

NICHOLS & ASSOCIATES, P.C.

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P.O. Box 1424
1878 Mountain Rd.
Stowe, Vt 05672

March 21, 2007

Karen Ann Roy
149 King Street
East Hartford, CT 06108

RE: Purchase of 299 Sugar House Road, Stowe, VT

Dear Karen:

In accordance with the Purchase and Sale Contract between you and 144984 Canada, Inc., we have reviewed the Purchase and Sale Contract and the Addenda thereto (the "Contract"). Based on the foregoing, we hereby approve the Contract and Addenda subject to the following conditions:

1. Section 12 requires that the Seller provide within 10 days copies of all permits, covenants, and similar instruments pertaining to the use and occupancy of the subject property. We have not yet received such documents.
2. Section 13 is not in the best interest of the purchasers and should be deleted.
3. For clarification purposes, Stowe property municipal and school taxes are based on a July 1 tax year.
4. The property must appraise for an amount equal to or greater than the purchase price.
5. Addendum 1 Section 1(2) should be modified as follows:

"In the event that the parties are unable to reach mutual agreement of such modifications, amendments, clarifications, or supplemental provisions, either party may terminate the Contract by notifying the other party within 3 business days from the attorney review period set forth above."
6. The Seller's Property Information Report discloses that an oil tank was removed from the property in 2006. The Addendum Section 2 should be modified by adding the following:

"G. Oil Tank. The Seller must provide written certification that the tank and any contents were properly removed and disposed of in accordance with state and federal requirements, and that there is no evidence of contamination. In the event that the Seller cannot provide such certification, the Purchaser shall have the right to terminate the Contract."

This approval is limited to a review of the foregoing documents and is not to be construed as satisfaction of any of the contingencies of the Purchase and Sale Contract, including other contingency items set forth in the Contract and the Addendum, and acceptance of the modifications as set forth herein. Moreover, this approval makes no further representations as to the issuance of or compliance of the property with the terms and conditions of any local or state permits. Those issues will be addressed when title to the property is searched.

Respectfully,


Elaine K. Nichols

Acknowledged and Accepted:

144984 Canada, Inc.

Cc William A. Kelk, Esq.
Fleur Dwyer
Sherry Wilson

Robert's Landscaping LLC.
P.O. Box 3345
Stowe, VT 05672
802-635-8314

March 26, 2007

Dear, Leo and Marilyn Weiss

As per our phone conversation on March 23, 2007 concerning the fuel tank we removed during landscaping summer of 2006. When we removed the 500 gallon fuel tank it was in good condition and did not show any signs of leakage. There was no smell of fuel oil in the soil around the tank. If you need further info. Please call 802-635-8314

Sincerely,

Robert C. Lepore Jr.