

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 2-19-19

FEE: \$85.00 JK (includes recording)

MAP/PARCEL/LOT: 2-084-002-017

NO. 2018-230

The undersigned herewith requests an inspection of the premises and the issuance of "Certificate of Occupancy" of premises, or portion thereof, for use or habitation.

This request is for use only of existing land or buildings.

This request is for new construction or rehabilitated or altered structure which was done under authority of zoning permit # 2018-230

issued to Sterling Land Co., LLC on 11-20-2018.

Premises are at 2 Evergreen Dr. (Lot 17)

Water service installation inspected and approved by Aaron Martin

Driveway location inspected and approved by Aaron Martin

Sanitary sewer connection or septic system inspected and approved by:

Name: Aaron Martin Date: _____

Construction was begun 12-5, 2018 and completed 3-25, 2019

Approval granted by P.C. or Z.B.A. on 2/16/19

Reference PC Approval #1 PC: 2016-13.

Use of premises intended single family, two story home with partially finished walkout lower level, bonus room over garage (as a bedroom)
3 bedrooms, 2 car garage, open front porch and rear deck

(SK) 4
(type of use)

Applicant's Signature: [Signature] Telephone: 802-864-0600 Cell: 802-316-9379

By issuance of this Occupancy Permit, the Town of Essex Zoning Administrator hereby acknowledges that the use and/or building construction is in complete conformity with the Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks are based in part on evidence supplied by owner. The Town of Essex is not liable for errors or mistakes when it is found that information submitted by the applicant is erroneous or inaccurate.

Certificate of Occupancy has been approved with without conditions.

~~If with conditions, see attachment outlining same.~~

if the bank is holding escrow for completion of the landscaping, the developer shall schedule an additional inspection with the Zoning Administrator upon completion.

Certificate of Occupancy denied _____. Please see attachment with reasons for denial.

3-21-19
Date

[Signature]
Zoning Administrator

** the basement requires a permit should it be set-up for living space.*

ESCROW AGREEMENT

THIS AGREEMENT, entered into by and between STERLING LAND CO, LLC (the "Seller") and Steve and Nichole Matherne (the "Purchasers"), and ROBERT S. ROESLER, ESQUIRE (the "Escrow Agent").

WITNESSETH:

WHEREAS, upon an inspection of the dwelling house and improvements located at and known as 2 Evergreen Dr., Essex, VT (the "Premises"), hereto constructed by the Seller, Seller agrees to complete improvements within and about the Premises, as more particularly set forth on Exhibit "A" (the "Items") attached hereto and made a part hereof; and

WHEREAS, the Purchasers have purchased the Premises in reliance of Seller's agreement to complete said improvements; and

WHEREAS, the parties wish to establish an escrow account to secure the obligation of the Seller to complete construction and installation of said Items on or to said Premises; and

WHEREAS, the parties agree that the Escrow Agent may disburse to the Seller the agreed upon amount for each Item upon the installation and/or completion of each Item, all as hereinafter set forth.

NOW, THEREFORE, the parties covenant and agree as follows:

1. The sum of **Seven Thousand Eight Hundred Fifty and 00/100 (\$7,850)** shall be delivered to the Escrow Agent on the date of closing, to be released upon completion of each Item as set forth on Exhibit "A" hereto.

2. The Seller shall notify the Purchasers and the Escrow Agent of compliance with any portion of this Agreement and that payment is due hereunder for those Items completed; said notification may be in writing or by facsimile to the Purchasers and Escrow Agent. The parties may agree on an alternate method of notification. The Purchasers shall within two (2) working days from receipt of Seller's notice to release the requested funds from escrow, notify the Escrow Agent to either release or withhold the requested funds to the Seller. If the Escrow Agent receives no notice within said two (2) working day notification period, Purchasers' objections, if any, shall be deemed waived and the Escrow Agent shall forthwith release the requested funds to the Seller. If the Purchasers notify the Escrow Agent to withhold the requested funds, such notification shall include the reason(s) for such withholding, and if Purchasers fail to provide such reason(s), the notice shall be deemed void and the Escrow Agent shall forthwith release the requested funds to the Seller. In the event that Purchasers properly notify the Escrow Agent to withhold the requested funds and the Purchasers and Seller are unable to resolve their differences

within five (5) additional business days from Purchaser' notification, then Roger Fay, Jr, as an independent property inspector, shall determine whether or not Seller has successfully completed the Item(s) for which the requested funds are to be released. The cost of the independent property inspector shall be borne by the party against whom the independent property inspector decides. Funds may only be held in this escrow pursuant to this Agreement and to secure only the performance and completion of those items set forth on Exhibit "A" and for no other reason.

3. The Escrow Agent assumes no responsibility for the performance of his duties hereunder and shall be held harmless therefrom by both Seller and Purchasers, except for his willful or wanton misconduct or gross negligence in performance of the obligations and duties set forth herein.

Dated at Burlington, County of Chittenden and State of Vermont, this ____ day of April 2019.

STERLING LAND CO, LLC, Seller

By: _____
Its Duly Authorized Agent

Steve Matherne, Purchaser

Nichole Matherne, Purchaser

Robert C. Roesler, Esquire, Escrow Agent

EXHIBIT A

1. Final Grade/topsoil/seeding	\$3,700.00
2. Sidewalk	\$1,100.00
3. Completion of exterior painting	\$1,200.00
4. Paving	\$1,850.00

Total _____ \$7,850.00

**All work to be completed by June 30, 2019