

**PRE-PURCHASE INSPECTION INSTRUCTIONS AND CHECKLIST**

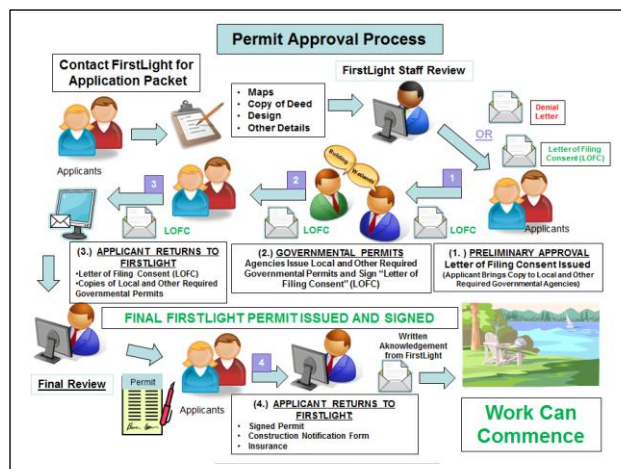
**FirstLight Power Resources (FirstLight)** holds a license from the Federal Energy Regulatory Commission (“FERC”) for Housatonic River Project No. 2576 (the “**Project**”). As a condition of its license to generate power, **Housatonic River Project License P-2576 (Project License)**, FirstLight has an obligation to permit uses and occupancies of Project lands and waters. This area is delineated by a geographic boundary (**Project boundary**) which is defined in Exhibit G of the License. Article 413 of the Project License requires FirstLight to regulate the non-project use and occupancies within the Project boundary. Non-project uses and occupancies must be consistent with the purposes of protecting and enhancing the scenic, recreational, and other environmental values of the project. To that end, FirstLight submitted a **Shoreline Management Plan (“SMP”)**, which was approved by the FERC on March 27, 2013; with subsequent FERC approval of the Vegetated Buffer Plan on November 17, 2014 and approval of the Boat Overcrowding Plan on November 20, 2014. The Non-Conforming Structure Report for the Rocky River development, Candlewood Lake, was approved by the FERC on June 22, 2015. Permits are required for all existing shoreline uses and occupancies, as well as any proposed repairs, modifications or new uses.

**The SMP and additional information and forms are available at:**  
[www.firstlightpower.com](http://www.firstlightpower.com)

A pre-purchase inspection may be requested by the current owner of an abutting parcel or by a buyer under contract for the purchase of that abutting parcel. . This information may be submitted to FirstLight separately. Subject to the availability of FirstLight personnel an inspection will be performed. The area inspected will be downslope of the lake address. **This is not a permit application, and a permit will not be issued.** If a modification to an existing use or a new use is requested, a permit application must be completed using FirstLight Application: Shoreline Permit Request For Non-Project Uses And Occupancies. FirstLight will issue a **Letter of Filing Consent (LOFC)** for any requests requiring additional approvals from federal, state, or municipal agencies. This letter must be signed by the applicable agencies and returned to FirstLight for final review and approval prior to the issuance of a **FirstLight Permit**.

**Upon completion of the sale, the buyer must apply for and obtain a FirstLight Permit.**

**No activities may occur on lands and water within the Project boundary without the final review and approval by FirstLight through the issuance of a Permit. Failure to obtain a Permit will result in FirstLight’s exercise of its enforcement policies as defined in the SMP-Exhibit E.**



## PRE-PURCHASE INSPECTION INSTRUCTIONS AND CHECKLIST

### REQUIRED INFORMATION:

- Lake Address: A complete lake address as listed by the municipalities' tax assessor should be provided in Section A. If known, include the HRP-ID, FirstLight's unique identifier.
- Contact Information: In order to schedule and perform a Pre-purchase Inspection, the owner/seller and buyer; as well as, their respective authorized agents, attorneys, and/or realtors will need to provide their contact information, including email addresses. Current owners should complete Section A of this form. Buyers under contract should complete section B of this form. This information may be submitted to FirstLight separately. Following the review, of the Pre-Purchase Inspection Request Form a Pre-Purchase Inspection Report will be provided by FirstLight to all parties listed within Sections A and B of this application form.
- Evidence of Agreement/Contract: If the owner/seller or their authorized agent does not complete Section A of this form the buyer must attach evidence of the agreement or contract for the purchase of the abutting property.

### OPTIONAL INFORMATION:

The following information is not required for a pre-purchase inspection but may aid in addressing the questions and concerns of the owner/seller and the buyer, assist FirstLight in the preparation of a complete pre-purchase inspection report, and facilitate the permit application upon completion of the sale. Additional information may be required at the discretion of FirstLight.

- Historical Permits: Copy of Permits previously issued by FirstLight or other historical permits.
- Deeds: A title search and/or a copy of the lineage of deeds identifying any deeded rights if applicable.
- Map(s): A drawing or location map showing the location, dimension, and configuration of any existing docks, structures, or other uses within the Project Boundary such as seawalls, retaining walls, walks, patio areas, steps or ramps to the water, boat racks, and beach or landing areas. Map should include location of existing vegetated buffer areas such as naturally vegetated areas, areas planted with shrubs, ground covers, or perennials, and canopy or understory trees.
- Photograph(s): Photographs of existing uses, structures, other occupancies, and vegetated buffer areas.

Please submit application and associated material to: [lake.permits@firstlightpower.com](mailto:lake.permits@firstlightpower.com)

or

Mail to: FirstLight, PO Box 5002, New Milford, CT 06776, Attn. Land Management

**\*\*\* MEETINGS AND SITE VISITS BY APPOINTMENT ONLY \*\*\***



**SECTION A. PRE-PURCHASE INSPECTION REQUEST FORM- OWNER/SELLER INFORMATION**

<b>Lake or Waterfront Address</b>					
Lake Name or Project Name (Please Check Only One)				HRP ID:	
<input type="checkbox"/> Candlewood	<input type="checkbox"/> Lillinonah	<input type="checkbox"/> Zoar	<input type="checkbox"/> Bulls Bridge	<input type="checkbox"/> Falls Village	<input type="checkbox"/> Other
No:	Street Name:		Town:	State:	Zip Code:
Other:					

**A. Owner/Seller Information (Attach additional information as needed)**

<b>Owner/Seller's Contact and Mailing Information</b>					
Owner 1	Title:	First Name:	Last Name:		
Owner 2	Title:	First Name:	Last Name:		
Other Entity					
No:	Street Name:		Apt. #	Town:	State: Zip Code:
Email 1 (required):			Email 2:		
Daytime Phone: ( ) -		Business Phone: ( ) -		Cell Phone: ( ) -	

<b>Owner/Seller's Attorney Contact and Mailing Information</b>					
Company name:		First Name:		Last Name:	
No:	Street Name:		Apt. #	Town:	State: Zip Code:
Email 1 (required):			Email 2:		
Daytime Phone: ( ) -		Business Phone: ( ) -		Cell Phone: ( ) -	

<b>Owner/Seller's Realtor Contact and Mailing Information</b>					
Company name:		First Name:		Last Name:	
No:	Street Name:		Apt. #	Town:	State: Zip Code:
Email 1 (required):			Email 2:		
Daytime Phone: ( ) -		Business Phone: ( ) -		Cell Phone: ( ) -	

**Disclaimer**

*FirstLight will endeavor to perform an inspection within twenty one (21) business days of receiving the request. Within five (5) business days of completing the inspection, FirstLight will endeavor to provide a report with details of the inspection to the owner/seller and buyer, as well as, their respective authorized agents, attorneys, and/or realtors. In the event a site inspection is not feasible due to weather, seasonal conditions or other unforeseen occurrences and/or the application material submitted is incomplete issuance of a Pre-Purchase Inspection Report may be delayed or will not be issued by FirstLight. FirstLight does not guarantee that it will be able identify or locate items that are covered with snow. FirstLight will only perform surface inspections and will only verify compliance for conditions existing on or above the ground surface. FirstLight's inspection and evaluation does not confirm compliance with other applicable federal, state, or municipal regulations. It is also understood that any non-compliance with the FirstLight's Shoreline Management Plan may be reported to any third parties subsequently making inquiries to FirstLight regarding the above mentioned lake or waterfront property. The locating of the Project Boundary and other property boundary lines by FirstLight representatives does not involve the surveying of such property lines and is only an estimate based upon site evaluations and other available information. FirstLight does not guarantee the accuracy of the locating of any such boundary lines, including the Project Boundary, by its representatives and recommends a survey by a licensed surveyor or engineer at the property owner's expense to determine the precise location of any such boundary lines nor does a pre-purchase inspection evaluate rights or encumbrances. FirstLight recommends that in all cases a title search and legal review establishing any deeded rights to FirstLight's lands and waters within the Project Boundary and identifying any other restrictions or covenants be obtained by the buyer prior to purchase of lake or waterfront properties abutting FirstLight's Project Boundary.*

*I the undersigned abutting property owner or authorized agent, hereby grant permission to FirstLight and other authorized representatives to enter through abutting lands of the subject property to lands within the Project Boundary, for the purposes of reviewing any applications, inspection, and enforcement under the provisions of Housatonic River Project P-2576. Further, as the undersigned abutting owner or authorized agent I agree to advise any prospective purchasers of this disclaimer and to report any noncompliance with FirstLight's Shoreline Management Plan to any interested third parties.*

*I the undersigned abutting owner or authorized agent acknowledge FirstLight's pre-purchase report is in part based on the information provided, and if the information proves to be false, deceptive, incomplete or inaccurate, the pre-purchase inspection report may be modified. Further, I agree to indemnify FirstLight and its agents and hold harmless from all claims, actions, causes or judgments. I understand and acknowledge that the Housatonic River Project P-2576 is under the jurisdiction of the United States Government and its agencies, and that the subject area is subject to all the restrictions and requirements that are or may be issued by the United States Government and FirstLight Hydro Generating Company as its Licensee. This agreement shall be binding on the heirs, assigns, successors, executors, administrators and legal representatives of the undersigned. I further understand and acknowledge that FirstLight Hydro Generating Company assumes no responsibility or liability for any uses, structures or activities, described within this application, or for any damage caused by the operation for the Project.*

Abutting Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Agent's Signature (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

This [Pre-Purchase Inspection Request Form] may be executed and delivered by facsimile or other electronic signature and in multiple counterparts, each of which shall be deemed an original.



**SECTION B. PRE-PURCHASE INSPECTION REQUEST FORM- BUYER INFORMATION**

<b>Lake or Waterfront Address</b>					
Lake Name or Project Name (Please Check Only One)				HRP ID:	
<input type="checkbox"/> Candlewood	<input type="checkbox"/> Lillinonah	<input type="checkbox"/> Zoar	<input type="checkbox"/> Bulls Bridge	<input type="checkbox"/> Falls Village	<input type="checkbox"/> Other
No:	Street Name:		Town:	State:	Zip Code:
Other:					

**B. Buyer's Information (Attach additional information as needed)**

**Buyer's Contact and Mailing Information**

Buyer 1	Title:	First Name:	Last Name:		
Buyer 2	Title:	First Name:	Last Name:		
Other Entity					
No:	Street Name:		Apt. #	Town:	State: Zip Code:
Email 1(required):			Email 2:		
Daytime Phone: ( ) -		Business Phone: ( ) -		Cell Phone: ( ) -	

**Buyer's Attorney Contact and Mailing Information**

Company name:		First Name:		Last Name:	
No:	Street Name:		Apt. #	Town:	State: Zip Code:
Email 1(required):			Email 2:		
Daytime Phone: ( ) -		Business Phone: ( ) -		Cell Phone: ( ) -	

**Buyer's Realtor Contact and Mailing Information**

Company name:		First Name:		Last Name:	
No:	Street Name:		Apt. #	Town:	State: Zip Code:
Email 1(required):			Email 2:		
Daytime Phone: ( ) -		Business Phone: ( ) -		Cell Phone: ( ) -	

**\*\*If the current owner is not submitting section A of this form, the buyer(s) should attach evidence of an agreement or contract for purchase. \*\***

**Disclaimer**

*FirstLight will endeavor to perform an inspection within twenty (20) business days of receiving the request. Within ten (10) business days of completing the inspection, FirstLight will endeavor to provide a report with details of the inspection to the owner/seller and buyer, as well as, their respective authorized agents, attorneys, and/or realtors. In the event a site inspection is not feasible due to weather, seasonal conditions or other unforeseen occurrences and/or the application material submitted is incomplete issuance of a Pre-Purchase Inspection Report may be delayed or will not be issued by FirstLight. FirstLight does not guarantee that it will be able to identify or locate items that are covered with snow. FirstLight will only perform surface inspections and will only verify compliance for conditions existing on or above the ground surface. FirstLight's inspection and evaluation does not confirm compliance with other applicable federal, state, or municipal regulations. It is also understood that any non-compliance with the FirstLight's Shoreline Management Plan may be reported to any third parties subsequently making inquiries to FirstLight regarding the above mentioned lake or waterfront property. The locating of the Project Boundary and other property boundary lines by FirstLight representatives does not involve the surveying of such property lines and is only an estimate based upon site evaluations and other available information. FirstLight does not guarantee the accuracy of the locating of any such boundary lines, including the Project Boundary, by its representatives and recommends a survey by a licensed surveyor or engineer at the property owner's expense to determine the precise location of any such boundary lines nor does a pre-purchase inspection evaluate rights or encumbrances. FirstLight recommends that in all cases a title search and legal review establishing any deeded rights to FirstLight's lands and waters within the Project Boundary and identifying any other restrictions or covenants be obtained by the buyer prior to purchase of lake or waterfront properties abutting FirstLight's Project Boundary.*

*I the undersigned buyer or buyer's authorized agent acknowledge FirstLight's pre-purchase report is in part based on the information provided, and if the information proves to be false, deceptive, incomplete or inaccurate, the pre-purchase inspection report may be modified. Further, I agree to indemnify FirstLight and its agents and hold harmless from all claims, actions, causes or judgments. I understand and acknowledge that the Housatonic River Project P-2576 is under the jurisdiction of the United States Government and its agencies, and that the subject area is subject to all the restrictions and requirements that are or may be issued by the United States Government and FirstLight Hydro Generating Company as its Licensee. This agreement shall be binding on the heirs, assigns, successors, executors, administrators and legal representatives of the undersigned. I further understand and acknowledge that FirstLight Hydro Generating Company assumes no responsibility or liability for any uses, structures or activities, described within this application, or for any damage caused by the operation for the Project.*

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Buyer's Authorized Agent's Signature (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

This [Pre-Purchase Inspection Request Form] may be executed and delivered by facsimile or other electronic signature and in multiple counterparts, each of which shall be deemed an original.