BK. 5, PAGE 10
RICHARD J. JOSLER
BOOK 51, PAGE 238
MAP BK. 5, PAGE 10
BLAZED & PAINTED PROPERTY LINES
Parcel #1
Paul R. Biebel
72.10 Acres
TH #22
OPEN CUT MINE ROAD
TURNPIKE ROAD
See Legal Description Report – Parcel #2
See Legal Description Report – Parcel #1
Parcel #2
PAUL R. BIEBEL
21.69 Acres
SHARON
S 51°05'48" W
2656.63'
NORWICH
Parcel #3
PAUL R. BIEBEL
32.76 Acres
CEMETERY
LORD BROOK
LOUISE NUNAN TAYLOR
ANDREW & KATE ROBINSON
BOOK 134
PAGE 857
CARL W. LEWIN
DEAN C. LEWIN
GARY A. LEWIN
NANCY L. DEVLIN
BOOK 122, PAGE 118
TOWN LINE
TURNPIKE ROAD
P.O.B.
SEE MAP BK. 5, PAGE 10
(THRALL, LS# 548)
I.P.F.
1 1/4" IRON ROD DRILLED INTO ROCK 18" HIGH
CATHY COOK PARKER
BOOK 61, PAGE 351
SHARON, VERMONT
NORWICH, VERMONT
THETFORD, VERMONT
OPEN CUT MINE ROAD EASTERLY R.O.W.
NORWICH LAND Legal Description Report
BEGINNING A POINT ON THE NORTHEASTERLY SIDE THE TURNPIKE ROAD AND BEING ON THE TOWN LINE BETWEEN SHARON AND NORWICH;
THENCE S 52°29'55" E A DISTANCE OF 139.20';
THENCE S 31°38'32" E A DISTANCE OF 341.84';
THENCE N 50°46'51" E A DISTANCE OF 623.89';
THENCE N 55°37'52" E A DISTANCE OF 296.52';
THENCE N 50°45'54" E A DISTANCE OF 224.16';
THENCE N 80°07'24" E A DISTANCE OF 350.52';
THENCE N 14°33'47" E A DISTANCE OF 66.74';
THENCE N 46°33'44" E A DISTANCE OF 150.81';
THENCE N 42°30'15" E A DISTANCE OF 311.05';
THENCE N 48°22'40" E A DISTANCE OF 272.59';
THENCE N 39°57'45" E A DISTANCE OF 412.63';
THENCE N 49°47'57" E A DISTANCE OF 158.85';
THENCE N 53°03'05" W A DISTANCE OF 139.15';
THENCE N 55°23'57" W A DISTANCE OF 249.39';
THENCE N 54°40'37" W A DISTANCE OF 94.00';
THENCE S 51°05'48" W A DISTANCE OF 2656.63';
which is the point of beginning,
having an area of 1,427,082 SQUARE FEET
32.76 ACRES
Legal Description Report – Parcel #2
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF THE TURNPIKE ROAD ON THE NORWICH SHARON TOWN LINE;
THENCE N 64°07'24" W A DISTANCE OF 326.23';
THENCE N 31°06'30" W A DISTANCE OF 97.23';
THENCE N 16°53'05" E A DISTANCE OF 37.84';
THENCE N 49°51'48" E A DISTANCE OF 110.48';
THENCE N 68°58'26" E A DISTANCE OF 28.87';
THENCE N 88°58'44" E A DISTANCE OF 235.03';
THENCE N 69°43'42" E A DISTANCE OF 144.85';
THENCE N 70°03'10" E A DISTANCE OF 174.82';
THENCE N 72°54'05" E A DISTANCE OF 174.82';
THENCE N 82°54'05" E A DISTANCE OF 23.00';
THENCE N 86°50'07" E A DISTANCE OF 197.31';
THENCE N 83°19'42" E A DISTANCE OF 140.44';
THENCE N 73°59'09" E A DISTANCE OF 156.09';
THENCE N 35°24'42" E A DISTANCE OF 90.28';
THENCE N 35°38'17" E A DISTANCE OF 68.60';
THENCE N 45°23'10" E A DISTANCE OF 118.73';
THENCE N 39°17'53" E A DISTANCE OF 103.48';
THENCE N 47°43'36" W A DISTANCE OF 71.62';
THENCE N 78°23'31" E A DISTANCE OF 160.91';
THENCE N 71°39'05" E A DISTANCE OF 134.91';
THENCE N 53°21'42" E A DISTANCE OF 39.82';
THENCE N 42°58'22" E A DISTANCE OF 204.82';
THENCE N 51°06'48" E A DISTANCE OF 135.41';
THENCE N 57°39'28" E A DISTANCE OF 135.41';
THENCE N 68°39'16" E A DISTANCE OF 90.85';
THENCE N 74°31'34" E A DISTANCE OF 84.46';
THENCE N 87°52'05" E A DISTANCE OF 115.72';
THENCE N 56°12'45" E A DISTANCE OF 89.32';
THENCE N 50°57'42" E A DISTANCE OF 253.56';
THENCE S 51°05'48" W A DISTANCE OF 2656.63';
which is the point of beginning,
having an area of 944882 SQUARE FEET,
21.69 ACRES
Legal Description Report – Parcel
BEGINNING AT AN IRON PIPE ON THE WESTE
RIGHT OF WAY OF OPEN CUT MINE ROAD ON
STRATFORD, SHARON TOWN LINE;
72.10 ACRES
CERTIFICATION:
THIS SURVEY IS BASED ON MONUMENTATION
TOPOGRAPHIC EVIDENCE, CONVERSATIONS WITH V
INDIVIDUALS AND DEED DESCRIPTIONS.
IT IS CONSISTENT WITH THIS INFORMATION TO
BEST OF MY BELIEF AND KNOWLEDGE.
ROBERT W. FARNSWORTH R.L.S #21
DATE
BLUEPRINTS (COPIES) ARE NOT CERTIFIED UNLESS SIGNED &
REVISIONS:
Land Surveyed For:
Paul R. Biebel
OPEN CUT MINE & TURNPIKE ROAD
SHARON & NORWICH, VERMONT
Farnsworth Surveys
P. O. BOX 68
BROWNSVILLE, VERMONT
(802)484-9731
05037
DRAWING NO.: 03-1642
FULL SCALE: 1" = 200'
DATE: MAY 25, 2004
DRAWN BY: R.W.F.& K.B.
COMPUTER NAME: BIEB
126.55
43°– 27.246' N – LAT. 72°– 30.652' W – LONG. – FARNSWORTH SU
GRAPHIC SCALE
200 0 100 200 400 600 1200
(IN FEET)
TOTAL LANDS = 126.55 Acres
ROAD RIGHT OF WAYS NOT INCLUDED IN ACREAGE TOTALS.
Town Clerk's Office
Received for record
July 28 A.D. 2004
at 10 o'clock 15 minutes A M
and Recorded in File — Map Book 5 Page 94
Attest Town Clerk
E-MAIL: fsurveys@vermontel.net THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA § 1403 ORIGINAL INKED PLAT PRODUCED BY: FARNSWORTH SURVEYS – P.O. BOX 68, BROWNSVILLE, VERMONT 05037



TOTAL: 3718 sq. ft

Basement: 1123 sq. ft, 1st floor: 1905 sq. ft, 2nd floor: 690 sq. ft
EXCLUDED AREAS: UTILITY: 85 sq. ft, STORAGE: 632 sq. ft, DECK: 297 sq. ft,
WALLS: 256 sq. ft

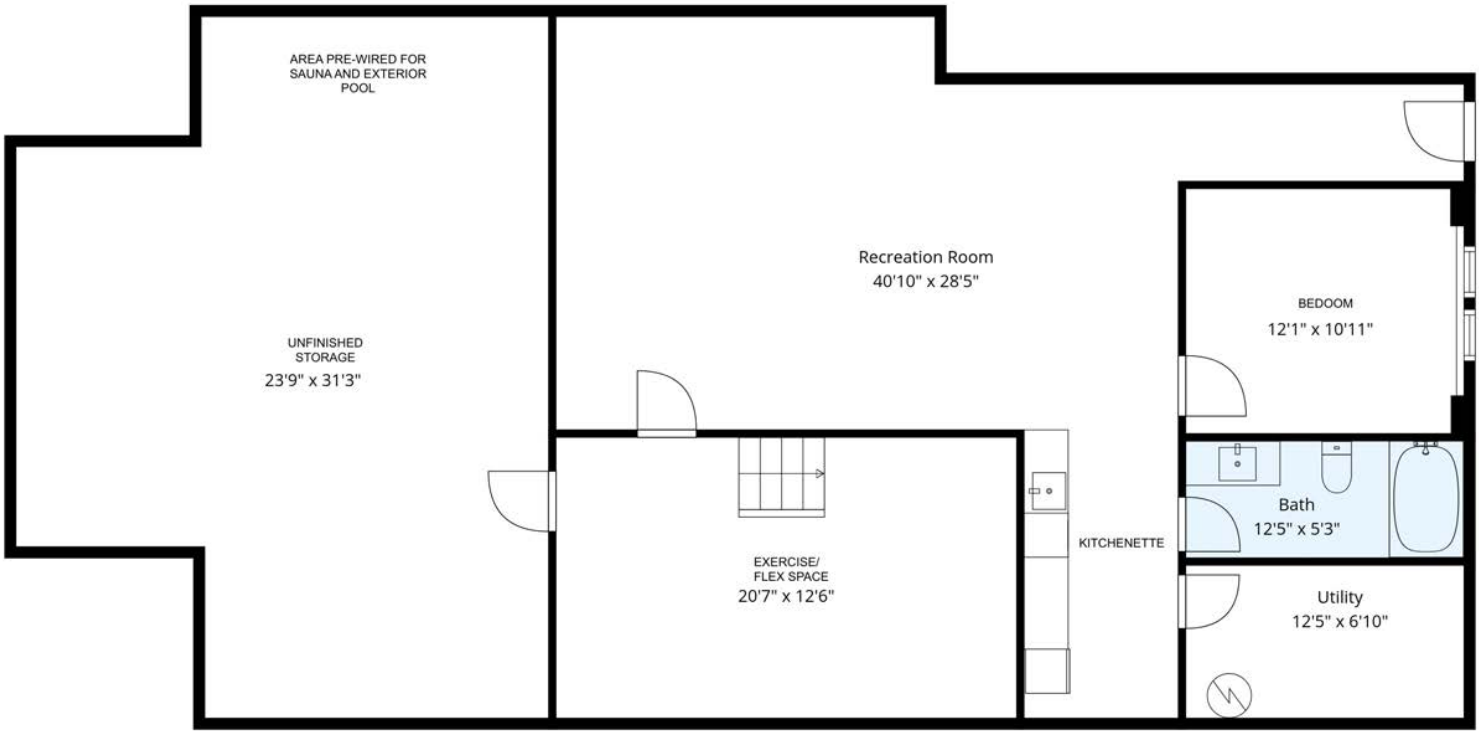
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

PROPERTY DETAILS ADDENDUM
HIGHLAND AERIE
245 TURNPIKE ROAD | SHARON, VERMONT

PROPERTY SUMMARY

- 72.10 Acres (65.80 in Current Use Forestry Management)
- Modern Farmhouse
- Long range mountain views including:
    - Black Mtn.
    - Mt. Lafayette (Franconia Range)
    - Mt. Lincoln (Franconia Range)
    - South Peak Kinsman
    - Mt. Moosilauke
    - Mt. Carrigain
    - South Hancock
    - Tecumseh
    - Mt. Cube
    - Smarts Mtn.
    - Croydon Mtn.
    - Dartmouth Skiway on Holt's Ledge
- End-of-road privacy
- Private trails throughout the property connecting to Gile Mountain
- No town zoning and ample room for future expansion: barn, garage or guest house

RESIDENCE

- **Year Built:** 2022
- **Square Feet:** 3,718
- **Bedrooms:** 4
- **Bathrooms:** 3.5
- Walk out lower level with separate entry and kitchenette for guest overflow
- Construction Notes
    - Asphalt shingle roofing
    - Poured concrete foundation
    - Wood clapboard siding
    - 7" wide oak floors
- Stonework skirting and retaining walls
- Vermont Plank Flooring - 7" solid white oak throughout
- Radiant floor heat
- Mini-Split for AC in bedrooms

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www.landvest.com

PROPERTY DETAILS ADDENDUM
HIGHLAND AERIE
245 TURNPIKE ROAD | SHARON, VERMONT

MAIN RESIDENCE DETAILS

FIRST LEVEL

Front Entry
- Herringbone brick tile w/ radiant heat
- Therma Tru Double Entry Doors

Half Bath
- Herringbone brick tile w/ radiant heat
- Nickel gap accent wall

Office
- Oak floors w/ radiant heat
- Hardwired for WiFi

Living Room
- Oak floors w/ radiant heat
- Nickel gap walls on staircase
- Vaulted nickel gap ceiling with pine beams
- 12' sliding Marvin doors
- Xtrordiniair Zero-Clearance 42 Apex Wood Burning Fireplace
- 5 foot Concrete Mantle
- Exposed stone hearth
- Wireless internet modem & router booster behind TV
- Build in wood storage
- Bookcases with sconces

Dining Area
- Oak floors w/ radiant heat
- 11' ceiling height
- Nickel Gap walls
- Honeywell thermostat
- Sliding doors to deck w/ wired propane hookup & solar lights

Kitchen
- Wide plank Oak floors w/ radiant heat
- Painted maple cabinets
- Vadara quartz countertops
- GE refrigerator
- GE dishwasher
- GE gas 6-burner double oven
- Quartz countertops
- Overhead recessed lighting
- Stainless steel double sink
- Light touch trash cabinet
- Appliance garage
- Island prep sink
- Garbage disposals in each sink
- Glass cabinetry and dry bar
- Pantry closet
    - Bev/wine refrigerator
    - Walnut countertop
- 11' ceiling height
- Hand formed subway tile counter to ceiling
- Custom vent hood/exhaust
- Open shelves
- Hands free trash cabinet

Mudroom/Owner Entry
- Herringbone brick tile w/ radiant heat
- Nickel gap walls with hooks
- 11'ceiling height

Laundry
- Herringbone brick tile w/ radiant heat
- Laundry drying rack
- Walnut countertop
- Dog washing station
- Dog food pantry cabinet
- 11' ceiling height

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PROPERTY DETAILS ADDENDUM
HIGHLAND AERIE
245 TURNPIKE ROAD | SHARON, VERMONT

Primary Bedroom Suite
- Oak floors w/ radiant heat
- Mini-Split AC
- 11' ceiling height

Primary Bathroom
- Tile flooring
- Dual Kohler shower heads tile shower
- Double vanity with Kohler faucets
- Maple cabinets
- Vadara quartz countertop
- Makeup vanity
- Porcelain soaking tub
- Walk in closet
- 11' ceiling height

SECOND LEVEL

Bedroom
- Oak floors
- Mini-Split AC/heat
- 8' ceiling height

Bedroom
- Oak floors
- Mini-Split AC/heat
- 8' ceiling height

Loft
- Oak floors
- Wall unit for heat
- 8' ceiling height

Full Bathroom
- Radiant tile floors
- Acrylic tub & shower
- Double vanity with barn doors
- 8' ceiling height

LOWER LEVEL - BASEMENT

Entry Hall
- Separate entrance
- Polished concrete flooring w/ radiant heat
- 9' ceiling height

Bedroom
- Polished concrete flooring w/ radiant heat
- 9' ceiling height

Bathroom
- Radiant Tile flooring
- Acrylic tub/shower
- Single vanity
- 9' ceiling height

Kitchenette
- Polished concrete flooring w/ radiant heat
- Stainless steel sink
- Open upper shelving
- Refrigerator
- 9' ceiling height

Storage Room
- HRV
- Radon mitigation
- Pre-wired for pool/hot tub & sauna

UTILITIES
- Hard wired Ring home security
- 200 amp electrical service breaker, underground utilities to the house
- EC Fiber Internet & cell phone coverage
- Mitsubishi Mini-Splits for primary and upstairs bedrooms
- Water Right Impression Plus 2.5 cu ft Metered Water Softener and Salt
- Water Right Impression Plus 2.5 cu ft Sulfer/Iron Filtration

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- Viessmann Propane Boiler Two Zone Heating Vitodens 100-W + on demand boiler
- Velocity 74-gal hot water heater
- Lifebreath Heat Recovery Whole House Ventilator 267 MAX (Storage Room)
- 1,000-gal in-ground propane tank, installed 2022. Serviced/owned by Rymes
- Conduit installed inside the utility room for future roof solar and outside for future propane generator
- Radon mitigation (Storage room)
- Underground utilities positioned for future expansion (barn/garage)

ADDITIONAL INFORMATION

- Sharon Elementary (Pre-k-6), and Vermont's school-choice program provides publicly funded tuition for approved secondary schools.
- Chimney Cleaned/Inspected May 2026

EXCLUSIONS

- Wall mounted TV's

DRIVING DISTANCES

Airports

- **Lebanon Municipal Airport** servicing NYC and Boston
  24.2 Miles ~ 33 Minutes

Coburns General Store ~ 6 minutes
Hanover & Dartmouth ~ 30 minutes
Boston ~ 2.5 hours

Ski Mountains

- **Saskadena Six Ski Area (Woodstock/Pomfret, VT)**
  19.7 miles, 33 minute drive
- **Dartmouth Ski Way (Lyme, NH)**
  18.3 Miles, 33 minute drive
- **Pico & Killington Mountain**
  46.3 miles, 1 hour, 5 minute drive

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SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 06/17/2026

Seller's Name(s): Amy G Donohue | John Alan Donohue

Physical Property Address: 245 Turnpike Road, Sharon, VT 05065

Street | City/Town

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

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

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

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

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

1. SOILS, DRAINAGE, BOUNDARIES AND EASEMENTS)				
(a)	Has any fill or off-site material been placed on the Property?	☐ YES	☐ NO	☑ DON'T KNOW
(b)	Do you know of any sliding, settling, subsidence, earth movement, upheaval or earth stability problems that have affected the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is the Property located in a federal flood hazard zone or wetlands, public waters or conservation zones designated by federal, state or local statute, regulation or ordinance?	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Do you know of any past or present drainage, high water table, or flood problems affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Is the Property served by a road maintained by the municipality? If "No," how is the road serving the Property maintained? ☐ Road Maintenance Agreement ☐ Homeowners/Road Assoc. ☐ Shared Driveway ☑ Other (explain): shared upkeep Annual Cost(s): $500	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW
(g)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: Propane	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Have there been any underground fuel storage tanks on the Property in the past? If "Yes," have they been removed? _____ When? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(j)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? Pins	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has the Property been surveyed? If "Yes," when? 2004 By whom? Robert W. Farnsworth	☑ YES	☐ NO	☐ DON'T KNOW
(l)	Are copies of any of the following available? ☐ Site Plan ☑ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☑ YES	☐ NO	☐ DON'T KNOW
(m)	Are there any easements or rights of way affecting the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(n)	Are there any boundary line disputes, claims of adverse possession, encroachments, or zoning set back violations affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW

Further explanation of any of the above: _____

GMP has power easement along driveway

Seller's Initials [GRD] [AGD] [ ] [ ] Buyer's Initials [ ] [ ] [ ] [ ]

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2. MECHANICAL, ELECTRICAL, AND OTHER SYSTEMS

(a) **Primary Heating System (check all that apply):** ☑ Base Board ☐ Hot Air ☑ Radiant ☐ Direct ☐ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(b) Age of Heating System: 2022 ☐ DON'T KNOW

(c) **Primary** Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☑ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(d) When was the **primary** heating system last serviced? April 2025
By whom? Jerm's Plumbing & Heating

(e) **Primary** heating service and/or inspection reports attached? ☐ YES ☑ NO

(f) **Primary** Annual Fuel Usage: 1910 Gallons (or other measure) Date Range: 2025
Fuel consumption may vary by user, number of occupants and weather conditions.

(g) **Primary** fuel provider: Superior Plus

(h) Secondary Heating System (check all that apply): ☐ Base Board ☐ Hot Air ☐ Radiant ☐ Direct ☑ Heat Pump ☐ Vent ☐ Steam ☐ Other (please explain): _____

(i) Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☑ Electric ☑ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (please explain): _____
If propane, who owns the propane tank? ☐ Owner ☐ Propane Supplier ☐ Association
If oil, when was the tank last inspected? _____ By whom? _____

(j) When was the secondary heating system last serviced? April 2025
By whom? Jerm's Plumbing & Heating

(k) Secondary heating service and/or inspection reports attached? ☐ YES ☑ NO

(l) Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range: _____
Fuel consumption may vary by user, number of occupants and weather conditions.

(m) Secondary fuel provider: _____

(n) Property used: ☑ Full Time ☐ Seasonally

(o) Is there air conditioning? ☑ YES ☐ NO
If "Yes," describe type and number of units (central, heat pump, window, etc.): mini-splits in each bedroom

(p) **Hot Water System (check all that apply):** ☑ Hot Water Tank ☑ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater

(q) Age of Hot Water System: 2022 ☐ DON'T KNOW

(r) Hot Water Tank is: ☑ Owned ☐ Rented
If rented, from whom: _____ Monthly rental fee: $ _____

(s) **Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown
Energy returned to grid?: ☐ YES ☐ NO Owned or Leased?: conduit installed for solar and generator

(t) **Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Knob and Tube ☐ Other (please explain): _____
Main Breaker Amperes: 200 Amps ☐ DON'T KNOW

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(u)	Annual electricity usage: $2675 Date Range: 2025 *Electricity consumption may vary by user, number of occupants, appliances and weather conditions.*			
(v)	Electric Utility Provider: Green Mountain Power			
(w)	Has a Vermont Home Energy Profile been created? If "Yes," when? _____ By whom? _____	☐ YES	☑ NO	☐ DON'T KNOW
(x)	Are you aware of any problems or conditions that affect any of the above systems? If "Yes," explain in detail:	☐ YES	☑ NO	

3. OTHER EQUIPMENT, APPLIANCES, AND FIXTURES

(a) Check the items that will be ***included*** in the sale of the Property:

☐ Beverage Cooler	☐ Freezer	☑ Refrigerator
☐ Central Air	☐ Hot Tub	☐ Satellite Dish
☐ Central Vacuum	☐ Humidifier	☑ Security System:
☑ Ceiling Fans	☐ Irrigation System	ʘ Owned ʘ Leased
☑ CO Detectors - #_____	☐ Microwave	☑ Smoke Detectors – #_____
☐ Compost Bin	☑ Mini-Fridge	☐ Sprinkler System
☑ Cooktop Stove	☑ Mini split	☐ Standby Generator
☐ Dehumidifier	☐ Pool – above-ground	☑ Stove:
☑ Dishwasher	☐ Pool – in-ground	☐ Gas ☑ Wood ☐ Pellet
☑ Disposal	☐ Pool Equipment	☐ Sump Pump
☑ Dryer	☐ Portable Generator	☐ Wall Oven
☐ Electric Garage Door Opener –	☑ Radon Mitigation	☑ Washer
Number of transmitters _____	☐ Range-Electric	☐ Window AC
☑ Energy Recovery Ventilator Unit	☑ Range-Gas	☐ OTHER:
	☑ Range Hood	

(b)	Are any of the items that will be included in the sale of the Property in need of repair or replacement? If "Yes," explain in detail:	☐ YES	☑ NO	
(c)	List equipment and appliances that will be ***excluded*** from the sale of the Property: Wall mounted TV			

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4. TELEPHONE/INTERNET/TELEVISION				
(a)	Is landline telephone service present at the Property? If "Yes," current provider:	☐ YES	☑ NO	
(b)	Is cellular telephone service available at the Property? If "Yes," list available providers:	☑ YES	☐ NO	
(c)	Is internet service available at the Property? If "Yes," current provider: EC Fiber	☑ YES	☐ NO	
(d)	What type of internet service is available: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			
(e)	Is television service available at the Property? If "Yes," current provider:	☐ YES	☑ NO	
(f)	What type of television service is available: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic ☐ None			

5. STRUCTURAL COMPONENTS				
(a)	Type of construction (check all that apply): ☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe):			
(b)	Year Building(s) Constructed: Main Building 2022 Additions to Main Building: Additional Building(s): (a) (b) (c) (d)			
(c)	Have you built, or caused to be built, any of the buildings on the Property, or made any additions, modifications, alterations, or renovations to any building on the Property? If "Yes," please explain: New Home Construction 20222 No permits required for Sharon If required, did you obtain all permits and approvals for such work? ☐ YES ☑ NO ☐ DON'T KNOW	☑ YES	☐ NO	
(d)	Check any of the following items that have defects or malfunctions that need repair: ☐ Foundation ☐ Slab ☐ Chimney ☐ Fireplace ☐ Interior Walls ☐ Ceilings ☐ Floors ☐ Windows ☐ Doors ☐ Storms/Screens ☐ Exterior Walls ☐ Driveway ☐ Sidewalks ☐ Pool ☐ Roof ☐ Outside Retaining Walls ☐ Other Structures/Components: **If any of the above items are checked, describe the defect, malfunction or item(s) that need repair:**			
(e)	Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements, or landslides? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW

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(f)	Has there ever been damage to the Property due to broken pipes or failed appliances and/or equipment causing water damage? If "Yes," explain in detail, including any repairs: Kitchen pipe detachment Feb 2024 under main sink - Kitchen floors replaced	☑ YES	☐ NO	

BASEMENT/CELLAR/CRAWL SPACE

(g)	Has there ever been any water leakage, accumulation of water, or dampness within the basement, cellar or any crawl space? If "Yes," explain in detail:	☐ YES	☑ NO	
(h)	Have there been any repairs or other attempts to control any water or dampness in the basement, cellar or crawl space? If "Yes," explain in detail, including any repairs:	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Are any of the above recurring problems? If "Yes," what are the problems and how often have they recurred?	☐ YES	☑ NO	

ROOF

(j)	Type of roof: ☑ Shingle ☐ Slate ☐ Standing Seam Metal ☐ Corrugated Metal ☐ Tile ☐ Other (describe) ☐ DON'T KNOW Approximate age of roof? 2022			
(k)	Has the roof ever leaked since you have owned the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the roof been replaced or repaired since you have owned the Property? If "Yes," when?	☐ YES	☑ NO	☐ DON'T KNOW
(m)	Are there any current problems with the roof? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW

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6. WATER SUPPLY

Special Notice: Water supplies, especially those that are not public or municipal supplies, are affected by many conditions about which Seller may have no knowledge or have any ability to control. These water supply systems can change, deteriorate or fail, often with no warning signs. *Seller makes no warranty or representation whatsoever that the water supply, including quality or quantity, will operate or continue to function for any period of time.* **Inspection of these systems by a qualified inspector is strongly recommended. As required by law, any Seller with a water supply that is not served by a public water system shall provide the Buyer with an informational brochure developed by the Vermont Department of Health regarding Testing Water from Private Water Supplies within 72 hours of the execution of a contract for the purchase of the Property.**

TYPE OF WATER SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☑ Private ☐ Shared ☐ Driven Point Well ☑ On-site ☐ Off-site ☑ Drilled Well ☐ Spring ☐ Lake/Pond ☐ None ☐ DON'T KNOW ☐ OTHER:
(b)	If Drilled Well: Drilled by: Valley Artesian Tag #: _____ Depth: 400 feet Gallons Per Minute (at time of driller's report): 20 gal/min Date of driller's report: 2022
(c)	Age of Water System: 2022
(d)	Water System Features: ☐ Cistern/Reservoir/Holding Tank ☑ Water Softener/Conditioner ☐ Reverse Osmosis ☐ Infrared Light ☐ Ultraviolet ☑ Sediment Filter ☐ Other: _____ ☐ None ☐ DON'T KNOW
(e)	What is the annual cost for municipal water? $_____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM

(f)	Has the water been tested for coliform bacteria? If "Yes," when? 3.30.2022 By whom? Nelson Analytic Lab Results: Absent	☑ YES	☐ NO	☐ DON'T KNOW
(g)	Has any other water quality or water chemistry testing been done? If "Yes," when? 3.30.2022 & 4.9.2026 By whom? Nelson Analytic Lab Results: Within standard	☑ YES	☐ NO	☐ DON'T KNOW
(h)	Are you aware of low pressure in your water system?	☐ YES	☑ NO	
(i)	Has your water supply ever run out or run low? If "Yes," describe:	☐ YES	☑ NO	
(j)	Does the water have any odor, bad taste, cloudiness or discoloration? If "Yes," describe in detail:	☐ YES	☑ NO	☐ DON'T KNOW
(k)	Describe in detail any other problems you have had with your water system, including water quality or quantity:			

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7. SEWER/SEPTIC/WASTEWATER SYSTEM

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

TYPE OF SYSTEM

(a)	The Property is connected to and serviced by (check all applicable boxes): ☐ Public or Municipal ☐ Community ☑ Private ☐ Shared ☑ On-site septic/wastewater system ☐ Off-site septic/wastewater system ☑ Septic Tank ☐ New or Alternate Technology (explain technology): _____ ☐ Holding Tanks ☐ Cesspool ☐ Sewage Pump ☐ Dry Well ☐ Conventional Disposal Area ☑ Mound System Disposal Area ☐ At Grade ☐ Other ☐ DON'T KNOW If other, please explain: _____
(b)	What is the annual cost of municipal sewer? $_____ Date Range: _____

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

(c)	Date system installed: December 2021			
(d)	Is the system entirely on your Property? If "No," where is it? _____	☑ YES	☐ NO	☐ DON'T KNOW
(e)	Has the system been repaired since you have owned the Property? If "Yes," when? _____ What was done? _____ By whom?	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Type of septic tank: ☑ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe): _____ ☐ DON'T KNOW			
(g)	Septic tank capacity (in gallons) 1,000 ☐ DON'T KNOW			
(h)	Date septic tank last inspected? Not inspected ☐ DON'T KNOW By whom?			
(i)	Date septic tank last pumped? April 2026 ☐ DON'T KNOW By whom? Upper Valley Septic Professionals			
(j)	Reports of last inspection/pumping attached?	☐ YES	☑ NO	
(k)	If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed? If so, date of most recent service: _____ Cost: $_____ By whom:	☐ YES	☑ NO	

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(l)	To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail:	☐ YES	☑ NO	
(m)	Has the Property been occupied as a primary residence for at least 181 days during any one calendar year between December 31, 1986 and December 31, 2006?	☑ YES	☐ NO	☐ DON'T KNOW

8. ADDITIONAL INFORMATION CONCERNING THE PROPERTY				
(a)	Are you currently occupying the Property? If "No," how long has it been since Seller occupied?	☑ YES	☐ NO	
(b)	Are there any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom? Mineral Rights-in process of being dissolved	☑ YES	☐ NO	
(c)	Is Property enrolled in Vermont's Current Use program?	☑ YES	☐ NO	
(d)	Have you received written notice of any violations of local, state or federal laws, building codes and/or zoning ordinances affecting the Property?	☐ YES	☑ NO	
(e)	Are there any property tax abatements, land use value appraisal, land use tax stabilization agreements or other special property tax arrangements applicable to the Property? If "Yes," explain:	☐ YES	☑ NO	☐ DON'T KNOW
(f)	Was the house built after December 31, 1997? If "Yes," is a Residential Building Energy Standard (RBES) certification available? ☑ YES ☐ NO ☐ DON'T KNOW	☑ YES	☐ NO	
(g)	Have you received notice that the Property will be reassessed by any taxing authority during the next 12 months?	☑ YES	☐ NO	
(h)	Does the Property have urea-formaldehyde foam insulation?	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Does the Property have asbestos and/or asbestos materials in the siding, walls, plaster, flooring, insulation, heating system?	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Has the Property been tested for radon gas? If "Yes," when? 2.8.2024 By whom? Upper Valley Radon Results: 2.5 - radon mitigation system installed	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Has paint containing lead been used on the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Does the Property have evidence of mold? If "Yes," what has been done about the mold?	☐ YES	☑ NO	☐ DON'T KNOW

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(m)	Are you aware of any off-site conditions in your neighborhood/community that could affect the value or desirability of the Property such as noise, proposed major new development, relocation or major construction of road or highways, proposed zoning changes, etc.? If "Yes," explain in detail: _____	☐ YES	☑ NO	
(n)	Is there any infestation by pests that affect the Property? If "Yes," explain: _____	☐ YES	☑ NO	☐ DON'T KNOW
(o)	Do you have any knowledge of any damage to the Property caused by pests?	☐ YES	☑ NO	☐ DON'T KNOW
(p)	Is the Property currently under warranty or other coverage by a pest control company?	☐ YES	☑ NO	☐ DON'T KNOW
(q)	Do you know of any termite/pest control reports or treatments for the Property in the last five years?	☐ YES	☑ NO	☐ DON'T KNOW
(r)	Does the Property have any audio and/or surveillance or recording equipment? If "Yes," will said equipment be active during showings? ☑ YES ☐ NO	☑ YES	☐ NO	☐ DON'T KNOW
Further explanation of any of the above: _____				

9. CONDOMINIUMS/SUBDIVISIONS/HOMEOWNERS' ASSOCIATIONS				
(a)	Is the Property part of a condominium or other common interest ownership association or is it subject to covenants, conditions and restrictions (CC&R's)? If "Yes," Condo docs or CC&R's attached? _____	☐ YES	☑ NO	
(b)	Is there any defect, damage, or problem with any common elements or common areas? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(c)	Is there any condition or claim which may result in an increase in assessment or fees? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(d)	Are pets allowed? If "Yes," what is allowed? _____	☐ YES	☑ NO	☐ DON'T KNOW
(e)	Are there any rental restrictions? If "Yes", what is the rule? _____	☐ YES	☑ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount $ _____ ☐ Monthly ☐ Quarterly ☐ Yearly	☐ YES	☑ NO	

dotloop signature verification: dtlp.us/XiH4-qmxN-P8dH

(g)	Are there any special assessments on the Property? If "Yes," amount $_____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessment: _____ Years of term remaining on any outstanding special assessments:	☐ YES	☑ NO	
(h)	Are there any current actions, disputes or lawsuits pending between the homeowners/condominium owners' association and any other parties? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(i)	Do you know of any violations of local, state, or federal laws or regulations, condominium rules or CC&R's relating to the Property? If "Yes," describe below.	☐ YES	☑ NO	☐ DON'T KNOW
(j)	Contact person/manager for condominium/homeowner association: Name: _____ Phone number/email: _____			
Further explanation of any of the above: _____				

IS THERE ANYTHING ELSE THAT SHOULD BE DISCLOSED ABOUT THE CONDITION OF THE PROPERTY? (In answering this question, you should be guided by what you would want to know about the condition of the Property if you were buying it.)

☑ YES ☐ NO ☐ DON'T KNOW OF ANYTHING ELSE If "Yes," explain:

Property abuts decommissioned Elizabeth Copper Mine on the Sharon/Strafford property line which is downhill from the property and housesite. Although a small portion of the property border abuts the mine, this has no impact on the property's water since the mine and affected areas are downstream in the valley. The mineral rights held by the mining company, which no longer exists, are currently being dissolved and reclaimed for the next property owner.

Seller's Statement: Seller is providing the information in this report to reduce the likelihood of disputes or legal action concerning the sale of the Property. The information provided herein does not constitute any warranty, express or implied, by Seller about the Property or any feature of the Property. Seller hereby authorizes any real estate agent to provide a copy of this report to any prospective buyer. **In delivering this report to a buyer or prospective buyer, no representation is made by any real estate agent that they have any independent or personal knowledge about the condition of the Property, that they have made any inquiry or investigation about the condition of the Property, or any of the information provided in this report by the Seller or that they have verified the information provided in this report by the Seller.** Seller acknowledges that the information provided in this report is correct to the best of Seller's knowledge as of the date signed by the Seller.

Seller's Initials 06/18/26 12:40 PM EDT 06/18/26 12:53 PM EDT Buyer's Initials

dotloop signature verification: dtlp.us/XiH4-qmxN-P8dH

Buyer/prospective buyer acknowledges receipt of a copy of this report on the dates set forth below. Buyer/prospective buyer understands that this report provides information about the Property made by the Seller as of the above date. It is not a warranty of any kind by Seller or any real estate agent. This report is not a substitute for any property inspection. Buyer/prospective buyer may obtain a property inspection. However, any such inspection must be by written agreement with Seller. Buyer/prospective buyer understands that there may be matters relating to the Property which are not addressed in this report.

Seller:	John Alan Donohue dotloop verified 06/18/26 12:40 PM EDT OOVI-UFWL-UGAA-TPWD	Buyer:			
	(Signature) (Date)			(Signature)	(Date)
Seller:	Amy J Donohue dotloop verified 06/18/26 12:53 PM EDT PAP9-U20G-EIHP-J2GR	Buyer:			
	(Signature) (Date)			(Signature)	(Date)
Seller:		Buyer:			
	(Signature) (Date)			(Signature)	(Date)
Seller:		Buyer:			
	(Signature) (Date)			(Signature)	(Date)

Highland Aerie

Estimated Annual Operation and Maintenance Expenses				
	Vendor Name	**Contact Info**	**Usage Amounts**	**Est $/Yr Avg**
UTILITIES				
Propane	***Superior Plus Propane***	***603-228-2224***		$1,910.00
Electric	***Green Mountain Power***	***888-835-4672***		$2,675.00
Internet	***EC Fiber***	***802-763-2262***		$1,248.00
Snow Plowing/Sanding	***Todd Bragg***	***603-304-5101***		$3,460.00
Mowing	***Steve Boles***	***802-291-0512***		$2,700.00
Turnpike Road Maintenance - mowing/grading		***approximate annual cost split between property owners***		$500.00
TAXES				
Property Taxes 2026 - Future property tax TBD				$14,470.02

This information is for estimate purposes only and should be confirmed by the Purchaser from the various vendors.

PAYABLE TO: **TREASURER TOWN OF SHARON**

MAIL TO: **TOWN OF SHARON**
PO BOX 250
SHARON , VT 05065

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
R21060.L	03/31/2026	2026

Description: CONTEMPORARY & LAND
Location: 245 TURNPIKE RD

OWNER **DONOHUE, JOHN A & AMY G**
PO BOX 12
SOUTH STRAFFORD VT 05070-0012

HOUSESITE TAX INFORMATION

SPAN # 576-181-10911	**SCL CODE: 181**
TOTAL PARCEL ACRES	**72.10**
HOUSESITE VALUE	**557,000**
HOUSESITE EDUCATION TAX	**8,964.92**
HOUSESITE MUNICIPAL TAX	**4,978.47**
HOUSESITE TOTAL TAX	**13,943.39**

FOR INCOME TAX PURPOSES

ASSESSED VALUE		HOMESTEAD	
REAL	675,100	675,100	
EXEMPTION			
LAND USE	- 108,000	- 108,000	
TOTAL TAXABLE VALUE	**567,100**	567,100	
GRAND LIST VALUES	**5,671.00**	5,671.00	

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
TOWN	0.8913	x5,671.00=	5,054.55
VET EXEMPTION OFFSET	0.0025	x5,671.00=	14.18
PENALTY FOR LATE FILED HOMESTEAD DECLARATION.	.0300	x9,127.47=	273.82

Revised Bill

TOTAL MUNICIPAL TAX	5,342.55
MUNICIPAL STATE PAYMENT	0.00
MUNICIPAL NET TAX DUE	5,342.55

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
HOMESTEAD EDUCATION	1.6095	x5,671.00=	9,127.47

1.4767 (district rate) / 91.75% (CLA ÷ SA) = 1.6095

Payments		
1	09/17/2025	7,235.01
2	02/11/2026	7,235.01

TOTAL EDUCATION TAX	9,127.47
EDUCATION STATE PAYMENT	0.00
EDUCATION NET TAX DUE	9,127.47

TAX SUMMARY
Municipal + Education

TOTAL TAX	**14,470.02**
TOTAL STATE PAYMENT	**0.00**
TOTAL NET TAX DUE	**14,470.02**

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

TREASURER TOWN OF SHARON
TAX YEAR 2026

1ST PAYMENT DUE	
09/17/2025	
OWNER NAME	
DONOHUE, JOHN A & AMY G	
PARCEL ID	
R21060.L	
AMOUNT DUE	7235.01
AMOUNT PAID	Revised Bill

TREASURER TOWN OF SHARON
TAX YEAR 2026

2ND PAYMENT DUE	
02/11/2026	
OWNER NAME	
DONOHUE, JOHN A & AMY G	
PARCEL ID	
R21060.L	
AMOUNT DUE	7235.01
AMOUNT PAID	Revised Bill

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that I, **Eamonn Donovan**, unmarried and not a party to a civil union, Grantor, in the consideration of **ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS** paid to my full satisfaction by **John A. Donohue and Amy G. Donohue**, a married couple, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY, AND CONFIRM** to the Grantees, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Sharon, Windsor County, Vermont, which is called "the Property" in this deed, and which is described as follows:

Being a ***portion only*** of the same lands and premises as conveyed to Eamonn Donovan by Warranty Deed of Paul Biebel, dated 21 August 2007 and recorded at Book 80, Pages 369-371 of the Sharon, Vermont Land Records. The Property is more particularly described as follows:

Being **Parcel #1**, consisting of 72.10 acres, as shown on a plan ("the Plan") entitled "Land Surveyed For: Paul R. Biebel, Open Cut Mine & Turnpike Road, Sharon & Norwich, Vermont," prepared by Farnsworth Surveys, Drawing No. 03-1642, Scale: 1" = 200', dated 25 May 2004 and recorded at **Map Book 5**, **Page 94** in the Sharon, Vermont Land Records.

Parcel #1 is bounded on the east by Town Highway #22, known as Open Cut Mine Road. This conveyance includes, but with quitclaim covenants only, any rights of Grantor from the easterly boundary of Parcel #1 east to the center of Town Highway #22, subject, however to the rights of the public to use Town Highway #22 as a public highway.

Parcel #1 is conveyed subject to the effect, if any, of rights reserved by Pat Mines, Inc., in the deed to N. Jack Josler dated 24 September 1962 and recorded at Book 27, Page 286.

Parcel #1 is conveyed together with Rights of First Refusal affecting Parcel #2 and Parcel #3 as shown on the Plan. These Rights of First Refusal will be personal to John A. Donohue and Amy G. Donohue and will not be assignable or conveyable, or in any way able to be owned by any other person. The terms of these Rights of First Refusal are described in detail in separate documents, one to be recorded with this deed, and the other to be recorded in the Norwich land records, and the description of the rights in those documents shall control over the provisions in this deed.

Refer to each of the documents or instruments cited above, for further citations to relevant documents and instruments, and for a more particular and complete description of the real property and rights in real property conveyed by this deed. "Book" and "Page" references are to volumes in the Sharon, Vermont, Land Records.

TO HAVE AND TO HOLD the Property, with all privileges and appurtenances of the Property, to the Grantees, **John A. Donohue and Amy G. Donohue**, a married couple

as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; and I, **Eamonn Donovan**, the Grantor, for myself and my heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that until the signing of this deed, I am the sole owner of the Property, and I have good right and title to convey the Property in the manner set out above, and that the Property is **FREE FROM EVERY ENCUMBRANCE**, except as set out specifically or by reference above, and I engage to **WARRANT AND DEFEND** the Property from all lawful claims whatever, except as set out specifically or by reference above.

This deed was signed on 18 February 2014.

/ Eamonn H Donovan
Eamonn Donovan

STATE OF VERMONT
COUNTY OF WINDSOR

Eamonn Donovan personally appeared before me at the Town of Hartford on 18 February 2014, and he acknowledged that his signing this instrument was his free act and deed.

Before me: _____
Notary Public
Commission Expires: 2/10/15

TOWN OF SHARON, VT
Received for record February 19, A.D. 2014
at 10:00 o'clock A M. and recorded in
Sharon Land Records, Vol. 93 Page 487-488
Attest: Debra A St Peter, TC

Vermont Property Transfer Tax
32 V S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Return No. 2013-44
Signed Debra A St Peter, Clerk
Date Feb 19, 2014

Vermont Property Transfer Tax Return (Form PT-172) Receipt Number: **04714163118-W**

Return **submitted** to **Sharon** on **02/17/2014 at 4:31 PM.**
Return **has not** been **completed.**
Return **has not** been **filed** with the **Tax Department.**

Seller #1 **Eamonn Donovan**
P O Box 565
Norwich VT US 05055

Buyer #1 **John A Donohue**
P O Box 12
South Strafford VT US 05070

Buyer #2 **Amy G Donohue**
P O Box 12
South Strafford VT US 05070

Property Information

Property Location: **245 Turnpike Road Sharon Vermont** Span#: **576-181-10803**
Date of Closing: **02/18/2014** Interest in Property: **Fee Simple** Total Land Size: **72.10**
Special Factors: **None** Financing: **Conventional/Bank**
Development rights have been conveyed: **No**
Type of Building Construction: **None**
Sellers Use of Property Before Transfer: **Open Land**
Buyers Use of Property After Transfer: **Open Land**
Property Rented Before Transfer: **No** Property to be Rented After Transfer: **No**
Property Purchased by a Tenant: **No** The buyer holds title to any adjoining property: **No**
Property subject to a land use change tax lien: **No**
New owner elects to continue enrollment of eligible property: **No** Property Transfer tax exemption number:

Total Price Paid:	**$241,500.00**
Price Paid for Personal Property:	**$0.00**
Price Paid for Real property:	**$241,500.00**
Value of Purchasers Principal Residence:	**$0.00**
Property Transfer Tax:	**$3,018.75**

Land Gains Tax Return not being filed exemption number: **01** Date Seller Acquired: **08/21/2007**
Primary Town / Land Size ±: **Sharon** **72.10**

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

The parties are hereby given notice that:

- The property being transferred may be subject to regulations governing **potable water supplies** and **wastewater systems** under 10 V.S.A chapter 64 and **building, zoning and subdivision** regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding **flood regulations** affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Receipt Number: **04714163118-W**

Withholding Certification

Under penalties of perjury, seller(s) certifies that at the time of transfer, each seller was a resident of Vermont or an estate.

Transferor and Transferee state that the information submitted on this return is true, correct and complete to the best of their knowledge.

This section to be completed by City or Town Clerk:

Book Number: _____ Page number: _____ Grand list year of: _____

City/Town: **Sharon** Date of record: _____

Grand List value: _____ Parcel ID number: _____

Grand list category: _____ SPAN: **576-181-10803**

Acknowledgement:

Return received

Signed: _____ Clerk Date: _____

Prepared By: (print or type) **Grossman Ripps, PLLC**

Preparer's Address: **P.O. Box 390 Norwich VT 05055**

Buyer's Representative: **Miller Candon** Buyer's Rep Telephone: **802-649-1234**

Prepared By

Kyler, Kohler, Ostermiller & Sorensen, LLP
Whitney Ockerman, Legal Assistant
15th S 1st E, Ste. 200
Rexburg, ID 83440

After Recording Return To

Coastal Peaks Revocable Living Trust,
dated March 3, 2025
PO Box 12
South Strafford, VT 05070

TOWN OF SHARON, VT
Received for record August 18 A.D. 2025
at 10 o'clock A M. and recorded in
Sharon land Records, Vol. 114 Page 413-415
Attest: Catherine Lantor TC

Space Above This Line for Recorder's Use

VERMONT GENERAL WARRANTY DEED

STATE OF VERMONT
WINDSOR COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and no/100 dollars ($10.00) in hand paid to **John A. Donohue and Amy G. Donohue, a married couple as tenants by the entirety**, residing at County of Windsor, City of Sharon, State of Vermont (hereinafter known as the "Grantor(s)") hereby conveys and warrants to **John Alan Donohue and Amy Gail Donohue, Trustees, or their successors in trust, under Coastal Peaks Revocable Living Trust, dated March 3, 2025, and any amendments thereto**, residing at County of Windsor, City of Sharon, State of Vermont (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim against all persons whomsoever in the following *described real estate (*and in Exhibit A if attached), situated in Windsor County, Vermont to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF

Property Address: 245 Turnpike Rd, Sharon, VT 05065

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

EXHIBIT 'A'

Being a *portion only* of the same lands and premises as conveyed to Eamonn Donovan by Warranty Deed of Paul Biebel, dated 21 August 2007 and recorded at Book 80, Pages 369-371 of the Sharon, Vermont Land Records. The Property is more particularly described as follows:

Being Parcel #1, consisting of 72.10 acres, as shown on a plan ("the Plan") entitled "Land Surveyed For: Paul R. Biebel, Open Cut Mine & Turnpike Road, Sharon & Norwich, Vermont," prepared by Farnsworth Surveys, Drawing No. 03-1642, Scale: 1"=200', dated 25 May 2004 and recorded at Map Book 5, Page 94 in the Sharon, Vermont Land Records.

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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

John A. Donohue
Grantor's Name

P.O. Box R, 244 Turnpike Rd
Address

South Stratford, VT 05070
City, State & Zip

Grantor's Signature

Amy G. Donohue
Grantor's Name

PO Box 12 244 Turnpike
Address

S. Stratford VT 05070
City, State & Zip

STATE OF VERMONT)

COUNTY OF Orange)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John A. Donohue and Amy G. Donohue**, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of July, 2025.

Notary Public

My Commission Expires: Jan. 31, 2027

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Received
Return No. 2025-19
Signed Catherine Foster Clerk
Date August 18, 2025

REGINA JANE JOSLER
COMMISSION NO. 0001317
NOTARY PUBLIC
EXP. JAN. 31, 2027
STATE OF VERMONT

Tax ID 576-181-10911 Printed 08/10/2023 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
R21060L

Parent Parcel Number
R22333LR

Property Address
TURNPIKE RD 245

Neighborhood
1 SHARON

Property Class
102 Two Family (<6ac)

TAXING DISTRICT INFORMATION

Jurisdiction 181

Area 576

OWNERSHIP

DONOHUE, JOHN A & AMY G
PO BOX 12
SOUTH STRAFFORD, VT 05070-0012

DWELLING & LAND

TRANSFER OF OWNERSHIP

Date		
02/19/2014	DONOVAN, EAMONN Bk/Pg: 93, 487-88	$241500

RESIDENTIAL

VALUATION RECORD

Assessment Year		04/01/2014	04/01/2022	
Reason for Change		New Parcel	NEW CONST PA	Worksheet
VALUATION	I	208100	223100	283100
Market 2010	B	0	94100	392000
	T	208100	317200	675100

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning:

Legal Acres:
72.1000

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	Housesite Developed	EX	2.0000		0.00	150000.00	150000.00	150000	SV	150000
2	Rural Undeveloped Excess Acres		70.1000		1.00	1684.74	1684.74	118100		118100
3	Private Water		0.0		1.00	6000.00	6000.00	6000	SV	6000
4	Septic System		0.0		1.00	9000.00	9000.00	9000	SV	9000
5	CU-Forest					146.05	146.05	9600		9600
6	CU-Non Prod Forest					146.36	146.36	200		200
7	CU-Agricultural					356.25	356.25	1100		1100

CU: Current Use Parcel
Enrolled-70.10 acres Excluded-2.00 acres
Forest 65.80, NP Forest 1.10, AG 3.20
G: 72.10 ACRES

Supplemental Cards

TRUE TAX VALUE 283100

Permit Number Type	FilingDate	Est. Cost Field Visit Est. SqFt

Supplemental Cards
TOTAL LAND VALUE 175900

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: Contemporary
Occupancy: Single family

Story Height:	1.0
Finished Area:	3952
Attic:	None
Basement:	Full

ROOFING
Material: Fiberglass Shingle
Type: Gable
Framing: Std for class

FLOORING

Slab	B
Sub and joists	1.0, 2.0
Other	1.5
Base Allowance	1.0, 2.0
Composition Tile	B

EXTERIOR COVER
Wood Clapboards 1.0, 1.5, 2.0

INTERIOR FINISH
Drywall B, 1.0, 2.0

ACCOMMODATIONS

Finished Rooms	10
Bedrooms	3

HEATING AND AIR CONDITIONING

	Lower /Bsmt	Full 1	Upper	Part Upper
Radiant - F	1332	2020	0	0

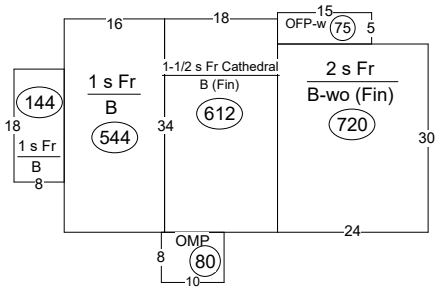
PLUMBING

	#	
5 Fixt. Baths	1	5
4 Fixt. Baths	1	4
3 Fixt. Baths	1	3
2 Fixt. Baths	1	2
Kit Sink	2	2
Water Heat	1	1
Extra Fixt		1
TOTAL		18

REMODELING AND MODERNIZATION

	Amount	Date

DRILLED WELL



	Construction	Base Area	Floor	Finished Area Sq Ft	Value
1	Wood Frame	2020	1.0	2020	145650
1	Wood Frame	612	1.5	0	4690
1	Wood Frame	720	2.0	720	39880
4	Concrete or Blo	2020	Bsmt	1212	37420
		0	Crawl	----	0

TOTAL BASE	227640
Row Type Adjustment	1.00%
SUB-TOTAL	227640
0 Interior Finish	7590
0 Ext Lvg Units	0
0 Basement Finish	22700
Fireplace(s)	0
Heating	5430
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 18	14610
SUB-TOTAL ONE UNIT	277970
SUB-TOTAL 0 UNITS	277970

Exterior Features

Description	Value
OFP-W	2940
OMP	1940

Garages

0 Integral	0
0 Att Garage	0
0 Att Carports	0
0 Bsmt Garage	0
Ext Features	4880
SUB-TOTAL	282850
Quality Class/Grade	Gd+
GRADE ADJUSTED VALUE	395990

(LCM: 100.00)

SPECIAL FEATURES

Description	Value

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	0.00		Gd+	2021	2023	AV	0.00	N	0.00	5372	395990	1	0	100	100	392000

Data Collector/Date GM 06/14/2023
Appraiser/Date 04/01/2023
Neighborhood Neigh 1 AV
Supplemental Cards
TOTAL IMPROVEMENT VALUE 392000

100

DOCUMENTS FOR RECORDING

VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED
10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): J. Alan Donohue & Amy G. Donohue
PO Box 12
S. Strafford VT 05070

Permit Number: WW-3-2299
PIN:

This permit affects property identified as Town Tax Parcel ID # Sharon: R22333.LR referenced in a deed recorded in Book 93 Page(s) 487-8 of the Land Records in Sharon, Vermont.

This project, consisting of a two (2) lot subdivision with lot 1 to be 39.2 acres and contain a new single family residence and lot 1A to be 32.9 acres and remain undeveloped, located on 245 Turnpike Rd in Sharon, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the plans and/or documents prepared by Christopher Leister, LD with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
1 OF 3	PLAN	3/11/2014	/ /
2 OF 3	DETAILS	3/11/2014	/ /
3 OF 3	PROTECTIVE & OVERVIEW	3/11/2014	4/ 23 /14

1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Sharon Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Sharon Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

> **"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and wastewater system was installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests".**

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

101

1.6 Lot #1 is approved with the construction of a four (4) bedrooms single family residence, maximum seven (7) person occupancy. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.

1.7 Lot #1A, being 32.9± acres in size is NOT approved for construction at this time. Any deed for this parcel shall contain the following language until a permit has been obtained from the Drinking Water and Groundwater Protection Division: **"Notice of permit requirements. In order to comply with applicable state rules concerning potable water supplies and wastewater disposal systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the useful occupancy of that structure or building will require the installation or connection to a potable water supply or wastewater disposal system, without first complying with the applicable rules and, if necessary, obtaining the required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater disposal system and therefore this lot may not be able to be improved."**

1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.

1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.

1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2.WATER SUPPLY

2.1 Lot #1 is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of **490 gallons** of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

2.2 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

2.3 The water source location as shown on the stamped plan(s) shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

3.WASTEWATER DISPOSAL

3.1 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of **490 gallons** of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.

3.2 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

3.3 The corners of the proposed primary or replacement wastewater disposal area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.

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DOCUMENTS FOR RECORDING

3.4 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.

3.5 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

3.6 Lot #1 is approved for the mound wastewater disposal systems provided the mound is constructed in strict accordance with the following conditions:

a. The mound system is to be located and constructed as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division.

b. A qualified Vermont Licensed Designer shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation.

c. The construction of the mound shall adhere to the guidelines set forth in Section 1-913(f) of the above referenced rules.

Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the inspecting consultant shall submit to the Drinking Water and Groundwater Protection Division a written certification stating the construction has been completed in accordance with the stamped plans and the permit as required in condition #1.5.

David K. Mears, Commissioner
Department of Environmental Conservation

By Terence A. Shearer Dated April 30, 2014

Terence Shearer, Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

cc Sharon Planning Commission
Christopher Leister, LD

TOWN OF SHARON, VT
Received for record May 15, A.D. 2014
at 8:00 o'clock A M. and recorded in
Sharon Land Records, Vol. 94 Page 100-102
Attest: Debra A. Stratton JC

SHARON TOWN CLERK'S OFFICE
On the 15 *Day of* May *A.D.* 2014
at eight *O'clock and* Zero *minutes* Am
received for recording a Wastewater System and Potable Water Supply Permit
of which the foregoing is a true copy
A TRUE RECORD:
Attest: Debra A. Stratton JC

VERMONT

Version 2.0 - Revised: August 2020

Department of Environmental Conservation

Wastewater System & Potable Water Supply

Installation Certification Signature Sheet

Instructions:
The Submission Number and Version of the online Installation Certification being signed **must** be entered in the field below.

Hand Signatures - This signature sheet can be downloaded, printed, signed by hand, and then scanned and uploaded to the **Signatures** section of the online form.

Digital Signatures - This signature sheet can be signed using the certificate-based digital signature capability available in Adobe Acrobat/Reader (or other PDF software with similar capability) and then uploaded to the **Signatures** section of the online application form. If this sheet contains one or more digital signatures, it **must** be uploaded in a format that does not compromise the ability to click on the applied signature and validate it. The digital signature applied must include the signer's full name, email address, and the date and time of signing. Because the Signature Sheet needs to be submitted in a format that allows the signatures to be validated, a Signature Sheet cannot contain both digital and hand signatures.

Note: If you digitally sign this sheet, please don't enter a date in the Signature Date field. The date and time must be included in the digital signature that is applied as described above.

ANR Online Submission Number & Version

ANR Online Submission Number and Version (for example: #20J-65KQ-R1ZF, version 1)

HPD-FCG2-VAQHP, Version 1

Permit and Lot Number

Permit Number and Lot Number, if applicable

WW-3-2299, Parcel #R22333

Select the type of installation(s) being certified on this ANR Online Submission:

- ◯ Wastewater System
- ◉ Wastewater System Requiring Record Drawing
- ◯ No Wastewater System Installation
- ◯ Water Supply
- ◉ Water Supply Requiring Record Drawing
- ◯ No Water Supply Installation

Insert Certification Language

Check the appropriate installations above and click the 'Insert Certification Language' button to include the appropriate verification text.

I hereby certify that, in the exercise of my reasonable professional judgement, the installation-related information submitted is true and correct and that the potable water supply and wastewater system were installed in accordance with record drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and are in accordance with all other permit conditions; were inspected; were properly tested; and have successfully met those performance tests.

Designer(s)/Installer(s) Certification

Designer/Installer Role	Print Designer/Installer Name	Designer/Installer Signature	Signature Date
WW/WS Designer	Christopher Leister	Christopher Leister Digitally signed by Christopher Leister Date: 2021.11.24 11:07:22 -05'00'	

Town Record Filing Information

Use the fields below to provide the Town with certification information for filing in land records, fill out the appropriate/available information below. Other identifiers might include SPAN, Landowner name(s), 911 Address, etc.

TOWN OF SHARON, VT

Parcel ID	R22333
Subdivision Name/Lot #	
Other Identifier(s)	J. Alan Donohue
Other Identifier(s)	Amy Donohue

Town Clerk may indicate receipt here.

Received for record December 6 A.D. 2021

at Ten o'clock A M. and recorded in

Sharon Land Records, Vol. 108 Page 395

Attest: Catherine Barton T.C.

RECEIVED 4/16/14

MOUND CONSTRUCTION

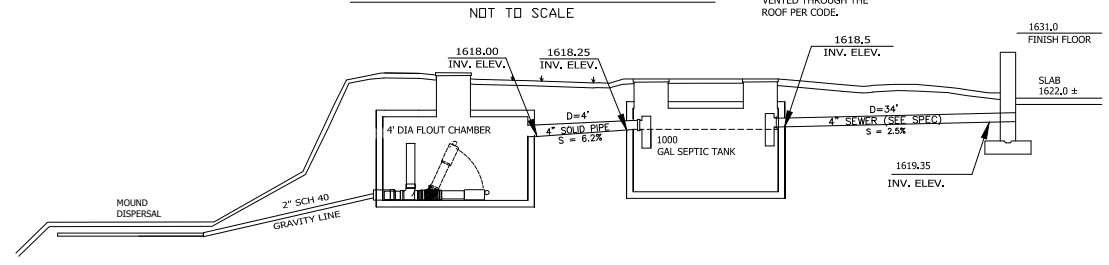
1. EFFLUENT DISPOSAL AREA (MOUND) TO BE CLEARED BUT NOT GRUBBED. ENTIRE AREA OF MOUND TO BE PLOWED WITH EXCAVATOR TEETH AFTER TREES ARE CUT FLUSH WITH GROUND. DO NOT PULL STUMPS.
2. EARTH MOVING EQUIPMENT SHALL NOT PASS OVER MOUND AREA UNTIL A MINIMUM OF 6" OF SAND HAS BEEN PLACED.
3. IF A SOIL FROM 9" BELOW EXISTING GRADE CAN EASILY BE ROLLED INTO A WIRE, MOISTURE CONTENT IS TOO HIGH TO PROCEED WITH MOUND CONSTRUCTION.
4. MOUND FILL TO BE PLACED ON THE PLOWED AREA WITH 24 HOURS OF PLOWING.
5. MOUND IS LOCATED ON A SLOPE. GRADING AROUND MOUND SHALL PROMOTE DRAINAGE AWAY FROM MOUND UPON COMPLETION.
6. CONSTRUCT SURFACE WATER DIVERSION DITCH 12" DEEP AND IN LOCATION SHOWN. DITCH SHALL BE 25' MINIMUM FROM THE DISPOSAL BED.

GENERAL NOTES

1. THIS PLAN AND APPLICATIION FOR CONSTRUCTION OF A NEW RESIDENCE AND SUBDIVISION OF AN ADDITIONAL DEFERRED LOT.
2. THIS PLAN IS NOT A BOUNDARY SURVEY. PROPERTY BOUNDARIES SHOWN ARE AS DEPICTED ON A SURVEY BY FARNSWORTH SURVEYS DATED MAY 2004.
3. ELEVATION DATUM WAS ASSUMED ON SITE AND IS CLOSE TO USGS, BUT NOT EXACTLY MATCHING.
4. A NEW DRILLED WELL IS PLANNED FOR POTABLE WATER SOURCE.
5. THIS PLAN IS FOR THE PURPOSE OF WATER AND WASTE WATER PERMITTING. USE OF THE PLAN FOR ANY OTHER PURPOSE IS NOT INTENDED OR ADVISED. ANY ADDITIONAL DESIGN OF ROAD AND SITE IMPROVEMENTS, IF ANY, ARE BEYOND THE SCOPE OF THIS PLAN. IT IS IMPORTANT THAT ADDITIONAL DESIGN BE COORDINATED WITH PROVISIONS OF THE WATER-WASTE WATER PERMIT TO INSURE COMPLIANCE WITH THAT PERMIT.
6. EROSION CONTROL PROCEDURES TO BE IN CONFORMANCE WITH VERMONT HANDBOOK FOR SOIL EROSION AND SEDIMENT CONTROL. VEGETATATION TO BE RE-ESTABLISHED IN ALL DISTURBED AREAS AS SOON AS POSSIBLE.

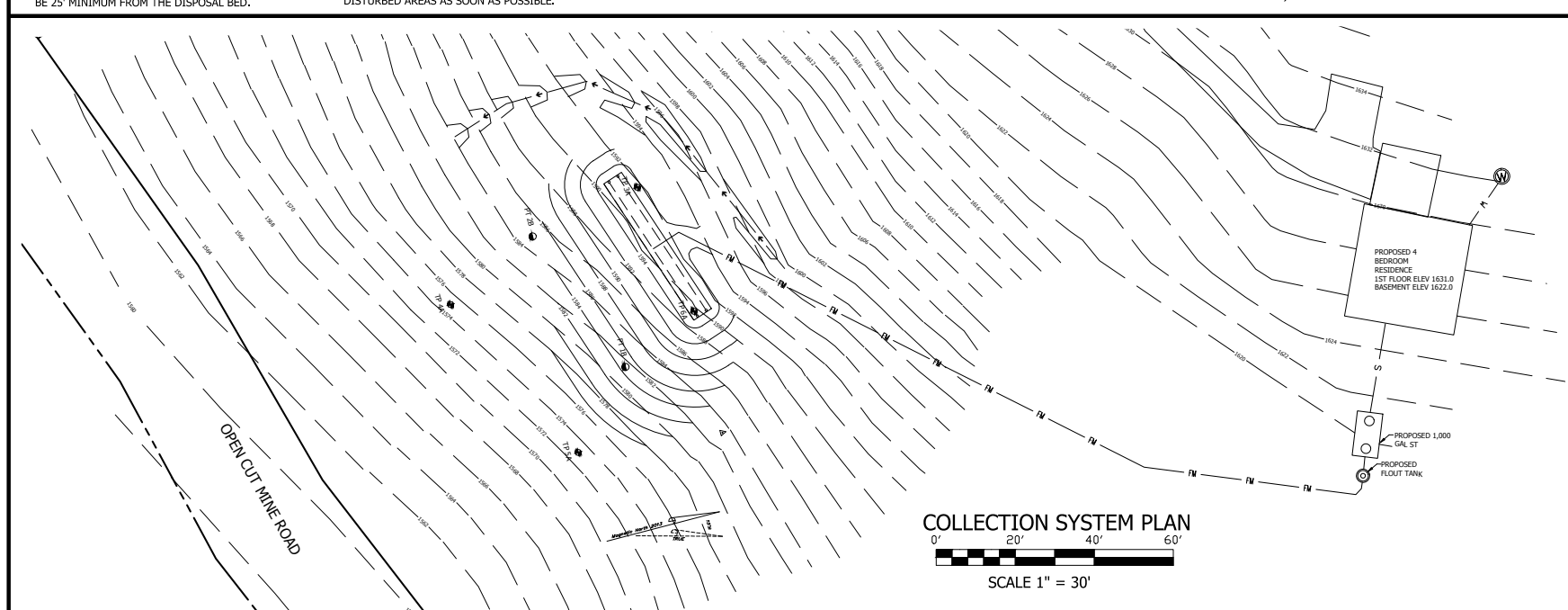
PROFILE – DISPOSAL SYSTEM

NOT TO SCALE



HOUSE PLUMBING SHALL BE VENTED THROUGH THE ROOF PER CODE.

OWNER MAINTENANCE PROCEDURES:
1. CLEAN EFFLUENT FILTER ONCE TO TWICE PER YEAR BY HOSING IT OFF OVER THE SEPTIC TANK.
2. HAVE A SEPTIC TANK PUMPING CONTRACTOR PUMP AND AND CLEAN SEPTIC TANK AND FLOUT TANK EVERY 3 YEARS OR WHEN SLUDGE DEPTH EXCEEDS 40% OF THE TANK DEPTH, WHICH EVER COMES FIRST. OPEN FLOUT TANK AND CHECK FOR SLUDGE BUILD UP AT LEAST ONCE PER YEAR.
3. NEVER INTRODUCE TOXIC WASTES, EXCESSIVE ANTI BACTERIAL AGENTS, OR EXCESSIVE VOLUMES OF WATER INTO THE SYSTEM.
4. MOUND SYSTEM SHOULD BE CHECKED ONCE PER YEAR FOR ANY WETNESS IN THE AREA BELOW THE MOUND. MOUND DISPERSAL AREA IS EQUIPPED WITH ACCESS POINTS TO FACILITATE JETTING OF DISPERSAL LINES SHOULD DISPERSAL ORFICES BECOME PLUGGED. MOW MOUND MINIMUM ONCE PER YEAR, DO NOT ALLOW BRUSH TO GROW ON OR WITHIN 10' OF MOUND TOES. DO NOT ALLOW LIVESTOCK TO TRAVEL OVER THE MOUND AREA, FENCE OFF AN AREA BEGINNING AT 10' FROM THE TOE OF THE MOUND.

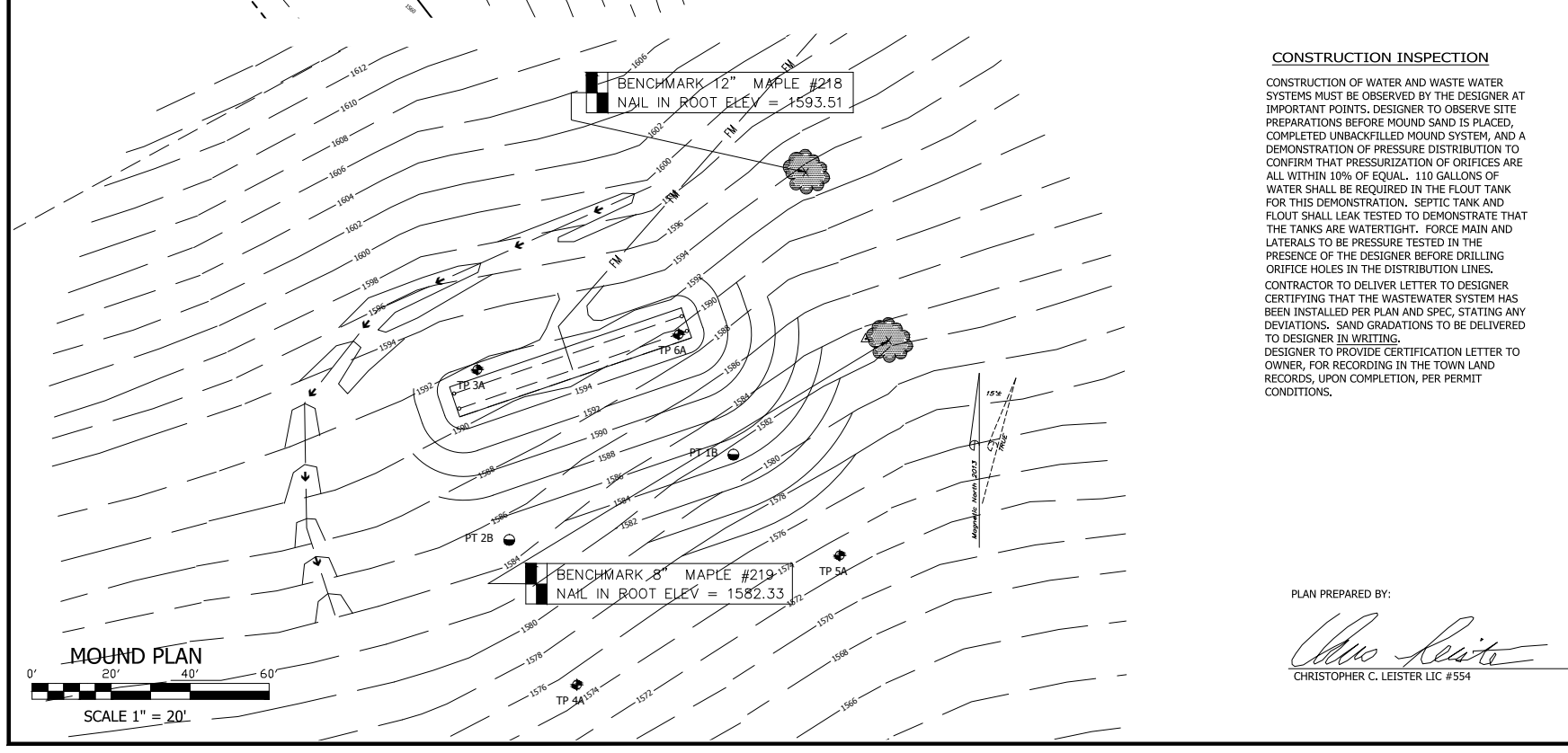


COLLECTION SYSTEM PLAN

0' 20' 40' 60'

SCALE 1" = 30'

MOUND DETAILS TABLE		20%
(FT)	BED 1	
ORIGINAL GRADE	1591.5	
BOTTOM BED	1592.5	
PIPE ELEVATION	1593.5	
ORIFICES	3/16"	
FINISHED GRADE	1594.83	



MOUND PLAN

0' 20' 40' 60'

SCALE 1" = 20'

SYSTEM SPECIFICATIONS

1. SEWER LINES SHALL BE 4" SDR 35 PIPE, GLUED OR GASKETED JOINTS. SCH 40 PVC WITH GLUED JOINTS MAY ALSO BE USED.
2. SEPTIC TANKS SHALL EXISTING OR NEW 1000 GALLON PRECAST. INLET BAFFLE REQUIRED, AND AN OUTLET FILTER (POLYLOK PL-122) AVAILABLE AT LE WEED CONCRETE, 866-795-2220, OR OTHER SOURCES. SEE DETAIL SHEET 2. NOTE: OUTLET FILTER TO BE CLEANED AT LEAST ONCE PER YEAR BY HOSING OFF CONTENTS OF FILTER INTO SEPTIC TANK.
3. FLOUT TANK TO BE 4' INSIDE DIAMETER MODEL 413 FLOUT DEVICE, FOR 13" DRAWDOWN. AVAILABLE FROM LE WEED CONCRETE OR APPROVED EQUAL.
4. FORCEMAIN TO MOUND TO BE 2" SCH 40 PVC WITH GLUED FITTING AND JOINTS, MOUND DISTRIBUTION LINES TO BE SCH 40 1 1/2" PVC PIPING WITH ORIFICES DRILLED AS DETAILED. ALL SCH 40 LINES TO BE GLUED. SEE DETAILS SHEET 2.
5. MOUND SAND SHALL MEET VERMONT MOUND SAND SPECIFICATIONS. SEE SHEET 2. PROVIDE MOUND GRADATION ANALYSIS TO DESIGNER IN WRITING.
6. SEPTIC STONE TO BE WASHED 3/4 TO 1 1/2 STONE, NO FINES ALLOWED IN THIS PRODUCT.
7. INSTALL ORIFICE DIFFUSERS TO BE SIM TECH STF-106-TDS OR EQUAL.
8. NON-WOVEN FABRIC SHALL BE MIRAFI S600 OR EQUAL.
9. TOPSOIL TO BE LOAM WITH ROCKS NO LARGER THAN 1"
10. SEEDING AND MULCHING TO BE ADEQUATE TO ESTABLISH GRASS GROWTH AND TO PREVENT EROSION OF THE TOPSOIL SURFACE BEFORE GROWTH IS ESTABLISHED. USE EROSION CONTROL FABRIC IF NECESSARY TO PREVENT EROSION. DO NOT PLANT TREES OR SHRUBS ON MOUND.

DESIGN CRITERIA

PROPOSED 4 BEDROOM HOUSE
DAILY FLOW = (3 X 140) + (1 X 70) = 490 GPD
PERCOLATION RATE = 15 MIN/INCH
USE PRESSURE DISTRIBUTION MOUND
MOUND AREA SLOPE = 20%
BOTTOM OF BEDS TO BE 12" ABOVE EXISTING GRADE, MIN. BOTTOM OF BED TO BE AT LEAST 48" ABOVE LEDGE AND 36" ABOVE SHWT. APPLICATION RATE = 1.0 GAL/SF-DAY
USE 1 - 61.3 X 8 ABSORPTION BED
WITH 2 - 55' DISTRIBUTION LINES.
SEPTIC TANK = 1000 GALLONS FOR NEW 4 BEDROOM (NO GARBAGE DISPOSAL ALLOWED)

CONSTRUCTION CERTIFICATION

1-308: INSTALLATION CERTIFICATIONS
NO PERMIT ISSUED BY THE SECRETARY SHALL REMAIN VALID AFTER SUBSTANTIAL COMPLETION OF A POTABLE WATER SUPPLY OR WASTEWATER SYSTEM UNTIL THE SECRETARY RECEIVES A SIGNED AND DATED CERTIFICATION FROM A DESIGNER OR INSTALLER, AS SPECIFIED IN THE PERMIT, THAT STATES:
"I HEREBY CERTIFY THAT IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT THE INSTALLATION-RELATED INFORMATION SUBMITTED IS TRUE AND CORRECT AN THAT THE POTABLE WATER SUPPLY AND WASTEWATER SYSTEM WERE INSTALLED IN ACCORDANCE WITH THE PERMITTED DESIGN AND ALL PERMIT CONDITIONS.........."

CONSTRUCTION INSPECTION

CONSTRUCTION OF WATER AND WASTE WATER SYSTEMS MUST BE OBSERVED BY THE DESIGNER AT IMPORTANT POINTS. DESIGNER TO OBSERVE SITE PREPARATIONS BEFORE MOUND SAND IS PLACED, COMPLETED UNBACKFILLED MOUND SYSTEM, AND A DEMONSTRATION OF PRESSURE DISTRIBUTION TO CONFIRM THAT PRESSURIZATION OF ORIFICES ARE ALL WITHIN 10% OF EQUAL. 110 GALLONS OF WATER SHALL BE REQUIRED IN THE FLOUT TANK FOR THIS DEMONSTRATION. SEPTIC TANK AND FLOUT SHALL LEAK TESTED TO DEMONSTRATE THAT THE TANKS ARE WATERTIGHT. FORCE MAIN AND LATERALS TO BE PRESSURE TESTED IN THE PRESENCE OF THE DESIGNER BEFORE DRILLING ORIFICE HOLES IN THE DISTRIBUTION LINES.
CONTRACTOR TO DELIVER LETTER TO DESIGNER CERTIFYING THAT THE WASTEWATER SYSTEM HAS BEEN INSTALLED PER PLAN AND SPEC, STATING ANY DEVIATIONS. SAND GRADATIONS TO BE DELIVERED TO DESIGNER IN WRITING.
DESIGNER TO PROVIDE CERTIFICATION LETTER TO OWNER, FOR RECORDING IN THE TOWN LAND RECORDS, UPON COMPLETION, PER PERMIT CONDITIONS.

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-3-2299
Date: 4/30/14



LEGEND

Property Line	——— — — ——— — — ———
Well Protective area	——— ⊃ ——— ⊃ ———
Existing Contour	— — — 1530 — — —
New Contour	——— 1530 ———
Sewer	——— S ———
Stone wall	ꝏꝏꝏꝏꝏꝏ
Water Line	——— W ——— W ———
Water course	——— → ——— → ———
Force main	——— FM ——— FM ———
Waste Water system	——— ⇔ ——— ⇔ ———
Culvert	▬▬▬▬▬▬
Subdivision Line	——— - ——— - ———
Utility easement	——— ⊃ ——— ⊃ ———
Underground elec service	——— E ——— E ———

PLAN PREPARED BY:

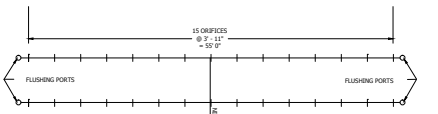
CHRISTOPHER C. LEISTER LIC #554 03-13-14
DATE

OWNER: J. ALAN DONOHUE
OWNER: AMY G. DONOHUE
TAX ID: R22333.LR BOOK/PAGE: 93/487-488
ADDRESS: 245 TURNPIKE ROAD
CITY: SHARON
DATE: MARCH 11 2014

REVISIONS:
1. ________
2. ________
3. ________
4. ________
5. ________

HOGG HILL
DESIGN, L.L.C.

NEW HAMPSHIRE DESIGNERS LICENSE #1674
PO BOX 525
BETHEL, VT 05032
chris@hogghilldesign.com 802-431-0502
VERMONT DESIGNERS LICENSE # 554



Mound Fill Sand Specification:

SHALL BE ONE OF THE THREE FOLLOWING SPECS:

(1)

SIEVE #	PERCENT PASS BY WEIGHT
3/8"	85-100
40	25-75
60	0-30
100	0-10
200	0-5

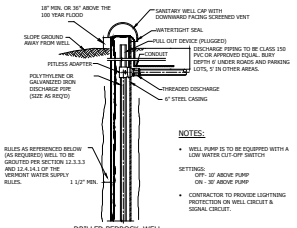
(2)

4	95-100
8	80-100
16	50-85
30	25-60
50	10-30
100	2-10

(3)

3/8	85-100
40	30-50
200	0-5

CONTRACTOR SHALL SUBMIT MOUND SAND TEST REPORTS TO DESIGNER IN WRITING FOR APPROVAL PRIOR TO PLACING ANY SAND IN MOUND AREA.



DRILLED BEDROCK WELL
N.T.S

DISCHARGE PIPING TO BE CLASS 150 PVC OR APPROVED EQUAL. BURY DEPTH 6' UNDER ROADS AND PARKING LOTS, 5' IN OTHER AREAS.

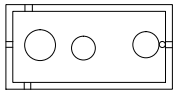
NOTES:

- WELL PUMP IS TO BE EQUIPPED WITH A LOW WATER CUT-OFF SWITCH

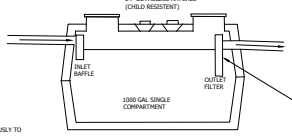
SETTINGS:
OFF- 10' ABOVE PUMP
ON - 30' ABOVE PUMP

- CONTRACTOR TO PROVIDE LIGHTNING PROTECTION ON WELL CIRCUIT & SIGNAL CIRCUIT.

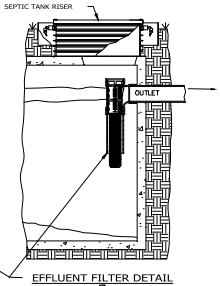
SUBJECT TO MIN. CONSTRUCTION STANDARDS AS SET FORTH IN THE VERMONT WATER SUPPLY RULES CHAPTER 21 PART 12 (EFFECTIVE 12/10).



PLAN



SECTION



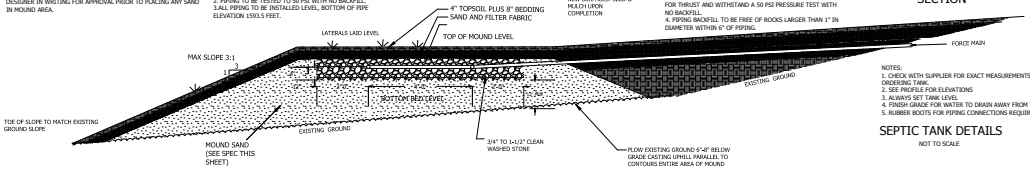
EFFLUENT FILTER DETAIL

USE POLYLOK PL-122 FILTER (OR EQUAL). CLEAN FILTER ONCE PER YEAR BY HOSING OFF OVER SEPTIC TANK ACCESS COVER. PUMP SEPTIC TANK A MINIMUM OF ONCE PER 3 YEARS. MORE OFTEN FOR HEAVY USE. THIS SEPTIC TANK IS NOT SIZED FOR A GARBAGE DISPOSAL.

PRESSURE DISTRIBUTION:
1. PIPING TO BE 1 1/2" SCH 40 GLUED JOINTS.
2. PIPING TO BE TESTED TO 50 PSI WITH NO BACKFILL.
3.ALL PIPING TO BE INSTALLED LEVEL, BOTTOM OF PIPE ELEVATION 1593.5 FEET.

ALL DISTURBED AND NEW SURFACES: SEED & MULCH UPON COMPLETION

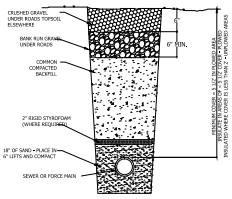
FORCE MAIN:
1. SHALL PITCH FROM DOSING TANK CONTINUOUSLY TO MOUND DISTRIBUTION LINES, MIN 1% PITCH.
2. SHALL BE COVERED WITH MIN 24" EARTH, INSULATE WHERE COVER IS LESS.
3. SHALL BE 4" SCH 40 GLUED PIPE, OR EQUAL, AS FAR AS THE FIRST DISTRIBUTION LINE. ALL BENDS SHALL BE DESIGNED FOR THRUST AND WITHSTAND A 50 PSI PRESSURE TEST WITH NO BACKFILL.
4. PIPING BACKFILL TO BE FREE OF ROCKS LARGER THAN 1" IN DIAMETER WITHIN 6" OF PIPING.



MOUND SECTION
GRAVITY FORCE MAIN - SELF DRAINING

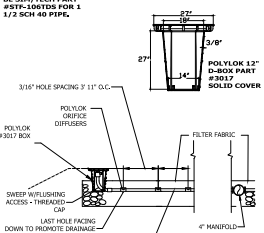
NOTES:
1. CHECK WITH SUPPLIER FOR EXACT MEASUREMENTS WHEN ORDERING TANK.
2. SEE PROFILE FOR ELEVATIONS
3. ALWAYS SET TANK LEVEL
4. FINISH GRADE FOR WATER TO DRAIN AWAY FROM TANK.
5. RUBBER BOOTS FOR PIPING CONNECTIONS REQUIRED

SEPTIC TANK DETAILS
NOT TO SCALE



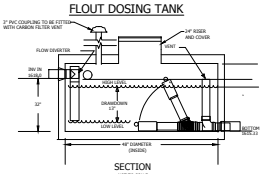
SEWER LINE & FORCE MAIN DETAIL
N.T.S.

ORIFICE SHIELDS TO BE SIM/TECH PART #STF-106TDS FOR 1 1/2 SCH 40 PIPE.



LEACH BED SECTION
N.T.S.

FLOUT DOSING TANK



SECTION
NOT TO SCALE

TANK DIMENSIONS (INSIDE)
DIAMETER : 48"
HEIGHT : 32" (INSIDE TO INLET)

BOTTOM AREA = 12.57 S.F.
VOLUME : 94 GAL/VF

TANK BOTTOM:	1615.33
LOW WATER:	1615.66
HIGH WATER:	1616.75
TOP OF VENT:	1617.13
INV IN:	1618.00
TOP CHAMBER:	1619.33

GALS PER DOSE: 100.4

MOUND DESIGN
4 BEDROOM HOUSE = 490 GPD
PERCOLATION RATE = 15 MIN/INCH
APPLICATION RATE (MOUND) = 1.0 GAL/SF-DAY
AREA REQUIRED = 490 SF
AREA PROVIDED = 8 X 61.3 BED
BASEL AREA REQ = 490 / 0.74 GAL/SF-DAY =662 SF
BASEL AREA PROVIDED - 3,126 SF > 662 SF OK

FLOUT TANK: DOSING DEVICE

HEADLOSS:
ELEVATION
FLOUT TANK OUT = 1615.33
PO LINES MOUND = 1593.5
21.8'

FRICTION:
300 LF 2" FM @28 GPM = 5.4'
27.7 LF 1 1/2" LATERALS = 0.1'
FITTINGS = 0.1'
TOTAL FRICTION = 5.5'
HEAD AT ORIFICES = 21.8 - 5 - 5.5 = 11.3'

DISTAL PRESSURES:
0 - 7 ORIFICES @ 4' = 8 1/2"
USE 3/16" ORIFICES = 9' HEAD
TOTAL FLOW = 15(0.03) + 15(0.03) = 27.9 GPM

DOSE VOLUME OF LATERALS
(55'*2) * (1 1/2/12)^2)(3.14)(7.48 GAL/CF) = 10 GAL

MINIMUM DOSE VOLUME = (10) * 5 = 50 GAL
MINIMUM NUMBER OF DOSES PER DAY = 4 PER 1-913(c)(2)
DAILY FLOW = 400 GAL MAX DOSE = 105 GALLONS
USE 100.4 GAL DOSE - 13" DRAWDOWN - FLOUT TANK

MOUND DETAILS TABLE		20%
(FT)	BED 1	
ORIGINAL GRADE	1591.5	
BOTTOM BED	1592.5	
PIPE ELEVATION	1593.5	
ORIFICES	3/16"	
FINISHED GRADE	1594.03	

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-3-2299
Date: 4/30/14

RECEIVED 4/18/14

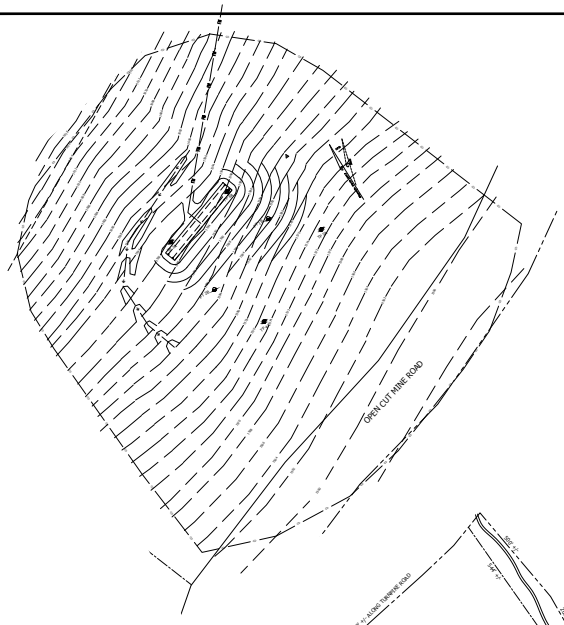
PLAN PREPARED BY:
CHRISTOPHER C. LEISTER LIC #554
DATE

OWNER: J. ALAN DONOHUE
OWNER: AMY G. DONOHUE
TAX ID: 822333.LR BOOK/PAGE: 93/487-488
ADDRESS: 245 TURNPIKE ROAD
CITY: SHARON
DATE: MARCH 11 2014

REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____

HOGG HILL
DESIGN, L.L.C.
PO BOX 525
BETHEL, VT 05032
chris@hogghilldesign.com 802-431-0502
NEW HAMPSHIRE DESIGNERS LICENSE #1674
VERMONT DESIGNERS LICENSE # 554

DETAILS
SHEET 2 OF 3



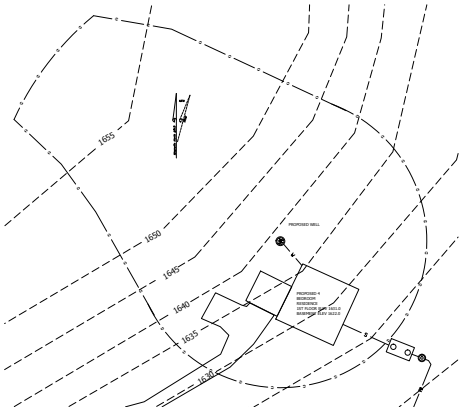
WASTE WATER DISPERSAL AREA

0 30 60 90

SCALE 1" = 30'

PROTECTIVE AREAS

1. A WELL CANNOT BE DRILLED IN A WASTE WATER DISPERSAL AREA AS DEPICTED BY THIS PLAN.
2. A WASTE WATER DISPERSAL AREA CANNOT BE CONSTRUCTED IN A WELL PROTECTIVE AREA AS DEPICTED ON THIS PLAN.



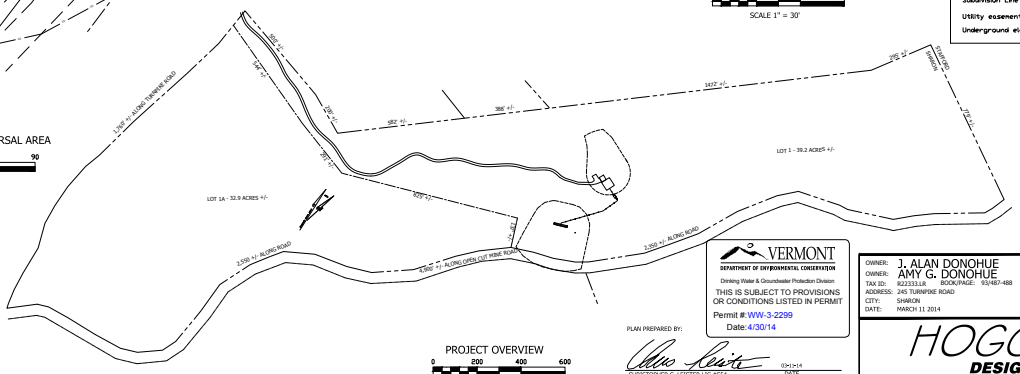
WELL PROTECTIVE AREA

0 30 60 90

SCALE 1" = 30'

LEGEND

Property Line	
Wel Protective area	W
Existing Contour	1530
New Contour	1530
Sewer	S
Stone wall	
Water Line	W
Water course	
Force main	FM
Waste Water systen	
Culvert	
Subdivision Line	
Utility easement	
Underground elec service	E



PROJECT OVERVIEW

0 200 400 600

SCALE 1" = 200'

VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit #: WW-3-2299
Date: 4/30/14

PLAN PREPARED BY:

CHRISTOPHER C. LEISTER LIC #554 — DATE 03-31-14

OWNER: J. ALAN DONOHUE
OWNER: AMY G. DONOHUE
TAX ID: 822331LR BOOK/PAGE: 93/487-488
ADDRESS: 245 TURNPIKE ROAD
CITY: SHARON
DATE: MARCH 11 2014

REVISIONS:
1. 4-23-14
2.
3.
4.
5.

HOGG HILL
DESIGN, L.L.C.

PO BOX 525
BETHEL, VT 05032
chris@hogghilldesign.com 802-431-0502

NEW HAMPSHIRE DESIGNERS LICENSE #1674

VERMONT DESIGNERS LICENSE # 554

SHEET 3 OF 3 PROTECTIVE & PROJECT OVERVIEW

RECEIVED
4/23/14

2020 Vermont Residential Building Energy Standards (RBES) Certificate

This certificate is for projects started on or after September 1, 2020.

Before completing this form, refer to the instructions in Chapter 8 of the Residential Energy Code Handbook (5th edition).
For additions, alterations, renovations or repairs, only fill out applicable portions of certificate.

245 Turnpike Road, S. Strafford, VT 05070 (tax town Sharon, VT 05065)
Property Address (Street, City, ZIP Code)

8-1-2021 | | N | |
Construction START Date | Construction FINISH Date | Act 250 (Y/N) | Act 250 Permit #

1 | 2 | 3956 2 | 3
Units | # Stories | # Conditioned Sq. Ft. | # Bedrooms

Foundation: ☑ Basement ☐ Slab On Grade ☐ Crawl Space ☐ Other: _____

Applicable Code: ☒ Base ☐ Stretch

Project Description
☒ Single family ☐ Renovation / alteration *
☐ Multi-family ☐ Addition *
☐ Log home ☐ Repair *

*Existing Home Project Description: _____

Compliance Method MUST select Option 1, Option 2, or Option 3

☑ **Option 1: Package-Plus-Points** (BASE) STRETCH (circle one) Package # _____
Ref. RBES for full requirements of each point option Points required: 7 Points achieved: _____ (Base requires 4-10pts / Stretch 6-12pts, see Handbook Tables 5-2 and 5-5)

- ☒ Envelope: Slab, R-10 under all (1pt)
- ☐ Envelope: Walls-Upgraded, R20+12 (2pts)
- ☐ Envelope: Walls-High-R, R-40 (3pts)
- ☐ Envelope: Ceiling, R-80 flat / 60 sloped (1pt)
- ☐ Envelope: Windows 0.27 (1pt, Base only)
- ☐ Envelope: Windows 0.22 (2pts)
- ☒ Pre-drywall blower door (1pt), result 6
- ~~☐ ENERGY STAR heating and cooling (1pt)~~
- ☒ Advanced heating and cooling (3pts)
- ☐ ACH50 ≤ 2.0 and qualifying HRV/ERV (3pts for Base OR 1pt for Stretch)
- ☐ ACH50 ≤ 1.0 and qualifying HRV/ERV (4pts)
- ☒ ENERGY STAR DHW (1pt)
- ☐ ENERGY STAR electric DHW (2pts)
- ☒ Low flow fixtures (1pt)
- ☐ Drain water heat recovery (1pt)
- ☐ User-demand hot water recirculation (1pt)
- ☐ Water certification (2pts)
  List cert. type _____
- ☒ Solar ready (1pt, Base only†)
- ☐ On-site generation (1-4pts)
  _____ kW _____ pts
- ☐ Solar hot water (2pts)
- ☐ Building energy monitoring (1pt)
- ☐ Level 2 EV-ready (1pt)
- ☐ 6 kWh battery backup (1pt)

†See RBES for MF exception

☐ **Option 2: REScheck software** (cannot be used for Stretch Code) ☐ Passes
_____ UA result _____ Max. UA

☐ **Option 3: HERS/ERI**
_____ HERS Result (Overall)
_____ HERS without Renewables
_____ REM/Rate Version #
☐ IAF incorporated into model
Approved Rater Name: _____
(Maximum HERS: 61 Base, 54 Stretch)

Thermal Envelope

Basement:	R-15	Basement / Crawl Space Walls	3"	Basement Insulation Depth (ft)	U-.29	Basement Windows	☐ NFRC ☐ Default
Slab:	R-_____	Unheated Slab (Under)	R-15	Heated Slab (Under)	R-_____	Perimeter Slab Edge	
Wall/Ceiling:	R-22	Above-Grade Walls	R-50	Flat Ceilings 1588 Area (sq ft)	R-49	Sloped Ceilings 585 Area (sq ft)	
Other:	R-_____	Floors over Unheated Spaces	R-_____	Attic Access Hatch / Door ☐ NA			
Fenestration	U-.29	Windows ☐ NFRC ☐ Default	U-.3	Doors ☐ NFRC ☐ Default	U-_____	Skylights ☐ NFRC ☐ Default	

Air Sealing / Blower Door Test
(must report *either* ACH50 or CFM50/sq ft for Base Code)
3 ACH50
_____ CFM50/sq ft of building shell (6 sides)
Both measurements are required for Stretch Code
Date of test 3-3-2022 CFM 1841
Air Leakage Tester Name: Jacob Robichaud

Ventilation System (must select one)
☒ Balanced, SRE 79 % Flow verification: ☐ Rated, OR ☒ Measured → _____ Exhaust air flow (total cfm) 260 Supply air flow (total cfm)
☐ Exhaust-Only Flow verification: ☐ Rated, OR ☐ Measured → _____ Exhaust air flow (total cfm)

Combustion Safety (verify all)
☐ Exterior (outdoor) air supply is provided for solid fuel-burning appliances and fireplaces, OR ☐ NA (no solid fuel burning appliance or fireplace in home)
☑ Solid fuel burning appliances and fireplaces have gasketed doors with compression closure, OR ☐ NA (no solid fuel burning appliance or fireplace in home)
☐ Spillage testing conducted on combustion equipment not directly-vented, OR ☐ NA (no equipment, or all equipment directly-vented)

Mechanical System (must complete all)
Design Load Calculation Method: ☒ ACCA Manual J, OR ☐ Other Approved Method (List) _____
Calculation details: (Ref. RBES R302 for design temperature exceptions)

-5	Winter design temp, outdoor dry-bulb (VT range: -11 to 1°F)	80	Summer design temp, outdoor dry-bulb (typ. max. 84°F), OR ☐ No cooling
68	Winter design temp, indoor (max 72°F)	75	Summer design temp, indoor (min. 75°F), OR ☐ No cooling
120K	Heating design load, Btu/hr	29.4	Cooling design load, Btu/hr, OR ☐ No cooling
150K	Primary heating system size, Btu/hr	22K	Primary cooling system size, Btu/hr, OR ☐ No cooling
9.5/10	HSPF or COP or AFUE (circle which)	19	SEER or COP (circle which), OR ☐ No cooling

☒ Programmable thermostat, OR ☐ Exempt; list reason _____

Ducts
☒ Ducts located completely within conditioned space, OR ☐ NA (no ducts)
_____ Duct airtightness test result (CFM @ 25 Pa)
Test performed at ☐ Rough-in (max 3 CFM per 100 sq ft of cond. floor area), OR ☐ Post-construction (max 4 CFM per 100 sq ft of cond. floor area)

Other Requirements
Mandatory (Base and Stretch):
☐ Mechanical system piping, min. R-3
☐ 90% of lamps high efficacy
☐ Multi-family: EV charging requirement is met: _____ # spaces
☐ Automatic or gravity dampers for vent. system intake and exhaust
Mandatory (Stretch Code Only):
☑ Single-family: Solar ready
☐ Single-family: One Level 1 EV-charging space
Where applicable: ☐ Circulating service hot water piping, R-3 ☐ Pools: All requirements per R403.10 are met ☐ Automatic controls for snow-melt systems

I certify to John &AmyDonohue (Owner) that the above information is correct and that the premises listed have been constructed in accordance with the Vermont Residential Building Standards (RBES) created under 30 V.S.A. § 51.
Date: 9/21/22
Signature: _____
Printed Name: Sean Lacey
Company: Upper Valley Building & Remodeling, LLC
Phone: 603-520-2283

RECEIVED TOWN CLERK SEP 25 2023 TIME 10 AM TOWN OF SHARON

30 V.S.A. § 51 requires this certificate label to be permanently affixed to the inside electrical service panel or heating or cooling equipment or nearby in a visible location. Copies of the certificate (and Home Energy Rating Certificate if Option 3 is used) also must be provided to 1) the Dept. of Public Service, 112 State St., Montpelier, VT 05602, and 2) the town clerk of the town where the property is located.
NOTE: Noncompliance with RBES may result in action for damages under 30 V.S.A. § 51. This label does not specify all 2020 RBES requirements. **QUESTIONS? CALL the Energy Code Assistance Center at 855-887-0673 or the VT PUBLIC SERVICE DEPARTMENT at 802-828-2811.**

TOWN OF SHARON, VT

Received for record September 25 A.D. 2023

at 10:30 o'clock A M. and recorded in

Sharon Land Records, Vol. 112 Page 9

Attest: Catherine Sutton T.C

490 East Industrial Park Drive
Manchester, NH 03109
www.nelsonanalytical.com
(603)622-0200
NH ELAP Accreditation #NH1005

NELSON ANALYTICAL LAB

RP220401083

Maine State Certification #NH01005
Vermont State Cerfication # VT1005
Maine Radon Certification # ME17500
Massachusetts State Certification #M-NH1005

Report of Analysis

Customer: Valley Artesian
Client Sample ID: Donahue, Amy
Laboratory ID: 122032601.01
Sample Matrix : Drilled Well Water
Sample Location: 245 Turnpike Road, Sharon, VT (Untreated)

Date Collected: 03/30/2022 04:00 PM
Collected By : Valley Artesian
Date Received : 03/31/2022 12:15 PM
Temperature Rec'd °C: #17.6

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Total Coliform Bacteria	Absent	Absent	/100mL	03/31/2022 14:00	SM 9223B	Primary	Within Standard
E. coli Bacteria	Absent	Absent	/100mL	03/31/2022 14:00	SM 9223B	Primary	Within Standard
Nitrate-N	<1.0	10	mg/L	04/01/2022 10:00	SM 4500 NO3 D	Primary	Within Standard
Nitrite-N	<0.01	1.0	mg/L	03/31/2022 16:40	SM 4500 NO2B	Primary	Within Standard
Fluoride	<0.20	4.0	mg/L	03/31/2022 16:35	SM 4500F-C	Primary	Within Standard
Lead	<0.001	0.015	mg/L	03/31/2022 21:37	EPA 200.8	Primary	Within Standard
Copper	0.051	1.30	mg/L	03/31/2022 21:37	EPA 200.8	Primary	Within Standard
Chloride	<6	250	mg/L	04/01/2022 09:00	SM 4500Cl-B	Secondary	Within Standard
pH	6.75	6.5-8.5	SU	03/31/2022 15:25	SM 4500H B	Secondary	Within Standard
Iron	**0.851**	0.300	mg/L	03/31/2022 21:37	EPA 200.8	Secondary	**Outside of Standard**
Manganese	**1.25**	0.050	mg/L	03/31/2022 21:37	EPA 200.8	Secondary	**Outside of Standard**
Conductance	250	N/A	umhos/cm	04/01/2022 10:40	SM 2510B	N/A	No EPA Limit
Alkalinity	108	N/A	mg/L	04/01/2022 10:10	SM 2320B	N/A	No EPA Limit
Sodium	2.8	N/A	mg/L	03/31/2022 21:37	EPA 200.8	N/A	No EPA Limit
Total Hardness	102	N/A	mg/L	03/31/2022 21:37	SM 2340B	N/A	No EPA Limit
Radon	<300	See Note	pCi/L	03/31/2022 23:39	SM 7500	N/A	No EPA Limit
Uranium	1	30	ug/L	03/31/2022 21:37	EPA 200.8	Primary	Within Standard
Arsenic	<0.001	0.0100	mg/L	03/31/2022 21:37	EPA 200.8	Primary	Within Standard

RADON NOTE: There is currently no legal or regulatory limit for radon in water. The EPA has a proposed limit of 4000 pCi/L. Maine and Vermont have recommended limits of 4000 pCi/L, and Massachusetts 10,000 pCi/L. New Hampshire DES recommends treatment for levels above 10,000 pCi/L, or above 2000 pCi/L if Radon in Air levels exceed 4 pCi/L. More information can be found at www.epa.gov/radon.

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Seconday: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted

Kim Wright, Microbiologist

Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". Nitrate is a non-accredited test for noncompliance water samples. This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #-Sample(s) received at laboratory do not meet method specified temperature criteria.
Solid samples are reported on a dry weight basis unless noted otherwise.
Subcontract Laboratories: SUB2: Nelson Analytical Maine NH2018 SUB 7: Nelson Analytical EAI Div. NH1007, SUB3: 2062 SUB4:2073/2239, SUB5:NH2530, SUB8:NH2136,
https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf
http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx
https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml
https://www.mass.gov/certified-laboratories

Date Reported: 04/01/2022

490 East Industrial Park Drive
Manchester, NH 03109
www.nelsonanalytical.com
(603)622-0200
NH ELAP Accreditation #NH1005

NELSON ANALYTICAL LAB

Maine State Certification #NH01005
Vermont State Cerfication # VT1005
Maine Radon Certification # ME17500
Massachusetts State Certification #M-NH1005

RP260410073

Report of Analysis

Customer: Donohue, John & Amy
Client Sample ID: 245 Turnpike Road
Laboratory ID: 126041319.01
Sample Matrix : Drilled Well Water
Sample Location: 245 Turnpike Road, Sharon, VT (Treated)

Date Collected: 04/05/2026 02:00 PM
Collected By : Customer
Date Received : 04/09/2026 11:20 AM
Temperature Rec'd °C: #17.2

Parameters	Results	Acceptable Level	Units	Date Analyzed	Test Method	Test Type	Test Remarks
Iron	0.072	0.300	mg/L	04/10/2026 03:27	EPA 200.8	Secondary	Within Standard
Manganese	<0.010	0.050	mg/L	04/10/2026 03:27	EPA 200.8	Secondary	Within Standard

'

Test Types: EPA Primary: Regulated by the EPA as a health related parameter
EPA Seconday: Aesthetic parameter - not regarded as a health concern

Respectfully Submitted

Andrew Nelson, Laboratory Director

Notes: mg/L=ppm; ug/L=ppb; ng/L=ppt, "<" denotes "less than". This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC. Results reported above relate only to samples as submitted, unless specifically noted otherwise. Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below. Sampling performed by the lab is according to the lab document "Water Sampling Instructions". EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time. Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received. #-Sample(s) received at laboratory do not meet method specified temperature criteria.
Solid samples are reported on a dry weight basis unless noted otherwise.
For accreditation status at the time of sample analysis, or for information on subcontract laboratories, please contact Nelson Analytical.
Subcontract Laboratories: SUB2: Nelson Analytical Maine NH2018 SUB 7: Nelson Analytical EAI Div. NH1007, SUB3: 2062 SUB4:2073/2239, SUB5:NH2530, SUB8:NH2136,
https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf
http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx
https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml
https://www.mass.gov/certified-laboratories

Date Reported: 04/10/2026

NELSON ANALYTICAL LAB

490 East Industrial Park Drive
Manchester, NH 03109
(603)622-0200

www.nelsonanalytical.com

RP260410073

REPORT OF ANALYSIS

Notes and Definitions

DEFINITIONS:
mg/L=ppm
ug/L=ppb
ng/L=ppt
"<" denotes "less than"
- Sample(s) received at laboratory do not meet method specified temperature criteria.
* - Sample(s) were received in the lobby fridge. The laboratory was unable to verify if the sample(s) were in a cooler or on ice.

NOTES:
This report of analysis may not be modified in any way, or reproduced except in full, without written approval from Nelson Analytical, LLC.
The results reported above relate only to samples as submitted, unless specifically noted otherwise.
Nelson Analytical, LLC is currently accredited by the New Hampshire Environmental Lab Accreditation Program, the Vermont Laboratory Accreditation Program, the Massachusetts Laboratory Certification Program, and the Maine Laboratory Accreditation Program. For a list of current accredited tests, please visit the websites listed below.
Sampling performed by the lab is according to the lab document "Water Sampling Instructions".
EPA standards list pH & Chlorine as field parameters which should be tested immediately upon sample collection. Samples tested for pH after submission are beyond the hold time.
Samples will be analyzed as quickly as laboratory operations allow. Metals samples may be analyzed the same day they are received.
Solid samples are reported on a dry weight basis unless noted otherwise.
For accreditation status at the time of sample analysis, or for information on subcontract laboratories, please contact Nelson Analytical.

Subcontract Laboratories:
SUB2: Nelson Analytical Maine NH2018
SUB3: 2062
SUB4: 2073/2239
SUB5: NH2530
SUB 7: Nelson Analytical Keene NH1007
SUB8: NH2136
SUB9: Nelson Analytical Canterbury

https://www4.des.state.nh.us/OneStopPub/WSEB/acclab/1005.pdf
http://healthvermont.gov/enviro/ph_lab/PublicHealthLaboratory.aspx
https://www.maine.gov/dhhs/mecdc/environmental-health/dwp/professionals/labCert.shtml
https://www.mass.gov/certified-laboratories

NELSON ANALYTICAL LAB - TEST DESCRIPTIONS

RP260410073

Total Coliform & E. coli Bacteria (Limit = "ABSENT" per 100ml)
The organisms in the total coliform group are called indicator organisms. That is, if present, they indicate that there is a possibility, but not a certainty, that disease organisms may also be present in the water. When absent there is a very low probability of disease organisms being present in the water. The ability of the total coliform test to reliably predict the bacterial safety of water relative to the hundreds of possible diseases that might be present is critical since it is impossible, in a practical sense, to check separately for every disease organism directly on a monthly or quarterly basis. The presence of only Total Coliform generally does not imply an imminent health risk but does require an analysis of all water systems facilities and their operation to determine how these organisms entered the water system. Escherichia Coli (E. coli). This is a specific species (subgroup) within the coliform family. They originate only in the intestines of animals and humans. They have a relatively short life span compared to the more general Total Coliform. Their presence indicates a strong likelihood that human or animal wastes are entering the water system and have a much higher likelihood of causing illness.

Iron & Manganese (Secondary Limits = 0.3 & 0.05 mg/l respectively)
These occur naturally in New England's geology. They dissolve into groundwater as acidic rainfall percolates through the soil and rock. In higher concentrations, they can cause the following problems:

1. Staining on laundry and water fixtures.
2. Taste - a metallic or vinyl type taste in the water.
3. Appearance - occasionally will give an oily appearance,"crusty" sheen to the water's surface.
4. Clogging. - supports the growth of Iron bacteria. This non-health related bacteria can clog strainers, pumps, and valves.

EPA, at present, has not set health standards for iron. The EPA has established a health advisory for Manganese at 0.3 mg/L.

Hardness: The presence or absence of conventional hardness in drinking water is not known to pose a health risk to users. Hardness is normally considered an aesthetic water quality factor. The presence of some dissolved mineral material in drinking water is typically what gives the water its characteristic and pleasant "taste". At higher concentrations however, hardness creates the following consumer problems:

1. Produces white mineral deposits on tubs, showers, and dishes.
2. Reduces the efficiency of devices that heat water. As hardness deposits build in thickness, they act like insulation, reducing heat transfer.
3. Can reduce the ability of soaps to create suds, thus reducing the efficiency of cleaning ability. Can cause problems with laundry.

Nitrate & Nitrite Nitrogen (Limits = 10.0 & 1.0 mg/l respectively)
Nitrate is a component in fertilizer, and both nitrate/nitrites are found in sewage and sanitary wastes from humans and animals. Nitrate/nitrite concentrations are not normally high in New England's wells or surface waters. When elevated, the surrounding area is often heavily developed, used for agricultural purposes, or subject to heavy fertilization. Excessive levels of these nitrogen compounds in drinking water have caused serious illness and sometimes death in infants under six months of age. Symptoms include shortness of breath and blueness of the skin (methemoglobinemia).

Sodium & Chloride (Chloride Limit= 250 mg/l): The compound known as "salt" consists of the elements sodium and chloride. Substantially higher levels of Sodium and Chloride tend to imply contamination by activities of man including road salt storage, use of road salts, and discharges from water softeners. Typical background levels of Sodium and Chloride for pristine locations in New England's are generally less than 15 mg/L and 30 mg/L respectively.

pH (Acceptable Range = 6.5 - 8.5): The pH of water is a measure of its acidity or alkalinity. A low pH indicates acidic water, which is therefore likely to be corrosive to household plumbing such as copper pipes. In older homes (prior to mid to late 1980's) the plumbing may also contain Lead in the soldered joints. Corrosive water will dissolve these metals from the plumbing into the water. Dissolved Copper & Lead in drinking water can be a health concern and can also be a maintenance concern as the water corrodes the plumbing in the home eventually causing water leaks.

Lead & Copper (Limits = 0.015 & 1.3 mg/l respectively)
Found in water with corrosive tendencies (see pH). There is an extremely low occurrence of naturally occurring lead & copper in water. It is nearly always from plumbing systems with copper lines and/or lead solder. Levels are highest after water has been stagnant in the pipes. The recommended method for testing Lead & Copper when plumbing is a concern is to sample water after it has been sitting in the pipes for 6 - 10 hours, without running the water at all prior to filling the bottle. This is called a "first draw" and simulates a worst-case test.

Uranium and Radioactivity (Limit = 30 ug/L for Uranium and 15 pCi/L for Gross Alpha)
New England's bedrock contains naturally occurring radioactivity. A few examples include Radon, Radium 226, Radium 228, and Uranium. Radon is a gas (see separate description); the others are minerals. A Uranium health standard is set by the EPA at 30 ug/ml. The basic test to determine the total radioactivity from all these sources is Gross Alpha. Long term exposure to Uranium may cause changes to kidney disease or damage. Vermont has established a level of 20 ug/L for Uranium.

Alkalinity: A measure of water's acid neutralizing capacity. A low alkalinity in combination with low hardness may increase corrosive tendencies, especially in water that already has a pH below or at the low end of the acceptable range.

Conductivity: A very basic test measuring the total dissolved mineral content of water. Includes all individual minerals separately listed on this page.

Arsenic (Limit = 0.005 mg/l- New Hampshire, Limit =
Arsenic occurs naturally in New England. In fact, arsenic was mined commercially in New England during the 1800s. Arsenic also occurs as a result of human activities. Activities that could have left arsenic residuals include apple orchard spraying and coal ash disposal. Generally, it is not possible to predict if a well will have elevated arsenic.Only water quality testing can determine its presence and concentration in well water. Arsenic has been classified by the U.S. Environmental Protection Agency (EPA) as a human carcinogen (cancer causing agent.) Long term exposure to arsenic has been linked to cancer, cardiovascular disease, immunological disorders, diabetes, and other medical issues. New England's DES recommends that at least two tests be processed before concluding the well's arsenic concentration, as well water quality can change due to many factors. The State of New Hampshire established a state MCL of 0.005 mg/L.

Radon (No regulated limit)
IMPORTANT NOTE: Radon levels may test significantly different when collected from a well that is not in a normal pattern of use, compared to Radon levels from same well when in normal daily use.
Radon gas is normally found in all well water. Bedrock wells typically have much higher levels than dug or point wells. The most significant concern is the inhalation of Radon from the air. Radon typically enters air via two common pathways:

1. Migration (up from the soil) into the house air through cracks and/or other openings in the foundation.
2. Release of dissolved radon gas into the air from water usage in the home.

In New England's, the migration of radon up from the soil contributes the largest percent of radon found in the average home. Radon from a groundwater type water supply source, particularly a bedrock (artesian, drilled) well, contributes the next largest percentage of radon in the home. The US EPA has set an advisory "action level" of 4 pCi/L for radon gas in indoor air. While not a mandated health standard, this level is a guideline for people to use in assessing the seriousness of their exposure to airborne radon. Studies show that high levels of radon gas in the air increase the risk of developing lung cancer. At present there is no federal or state regulated standard for radon in drinking water. In 2016, the New Hampshire Department of Environmental Services (NHDES) and the Maine Radon Program recommended that private wells with radon concentrations at or above 10,000 pCi/L be treated to reduce radon levels. Treatment for water with concentrations between 2000 and 10,000 pCi/L (in NH), or 4000 and 10,000 (in ME), may be advisable if the air concentrations in the home exceed 4 pCi/L. The EPA has proposed a limit of 4000 pCi/L, but this has never been enacted. Massachusetts recommends 10,000 pCi/L and Vermont 4,000 pCi/L. A useful equation developed by the EPA to determine the seriousness of Radon in water is that 1 pCi/L of Radon will develop in air for every 10,000 pCi/L in water.

Fluoride (limit = 2.0/4.0 mg/l secondary/primary): Fluoride occurs naturally in New England's bedrock. Fluoride has no taste, color, or odor and thus the only way to determine its concentration is by laboratory analysis. The Centers for Disease Control (CDC) have recommended 0.7 – 1.2 milligrams per liter (mg/L) as the optimum beneficial concentration of fluoride in drinking water for dental protection. Below 0.5 mg/L there is little tooth decay protection. Above 1.5 mg/L, there is little additional benefit. In the range of 2.0-4.0 mg/L of fluoride, staining of tooth enamel is possible. At concentrations above 4.0 mg/L, studies have shown the possibility of skeletal fluorosis as well as the staining of teeth. In its most severe form, skeletal fluorosis is characterized by irregular bone deposits that may cause arthritis and crippling when occurring at joints.

MtBE / Volatile Organic Compounds (VOC'-s): MtBE is the abbreviation for the compound "methyl tertiary butyl ether". This compound is a former additive to gasoline. Thus, its presence in well water would indicate that gasoline contamination exists in the well. MtBE degrades very slowly, is highly soluble in water, and has very low taste and odorthresholds. The EPA has not set a formal health- based drinking water standard for MtBE. However, the NH. Department of Health and Human Services has developed a health-based drinking water standard for MtBE of 13 micrograms per liter (ug/L). MtBE is tested in a group of approx. 70 compounds associated with petroleum or organic chemical contamination called Volatile Organic Compounds (VOCs). VOCs are found in a variety of commercial, industrial, and residential products, including gasoline, solvents, cleaners, degreasers, paints, inks, and dyes. Many of these compounds are also known human carcinogens.

Sulfide (Rotten Egg Odor): Sulfide can be formed naturally as a by-product of the decomposition of organic material possibly aided by the presence of non-hazardous sulfur reducing bacteria, or by chemical reactions of soil and bedrock minerals containing sulfur. At the concentrations typically found in drinking water, it is not hazardous to health. It is also important to note that the odor threshold for sulfide is considerably lower than the point at which our laboratory test detects it. So, you may smell it before we can find it.

Per- and Polyfluoroalkyl Substances (PFAS)
(NH Limits PFOA=12 ng/L, PFOS=15 ng/L, PFNA=11 ng/L, PFHxS=18 ng/L)
PFAS are a group of various man-mase compounds. These chemicals include PFOA, PFAS, and other chemicals which are used in the manufacturing of many everyday products. Examples of products containing PFAS include food packaging, fire fighting foam, non-stick pans, stain resistant fabrics, microwave popcorn bags, and numerous other common household products. The two most studied compounds of the full list of PFAS chemicals are PFOS and PFOA, which have been given a combined limit of 70 ng/L by the EPA.

dotloop signature verification: dtlp.us/VOZX-6H2H-4yC5

Vermont Mandatory Flood Disclosure

Date Prepared: 06/17/2026

Seller's Name(s): John Alan Donohue Amy G Donohue

Property Address: 245 Turnpike Road, Sharon, VT 05065
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at https://msc.fema.gov/portal/home.

☐ A copy of the FEMA map for the Property is attached; or,

☑ A link to the FEMA map for the Property is as follows:

https://msc.fema.gov/portal/search?AddressQuery=245%20Turnpike%20Road%2C%20Sharon%2C%20VT%2005065 ; or,

☐ A FEMA map is unavailable for the Property or the community in which the property is located.

1	Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	☐ Yes	☑ No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	☐ Yes	☑ No

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

Seller: John Alan Donohue dotloop verified 06/18/26 12:40 PM EDT ND1S-EKQF-Z9FV-R1TE (Signature) (Date)

Seller: Amy G Donohue dotloop verified 06/17/26 8:45 AM EDT XCQG-7NQH-WOYK-E61N (Signature) (Date)

Seller: (Signature) (Date)

Seller: (Signature) (Date)

Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at https://msc.fema.gov/portal/home.

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Buyer: (Signature) (Date)

Well Completion Report

version 1.55

(Submission #: HQP-GB2K-K2S0K, version 1)

Details

Submitted	6/22/2026 (0 days ago) by Samantha White
ID	Kenneth White-69689
Submission ID	HQP-GB2K-K2S0K
Status	Submitted

Form Input

Well Driller Information

License Number(s) of Qualifying Individual
OPR: 165.0000012 - DEC: 278

Name of Qualifying Individual
Kenneth White

Drilling Company Name
VALLEY ARTESIAN WELL CO INC

Provide the information requested below for the well driller who completed this well.

First Name:
Kenneth

Last Name
White Jr

Does this person hold a valid Vermont Well Driller license?
Yes

VT Well Driller License Number
329

Was the property owner provided with the Department of Health water testing information, per 10 VSA Section 1396(d)?
Yes

If additional copies are needed, you may use the link below to download the Health Department document.

Testing Drinking Water from Private Water Supplies

Well and Location Information

Well Tag Number
69689

Date drilling or hydrofracturing was completed
05/22/2021

Well Owner - First Name
Amy

Well Owner - Last Name
Donohue

Has an E-911 address been assigned to this property?
Yes

E-911 Street Address of well property - enter here and in the address line of the map below
245 Turnpike Road

After entering the E-911 Address in the map search bar, scroll into the parcel and place a pin where the well has been drilled. The GPS location in decimal degrees will display below for you to check with your records.

Enter the E-911 Address Here
43.80693,-72.34517

Town
Sharon

Subdivision Name - If Known
NONE PROVIDED

Lot Number - If Known
NONE PROVIDED

Wastewater/Water Permit # - If Known
NONE PROVIDED

The SPAN # is the town's School Parcel Account Number for tax purposes. The land owner will have this number, or it may be on the associated Wastewater/Water Permit (WW/W Permit). If the well is on a new lot with no SPAN # assigned yet, be sure to include the WW/W permit # on the line above.

Parcel SPAN Number (Format: ###-###-#####)
NONE PROVIDED

Provide SPAN, WW Permit, or Lot # above, or check here to indicate that this information is not yet available.
None of the identifying information requested is currently available.

GEOGRAPHIC LOCATION To improve well location accuracy all wells must be GPS located. Set the GPS unit to display Latitude and Longitude in decimal degrees. Record the GPS location to show five (5) places to the right of the decimal. (example: 42.98765, -72.04829)

PLEASE DO NOT COPY THE LAT/LONG FROM THE 911 ADDRESS MAP. ENTER THE GPS COORDINATES OF THE WELL LOCATION.

GPS Location: Latitude (in decimal degrees)
43.80693

GPS Location: Longitude (in decimal degrees)
-72.34517

Well Type
Bedrock well (finished in bedrock)

Well Use
Residential/Non-public

Reason for Well
New Supply - Undeveloped Lot

Well Construction Information

Depths

Depth to Bedrock (In feet)
2

Total Depth (In feet)
400

Casing

Total Casing Length (In feet)
38

Casing Exposed (round to closest number of inches, select Other only if greater than 36 inches)
24 inches

Casing Diameter (inches)
6

Casing Material
Steel

Casing Weight (Lbs/foot)
17

Sealing Method

Sealing Method Used
Drive shoe only

Liner or Inner Casing

Does the well have a liner installed?
No

Screen Details

What type of well is this?
Not a gravel well

Yield Testing

For how many hours was the yield test run? (In hours to two decimal places)
.50

What was the yield in GPM?
10.00

GPM Qualifier
= Equal T0

Was the static water level determined for this well?
No

Was the well overflowing?
No

Hydrofracturing

Include flow information below IF the well was hydrofractured as part of the original drilling. Use the Well Deepening and Hydrofracturing form to report details of any work completed AFTER the original drilling date.
Well Deepening and Hydrofracturing Report

Was the well hydrofractured at the same time as original drilling?
No

Well Log

Please provide accurate descriptions of the subsurface materials encountered in drilling this well. Indicate on each row the starting and ending depth (in feet) of a section drilled, and select the appropriate lithology type. For any sections of Rock/bedrock/ledge, also indicate the hardness and color. Use the last column to specify which sections of the well are in a Water Bearing Zone/Fracture.

Well Log

From (Depth in feet)	To (Depth in Feet)	Lithology	Hardness (bedrock)	Color (bedrock)	Rock Type (bedrock)	Water Bearing (GPM)	Descriptive Notes
0	2	Sand	*NONE PROVIDED*	*NONE PROVIDED*	*NONE PROVIDED*	*NONE PROVIDED*	*NONE PROVIDED*
2	400	Rock, Bedrock, Ledge	Medium	Light Grey	*NONE PROVIDED*	*NONE PROVIDED*	*NONE PROVIDED*

I have completed the well log entries
Log Complete

Comments and Attachments

Provide any additional information regarding this well below
NONE PROVIDED

Attach Sketch Plan or other documentation below
NONE PROVIDED
Comment
NONE PROVIDED

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