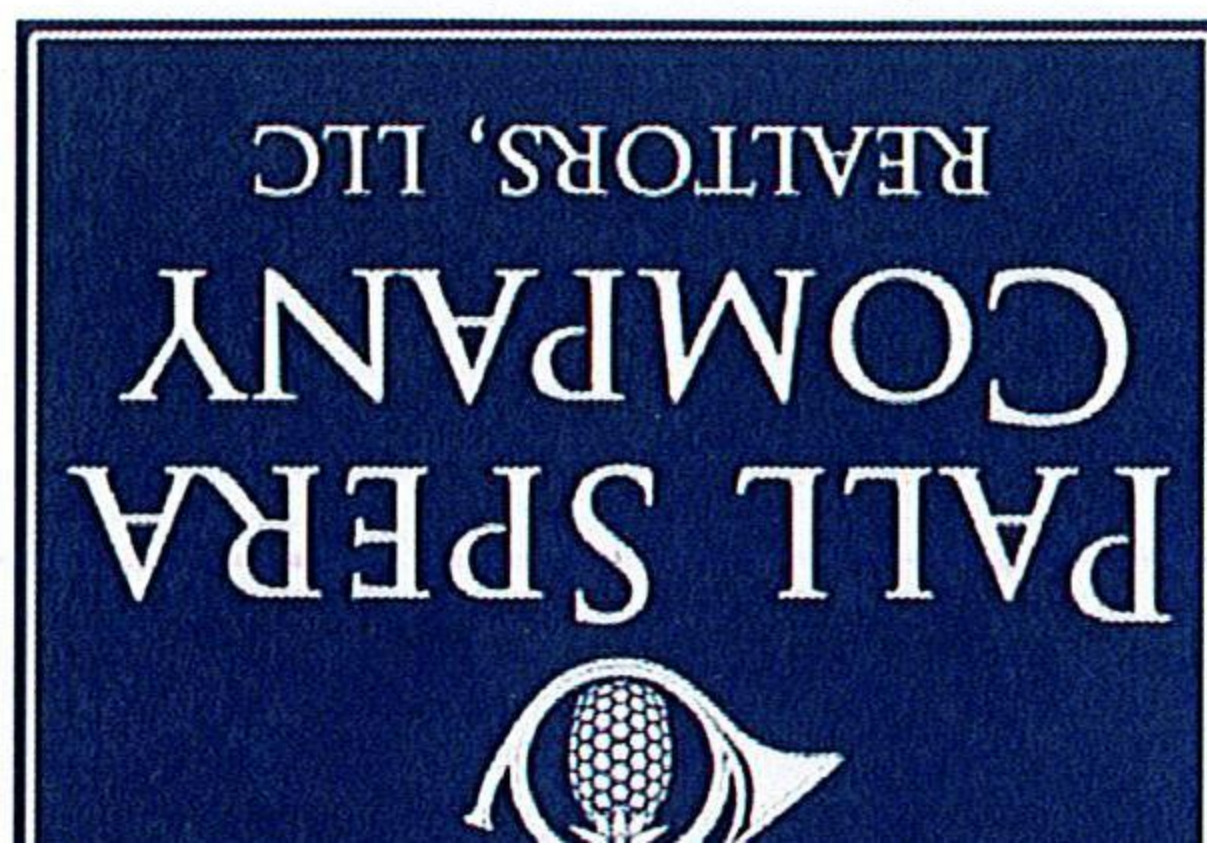


1800 Mountain Road
PO Drawer 539
Stowe, Vermont 05672
USA



Main (802) 253.9771
Fax (802) 253.9993
Toll Free (800) 253.2700
www.pallspera.com

April 1, 2019

Steven Cummings
4115 Sherbrook St. West, Suite 600
Montreal, QC CANADA H3Z 1B1

Re: 2664 Weeks Hill Road, Stowe

Dear Steven,

Thank you for the very productive meeting we had on Saturday concerning the marketing of the Weeks Hill property at some point in the near future. I understand both the privacy and emotional concern involved with this and assure you that our discussions will be confidential and discreet.

I realize further that your brother Rick and I will be discussing questions that he will have and I look forward to that meeting as well.

As to the "to-do list" for preparation to go to market, the following should be commenced:

- 1- Property Survey
- 2- Property Inspection which includes water, radon, electrical and structural elements.
- 3- Review of Kris Jurentkuff site work so as to ascertain the division of the property in a manner consistent with your ultimate goal of separation of the residence and/or creation of the remaining parcel that may be subdivided.
- 4- Professional Photography including aerial drone photos

I estimate that should you subdivide the parcel as it currently exists (104.4 acres and dwelling) that the residential parcel would be approximately 30 acres so that it may be included in the favorable Vermont Use Value/Current Use Plan which is beneficial for tax purposes. We can enroll in this as we go to market with the assistance of a Forest Manager preparing a plan to be submitted to the State. I can guide you and initiate all the above action plan. Additionally, after land planning has taken place, I recommend that we attempt to place the remaining property (approximately 70+ acres) in the current use program as well after lot size is defined.