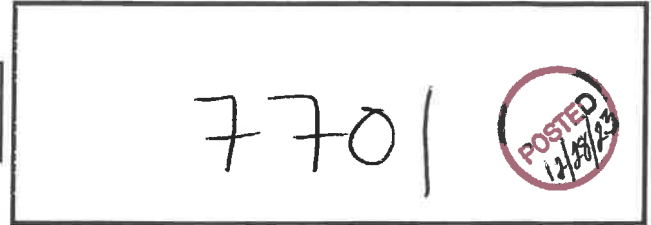


E-Filed

VT Form PTT-172	VERMONT PROPERTY TRANSFER TAX RETURN
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1-309-894-912
Confirmation number



For Town Use Only

TRANSFERORS (Sellers)

ELMAN VERMONT INVESTORS, LLC
621 N BEVERLY DRIVE ATTN: PETER STRAUSS
BEVERLY HILLS, CA 90210

TRANSFEREES (Buyers)

A. & R. BELLEY, INC.
1035 RUE PANNETON
SHERBROOKE , QC J1K2B3
CAN

*Any additional transferors or transferees are listed at the bottom of this page

Date Acquired by Transferor: Oct-22-2004	Date of this Closing: Sep-22-2023	Land Size (acres): 9.22	
Property Physical Location:	City/Town:	SPAN#	Check if property is located in multiple cities or towns <input type="checkbox"/>
65 & 75 LOWER WELDEN STREET	St. Albans City	549-173-01068 <i>549-173-00044</i>	This sale did not involve land <input type="checkbox"/>
Buyer Seller relationship type:		If other, description:	
If transfer is exempt from Property Transfer Tax: 00 None			
Interest in property: Fee Simple		If other, description:	
If "undivided" percent of interest:			
Type of building construction: Office Buildings		If other, description: Warehouse space	
Transferors use of property before transfer: Other		If other, description: Office/Warehouse	
Transferees use of property after transfer: Other		If other, description: Office/Warehouse	
Will the property be rented after transfer? No		Enrolled in the Current Use Program? No	
Have development rights been conveyed separately? No		New owner elects to continue current use enrollment? No	
Does the transferee hold title to any adjoining property: No			
Value paid or transferred as defined in 32 V.S.A. § 9601(6)		\$2,850,000.00	
Value paid or transferred for personal property		\$0.00	
Value paid or transferred for real property		\$2,850,000.00	
Tax Due		\$41,325.00	

Preparer's Name: MSK ATTORNEYS
Preparer's Address: BURLINGTON, VT 05401-0000

Preparer's Phone: (802) 861-7000
Preparer's E-mail: RECEPTION@MSKVT.COM

Transferee's Name A. & R. BELLEY, INC.
 Property Location 65 & 75 LOWER WELDEN STREET
 Date of this Closing Sep-22-2023

Note: Long names or addresses may not display fully on the paper copy of the return, but the full names and addresses are submitted electronically to the Town and Department.

LOCAL AND STATE PERMITS AND ACT 250 NOTICE

This serves as notice that:

- The property being transferred may be subject to regulations governing potable water supplies and wastewater systems under 10 V.S.A. Chapter 64 and building, zoning and subdivision regulations;
- The property being transferred may be subject to Act 250 regulations regarding land use and development under 10 V.S.A. Chapter 151;
- The parties have an obligation to investigate and disclose knowledge regarding flood regulations affecting the property.

To determine if the property is in compliance with or exempt from these rules, contact the relevant agency. Contact information is provided in the instructions.

Town Clerk - Sign into your myVtax to enter this recording information. After you have entered the recording information print a copy to deliver to the primary Transferee per 32 V.S.A 9607.

This section to be completed by Town or City Clerk

Book Number* 302	Page Number* 647	Grand List year* 2023
City or Town* St. Albans City	Parcel ID Number 26055075/26055065	Date of Record* 9.22.2023
Grand List Value 6573400	Grand List Category* C	SPAN* 549-173-01068
Comments, additional information, etc. 926,600		549-173-00044

- Duplicate Return Suspected Portion of the property sold/subdivision Original Return Waiting on Deed
 Deed Acknowledgment and Return Received

SIGNED *AR Belley*

Clerk DATE 10/4/23

