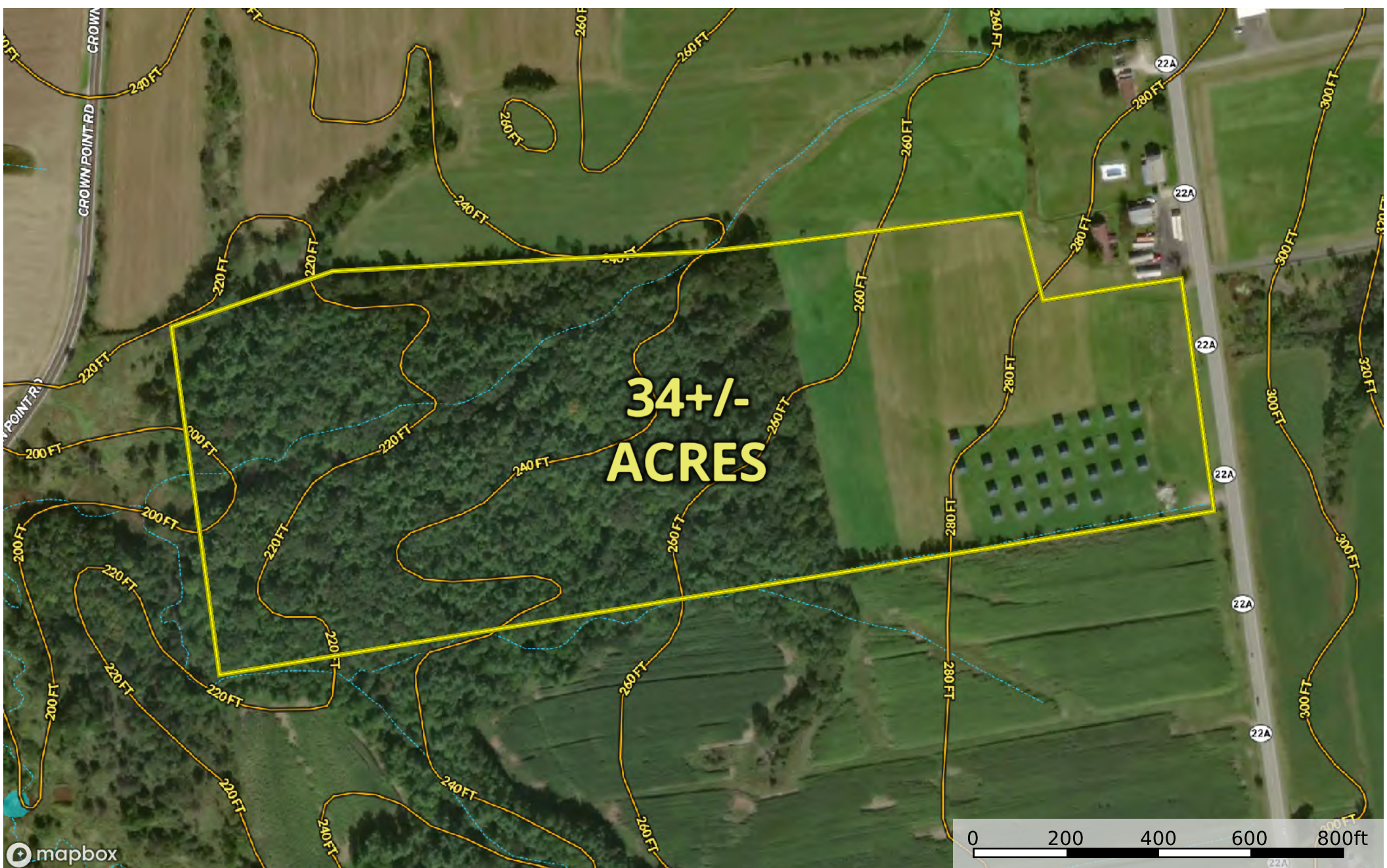


Bridport, VT - 34+/- Acres - 4376 VT-22A

Vermont, AC +/-



mapbox

- Property Boundary
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



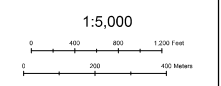
DESIGNED BY
CHRISTINE CHAMBERLAIN
MAPPING

THESE MAPS ARE FOR ASSESSMENT PURPOSES ONLY. THEY ARE NOT TO BE USED FOR DESCRIPTION, CONVEYANCE, OR DETERMINATION OF LEGAL TITLE. ALL INFORMATION IS SUBJECT TO CHANGE.

Legend

State boundary	Easement	Zoning Adopted 2006	Shaded Historic National District
Town boundary	Opened Overlay	Residential Single-Family District	Rural District
Road boundary	Unimproved Property	Residential Second District	Neighborhood Commercial District
Water boundary	Zoned Use	Commercial District	Agricultural District
Water boundary	Zoned Use	Commercial District	Agricultural District
Water boundary	Zoned Use	Commercial District	Agricultural District

Zoning Adopted 2006	Shaded Historic National District	26 Rural District (10,000 sq ft) Subdivisible
Residential Single-Family District	Rural District	Subdivisible
Residential Second District	Neighborhood Commercial District	Subdivisible
Commercial District	Agricultural District	Subdivisible
Commercial District	Agricultural District	Subdivisible
Commercial District	Agricultural District	Subdivisible



TOWN OF
BRIDPORT
VERMONT

UPDATED THROUGH APRIL 1, 2024

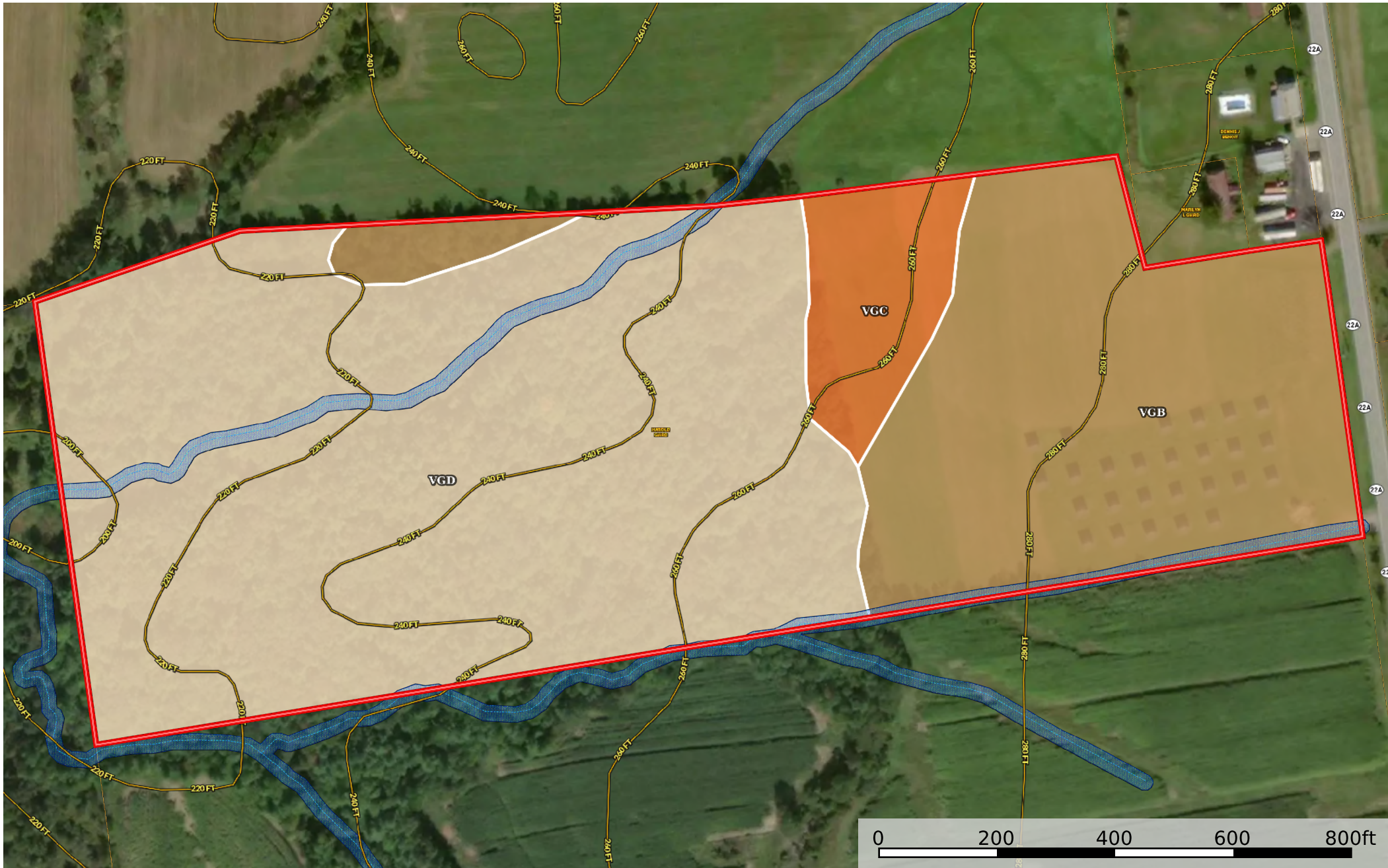


LOCAL MAP NO.
11

VERMONT SHEET 84100

Bridport 34 Acres - VT-22a

Vermont, AC +/-



- Boundary
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 35.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VgD	Vergennes clay, 12 to 25 percent slopes	22.52	62.85	0	47	4e
VgB	Vergennes clay, 2 to 6 percent slopes	11.17	31.17	0	54	2e
VgC	Vergennes clay, 6 to 12 percent slopes	2.15	6.0	0	53	3e
TOTALS		35.84(*)	100%	-	49.56	3.32

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



WARRANTY DEED

Know all men by these presents that we, Helen N. Giard, surviving widow of Walter L. Giard of Bridport in the County of Addison and State of Vermont Grantor, in the consideration of Ten and More Dollars paid to my full satisfaction by Harold W. Giard and Shirley Giard, husband and wife, both of Bridport in the County of Addison and State of Vermont Grantees, by these presents, do freely Give, Grant, Sell, Convey and confirm unto the said Grantees, Harold W. Giard and Shirley Giard, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in Bridport in the County of Addison and State of Vermont, described as follows, viz:

Being all the land and same premises described in a warranty deed Victor A. & Marguerite K. Giard to Helen N. Giard and Walter L. Giard (deceased) dated 29 April, 1969 recorded in Book 23 Pages 134 and 135 of Bridport Land records being described therein as follows:

"Being a portion of the lands and premises described in a deed from John Benjamin and Carol Aldrich to the Grantors dated September 7, 1951 and recorded in Book 21, at Page 110 of the Bridport Land Records.

The portion being conveyed being more particularly described as follows:

Commencing at a point in the Westerly line of Route 22A so-called, which said point marks the Southeast corner of lands now or formerly of one Gerard Benoit; thence Westerly a distance of 300 feet more or less along the Southerly line of lands of the said Benoit and a southerly line of lands of the Grantors herein; thence Northwesterly a distance of 197 feet more or less along an existing fence line to appoint marked by an iron pipe; thence Westerly along the Southerly line of lands of the Grantors herein to appoint in the Easterly line of lands presently owned by the Grantees; thence Southerly along the Easterly line of lands of the Grantees to a point marked by an iron pipe, which said point marks the Northwest corner of lands now or formerly of Jean Noel Ploofe; thence Easterly along the Northerly line of lands of the said Ploofe to the Westerly line of the said Route No. 22 A; thence Northerly along the Westerly line of the said Route No. 22A to the point of beginning, and being approximately 34 acres more or less."

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To have and to hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantees Harold W. Giard and Shirley Giard, as tenants by the entirety, their heirs and assigns to their own use and behoof forever; and I the said Grantor Helen N. Giard for myself and my heirs, executors and administrators, do covenant with the said Grantees Harold W. Giard and Shirley Giard their heirs and assigns, that until the ensembling of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are Free from every encumbrance: and I hereby engage to Warrant and Defend the same against all lawful claims whatever,

In Witness Whereof, I have hereunto set my hand and seal this 2nd Day of November A. D. 2002.

In Presence of

Harold Trudeau

Helen N. Giard
Helen N. Giard

State of Vermont
Addison County, SS

At Middlebury this 2nd day of November A.D. 2002 Helen N. Giard personally appeared, and she acknowledged this instrument, by her seal and subscribed, to be her free act and deed.

Before me Harold Trudeau
Notary Public
My Commission Expires 2/10/03

Bridport Town Clerk's office, June 3, 2005 at 9:00 am
Received and duly recorded the foregoing instrument
Attest: Valerie Bourgeois L.S. Town Clerk

Vermont Property-Transfer Tax
32 V.S.A. Chap. 231

ACKNOWLEDGMENT
Return Rec'd - Tax Paid

Return No. 05-26
Signed Valerie Bourgeois Clerk
Date June 3, 2005

CV-CHA 30U Rev. 08/00

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, HAROLD W. GIARD AND SHIRLEY G. GIARD of BRIDPORT, County of ADDISON, State of VERMONT, hereinafter called Grantors, for and in consideration of the sum of One Dollar and other valuable consideration paid by CENTRAL VERMONT PUBLIC SERVICE CORPORATION, a Vermont corporation having its office and principal place of business at the City of Rutland, in the County of Rutland and State of Vermont, and CHAMPLAIN VALLEY TELECOM, INC., A Vermont corporation, (hereinafter together called Grantees), the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the Grantees as tenants in common, their successors and assigns, the perpetual and exclusive right and easement to construct, inspect, operate, maintain, reconstruct and remove a pole or lines for the transmission of electricity and the transmission of intelligence by electricity or light, consisting of poles, wires, cables, guy wires, push braces, underground wires, service cables, conduits, pipes, manholes, pad mounts, vaults for transformers and other fixtures and appurtenances used or adopted for the purpose, upon, over across and under the surface of the lands owned by the Grantors in the Town/City of Bridport, County of Addison, State of Vermont, more fully described in deed given by Walter L. Giard and Helen N. Giard to Harold W. Giard and Shirley G. Giard dated June 8, 1990, and recorded in the Land Records for Bridport in Book 34 at Page 485.

Said line shall enter from the lands now or formerly of Helen Giard and run in a southeasterly direction to pole #37-1 of CVPS Line #381.

The exact location of said line or lines is to be selected by the Grantees after their final surveys have been completed within the above-described location and to become permanently established upon the erection of the poles, laying of cables, and/or construction of conduits in said line or lines

Together with the right to cut down, keep trimmed or eliminated by such means as Grantees deem desirable, all trees and underbrush as the Grantees may from time to time desire within a width of fifteen (15) feet on each side of the pole or lines above-described, together with such other trees on said premises adjacent to this right of way as, in the judgment of the Grantees, may interfere with or endanger the efficient operation and use of said lines or any of their appurtenances when constructed

Together, also, with the right to enter upon such right and easement, across other property owned by the Grantor, for the purposes of exercising any of the rights herein granted, provided, however, that said right must be exercised in a careful manner and any damages to such other property of the Grantor caused by the Grantees shall be borne by the Grantees

The Grantor covenants and agrees not to plant any trees or other plants or construct or erect or permit the erection or maintenance of buildings or structures of any kind, or change the grade, fill or excavate within ten (10) feet on each side of said line or lines without written permission from executive officers of the Grantees

TO HAVE AND TO HOLD the aforegranted rights and easements, with all the privileges and appurtenances, thereunto belonging, unto and to the use of said Grantees, and their successors and assigns forever, and the Grantor does hereby covenant with the Grantees and their successors and assigns, that they are lawfully seized in fee simple of the granted premises, that they are free from all encumbrances, except those of record, that they have good right to sell and convey the same aforesaid and will warrant and defend the same to the Grantees and their successors and assigns forever against the claims and demands of all persons

The foregoing shall be binding upon and shall enure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 21st day of October, A. D. 2003

WITNESSES

David L. Ballou AS TO BOTH

Harold W. Giard (SEAL)

Shirley G. Giard (SEAL)

STATE OF VERMONT)
COUNTY OF ADDISON)S

BE IT REMEMBERED, that on the 21st day of October, 2003, personally appeared HAROLD W. GIARD AND SHIRLEY G. GIARD, signers and sealers of the foregoing written instrument and acknowledged the same to be their free act and deed

Before me, David L. Ballou Notary Public

SPACE BELOW THIS LINE FOR RECORD ENTRY PURPOSES ONLY AND NOT A PART OF ABOVE CONVEYANCE.

Bridport Clerk's Office
Received for Record
October 23 A D, 2003
at 9 o'clock - minutes A M and
recorded in Book Page of Land Records
Test: Valerie Bourgeois, Clerk
Recorder's Fee. \$

District 01
W. R 46108
Hwy. TH #1
Line No. 381
Cl to pole 37-1

JGS

COLLATERAL ASSIGNMENT OF LEASE BY LESSEE

This Agreement of Assignment is made as of this 9th day of March, 2016, by and between Savage Solar LLC, a Vermont limited liability company with its principal place of business in Burlington, Vermont ("Assignor") and the Vermont State Employees Credit Union, with its principal office in Montpelier, Vermont ("Assignee").

WITNESSETH:

WHEREAS, Assignee has made a loan of even or approximate date herewith to Assignor; and

WHEREAS, it is a condition of such loan that Assignor collaterally assign its interests as Lessee under a certain Lease Agreement between Assignor and Harold Giard and Shirley Giard ("Lessor") with an effective date of December 18, 2012 ("Lease") with respect to certain lands and premises owned by Lessor and more particularly described as a 1.5 acre parcel of land in the vicinity of Route 22A in Bridport, Vermont ("Land") upon which Assignor owns and operates a solar energy project ("Project").

NOW, THEREFORE, for and in consideration of One or More Dollars paid by Assignee to Assignor, and in consideration of the extension of credit by Assignee to Assignor, and Other Good and Valuable Consideration, the receipt of which is hereby acknowledged, Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest as Lessee under the Lease, as same may be amended from time to time.

1. This Assignment is made to secure to Assignee the performance by Assignor of all the following obligations of Assignor or by others as listed below:

A. A Promissory Note dated March 9, 2016 (the "Note"), delivered by Assignor to Assignee in the original principal amount of \$225,000.00 for a term of ten years;

B. A Commercial Security Agreement dated March 9, 2016 (the "Security Agreement") by and between Assignor and Assignee, securing the Note;

C. A Collateral Assignment of Contracts and Contract Rights by and between Assignor and Assignee dated March 9, 2016;

D. A Guaranty executed and delivered by Andrew Savage to Assignee;

E. Each and every other instrument constituting additional security to Assignee for performance of the above.

2. The full performance of such obligations will render this Collateral Assignment void, but otherwise this Assignment is to remain in full force and effect.

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3. Notwithstanding this Collateral Assignment, unless and until an Event of Default shall have occurred and be continuing under the Note or Assignor is in default under the Security Agreement, Assignor will be entitled to exercise all its rights, title and interest under the Lease.

4. Notwithstanding this Collateral Assignment, Assignor will be and remain responsible for the full performance of all its undertakings under the Lease, including payment of rent.

5. Specifically included in this Collateral Assignment is the right of Assignee to reassign Assignor's right, title and interest under the Lease.

6. Execution and delivery hereof by Lessor evidences Lessors' consent to the collateral assignment of the Lease by Lessee to Vermont State Employees Credit Union, its successors and assigns. Lessor further covenants and agrees not to terminate the Lease by reason of any default of Lessee without sixty (60) days prior written notice to Assignee or such additional time as was provided to Lessee under the Lease in which to remedy the default, within which time, Assignee, at its sole option, may remedy any such default; provided, however, that with respect to any default of Lessee under the Lease which cannot be remedied within such time, if Assignee commences to cure such default within such time and thereafter diligently proceeds with such efforts, Assignee shall have such time as is reasonably necessary to complete curing such default; and further provided, however, that nothing herein shall be construed to require Assignee to undertake to cure such default or, if Assignee begins any cure, to complete such cure

7. In consideration of the within Assignment and the consent and agreements of the Lessor thereto, Assignee agrees that upon succeeding to the interest of Assignor under the Lease, it will well and truly perform every covenant and undertaking made by said Assignor under said Lease as fully and faithfully as if said Assignee had been originally named as tenant under the Lease.

SAVAGE SOLAR LLC

By: _____
Its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____, in said County this ____ day of March, 2016, personally appeared Andrew Savage, duly authorized agent of Savage Solar LLC and he acknowledged the foregoing instrument by him subscribed to be his free act and deed and the free act and deed of Savage Solar LLC.

Before me, _____
Notary Public
My Commission Expires: 2/10/19

VERMONT STATE EMPLOYEES CREDIT UNION

By: _____
Its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____, in said County this _____ day of March, 2016, personally appeared Scott Nichols, Duly Authorized Agent of Vermont State Employees Credit Union, and he acknowledged the foregoing instrument by him subscribed to be his free act and deed and the free act and deed of the Vermont State Employees Credit Union.

Before me, _____
Notary Public.
My Commission Expires: 2/10/19

Harold Giard

Shirley Giard

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____, in said County this _____ day of March, 2016, personally appeared Harold Giard and Shirley Giard, acknowledged the foregoing instrument by them subscribed to be their free act and deed.

Before me, _____
Notary Public
My Commission Expires: 2/10/19

268

COLLATERAL ASSIGNMENT OF LEASE BY LESSEE

This Agreement of Assignment is made as of this day of March, 2016, by and between Savage Solar LLC, a Vermont limited liability company with its principal place of business in Burlington, Vermont ("Assignor") and the Vermont State Employees Credit Union, with its principal office in Montpelier, Vermont ("Assignee").

W O R D S I N S E C T I O N

WHEREAS, Assignee has made a loan to Assignor on or approximately the date hereof; and

WHEREAS, it is a condition of such loan that Assignor collaterally assign its interests as Lessee under a certain Lease Agreement between Assignor and Harold Giard and Shirley Giard ("Lessor") with an effective date of December 18, 2012 ("Lease") with respect to certain lands and premises owned by Lessor and more particularly described as a 0.5 acre parcel of land in the vicinity of Route 22A in Bridport, Vermont ("Land") upon which Assignor owns and operates a solar energy project ("Project").

NOW, THEREFORE, for and in consideration of one or more dollars paid by Assignee to Assignor, and in consideration of the extension of credit by Assignee to Assignor, and other good and valuable consideration, the receipt of which is hereby acknowledged, Assignor hereby assigns and transfers to Assignee all of Assignor's right, title and interest as Lessee under the Lease, as same may be amended from time to time.

1. This Assignment is made to secure to Assignee the performance by Assignor of all the following obligations of Assignor or by others as listed below:

A. A Promissory Note dated March , 2016 (the "Note"), delivered by Assignor to Assignee in the original principal amount of \$225,000.00 for a term of years;

B. A Commercial Security Agreement dated March , 2016 (the "Security Agreement") by and between Assignor and Assignee, securing the Note;

C. A Collateral Assignment of Contracts and Contract Rights by and between Assignor and Assignee dated March , 2016;

D. A Guaranty executed and delivered by Andrew Savage to Assignee;

E. Each and every other instrument constituting additional security to Assignee for performance of the above.

2. The full performance of such obligations will render this Collateral Assignment void, but otherwise this Assignment is to remain in full force and effect.

3. Notwithstanding this Collateral Assignment, unless and until an Event of Default shall have occurred and be continuing under the Note or Assignor is in default under the Security Agreement, Assignor will be entitled to exercise all its rights, title and interest under the Lease.

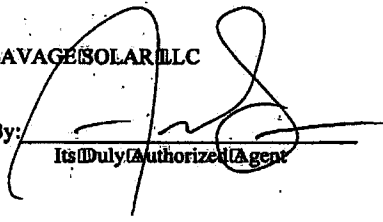
269

4. Notwithstanding this Collateral Assignment, Assignor will be and remain responsible for the full performance of all its undertakings under the lease, including payment of rent.

5. Specifically included in this Collateral Assignment is the right of Assignee to reassign Assignor's right, title and interest under the lease.

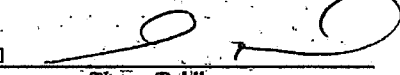
6. Execution and delivery hereof by Lessor evidences Lessors' consent to the collateral assignment of the lease by Lessee to Vermont State Employees Credit Union, its successors and assigns. Lessor further covenants and agrees not to terminate the lease by reason of any default of Lessee without sixty (60) days prior written notice to Assignee or such additional time as is provided to Lessee under the lease in which to remedy the default, within which time, Assignee, at its sole option, may remedy any such default; provided, however, that with respect to any default of Lessee under the lease which cannot be remedied within such time, if Assignee commences to cure such default within such time and thereafter diligently proceeds with such efforts, Assignee shall have such time as is reasonably necessary to complete during such default; and further provided, however, that nothing herein shall be construed to require Assignee to undertake to cure such default or, if Assignee begins any cure, to complete such cure.

7. In consideration of the within Assignment and the consent and agreements of the Lessor thereto, Assignee agrees that upon succeeding to the interest of Assignor under the lease, it will well and truly perform every covenant and undertaking made by said Assignor under said lease as fully and faithfully as if said Assignee had been originally named as tenant under the lease.

SAVAGE SOLAR LLC
By: 
Its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At W. Waterbury in said County this 9 day of March, 2016, personally appeared Andrew Savage, duly authorized agent of Savage Solar LLC and he acknowledged the foregoing instrument by him subscribed to be his free act and deed and the free act and deed of Savage Solar LLC.

Before me, 
Notary Public
My Commission Expires: 02/10/19

RECEIVED FOR RECORD
TOWN CLERK'S OFFICE
MARCH 10 2016
10:00 AM
RECORDED IN BOOK 87 PAGE 265

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VERMONT STATE EMPLOYEES CREDIT UNION

By: [Signature]
Its Duly Authorized Agent

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At Williston, in said County this 9 day of March, 2016, personally appeared Scott Nichols, Duly Authorized Agent of Vermont State Employees Credit Union, and he acknowledged the foregoing instrument by him subscribed to be his free act and deed and the free act and deed of the Vermont State Employees Credit Union.

Before me, [Signature]
Notary Public
My Commission Expires: 12/10/19

[Signature]
Harold Giard

[Signature]
Shirley Giard

STATE OF VERMONT
CHITTENDEN COUNTY, SS.

At _____, in said County this _____ day of March, 2016, personally appeared Harold Giard and Shirley Giard, acknowledged the foregoing instrument by them subscribed to be their free act and deed.

Before me, _____
Notary Public
My Commission Expires: 12/10/19

S:\4665\Collateral Assignment Release By Lessee [SavageSolar].doc

BRIDPORT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This 14 Day of March, AD 2016
At 9 o'clock _____ minutes A M and _____
Recorded in Bridport Records, Book _____ Page _____
Attest Valerie Bourgeois Town Clerk



Vermont Mandatory Flood Disclosure



Date Prepared: 06/18/2025

Seller's Name(s): Harold Giard

Property Address: 4376 VT Route 22A, Bridport, VT 05734
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3a	If yes, please describe:		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.

THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).

Seller: Harold Giard / 06/18/25
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Seller: _____
(Signature) (Date)

Purchaser acknowledges receipt of this Disclosure

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)

Purchaser: _____
(Signature) (Date)