101 Switchback Lane

Stowe, VT







For more information, please contact:

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1940 Mountain Road, Stowe, VT 05672

LandVest

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All information provided is deemed reliable but is not guaranteed and should be independently verified. 393489

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STATEMENT OF LIMITATIONS

This Property Profile package is a compilation of public record information and additional material and information from the Seller. The Offered Property is currently offered for sale by LandVest, Inc.

This Property Profile is intended to facilitate a prospective buyer's ability to become generally familiar with the Offered Property. However, neither the Seller nor Seller's representatives (including LandVest, Inc.) makes any express or implied representation or warranty as to the accuracy or completeness of any material or information in this Property Profile package (including, without limitation, any of the exhibits attached hereto), and none of such persons shall have any liability whatsoever relating to or arising from the use of any material or information in this Property Profile package or any errors therein or omissions therefrom. More specifically, no prospective buyer of all or any part of the Offered Property is entitled to rely on the accuracy or completeness of any of this material or information and shall be entitled to rely solely on such representations and warranties as may be specifically and expressly set forth in a fully executed Purchase and Sale Agreement relating to any acquisition of all or any part of the Offered Property, subject to the terms and conditions of such Agreement. Any prospective buyer will have to independently verify any material or information contained in this Property Profile which such prospective buyer deems relevant to his or her decision to purchase or not to purchase all or any part of the Offered Property.

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Any sketches produced by LandVest, Inc. or plans prepared by other professionals in this Property Profile package are included only to assist the reader in better visualizing the Offered Property.

No access to any part of the Offered Property is allowed unless accompanied by an authorized employee of LandVest, Inc.

Residential **Single Family** **101 Switchback Lane** **Listed: 6/30/2026** **$12,495,000**
5097362 **Stowe** **VT 05672** **Closed:**
Active **Unit/Lot #** **DOM: 59**



County VT-Lamoille
VillDstLoc
Year Built 2024
Architectural Style Contemporary
Color
Total Stories 3
Taxes TBD No
Tax Annual Amount $94,970.16
Tax Year 2026
Tax Year Notes 2026-2027

Activation Date

Rooms Total	11
Bedrooms Total	5
Bathrooms Total	7
Bathrooms Full	5
Bathrooms Three Quarter	0
Bathrooms Half	2
Bathrooms One Quarter	0
Above Grade Finished Area	3,336
Below Grade Finished Area	2,652
Total Finished Area	5,988
List $/SqFt Fin Total	$2,086.67
Total Area	6,086
Lot Size Acres	0.68
Lot Size Square Feet	29,621
Footprint	

Directions From Stowe village take VT-108N Mountain Road 7.5 miles. Turn right onto Liftline Drive. Follow Liftline Drive .3 miles and turn right onto Switchback Lane. Property is on the left.

Public Remarks Experience unrivaled views and a premier, slopeside, Spruce Peak location in this newly constructed, magnificent home. This modern mountain residence was designed by renowned alpine architects Zehren & Associates with floor-to-ceiling glass walls, seamless indoor-outdoor living, and an "infinity view" to Vermont's natural beauty from every room. Entertain or unwind in world-class amenities including an endless pool and outdoor jacuzzi, custom Japanese soaking tub, infrared sauna, media/game room, and three fireplaces for cozy après-ski evenings. Crafted with precision and curated for luxurious mountain living, this fully-connected smart home features efficiencies such as radiant heat, motorized window shades, an elevator, security system, ski room, executive office, heated garage, primary bedroom with dual walk-in closets, and a backup generator. Each bedroom suite is thoughtfully designed for comfort, privacy, and vantage, and all bathrooms are distinctively designed. Just steps from skiing, golf, fine dining, and year-round adventure at Spruce Peak village, 101 Switchback is the ultimate turnkey retreat.

STRUCTURE

Property Condition Existing
Construction Materials Wood Frame, Wood Siding
Roof Metal, Standing Seam
Foundation Details Concrete

Estimated Completion Date

List $/SqFt Fin ABV Grade	$3,745.50
Above Grade Finished Area Source	Assessor
Above Grade Unfinished Area	0
Above Grade Unfinished Area Source	
Below Grade Finished Area Source	Public Records
Below Grade Unfinished Area	98
Below Grade Unfinished Area Source	Public Records
Total Below Grade Area	
Total Below Grade Area Source	

Basement Yes
Basement Access Type Walkout
Basement Description Finished, Full, Interior Stairs, Interior Access, Exterior Access
Garage Yes
Garage Capacity 2
Parking Features Auto Open, Heated Garage, Driveway, Garage, EV Charging Station(s), Attached

ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL	ROOMS	DIMENSIONS / LVL

LOT & LOCATION

Development / Subdivision

Owned Land
Common Land Acres 4.50
ROW Length
ROW Width
ROW Parcel Access
ROW to other Parcel

Road Frontage Yes
Road Frontage Length 869
Road Frontage Type Dead End, Paved, Private Road

School District Stowe School District
Elementary School Stowe Elementary School
Middle/Jr School Stowe Middle/High School
High School Stowe Middle/High School

Lot Features Condo Development, Conserved Land, Deed Restricted, Mountain View, PRD/PUD, Ski Area, Ski Trailside, Trail/Near Trail, View, Walking Trails, Mountain, Near Golf Course, Near Skiing, Near Snowmobile Trails, Rural

Waterfront Property
Water View
Water Body Access
Water Body Name
Water Body Type
Water Frontage Length
Waterfront Property Rights
Water Body Restrictions

UTILITIES

Heating Propane, Hot Air, Multi Zone, Radiant Floor
Cooling Central AC, Multi Zone
Water Source Public
Sewer Public
Electric Circuit Breaker(s), Generator
Utilities Telephone at Site

Internet Fiber Optic Internet
Fuel Company
Electric Company
Water Company
Cable Company
Phone Company
Internet Service Provider

FEATURES

Interior Features Bar, Blinds, Cathedral Ceiling, Dining Area, Elevator, Gas Fireplace, 3+ Fireplaces, Furnished, Hearth, Hot Tub, Kitchen Island, Kitchen/Dining , LED Lighting, Natural Light, Natural Woodwork, Sauna, Security, Skylight, Soaking Tub, Vaulted Ceiling, Walk-in Closet, Wet Bar, Basement Laundry, Smart Thermostat
Flooring Ceramic Tile, Hardwood, Slate/Stone
Exterior Features Balcony, Deck, Hot Tub, Patio
Driveway Paved
Parking Features Auto Open, Heated Garage, Driveway, Garage, EV Charging

Appliances Gas Cooktop, Dishwasher, Disposal, Dryer, Freezer, Gas Range, Refrigerator, Washer, Propane Water Heater
Other Equipment Air Conditioner, CO Detector, Security System, Smoke Detector, HW/Batt Smoke Detector, Sprinkler System

CONDO -- MOBILE -- AUCTION INFO

Condo Name
Condo Limited Common Area
Condo Fees
Association Amenities Common Acreage

Bldng#
UntPerBldg

Auction Date
Auction Time
Auctioneer Name
Auctioneer License Number
Auction Price Determnd By

Mobile Park Name
Mobile Make
Mobile Model Name
MobileSer#

Mobile Park Approval
Mobile Must Move

Mobile Anchor
Mobile Co-Op

DISCLOSURES

Fee	$3,060.00	Quarterly	**Fee Includes** HOA Fee
Fee 2			
Fee 3			

Planned Unit Development
Rented
Rental Amount
Exclusions

Flood Zone Unknown
Seasonal No
Easements Yes
Covenants Yes
Resort Yes
Right of First Refusal

Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type

Surveyed Yes
Surveyed By

PUBLIC RECORDS

DeedRecTy Warranty
Total Deeds
Deed Book 1151
Deed Page 155
Deed 2 Book
Deed 2 Page
PlanSurv#
Property ID
Zoning Residential

Map
Block
Lot
SPAN# 621-195-14449
Tax Class Non-Homestead
Tax Rate
PropTaxRel
Land Gains
AssmntYr
AssmntAmt
SpecAssmt

POWER PRODUCTION

PrdType
PrdOwner
MountType
Mount Loc
PrdSize
InstallYr
PrdAnnual
AnnStatus
PrdVerSrc

PrdType2
PrdOwner2
MountType2
Mount Loc2
PrdSize2
InstallYr2
PrdAnnual2
AnnStatus2
PrdVerSrc2

GREEN PERFORMANCE INDICATORS

VerBody
BldgPrgm
Green Verification Year
VerRating
Green Verification Metric
Green Verification Status
Green Verification Source
Green Verification NewCon
Green Verification URL

VerBody2
BldgPrgm2
Green Verificatn Year 2
VerRating2
Green Verificatn Metric 2
Green Verificatn Status 2
Green Verification Source 2
Green Verificatn NewCon 2
Green Verificatn URL 2

VerBody3
BldgPrgm3
Green Verificatn Year 3
VerRating3
Green Verificatn Metric 3
Green Verificatn Status 3
Green Verification Source 3
Green Verificatn NewCon 3
Green Verificatn URL 3

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS

Private Remarks There is a fee of 1.5% of the purchase price paid by the buyer which goes to the Activities Transfer Fee. It funds the greater Spruce Peak at Stowe community, performing arts center, year-round recreation programs (e.g. skating rink, farmer's market, walking trails, etc). This home has never been rented or lived in. Being sold furnished with some exceptions.

Private Office Remarks

Showing Instructions Assisted Showings Reqrd, Call List Broker, Email Listing Agent, Text List Agent
Showing Service None

Input of Owner Name I have written permission to submit name
Owner Name Gates of Valhalla LLC
Owner Phone
Occupant Type
Occupant Name
Occupant Phone
Management Company
Management Company Phone

LISTING & CLOSING INFORMATION

Listing Office - Office Name LandVest, Inc.
Listing Office - Phone Number Off: 802-528-7606
Listing Office - Phone Number 2
List Agent - Agent Name and Phone Meg Kauffman - Cell: 802-318-6034
List Agent - Phone Number Cell: 802-318-6034
List Agent - E-mail mkauffman@landvest.com
List Team - Team Name
List Team - Phone Number 1
List Team - Team Email 1
Co List Agent - Agent Name and Phone
Co List Agent - Phone Number
Co List Agent - E-mail
Alternate Contact - Agent Name
Alternate Contact - Phone Number
Alternate Contact - E-mail
Buyer Office - Office Name
Buyer Office - Phone Number
Buyer Office - E-mail
Buyer Agent - Agent Name
Buyer Agent - Phone Number
Buyer Agent - E-mail
Buyer Team - Team Name
Buyer Team - Phone Number 1
Co Buyer Office - Office Name and Phone
Co Buyer Agent - Agent Name and Phone

MLS List Date 6/30/2026
Expiration Date 12/24/2026
Active Under Contract Date
Pending Date
Withdrawn Date
Terminated Date
Close Date
Anticipated Closing Date

Marketed in other Property Type No
Other MLS#
Comp Only No
Comp Type
Listing Type Exclusive Right
Listing Service Full Service
Designated/Apptd. Agency No

Original List Price $12,495,000

Concessions
Concessions Amount
Concessions Comments
Appraisal Complete
Appraisal Type
Appraiser
Appraiser Phone
Appraiser Email
Buyer Name
Residence
Title Company

Buyer Financing
Right of First Refusal

Contingencies

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Stowe, VT - Property Database - Detail Result

Last Updated: July 26, 2024 | Official copies of data must be obtained at the Stowe Office.

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Owner Information

Parcel	25097040
Owner	GATES OF VALHALLA LLC 1201 NORTH FEDERAL HIGHWAY #7520 FORT LAUDERDALE, FL 33338
Location	101 SWITCHBACK LANE
Tax Map #	14-016.040
Descr	0.68 AC & UNFIN DWL

Parcel Information

NBHD	45	**SPAN**	621-195-14449
Acres	0.68	**Status**	A - Active

Sales Information

Book	1151	**Sale Date**	2021-12-15
Page	155	**Sale Price**	1,550,000

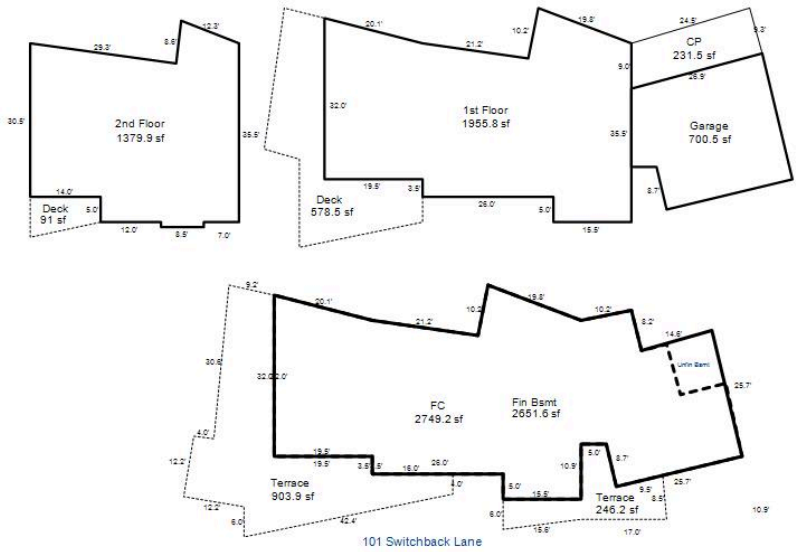
Parcel Value Information

Land Value	2,895,800	**Homestead**	5,873,000
Dwelling Value	2,872,200	**Housesite**	5,873,000
Site Imprvmnt	105,000		
Outbuildings			
Total	5,873,000		



BUILDING	**Total Rooms**	11	**Year Built**	2022	**Building SF**	3336.00	**Energy Adj**	Excellent	
	Bedrooms	4	**Effect Age**		**Quality**	11.00	**Bsmt Wall**	Conc 8in	**Condition**	
	Full Baths	4	**Condition**	Average	**Style**	1.5 Fin	**Bsmt SF**	2749	**Fireplaces**	
	3/4 Baths		**Phys Depr**	1	**Design**	Contemp	**Bsmt Fin**	4	**Porch**	2052
	Half Baths	1	**Funct Depr**		**Bldg Type**	Single	**Bsmt Fin SF**	2652	**Gar/Shed**	700
	Kitchens	1	**Econ Depr**							
	Notes	Lot 4 2023: New Dwelling, 35% complete. 2024: Dwelling 90% complete.								
LAND	**Land**	1	**Area**	0.68	**Grade**	2.75	**Frontage**		**Depth**	

Sketch



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Vermont Association of Realtors®

EQUAL HOUSING OPPORTUNITY

SELLER'S PROPERTY INFORMATION REPORT

TO BE COMPLETED BY SELLER

Date Prepared: 04/24/2025

Seller's Name(s): Gates of Valhalla LLC

Physical Property Address: 101 Switchback Lane (Street) Stowe (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 thatwould 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.

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

1. LAND (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 earthstability 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?	☐ YES	☐ NO	☑ DON'T KNOW
(f)	If the answer to (e) above is "No," how is the road serving the property maintained? ☐ Road Maintenance Agreement ☑ Homeowners/Road Association ☐ Shared Driveway Other (explain): _____ Annual Cost(s): _____			
(g)	Are there public or private landfills or dumps (compacted or otherwise) on the Property or on any abutting property?	☐ YES	☑ NO	☐ DON'T KNOW

Seller's Initials [04/24/25 1:44 AM EDT dotloop verified] [ ] [ ] [ ] Purchaser's Initials [ ] [ ] [ ] [ ]

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(h)	Are there currently any underground fuel storage tanks on the Property? If "Yes," Fuel Type: underground propane tank	☑ YES	☐ NO	☐ DON'T KNOW
(i)	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
(j)	Do you know the location of the boundary lines of the Property?	☑ YES	☐ NO	☐ DON'T KNOW
(k)	Are the boundary lines of the Property marked in any way? If "Yes," how are they marked? _____	☐ YES	☑ NO	☐ DON'T KNOW
(l)	Has the Property been surveyed? If "Yes," when? _____ By whom? _____	☐ YES	☐ NO	☑ DON'T KNOW
(m)	Are copies of any of the following available? ☐ Site Plan ☐ Survey ☐ Tax Map ☐ Subdivision Plan/Sketch	☐ YES	☐ NO	☑ DON'T KNOW
(n)	Are there any easements or rights of way affecting the Property?	☐ YES	☑ NO	☐ DON'T KNOW
(o)	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:				

2. MECHANICAL, ELECTRICAL, APPLIANCES & OTHER SYSTEMS

HEATING/AIR CONDITIONING/HOT WATER SYSTEMS

(a)	**Heating System (check all that apply)**: ☐ Base Board ☐ Hot Air ☑ Radiant ☐ Heat Pump ☐ Direct ☑ Vent ☐ Steam Other (explain): _____ Age of Furnace/Boiler: _____ ☐ Don't Know Primary Fuel Type: ☐ Oil ☐ Natural Gas ☑ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain) _____ Primary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ Secondary Fuel Type: ☐ Oil ☐ Natural Gas ☐ Propane ☐ Electric ☐ Wood ☐ Wood Pellet ☐ Coal ☐ Solar ☐ Geothermal ☐ Other (explain): _____ Secondary Annual Fuel Usage: _____ Gallons (or other measure) Date Range _____ Provider: _____ If propane, who owns propane tank? ☐ Owner ☑ Propane Supplier ☐ Association Property used: ☐ Full Time ☑ Seasonally *Fuel consumption may vary by user, number of occupants and weather conditions.*
(b)	**Air Conditioning:** ☑ YES ☐ NO If "Yes," describe type and number of units (central, heat pump, window, etc.)
(c)	**Hot Water System (check all that apply):** ☑ Hot Water Tank ☐ Domestic/Off Boiler ☐ On Demand ☐ Heat Pump Water Heater Age of Hot Water System: _____ ☐ Don't Know Fuel Type: ☐ Oil ☐ Electric ☐ Natural Gas ☑ Propane ☐ Coal ☐ Solar ☐ Wood Pellet ☐ Other _____ Hot Water Tank is: ☐ Owned ☐ Rented If rented, from whom: _____ Monthly rental fee: $ _____
(d)	**Alternative Energy System(s) (check all that apply):** ☐ Solar ☐ Wind ☐ Hydroelectric ☐ Geothermal ☐ Unknown Energy returned to grid: ☐ YES ☑ NO Owned or Leased: _____
(e)	**Electrical System:** Electrical service panel has: ☐ Fuses ☑ Circuit Breakers ☐ Other (explain) _____ Annual electricity usage: $ _____ Date Range: _____ Electric utility provider: _____ Property used: ☐ Full ☑ Time Seasonally *Electricity consumption may vary by user, number of occupants, number of appliances and weather conditions.* Main Breaker Amperes: 600 Amps ☐ Don't Know
(f)	Has a Vermont Home Energy Profile been created? If yes, when? _____ By whom? _____ ☐ YES ☐ NO ☑ DON'T KNOW
(g)	Are you aware of any problems or conditions that affect any of the above systems? ☐ YES ☑ NO If "Yes," explain in detail:

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TELEPHONE/INTERNET/TELEVISION

(h)	Is landline telephone service present at the Property? ☑ YES ☐ NO If "Yes," current provider: _____
(i)	Is cellular telephone service available at the Property? ☑ YES ☐ NO If "Yes," list available providers: _____
(j)	Is internet service available at the Property? ☑ YES ☐ NO If "Yes", current provider: _____ If "Yes," service is: ☐ Dial Up ☐ Broadband ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic
(k)	Is television service available at the Property? ☑ YES ☐ NO If "Yes", current provider: _____ If "Yes," source is: ☐ Antenna ☐ Cable ☐ Satellite ☐ DSL ☑ Fiber Optic

OTHER EQUIPMENT AND APPLIANCES

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

☑ Electric Garage Door Opener - Number of Transmitters _____ ☑ Security Alarm System ☑ Owned ☐ Leased
☐ Humidifier ☐ Dehumidifier ☐ Lawn Sprinklers ☐ Automatic Timer ☑ Smoke Detectors - How Many? _____
☑ Whirlpool Bath ☑ Swimming Pool ☐ Pool Heater ☑ Spa/Hot Tub
☐ Pool/Spa Equipment (list): _____ ☑ Refrigerator ☐ Stove ☑ Hood/Fan ☑ Microwave Oven
☑ Dishwasher ☑ Garbage Disposal ☐ Trash Compactor ☑ Washer ☑ Dryer ☐ Central Vacuum ☑ Freezer
☐ Intercom ☑ Ceiling Fans ☐ Woodstove ☐ Sump Pump ☐ Well Pump ☐ Satellite Dish ☑ Indoor/Outdoor Grill
☐ Attic Fan(s) ☑ Window A/C ☐ Mini Split ☐ Compost Bin
☐ Wood/Gas/Pellet/Other Stove (describe): _____
☑ OTHER: Furniture

List additional equipment and appliances, including any AC units, that will be ***excluded*** from the sale of the Property:

Are any of the items that will be included in the sale of the Property in need of repair or replacement? ☐ YES ☑ NO
If "yes", explain in detail: _____

3. STRUCTURAL COMPONENTS

Type of construction (check all that apply)
☐ Manufactured ☐ Modular ☑ Wood Frame ☐ Other (describe): _____

Age of Building(s): Main Bldg. 1 Additions to Main Bldg. _____ Additional Building(s): (a)_____ (b)_____

Has Seller 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? ☐ Yes ☑ No
If "Yes," please explain:

If "yes," did you obtain all necessary permits and approvals for such work? ☐ Yes ☐ No ☐ Don't know

Check any of the following items that have significant defects or malfunctions or that need significant 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 significant repair: _____

Has there ever been damage to the Property or any of the structures from fire, wind, floods, earth movements or landslides?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs:

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BASEMENT/CELLAR/CRAWL SPACE:
Has there ever been any water leakage, accumulation of water, dampness or visible mold within the basement, cellar or any crawl space? ☐ YES ☑ NO
If "Yes," explain in detail: _____

Have there been any repairs or other attempts to control any water or dampness within the basement, cellar or crawl space?
☐ YES ☑ NO ☐ DON'T KNOW If "Yes," explain in detail, including any repairs: _____

Are any of the above recurring problems? ☐ YES ☐ NO If "Yes," what are the problems and how often have they recurred?

ROOF: ☐ Shingle ☐ Slate ☐ Metal ☐ Tile ☐ Other (describe) _____ ☐ Don't Know
Approximate age of roof? _____
Has the roof ever leaked since you have owned the Property? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," explain: _____
Has the roof been replaced or repaired since you have owned the Property? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____
Are there any current problems with the roof? ☐ YES ☑ NO ☐ DON'T KNOW
If "Yes," explain: _____

4. 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 potable water supply that is not served by a public water system shall provide the Purchaser 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 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 ☐ Dug Well ☐ Spring ☐ Lake/Pond ☐ None ☑ Don't Know ☐ Other _____
Water System Features: ☐ Cistern/Reservoir/Holding Tank ☐ Water Softener/Conditioner ☐ Reverse Osmosis
☐ Infrared Light ☐ Ultraviolet ☐ Other: _____ ☐ None ☐ Don't Know
Water Pipes are: ☐ Copper ☐ Galvanized ☐ Metal Lead ☐ PVC (Plastic) ☐ Combination ☐ Don't Know
Age of Water System: _____
If Drilled Well: Drilled by: _____ Tag #: _____ Depth: _____
Gallons Per Minute (at time of driller's report): _____ Date of driller's report: _____
What is the annual cost for municipal water $_____ Date Range: _____ Metered ☐ YES ☐ NO

CONDITION OF WATER AND WATER SYSTEM
Has the water been tested for coliform bacteria? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Has any other water quality or water chemistry testing been done? ☐ YES ☐ NO ☑ DON'T KNOW
If "Yes," when? _____ By whom? _____ Results: _____
Water softener ☐ YES ☐ NO If "Yes," ☐ Own ☐ Rent If rented, from whom: _____
Are you aware of low pressure in your water system? ☐ YES ☑ NO
Has your water supply ever run out or run low? ☐ YES ☑ NO If "Yes," describe: _____

Does the water have any odor, bad taste, cloudiness or discoloration? ☐ YES ☑ NO If "Yes," describe in detail: _____

Describe in detail any other problems you have had with your water system, including water quality or quantity:

Seller's Initials  04/24/25 1:44 AM EDT dotloop verified ☐ ☐ ☐ Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/p3Cp-Em0T-GkQm

5. 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 any 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 The Property is connected to and serviced by (check appropriate boxes):
☐ Public or Municipal Sewer System ☐ 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: _____
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:
Date system installed: _____ Is the system entirely on your Property? ☐ YES ☐ NO ☑ DON'T KNOW
If "No," where is it? _____

Has the system been repaired since you have owned the Property? ☐ YES ☑ NO If "Yes," when? _____
What was done? _____ By whom? _____

Type of septic tank: ☐ Concrete ☐ Metal ☐ Fiberglass ☐ Other (describe) _____ ☑ Don't Know
Septic tank capacity (in gallons) _____ ☐ Don't Know
Date Septic Tank Last Inspected? _____ ☑ Don't Know Reports of last inspection/pumping attached ☐ YES ☐ NO
Date Septic Tank Last Pumped? _____ ☑ Don't Know By whom? _____
If required by a State of Vermont wastewater permit, have required periodic maintenance/inspections been completed ☐ Yes ☐ No
If so, date of most recent service _____ Cost: $_____ By whom: _____

To your knowledge, is any portion of the system in need of repair or replacement? ☐ YES ☐ NO If "Yes," describe in detail:

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

6. ADDITIONAL INFORMATION CONCERNING THE PROPERTY

(a)	Is Seller currently occupying the Property? If "No," how long has it been since Seller occupied? 60 days	☐ YES	☑ NO	
(b)	Are any property or development rights (e.g. conservation easements to Land Trusts, etc.) owned by others? If "Yes," by whom: _____	☐ YES	☑ NO	
(c)	Is property enrolled in Vermont's Current Use program?	☐ YES	☑ NO	
(d)	Has Seller 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)	If the house was built after December 31, 1997, is a Residential Building Energy Standard (RBES) certification available?	☐ YES	☐ NO	☑ DON'T KNOW
(g)	Has Seller 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

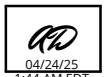
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dotloop signature verification: dtlp.us/p3Cp-Em0T-GkQm

(j)	Has the Property been tested for Radon Gas? If "Yes," when? _____ By whom? _____ Results: _____	☐ 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
(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 roads 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 video surveillance or recording equipment? If Yes, will said equipment be active during showings? ☑ Yes ☐ No	☑ YES	☐ NO	☐ DON'T KNOW
(s)	Further explanation of answers to any of the above:			

7. 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? _____	☐ YES	☑ NO	
(f)	Are there any homeowners' association dues associated with the Property? If "Yes," amount: $ _____ ☐ Monthly ☑ Quarterly ☐ Yearly	☐ YES	☐ NO	
(g)	Are there any special assessments on the Property? If "Yes," amount: $ _____ ☐ Monthly ☐ Quarterly ☐ Yearly Purpose of special assessments: _____ Years or 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/e-mail _____			
Further explaination of any of the above:				

Seller's Initials  04/24/25 1:44 AM EDT dotloop verified ☐ ☐ ☐

Purchaser's Initials ☐ ☐ ☐ ☐

dotloop signature verification: dtlp.us/p3Cp-Em0T-GkQm

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:**

house under full warranty by builder, until July 12 2026

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 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 Seller.

BUYER/PROSPECTIVE BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS REPORT ON THE DATE 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: Alexander Daskaloff (dotloop verified 04/24/25 1:44 AM EDT M79P-QOET-ZTGO-GALJ) (Signature) (Date)		Purchaser: (Signature) (Date)	
Seller: (Signature) (Date)		Purchaser: (Signature) (Date)	
Seller: (Signature) (Date)		Purchaser: (Signature) (Date)	
Seller: (Signature) (Date)		Purchaser: (Signature) (Date)	

004943

Barcode ID: 270932 Type: LAN
File# 2021-00004943
BK1151 PG155-161

SPRUCE PEAK AT STOWE
HOMESITE WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that SPRUCE PEAK REALTY, LLC, a Delaware limited liability company authorized to transact business in the State of Vermont, with a place of business in the Town of Stowe, County of Lamoille and State of Vermont ("Grantor"), in consideration of TEN AND MORE DOLLARS paid to its full satisfaction by Gates of Valhalla, LLC, a Vermont limited liability company with a principal place of business in Fort Lauderdale, County of Broward, and State of Florida, ("Grantee"), do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, Gates of Valhalla, LLC, and its successors and assigns forever, a certain lot of land located in the Town of Stowe, County of Lamoille and State of Vermont, described as follows, viz:

Homesite No. 59 of a planned community known as "Spruce Peak at Stowe" situated at the base of the Spruce Peak Ski Area in the Stowe Mountain Resort, created by the Declaration for Spruce Peak at Stowe dated as of April 1, 2004, recorded May 17, 2004 in Book 568 at Page 5 of the Stowe Land Records, as amended and restated by Amended and Restated Declaration for Spruce Peak at Stowe, dated as of January 1, 2010, recorded January 21, 2010 in Book 769 at Page 154 of the Stowe Land Records, and as further amended by Amendments to Declaration for Spruce Peak at Stowe dated and recorded in the Stowe Land Records as follows:

Tenth Amendment dated as of April 1, 2010, recorded in book 774 at Page 237;
Eleventh Amendment dated as of May 1, 2011, recorded in Book 804 at Page 24;
Twelfth Amendment dated as of August 8, 2011, recorded in Book 808 at Page 337;
Thirteenth Amendment dated as of March 19, 2012, recorded in Book 832 at Page 120;
Fourteenth Amendment dated as of March 28, 2013, recorded in Book 861 at Page 318;
Fifteenth Amendment dated as of November 1, 2013, recorded in Book 874 at Page 271;
Sixteenth Amendment dated as of May 3, 2016, recorded in Book 940 at Page 10;
Seventeenth Amendment dated as of June 5, 2017, recorded in Book 977 at Page 162;
Eighteenth Amendment dated as of March 6, 2019, recorded in Book 1044 at Page 293 and in Book 1044 at Page 292, as clarified by way of an Affidavit, dated as of September 3, 2019, recorded in Book 1056 at Page 174; and Nineteenth Amendment dated as of November 4, 2021, recorded in Book 1147 at Page 78 (as amended, the "Declaration").

The planned community is depicted on a plan entitled "Planned Community Plat, Spruce Peak at Stowe," prepared by Little River Survey Company, L.L.C., dated April, 2004, last revised in its entirety September, 2019, recorded in Map Book 23 at Pages 45-55 of the Stowe Land Records, and further revised with respect to Sheet 10 of the Planned Community Plat dated December 2019, recorded December 6, 2019 in Map Book 23 at Page 60 of the Stowe Land Records.

The aforesaid Homesite is a single family residential building lot containing 0.68 acres of land, more or less, and is depicted as Lot 4 on a plan entitled "Switchback Terrace Subdivision, Land of Spruce Peak Realty, LLC," prepared by Little River Survey Company, L.L.C., dated November, 2015, last revised August, 2019, recorded August 29,

2019, in Map Book 23 at Page 41 of the Stowe Land Records, and is more particularly described therein as follows:

Beginning at a point at the northerly intersection of Liftline Drive and Switchback Terrace;
then along Liftline Drive the following courses:
along curve turning to the right with an arc length of 76.60', with a radius of 322.22', with a chord bearing of N 39°58'35" W, with a chord length of 76.42';
N 42°35'49" W a distance of 13.62'to an iron rod;
N 46°10'30" W a distance of 13.68';
N 49°18'28" W a distance of 58.95'to an iron rod;
then N 42°35'55" E a distance of 77.98' to an iron rod;
then N 42°35'55" E a distance of 10.66' to Switchback Terrace;
then along Switchback Terrace the following courses:
along with a curve turning to the left with an arc length of 64.69', with a radius of 71.00', with a chord bearing of S 44°47'05" E, with a chord length of 62.48'; (This corrects Curve C9 on the below referenced Subdivision Plat.)
S 70°34'33" E a distance of 210.13';
along with a curve turning to the right with an arc length of 53.88', with a radius of 480.00', with a chord bearing of S 67°21'35" E, with a chord length of 53.86';
S 64°08'38" E a distance of 13.65';
along a curve turning to the right with an arc length of 109.96', with a radius of 35.00', with a chord bearing of S 25°51'22" W, with a chord length of 70.00';
N 64°08'38" W a distance of 138.50';
along a curve turning to the left with an arc length of 86.23', with a radius of 65.00', with a chord bearing of S 77°51'07" W, with a chord length of 80.04';
S 39°50'52" W a distance of 27.88'to the Point of Beginning.

Meaning to describe Lot 4, a parcel of 0.68 acre as shown on "Switchback Terrace Subdivision, Land of Spruce Peak Realty, LLC", by Little River Survey Company, LLC, Job #15109/18377/19418, last updated Aug 19, 2019.

This conveyance includes one (1) residential membership in The Spruce Peak Master Owners' Association, Inc., a Vermont nonprofit corporation organized to own and operate the common elements and limited common elements of the Spruce Peak at Stowe planned community. The membership interest in the Spruce Peak Master Owners' Association, Inc. shall be appurtenant to, and may not be separated from, the aforesaid Homesite.

The aforesaid Homesite is (i) a portion only of the lands and premises conveyed to Grantor by the Quitclaim Deed of Mt. Mansfield Company, Inc., dated November 20, 2015, recorded in Book 927 at Page 75 of the Stowe Land Records, as modified by the Corrected Quitclaim Deed of Mt. Mansfield Company, Inc. dated November 25, 2015, recorded in Book 927 at Page 140 of the Stowe Land Records, (ii) a portion only of the lands and premises conveyed to Grantor by the Warranty Deed of Rikk Irgens Larsen, H. Peik Irgens Larsen, Per Trygve Irgens Larsen and Leif Irgens Larsen, dated October 14, 2005, recorded in Book 624 at Page 337 of the Stowe Land Records, and (iii) a portion only of the lands and premises conveyed to the Grantor by the Warranty Deed of Spruce Peak Partnership, dated December 28, 2012, recorded December 31, 2012 in Book 849 at Page 267 of the Stowe Land Records.

The Warranty Deeds of Mt. Mansfield Company, Inc. to predecessor in title Patricia P. Irgens Larsen, dated February 16, 1956, recorded in Book 51 at Page 486 of the Stowe Land Records, dated June 19, 1958, recorded in Book 53 at Page 29 of the Stowe Land Records, dated December 9, 1959, recorded in Book 53 at Page 287 of the Stowe Land Records, and dated April 11, 1977, recorded in Book 83 at Page 541 of the Stowe Land Records, may be construed to impose certain restrictions and conditions on the aforesaid Homesite. Spruce Peak Realty, LLC, as successor in interest to the right, title and interest of Mt. Mansfield Company, Inc. in and to such restrictions and conditions under Assignment of Purchase and Sale Contract and Covenants and Restrictions dated October 13, 2005, recorded in Book 624 at Page 334 of the Stowe Land Records, hereby exercises the right reserved to Mt. Mansfield Company, Inc. in the aforesaid deeds to rescind the restrictions and conditions imposed in the aforesaid deeds, and conveys the aforesaid Homesite to the Grantee free of such restrictions.

This conveyance also includes the Grantor's right, title and interest in and to the Homesite's allocation of sewage treatment capacity in the Town of Stowe municipal wastewater treatment facility under a Municipal Sewer Finance and Sewer Agreement between the Town of Stowe and Mt. Mansfield Company, Inc., dated February 15, 2001, recorded in Book 421 at Page 206 of the Stowe Land Records, assigned to the Grantor by an Assignment and Assumption Agreement between Mt. Mansfield Company, Inc. and Spruce Peak Realty, LLC made as of June 9, 2003, as has been and may further be amended from time to time.

The aforesaid Homesite is subject to that certain Easement Deed and Agreement for Ski Access and Walking Trail dated as of February 2, 2021, by and between Spruce Peak Realty, LLC, Spruce Peak Master Owners' Association, Inc. and Nominee Trust Services, for the benefit of the members of the Spruce Peak Master Owners' Association, Inc., recorded February 23, 2021, in Book 1113 at Page 182 of the Stowe Land Records.

The aforesaid Homesite is subject to, and has the benefit of, the easements, covenants, restrictions, rights, privileges, duties and obligations set forth in the following:

1. The Amended and Restated Declaration for Spruce Peak at Stowe and any amendments thereto, including without limitation all matters set forth in Exhibit A and Exhibit B thereto.

2. The Bylaws of Spruce Peak Master Owners' Association, Inc. and any amendments thereto.

3. Any Rules and Regulations adopted by the Executive Board of Spruce Peak Master Owners' Association, Inc., and any amendments thereto.

4. The Design Guidelines adopted by the Design Review Committee of Spruce Peak Master Owners' Association, Inc., and any amendments thereto.

5. Irrevocable Offer of Dedication dated December 18, 2015, by and among SPR and the Town of Stowe, recorded January 16, 2019, in Book 1037 at Page 168 of the Stowe Land Records, attaching the Easement Deed for Sewer System and Water Distribution System for the Liftline Drive and Switchback subdivisions.

6. All other easements, rights of way, covenants and restrictions as may more particularly appear of record and which lawfully affect the Homesite herein conveyed.

7. The federal, state and municipal permits and approvals for the subdivision and development of the Spruce Peak at Stowe planned community and the Homesite, including but not limited to (i) the permits and approvals set forth in Exhibit B of the Declaration, and (ii) the following permits and approvals issued specific to the development of Homesites 59 - 64:

   a. Planned unit development, conditional use and site plan approval No. BA 14-002-25, issued by the Town of Stowe Development Review Board on March 16, 2004, granting master plan approval of the Spruce Peak at Stowe planned community under the conditional use criteria of the Town of Stowe Zoning Regulations, as amended; Notice of Development Review Decision, dated December 26, 2012, recorded in Book 851 at Page 21 of the Stowe Land Records, evidencing approval of a request for an extension of the 2000 Master Plan Decision and Approval for the Stowe Mountain Resort from March 2014 to March 2024.

   b. The Town of Stowe Development Review Board issued Notice of Development Review Decision, dated May 21, 2015, recorded in Book 911 at Page 329 of the Stowe Land Records, with respect to a five lot subdivision and lot line adjustment.

   c. The Town of Stowe Development Review Board issued Notice of Development Review Decision, dated June 11, 2015, recorded in Book 913 at Page 31 of the Stowe Land Records, evidencing final approval of a five lot subdivision and lot line adjustment.

d. The Town of Stowe Zoning Office issued Extension of time to Record Final Plan, dated December 3, 2015, recorded in Book 928 at Page 260 of the Stowe Land Records, with respect to a five lot subdivision and lot line adjustment.

e. Act 250 Permit No. 5L1338(Alt)-17B issued by State of Vermont District Environmental Commission #5 on November 24, 2015, recorded November 30, 2015 in Book 927 at Page 180 of the Stowe Land Records, authorizing the construction of Switchback Drive and the re-location of the Mansfield/Spruce groomer trail and specifying certain forest retention areas on Homesites 59 - 63.

f. Wastewater System and Potable Water Supply Permit No. WW-5-5536-4, issued by the Vermont Department of Environmental Conservation on July 9, 2015, recorded July 14, 2015 in Book 915 at Page 285 of the Stowe Land Records, authorizing the reconfiguration of lots.

g. Public Water System Construction Permit No. C-3250-15.0, dated June 30, 2015.

h. General Stormwater Permit No. 3929-9015.A, dated October 15, 2015, recorded February 27, 2017 in Book 968 at Page 344 of the Stowe Land Records.

i. Discharge Permit No. 3929-INDC.A, dated September 12, 2016.

j. General Stormwater Permit No. 3929-9010.T, dated June 9, 2017.

k. Discharge Permit No. 3929-INDC.A1T, dated June 9, 2017.

l. Minimal Alteration Subdivision Approval from the Zoning Administrator of the Town of Stowe allowing a minor adjustment to the extent and configuration of the construction of Switchback Terrace dated April 24, 2017 and recorded in Book 973 at Page 249 of the Stowe Land Records.

m. Minimal Alteration Subdivision Approval, dated October 26, 2018, recorded October 26, 2018, in Book 1030 at Page 123, with respect to a lot line adjustment between Homesites 58 and 60.

n. Land Use Permit Administrative Amendment No. 5L1338(Alt)-17C and 5L1338(Alt)-17-1, dated October 26, 2018, recorded October 26, 2018, in Book 1030 at Page 132, authorizing a lot line adjustment between Homesites 58 and 60.

o. Letter from the State of Vermont Department of Environmental Conservation, dated October 24, 2018, recorded October 26, 2018, in Book 1030 at Page 134, with respect to a lot line adjustment between Homesites 58 and 60.

The Grantee by acceptance and recordation of this Homesite Warranty Deed acknowledges that prior to entering into a Purchase and Sale Contract for the Homesite, the Grantee received a copy of the Homesites Public Offering Statement (as amended) and all Schedules included therein.

The Grantee further acknowledges that the Grantor has Reserved Development Rights in the Declaration, permitting the Grantor to develop and construct additional buildings and improvements within the planned community, to add property to or withdraw property from the planned community, to create additional units, common elements and limited common elements, to subdivide units, and to make other changes to facilitate the future development and construction of the planned community, and that the Grantor is under no obligation to exercise the Reserved Development Rights or to build out the planned community as described in the Public Offering Statement, as supplemented.

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

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, Gates of Valhalla, LLC, and its successors and assigns, to their own use and behoof forever;

And, the said Grantor, SPRUCE PEAK REALTY, LLC, for itself and its successors and assigns, does covenant with the said Grantee, Gates of Valhalla, LLC, and its successors and assigns, that until the ensealing of these presents it is the sole owner of the land and premises, and has good right and title to convey the same in manner aforesaid, and that they are FREE FROM EVERY ENCUMBRANCE except as aforesaid.

And the said Grantor, SPRUCE PEAK REALTY, LLC, hereby engages to WARRANT AND DEFEND the same against all lawful claims whatsoever, except as aforesaid.

[*Signature Page Follows*]

VOL. 1151 PAGE 161

IN WITNESS WHEREOF, SPRUCE PEAK REALTY, LLC has caused this instrument to be sealed and subscribed by its duly authorized agent this 14 day of December, 2021.

SPRUCE PEAK REALTY, LLC

By: _____
Name: Samuel P. Gaines
Its: President and duly authorized agent

STATE OF VERMONT
COUNTY OF LAMOILLE, SS.

At Stowe in said Lamoille County and State on this 14th day of December, 2021, personally appeared Samuel P. Gaines, duly authorized agent of Spruce Peak Realty, LLC, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of Spruce Peak Realty, LLC.

Before me Jennifer Sinclair
Notary Public 157.0013494

My Commission Expires: 1/31/2023

21040618.5

Received for Record at Stowe, VT
On 12/20/2021 at 09:45:00 AM
Attest: Lisa A Walker, Town Clerk & Treasurer

Transfer Received 12-20-2021
Lisa A. Walker, Town Clerk, Stowe, VT

003729

Barcode ID: 461940 Type: LAN
File# 2023-00003729
BK1214 PG273

Certificate of Occupancy
Town of Stowe Department of Planning & Zoning
PO Box 730
Stowe VT 05672
Voice (802) 253-6141

Multi-family Residential

$65 (Single-Family & Two-Family Dwellings)

This application is required in order to obtain a Zoning Certificate of Occupancy. Complete the application information below and submit this form with filing fee. Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

Application Information

ReArch responses 9/25/2023

Permit #	Z-6881
Physical Location	101 Switchback Lane
Map #	14-016.040
Project Description	New single family residence
Property Owner Name	Alexander Daskaloff
Applicant Name	ReArch Company, Inc.
Mailing Street Address City, State and Zip	88 Technology Park Way, Suite 2, Stowe, VT 05672
Phone Number	Day: 802.863.8727 Other:
Has all construction been completed?	☐ Yes ☑ No (Describe incomplete work): Working on finishes as of 9/25/2023; Preparing for Temp CO by 12/15/2023.
Has a Building Energy Standards Certificate been recorded?	☑ Yes ☐ No ☐ Not applicable It is ReArch's understanding this has been completed by architect (Zehren).

The applicant certifies that this project was constructed in accordance with the above referenced zoning permit and is compliant with setbacks and dimensional requirements as indicated on the approved site plan and that any conditions of approval have been met. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf.

Indicate if: ☐ Property Owner OR ☑ Agent for Owner ReArch Company, Inc.	Signature: Michael Hollister Date: 9/25/23 Print Name: Michael Hollister (ReArch)
☑ Yes ☐ No Between 7:00-4:00pm	**The Zoning Administrator has permission to enter onto the property to complete an outside inspection without scheduling an appointment. If no, please call to make appointments for Certificate of Occupancy inspections.**

Zoning Administrator Approval

Certificate of Occupancy is hereby granted:
☒ **Granted** ☐ **Granted With Conditions (see Remarks/Conditions below)** ☐ **Denied**
Status: ☒ **Permanent** ☐ **Temporary If Temporary, Expiration**_____

Sarah McNair
Zoning Administrator

12/14/23
Date

The Zoning Administrator acknowledges that the use and/or building construction is in reasonable conformity with the zoning permit granted based upon evidence submitted by the applicant and a visual site inspection. No as-built survey information has been provided unless noted otherwise. The Town of Stowe does not certify or imply any conformity to a uniform standard of construction or life safety code.

This approval does not cover any required State approvals. Other approvals and/or final inspections may be required before use of the structure. The applicant is responsible for determining property lines and meeting the required setbacks for development. This review does not certify setbacks or building heights.

Remarks/Conditions of Approval

Received for Record at Stowe, VT
On 12/21/2023 at 09:36:00 AM
Attest: Penny Davis, Town Clerk

trevor@rearchcompany.com

Barcode ID: 472663 Type: LAN
File# 2024-00002373
BK 1234 PG294

2020 Vermont Residential Building Energy Standard

This certificate is for projects started on or after September

Before completing this form, refer to the instructions in Chapter 8 of the Residential Energy Code Handbook (3rd edition).

For additions, alterations, renovations or repairs, only fill out applicable portions of certificate.

101 Switchback Lane, Stowe, Vermont
Property Address (Street, City, ZIP Code)

6/1/22 Construction START Date | 7/12/24 Construction FINISH Date | N Act 250 (Y/N) | Act 250 Permit #

1 # Units | 3 # Stories | 6360 # Conditioned Sq. Ft. | 4 # Bedrooms

Applicable Code: ☑ Base ☐ Stretch

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

*Existing Home Project Description:

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

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

☑ ***Option 1: Package-Plus-Points*** *Ref. RBES for full requirements of each point option*
(BASE) STRETCH (circle one) Points required: 4 (Base requires 4-10pts / Stretch 6-12pts,
Package # _____ Points achieved: 9 see Handbook Tables 5-2 and 5-5)

☐ ***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)

☑ 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 _____
☑ 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

Thermal Envelope

Basement:	R-23	Basement / Crawl Space Walls	10'	Basement Insulation Depth (ft)	U-_____	Basement Windows	☐ NFRC	☑ Default
Slab:	R-15	Unheated Slab (Under)	R-15	Heated Slab (Under)	R-_____	Perimeter Slab Edge		
Wall/Ceiling:	R-33	Above-Grade Walls	R-_____	Flat Ceilings 0 Area (sq ft)	R-60	Sloped Ceilings _____ Area (sq ft)		
Other:	R-N/A	Floors over Unheated Spaces	R-_____	Attic Access Hatch / Door ☑ NA				
Fenestration	U-_____	Windows ☐ NFRC ☑ Default	U-_____	Doors ☐ NFRC ☑ Default	U-_____	Skylights ☐ NFRC ☑ Default		

Air Sealing / Blower Door Test (must report *either* ACH50 or CFM50/sq ft for Base Code)
2.74 ACH50
.24 CFM50/sq ft of building shell (6 sides)
Both measurements are required for Stretch Code
Date of test 8/29/24
Air Leakage Tester Name: Mike LaCrosse

Ventilation System (must select one)
☐ Balanced, SRE _____% Flow verification: ☐ Rated, OR ☑ Measured → 400 Exhaust air flow (total cfm) 400 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)

-10	Winter design temp, outdoor dry-bulb (VT range: -11 to 1°F)	81	Summer design temp, outdoor dry-bulb (typ. max. 84°F), OR ☐ No cooling
74	Winter design temp, indoor (max 72°F)	70	Summer design temp, indoor (min. 75°F), OR ☐ No cooling
126,350	Heating design load, Btu/hr	93.000	Cooling design load, Btu/hr, OR ☐ No cooling
150,000	Primary heating system size, Btu/hr	110,000	Primary cooling system size, Btu/hr, OR ☐ No cooling
96	HSPF or COP (AFUE) (circle which)	18	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 ☐ Multi-family: EV charging requirement is met: _____ # spaces
☑ 90% of lamps high efficacy ☑ 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 Alex Daskiloff (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: 9/3/24

Signature: Benjamin Roll Printed Name: Benjamin Roll

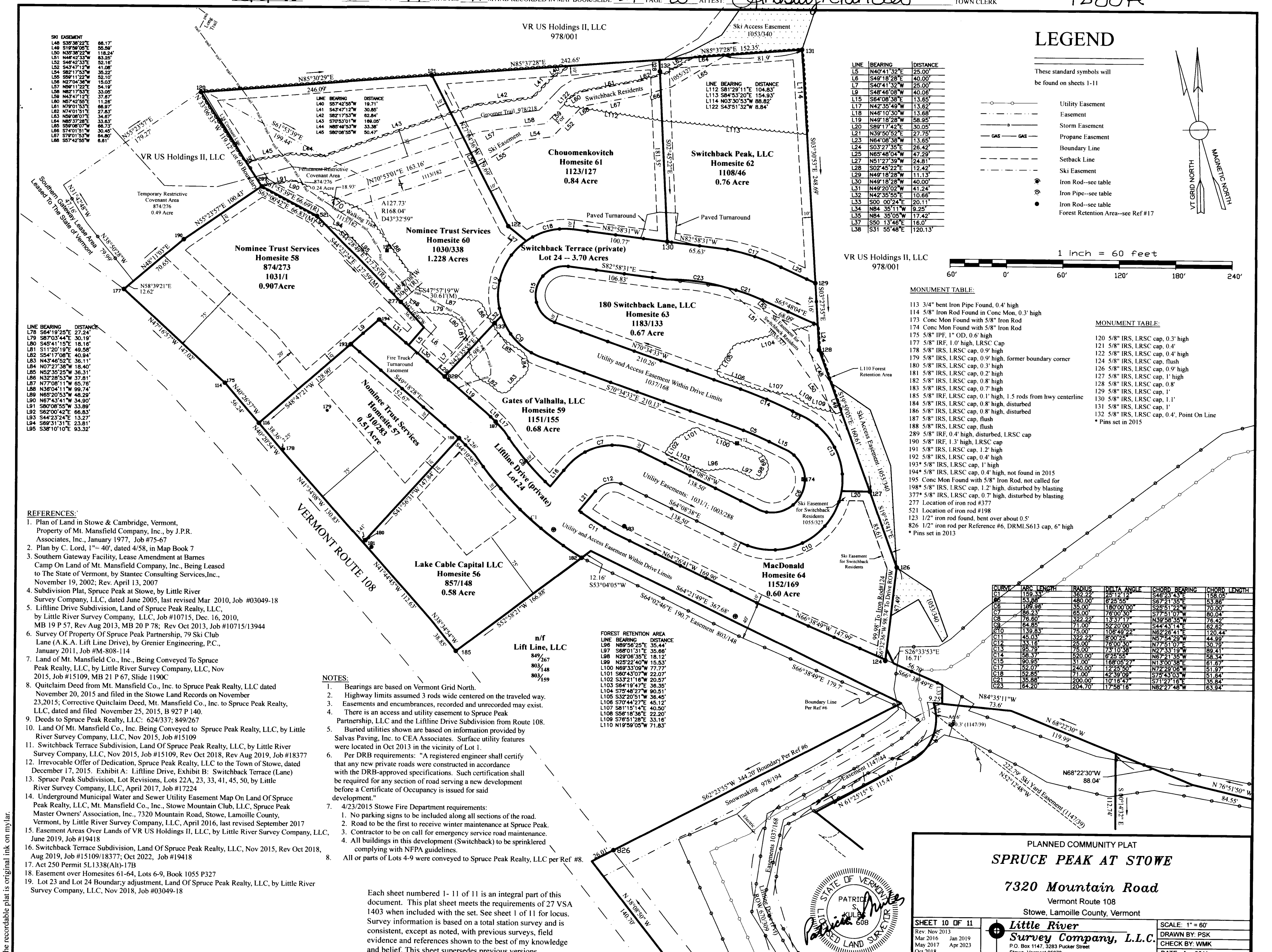
Company: ReArch Company Phone: 802-863-8727

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.**

VOL 1234 PAGE 294
002373
Received for Record at Stowe, VT
On 09/18/2024 at 08:35:00 AM
Attest: Penny Davis, Town Clerk

STOWE, VERMONT TOWN CLERK'S OFFICE RECEIVED FOR RECORD 05/02/2023 A.D. 2023 AT 11 O'CLOCK 49 MINUTES A M AND RECORDED IN MAP BOOK/SLIDE 24 PAGE 85 ATTEST: Lindsay A Turiello TOWN CLERK

1280A



LEGEND

These standard symbols will be found on sheets 1-11

- Utility Easement
- Easement
- Storm Easement
- Propane Easement
- Boundary Line
- Setback Line
- Ski Easement
- Iron Rod--see table
- Iron Pipe--see table
- Iron Rod--see table
- Forest Retention Area--see Ref #17

LINE	BEARING	DISTANCE
L5	N40°41'32"E	25.00'
L6	S49°18'28"E	40.00'
L7	S40°41'32"W	25.00'
L9	S48°46'08"W	40.06'
L15	S64°08'38"E	13.65'
L17	N42°35'49"W	13.62'
L18	N46°10'30"W	13.68'
L19	N49°18'28"W	58.95'
L20	S89°17'42"E	30.05'
L21	N39°50'52"E	27.75'
L23	N64°08'38"W	13.65'
L24	S03°27'35"E	26.42'
L25	N65°48'04"W	47.29'
L27	N51°27'39"W	24.81'
L28	S02°45'22"E	12.42'
L29	N49°18'28"W	11.13'
L30	N49°18'28"W	40.00'
L31	N49°20'02"W	41.24'
L32	N42°35'55"E	10.66'
L33	S00 00'24"E	20.11'
L34	N84 35'11"W	9.25'
L35	N84 35'05"W	17.42'
L37	S50 13'46"E	16.0'
L38	S31 55'48"E	120.13'

SKI EASEMENT

L48	S35°38'22"E	66.17'
L49	S19°59'05"E	55.59'
L50	N35°38'22"W	118.24'
L51	N46°42'33"W	83.25'
L52	S46°42'33"E	52.16'
L52	S43°47'12"W	41.08'
L54	S82°17'53"W	35.22'
L55	S59°11'22"W	52.10'
L56	N27°04'36"W	15.03'
L57	N59°11'22"E	54.19'
L58	N82°17'53"E	33.05'
L59	N43°47'12"E	37.67'
L60	N57°42'55"E	11.26'
L61	N79°01'53"E	66.97'
L62	N74°01'51"E	27.83'
L63	N59°08'07"E	34.67'
L64	N85°37'28"E	33.63'
L65	S59°08'07"W	66.73'
L66	S74°01'51"W	30.45'
L67	S79°01'53"W	64.80'
L68	S57°42'55"W	6.61'

LINE	BEARING	DISTANCE
L40	S57°42'55"W	19.71'
L41	S43°47'12"W	30.85'
L42	S82°17'53"W	62.84'
L43	S70°53'01"W	169.05'
L44	N85°48'53"W	33.38'
L45	S80°08'55"W	50.47'

LINE	BEARING	DISTANCE
L112	S81°29'11"E	104.83'
L113	S84°53'20"E	154.93'
L114	N03°30'53"W	88.82'
L122	S43°51'32"W	8.84'

LINE	BEARING	DISTANCE
L78	S64°19'25"E	27.24'
L79	S87°03'44"E	30.19'
L80	S45°41'15"E	18.16'
L81	S11°20'19"E	49.58'
L82	S54°17'08"E	40.94'
L83	N43°46'52"E	36.11'
L84	N07°27'38"W	18.40'
L85	N52°35'25"W	36.31'
L86	N32°28'53"W	37.81'
L87	N77°08'11"W	65.76'
L88	N36°04'11"W	99.74'
L89	N65°20'53"W	48.29'
L90	N67°43'41"W	34.90'
L91	S80°08'55"W	33.89'
L92	S62°00'42"E	66.83'
L93	S44°23'24"E	13.27'
L94	S69°31'31"E	23.81'
L95	S38°10'10"E	93.32'

FOREST RETENTION AREA

LINE	BEARING	DISTANCE
L96	N89°56'25"E	35.44'
L97	S68°01'31"E	35.66'
L98	N29°06'35"E	18.12'
L99	N25°22'40"W	15.53'
L100	N69°33'09"W	77.77'
L101	S60°43'07"W	22.07'
L102	S33°21'16"W	20.57'
L103	S64°19'47"E	36.35'
L104	S75°48'27"W	90.51'
L105	S32°20'51"W	36.45'
L106	S70°44'27"E	45.12'
L107	S81°15'14"E	40.50'
L108	S56°18'36"E	22.20'
L109	S76°51'28"E	33.16'
L110	N19°59'05"W	71.83'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.33'	362.22'	25°12'12"	S46°23'43"E	158.05'
C5	53.88'	480.00'	6°25'55"	S67°21'35"E	53.86'
C6	109.96'	35.00'	180°00'00"	S25°51'22"W	70.00'
C7	86.23'	65.00'	76°00'30"	S77°51'07"W	80.04'
C8	76.60'	322.22'	13°37'17"	N39°58'35"W	76.42'
C9	64.85'	71.00'	52°20'00"	S44°43'14"E	62.62'
C10	139.83'	75.00'	106°49'22"	N62°26'41"E	120.44'
C11	45.03'	322.22'	8°00'25"	N57°54'29"W	44.99'
C12	33.16'	25.00'	76°00'30"	N77°51'07"E	30.79'
C13	95.79'	75.00'	73°10'38"	N27°33'19"W	89.41'
C14	58.37'	520.00'	6°25'55"	N67°21'35"W	58.34'
C15	90.95'	31.00'	168°05'27"	N13°00'38"E	61.67'
C17	52.07'	240.00'	12°25'50"	N72°29'06"W	51.97'
C18	52.85'	71.00'	42°39'09"	S75°43'03"W	51.64'
C21	35.88'	200.00'	10°16'47"	S71°27'16"E	35.84'
C23	64.20'	204.70'	17°58'16"	N82°27'48"W	63.94'

MONUMENT TABLE:

113 3/4" bent Iron Pipe Found, 0.4' high
114 5/8" Iron Rod Found in Conc Mon, 0.3' high
173 Conc Mon Found with 5/8" Iron Rod
174 Conc Mon Found with 5/8" Iron Rod
175 5/8" IPF, 1" OD, 0.6' high
177 5/8" IRF, 1.0' high, LRSC Cap
178 5/8" IRS, LRSC cap, 0.9' high
179 5/8" IRS, LRSC cap, 0.9' high, former boundary corner
180 5/8" IRS, LRSC cap, 0.3' high
181 5/8" IRS, LRSC cap, 0.2' high
182 5/8" IRS, LRSC cap, 0.8' high
183 5/8" IRS, LRSC cap, 0.7' high
185 5/8" IRF, LRSC cap, 0.1' high, 1.5 rods from hwy centerline
184 5/8" IRS, LRSC cap, 0.8' high, disturbed
186 5/8" IRS, LRSC cap, 0.8' high, disturbed
187 5/8" IRS, LRSC cap, flush
188 5/8" IRS, LRSC cap, flush
289 5/8" IRF, 0.4' high, disturbed, LRSC cap
190 5/8" IRF, 1.3' high, LRSC cap
191 5/8" IRS, LRSC cap, 1.2' high
192 5/8" IRS, LRSC cap, 0.4' high
193* 5/8" IRS, LRSC cap, 1' high
194* 5/8" IRS, LRSC cap, 0.4' high, not found in 2015
195 Conc Mon Found with 5/8" Iron Rod, not called for
198* 5/8" IRS, LRSC cap, 1.2' high, disturbed by blasting
377* 5/8" IRS, LRSC cap, 0.7' high, disturbed by blasting
277 Location of iron rod #377
521 Location of iron rod #198
123 1/2" iron rod found, bent over about 0.5'
826 1/2" iron rod per Reference #6, DRMLS613 cap, 6" high
* Pins set in 2013

MONUMENT TABLE:

120 5/8" IRS, LRSC cap, 0.3' high
121 5/8" IRS, LRSC cap, 0.4'
122 5/8" IRS, LRSC cap, 0.4' high
124 5/8" IRS, LRSC cap, flush
126 5/8" IRS, LRSC cap, 0.9' high
127 5/8" IRS, LRSC cap, 1' high
128 5/8" IRS, LRSC cap, 0.8'
129 5/8" IRS, LRSC cap, 1'
130 5/8" IRS, LRSC cap, 1.1'
131 5/8" IRS, LRSC cap, 1'
132 5/8" IRS, LRSC cap, 0.4', Point On Line
* Pins set in 2015

REFERENCES:

1. Plan of Land in Stowe & Cambridge, Vermont, Property of Mt. Mansfield Company, Inc., by J.P.R. Associates, Inc., January 1977, Job #75-67
2. Plan by C. Lord, 1"= 40', dated 4/58, in Map Book 7
3. Southern Gateway Facility, Lease Amendment at Barnes Camp On Land of Mt. Mansfield Company, Inc., Being Leased to The State of Vermont, by Stantec Consulting Services,Inc., November 19, 2002; Rev. April 13, 2007
4. Subdivision Plat, Spruce Peak at Stowe, by Little River Survey Company, LLC, dated June 2005, last revised Mar 2010, Job #03049-18
5. Liftline Drive Subdivision, Land of Spruce Peak Realty, LLC, by Little River Survey Company, LLC, Job #10715, Dec. 16, 2010, MB 19 P 57, Rev Aug 2013, MB 20 P 78; Rev Oct 2013, Job #10715/13944
6. Survey Of Property Of Spruce Peak Partnership, 79 Ski Club Lane (A.K.A. Lift Line Drive), by Grenier Engineering, P.C., January 2011, Job #M-808-114
7. Land of Mt. Mansfield Co., Inc., Being Conveyed To Spruce Peak Realty, LLC, by Little River Survey Company, LLC, Nov 2015, Job #15109, MB 21 P 67, Slide 1190C
8. Quitclaim Deed from Mt. Mansfield Co., Inc. to Spruce Peak Realty, LLC dated November 20, 2015 and filed in the Stowe Land Records on November 23,2015; Corrective Quitclaim Deed, Mt. Mansfield Co., Inc. to Spruce Peak Realty, LLC, dated and filed November 25, 2015, B 927 P 140.
9. Deeds to Spruce Peak Realty, LLC: 624/337; 849/267
10. Land Of Mt. Mansfield Co., Inc. Being Conveyed to Spruce Peak Realty, LLC, by Little River Survey Company, LLC, Nov 2015, Job #15109
11. Switchback Terrace Subdivision, Land Of Spruce Peak Realty, LLC, by Little River Survey Company, LLC, Nov 2015, Job #15109, Rev Oct 2018, Rev Aug 2019, Job #18377
12. Irrevocable Offer of Dedication, Spruce Peak Realty, LLC to the Town of Stowe, dated December 17, 2015. Exhibit A: Liftline Drive, Exhibit B: Switchback Terrace (Lane)
13. Spruce Peak Subdivision, Lot Revisions, Lots 22A, 23, 33, 41, 45, 50, by Little River Survey Company, LLC, April 2017, Job #17224
14. Underground Municipal Water and Sewer Utility Easement Map On Land Of Spruce Peak Realty, LLC, Mt. Mansfield Co., Inc., Stowe Mountain Club, LLC, Spruce Peak Master Owners' Association, Inc., 7320 Mountain Road, Stowe, Lamoille County, Vermont, by Little River Survey Company, LLC, April 2016, last revised September 2017
15. Easement Areas Over Lands of VR US Holdings II, LLC, by Little River Survey Company, LLC, June 2019, Job #19418
16. Switchback Terrace Subdivision, Land Of Spruce Peak Realty, LLC, Nov 2015, Rev Oct 2018, Aug 2019, Job #15109/18377; Oct 2022, Job #19418
17. Act 250 Permit 5L1338(Alt)-17B
18. Easement over Homesites 61-64, Lots 6-9, Book 1055 P327
19. Lot 23 and Lot 24 Boundary;y adjustment, Land Of Spruce Peak Realty, LLC, by Little River Survey Company, LLC, Nov 2018, Job #03049-18

NOTES:

1. Bearings are based on Vermont Grid North.
2. Highway limits assumed 3 rods wide centered on the traveled way.
3. Easements and encumbrances, recorded and unrecorded may exist.
4. There is an access and utility easement to Spruce Peak Partnership, LLC and the Liftline Drive Subdivision from Route 108.
5. Buried utilities shown are based on information provided by Salvas Paving, Inc. to CEA Associates. Surface utility features were located in Oct 2013 in the vicinity of Lot 1.
6. Per DRB requirements: "A registered engineer shall certify that any new private roads were constructed in accordance with the DRB-approved specifications. Such certification shall be required for any section of road serving a new development before a Certificate of Occupancy is issued for said development."
7. 4/23/2015 Stowe Fire Department requirements:
   1. No parking signs to be included along all sections of the road.
   2. Road to be the first to receive winter maintenance at Spruce Peak.
   3. Contractor to be on call for emergency service road maintenance.
   4. All buildings in this development (Switchback) to be sprinklered complying with NFPA guidelines.
8. All or parts of Lots 4-9 were conveyed to Spruce Peak Realty, LLC per Ref #8.

Each sheet numbered 1- 11 of 11 is an integral part of this document. This plat sheet meets the requirements of 27 VSA 1403 when included with the set. See sheet 1 of 11 for locus. Survey information is based on a total station survey and is consistent, except as noted, with previous surveys, field evidence and references shown to the best of my knowledge and belief. This sheet supersedes previous versions.

STATE OF VERMONT
PATRICK S. KULES 608
LICENSED LAND SURVEYOR

PLANNED COMMUNITY PLAT

SPRUCE PEAK AT STOWE

7320 Mountain Road

Vermont Route 108

Stowe, Lamoille County, Vermont

SHEET 10 OF 11

Rev: Nov 2013
Mar 2016 Jan 2019
May 2017 Apr 2023
Oct 2018
Nov 2018 See Sheet 9

Little River Survey Company, L.L.C.
P.O. Box 1147, 3283 Pucker Street
Stowe, Vermont 05672
Tel:(802)793-9673

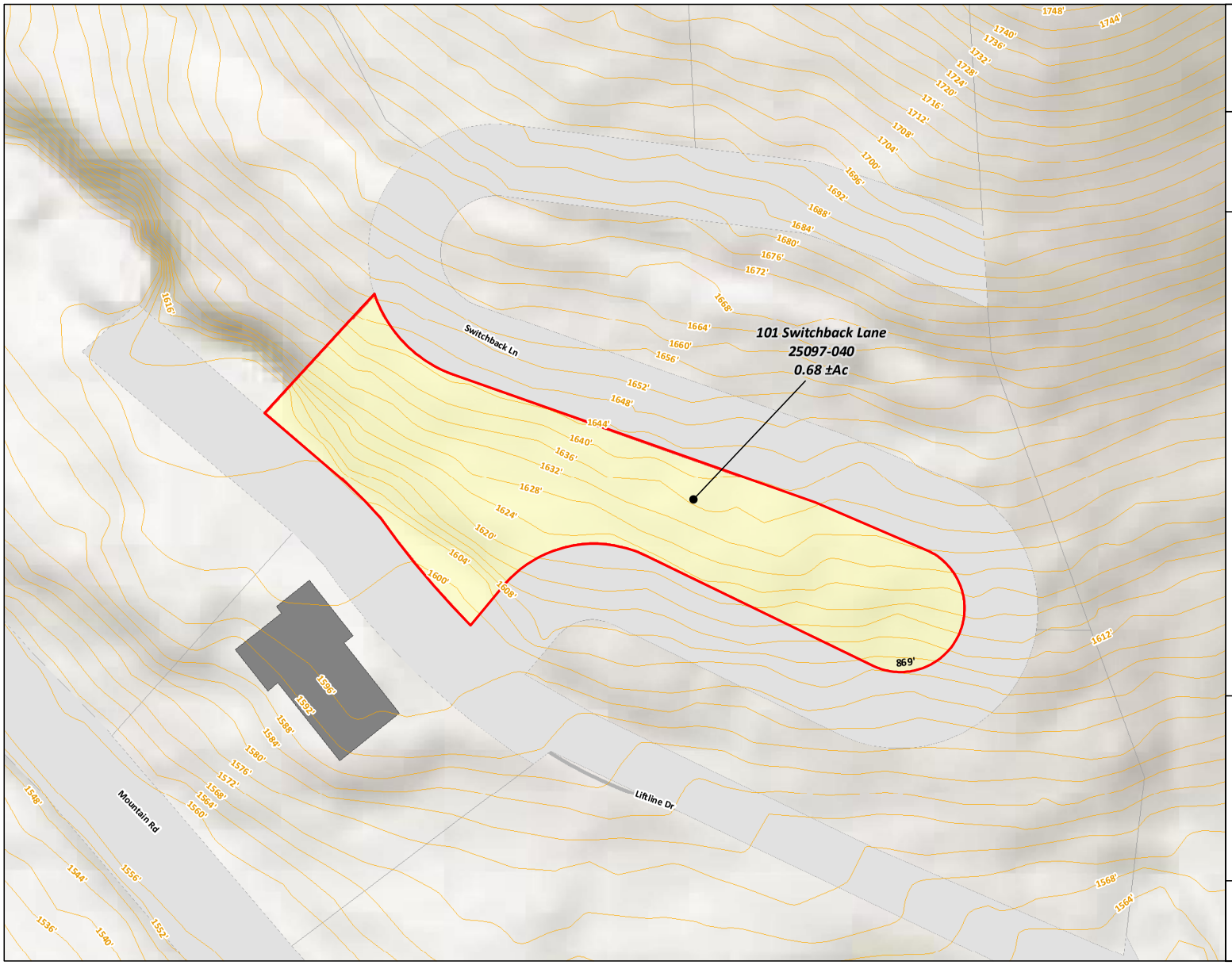
SCALE: 1" = 60'
DRAWN BY: PSK
CHECK BY: WMK
DATE: Apr 2011
JOB: 03049-20

F:\Jobs03\03049-20\ARCHIVE2\Sub 2023\2023-Mar-F.dwg

The recordable plat is original ink on mylar.

Barcode ID: 453957 Type: MAP
File# 1280A
BK 24 PG85

Received for Record at Stowe, VT
On 05/02/2023 at 11:49:00 AM
Attest: Lindsay Turiello, Acting as Town Clerk



Gates of Valhalla LLC

Stowe, VT

Base Plan

LEGEND

- Subject Property - 0.68 ±Ac
- Adjacent Properties
- Building Footprints
- Contours (4 ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/07/25

Project Number: VT1552

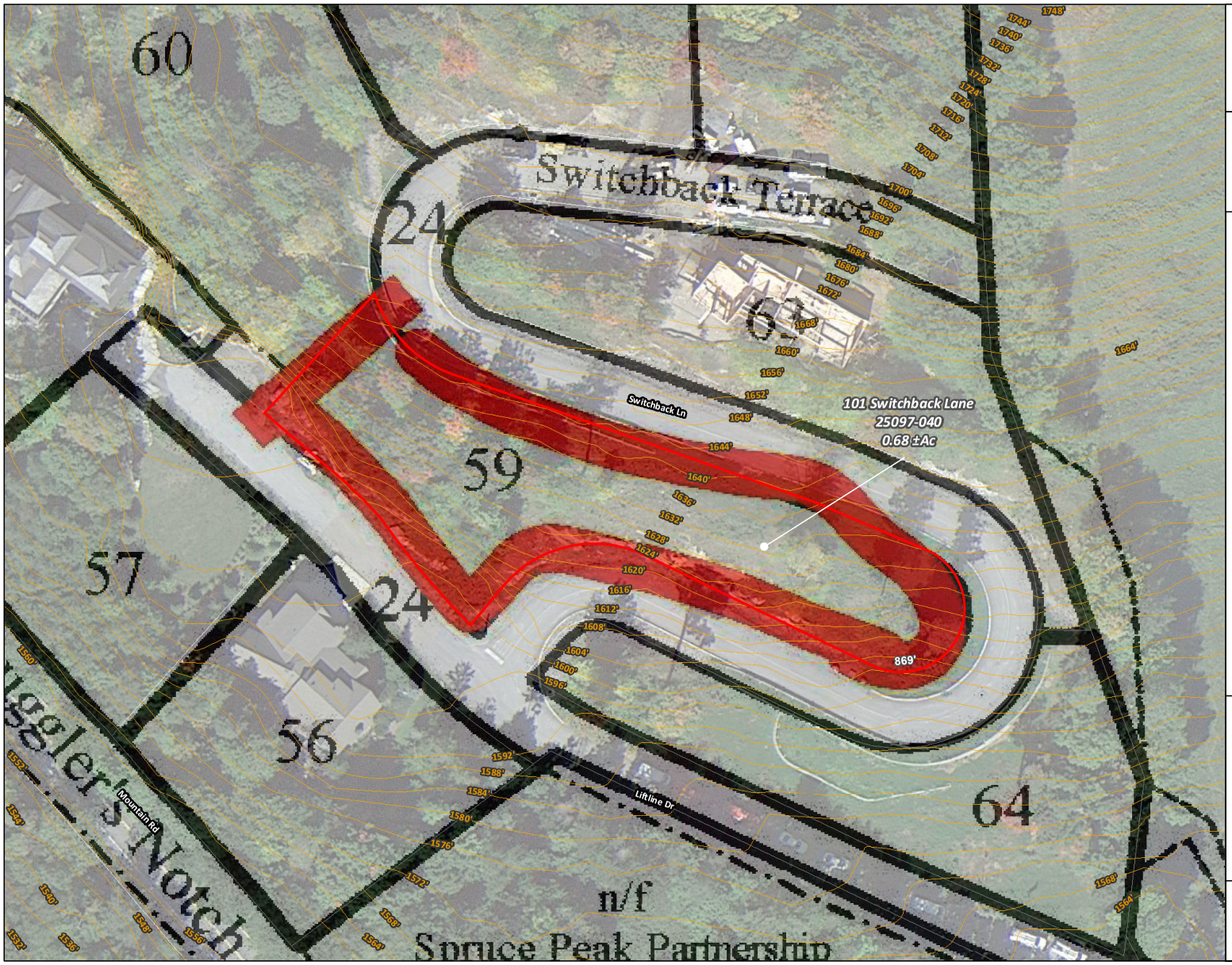
0 25 50 100 Feet

Scale: 1 " = 50 '

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

LandVest

Document Name: VT1552 base



Gates of Valhalla LLC

Stowe, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 0.68 ±Ac
- Adjacent Properties
- Contours (4 ft)



Notes:
Credits: 2023 imagery from Google Earth map service.

Date: 07/07/25

Project Number: VT1552

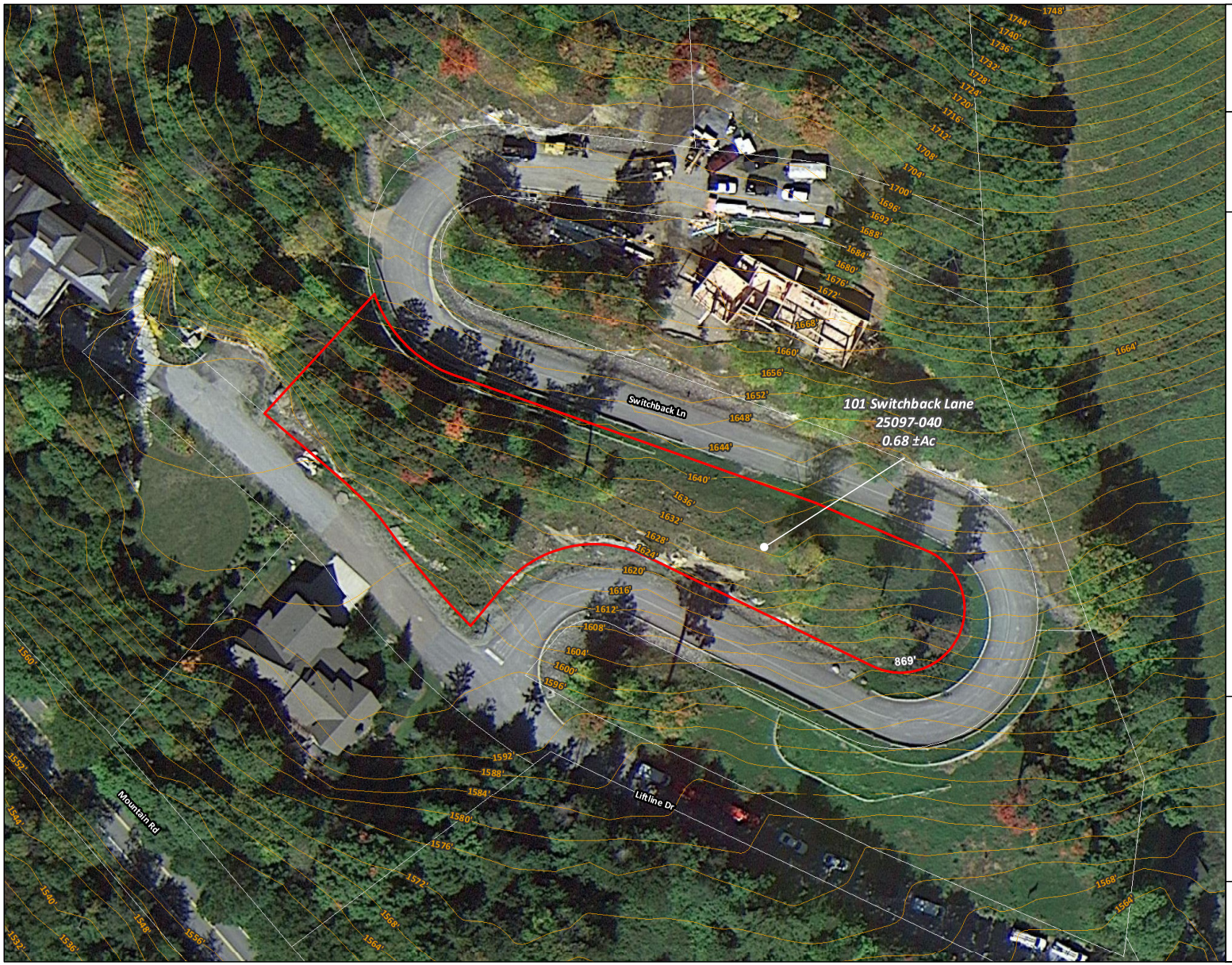
0 25 50 100 Feet

Scale: 1 " = 50 '

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

LandVest

Document Name: VT1552 ortho



Gates of Valhalla LLC

Stowe, VT

Base Plan Orthophotograph

LEGEND

- Subject Property - 0.68 ±Ac
- Adjacent Properties
- Contours (4 ft)



Notes:
Credits: 2023 imagery from Google Earth map service.

Date: 07/07/25

Project Number: VT1552

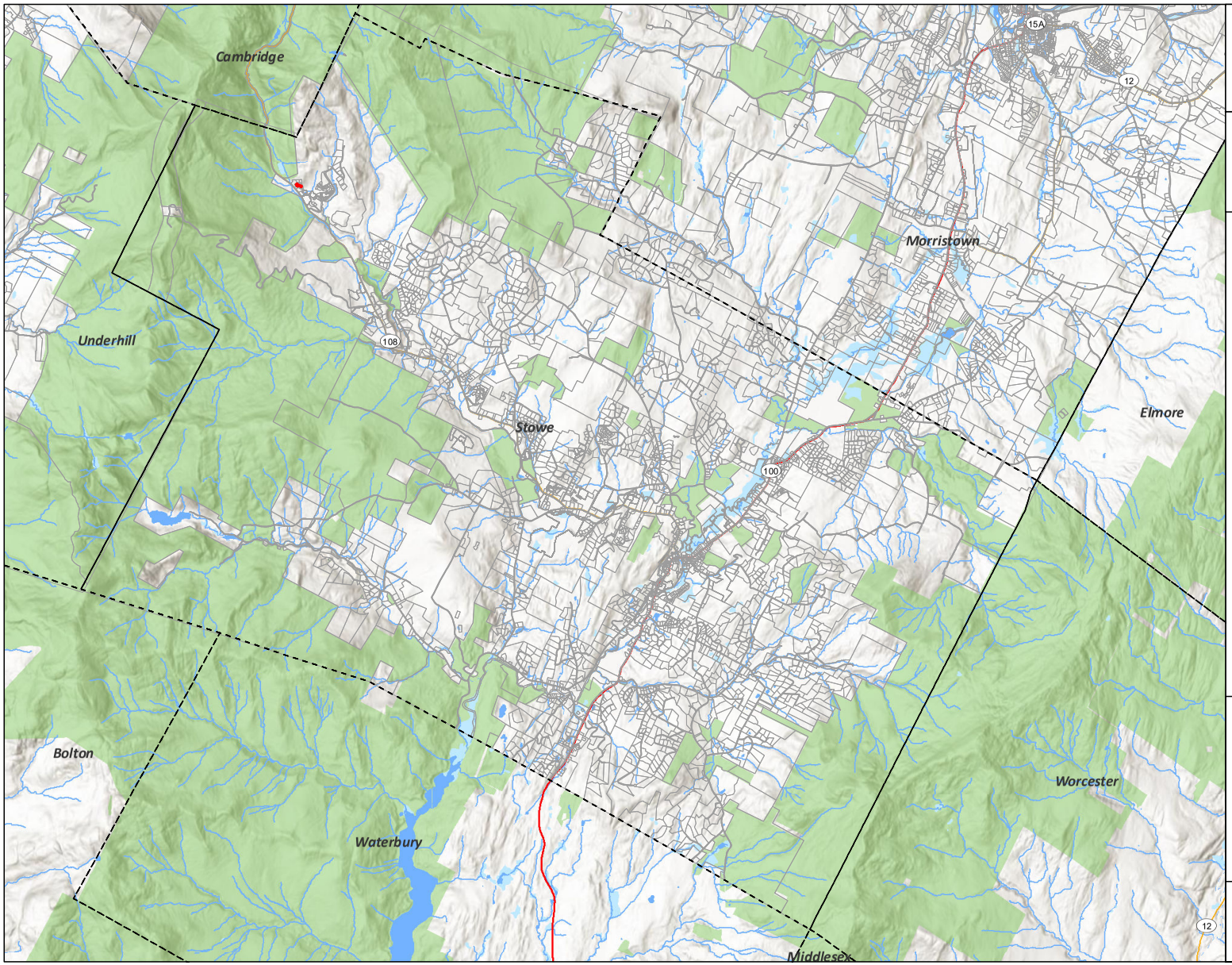
0 25 50 100 Feet

Scale: 1 " = 50 '

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

LandVest

Document Name: VT1552 ortho



Gates of Valhalla LLC

Stowe, VT

Town Locus

LEGEND

- Subject Property - 0.68 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 07/07/25

Project Number: VT1552

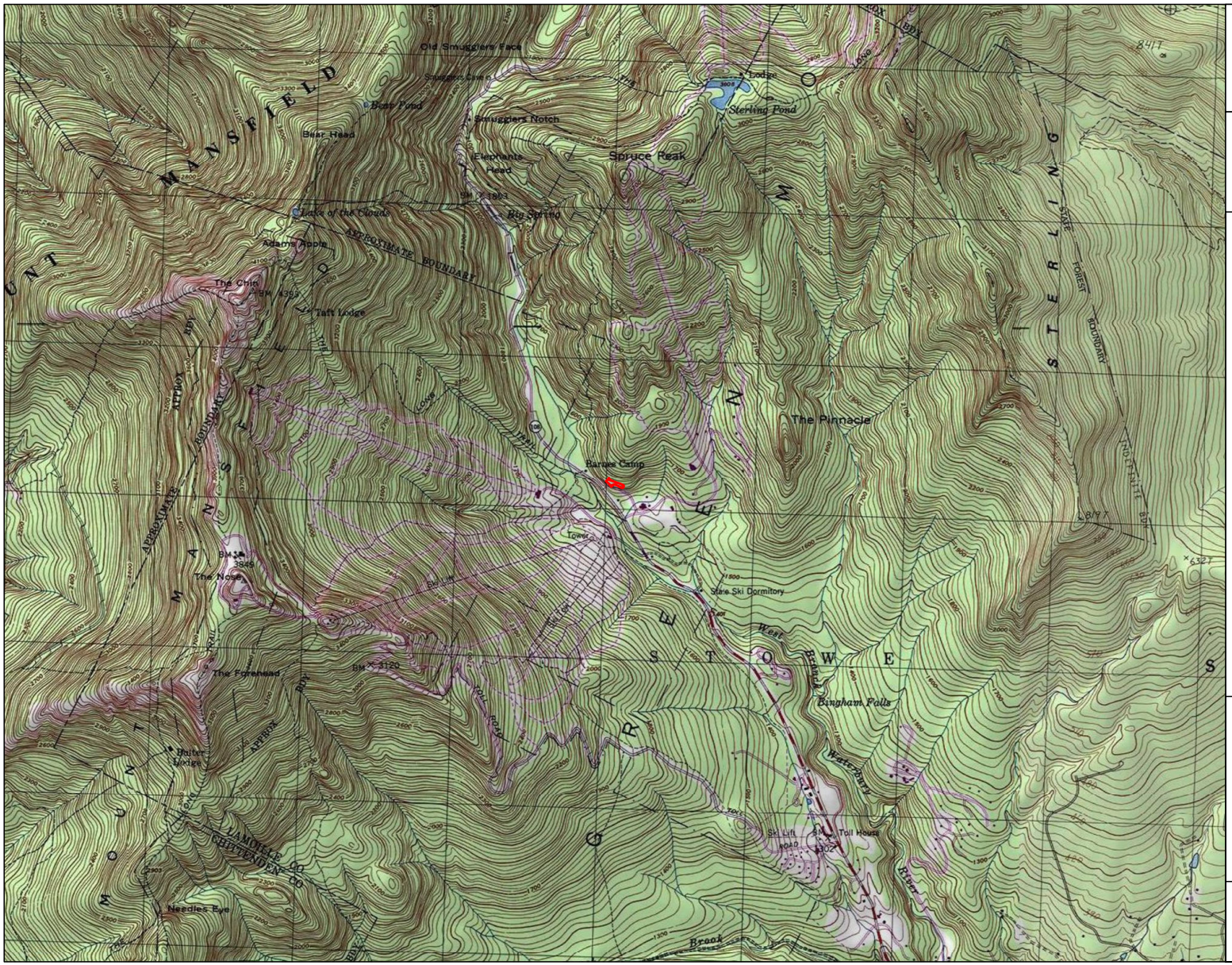
0 3,000 6,000 12,000 Feet

Scale: 1 " = 6,000 '

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

LandVest

Document Name: VT1552 town locus



Gates of Valhalla LLC

Stowe, VT

USGS Topographic Map

LEGEND

Subject Property - 0.68 ±Ac



Notes:
Credits: USGS Topo background from ESRI 'USA Topo Map' map service.

Date: 07/07/25

Project Number: VT1552

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

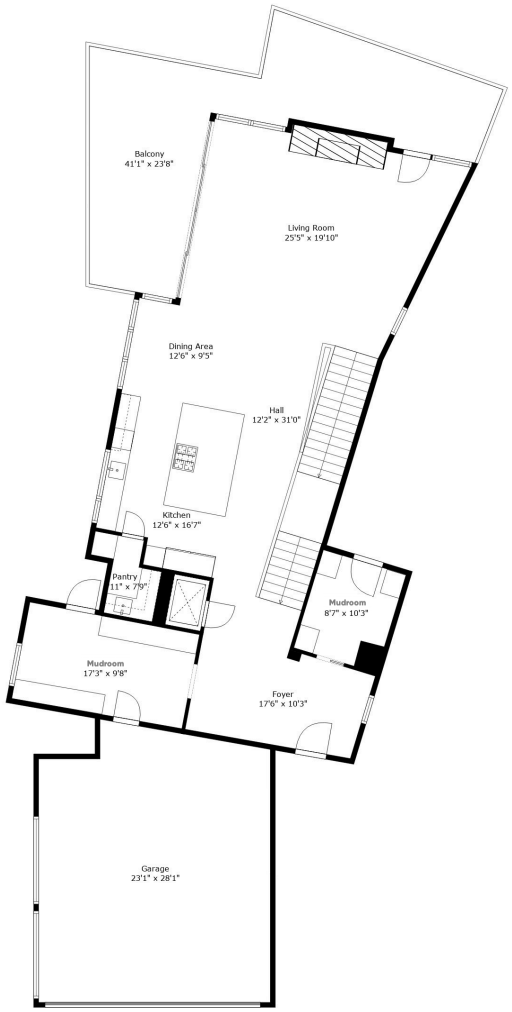
This plan is conceptual only and is not represented as an engineered plan.

LandVest

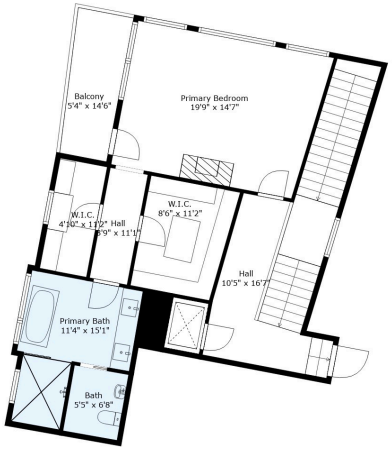
Document Name: VT1552 usgs topo plan



Floor 1



Floor 2

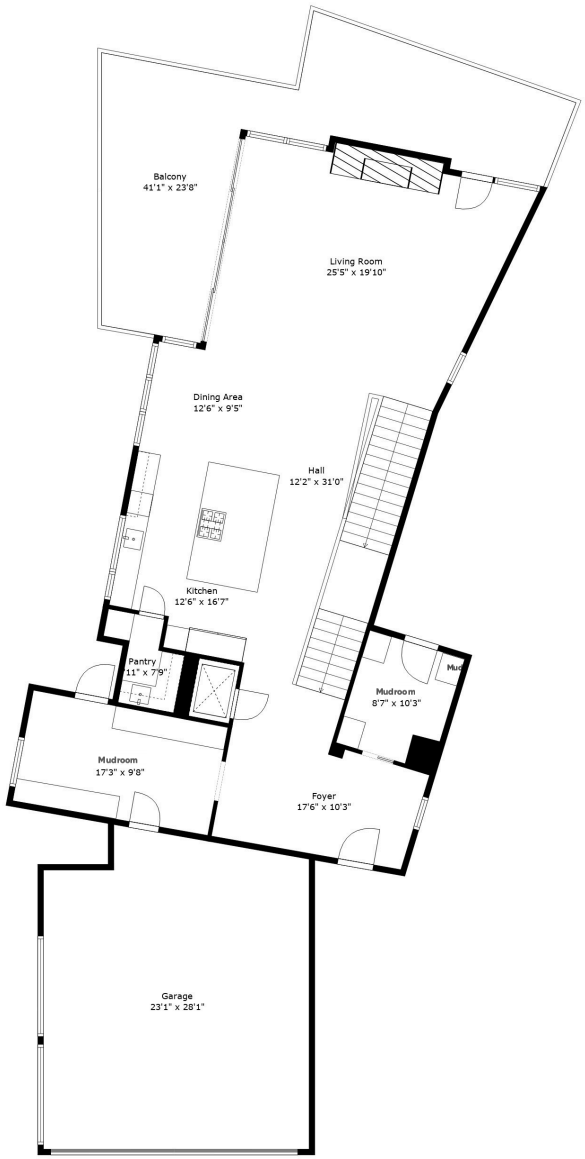


Floor 3

TOTAL: 4769 sq. ft

FLOOR 1: 2230 sq. ft, FLOOR 2: 1600 sq. ft, FLOOR 3: 939 sq. ft
EXCLUDED AREAS: UTILITY: 54 sq. ft, BALCONY: 735 sq. ft, PATIO: 815 sq. ft,
GARAGE: 604 sq. ft
WALLS: 350 sq. ft

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



TOTAL: 4769 sq. ft

FLOOR 1: 2230 sq. ft, FLOOR 2: 1600 sq. ft, FLOOR 3: 939 sq. ft
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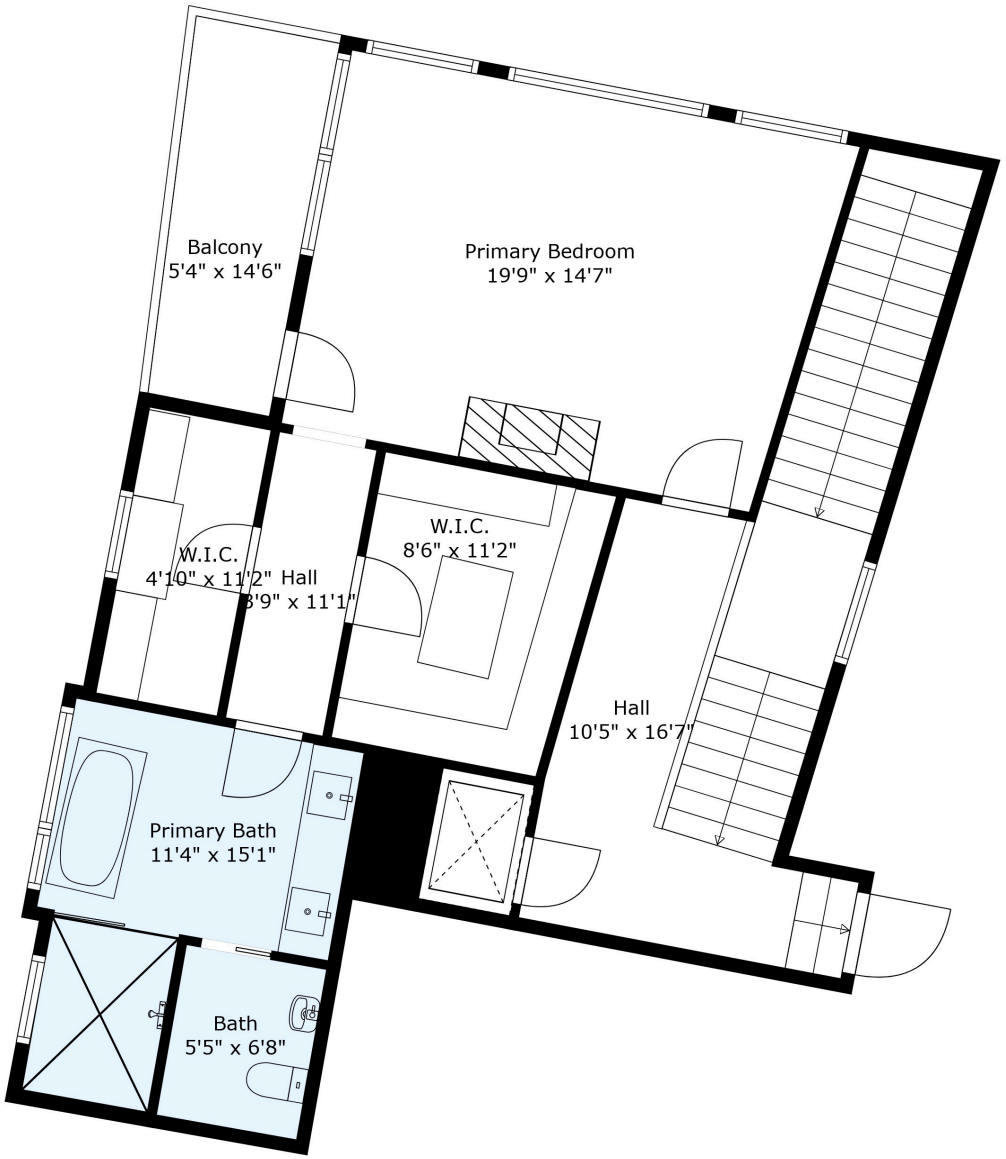
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

PAYABLE TO:
MAIL TO:

Town of Stowe

Town of Stowe
PO Box 730
Stowe, VT 05672
802-253-6133

TAX BILL

PARCEL ID	BILL DATE	TAX YEAR
25097.040	07/22/2026	26-27

Description: 0.68 AC & DWL
Location: 101 SWITCHBACK LANE

OWNER **GATES OF VALHALLA LLC**
1201 NORTH FEDERAL HIGHWAY #7520
FORT LAUDERDALE FL 33338

SPAN # 621-195-14449 **SCL CODE: 195**
TOTAL PARCEL ACRES **0.68**

FOR INCOME TAX PURPOSES

ASSESSED VALUE			NONHOMESTEAD
REAL	6,655,700		6,655,700
TOTAL TAXABLE VALUE	**6,655,700**		6,655,700
GRAND LIST VALUES	**66,557.00**		66,557.00

MUNICIPAL TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
Town	0.2343	x66,557.00=	15,594.28
Voter Approved Exemp	0.0023	x66,557.00=	153.08

Revised Bill

TOTAL MUNICIPAL TAX 15,747.36
MUNICIPAL STATE PAYMENT
MUNICIPAL NET TAX DUE

EDUCATION TAXES

TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
NON HOMESTEAD EDUCATION	1.1903	x66,557.00=	79,222.80

1.6430 (state rate) / 138.03% (CLA ÷ SA) = 1.1903

Payments	
1	08/17/2026
2	11/16/2026
3	02/16/2027
4	05/17/2027

TOTAL EDUCATION TAX 79,222.80
EDUCATION STATE PAYMENT
EDUCATION NET TAX DUE

TAX SUMMARY
Municipal + Education
TOTAL TAX **94,970.16**
TOTAL STATE PAYMENT
TOTAL NET TAX DUE

DETACH THE STUBS BELOW AND RETURN WITH YOUR PAYMENT

Town of Stowe
TAX YEAR 26-27

1ST PAYMENT DUE	
08/17/2026	
OWNER NAME	
GATES OF VALHALLA LLC	
PARCEL ID	
25097-040	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

Town of Stowe
TAX YEAR 26-27

2ND PAYMENT DUE	
11/16/2026	
OWNER NAME	
GATES OF VALHALLA LLC	
PARCEL ID	
25097-040	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

Town of Stowe
TAX YEAR 26-27

3RD PAYMENT DUE	
02/16/2027	
OWNER NAME	
GATES OF VALHALLA LLC	
PARCEL ID	
25097-040	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill

Town of Stowe
TAX YEAR 26-27

4TH PAYMENT DUE	
05/17/2027	
OWNER NAME	
GATES OF VALHALLA LLC	
PARCEL ID	
25097-040	
AMOUNT DUE	
AMOUNT PAID	0.00
BALANCE DUE	

Revised Bill