

**CLOSING STATEMENT**

Property: 3358 Cochran Road, Richmond, Vermont

Seller: Bombardier Family Corporation

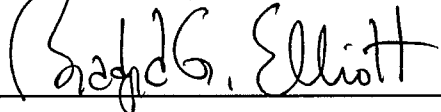
Buyer: Richmond Land Trust, Inc.

Adjustments as of: November 5, 2009

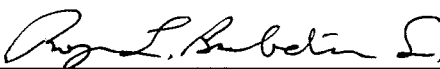
Credits to Seller	
Purchase Price	\$126,500.00
Total Credits to Seller	\$126,500.00
Credits to Buyer	
Total Credits to Buyer	\$0.00
<b>Total Due Seller</b>	<b>\$126,500.00</b>

Dated at Burlington, Vermont, this 5<sup>th</sup> day of November, 2009

Richmond Land Trust, Inc.

By: 

The Bombardier Family Corporation

By: 

\* \* \* See Accompanying Reconciliation \* \* \*

## RECONCILIATION

<b>SELLER</b>	
<b>Total Due Seller</b>	\$126,500.00
<b>Item (Payee)</b>	
Joseph D. Fallon, Esq. (Legal Fees)	POC
Town of Richmond (Recording Fees)	\$10.00
Town of Richmond (Real Estate Taxes) - To Be Paid Directly <sup>1</sup>	\$2,990.93
Total Adjustments	\$3,000.93
Net Due Seller	\$123,499.07
Funds to Seller	\$123,499.07

<b>BUYER</b>	
<b>Total Due Seller</b>	\$126,500.00
Vermont Department of Taxes (Vermont Property Transfer Tax)	\$0.00
Lawyers Title Insurance Corporation (Title Insurance Premium)	\$750.00
Town of Richmond (Recording Fees) WD: \$30; Corporate Resolution for Seller: \$10; VTPTR: \$10; Grant of Development Rights, Conservation Restrictions and Public Access Easement: \$120; Corporate Resolution for Buyer: \$10	\$180.00
Gravel and Shea (Legal Fees)	\$0.00
Town of Richmond (Real Estate Taxes) - To Be Paid Directly <sup>1</sup>	\$419.11
Subtotal	\$127,849.11
Funds From Buyer	\$127,849.11

<sup>1</sup> The Property is a part of a larger tax parcel consisting of the Property and Lot 1. The real estate taxes on the tax parcel for the 2009/2010 tax year are \$4,546.72. The real estate taxes on the Property and Lot 1 are \$649.68 and \$3,903.96, respectively. Buyer and Seller agreed to pay their share of real estate taxes for the remainder of the 2009/2010 tax year at the closing in the following manner: (i) Buyer shall deliver a check payable to the Town of Richmond for \$419.11 (((\$642.76 (total taxes on the Property for the 2009/2010 tax year) x 238 (days of possession)) ÷ 365 days); and (ii) Seller shall deliver a check payable to the Town of Richmond for \$2,990.93 (\$4,546.72 (total taxes on the parcel for the 2009/2010 tax year) - \$1,136.68 (amount of tax paid to date) - \$419.11 (Buyer's share of Taxes)).