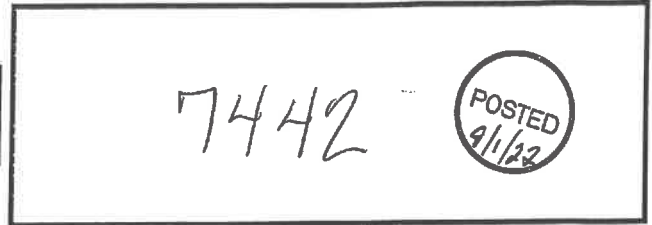


VT Form  
**PTT-172** VERMONT  
**PROPERTY TRANSFER TAX RETURN**

0-082-243-072  
Confirmation number



**TRANSFERORS (Sellers)**

ROBERTSON JOHN D  
80 NORTH MAIN STREET  
ST ALBANS, VT 05478

For Town Use Only

**TRANSFEREES (Buyers)**

GROUP FIVE INVESTMENTS, LLC  
75 SOUTH WINOOSKI AVE  
BURLINGTON, VT 05401

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

Date Acquired by Transferor: Apr-22-2011

Date of this Closing: Apr-15-2022 Land Size (acres): 0.13

Property Physical Location:

City/Town:

SPAN#

Check if property is located in multiple cities or towns

80-84 NORTH MAIN STREET

St. Albans City

549-173-10198

This sale did not involve land

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: Other

If other, description: mixed use - retail and re

Transferors use of property before transfer: Commercial

If other, description: investment

Transferees use of property after transfer: Commercial

If other, description: investment

Will the property be rented after transfer? Yes

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)

\$700,000.00

Value paid or transferred for personal property

\$0.00

Value paid or transferred for real property

\$700,000.00

Tax Due

\$10,150.00

Preparer's Name: MARCY BRIGHAM

Preparer's Phone: (802) 860-4767

Preparer's Address: SOUTH BURLINGTO, VT 05403-0000

Preparer's E-mail: marcy@peetlaw.com

Additional Transferor (S) / Transferee (B)

S JOO O ROBERTSON

80 NORTH MAIN STREET ST ALBANS VT 05478-0000

Transferee's Name GROUP FIVE INVESTMENTS, LLC  
 Property Location 80-84 NORTH MAIN STREET  
 Date of this Closing Apr-15-2022

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* 297	Page Number* 1066	Grand List year* 2022
City or Town* St. Albans City	Parcel ID Number 23063080	Date of Record* 4.15.2022
Grand List Value 421,300	Grand List Category* C	SPAK* 549-173-10198
Comments, additional information, etc.		

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

SIGNED Sara C. Ahee

Clerk DATE 4/20/2022

For Town Use Only