

Itemized Property Costs: (All Data on this Cost Sheet Is for Assessment Purposes only)

From Table: MAIN Section 1

Record # 499

Parcel ID: 06026	Span #: 621-195-13393	Last Inspected: 01/03/2011	Insp. By: TM
Owner(s): DONAHUE ELIZABETH	Sale Price: 390,000	Book: 875	Validity: No Data
	Sale Date: 12/06/2013	Page: 220	
Location: 464 SUGAR BUSH LN	Bldg Type: Single	Quality: 4.00	
Stowe, Vermont	Style: 1.5 Fin	Year Built: 1977	
Description: 25 AC & DWL	Above Grade Living Area: 1932	Fin Bsmt Living A: 828	
Tax Map #: 05-057.000	Total Rooms: 6	Total Bedrooms: 3	Fin Bsmt: Minimal
	1/2 Baths: 2	3/4 Baths: 0	Full Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
AVERAGE BASE VALUE			1,932.00	88.01	170,035
STYLE ADJUSTMENT	1.5 Fin	92.00			156,432
DESIGN MULTIPLIER	Sq./Rectan	100.00			156,432
SIDING MULTIPLIER	Wood Frame				156,432
HALF BATHS			2.00	3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS			1.00	6,000.00	
BATH QUALITY FACTOR		120.00		12,000.00	14,400
Exterior Wall #1:	Hardbrd				
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00			
Heat/cooling #1:	HW BB/ST	100.00	1,932.00		
Energy Adjustment	Good		1,932.00		
Foundation Adjustment	SF Mod Hil				
ADJUSTED BASE COST					170,833
ADDITIONAL FEATURES					
Dormers			24.00	200.00	4,800
Fireplaces	1.5 Fin / Single		1.00	6,500.00	6,500
Features #1:	Bay Windows		16.00	50.00	800
Porch #1:	Fin-Encl-P		30.00	60.00	1,800
Porch #2:	Elv-Deck/R		24.00	18.00	432
Porch #3:	Elv-Deck/R		272.00	18.00	4,896
BASEMENT BASE COST			828.00	21.85	18,092
Finished Basement	Minimal		828.00	7.00	5,796
Subtotal					213,948
Local multiplier		0.90			
REPLACEMENT COST NEW					192,553
Condition	Avg/Good	Percent			
Physical depreciation		22.00			-42,362
Functional depreciation		3.00			-5,777
Economic depreciation		5.00			-9,628
REPLACEMENT COST NEW LESS DEPRECIATION					134,800
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	2.00	0.90	0.90		113,400
AC Other	23.00	0.90	0.50		155,300
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		7,000
Sewer	y / y	Typical	Average		10,000
Landscape	y / y	Typical	Below Avg		5,000
OUTBUILDINGS	Hsite/Hstd	% Good	Quantity	Rate.	Extras

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Item	Description	Percent	Quantity	Unit Cost	Total
Detached Deck	y / y 0	200	3.00		600
Screen Gazebo	y / y 0	1	2,000.00		2,000
TOTAL PROPERTY VALUE					428,100

NOTES

HOUSESITE VALUE : . 272,800

HOMESTEAD VALUE : . 428,100

Land has good frontage on Sugarbush Lane but slopes below grade & terrain fairly rough. Dwl designed like an English Tudor, dark interior 3% func. Minimal finish in the basement with 1/2 bath (no finished floors or ceilings).

2014: Added abutting 9 acre wood lot.

002632

VOL 875 PAGE 220

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that We, ANTHONY ZEGARSKI and ELAINE ZEGARSKI, of Stowe, Vermont, Grantors, in the consideration of One and More Dollars, paid to our full satisfaction by ELIZABETH DONAHUE, of Stowe, Vermont, Grantee, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantee, ELIZABETH DONAHUE, her heirs and assigns forever, certain lands and premises in the Town of Stowe, in the County of Lamoille, and State of Vermont, described as follows, viz:

PARCEL 1: 16± Acres and Dwelling

Being all and the same lands and premises conveyed to Anthony J. Zegarski and Elaine Zegarski by Warranty Deed of Ruth F. Boyea and David Boyea recorded July 8, 1971 in Book 65 at Page 224 of the Town of Stowe Land Records (conveying their respective one-third and two-ninths interests), together with all and the same lands and premises conveyed to Anthony J. Zegarski and Elaine Zegarski by Warranty Deed of Joan Boyea Scribner and Basil Boyea recorded July 8, 1971 in Book 65 at Page 227 of the Town of Stowe Land Records (conveying their respective two-ninths and two-ninths interests) and being further described in the aforereferenced Warranty Deed of Ruth F. Boyea and David Boyea as follows:

"Being the one third interest of Ruth F. Boyea and the two-ninths interest of David Boyea in the following described premises:

"Being a part of the premises decreed to Ruth F. Boyea and David Boyea by decree of the Probate Court for the District of Lamoille, dated June 12, 1970, and recorded in Book 46, at Page 138 of the Stowe land records. The part to be conveyed is described by reference to a survey dated May 1971, by J. Philip Rich, as follows:

"Beginning at a point in the center of Town Road Number 47 said point being marked by an iron rod northeasterly approximately 1,000 feet from the intersection of Town Road Number 47 with Town Road Number 43; thence running southeasterly and southerly along the line of lands of Nason Adams, said line supposed to be marked by a wire fence, a distance of approximately 900 feet, to a point marked by an iron rod; thence running North 80° 45' East a distance of 659 feet, more or less, to a point marked by an iron rod; thence running along the line of lands of F. Peter Scheuermann, et al., as follows: North 86° 40' East a distance of 242 feet more or less, North 63° 05' East, a distance of 71 feet, more or less, to a point marked by an iron rod; thence running northeasterly a distance of 30 feet, more or less to a point in the center to Town Road Number 47; thence running northwesterly and southwesterly along the center of Town Road Number 47 a distance of 1852 feet more or less to the point and place of beginning.

"Said premises are conveyed subject to a water right conveyed to Aurora L.

Adams and described in deed recorded in Book 29, at Page 375 of the Stowe land records and public highway right of way.

"Reference is also made to a corrective decree of the Probate Court for the District of Lamoille, Dated June 2, 1971 and to be recorded in the Stowe land records [said corrective decree being the Amended Decree of Distribution being recorded in Book 46 at Page 152A in the Stowe land records] .

"This conveyance is subject to the right, excepted and reserved to the Grantors, their heirs and assigns, that, if the remaining part of the premises, of which the herein conveyed premises are a part are not conveyed to F. Peter Scheuermann, Ann Marie Scheuermann, John E. Nolan, Dorothea S. Nolan, John R. Avis, Elizabeth Avis, Gregory D. Scheuermann and Alida Scheuermann the owners of premises adjoining said remaining part of the Grantors' premises, on the east, on or before Sapetment [sic] 15, 1971, then the Grantors their heirs and assigns shall have a right of way though the herein conveyed premises, fifty feet in width, leading from said remaining part to Town Road Number 47, and to be located by agreement between the Grantors and the other owners of said remaining part and the Grantees, their heirs and or assigns, or by three arbitrators, one chosen by the Grantors and the other owners of said remaining part, one chosed [sic] by the Grantees, and one chosen by the first two. Said right of way shall be the same for the Grantors and all other owners of said remaining part."

The description in the aforereferenced Warranty Deed of Joan Boyea Scribner and Basil Boyea is the same as the above description set forth in the Warranty Deed of Ruth F. Boyea and David Boyea and is incorporated herein by reference, except that the first paragraph of the quoted description reads as follows:

"Being the two-ninths interest of Joan Boyea Scribner and the two-ninths interest of Basil Boyea in the following described premise:"

Reference is also made to Vermont Administrators Deed where David Boyea, though Guardian Joan Scribner conveyed his interest in the property to Anthony J. Zegarski and Elaine Zegarski dated July 3, 1971 and recorded in Book 46, Page 155 of the Town of Stowe Land Records.

The aforesdescribed landas and premises consist of a parcel of land containing 16± acres together with the residential dwelling and other structures and improvements thereon.

PARCEL 2: 9± Acre Parcel

Being all and the same land and premises conveyed to Elaine Zegarski by Quitclaim Deed of Julia Kologie dated June 17, 1999 and recorded in Book 381 at Page 145 of the Town of Stowe Land Records, as being further described therein

as follows:

"Being all the same land and premises conveyed to Frank Kologie and Julia Kologie, Husband and Wife by Warranty Deed of Joan Boyea Scribner and Basil Boyea, and Ruth F. Boyea and David Boyea, dated July 26, 1972 and recorded in Warranty Book 67, Pages 515-517 of the Town of Stowe Land Records. Being also all the same land and premises conveyed to Frank Kologie and Julia Kologie, Husband and Wife by Administrators Deed of Joan Scribner, Guardian of David Boyea, dated July 26, 1972 and recorded in Administrators Book 46, Pages 193-195 of the Town of Stowe Land Records. The property is further described as follows:

"Being a part of the premises decreed to Joan Boyea Scribner, Basil Boyea, Ruth F. Boyea and David Boyea by decree of the Probate Court for the District of Lamoille, dated June 12, 1970 and recorded in Book 46, at Page 138 of the Stowe Land Records. The part hereby conveyed is all of said premises, with the exception of that part which was conveyed to Anthony J. Zegarski and Elaine Zegarski by deeds of Joan Boyea Scribner, Basil Boyea, Ruth F. Boyea and David Boyea and Joan Scribner, Guardian of David Boyea, recorded in the Stowe Land Records. The premises hereby conveyed are shown on a survey entitled "Part of parcel being retained by: Ruth Frink Boyea, David & Basil Boyea & Joan Boyea Scribner", dated June, 1971, by J. Phillip Rich, Surveyor, and are described as follows:

"Beginning at a point which is the southwesterly corner of said Zegarski parcel, marked by an iron rod in a fence line; thence running along the line of said Zegarski parcel, North 80° 45' East, a distance of 659 feet, more or less, to a point marked by an iron rod; thence running along the line of lands of F. Peter Scheuermann, et al., marked by a wire fence, as follows: South 03° East, a distance of 115 feet, more or less; South 07° 20' East, a distance of 71 feet, more or less; South 46° 20' East, a distance of 59 feet, more or less; South 15° 25' East, a distance of 30 feet, more or less; South 47° 30' West, a distance of 33 feet, more or less; South 48° 45' West, a distance of 76 feet, more or less; South 83° 25' West, a distance of 61 feet more or less; South 73° West, a distance of 102 feet, more or less; and South 88° 55' West, a distance of 140 feet, more or less, to a point marked by an iron rod at or near the end of a stone wall; thence running along the line of a stone wall, as follows: South 29° 35' East, a distance of 221 feet, more or less, to a point marked by an iron rod; South 32° 30' West, a distance of 104 feet, more or less, to a point marked by an iron rod; and South 14° 50' East, a distance of 419 feet, more or less, to a point marked by a large maple tree; Thence running along the line of lands, now or formerly of Clyde Gonyaw, marked by a wire fence, South 81° 50' West, a distance of 241 feet, more or less, to a point marked by a spruce tree; thence running along the line of a wire fence, as follows: North 16° 40' West, a distance of 206 feet, more or less, to a point marked by an iron pipe; North 16° 40' West, a distance of 202 feet, more or less, to a point marked by

an iron rod; North 13° 10' West, a distance of 250 feet, more or less, to a point marked by a corner of wire fences; North 16° 20' West, a distance of 128 feet, more or less, to a point marked by a corner of wire fences; North 16° West, a distance of 120 feet, more or less, to a corner in said wire fence; North 24° 55' East, a distance of 31 feet, more or less, to a corner in said wire fence; and North 17° 15' West, a distance of 91 feet, more or less, to the point and place of beginning. Said parcel contains 9 acres, more or less.

"Said parcel is conveyed subject to a water right conveyed to Aurora L. Adams and described in a deed recorded in Book 29, at Page 375 of the Stowe Land Records.

"Reference is made to a corrective decree of the Probate Court for the District of Lamoille, dated June 2, 1971 and recorded in Book 46, at Page 152A of the Stowe Land Records."

"Reference is hereby made to the above-reference deeds and all other deeds of record as a further aid in the description of the land and premises conveyed herein.

"Frank Kologie died March 13, 1977."

Together, both parcels totaling 25 acres of land, more or less, with dwelling house and other improvements thereon, located on 464 Sugar Bush Lane, Stowe, Vermont.

It is noted that the aforereferenced reserved right of way is extinguished and of no effect, inasmuch as Grantors herein, and now Grantee herein, acquired ownership of both parcels of land affected by the right of way.

This conveyance is also made subject to and with the benefit of any utility easements, spring rights, easements for ingress and egress, and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.

TO HAVE AND TO HOLD said granted lands and premises, with all the privileges and appurtenances thereof, to the said Grantee, ELIZABETH DONAHUE, and her heirs and assigns, to her own use and behoof forever;

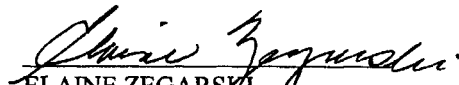
AND we the said Grantors, ANTHONY ZEGARSKI and ELAINE ZEGARSKI, for ourselves and our heirs, executors and administrators, do covenant with the said Grantee,

ELIZABETH DONAHUE, and her heirs and assigns, that until the ensealing of these presents, we are the sole owners of the lands and premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE; except as aforementioned;**

AND we, ANTHONY ZEGARSKI and ELAINE ZEGARSKI, hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatsoever.

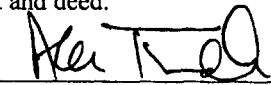
IN WITNESS WHEREOF, we hereunto set our hands this 6 day of December, 2013.


ANTHONY ZEGARSKI


ELAINE ZEGARSKI

STATE OF VERMONT)
COUNTY OF LAMOILLE) ss.

At Stowe, Vermont, this 6th day of December, 2013, personally appeared ANTHONY ZEGARSKI and ELAINE ZEGARSKI and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

Before me, 
Notary Public
My Commission Expires: 2/10/15

TRANSFER RECEIVED 12.6.2013
ALISON A. KAISER, TOWN CLERK, STOWE, VT

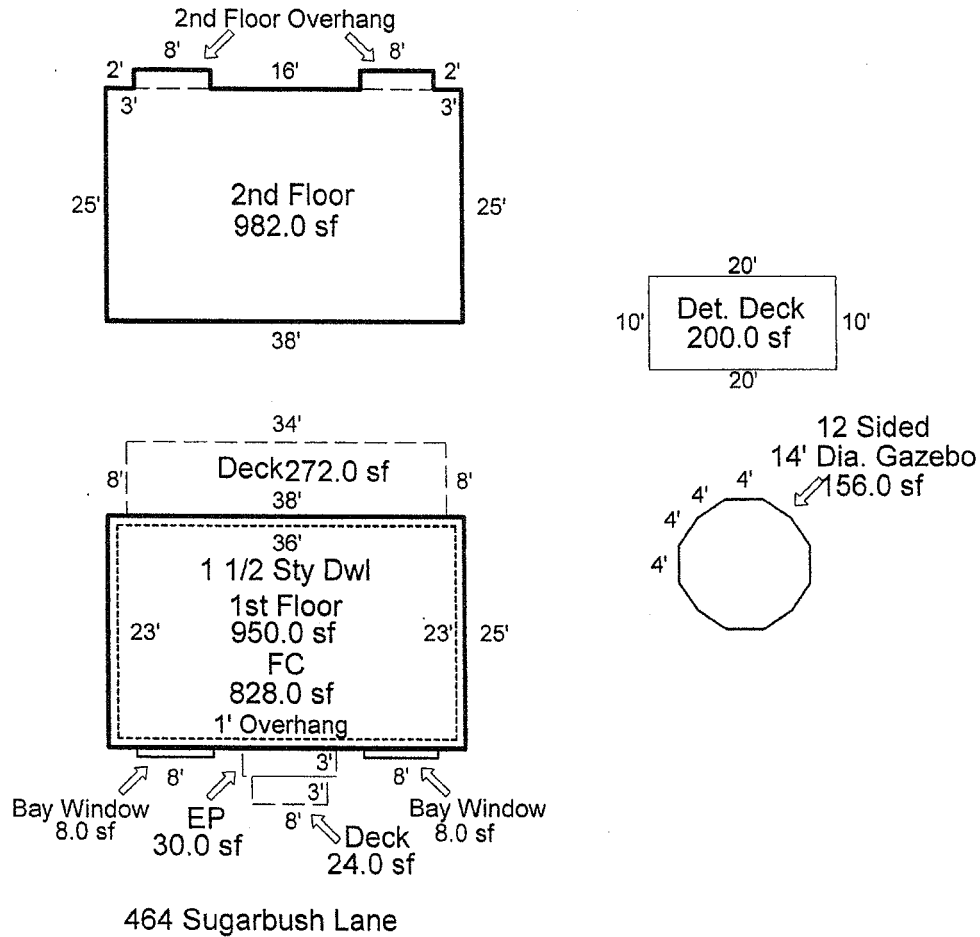
Stowe, Vt. Record Received
12.6.2013 at 3:56 PM
Alison A. Kaiser, Town Clerk

SKETCH/AREA TABLE ADDENDUM

Parcel No 06-026.000

SUBJECT	Property Address 464 Sugarbush Lane			
	City Stowe	County Lamoille	State VT	Zip 05662
	Owner			
	Client Town of Stowe		Client Address Listers Office	
Appraiser Name Tax Assessment Use Only				

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1st Floor	1.00	950.0	126.0	950.0
1FL2	2nd Floor	1.00	982.0	134.0	982.0
1BF	Fin Bsmt	1.00	828.0	118.0	828.0
P/P11	EP	1.00	30.0	26.0	30.0
P/P12	Deck	1.00	24.0	22.0	24.0
P/P13	Deck	1.00	272.0	84.0	272.0
P/P21	Deck	1.00	200.0	60.0	200.0
OTH	Storage	1.00	156.0	44.8	156.0

Net BUILDING Area

(rounded w/ factors)

1932

Comment Table 1

Comment Table 2

Comment Table 3

Application Date 10/22/98 Application Number H-98-49

Parcel Number 5-057

Fee: Residential \$15 • Commercial \$25 • PAID ☒ LA

BOARD OF HEALTH
Town and Village of Stowe
APPLICATION FOR PERMIT
Subsurface Sewage Disposal System

Applicant's Name Anthony Zegarski

Mailing Address PO Box 55 Stowe VT Zip 05672

Telephone Number 253-7393 Business Number _____

Location of Property (be specific please) 464 Sugarbush Ln

_____ New Construction ☐ Repair ☒ Replacement ☐

Number Serviced by System: Kitchens 1 Dishwashers 1 Garbage Disposals 1 Baths 1

Showers (separate) _____ Toilets 3 Bedrooms 3 Restaurant Capacity _____

Plot Plan Required (in Duplicate): The proposed Sewage Disposal System shall be shown on a plot plan of the property, showing separately the location of each part of the system; the buildings to be served; the adjoining roads or streets; adjoining property, dwellings, buildings, streams, water sources or lines and sewage disposal systems within 100 feet of any part of the Sewage Disposal System.

Percolation Tests – (Locate on plot plan):

Test No. 1: See Plot Plan

Boring log: –

Test No. 2: _____

I hereby certify that the above percolation tests and borings were taken (by me) (under my direction) and that this location (is) (is not) suitable for the purpose intended.

Date 10/21/98

Doug Bonneau
(Engineer)

Site Tech B413
(Designator)

I swear, under the pains and penalties of perjury, that the statements contained in this application are true and complete to the best of my knowledge and belief.

Date 10/16/98

Anthony Zegarski
Applicant's Signature

Application received by me October 27, 1998 Approved ☒ Disapproved ☐

SEWAGE DISPOSAL SYSTEM DESIGNER MUST SUBMIT A FINAL INSPECTION REPORT

CERTIFYING WHETHER THE DISPOSAL SYSTEM HAS BEEN INSTALLED AS APPROVED.

[Signature]
(Health Officer)

(Deputy Health Officer)

Installer _____
Name Address

McCain Consulting

ENVIRONMENTAL CONSULTING AND DESIGN

93 SOUTH MAIN STREET • WATERBURY, VT 05676

(802) 244-5093 TEL • (802) 244-7492 FAX

October 21, 1998

Lee Darrow
Stowe Town Health Officer
P.O. 216
Stowe, Vt. 05672

Re: Anthony Zegarski Property
16 +/- acres, Sugar Bush Lane

Dear Lee,

Enclosed please find plans and an application for a replacement septic system at the above property. The current system consists of a septic tank and drywell that is no longer functioning properly. As such, a new leachfield is proposed downhill of the existing drywell as a best fix for the existing situation. No replacement area is indicated on the plans as the site is excessively steep and or wet in the area around the house not shown on the plans.

Please call with any questions or concerns.

Sincerely,

Doug Bonneau

Doug Bonneau

enc.

cc: Anthony Zegarski

DATE SUBMITTED

FEE PAID

TOWN OF STOWE, VERMONT

PERMIT NUMBER

6/16/94

10.00 mail
cls.

P.O BOX 216

APPLICATION FOR ZONING PERMIT

(802) 253-6130

Z-94-47

1. PROPERTY
LOCATION

464 Sugarbush Ln.

(STREET, SUBDIVISION AND LOT NUMBER)

LOT
SIZE

16 acres

2. PARCEL
NUMBER

5-057

FILE

6-026

ZONING DISTRICT

RR-5

CODE

6

3. PROPERTY
OWNER NAME

Anthony Zegarski

APPLICANT
NAME

same

(10)

ADDRESS

464 Sugarbush Ln.
Stowe

PO Box 55

PHONE

253 7393

PHONE

Stowe

4. BUILDER - NAME AND PHONE NO.

Anthony Zegarski

5. OTHER PERMITS REQUIRED - (ZA X IF REQUIRED/FILL IN PERMIT NO. & DATE)

SEWAGE DISPOSAL - Required for new construction, bedroom additions, pools and hot tubs

- HEALTH/USER

- VT. AGENCY OF
NATURAL RESOURCES

6. DRIVEWAY ENTRANCE PERMIT NO. (Required for any new entrance onto a public road)

7. NATURE OF PROJECT - CHECK APPROPRIATE BOX AND DESCRIBE IN DETAIL (Attach statement if more space is needed.)

A. PRESENT USE OF PROPERTY/STRUCTURE

B. [] NEW CONSTRUCTION OF

Gazebo 14 ft diameter x appr 11 ft high

C. [] ADDITION/ALTERATION OF

D. [] OTHER

E. ROOM COUNT -

PRESENT

PROPOSED

TOTAL

F. BUILDING HEIGHT (25' maximum)

BEDROOMS

(See definition #8 of Zoning Regulations)

BATHS

G. EST. COST OF CONSTRUCTION

2,000

KITCHENS

H. FLOOR SPACE (sq. ft.)

I. COST PER SQ. FT.

8. SETBACKS - Measurement in feet from the property line to the closest portion of the new construction.

FRONT (STREET OR R-O-W) appr 300'

SIDE more than 300'

REAR more than 300'

9. PLOT PLAN - ATTACH TWO COPIES OF A PLOT PLAN OF THE LOT TO BE BUILT UPON IN AN APPROPRIATE SCALE SHOWING ALL OF THE FOLLOWING:

A. Dimensions of the existing building(s), and building(s) to be erected, altered, extended or moved.

B. The existing or intended use of all buildings on the lot.

C. Property Lines and Building Setbacks - Measurements in feet from the front, sides and rear property lines to the closest point of a proposed building, addition or alteration, including decks, porches, overhangs, etc. Front setback is measured from edge of Right of Way.

D. Any adjacent roads and waterways.

E. Title Block including property owner's name, date, scale and preparer's name.

*ATTENTION: AN INCOMPLETE APPLICATION WILL NOT BE CONSIDERED *

10. SIGNATURES - The undersigned hereby requests a zoning permit for the use or improvements described above, to be issued on the basis of the representations contained herein, and to be completed in accordance with the Zoning Regulations of the Town of Stowe. Permit voided in the event of misrepresentation or failure to complete construction or begin approved use within one year of the date of approval of this permit.

I UNDERSTAND THAT NO WORK CAN BEGIN PRIOR TO THE EXPIRATION OF THE MANDATORY 15 DAY APPEAL PERIOD.

APPLICANT

Anthony Zegarski

(DATE)

LANDOWNER

(DATE)

11. Upon the representation contained herein, this application is hereby,

APPROVED

DENIED

DATE OF DECISION

6/17/94

EFFECTIVE DATE OF PERMIT

7/2/94

EXPIRATION DATE

7/3/95

Remarks/Reason for Denial

SIGNATURE OF ADMINISTRATIVE OFFICER

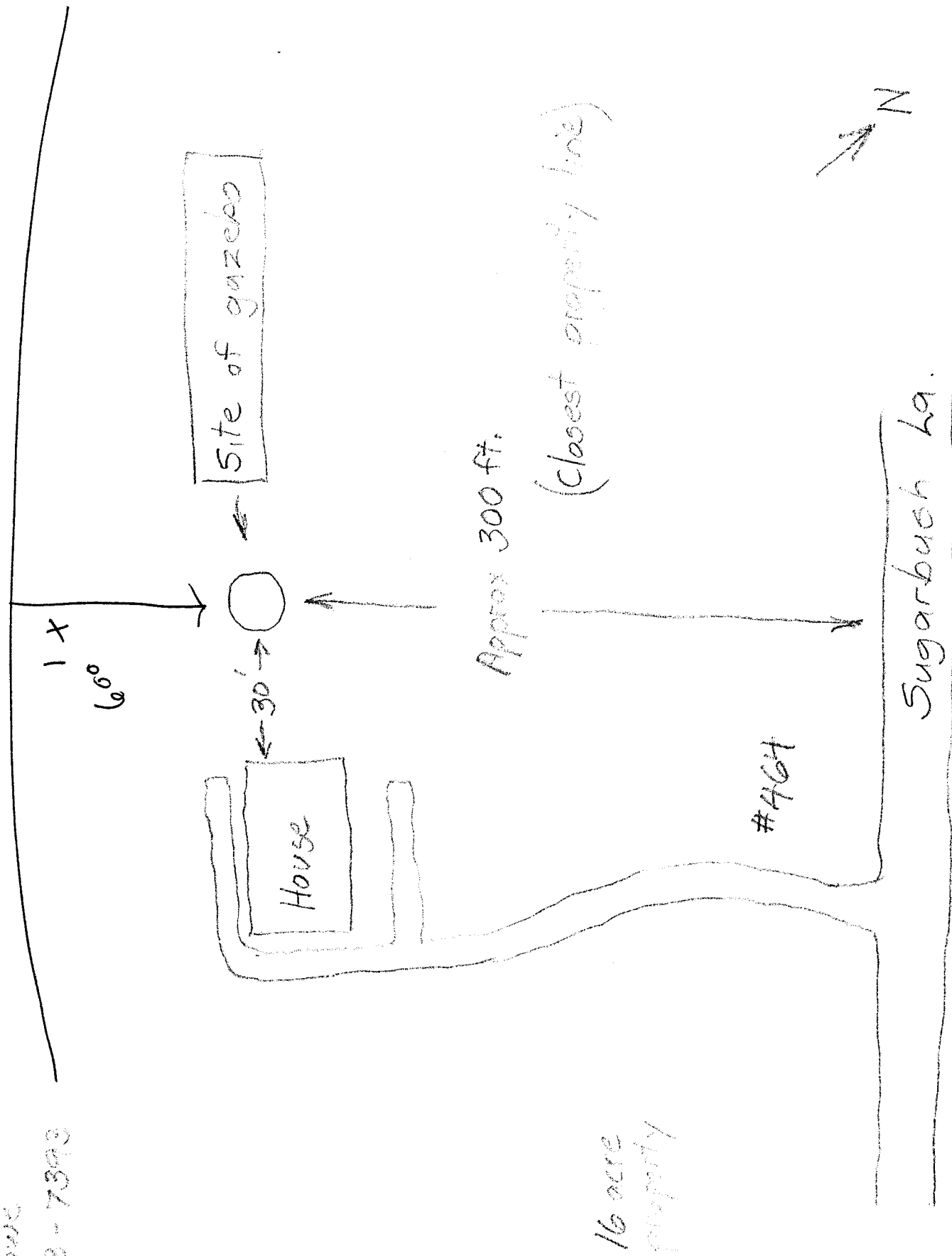
Richard J. [Signature]

Applicant is required to post white permit card in a conspicuous location on the construction site. CONTRACTOR SIGNS ARE PROHIBITED. Any decision of the Administrative Officer may be appealed to the Zoning Board of Adjustment by filing a written notice of appeal with the clerk of the Zoning Board within 15 days of the date of the Administrative Officer's decision.

Anthony Zegarski
PO Box 55

16 acre

253-7393



Application Date 10/22/98 Application Number H-98-49
Parcel Number 5-057
Fee: Residential \$15 • Commercial \$25 • PAID ☒ LA

BOARD OF HEALTH
Town and Village of Stowe
APPLICATION FOR PERMIT
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Applicant's Name Anthony Zegarski
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Telephone Number 253-7393 Business Number _____
Location of Property (be specific please) 464 Sugarbush Ln

_____ New Construction ☐ Repair ☒ Replacement ☐

Number Served by System: Kitchens 1 Dishwashers 1 Garbage Disposals 1 Baths 1
Showers (separate) _____ Toilets 3 Bedrooms 3 Restaurant Capacity _____

Plot Plan Required (in Duplicate): The proposed Sewage Disposal System shall be shown on a plot plan of the property, showing separately the location of each part of the system; the buildings to be served; the adjoining roads or streets; adjoining property, dwellings, buildings, streams, water sources or lines and sewage disposal systems within 100 feet of any part of the Sewage Disposal System.

Percolation Tests - (Locate on plot plan):

Test No. 1. See Plot Plan

Boring log: -

Test No. 2. _____

I hereby certify that the above percolation tests and borings were taken (by me) (under my direction) and that this location (is) (is not) suitable for the purpose intended.

Date 10/21/98

Doug Bonneau
(Engineer)

Site Tech B413
(Designator)

I swear, under the pains and penalties of perjury, that the statements contained in this application are true and complete to the best of my knowledge and belief.

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Applicant's Signature

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CERTIFYING WHETHER THE DISPOSAL SYSTEM HAS BEEN INSTALLED AS APPROVED.

[Signature]
(Health Officer)

(Deputy Health Officer)

Installer _____
Name Address

McCain Consulting

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93 SOUTH MAIN STREET • WATERBURY, VT 05676
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October 21, 1998

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Please call with any questions or concerns.

Sincerely,



Doug Bonneau
enc.
cc: Anthony Zegarski

Town of Stowe
Zoning Administrator

P.O. Box 216
Stowe, Vt. 05672

Tel: (802) 253-6130
Fax: (802) 253-2702

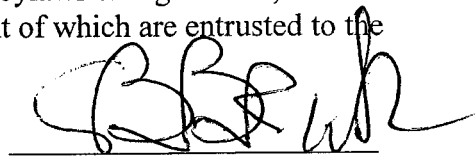
TOWN OF STOWE
ZONING BYLAW STATEMENT AND CERTIFICATE

1. The Town of Stowe has Zoning Regulations, duly adopted on December 9, 1975, as amended from time to time, providing generally that no land development may be commenced within the area affected by such regulations without a permit therefore issued by the administrative officer.
2. Residential structures built after March 19, 2002 require a Certificate of Occupancy to use or occupy.
3. I, C. Bryant Brink, Zoning Administrator for the Town of Stowe, am not aware of any pending zoning enforcement actions commenced by the Town of Stowe against **Anthony and/or Elaine Zegarski** or of any ongoing investigation related to said property located at **464 Sugarbush Lane, Stowe, Vermont.**

Nothing herein shall relieve the buyer of real estate and his representatives and agents of responsibility for making a thorough review of municipal records and independently determining whether there are any encumbrances on the subject property arising out of or related to acquisition of all necessary and required zoning and other municipal approvals or with the laws of the State of Vermont.

Nothing herein shall preclude or prejudice the Town of Stowe from taking any and all enforcement actions it deems appropriate against either the seller or buyer of real estate for a violation of the zoning bylaws, other municipal ordinances, bylaws or regulations, or laws of the State of Vermont the enforcement of which are entrusted to the Town of Stowe.

June 1, 2005



C. Bryant Brink
Zoning Administrator

Owner of Record: **Anthony & Elaine Zegarski**
Tax Map #: **05-057.000**