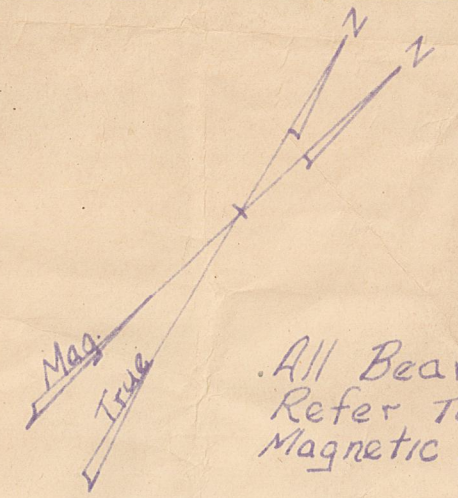
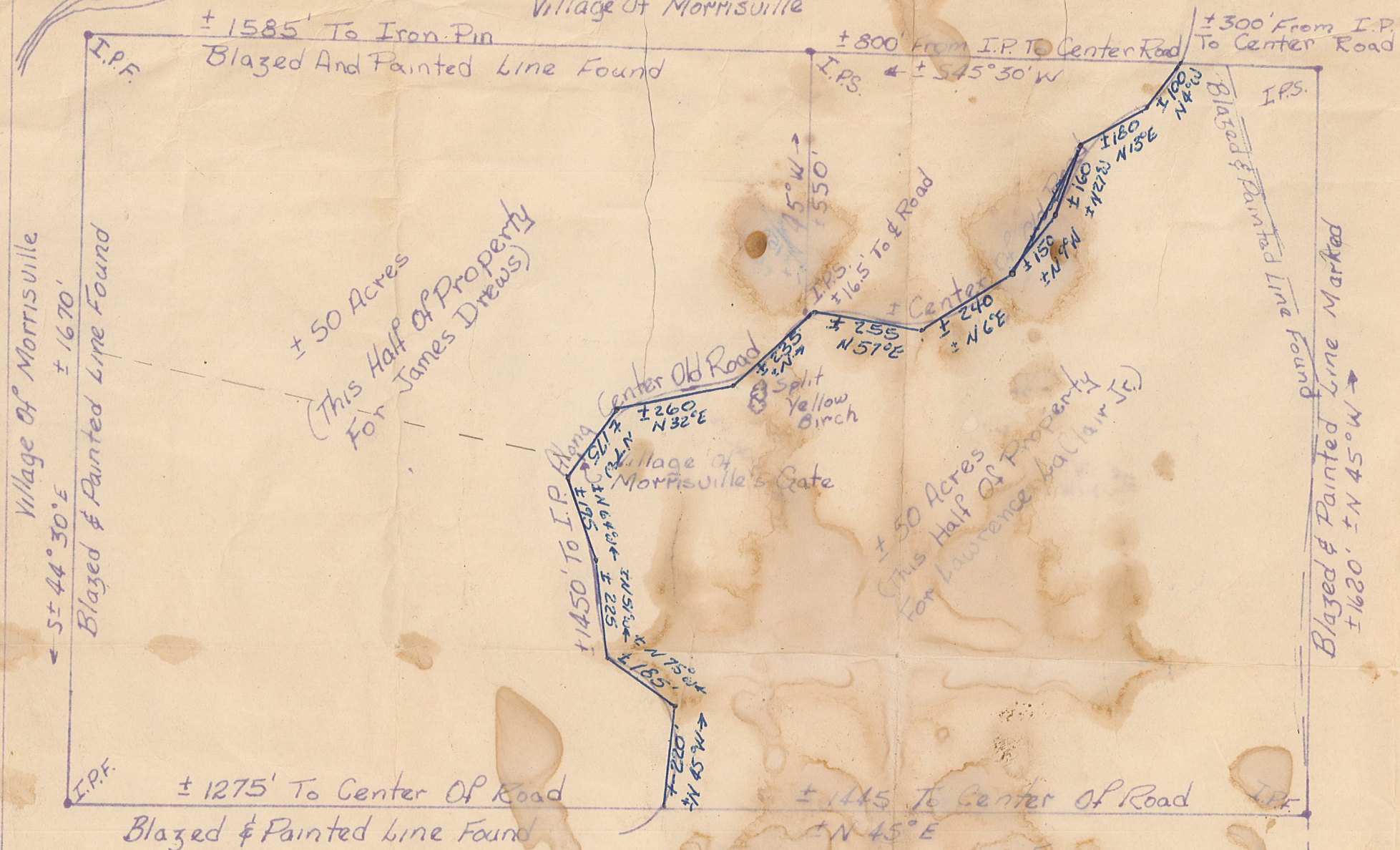


All Property Lines As Per LaGrair & Drews  
Hyde Park Land Records And Field Evidence  
± West Half Of Lot #54 - 3<sup>rd</sup> Division

Robert J. Adsit Jr. To Lawrence & Jeanette Lepine Br 39 Pg. 86

Village Of Morrisville



All Bearings Refer To Magnetic North

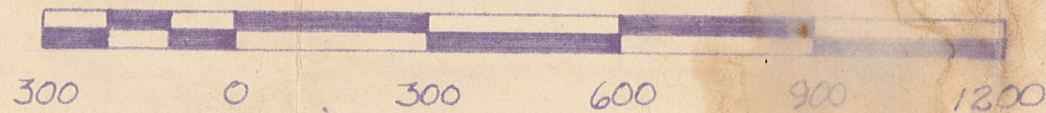
I.P.F. = Iron Pin Found  
I.P.S. = Iron Pin Set

Total Acres: ± 100



Frederick H. Reed

Dividing Line Along Center of Old Road ± 1450' To Iron Pin  
Thence ± N 45° W To Property Line, Thus Dividing The Property  
Into Two Equal Parts, Each Consisting Of ± 50 Acres



Scale 1 inch = 300 feet

Property Of  
Lawrence & Jeanette Lepine  
In The Town Of Hyde Park, Vt.  
Surveyed By: Frederick H. Reed  
S.L. #141  
Date: July, 1974



Robert J. Adcox Jr. To Lawrence & Jeanette Levine Ex 39 Pg. 86

Green  
River  
Reservoir

+ 1585' To Iron Pin  
Blazed And Painted Line Found

$\pm 800'$  From I.P. To Center Road  
I.P.  $\pm 545^{\circ}30'W$

~~Mag.~~  
~~True~~

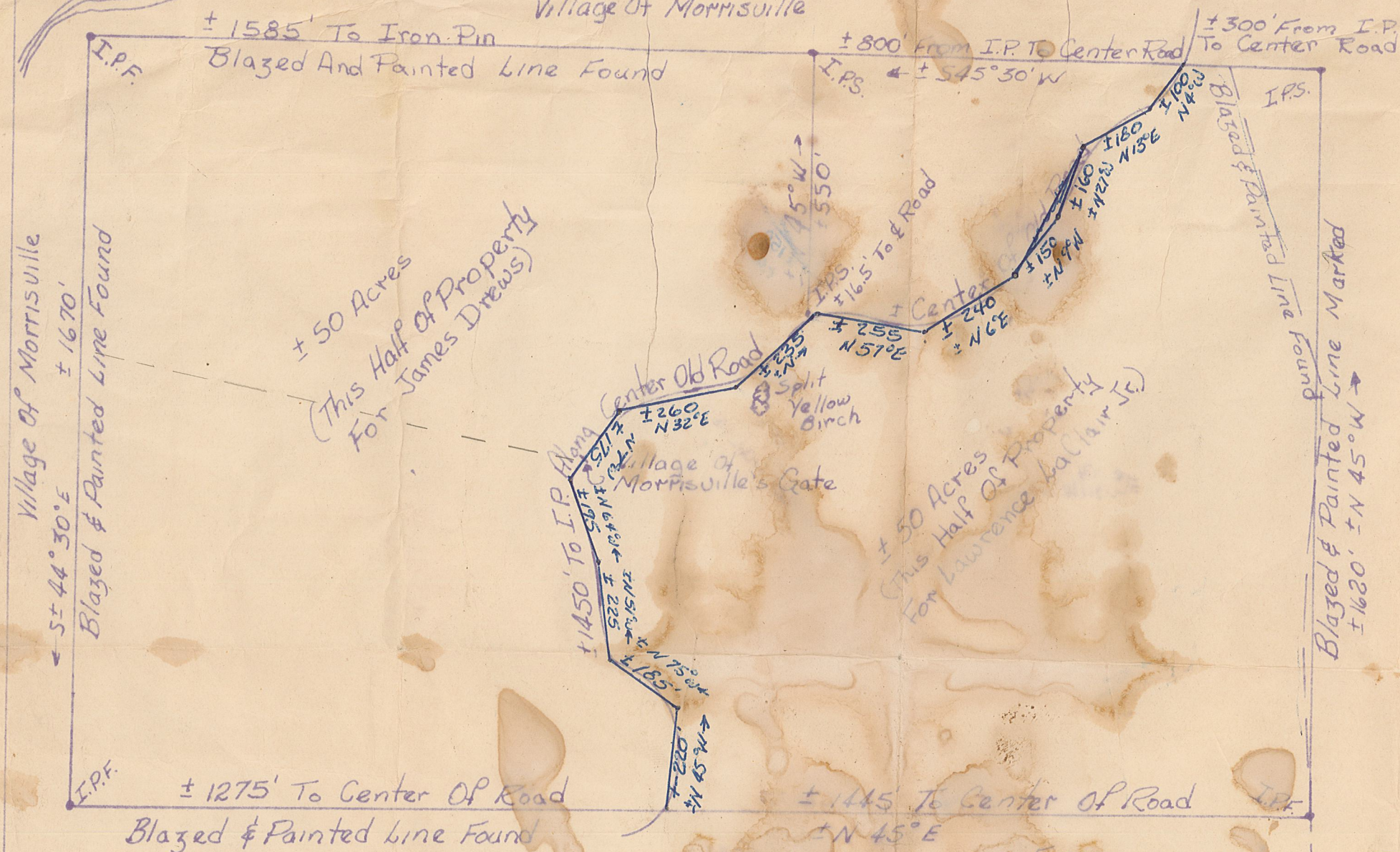
All Bearings  
Refer To  
Magnetic North

I.P.F. = Iron Pin Found  
I.P.S. = Iron Pin Set

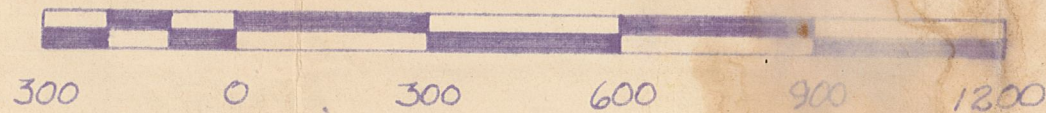
Total Acres:  $\pm 100$

Frederick H. Reed

Property Of  
Lawrence & Jeannette Lepine  
In The Town Of Hyde Park, Vt.  
Surveyed By: Frederick H. Reed  
S.L. #141  
Date: July, 1974



Dividing Line Along Center of Old Road  $\pm 1450'$  To Iron Pin  
Thence  $\pm N 45^\circ W$  To Property Line, Thus Dividing The Property  
Into Two Equal Parts, Each Consisting of  $\pm 50$  Acres



Scale 1 inch = 300 feet







Green  
River  
Reservoir

Village of Morrisville

± 800' From I.P. To Center Road / ± 300' From I.P. To Center Road  
I.P. ← ± 54° 30' W

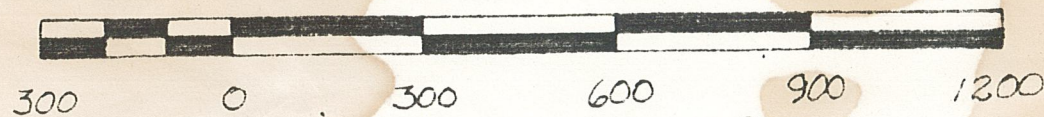
All Bearings  
Refer To  
Magnetic North

I.P.F. = Iron Pin Found  
I.P.S. = Iron Pin Set

Total Acres:  $\pm 100$

Frederick H. Reed

Property of  
Lawrence & Jeanette Lepine  
In The Town Of Hyde Park, Vt.  
Surveyed By: Frederick H. Reed  
S.L. #141  
Date: July, 1974



Scale 1 inch = 300 feet



Kelley & Spearling

Bendick

Leclair


Sketch # II

9 ± AC for PWD  
16 ± AC common bond

GATE WAS MOVED  
1975?

Sketch Plan  
Property of  
Joe Alfieri & Charles Wight  
HYDE PARK, VT  
"Collins Pond RD Area"  
Sketch By Roy Marble  
12-15-08  
Scale  $\pm 1" = 155'$

④ = Preliminary Home Site

 = Approximate Course of Break

Forest/Wildlife Habitat





**Pall Spera Company**  
**REALTORS, LLC**

July 24, 2009

TO: Charles & Maryann Hight  
Joe & Christy Alfieri

RE: 25 acres off Collins Pond Road Hyde Park, VT

Chick, Maryann, Joe & Christy,

Thanks for taking the time a week or so ago to actually get me out on your 25 acres in Garfield. It is certainly a unique setting and location. I do feel however that in my original letter to you last December 2008 I gave too high a valuation on the acreage and may have set your expectations a bit high. The comparable lots which I did include in the package were for developed lots with roads, septic designs, power and other infrastructure included in the sales price. One of the big factors that limit the property of course is the lack of ability to obtain conventional power. It just immediately eliminates a large portion of buyers. To get the highest price for the land you would need to spend some money on the road, do some clearing and fix the road in where the beavers are claiming. I know you probably are not interested in taking that on at this time but if so you could ask for more. So after visiting the land I would suggest a more realistic list price in this uncertain market to be between \$175,000 to \$200,000. I do apologize for my initial misjudgment. I would be happy to meet and discuss further. We do appreciate the opportunity to work with you on finding a suitable buyer for your land.

With kind regards,

  
Jon L. Gaines  
Realtor/Broker

1800 Mountain Road | P.O. Box 539 | Stowe, Vermont 05672  
Office 802.253.9771 | Toll 800.253.2700 | Fax 802.253.9993

An Affiliate of Lang McLaughry Spera