

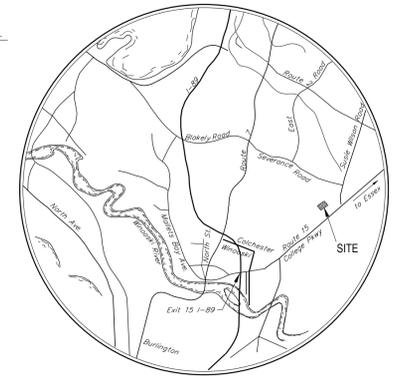
Uniform Common Interest Ownership Act
27A VSA Section 2-109 Disclosures and Comments

Certification

This Common Interest Community Plans (Sheets CP-1 and CP-2) by Krebs and Lansing Consulting Engineers, depict and project the information required by 27A VSA Section 2-109 as described and so limited below.

William H. Nedde III
William H. Nedde III P.E. 5703

These notes apply only to this Original Declaration.



Location Map
N.T.S.

(2-109) b) Plats and Plans

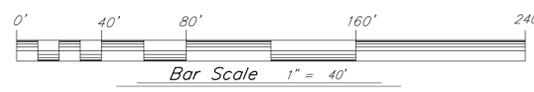
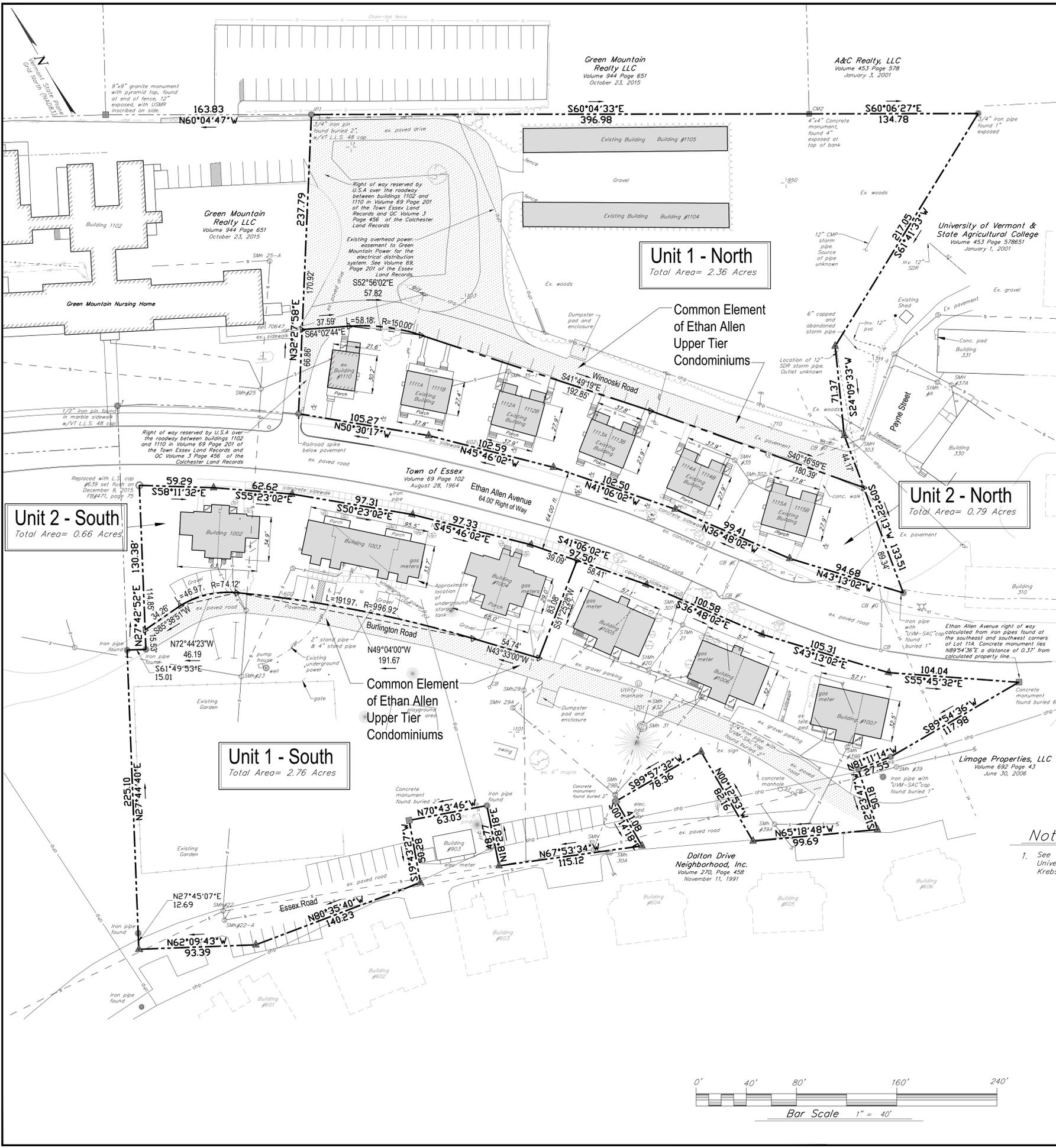
- The name of the common interest community is "Ethan Allen Upper Tier Condominium". For the entire common interest community which includes all the real estate in G.S.A. Parcels 11A and 14A, as shown on plans entitled "ALTA/ACSM LAND TITLE SURVEY" sheets 1 and 2" for The University of Vermont and State Agricultural College, dated January 12, 2016 by Krebs and Lansing Consulting Engineers Inc., These plats are recorded in Map slide _____ map number _____ of the Essex, Vermont Land Records and as described in Exhibit A of the Original Declaration. The common interest community includes all the real estate enclosed by G.S.A. Parcels 11A and 14A.
- CHT Ethan Allen, LLC is not retaining any development rights.
- CHT Ethan Allen, LLC is not retaining any development rights.
- The common interest community includes all the real estate enclosed by G.S.A. Parcels 11A and 14A. There are no visible encroachments on the remaining common interest community except:
 - The Ethan Allen Avenue sidewalk encroaches as shown on the above referenced ALTA/ACSM land title survey;
- Only the easements detailed below are shown on this plan.
 - See plans entitled "ALTA/ACSM LAND TITLE SURVEY" sheets 1 and 2" for The University of Vermont and State Agricultural College, dated January 12, 2016 by Krebs and Lansing Consulting Engineers Inc., These plats are recorded in Map slide _____ map number _____ of the Essex, Vermont Land Records and as described in Exhibit A of the Original Declaration. The common interest community includes all the real estate enclosed by G.S.A. Parcels 11A and 14A.
 - No certification is made relative to any permit; state, local or otherwise.
- The approximate vertical location of unit boundaries and the unit's identifying number are shown on the plans. Any limitations concerning these measurements are so noted on these plans.
- No locations or dimensions were established for any horizontal (upper and lower surface) unit boundaries. Horizontal boundaries are described in the Declaration.
- As part of this Original Declaration, there is no leasehold real estate.
- This plan shows non-contiguous parcels "Unit 1 - North" and "Unit 1 - South" as well as "Unit 2 - North" and "Unit 2 - South"
- The approximate locations of the porches, patios and decks are shown on these plans. This note applies to only units created under the Original Declaration. Dimensions of porches, patios and decks are not shown on this plan.
- No certification made on requirement of item #11. (excluded)

Legend

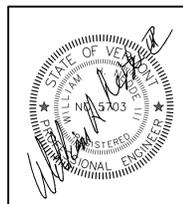
- Survey control point
- Iron pipe found
- Iron pipe (#6 rebar) with aluminum cap L.L.S. 639 to be set
- Marble monument found
- ▲ Calculated point
- ⊙ Power pole
- ⊙ Clothes line post
- ⊙ Wood post
- ⊙ Sewer manhole
- ⊙ Drainage manhole
- ⊙ Catch basin
- ⊙ Sign
- ⊙ Utility hand hole or pedestal
- ⊙ Gas valve
- ⊙ Light pole
- ⊙ Water shutoff
- ⊙ Water valve
- Property Line
- - - Easement Line
- - - Existing Sanitary Line
- - - Existing Storm Line
- - - Overhead Power

Notes:

- See plans entitled "ALTA/ACSM LAND TITLE SURVEY" sheets 1 and 2" for The University of Vermont and State Agricultural College, dated January 12, 2016 by Krebs and Lansing Consulting Engineers Inc., for boundary information.



Sheet 1 of 2



Date revised	Description	Checked	Date
Design	WHN		
Drawn	TJR		
Checked	WHN		
Scale	1" = 40'		
Date	01-15-16		
Project	15337	Ethan Allen Avenue	Essex, Vermont
Common Interest Community Plan			
ETHAN ALLEN UPPER TIER CONDOMINIUM			
Lands of the			
CHT Ethan Allen LLC			
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446 Phone: 802-878-0375 Fax: 802-878-9618			
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