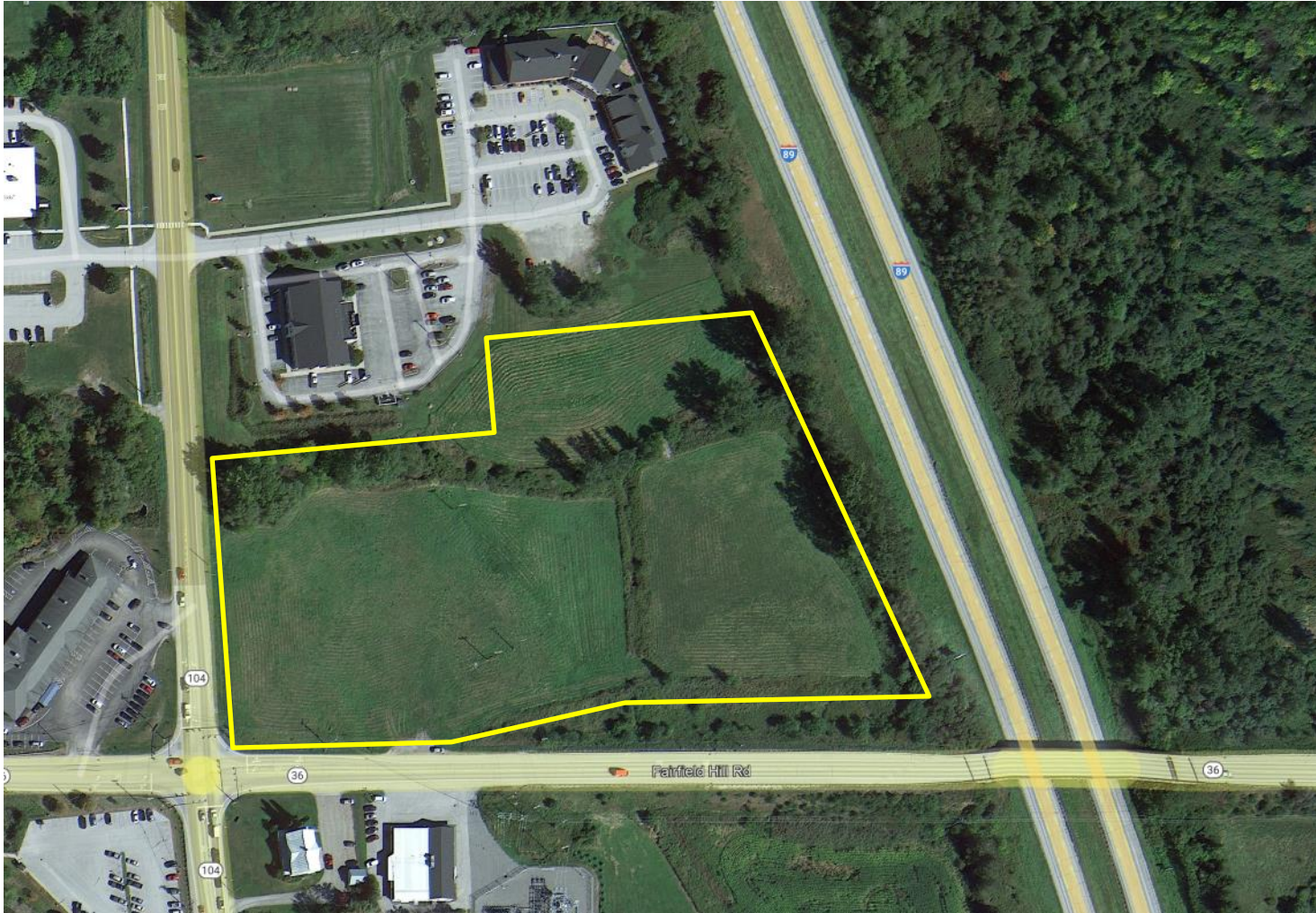


FOR SALE
LOT 1 & LOT 2
INTERSECTION OF ROUTES 36 & 104
ST. ALBANS, VT



Lot 1 (corner): 4 acres
Lot 2: (Route 36): 4 acres

Features:

- Highly visible location at the lighted intersection of Routes 36 & 104!
- Less than $\frac{3}{4}$ mile to Interstate 89, Exit 19
- Many Permitted and Conditional Uses including Large Multi-Unit Residential
- Existing Municipal Water & Wastewater Allocation (2,791/gpd and 2,579/gpd)
- Existing State of Vermont Stormwater Discharge Permit

Zoning: Mixed Residential/
Commercial District

Sale Price: Lot 1 - \$750,000
Lot 2 - \$450,000
Both Lots - \$1.1 M

NAI J.L. Davis Realty

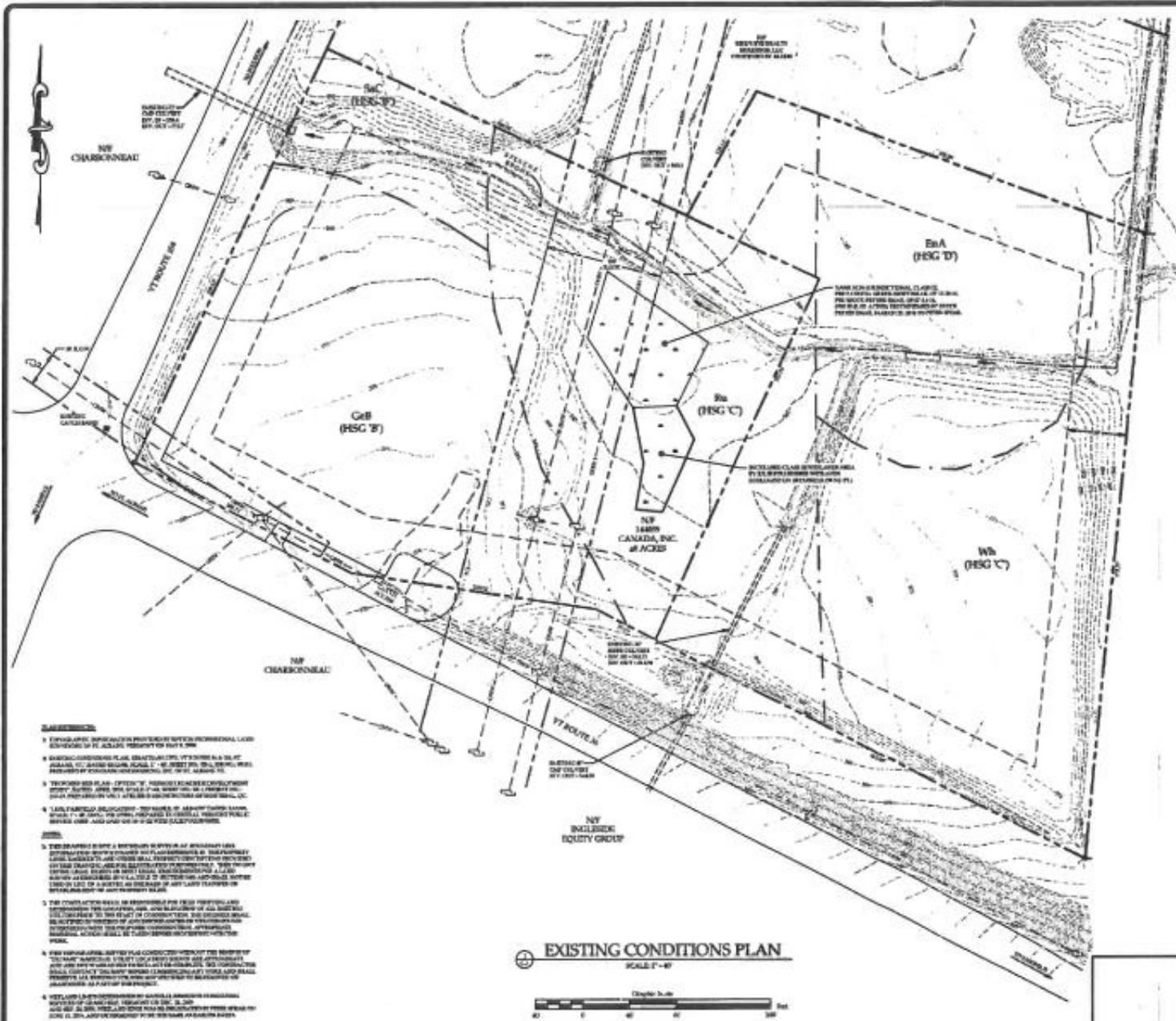
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

Rick Harrison
NAI J.L. Davis Realty
Direct: (802) 876-6924
Cell: (802) 238-5326
Email: rickh@jldavisrealty.com
www.jldavisrealty.com





SITE LOCATION MAP
NOT TO SCALE

LEGEND

--- (dashed line)	BOUNDARY LINES
--- (dotted line)	EXISTING UTILITY LINES
--- (dash-dot line)	PROPOSED UTILITY LINES
--- (solid line)	EXISTING DRIVEWAYS
--- (solid line)	PROPOSED DRIVEWAYS
--- (solid line)	EXISTING SIDEWALKS
--- (solid line)	PROPOSED SIDEWALKS
--- (solid line)	EXISTING CURBS
--- (solid line)	PROPOSED CURBS
--- (solid line)	EXISTING FENCES
--- (solid line)	PROPOSED FENCES

- LIST OF DRAWINGS**
- C-1 EXISTING CONDITIONS PLAN
 - C-2 PROPOSED SITE PLAN
 - C-3 STORMWATER PLAN
 - C-4 STORMWATER DETAILS
 - C-5 STORMWATER DETAILS

SCALE KEY

SCALE	AREA	SCALE	AREA
1" = 10'	1" = 10'	1" = 10'	1" = 10'
1" = 20'	1" = 20'	1" = 20'	1" = 20'
1" = 40'	1" = 40'	1" = 40'	1" = 40'
1" = 80'	1" = 80'	1" = 80'	1" = 80'
1" = 160'	1" = 160'	1" = 160'	1" = 160'

- DISCLAIMER**
1. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND RECORDS OF THE PROJECT.
 2. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND RECORDS OF THE PROJECT.
 3. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND RECORDS OF THE PROJECT.
 4. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS REVIEWED THE RECORD DRAWINGS AND RECORDS OF THE PROJECT.

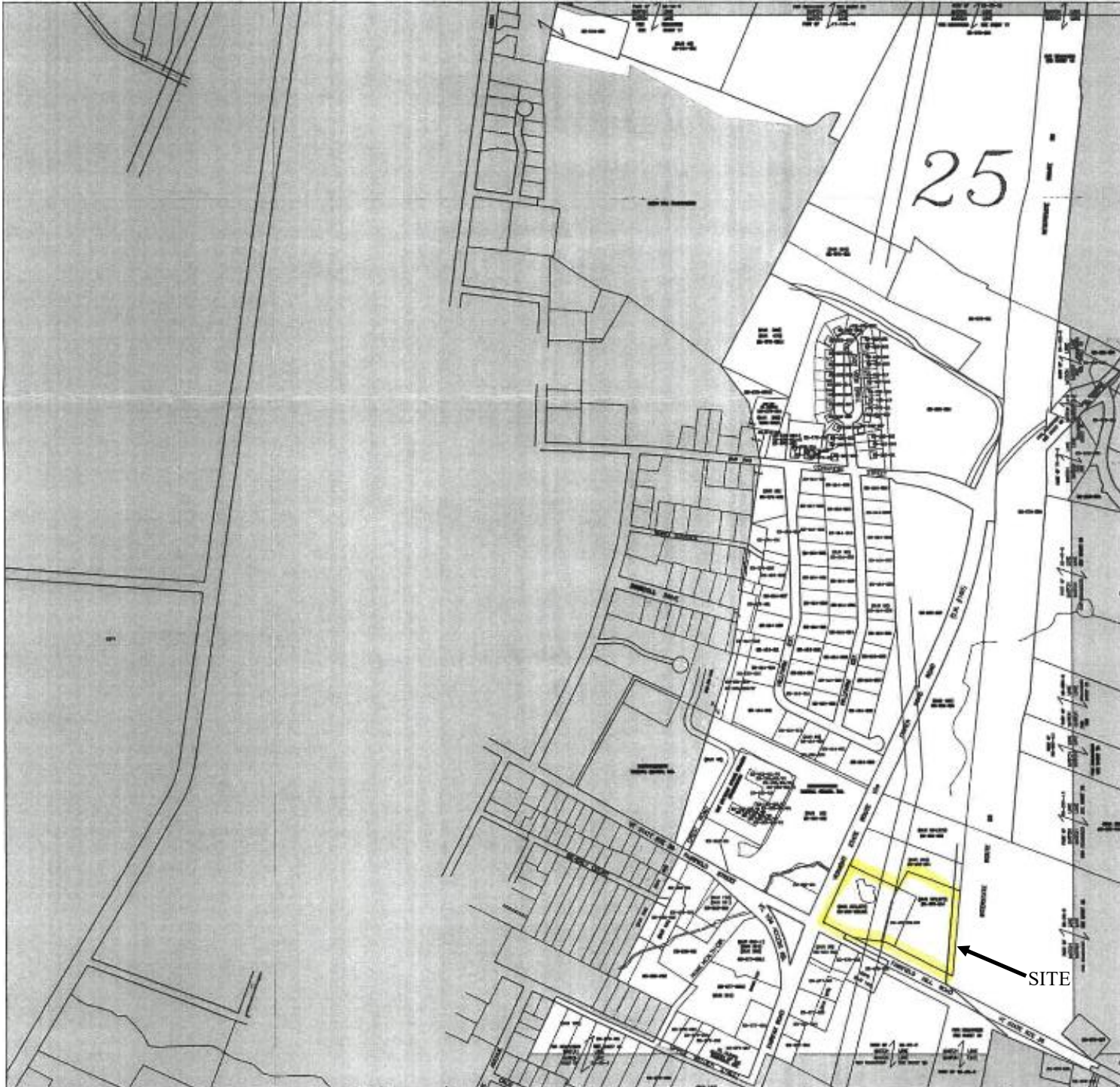
EXISTING CONDITIONS PLAN
SCALE 1" = 40'

EXISTING CONDITIONS PLAN
14409 CANADA, INC.
VT ROUTES 36 & 104
ST. ALBANS, VERMONT

RUGGIANO Engineering, Inc.

PROJECT NO. _____ DATE _____
 DRAWN BY: _____
 CHECKED BY: _____
 SCALE: 1" = 40'
 DATE: 08/20/10

SHEET NO. **C-1**
1 OF 5 SHEETS



<p>TOWN OF ST. ALBANS PREPARED BY LANDSCAPE ARCHITECTS 100 N. MAIN ST. ST. ALBANS, VT. 05478</p>	<p>SCALE SHEET SHEET NO. 25</p>	<p>LEGEND</p> <table border="0"> <tr> <td>[Symbol]</td> <td>EXISTING LOT</td> <td>[Symbol]</td> <td>EXISTING DRIVE</td> </tr> <tr> <td>[Symbol]</td> <td>EXISTING BUILDING</td> <td>[Symbol]</td> <td>EXISTING WALKWAY</td> </tr> <tr> <td>[Symbol]</td> <td>EXISTING FENCE</td> <td>[Symbol]</td> <td>EXISTING UTILITY</td> </tr> <tr> <td>[Symbol]</td> <td>EXISTING CURB</td> <td>[Symbol]</td> <td>EXISTING DRIVEWAY</td> </tr> <tr> <td>[Symbol]</td> <td>EXISTING SIDEWALK</td> <td>[Symbol]</td> <td>EXISTING DRIVEWAY</td> </tr> <tr> <td>[Symbol]</td> <td>EXISTING DRIVEWAY</td> <td>[Symbol]</td> <td>EXISTING DRIVEWAY</td> </tr> </table>	[Symbol]	EXISTING LOT	[Symbol]	EXISTING DRIVE	[Symbol]	EXISTING BUILDING	[Symbol]	EXISTING WALKWAY	[Symbol]	EXISTING FENCE	[Symbol]	EXISTING UTILITY	[Symbol]	EXISTING CURB	[Symbol]	EXISTING DRIVEWAY	[Symbol]	EXISTING SIDEWALK	[Symbol]	EXISTING DRIVEWAY	[Symbol]	EXISTING DRIVEWAY	[Symbol]	EXISTING DRIVEWAY	<p>SCALE 1:2500 1" = 50'</p>	<p>TOWN SHEET NO. 25 SAINT ALBANS DEVELOPED 19328 APRIL 2012</p>
[Symbol]	EXISTING LOT	[Symbol]	EXISTING DRIVE																									
[Symbol]	EXISTING BUILDING	[Symbol]	EXISTING WALKWAY																									
[Symbol]	EXISTING FENCE	[Symbol]	EXISTING UTILITY																									
[Symbol]	EXISTING CURB	[Symbol]	EXISTING DRIVEWAY																									
[Symbol]	EXISTING SIDEWALK	[Symbol]	EXISTING DRIVEWAY																									
[Symbol]	EXISTING DRIVEWAY	[Symbol]	EXISTING DRIVEWAY																									

4.6 MIXED RESIDENTIAL/COMMERCIAL DISTRICT

The purpose of the Residential/Mixed Commercial District is to provide for residential development and certain commercial uses that enhance residential living by the provision of shopping facilities, personal services, and professional services.

4.6.1 Permitted Uses

Accessory Dwelling Unit
Community Garden
Dwelling, Farm Labor
Dwelling, Single-Unit

Dwelling, Two-Unit
Family Child Care Home
Scavall (exempt from setbacks) *
Municipal Parks

4.6.2 Conditional Uses

Agribusiness
Artist Studio
Assisted Living
Bank
Business Services
Club
Convenience Store
Convenience Store with fuel pumps
Day Care Center
Dwelling, Multi Unit, Small
Dwelling, Multi-Unit-Large
Educational Facility
Equipment Sales and Services (Small)
Essential Public Services
Farming, Onsite Sales

Family Child Care Facility
Funeral Home
Indoor Storage
Lodging Establishment
Mobile Home Park
Multi-Use Building
Parks
Place of Worship
Planned Unit Development
Professional Office
Recreation Center
Restaurant
Retail Business
Skilled Nursing Facility
Social Services (Growth Center Only)
Theater

Mixed Residential / Commercial Dimensional Requirements

	Commercial Residential	Growth Center
Minimum Lot size: single unit dwelling	30,000 sq. ft.	30,000 sq. ft.
With off-site community, or public water and sewer	20,000 sq. ft.	20,000 sq. ft.
Minimum Lot size: multi-dwelling (per unit)	10,000 sq. ft.	5,000 sq. ft.
With off-site community, or public water and sewer	7,500 sq. ft.	5,000 sq. ft.
Minimum Lot size: Other Uses	30,000 SF	30,000 sq. ft.
Minimum Lot size: Other Uses		
With off-site community, or public water and sewer	20,000 sq. ft.	20,000 sq. ft.
Front Setback	30 ft.	30 ft.
Side & Rear Setbacks	25 ft.	25 ft.
Frontage (Agricultural Uses)	175 ft.	175 ft.
Frontage Multi-Family	125 ft.	125 ft.
Frontage Single family	100 ft.	100 ft.
Frontage Two family dwelling + other uses	125 ft.	125 ft.
Maximum Lot Coverage (building + parking)	60%	65%
Height	35 ft.	50 ft.
PUD Perimeter	50 ft.	25 ft.

*Seawalls shall be constructed at an elevation of 98' or higher where the base of the wall enters the ground unless otherwise approved by the Army Corp of Engineers and State of Vermont (proof of approvals required for Town permitting). Certification shall be provided by the applicant showing finished construction elevations by a certified land surveyor or registered professional engineer.

4.11 – GROWTH CENTER OVERLAY (NORTH & SOUTH)

The purpose of the Growth Center Overlay is to provide incentives to encourage dense, clustered, and concentrated residential and commercial development in designated areas where public utilities and access to major thoroughfares is available.

The Growth Center Overlays overlap other districts established in this bylaw. The underlying District's rules and regulations apply unless otherwise noted in the district section of these bylaws.

All development within the Growth Center Overlay shall provide sidewalks as per the most recent Town of St. Albans Bicycle and Pedestrian Master Plan as may be amended from time to time.

4.11.1 Standards for Mixed Residential/Commercial District

1. The number of curb cuts and their widths may be minimized and may integrate entries with other access points and streets wherever possible. When possible, the DRB may require shared access to adjoining properties and may limit access to the property to the lesser traveled street. Shared access shall be possible when it can be implemented without removal of any existing buildings; shared access is feasible based on subsurface conditions; and shared access will not have an adverse effect on one of the uses of the property in question.
2. An Applicant that gives up an existing access point on Routes 7, 36, 104,105, or 207 may receive a 3% bonus on building and parking coverage.
3. An Applicant that shares an entry point may receive a 3% bonus on building and parking coverage.
4. An Applicant that hosts a transit area such as a bus stop or Vermont State Park and Ride may receive a 3% bonus on building and parking coverage.
5. An Applicant that builds a sidewalk identified in the most recent Town of St. Albans Bicycle and Pedestrian Master Plan as amended from time to time or expands on an existing sidewalk may receive a 3% bonus on building and parking coverage.
6. Under no circumstances can the accumulation of bonuses result in a property attaining higher than 77% building and parking coverage unless the DRB approves the development is a Planned Unit Development.

Specific Uses	Lake Shore	Cons.	Rural	Res.	Mixed Res/Com	Com.	Ind.	Flood Hazard	St. Albans Bay	Corr. Facility	Parking Use
Accessory Dwelling Unit	P	P	P	P	P			C	P		
Agribusiness			C		C	C	C		C		Retail
Artist Studio	C				C				C		Service
Assisted Living Facility					C				C		Res.
ATF Approved Explosives Magazine							C				Ind.
Bank					C	C			C		Service
Building Contractor Shop						C	C				Ind.
Business Services					C	C			C		Office
Camping Sales & Services						C					
Campground	C										
Cannabis Cultivation						C	C				
Club					C	C			C		Rec.
Community Garden	C	C		P	P	C			P		
Convenience Store	C			C	C	C			C		Retail
Convenience Store w/fuel pumps			C		C	C					Retail
Corr. Facility										C	
Day Care Center	C	C	C	C	C	C	C	C	C	C	Inst.
Dwelling - Farm Labor	P	P	P	P	P				C		
Dwelling - Multi-Unit (Large)					C	C					Res.

Specific Uses	Lake Shore	Cons.	Rural	Res.	Mixed Res/Com	Com.	Ind.	Flood Hazard	St. Albans Bay	Corr. Facility	Parking Use
Dwelling - Multi-Unit (Small)	C			C	C	C			C		Res.
Dwelling - Seasonal	P		P	C				C			
Dwelling - Single Unit	P	P	P	P	P			C	P		
Dwelling - Two Unit	P		P	P	P			C	P		
Educational Facility			C	C	C				C		Inst.
Equipment Sales and Service						C			C		Retail
Equipment Sales and Services (Small)					C						Retail
Essential Public Services		C			C	C			C		
Excavation and Landfilling								C			
Family Child Care Home	P	P	P	P	P			P	P		
Family Child Care Facility	C			C	C						
Fast Food Restaurant						C					Service
Farm Stand		P	C								
Farming - Onsite Sales	C		C	C	C				C		
Forestry		P	P								
Funeral Home					C	C			C		Inst.
Heavy Industry						C	C				Ind.

Specific Uses	Lake Shore	Cons.	Rural	Res.	Mixed Res/Com	Com.	Ind.	Flood Hazard	St. Albans Bay	Corr. Facility	Parking Use
Indoor Storage			C		C	C			C		Ind.
Indoor Theater					C						Rec.
Jails										C	
Juvenile Det. Facilities										C	
Junk Yard						C					Retail
Kennel, Animal Shelter, Animal Boarding, Veterinary Office			C								Med.
Light Industry					C	C					Ind.
Lodging Establishment	C				C				C		Rec.
Marina	C							C	C		Rec.
Material Recovery Facility											
Mobile Home Park			C	C	C		C				Ind.
Modular or Mobile Home Sales											Office
Motor Vehicle Repair - Service or Sales											Service
Multi-Use Bldg	C	C	C	C	C	C	C	C	C	C	
Municipal Parks	P	P	P	P	P	P	P	P	P		
Parks	C	C	C	C	C	C	C	C	C		
Place of Worship	C	C	C	C	C	C	C	C	C		Inst.

Specific Uses	Lake Shore	Cons.	Rural	Res.	Mixed Res/Com	Com.	Ind.	Flood Hazard	St. Albans Bay	Corr. Facility	Parking Use
Planned Unit Development (PUD)		C	C	C	C	C	C		C		
Professional Office	C				C	C			C		Office
Public Facilities	C		C			C					Inst.
Publisher / Printer						C					Service
Recreation Center	C	C	C	C	C	C		C	C		Rec.
Rental of Outdoor Rec Equip	C	C									Service
Residential Care or Group Home (over 8 residents)		C	C	C				C			Res.
Research and Testing Facility						C	C				Ind.
Restaurant	C				C	C			C		Service
Retail Business					C	C			C		Retail
Retail Cannabis						C					
Sawmill			C					C			Ind.
Seawall	P	P	P	P	P			C			
Service Station						C					Service
Sexually Oriented Business							C				Service
Skilled Nursing Facility					C						Res.

Specific Uses	Lake Shore	Cons.	Rural	Res.	Mixed Res/Com	Com.	Ind.	Flood Hazard	St. Albans Bay	Corr. Facility	Parking Use
Storage and Distribution Facility					C	C	C				Ind.
Storage Facility							C				Ind.
Supermarket					C	C					Retail
Theater	C				C	C			C		
Transportation Terminal						C	C				Trans.
Warehousing						C	C				Ind.



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*