

Exhibit "A"

Property Description

The Property of the Common Interest Ownership Community (hereinafter the "Property") consists of a certain parcel of land, together with buildings and other improvements now or hereafter located thereon, and all easements, rights, and appurtenances now or hereafter belonging thereto located in the Town of Waitsfield, County of Washington, State of Vermont, described as follows, viz:

Being all of the land and premises conveyed to Hastings Meadow, LLC by Warranty Deed of Ritchie Crockett Lawton dated 10-25-04 and recorded in Book 114 pages 248-248 of the land records of the Town of Waitsfield.

Being all of the land and premises conveyed to Ritchie Crockett Lawton by Warranty Deed of David R. Peterson, Stephen W. Peterson and Richard V. Colliflower dated 2-17-2000 and recorded in Book 87 pages 186-188 of the land records of the Town of Waitsfield.

Being all of the land depicted as "N/F Ritchie Crockett Lawton, 87/186, 39.3 +/- Acres, (Includes 11.1 acre and 26.6 acre parcel per ref #2)" on a Survey by Little River Survey Company, LLC entitled "Subdivision - Hastings Meadow - on land of Ritchie Crockett Lawton - Hastings Road, Waitsfield, Washington County, Vermont" recorded as Map Slide 232A of the land records of the Town of Waitsfield (hereinafter "Original Survey Plat").

The land included within the Property is also described as all of the lands and premises depicted on the Common Interest Community Plat Plan entitled: Planned Community Plat, Hastings Meadow, LLC, Common Interest Ownership Community, Hastings Road, Waitsfield, Washington County, Vermont, " prepared by Little River Survey Company, LLC, dated December, 2005 Job #00819, Sheets 1 and 2 of 2 and recorded as Map Slide ___ in the Town of Waitsfield Land Records and attached to the declaration as Exhibit "B", as amended from time to time.

Specific features within the Property pertaining to many of the permit conditions are depicted for reference purposes only on the "Master Site Plan" entitled: Hastings Meadow, Hastings Road, Waitsfield, Vermont," Sheet SP1 prepared by Little River Survey Company, Inc., dated November, 2001, Revised December, 2005 and recorded as Map Slide ___ of the Town of Waitsfield Land Records and attached to the Declaration as Exhibit "B1", as amended from time to time.

The Property is subject to and benefited by an easement and right of way for access continuing from Town Highway #25 Hastings Road, on those roads and access easements depicted on the above referenced Original Survey Plat and Common Interest Ownership Plat.

The Property is subject to and benefited by all other easements and rights of way as described in and depicted on the above referenced Original Survey Plat and the Common Interest Ownership Plat.

The Property is subject to the conditions of this Declaration of Hastings Meadow, LLC Common Interest Ownership Community dated of approximately even date hereof and to be recorded herewith, as well as the terms and conditions of all permits related to the premises, including but not limited to Waitsfield Planning Commission Subdivision Approval dated 7-18-02, Land Use Permit 5W1418 and 5W1418-EB, in which, among other things, Condition 11 requires, among other things, that Lot 12 shall be protected in perpetuity with a conservation easement, prohibiting the cutting of softwood trees without the prior review of the Department of Fish and Wildlife and unless recommended in a Habitat Management Plan approved by the Department of Fish and Wildlife, Wastewater System and Potable Water Supply System Permit WW-5-2113, and any other permits associated with the premises, all as now or hereafter amended.