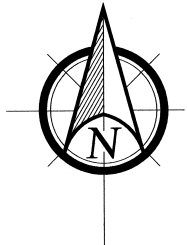


Exhibit CS-BW-5

ALTA Survey of Project Parcel



U.S. ROUTE NO. 7 (SOUTH BOUND)

U.S. ROUTE NO. 7 (NORTH BOUND)

APPLE HILL ASSOCIATION, INC.
BK. 0-238 PG. 33 - MARCH 12, 1982

NO. 133 RUSSETT DR.
EARL J. SENECA
BK. 429 PG. 81 - SEPTEMBER 21, 2005

NO. 40 RUSSETT DR.
THOMAS A. CUSHMAN
BK. 0-447 PG. 94 - AUGUST 22, 2007

NO. 531 APPLE HILL RD.
LIBBY H. GARRISON
BK. 433 PG. 5 - JUNE 5, 2006
BK. 410 PG. 36 - JUNE 23, 2004
(SEE REFERENCED SURVEY B)

NO. 589 APPLE HILL RD.
DAVID B. & TERESA A. SHOLES
BK. 385 PG. 164 - AUGUST 30, 2002
BK. 385 PG. 165 - AUGUST 30, 2002
(SEE REFERENCED SURVEY B)

JONATHAN D. & MICHELLE M. WARD
BK. 460 PG. 219 - FEBRUARY 19, 2009
AREA = 27.30 ACRES

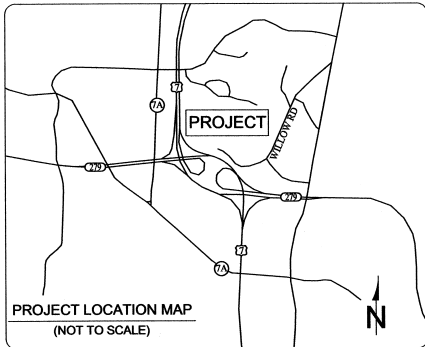
STATE OF VERMONT
BK. 0-193 PG. 97 - JUNE 10, 1971
(OF MARK & LYDIA RICE)

REFERENCED SURVEYS:

REFERENCE IS MADE TO THE FOLLOWING SURVEY PLANS:

- THE PLAN SET FOR HIGHWAY PROJECT F 019-1(6) - ROUTE U.S. CONNECTOR - RAMP'S E, F, & G - SHEETS 23 THROUGH SHEETS 26 DATED 11/14/1969. SAID PLANS WERE OBTAINED FROM THE STATE OF VERMONT AGENCY OF TRANSPORTATION DISTRICT NO. 4 OFFICE IN BENNINGTON, VT.
- A SURVEY PLAN PREPARED BY WEST MOUNTAIN ENGINEERING ENTITLED "SUBDIVISION OF PROPERTY - PAUL AND NANCY BOHNE - APPLE HILL ROAD - BENNINGTON, VERMONT" DATED AUGUST 2001. SAID PLAN WAS NOT FOUND TO BE OF RECORD IN THE TOWN OF BENNINGTON LAND RECORDS.
- A SURVEY PLAT PREPARED BY GERALD E. MORRISSEY, INC. ENTITLED "APPLE HILL DEVELOPMENT - ORCHARD LOT, OWNER-DEVELOPER PAUL & NANCY BOHNE, III - BENNINGTON, VERMONT." DATED JULY 1988 AND REVISED AUGUST 1988. SAID PLAT WAS NOT FOUND TO BE OF RECORD IN THE TOWN OF BENNINGTON LAND RECORDS.
- A SURVEY PLAT PREPARED BY GERALD E. MORRISSEY, INC. ENTITLED "MAP OF PROPERTY BELONGING TO MYRA ELWELL VAN NOSTRAND - BENNINGTON, VT" DATED DECEMBER 1990. SAID PLAT WAS NOT FOUND TO BE OF RECORD IN THE TOWN OF BENNINGTON LAND RECORDS.

LEGEND	
IRON PIPE/PIN (EXISTING)	●
IRON PIPE/PIN (SET)	○
UNMONUMENTED POINT	△
PROPERTY LINE	—
R.O.W. LINE	- - -
STONEWALL	⊘
PAVED SURFACE	▨
UTILITY POLE	⊙



MONUMENT SCHEDULE				
PROPERTY CORNER	MONUMENT	GRADE RELATIONSHIP	EXISTING/ SET	REMARKS
(A)	4" x 4" CONC. BOUND	ABOVE 8"	EXISTING	VT. HWY. DEPT.
(B)	4" x 4" CONC. BOUND	ABOVE 8"	EXISTING	VT. HWY. DEPT.
(C)	4" x 4" CONC. BOUND	ABOVE 10"	EXISTING	VT. HWY. DEPT.
(D)	1" IRON PIPE	ABOVE 12"	EXISTING	IN STONE WALL
(E)	4" x 4" CONC. BOUND	ABOVE 8"	EXISTING	VT. HWY. DEPT.

ADDITIONAL MONUMENTATION USED IN THIS SURVEY IS OFF LOCUS.

SITE RESTRICTIONS:

ZONE: RURAL CONSERVATION
ALL SITE RESTRICTIONS WERE OBTAINED PER THE TOWN OF BENNINGTON
CONTACT NAME: DANIEL MONKS
TITLE: ZONING ADMINISTRATOR
CONTACT NUMBER: (802)442-1037

SETBACK RESTRICTION

FRONT - 50' SIDE - 30' REAR - MIN 50'
MAX. BUILDING HEIGHT - 30' MAX. BUILDING COVERAGE - 10%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEAR TO BE IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 500013 0005 C, WHICH BEARS AN EFFECTIVE DATE OF JUNE 17, 1986. THIS IS NOT A SPECIAL FLOOD HAZARD AREA.

EASEMENT & RIGHT-OF-WAY NOTES:

- WILLOW ROAD (TOWN HIGHWAY NO. 18) IN THE AREA OF THE SUBJECT PROPERTY IS A CLASS 4 PUBLIC ROADWAY. THAT PORTION OF THE SAID WILLOW ROAD NOTED AS CLASS 4 IS PURPORTED TO BE 0.37 MILES IN LENGTH, WHICH PLACES THE APPROXIMATE TERMINUS AT OR NEAR THE SOUTHERLY LINE OF THE PROPERTY DEPICTED HEREON. THE ORIGINAL WIDTH OF THE ROADWAY AS LAID OUT COULD NOT BE DETERMINED AND THUS BY VERMONT STATUTE THE LIMITS OF WILLOW ROAD WERE SURVEYED AT 1-1/2 RODS (24.75') FROM THE CENTERLINE OF THE ROADWAY.
- REFERENCE IS MADE TO THE DEEDS OF MYRA VAN NOSTRAND TO PHILIP & MARIAN VAN NOSTRAND (PREDECESSORS IN TITLE TO WARD) DATED DECEMBER 28, 1990 AND MARCH 14, 1991 AND RECORDED IN BK.0-288 AT PG. 247 AND BK. 0-289 AT PG. 213 RESPECTIVELY. THE FIRST MENTIONED DEED CONVEYING A 1/2 INTEREST IN THE SUBJECT PROPERTY AND RESERVING AN EASEMENT FOR INGRESS, EGRESS, & UTILITY LINES 16.5' WIDE AND 621.5' LONG IN THE AREA INDICATED. THE SECOND CONVEYING THE REMAINING 1/2 INTEREST. FURTHER REFERENCE IS MADE TO THE DEED DATED NOVEMBER 10, 1994 AND RECORDED IN BK. 0-316 AT PG. 200. THIS DEED CONFIRMS A QUIT-CLAIM TO THE SAID PHILIP & MARIAN VAN NOSTRAND OF THE RIGHTS RESERVED BY THE SAID MYRA VAN NOSTRAND. IT IS MY OPINION THAT THIS EASEMENT NO LONGER ENCUMBERS THE SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED FOR AND IS CERTIFIED TO ECOS ENERGY, LLC.

VERMONT SURVEY
CONSULTANTS, LLC
LAND SURVEYING - MAPPING - SUBDIVISIONS
69 GROVE STREET RUTLAND, VERMONT 05701 (802) 773-2210

ALTA/ACSM LAND TITLE SURVEY
PROPERTY OF JONATHAN M. & MICHELLE M. WARD
TO BE CONVEYED TO ECOS ENERGY, LLC
1031 WILLOW ROAD & U.S. ROUTE 7
TOWN OF BENNINGTON - COUNTY OF BENNINGTON
STATE OF VERMONT

PROJ. NO: 2013-25 DRAWN BY: KJB
SCALE: 1" = 100 FT. DATE: AUGUST 2, 2013 SHEET 1 OF 1

NOT VALID
UNTIL SEALED

- BASIS OF BEARING:**
BEARINGS AS DEPICTED ON THIS PLAT ARE WITH RESPECT TO THE VERMONT STATE PLANE COORDINATE SYSTEM (NAD 83) AND ARE BASED UPON GPS OBSERVATIONS MADE IN JULY 2013. DISTANCES AS DEPICTED ON THIS PLAT ARE GROUND DISTANCES. GRID DISTANCES ARE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A FACTOR OF 0.999995745.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE FOLLOWING ON OR NEAR THE SUBJECT PROPERTY: 1) PRIVATE ROADWAYS; 2) UNOPENED STREETS; 3) CEMETERIES OR BURIAL GROUNDS; 4) OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL; 5) CONSTRUCTION OR ALTERATION OF ROAD RIGHT-OF-WAYS OR SIDEWALKS. SITE CONDITIONS AS DEPICTED HEREON REFLECT THOSE PRESENT AT THE TIME OF THE SURVEY.
- REFERENCE IS MADE TO THE DEED OF EVERETT HARWOOD TO ELMER G. ELWELL DATED AUGUST 5, 1915 AND RECORDED IN BK. 0-5 AT PG. 101 OF THE LAND RECORDS IN THE TOWN OF BENNINGTON, VT. SAID DEED CONVEYING A STRIP OF LAND ONE ROD (16.5') WIDE AND 71 RODS (1171.5') LONG RUNNING EAST TO WEST IN THE AREA DEPICTED HEREON. THIS PARCEL OF LAND WAS INCLUDED AS PARCEL A-2 IN THE DEED OF LANE TO WARD (BK. 460 AT PG. 219 - DATED FEBRUARY 19, 2009). THE EXACT LOCATION AND BOUNDARIES OF THIS PARCEL WAS UNABLE TO BE DETERMINED. THERE APPEARS TO BE NO EVIDENCE IN THE FIELD AS TO THE LOCATION OF THIS STRIP OF LAND, NOR DOES IT APPEAR ON TAX PARCEL MAPPING OF THE TOWN OF BENNINGTON.
- THE FOLLOWING ENCROACHMENTS WERE OBSERVED: NONE.

ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

TO ECOS ENERGY, LLC: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 - 4, 6, 8, 11a, 13, AND 16-18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JULY OF 2013.

DATE: NAME: RAYMOND PAGE - VT LS 723

REV.	DESCRIPTION	BY	DATE
COPYRIGHT © 2013 VERMONT SURVEY CONSULTANTS, LLC ALL RIGHTS RESERVED. THIS DOCUMENT OR ANY PART THEREOF MAY NOT BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN PERMISSION FROM VERMONT SURVEY CONSULTANTS, LLC.			

200' 100' 0 300'
SCALE IN FEET
A TOPCON PS-103A TOTAL STATION CLOSED TRAVERSE SURVEY