

Buyer

ATTORNEY'S REPORT AND OPINION ON TITLE

RECORD OWNER: John J. Eramo and Lynne R. Eramo

PROPERTY DESCRIPTION:

Being all and the same lands and premises conveyed to John J. Eramo and Lynne R. Eramo by Warranty Deed of Nelson S. Riley and Jeanine H. Riley dated May 31, 2007 and recorded in Volume 999 at Pages 450-451 of the City of Burlington Land Records.

Being a lot of land, with buildings thereon, situated on the southwest corner of Howard and Hayward Streets, the dwelling house being known and designated as No. 45 Howard Street, having a frontage thereon of eighty-five (85) feet and a frontage on Hayward Street of eighty-six and fifty-five hundredths (86.55) feet and being the northerly part of Lots No. 95 and 96 on a plan of the Buell Estate recorded in Volume 42, Page 480 of the City of Burlington Land Records, and being more particularly described as follows:

Beginning at the point of intersection of the southerly line of Howard Street and westerly line of Hayward Street, thence proceeding westerly along the southerly line of Howard Street a distance of eighty-five (85) feet to a point; thence deflecting to the left ninety (90) degrees and extending southerly along the westerly boundary line of said Lot No. 96 a distance of eighty-six and fifty-five hundredths (86.55) feet to a point; thence deflecting to the left ninety (90) degrees and extending easterly across said Lots No. 96 and 95 a distance of eighty-five feet to a point in the westerly line of Hayward Street marked by an iron pin driven in the ground; thence deflecting to the left and proceeding northerly along the westerly line of Hayward Street a distance of eighty-six and fifty-five hundredths (86.55) feet to the point or place of beginning.

Being a lot of land with premises thereon commonly known and designated as 45 Howard Street, Burlington, Vermont.

The following opinion and report are prepared for and at the expense of the purchaser, on the title of the record owner to the above-described property, and is based on an examination of the appropriate records of the City of Burlington. It is furnished in connection with a proposed sale to James L. Reagan for a consideration of \$327,900.00 and a proposed mortgage to Century 21 Mortgage as security for a loan of \$262,320.00; it is for the sole use of the purchaser and any mortgagee above-named; and 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 owner is a marketable title in fee simple:

1. MUNICIPAL CHARGES: (Unless otherwise indicated, these are based on oral verification by the appropriate municipal officer.)
  - a. Assessed Valuation: \$230,200.00.
  - b. Parcel ID No. 053-3-080.000.
  - c. Taxes for the current fiscal period: 7/1/11-6/30/12 taxes total \$5230.36, with installments due on 8/12 (paid), 11/12 (paid), 3/12 (paid) and 6/12. Taxes are current. State prebate information was unavailable.
  - d. Delinquent Taxes: None.
  - e. Water Liens: Current – final reading required.
  - f. Electricity Liens: Current – final reading required.
  - g. Sewer Assessments: See 1.e. above.
2. MORTGAGES:

None of record.
3. ATTACHMENTS AND LIENS:

None.
4. EASEMENTS AND RIGHTS OF WAY:

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

The property is subject to building restriction that no structure be erected nearer than 30 feet from the southerly line of Howard Street as set forth in warranty deed dated June 9, 1948 and recorded in Volume 129, Page 585.
6. LEASE LAND RENT:

Not applicable.
7. COMPLIANCE WITH BOARD OF HEALTH SUBDIVISION REGULATIONS:

Exempt pursuant to Environmental Protection Rules 1-304(a)(1)(A).

NOTE: Act 250 permits and/or subdivision permits are environmental permits which are really within the purview of engineers and we are, therefore, not qualified to certify that all facets of the Act 250 Permit and/or subdivision permits have been complied with, but do report that there is no recorded instrument which indicates that there is a lack of compliance in the applicable records.

The undersigned has not undertaken any physical investigation whatsoever with respect to whether the property and each component thereof is in compliance with any of the permits identified above, and states no opinion with respect thereto, but reports that no violations are disclosed in the applicable State records.

8. ZONING:

It is hereby certified that we have diligently researched the appropriate state land use and municipal zoning records and regulations and that to the best of our knowledge, there are no zoning violations relative to this property.

9. OBJECTIONS TO TITLE; REMARKS:

None.

10. 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. Mechanics' 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 herein.
- 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. Special assessments or liens, if any, not shown of record.
- g. So-called ancient roads, if any, that exist on the premises.

This report and opinion refer to and apply only so far back as May 15, 1972, and are effective down to the 15<sup>th</sup> day of May 2012 at 10:00 o'clock A.M.



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Attorney at Law  
James H. Wick, Esq.

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Privacy Policy  
Commitments/Escrow/Closings*

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*We collect nonpublic personal information about you from the following sources:*

- Information we receive from you, such as on applications or other forms.*
- Information about your transactions we secure from our files, or from our affiliates or others.*
- Information we receive from a consumer reporting agency.*
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.*

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