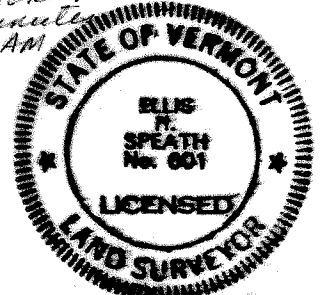


SITE PLAN FOR
VT. WANEE CAMP, INC.

TOWN HWY #9 HUBBARDTON, VERMONT

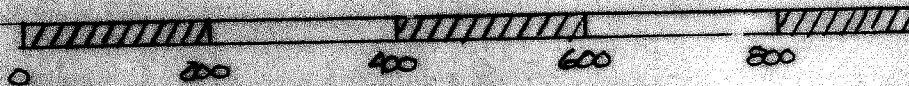
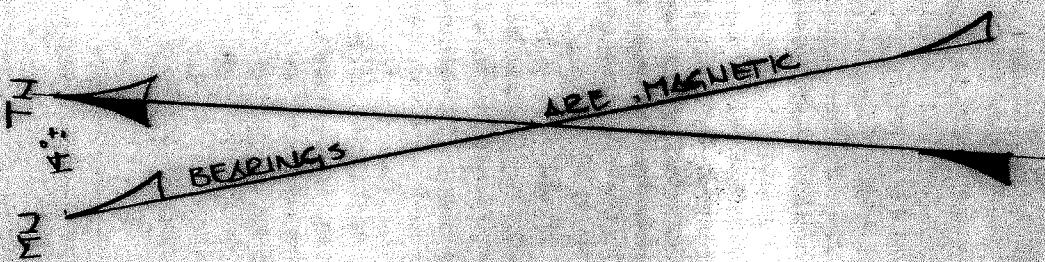
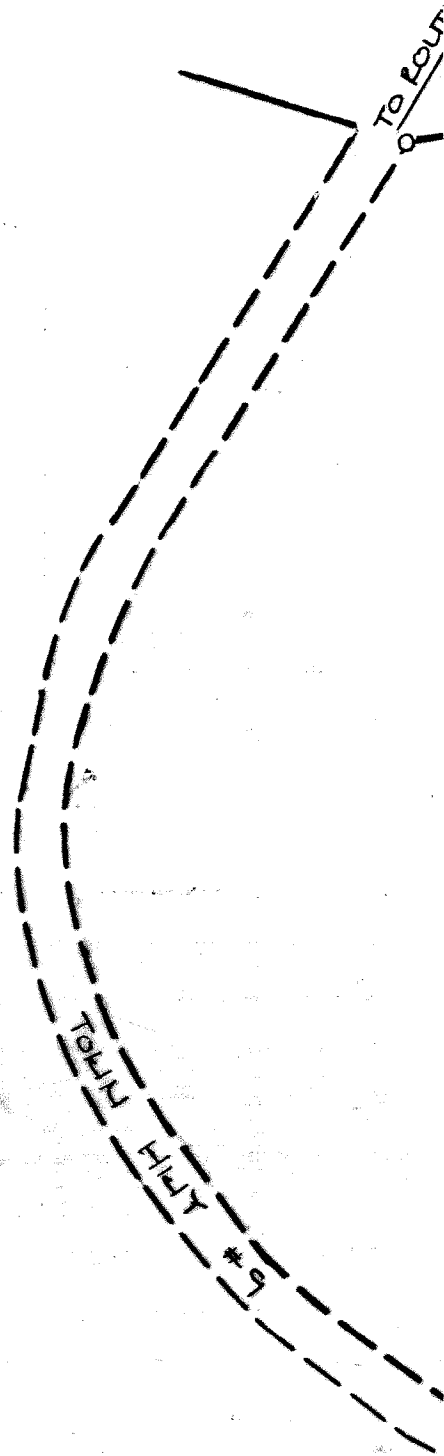
DRAWN BY: DD	SCALE: 1"=200'
DATE 8/21/90	SHEET 1 OF 1
REVISIONS	
ELLIS H SPEATH JR - LAND SURVEYOR NO. 601 PO BOX 903 MANCHESTER CENTER, VERMONT 05255 PHONE 802-362-4052 OR 362-4054	

10 o'clock +
30 minutes
at 11:00 AM
MEMBER AD 1990
TOWN CLERK
PAGE 68



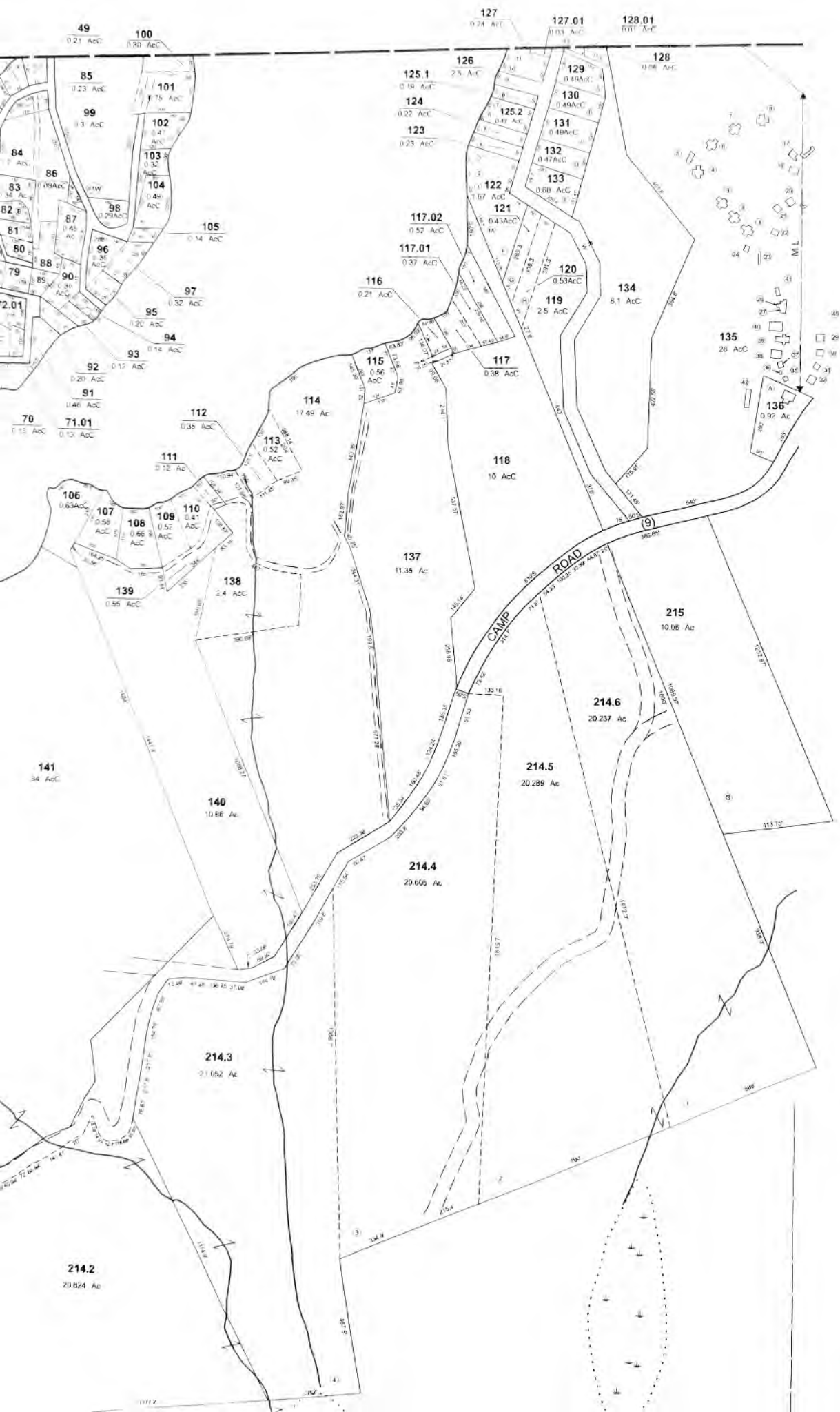
Ellis H. Speath Jr.

N/F VT. WANEE CAMP, INC.



SCALE 1" = 200'

DATE 1/4
Attest: [Signature]





101 Court Street, Middlebury, VT 05753 • 802-236-8324 • led-vt.com

October 27, 2025

Patriot Plots, LLC
Attn: Brian Desmarais, Owner
P.O. Box 1403
Canton, MA 02021

RE: Site and Soil Evaluation Results
Unimproved +/- 10.06-Acre Parcel
Camp Road, Hubbardton, VT
LED Project No. 25049

Dear Mr. Desmarais:

On Friday, October 24, 2025, Landmark Engineering & Design, LLC (LED) performed a site and soil evaluation at the above-referenced property to identify a potential area for a fully complying on-site soil-based wastewater disposal system and a potable water supply well, to support a proposed single-family residence. Soil testing was conducted by excavating a total of three (3) separate test pits located along the western portion of the subject parcel and approximately 95' north of the existing utility crossing (overhead power lines) that bisects the lot. This area is primarily wooded with a uniform and gradual northeast-facing slope. The vertical soil profile in each test pit was assessed to determine the soil type, texture, permeability, and depth to limiting factors (i.e., impervious soil, groundwater, and ledge) as they relate to the Vermont Chapter 1 Environmental Protection Rules (EPRs), to support a fully complying on-site soil-based wastewater disposal system to serve a proposed single-family residence. The location of the subject property is identified in **Figure 1**.

Prior to the site evaluation, LED identified the existing property boundaries of +/- 10.06 ac. parcel as shown on the Parcel Map provided as **Figure 2**. The property pins along Camp Road are easily visible and set above grade. Both property pins were marked with flagging and paint. Furthermore, LED identified and marked the eastern and western property boundary lines which consist of "blazes". The lot is bound to the north by Camp Road, to the east by a +/- 10.01-acre parcel containing a private residence (N/F Lands of McCuen), and to the west and south by unimproved parcels consisting of +/- 20.22-acres and +/- 31.03-acres, respectively.

The area targeted for soil evaluation is located along the western portion of the property which is accessed through an existing curb cut and woods road. This area is elevated and provides a gradual slope which is ideal for wastewater disposal and effluent dispersal. Ground topography consists of a uniform slope at approximately 10% with sufficient length along contour (>100') to site a wastewater disposal system. The test pit locations, in the area determined to be most suitable for wastewater disposal, are identified on a Ground Contour Map provided as **Figure 3**.

The three (3) soil profiles observed by LED are confirmed as being the "Pittstown" Soil Series which consists of very deep soils formed in till derived mainly from slate, phyllite, shale, and schist. The soil type and texture consist of fine sandy loam over channery loam as mapped by the VT Agency of Natural Resources and logged by the US Department of Agriculture (USDA). For reference, please see the attached USDA Soil Map provided as **Figure 4** and a brief description of the Pittstown soil profile provided as **Attachment A**. In general, the observed soil permeability is moderate to well drained with evidence of seasonal high groundwater, in the form of mottling, encountered at 24" below ground surface (bgs) with no evidence of groundwater or ledge to a depth of 60" bgs.

In conclusion, the naturally occurring soil characteristics meet the required "minimum site conditions" to support a "soil-based wastewater disposal system", as defined by Sections 1-201(62) and 1-201(93), respectively per the VT Chapter 1 EPR. As a result, the observed soils will support a mound-type wastewater disposal system, requiring 1' of sand beneath the stone infiltration bed, thereby maintaining forty-eight inches (48") of vertical separation from ledge and thirty-six inches (36") of vertical separation from seasonal high ground water.

RECOMMENDATIONS

Additional recommendations related to subject parcel are as follows:

- Proceed with the design and permitting of a new single-family residence, served by an on-site potable water supply well and an on-site soil-based wastewater disposal system in accordance with Vermont Chapter 1 EPR.
- Draft an "Existing Conditions Site Plan" to define the limits of the complying wastewater disposal area and calculate the required system size necessary to accommodate the proposed residence.
- Establish site specific elevations necessary to generate a ground contour map which is required to accurately delineate protective isolation shields around existing and proposed potable water supply wells and to confirm adequate separation per Sections 1-201(74) and 1-1105(a) of the Chapter 1 EPRs.

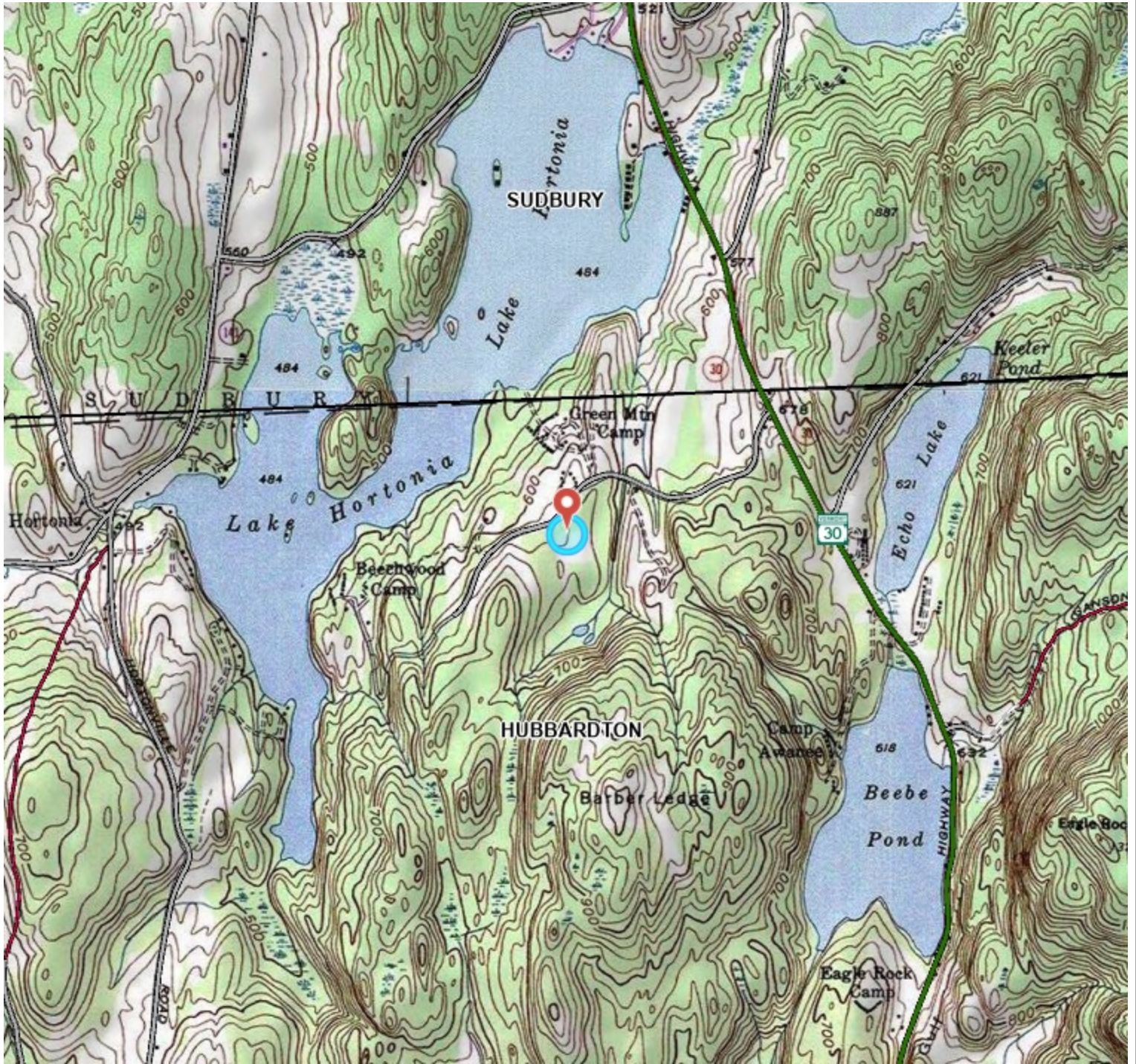
Please let us know if you have any questions related to the information presented above and the attachments herewith. In the meantime, LED will provide you with an agreement for additional design and permitting services to assist with the proposed development of the subject parcel.

Sincerely,
Landmark Engineering & Design, LLC



Elias J. Erwin, LD
Principal

FIGURE 1
Site Location Map



LEGEND

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail

LANDMARK ENGINEERING & DESIGN, LLC
 101 Court Street, Suite A
 Middlebury, VT 05753
 Phone: (802) 236-8324, (802) 558-8317
 Web: www.led-vt.com

NOTES

Patriot Plots, LLC.
 Camp Road
 Hubbardton, VT 05733
 SPAN: 300-095-10258
 PID: 20/215.
 ACRES: +/- 10.06

1: 24,000

October 26, 2025



WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 2000 Ft. 1cm = 240 Meters
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

FIGURE 2
Parcel Map



- LEGEND**
- Parcels (standardized)
 - Roads
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)

LANDMARK ENGINEERING & DESIGN, LLC

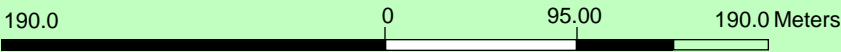
101 Court Street, Suite A
 Middlebury, VT 05753
 Phone: (802) 236-8324, (802) 558-8317
 Web: www.led-vt.com

NOTES

Patriot Plots, LLC.
 Camp Road
 Hubbardton, VT 05733
 SPAN: 300-095-10258
 PID: 20/215.
 ACRES: +/- 10.06

1: 3,736

October 26, 2025



WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 311 Ft. 1cm = 37 Meters
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

FIGURE 3
Ground Contour Map



LEGEND

- Contours - LiDAR 1ft.
 - Contour Line, Index Major
 - Contour Line, Index Minor
 - Contour Line, Intermediate Even
 - Contour Line, Intermediate Odd
- Parcels (standardized)
- Roads
 - Interstate

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NOTES

Patriot Plots, LLC.
Camp Road
Hubbardton, VT 05733
SPAN: 300-095-10258
PID: 20/215.
ACRES: +/- 10.06

1: 1,005

October 24, 2025




FIGURE 4
USDA Soil Map



LEGEND

- Soils
 - Association
 - Consociation
 - Undifferentiated group
 - Complex
 - <all other values>
- Parcels (standardized)
- Roads


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 Middlebury, VT 05753
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NOTES

Patriot Plots, LLC.
 Camp Road
 Hubbardton, VT 05733
 SPAN: 300-095-10258
 PID: 20/215.
 ACRES: +/- 10.06

1: 2,818

October 26, 2025




WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 235 Ft. 1cm = 28 Meters
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT A
USDA Soil Description

PITTSTOWN

[OSD](#)
[Lab Data](#)
[Water Balance](#)
[Sibling Summary](#)
[Competing Series](#)
[Shared Subgroup](#)

[Block Diagrams](#)
[Map Units](#)
[Extent](#)

Official Series Description

LOCATION PITTSTOWN MA+NH NY RI VT

Established Series
 Rev. DGG-WHT-DAS
 12/2012

PITTSTOWN SERIES

The Pittstown series consists of moderately well drained soils formed in lodgement till derived mainly from slate, phyllite, shale, and schist. These soils are very deep to bedrock and moderately deep to a densic contact. They are nearly level through moderately steep soils on uplands. Slope ranges from 0 through 25 percent. Saturated hydraulic conductivity is moderately high or high in the mineral solum and moderately low or moderately high in the substratum. Mean annual temperature is about 49 degrees F. (9 degrees C.), and mean annual precipitation is about 45 inches (1143 millimeters).

TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Aquic Dystrudepts

TYPICAL PEDON: Pittstown loam, cultivated field. (Colors are for moist soil unless noted.)

Ap --0 to 10 inches (0 to 25 centimeters); very dark grayish brown (10YR 3/2) loam, light brownish gray (10YR 6/2) dry; moderate medium granular structure; friable; 10 percent phyllite fragments; very strongly acid; abrupt smooth boundary.

Bw1 --10 to 18 inches (25 to 46 centimeters); olive brown (2.5Y 4/4) loam; weak medium granular structure; friable; 10 percent phyllite fragments; very strongly acid; abrupt smooth boundary.

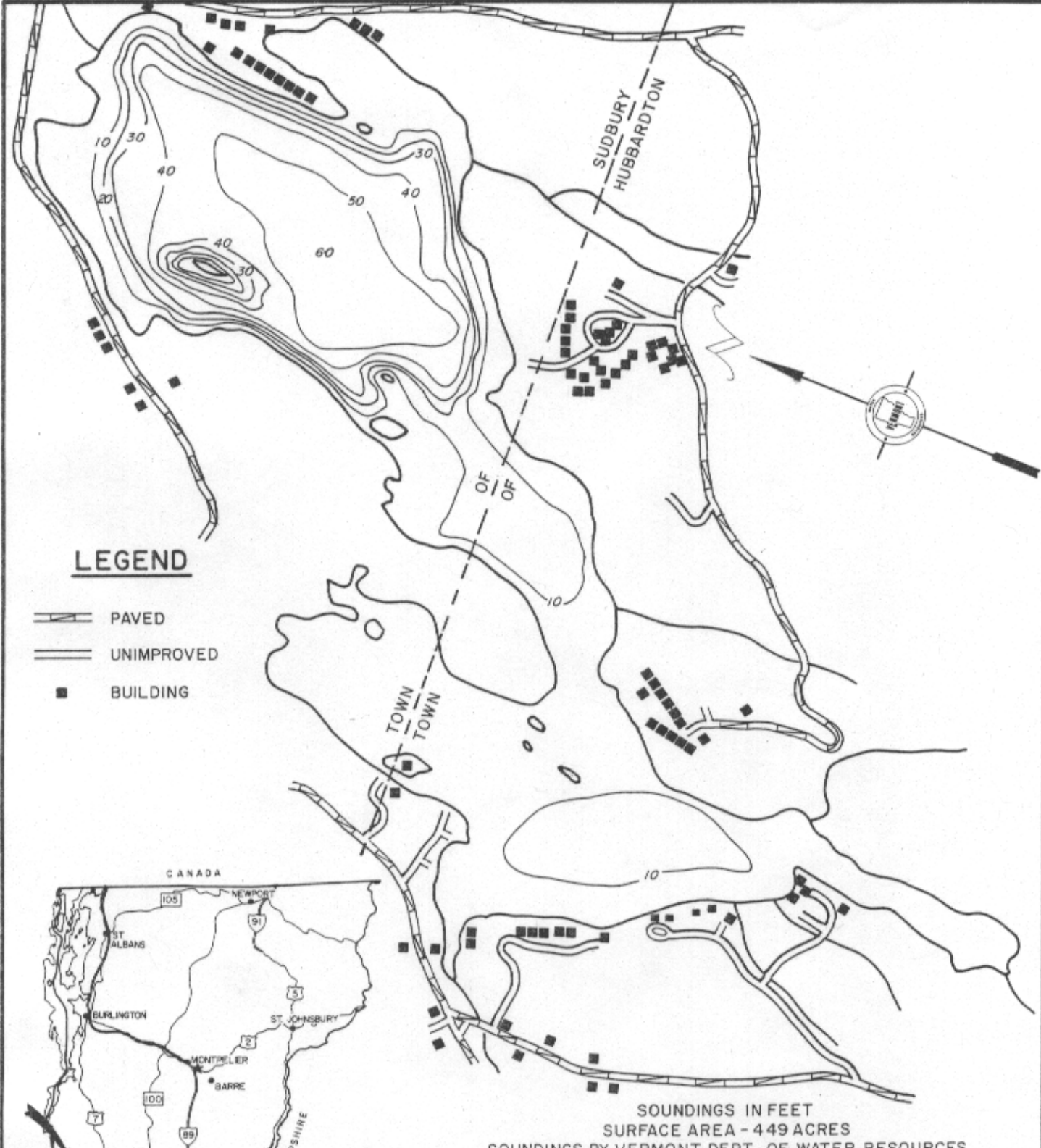
Bw2 --18 to 29 inches (46 to 74 centimeters); olive (5Y 4/3) channery loam; massive; friable; 15 percent phyllite fragments; common medium prominent dark yellowish brown (10YR 4/4) masses of iron accumulations and common medium distinct gray (5Y 5/1) iron depletions; very strongly acid; abrupt smooth boundary.

Cd --29 to 65 inches (74 to 165 centimeters); olive (5Y 5/3) channery loam; massive; very firm, brittle; 20 percent phyllite fragments; many coarse prominent dark yellowish brown (10YR 4/4) masses of iron accumulation and many coarse distinct olive gray (5Y 5/2) iron depletions; very strongly acid.




Evidence of Seasonal High Groundwater encountered at or below 24" on-site.

No Evidence of Groundwater or Ledge at or below 60" on-site.

TYPE LOCATION: Bristol County, Massachusetts; Town of Somerset, 400 feet north of Wilbur Avenue, and 900 feet east of Brayton Point Road. Fall River, MA quadrangle: Latitude 41 degrees, 43 minutes, 25 seconds N. and Longitude 71 degrees, 10 minutes, 35 seconds W., NAD 1927.



LEGEND

-  PAVED
-  UNIMPROVED
-  BUILDING

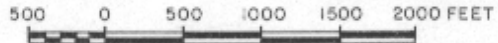


LOCATION MAP

SOUNDINGS IN FEET
 SURFACE AREA - 449 ACRES
 SOUNDINGS BY VERMONT DEPT. OF WATER RESOURCES

LAKE HORTONIA

TOWN OF SUDBURY
 TOWN OF HUBBARDTON
 RUTLAND COUNTY



Drawn By <i>g.m.d.</i>	DEPARTMENT OF  WATER RESOURCES VERMONT MONTPELIER, VERMONT	Sounding Date SEPT., 1960
Checked By		Revised
Date Drawn 6/15/82		

Isabel M. Fullana to Patriot Plots, LLC

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that I, **ISABEL M. FULLANA**, of San Juan, Puerto Rico, Grantor, in the consideration of TEN OR MORE Dollars, paid to my full satisfaction by **PATRIOTPLOTS LLC**, of Bethlehem, in the County of Northampton and State of Pennsylvania, Grantee, by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said, **PATRIOTPLOTS LLC**, and its successors and assigns forever, a certain piece of land and all improvements thereon situated in the Town of Hubbardton, in the County of Rutland and State Vermont, described as follows:

Being all and the same land and premises conveyed to Andres J. Garcia-Arrequi (now deceased) and Isabel M. Fullana by Warranty Deed of Vermont Wanee Camp, Inc., dated December 11, 1990, and recorded in Volume 31, Page 205 of the Town of Hubbardton Land Records, and being further described therein as follows:

Being a portion of the Vermont Wanee Camp, Inc. property located off the southerly side of Hubbardton Town Highway No. 9 in the Town of Hubbardton, Vermont, and described as follows:

Beginning at an iron pin in the southerly line of Town Highway No. 9, said pin marking the northwest corner of lands and premises now or formerly of Samuel Azizo, et al, commonly known as Lot F of the Vermont Wanee Camp subdivision, thence proceeding S 89 degrees 04' 39" W a distance of 388.65' along said southerly line of Town Highway No. 9 to an iron pin set; thence turning and proceeding S 7 degrees 49' 53" E a distance of 1089.97' along the easterly border of lands now or formerly of Charles F. and Mary F. Miller, to an iron pin; thence turning and proceeding S 82 degrees 30' 42" E, a distance of 413.75' to an iron pin set; thence turning and proceeding N 8 degrees 35' 13" W a distance of 1152.87' along the easterly border of lands now or formerly of Azizo, et al., to the place of beginning. Containing 10.06 acres, more or less.

Reference is made to a survey plan of Ellis H. Speath, Jr., Civil Engineer, dated August 21, 1990, to be recorded in the Town of Hubbardton Land Records.

Subject to a powerline easement of record to Central Vermont Public Service Corporation.

Together with the non-exclusive right, in common with the Grantor and others, to use and enjoy a certain parcel of real estate situated in the Towns of Hubbardton and Sudbury, County of Rutland and State of Vermont, described as follows:

Being a portion of the lands and premises, together with the same rights, privileges and easements, and subject to the same conditions, reservations and exceptions, conveyed to Vermont Wanee Camp, Inc. by deed of Samuel J. Duboff, dated December 27, 1963, and recorded in Book 18, Page 173 of the Town of Hubbardton Land Records and in Book 16, Page 348 of the Town of Sudbury Land Records, said portion being described as follows:

Beginning at an existing iron pipe located in the northerly line of the property now or formerly belonging to Samuel J. Duboff (said point of beginning being a distance of 324.87 feet on a bearing of S50 degrees 40'30" W from an existing iron pipe marking the northeast corner of the property in the Town of Hubbardton); thence S50 degrees 40'30" W a distance of 75' along a portion of the northerly line of the said Duboff property to a point; thence N39 degrees 48' W a distance of 905', more or less, to a point in the shoreline of Lake Hortonia; thence in a general northeasterly direction a distance of 100' along the shore of Lake Hortonia; thence S39 degrees 48' E a distance of 125', more or less; thence S11 degrees 30'E, a distance of 50', more or less; thence S39 degrees 48' E a distance of 710', more or less, to the point and place of beginning.

(All bearings in the above description are based on magnetic north (December 1974)).

Said use and enjoyment shall be limited to swimming, boating, picnicing and similar recreational activities, subject to the following conditions:

- (a) compliance with all reasonable rules and regulations posted by Vermont Wanee Camp, Inc., its successors or assigns, for the health, safety, enjoyment and comfort of all those entitled to use of the above-described common area.
- (b) prompt payment to Vermont Wanee Camp, Inc., its successors or assigns, upon demand, of a fair and equitable share of the costs of taxes, insurance, maintenance, and upkeep of the above-described common area.
- (c) prompt payment to Vermont Wanee Camp, Inc., its successors or assigns, of a fair and equitable share of the reasonable costs of any improvements made to the above-described common area.

Nothing herein shall be construed to allow the said Grantees, or their heirs or assigns to place any structures upon, make any alterations to, remove any timber from, or construct any improvements upon the above-described common area.

An equal sharing of any operating cost or improvement costs is acknowledged by the Grantees to be fair and equitable, absent fraud, oppression or overreaching.

By their acceptance hereof, said Grantees, for themselves, their heirs and assigns, agree to indemnify and hold harmless the said Vermont Wanee Camp, Inc., its successors and assigns, from and against all liability and loss, including reasonable attorney's fees, on account of any negligence or intentional wrongdoing by the said Grantees, their heirs, assigns, employees, agents, guests or invitees, on or about the above-described common area, granted herein.

Together with a right to use, in common with Vermont Wanee Camp, Inc., its successors and assigns, and others, a right-of-way 50' in width, leading from Hubbardton Town Highway #9 in an northerly and northwesterly direction to the afore-described common area. This right-of-way is for purposes of ingress and egress and Grantees covenant with Grantor, and with others granted a similar right, that they will not block or obstruct the right-of-way at any time, for any reason.



2007/08/22
 REVISION
 2007/08/22
 2007/08/22
 2007/08/22
 2007/08/22
 2007/08/22
 2007/08/22

It is a condition of this deed that the Grantees will share in the maintenance of said rights-of-way.

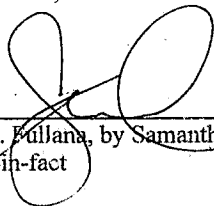
It is a further condition of this deed that no trailers or mobile homes shall be used for any purposes, and that no unregistered vehicles of any type shall be allowed to remain, on any of the lands conveyed to the Grantees by the Grantor herein.

By their acceptance hereof, Grantees assume and agree to pay an equitable share of the taxes to be assessed against the land and premises of which the aforesaid are a part for the 1990 tax year.

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


TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said, **PATRIOTPLOTS LLC**, and its successors and assigns, to their own use and behoof forever; and I, the said **ISABEL M. FULLANA**, for myself and my heirs, executors and administrators, do covenant with the said Grantee, **PATRIOTPLOTS LLC**, and its successors and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**; and I hereby engage to **WARRANT** and **DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I, **ISABEL M. FULLANA**, hereunto cause my hand and seal this 10 day of April, 2026.


P d A
Isabel M. Fullana, by Samantha L. Avant, her attorney-in-fact

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Colchester, this 10th day of April, 2026, personally appeared Samantha L. Avant, attorney-in-fact for Isabel M. Fullana and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed and the free act and deed of Isabel M. Fullana.

Before me: 
Notary Public
My commission number: _____
My commission expires: 01/31/2027

Lynn Vachereau
Notary Public
State of Vermont
Commission No. 157.0003419
My Commission Expires 1-31-27


Colchester • Montpelier
South Hero • St. Albans

ACKNOWLEDGEMENT
RETURN REC'D (INCLUDING
CERTIFICATES & IF REQ'D
ACT 250 DISCLOSURE
STATEMENT)
TOWN NUMBER
26-27
#3
SIGNED Reese Saari Not.
DATE 17th April 2026 AD CLERK
At 11:04 am

RECEIVED FOR RECORD
HUBBARDTON TOWN CLERK'S OFFICE
DATE 17th April 2026 A.D. At 11:04 am
Reese Saari ASST CLERK
A TRUE COPY



Vermont Mandatory Flood Disclosure



Date Prepared: 04/27/2026

Seller's Name(s): Patriot Plots, LLC - Brian Desmarais

Property Address: 10.06+/- Acres off Camp Road, Hubbardton, VT
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/firmette?latitude=43.744235&longitude=-73.203423> ; 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?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
1a	If yes, please describe:		
2	Does the seller maintain flood insurance on the Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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: Brian Desmarais dotloop verified 04/27/26 11:01 AM CST WZWE-VPZP-ORED-9LGR (Signature) (Date) Seller: _____ (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)