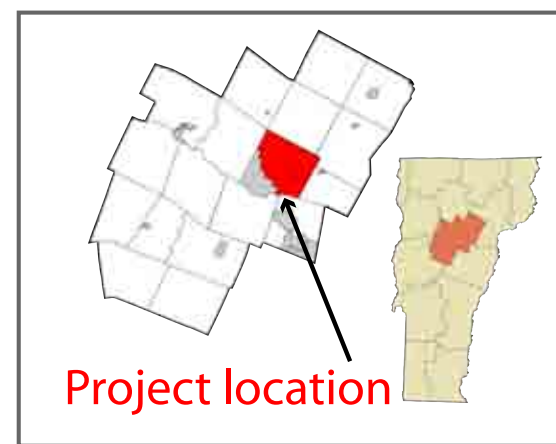


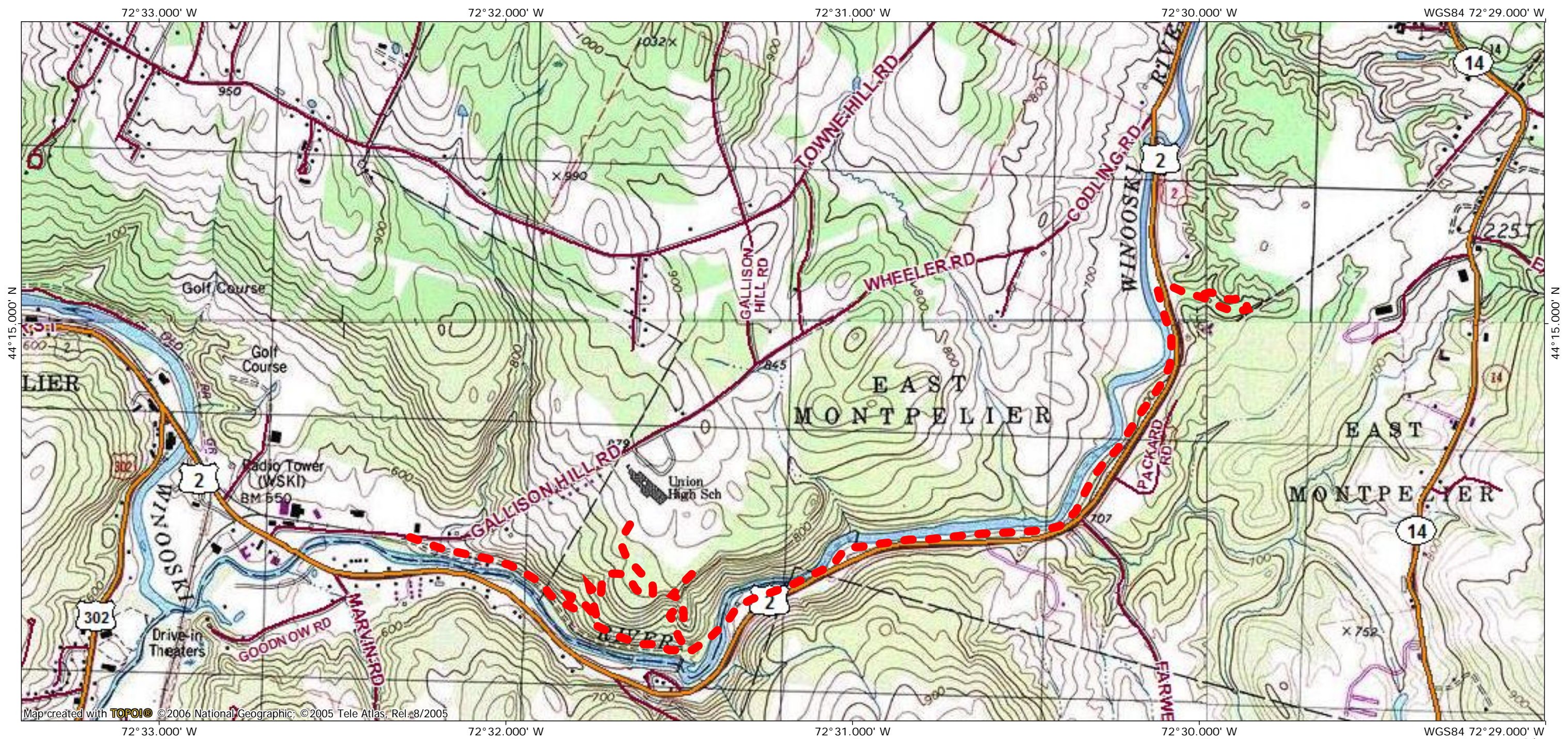
Cross Vermont Trail LOCATION MAP



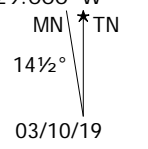
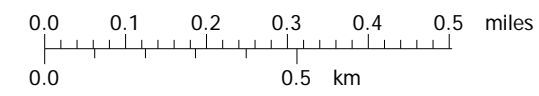
VERMONT
 ACT 250 District Commission # 5, 6, 9

Application #: [5W1595](#)
 Exhibit #: [003](#)
 Date Received: [9/13/2019](#)

 = alignment of trail route, showing location of project area



Map created with **TOPOI** ©2006 National Geographic, ©2005 Tele Atlas, Rel. 8/2005



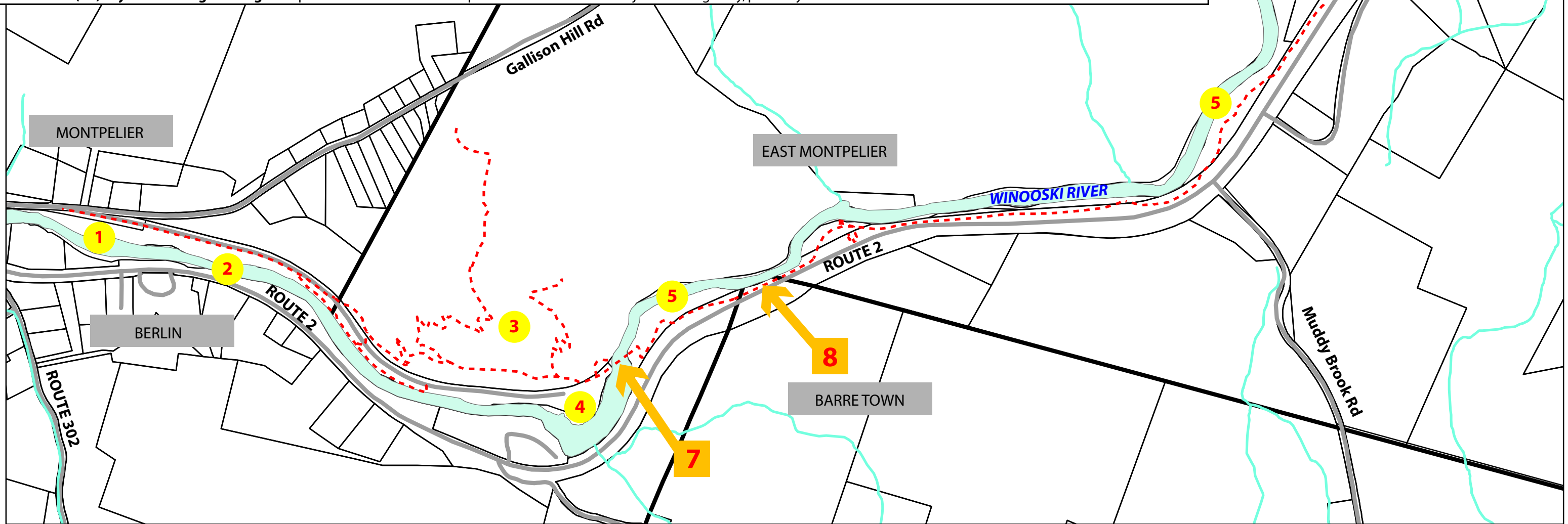
PROPERTIES INCLUDED IN PROJECT AREA AND KEY TO ATTACHED DETAIL PLAN SETS

Sketch plans of details for work on each of the parcels the trail project crosses:

- 1. City of Montpelier.** Cross Vt Trail route and parking area located on portion of former railroad bed (now "Powerplant Rd") owned by City of Montpelier. Detail for proposed work, including connection with future Montpelier Bike Path at intersection with Gallison Hill Rd, shown on attached sketch plans for City parcel.
- 2. Green Mountain Power.** Cross Vt Trail route on portion of former railroad bed (now "Powerplant Rd") owned by GMP. "Penstock Trail" hiking trail for river access on adjacent parcel also owned by GMP. Details shown on attached sketch plans for GMP parcel and also on attached blueprint for "Stantec Engineers CVRT(2)".
- 3. U-32 School.** Cross Vt Trail to be constructed west to east across the property, and other trails to be constructed to connect to School, and to form a loop with existing school trail network. Details shown on attached sketch plans for U-32 parcel and also on attached blueprint for "Stantec Engineers CVRT(2)".
- 4. Winooski Hydroelectric Co.** Cross Vt Trail, including Winooski River bridge, to be constructed on WHC property, and various smaller trails for portaging and river access to be expanded and improved. Details as shown on attached recreation plan for WHC and also on attached blueprint for "Stantec Engineers CVRT(2)".
- 5. State of Vermont.** Cross Vt Trail, including Winooski River bridge, small parking area, and river access/fishing platform, to be constructed for some distance on State owned land located between Rte 2 and the Winooski River - alternating between lands administered by Vt Dept of Fish and Wildlife and land within the VTrans administered Rte 2 ROW. Details shown on attached sketch plan for State parcels, as well as two sets of blueprints by Stantec Engineers, for "CVRT(2)" and for "EH10(17)".
- 6. Town of East Montpelier.** Cross Vt Trail route, and additional trail to form a loop, on Town of East Montpelier property, and a small amount on neighboring private (Habitat for Humanity) property. Detail shown on attached sketch plan for Town parcel.

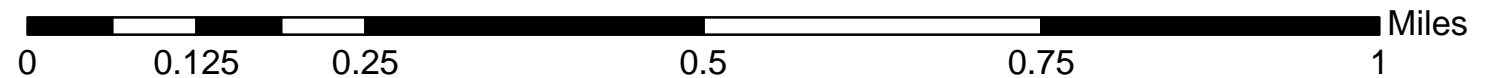
And additional engineered blueprints showing project details:

- 7. "STP CVRT(2)/EH06(3)" by Stantec Engineering.** Blueprints for Cross Vt Trail construction on a portion of property of GMP, U-32, WHC, and State, including bridge over Winooski River.
- 8. "STP EH10(17)" by Stantec Engineering.** Blueprints for Cross Vt Trail on a portion of Route 2 ROW adjacent to highway, primarily in Barre Town.



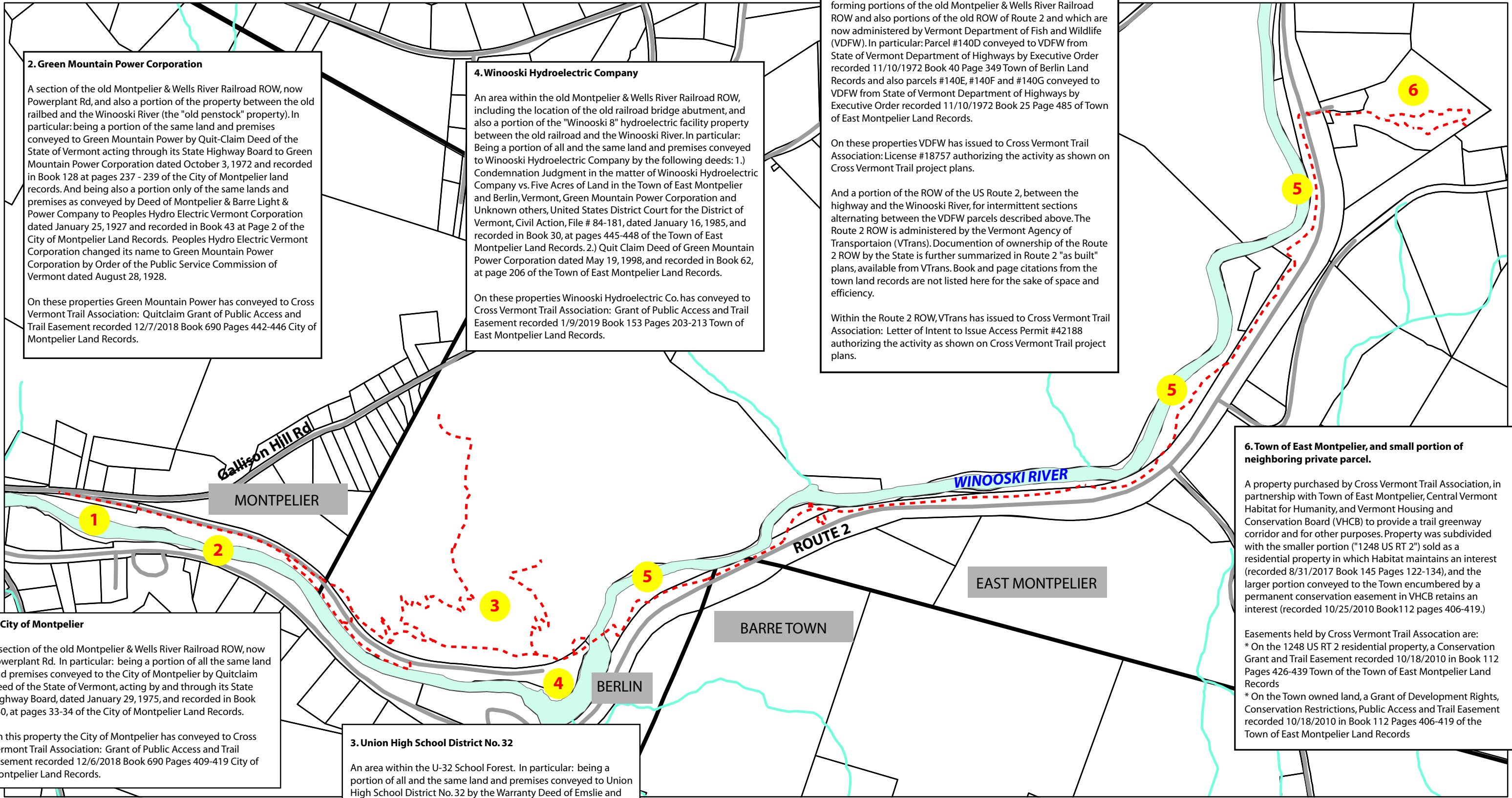
Cross Vermont Trail PROJECT AREA

..... = trail alignment and project area



Cross Vermont Trail RIGHT-OF-WAY SUMMARY

----- = trail alignment and project area



2. Green Mountain Power Corporation

A section of the old Montpelier & Wells River Railroad ROW, now Powerplant Rd, and also a portion of the property between the old railbed and the Winooski River (the "old penstock" property). In particular: being a portion of the same land and premises conveyed to Green Mountain Power by Quit-Claim Deed of the State of Vermont acting through its State Highway Board to Green Mountain Power Corporation dated October 3, 1972 and recorded in Book 128 at pages 237 - 239 of the City of Montpelier land records. And being also a portion only of the same lands and premises as conveyed by Deed of Montpelier & Barre Light & Power Company to Peoples Hydro Electric Vermont Corporation dated January 25, 1927 and recorded in Book 43 at Page 2 of the City of Montpelier Land Records. Peoples Hydro Electric Vermont Corporation changed its name to Green Mountain Power Corporation by Order of the Public Service Commission of Vermont dated August 28, 1928.

On these properties Green Mountain Power has conveyed to Cross Vermont Trail Association: Quitclaim Grant of Public Access and Trail Easement recorded 12/7/2018 Book 690 Pages 442-446 City of Montpelier Land Records.

4. Winooski Hydroelectric Company

An area within the old Montpelier & Wells River Railroad ROW, including the location of the old railroad bridge abutment, and also a portion of the "Winooski 8" hydroelectric facility property between the old railroad and the Winooski River. In particular: Being a portion of all and the same land and premises conveyed to Winooski Hydroelectric Company by the following deeds: 1.) Condemnation Judgment in the matter of Winooski Hydroelectric Company vs. Five Acres of Land in the Town of East Montpelier and Berlin, Vermont, Green Mountain Power Corporation and Unknown others, United States District Court for the District of Vermont, Civil Action, File # 84-181, dated January 16, 1985, and recorded in Book 30, at pages 445-448 of the Town of East Montpelier Land Records. 2.) Quit Claim Deed of Green Mountain Power Corporation dated May 19, 1998, and recorded in Book 62, at page 206 of the Town of East Montpelier Land Records.

On these properties Winooski Hydroelectric Co. has conveyed to Cross Vermont Trail Association: Grant of Public Access and Trail Easement recorded 1/9/2019 Book 153 Pages 203-213 Town of East Montpelier Land Records.

5. State of Vermont

Four separate parcels owned by State of Vermont, originally forming portions of the old Montpelier & Wells River Railroad ROW and also portions of the old ROW of Route 2 and which are now administered by Vermont Department of Fish and Wildlife (VDFW). In particular: Parcel #140D conveyed to VDFW from State of Vermont Department of Highways by Executive Order recorded 11/10/1972 Book 40 Page 349 Town of Berlin Land Records and also parcels #140E, #140F and #140G conveyed to VDFW from State of Vermont Department of Highways by Executive Order recorded 11/10/1972 Book 25 Page 485 of Town of East Montpelier Land Records.

On these properties VDFW has issued to Cross Vermont Trail Association: License #18757 authorizing the activity as shown on Cross Vermont Trail project plans.

And a portion of the ROW of the US Route 2, between the highway and the Winooski River, for intermittent sections alternating between the VDFW parcels described above. The Route 2 ROW is administered by the Vermont Agency of Transportation (VTrans). Documentation of ownership of the Route 2 ROW by the State is further summarized in Route 2 "as built" plans, available from VTrans. Book and page citations from the town land records are not listed here for the sake of space and efficiency.

Within the Route 2 ROW, VTrans has issued to Cross Vermont Trail Association: Letter of Intent to Issue Access Permit #42188 authorizing the activity as shown on Cross Vermont Trail project plans.

1. City of Montpelier

A section of the old Montpelier & Wells River Railroad ROW, now Powerplant Rd. In particular: being a portion of all the same land and premises conveyed to the City of Montpelier by Quitclaim Deed of the State of Vermont, acting by and through its State Highway Board, dated January 29, 1975, and recorded in Book 140, at pages 33-34 of the City of Montpelier Land Records.

On this property the City of Montpelier has conveyed to Cross Vermont Trail Association: Grant of Public Access and Trail Easement recorded 12/6/2018 Book 690 Pages 409-419 City of Montpelier Land Records.

3. Union High School District No. 32

An area within the U-32 School Forest. In particular: being a portion of all and the same land and premises conveyed to Union High School District No. 32 by the Warranty Deed of Emslie and Company, Inc. dated February 9, 1970 and recorded in Book 25, at page 51 of the Town of East Montpelier Land Records.

U-32 School property is encumbered by Land Use Permit 500003.

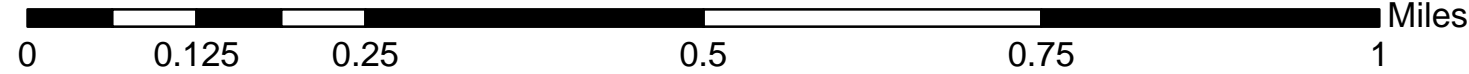
On this property U-32 has conveyed to Cross Vermont Trail Association: Grant of Public Access and Trail Easement recorded 11/19/2018 Book 152 Pages 164-174 Town of East Montpelier Land Records.

6. Town of East Montpelier, and small portion of neighboring private parcel.

A property purchased by Cross Vermont Trail Association, in partnership with Town of East Montpelier, Central Vermont Habitat for Humanity, and Vermont Housing and Conservation Board (VHCB) to provide a trail greenway corridor and for other purposes. Property was subdivided with the smaller portion ("1248 US RT 2") sold as a residential property in which Habitat maintains an interest (recorded 8/31/2017 Book 145 Pages 122-134), and the larger portion conveyed to the Town encumbered by a permanent conservation easement in VHCB retains an interest (recorded 10/25/2010 Book 112 pages 406-419.)

Easements held by Cross Vermont Trail Association are:

- * On the 1248 US RT 2 residential property, a Conservation Grant and Trail Easement recorded 10/18/2010 in Book 112 Pages 426-439 Town of the Town of East Montpelier Land Records
- * On the Town owned land, a Grant of Development Rights, Conservation Restrictions, Public Access and Trail Easement recorded 10/18/2010 in Book 112 Pages 406-419 of the Town of East Montpelier Land Records



Cross Vermont Trail project Properties crossed by trail alignment and included in project area, with notes on right-of-way permission held by Cross Vermont Trail Association.

DetailPlanID	Name	StreetPO	City	State	Zip	NOTE
1	City of Montpelier	39 Main Street	Montpelier	VT	05602	CVTA holds an easement for project on parcel, recorded in town land records.
2	GMP Facilities & Real Estate Coord	2152 Post Road	Rutland	VT	05701	CVTA holds an easement for project on two parcels, recorded in town land records.
3	U-32 Middle & High School	930 Gallison Hill Road	Montpelier	VT	05602	CVTA holds an easement for project on parcel, recorded in town land records.
4	Winooski Hvdroelectric Co.	26 State St.	Montpelier	VT	05602	CVTA holds an easement for project on parcel, recorded in town land records.
5	VTrans	1 National Life Dr	Montpelier	VT	05633	VTrans has issued a Letter of Intent to grant Access Permit #42188 for the project within Rte 2 ROW.
5	Vt Dept Fish & Wildlife	1 National Life, Davis 2	Montpelier	VT	05620	VDFW has aranted CVTA License #18757 for project on four parcels.
6	Town of East Montpelier	PO BOX 157	East Montpelier	VT	05651	CVTA holds a trail and conservation easement on full parcel, recorded in town land records.
6	VT Housing & Conservation Board	58 East State Street	Montpelier	VT	05602	VHCB is co-holder, together with CVTA, of trail easement on Town of East Montpelier parcel. Project has been reviewed and approved within the easement area by VHCB as confirmed in letter of 4/4/2019.
6	Central Vt Habitat for Humanity	PO BOX 837	Montpelier	VT	05601	Own an interest in 1248 US RT 2 parcel.
6	Stephanie Boucher & Nick Dentico	1248 US RT 2	East Montpelier	VT	05651	Owners of private parcel crossed by trail. CVTA holds an easement for project on parcel, recorded in town land records.

Description of parcels abutting the project area.

Detail PlanID	also abuts Plan	Name	StreetPO	City	State	Zip	Note
1		Central Vt Memorial Civic Center	PO BOX 797	Montpelier	VT	05601	Public recreation facility, across Gallison Hill Rd from start of project at intersection of GHR and Powerplant Rd.
1		Clark Properties, LLC	1369 Upper Hill Rd	Plainfield	VT	05667	Commercial building on Gallison Hill Rd, across Gallison Hill Rd from start of project at intersection of GHR and Powerplant Rd.
1		RHTL Partners, LLC	PO BOX 129	Montpelier	VT	05601	Chevy dealer on Rte 2, across Winooski from trail along old railbed.
1	2	David Kitchen	438 Gallison Hill Rd	Montpelier	VT	05602	Residence and agriculture land, abutting City of Montpelier and GMP owned sections of old railbed.
2		The Connor Group	1100 US RT 2	Berlin	VT	05602	Office building on Rte 2, across Winooski from trail route along old railbed.
3		Carrie Carswell	775 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Daniel & Christina Currier	737 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32. (737 Gallison Hill Road)
3		Daryl & Laura McKinstry	753 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Erin & Dustin Bverly	841 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Howard Nosek	857 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		John & Wendy McGuigan	795 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Kevin & Pamela Kelly	809 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Marcel & Joanne Ducas	5010 VT RT 12	Berlin	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32. (717 Gallison Hill Road)
3		Martin & Ann Bruce	1236 Gallison Hill Rd	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Maureen Cooper	894 Gallison Hill Rd	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Meredith Simard	825 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Nathan Segale	671 Gallison Hill Rd	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Peter Heitman	1105 Gallison Hill Rd	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3		Steven & Kimberly Audet	697 Gallison Hill Road	Montpelier	VT	05602	Residence on Gallison Hill Rd, neighborhood abutting U-32.
3	5	Seth Gardner	PO BOX 147	East Montpelier	VT	05651	Agriculture land, abutting U-32 to the east, and across Winooski from trail along Rte 2.
4		James & Renee Ackerman	PO BOX 43	Jericho	VT	05465	Kubota dealer on Rte 2, across Winooski from trail route along old railbed.
5		AEC Realty of Vermont, LLC	PO BOX 339	Bridaeville	PA	15017	Komatsu dealer, in Packard industrial park, across Rte 2 from trail route between road and Winooski.
5		Casella Waste c/o Harding & Carbone	1235 North Loop West, Suite 205	Houston	TX	77008	Across Rte 2 from trail route between road and Winooski.
5		Deegan	455 Codling Road	East Montpelier	VT	05651	Across Winooski from trail along side Rte 2.
5		Devota Pilar Shay	1224 Alta Paseo	Burbank	CA	91501	Vacant land, private parcel between Rte 2 and Winooski River.
5		Hurlburt	PO BOX 61	East Montpelier	VT	05651	Residence on Rte 2, abutting State property, across Rte 2 from Town of East Montpelier parcel.
5		John Mekkelson, JR	PO BOX 129	East Montpelier	VT	05651	Vacant land along Rte 2, across Rte 2 from trail route between road and Winooski.
5		Malone Properties	122 Gallison Hill Rd	Montpelier	VT	05602	Commercial building in Packard industrial park, across Rte 2 from trail route between road and Winooski. Also property across Gallison Hill Rd from start of project at intersection of GHR and Powerplant Rd.
5	6	Cynthia & Lawrence Reed	1176 US RT 2	East Montpelier	VT	05651	Residence, abutting Town of East Montpelier parcel; and across Rte 2 from trail route between road and Winooski.
5	6	EE Packard, Inc.	PO BOX 70	East Montpelier	VT	05651	Packard industrial park, various commercial properties. Abutting Town of East Montpelier parcel. And also across Rte 2 from trail route between road and Winooski.
6		1368 US RT 2 LLC	1368 US RT 2	East Montpelier	VT	05651	Vt Country Campers, abutting Town of East Montpelier parcel.
6		Fairmont Dairy, LLC	95 Lyle Young Road	East Montpelier	VT	05651	Agriculture land, abutting Town of East Montpelier parcel.