

**RICHMOND LAND TRUST
P.O. BOX 605
RICHMOND, VERMONT 05477**

ENVIRONMENTAL EVALUATION REPORT

Subject Property: Parker Rivershore Parcel

General Site Description:

The property is approximately 35 acres consisting of hayfields (35%), floodplain forest (30%), upland hardwood forest (15%), and open or young, brushy forest (20%). The property is bounded on the north by the Winooski River, on the south by Cochran Road, on the west by floodplain forest owned by the Town of Richmond, and on the east by hayfields and pasture which is privately owned. The site contains approximately 23 acres of prime agricultural soils. Several photographs of the property are attached. Two appraisals are available for the property (Ronald Bouffard Associates (8 January 1992), Keller Navin Cable & O'Brien (1 June 1992)).

Uses of the Property:

A. CURRENT OWNER

The current owner of the property, Carl Parker, was interviewed on March 2, 1993. All former owners of the property are deceased.

The land is currently used for river-related recreation and hay production. Ownership by the Richmond Land Trust will not change this use. The present owner, Carl Parker, acquired the property in 1979. During his ownership he has either cut the hay on the hayfields himself or has leased the hayfields to a local farmer. The wooded portions of the property are not unused, except for occasional light recreational use.

Carl Parker reports that the only substances applied to the land during his ownership have been standard agricultural fertilizers and lime. These have been applied by Parker and by a local farmer who has leased a portion of Parker's land for hay during the last five years. (See below) Parker has not applied any herbicides, pesticides, or other substances to the land.

Prior to Carl Parker's ownership, the land was owned by Edward and Virginia Verchereau for a period of 32 years. The Verchereaus operated a dairy farm on the property. During the Verchereau's ownership, the open portions of the subject property were used for hay production. The wooded portions were unused.

B. LESSEE

David Conant, a local dairy farmer, was interviewed on March 7, 1993.

The 13 acres of open fields on the property have been leased by David Conant for hay production since 1988. Conant cuts the hay on these meadows, and two adjacent larger meadows owned by the adjoining property owner, two to three times a year. He reports that he has applied standard agricultural fertilizer (a mixture of Nitrogen, Phosphorous, and Potassium) and lime once a year since 1988. No herbicides or pesticides have been used.

Uses of Surrounding Properties:

A. PROPERTY TO THE WEST

Richmond Town Road Foreman Ron LaFreniere was interviewed on March 12, 1993.

Property on the western side of the subject property is owned by the Town of Richmond. The Town acquired the property in the early 1960s. The Town land has remained vacant and unused during the Town's ownership, except for occasional dumping of stumps, gravel, rocks, and other natural materials. The Town does not use the property for storage of any equipment or materials, except for those mentioned above.

Prior to the Town's ownership the property was owned by a commercial firm which mined gravel principally from the Winooski River.

B. PROPERTY TO THE SOUTH

The subject property is bounded to the south by Cochran Road, a town highway. The land on the other side of Cochran Road is owned by Carl Parker. The land is steep and predominantly wooded. A small portion of this land has been used for gravel extraction. Otherwise, the only use of this land has been for timber production.

C. PROPERTY TO THE EAST

The property to the east is a large hayfield owned by David and Christa Kemp. The field has been leased to a local dairy farmer, David Conant, since 1988. Prior to that time the hay was cut by the former owner, Carl Parker. Standard agricultural fertilizers and lime have been applied to the property. (See above)

General Questions:

Have any agricultural chemicals (pesticides, herbicides, fertilizers) been used on the property? Yes - Fertilizers have been used. See above for details.

Were any chemicals, hazardous substances, or fuels handled at this site? No

Are there now, or have there ever been, any underground storage tanks on the property? No

Are there any electrical transformers or capacitors on the property which may contain PCBs? No

Are there any groundwater wells on the property? No

Is the groundwater in the immediate area used as a source of drinking water? Yes

Is the property the subject of environmental litigation or regulatory enforcement action? No

Were motor vehicles or machinery used on the property? Yes, automobiles and light trucks park on the property, and tractors are used infrequently to cut hay.

Was fuel stored on the property? No

Are there any adverse press reports or complaints on file regarding the property? None are known

Is the property near any floodplain, wetland, or sensitive ecological area? Yes, there is an extensive floodplain forest on the property, and the property serves as a bank of the Winooski River.

Are there any highway or utility easements on the property with potential environmental implications? No, however Cochran Road, which is the southern boundary of the property, is a paved municipal highway. There are no utility easements.

Are there any improvements on this property? No

Is there evidence of waste disposal or landfilling on the property? Yes, a trash pile (see below under 'Physical Inspection').

Is the property listed on any lists of contaminated sites relating to spills or release of hazardous substances? No

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Physical Inspection:


The property was inspected on 24 October 1992 by Christopher Fichtel, Trustee, Richmond Land Trust, and Chair, Acquisition & Stewardship Committee. The entire parcel was walked and searched for trash and evidence of contamination. There were no obvious signs of contamination on the property. Two informal parking areas used by fishermen and canoeists were surveyed for evidence of contamination; none was found.

Near the western end of the property is a trash pile at the top of a steep slope above the river. This trash deposit extends only a short distance down the slope, and does not reach the river. Scrap wood, metal, and shingles are examples of materials in the pile. There was no evidence of hazardous materials. Soils in this area are very shallow over ledge. The current owner reports that the trash pile was present when he acquired the property in 1979 and has not grown appreciably since. The Acquisition & Stewardship Committee plans to remove this trash during the spring of 1993.

Supporting Documentation: The following documents are attached to this report:


General site map	<u> X </u>
Aerial photographs	<u> </u>
Conditional or special use permits	<u> </u>
Highway or utility easement agreements	<u> </u>
Land use restrictions	<u> </u>
Title reports	<u> X </u>
Geological or hydrological reports	<u> </u>
List of chemicals used at the site	<u> </u>
Correspondence regarding hazardous substances at this site	<u> </u>

Authorized Signatures:



Christopher Fichtel
Chair, Acquisition Committee
Richmond Land Trust

Date: 3-22-93



Louis Borie
Trustee
Richmond Land Trust

Date: 3/23/93



The river overlook on the upper portion of the property.



One of two small hay meadows on the property.



The Parker property floodplain forest.



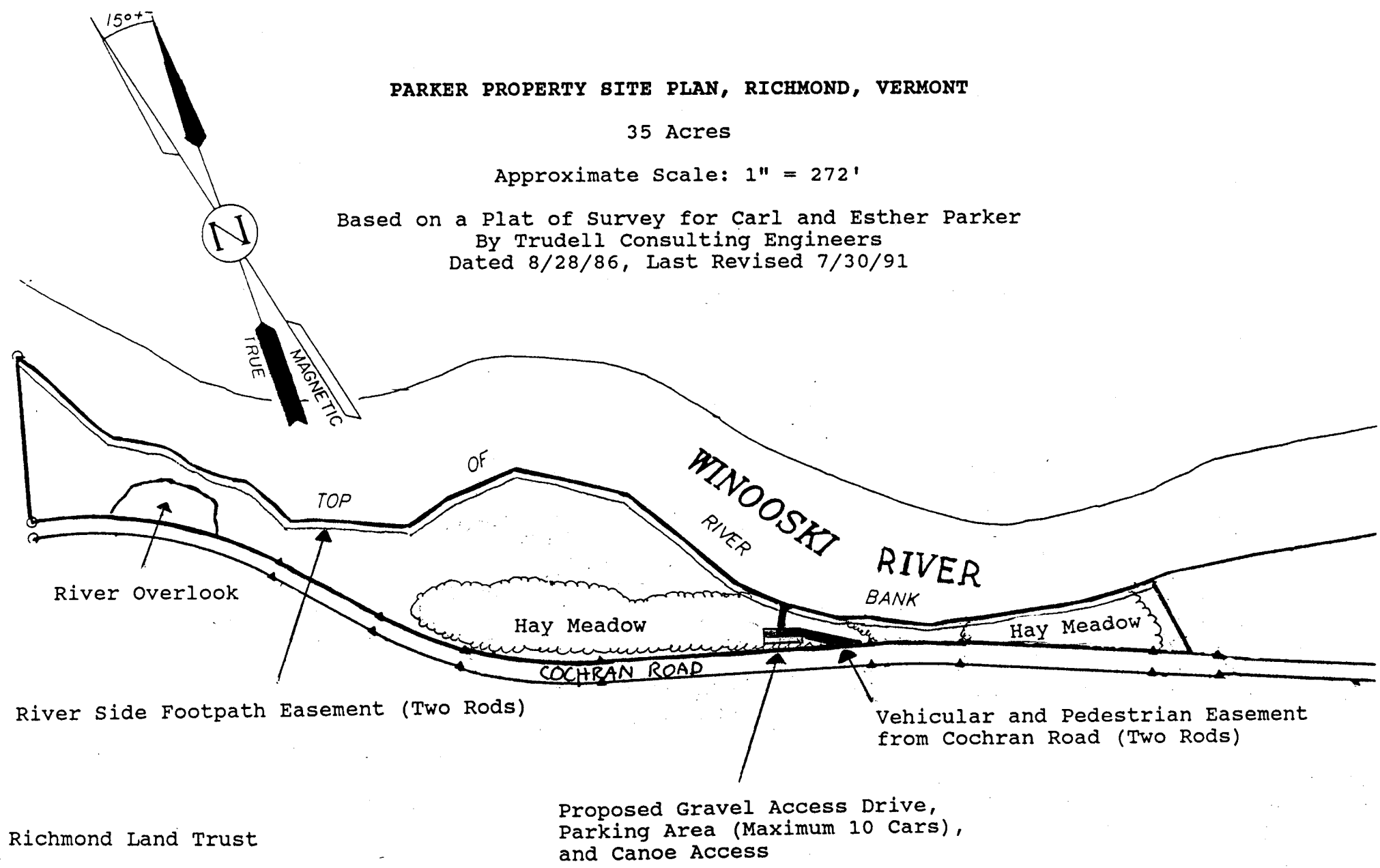
The Parker property shoreline.

PARKER PROPERTY SITE PLAN, RICHMOND, VERMONT

35 Acres

Approximate Scale: 1" = 272'

Based on a Plat of Survey for Carl and Esther Parker
By Trudell Consulting Engineers
Dated 8/28/86, Last Revised 7/30/91



Richmond Land Trust

by Jeffrey Forward, Chair

ATTORNEY'S REPORT AND OPINION ON TITLE

RECORD OWNERS: Carl S. Parker and Esther A. Parker

PROPERTY LOCATION AND DESCRIPTION:

Being a vacant parcel of land consisting of 35 acres, more or less, and bounded on the North by the waters of the Winooski River; on the East by lands now owned by David Kemp and Christa White; on the South by the northerly side of Cochran Rd.; and on the West by properties now or formerly owned by Cochran. Being all the remaining lands and premises owned by the Grantors herein, located on the northerly side of Cochran Road and being more particularly shown and depicted on a plan entitled "Plat of Survey for Carl S. and Esther A. Parker, Richmond Vermont," prepared by Trudell Consulting Engineers, Inc., originally dated August 28, 1986, with a final revision date of July 30, 1991, and recorded in the Richmond Land Records at Map Book 6, Page 52. The aforesaid property is a portion of the land and premises conveyed to Carl S. Parker and Esther A. Parker by Warranty Deed of Edmond and Virginia Verchereau, dated February 12, 1979, and of record in Vol. 35, Page 186 of the Richmond Land Records.

Reference is hereby made to the above-mentioned instruments, the records thereof, the references made therein, and their respective records and references in further aid of this description.

The following opinion and report on the title of the record owners to the above-described property is based upon an examination of the appropriate records of the Town of Richmond. It is furnished in connection with a proposed sale of the land and premises to the Richmond Land Trust in the amount of \$35,000.00. It is for the sole purpose of the Richmond Land Trust; and it is not transferable.

Based on such examination and the assumption that the records examined are currently and correctly indexed in the general indices, it is my opinion that, except as set forth below, on the effective date of this report the title of the record owners is a marketable title in fee simple.

1. MUNICIPAL CHARGES: (Unless otherwise indicated, these are based upon oral verification by the appropriate municipal officer.)

a. Assessed valuation of the entire parcel of land owned by the record owners, consisting of 467.86 acres, of which the subject premises are a portion, is \$138,900 according to the 1992

Richmond Land Records.

b. Taxes for the current fiscal period for the entire parcel of land owned by the record owners as set forth in section 1. a., of which the subject premises are a portion, are \$2,791.92. They are payable in four equal installments of \$697.98.

c. Delinquent Taxes: The most current record in the Richmond Land Records, dated November 20, 1992, indicates a second quarter tax delinquency of \$697.98. The undersigned has been unable to obtain updated information on this delinquency from the delinquent tax collector.

d. Street, Curb and Sidewalk Assessments: None.

e. Water Liens: None.

f. Electricity Liens: None.

g. Sewer Assessments: None.

h. Fire District, School District or other Municipal Liens or Assessments: None.

2. MORTGAGES OF RECORD: By instrument dated September 24, 1986, and of record in Vol. 54, Page 207 of the Richmond Land Records, the record owners conveyed a mortgage interest in the subject premises to Robert J. Parker and Shirley J. Parker, of Franklin, Tennessee.

3. ATTACHMENTS and LIENS: A lien has been placed on the subject property by the Town of Richmond. It is dated November 5, 1990, and is of record at Vol. 71, Page 356, of the Richmond Land Records. There appears to be no release of this lien on record. The undersigned has been unable to verify the status of this lien with the delinquent tax collector of the Town of Richmond.

4. EASEMENTS AND RIGHTS OF WAY: None of record for the portion of the land and premises of the record owner which are conveyed herein.

5. PROTECTIVE COVENANTS; OTHER RESTRICTIONS OF RECORD: None.

6. LEASE LAND RENT: N/A.

7. COMPLIANCE WITH BOARD OF HEALTH SUBDIVISION REGULATIONS: N/A

8. OBJECTIONS TO TITLE; REMARKS:

a. By instrument dated February 14, 1979, there is a mortgage of record in Vol. 35, Page 295 of the Richmond Land

Records conveyed by the record owners to the Howard Bank. A foreclosure complaint dated May 16, 1990, filed in the Chittenden Superior Court, docket no. S695-90CnC, with regard to this mortgage is recorded in Vol. 69, Page 426. A consolidated judgment and decree of foreclosure, recorded in Vol. 73, Page 123, foreclosed the interests of the record owners, the Vermont Department of Taxes and Robert J. and Shirley J. Parker, subject to the terms and conditions set forth in the decree.

However, a "Stipulation and Order Amending Amended Consolidated Judgment and Decree of Foreclosure," dated May 10, 1991, of record in Vol. 73, Page 223, provides: that lands subject to the mortgage be offered at auction as a whole or in two parcels; that at least one parcel be sold to satisfy the debt owing to the Department of Taxes and Robert and Shirley Parker; and that if only one parcel is sold, the remainder shall revert to the ownership of the record owners, subject to the mortgage of Robert and Shirley Parker.

An Order of Confirmation dated July 8, 1991, recorded in Vol. 74, Page 213, confirms the sale of the 67 acre "Parcel B" to David Kemp and Christa White, provides for the distribution of sale proceeds to fully satisfy the then existing indebtedness to the Howard Bank and the Vermont Department of Taxes, and orders that the "title to the remainder of the property...shall be revested in Carl S. and Esther A. Parker, subject to the mortgage of Robert and Shirley Parker, and any interest not foreclosed by these proceedings." Therefore, it is the opinion of the undersigned that title to the subject property remains vested in the record owners despite the foreclosure proceedings.

b. The information in this Opinion pertaining to any delinquent taxes, water and sewer charges, etc., was obtained from the appropriate municipal official and is reported as given by such official. The undersigned, not having personally examined these records, certifies only to the extent of the information which was reported to him.

c. It is the opinion of the undersigned that portions of the subject land and premises are situated in Flood Zones A8, B and C. Zone A8 are areas of 100 year flood with base flood elevations and flood hazard factors determined. Zone B are areas between the limits of the 100 year flood and 500 year flood; or certain areas subject to 100 year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. Zone C are areas of minimal flooding. Because of the quality of the flood plain map, this information cannot be ascertained with definite certainty, and the undersigned makes no certification as to the accuracy thereof.

d. The boundaries and quantity of land have been reported

as found in the land records from deed descriptions and/or maps or surveys and this Certificate contains only what has been found covering the period of this search.

9. EXCEPTIONS - This report does not cover and this opinion is subject to:

a. Rights or claims of parties in possession not shown of record.

b. Mechanic's or Materialmen's Liens not recorded.

c. All applicable statutes, ordinances and regulations of governmental bodies, including use, zoning and building restrictions, imposed by them except as included in paragraph 7, above;

d. Any facts which would be disclosed by a physical survey or inspection of the premises;

e. Except where indicated, Probate, Bankruptcy, and other Court records, and records of birth, death, marriage and divorce;

f. The existence of any lien for Federal Estate or Gift Taxes for which no record notice is required;

g. The existence of any lien for transfer taxes under 32 V.S.A. sec. 6543;

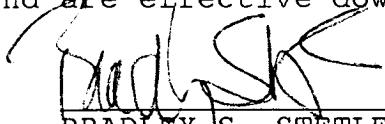
h. Any possible defect in title arising from failure of any mortgagee to comply with Federal Truth in Lending regulations;

i. Any liens created by virtue of 18 V.S.A. sec. 1218, 1219 and 1220 or any defect in title created by 10 V.S.A. sec. 6004, relating to unlawful subdividing and/or development;

j. Notice and Regulation of Underground Liquid Storage Tanks pursuant to 10 V.S.A. Chapter 59, unless otherwise noted.

k. Other special assessments or liens, if any, not shown of record.

This report and opinion refer to and apply only so far back as the 9th day of March, 1953, and are effective down to the 9th day of March, 1993.


BRADLEY S. STETLER
Attorney at Law
72 Hungerford Terrace
Burlington, Vermont 05401
(802) 660-8646