

EXHIBIT A

Description of Old Morgan Orchard
Condominium

Phase I - Units 1-2

Being Units 1-2 in Phase I of Old Morgan Orchard, as shown and depicted on the Plan entitled: " _____ " prepared by _____, Project No. _____, recorded in Map Volume ____ at Page ____ and the floor plans for Units 1 and 2 entitled: " _____ " recorded on Map Volume ____ at Pages _____ of the Town of Jericho Land Records.

The land upon which said units are located is more particularly described as follows:

Being all and the same lands and premises conveyed to Danielle Dole Duquette by Trustee's Deed of Sun Trust Bank, a/k/a Sun Trust Bank, Gulf Coast, dated October 8, 2003 and recorded on October 27, 2003 in Volume 229, Page 385 of the Land Records of the Town of Jericho.

Being a parcel of land containing 6.2 acres, more or less, depicted as "Lands Retained by Danielle Dole Duquette" as depicted on a plan entitled "Boundary Line Adjustment Between Danielle Dole Duquette and Donald A. Majercik, Jericho, Vermont" by Michael J. Patterson, L.S. dated November 2007 and recorded at Map Slide 358B of the Land Records of the Town of Jericho.

EXCEPTED AND RESERVED is all and the same lands and premises conveyed to Donald A. Majercik and Patricia S. Nolan by Warranty Deed of Danielle Dole Duquette dated January 10, 2008 and recorded on January 11, 2008 in Volume 266 at Page 40 of the Land Records of the Town of Jericho.

Reference is made to the above-mentioned instruments, the records thereof, the references made therein and their respective records and references, all in further aid of this description.

The herein described land and premises is subject to and benefitted by the following:

List easements etc....

EXHIBIT B

Site Plan

EXHIBIT C

Floor Plans

CERTIFICATE OF COMPLIANCE

Pursuant to 27A V.S.A. Section 2-101(b), reference is made to the Occupancy Permit dated _____, recorded herewith, issued by the State of Vermont Department of Labor and Industry Fire Prevention Division, as to the substantial completion of the structural and mechanical systems of Units No. 1 and 2.

EXHIBIT D

PHASE I

Unit	Value	% Interest in Common Elements
1	1	50%
2	1	50%

As additional phases are added, an amendment shall be recorded in the Town of Jericho Land Records reflecting the value of added units together with the determination of the % Interest in the Common Elements using the formula of one being the numerator and the total number of units included in the condominium as the denominator.

Each unit shall have one vote in the Association, prior to the sale of any units; the Declarant shall hold all six (6) votes.

CERTIFICATE OF SUBSTANTIAL COMPLETION

Project: Old Morgan Orchard
Declarant: KCS LLC
Unit: 1
Street Address: 1 Oriel Orchard Lane, Jericho Vermont, 05465

Pursuant to 27A V.S.A. §4-120, the undersigned, _____ Licensed Professional Engineer, licensed in the State of Vermont, employed by _____, has visually inspected Unit #1 on _____ 2016. The unit is shown on a plat entitled “_____ Floor Plans Certification recorded in Map Volume ____, Page ____, of the Town of Jericho Land Records. No observations were made during construction other than on _____ 2016. The substantial completion certificate of Unit #1 does not encompass or address the adequacy of building design, structural components, or mechanical systems.

On _____, 2016 I verified the existence of the following structural components; concrete foundation, first floor, second floor, asphalt roof, exterior walls, and siding.

In addition, I verified water was available at the following plumbing fixtures and that no obstructions in the discharge of the wastewater were observed; first floor bathroom sink and toilet, kitchen sink, second floor bathroom sink, toilet and bath shower.

The heating system was tested by sensing heat distribution after thermostat was turned on.

Dated at _____, Vermont, this ___ day of _____, 2016.

By: _____
XYZ Licensed P.E.