

EXHIBIT A - PROPERTY DESCRIPTIONS (RECORD):

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT: INDIAN HOLLOW
EFFECTIVE DATE: DECEMBER 30, 2019 AT 6:59 AM
THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN, AND STATE OF OHIO:
AND BEING IN SECTION NO. 7 OF CARLISLE TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF MARDUN ROAD WITH THE CENTERLINE OF INDIAN HOLLOW ROAD IN SECTION NO. 7 OF CARLISLE TOWNSHIP;

THENCE SOUTH 0 DEG. 52' WEST ALONG THE CENTERLINE OF INDIAN HOLLOW ROAD, A DISTANCE OF 1,031.65 FEET TO THE PLACE OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEG. 52' WEST, ALONG THE CENTERLINE OF INDIAN HOLLOW ROAD, A DISTANCE OF 377.00 FEET TO THE NORTHEAST CORNER OF LAND CONVEYED TO ORWOOD M. OFFENBERG AND IRENE J. OFFENBERG BY DEED DATED APRIL 4, 1953 AND RECORDED IN VOLUME 569, PAGE 362 OF LORAIN COUNTY RECORD OF DEEDS;

THENCE NORTH 89 DEG. 53' WEST, ALONG THE NORTH LINE OF LAND CONVEYED TO ORWOOD M. OFFENBERG AND IRENE J. OFFENBERG, A DISTANCE OF 880.00 FEET TO AN IRON PIN SET;

THENCE NORTH 0 DEG. 52' EAST, A DISTANCE OF 495.00 FEET ALONG AN EAST LINE OF LAND CONVEYED TO MAX SIGEL AND RUTH SIGEL BY DEED DATED SEPTEMBER 7, 1940 AND RECORDED IN VOLUME 306, PAGE 612 OF LORAIN COUNTY RECORD OF DEEDS TO AN IRON PIN SET;

THENCE SOUTH 89 DEG. 53' EAST, ALONG THE SOUTH LINE OF LAND CONVEYED TO MAX SIGEL AND RUTH SIGEL AS AFORESAID, A DISTANCE OF 518.85 FEET TO AN IRON PIN SET;

THENCE SOUTH 0 DEG. 52' WEST, A DISTANCE OF 118.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 89 DEG. 53' EAST, A DISTANCE OF 369.15 FEET TO THE CENTERLINE OF INDIAN HOLLOW ROAD AND THE PLACE OF BEGINNING AND CONTAINING 9.00 ACRES OF LAND, MORE OR LESS.

PPN: 10-00-007-102-003

NOTE: RECORD DESCRIPTION DOES NOT CLOSE BY 8 FEET. POSSIBLE TYPOGRAPHICAL ERROR IN 518.85 FEET DISTANCE (CALCULATED TO BE 510.84 FEET).

PARCEL 2:

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN AND STATE OF OHIO:
AND BEING A PART OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 7 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING IN THE CENTERLINE OF THE INDIAN HOLLOW ROAD AT A POINT 787.55 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF LANDS CONVEYED TO MAYNARD L. AND NORMA HUENE AS RECORDED IN VOLUME 284, PAGE 379 OF LORAIN COUNTY DEED RECORDS;

THENCE WESTERLY AT RIGHT ANGLES TO THE CENTERLINE OF INDIAN HOLLOW ROAD, A DISTANCE OF ABOUT 2200 FEET TO A POINT IN THE EASTERLY LINE OF LANDS CONVEYED TO ANDREW AND MARY CIBRIK, AS RECORDED IN VOLUME 482, PAGE 299, OF LORAIN COUNTY DEED RECORDS;

THENCE SOUTHERLY IN SAID EASTERLY LINE OF ANDREW AND MARY CIBRIK AND THE EASTERLY LINE OF LANDS CONVEYED TO GENEVIEVE AND MEHRLA COCKAYNE, AS RECORDED IN VOLUME 1039, PAGE 117 OF LORAIN COUNTY DEED RECORDS AND ALSO IN THE EASTERLY LINE OF PARCEL NO. 1 OF LANDS CONVEYED TO ELYRIA CITY AIRPORT INC., AS RECORDED IN VOLUME 933, PAGE 570 OF LORAIN COUNTY DEED RECORDS, A DISTANCE OF ABOUT 975 FEET TO THE NORTHWESTERLY CORNER OF PARCEL NO. 2 OF LANDS CONVEYED TO ELYRIA CITY AIRPORT, INC. AS RECORDED AS AFORESAID;

THENCE EASTERLY IN THE NORTHERLY LINE OF SAID PARCEL NO. 2, A DISTANCE OF ABOUT 1305 FEET TO THE SOUTHWESTERLY CORNER OF LANDS CONVEYED TO RUTH SIGEL, AS RECORDED IN VOLUME 575, PAGE 268, OF LORAIN COUNTY DEED RECORDS;

THENCE NORTHERLY IN THE WESTERLY LINE OF SAID LAND CONVEYED TO RUTH SIGEL A DISTANCE OF ABOUT 495 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE EASTERLY IN THE NORTHERLY LINE OF SAID LANDS CONVEYED TO RUTH SIGEL AND ALSO IN THE NORTHERLY LINE OF LANDS CONVEYED TO KENNETH L. AND SHARON M. HALSEY, AS RECORDED IN VOLUME 1047, PAGE 274 OF LORAIN COUNTY DEED RECORDS, A DISTANCE OF ABOUT 888 FEET TO THE CENTERLINE OF INDIAN HOLLOW ROAD;

THENCE NORTHERLY IN THE CENTERLINE OF INDIAN HOLLOW ROAD, A DISTANCE OF ABOUT 499.25 FEET TO THE PRINCIPAL PLACE OF BEGINNING. CONTAINING WITHIN SAID BOUNDS ABOUT 38.532 ACRES OF LAND, BE THE SAME MORE OR LESS.

PPN: 10-00-007-102-014

PARCEL 3:

SITUATED IN THE TOWNSHIP OF CARLISLE, COUNTY OF LORAIN, AND STATE OF OHIO:
AND BEING A PART OF ORIGINAL CARLISLE TOWNSHIP LOT NOS. 4 AND 7 AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING IN THE CENTERLINE OF THE INDIAN HOLLOW ROAD AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO GEORGE R. AND GERTRUDE M. RODACHY BY DEED DATED MAY 12, 1969 AND RECORDED IN DEED VOLUME 986, PAGE 316 OF LORAIN COUNTY RECORDS;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LAND CONVEYED TO RODACHY A DISTANCE OF 282 FEET TO THE SOUTHWEST CORNER OF RODACHY LAND;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID RODACHY LAND 98.30 FEET TO THE NORTHWEST CORNER OF RODACHY LAND;

THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO EARNEST MCCLANAHAN BY DOCUMENT NO. 980-547300 A DISTANCE OF 50 FEET TO A POINT;

THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO PETER J. AND BONNA L. NARDECCHIA BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1343, PAGE 493 A DISTANCE OF ABOUT 60.00 FEET TO A POINT;

THENCE CONTINUING NORTHERLY ALONG THE WESTERLY LINE OF LAND SO CONVEYED TO ROBERT KIBORT AND KATHERINE LIPOVECS BY DEED RECORDED IN OFFICIAL RECORD VOLUME 1047, PAGE 105 A DISTANCE OF 80 FEET TO A POINT IN THE SOUTHERLY LINE OF SUBLOT NO. 13 IN SOUTHWOOD SUBDIVISION NO. 1, AS RECORDED IN PLAT VOLUME 17, PAGE 39 OF LORAIN COUNTY RECORDS;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SOUTHWOOD SUBDIVISION NO. 1, AS SHOWN IN PLAT VOLUME 17, PAGE 39 AND CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF SOUTHWOOD SUBDIVISION NO. 2 AS SHOWN IN PLAT VOLUME 20, PAGE 7 AND CONTINUING WESTERLY ALONG THE SOUTHERLY LINE OF SOUTHWOOD SUBDIVISION NO. 3, AS SHOWN IN PLAT VOLUME 30, PAGE 43, A DISTANCE OF ABOUT 2275.4 FEET TO THE EASTERLY LINE OF LAND CONVEYED TO OAKS HOLDING CO., BY DEED DATED DECEMBER 23, 1992 AND RECORDED IN OFFICIAL RECORD VOLUME 643, PAGE 717 OF LORAIN COUNTY RECORDS;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LAND SO CONVEYED TO THE OAKS HOLDING CO., AS AFORESAID, ABOUT 357.60 FEET TO THE NORTHERLY LINE OF SAID ORIGINAL CARLISLE TOWNSHIP SECTION NO. 7, WHICH IS ALSO THE SOUTHERLY LINE OF ORIGINAL CARLISLE TOWNSHIP SECTION NO. 4;

THENCE EASTERLY ALONG THE NORTHERLY LINE IF SAID ORIGINAL CARLISLE TOWNSHIP SECTION NO. 7 TO THE NORTHEAST CORNER OF LAND CONVEYED TO JOHN RADACHI BY DEED FILED OCTOBER 15, 1999 AND RECORDED AS DOCUMENT NO. 990-647560 OF LORAIN COUNTY RECORDS;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LAND SO CONVEYED TO JOHN RADACHI ABOUT 429.48 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO NORMA SIGEL, DAVID SIGEL AND SARA ADA BRAHAM BY DEED DATED NOVEMBER 23, 1974 AND RECORDED IN VOLUME 1116, PAGE 174 OF LORAIN COUNTY RECORDS;

THENCE EASTERLY ALONG THE NORTHERLY LINES OF SAID SIGEL, ET AL LAND A DISTANCE OF ABOUT 2200 FEET TO THE CENTERLINE OF INDIAN HOLLOW ROAD;

THENCE NORTHERLY ALONG THE CENTERLINE OF INDIAN HOLLOW ROAD TO THE PLACE OF BEGINNING OF LANDS HEREIN DESCRIBED AND CONTAINING WITHIN SAID BOUNDS ABOUT 40.63 ACRES OF LAND OF WHICH ABOUT 19.49 ACRES ARE IN ORIGINAL LOT NO. 4 AND 21.14 ACRES ARE IN ORIGINAL LOT NO. 7, BE THE SAME MORE OR LESS.

PPN: 10-00-004-127-018 (19.49 ACRES)

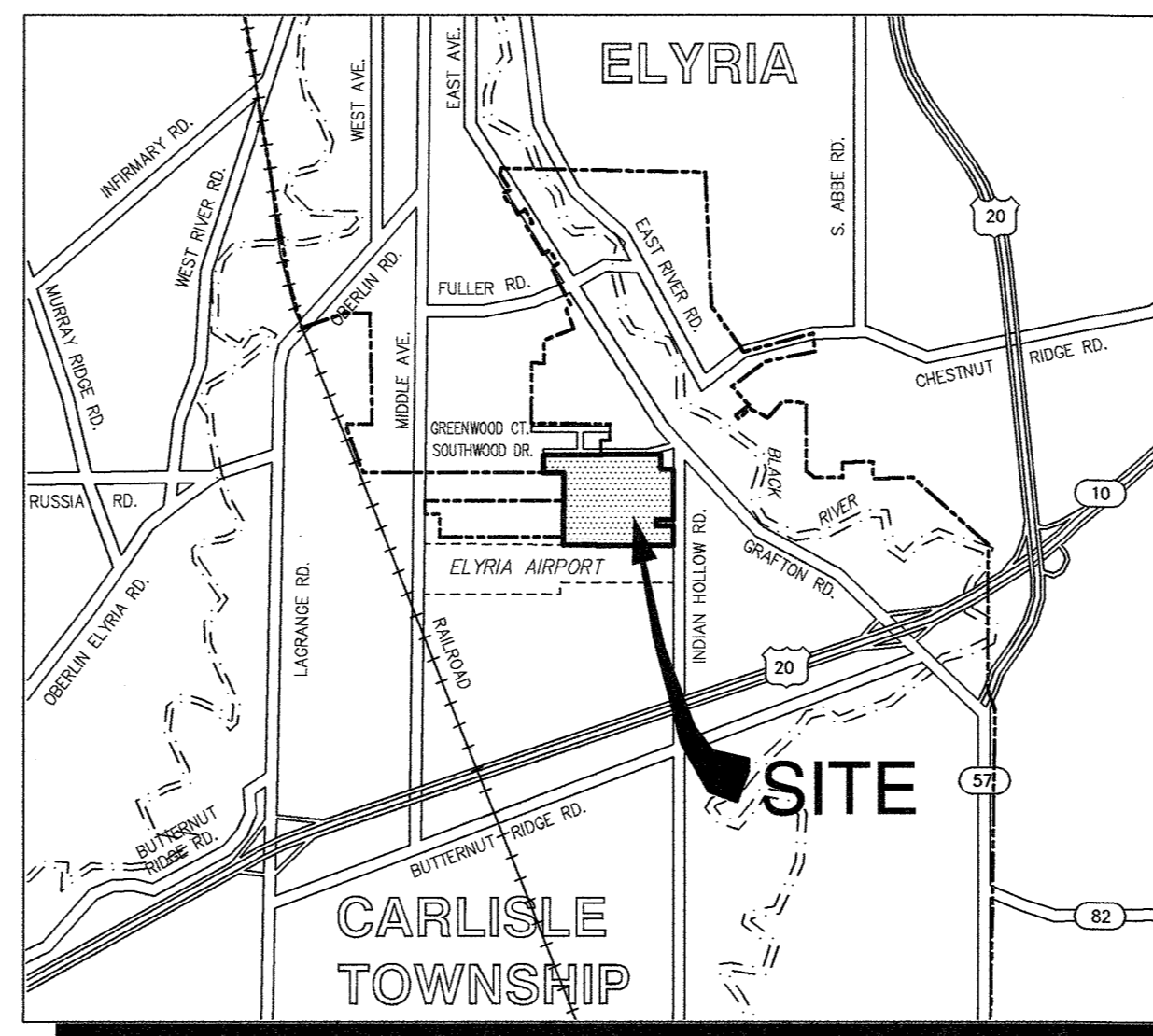
PPN: 10-00-007-102-015 (21.1400 ACRES)

LEGEND:

OF	MONUMENTATION FOUND AS NOTED	⊕	CATCH BASIN	U.P. > ⊗	UTILITY POLE W/GUY WIRE	⊗	STUMP
MB	MONUMENT BOX FOUND AS NOTED	R/W	YARD BASIN	⊕	GAS VALVE	⊗	BUSH
OS	SET 5/8" DIAMETER REBAR, 30" LONG WITH PLASTIC "ATWELL" CAP	---	DRIVE CULVERT	⊕	ELECTRIC METER	⊗	DECIDUOUS TREE
R	RECORD	---	PROPERTY LINE	⊕	CABLE TV	⊗	
C	CALCULATED	---	BOUNDARY LINE	⊕	TELEPHONE CABINET	⊗	
U	USED	---	EASEMENT	⊕	SATELLITE DISH	⊗	
POB	PLACE OF BEGINNING	---	TREE LINE	⊕	SIGN	⊗	
PPN	PERMANENT PARCEL NUMBER	---	FENCE	⊕	BOULDER	⊗	
		---	DITCH CENTERLINE	⊕		⊗	

ALTA/NSPS LAND TITLE SURVEY

SITUATED IN THE CITY OF ELYRIA, COUNTY OF LORAIN AND STATE OF OHIO



VICINITY MAP:
NOT TO SCALE

ENROACHMENTS:

- E1: 6' STOCKADE FENCE 8.1' OVER PROPERTY LINE.
- E2: POOL 26.3' OVER PROPERTY LINE.
- E3: 6' STOCKADE FENCE 0.5' OVER PROPERTY LINE.
- E4: TREE HOUSE 10.8' OVER PROPERTY LINE.
- E5: 6' STOCKADE FENCE 5.1' OVER PROPERTY LINE.
- E6: 4' CHAIN LINK FENCE 4.9' OVER PROPERTY LINE.
- E7: 6' CHAIN LINK FENCE 3.9' OVER PROPERTY LINE.
- E8: SATELLITE DISH 13.8' OVER PROPERTY LINE.
- E9: 3' SPLIT RAIL FENCE 2.9' OVER PROPERTY LINE.

BASIS OF BEARINGS:

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM NAD83, OHIO NORTH ZONE, ESTABLISHED FROM GPS OBSERVATIONS STARTED ON 2-14-2020.

SURVEYORS NOTES:

THE PROPERTY DESCRIBED, DEPICTED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT: INDIAN HOLLOW.

THIS SURVEY IS NOT INTENDED FOR PROPERTY TRANSFER OR RECORDATION PURPOSES.

SURVEY REFERENCES:

SOUTHWOOD SUBDIVISION NO. 1 VOLUME 17, PAGE 39 LORAIN COUNTY RECORD, DATED APRIL 4, 1955.

SOUTHWOOD SUBDIVISION NO. 2, VOLUME 20, PAGE 7 LORAIN COUNTY RECORDS, DATED MARCH 15, 1957.

SOUTHWOOD SUBDIVISION NO. 3, VOLUME 30, PAGE 43 LORAIN COUNTY RECORDS, DATED AUGUST 5, 1975.

PLAT OF SURVEY FOR MIDDLE AVENUE INVESTMENTS COMPANY, LLC, BY TOM SIMON, DATED FEBRUARY, 2018.

LORAIN COUNTY GIS AND PROPERTY OWNER INFORMATION IN TITLE COMMITMENT PROVIDED BY CLIENT.

SCHEDULE B, PART II EXCEPTIONS:

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT: INDIAN HOLLOW
EFFECTIVE DATE: DECEMBER 30, 2019 AT 6:59 AM

ITEMS 1 - 14, 17, 18, 21, 23 AND 24
(NOT PLOTTED HEREON - NOT MATTERS OF SURVEY)

15. RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR CONDITIONS, AS ESTABLISHED IN INSTRUMENT, FILED FOR RECORD MARCH 1, 1913, IN DEED BOOK 124, PAGE 497, OF THE LORAIN COUNTY, OHIO RECORDS.

(RESTRICTION PROVIDES FOR CEMETERY PURPOSES, NO CEMETERY FOUND ON SUBJECT PROPERTY)

16. OIL AND GAS LEASE BY AND BETWEEN C.A. HEUENE AND MAY HUENE (LESSOR) AND P.W. LUPHER (LESSEE), FILED FOR RECORD DECEMBER 16, 1927 IN LEASE BOOK 30, PAGE 283 OF THE LORAIN COUNTY, OHIO RECORDS. NOTE: FOR FURTHER CONDITIONS, SEE RECORD. THIS COMPANY HAS MADE NO FURTHER EXAMINATION UNDER THE ABOVE INSTRUMENT.
(BLANKET LEASE, NOT PLOTTED)

19. RIGHT-OF-WAY TO THE OHIO FUEL GAS COMPANY, FILED FOR RECORD JANUARY 13, 1959, IN DEED BOOK 737, PAGE 483 OF THE LORAIN COUNTY, OHIO RECORDS.
(AS SHOWN)

ASSIGNMENT OF RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO IN RELEASE VOLUME 68, PAGE 5.

20. RIGHT-OF-WAY TO COLUMBIA GAS OF OHIO, INC., FILED FOR RECORD MAY 10, 1967, IN DEED BOOK 944, PAGE 18 OF THE LORAIN COUNTY, OHIO RECORDS.
(AS SHOWN)

22. EASEMENT TO WINDSTREAM OHIO, LLC, FILED FOR RECORD JANUARY 31, 2017, IN INSTRUMENT NO. 2017-0617124, OF THE LORAIN COUNTY, OHIO RECORDS.
(AS SHOWN)

TABLE A NOTES:

- 1. MONUMENTS SET AS SHOWN HEREON.
- 4. GROSS LAND AREA: AS SHOWN HEREON.
- 11. OUPS TICKET NUMBER A004401041-00A. THE UTILITIES SHOWN HAVE BEEN BASED ON SURVEY OBSERVATIONS AND/OR RECORD INFORMATION, HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. UTILITIES, EITHER IN SERVICE OR ABANDONED, MAY NOT BE SHOWN, UNMARKED AND UNMAPPED UTILITIES CANNOT BE SHOWN.
- 18. WETLANDS: WETLANDS PROVIDED BY ECT ENVIRONMENTAL CONSULTING TECHNOLOGY, INC. AND ARE SHOWN AS PROVIDED.

2016 ALTA/NSPS LAND TITLE CERTIFICATION:

TO: K. HOVNIANIAN, NORTHERN OHIO DIVISION, LLC
LORENE A. ELBERT, TRUSTEE OF THE LORENE A. ELBERT TRUST,
JOSEPH J. ELBERT, SUCCESSOR TRUSTEE OF THE LORENE A. ELBERT TRUST.
CHICAGO TITLE INSURANCE COMPANY

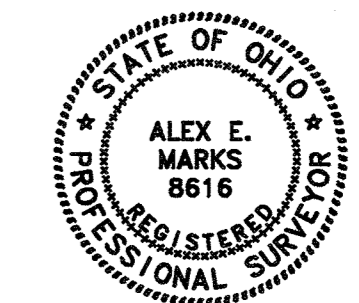
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 11, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2-18-2020.

DATE OF PLAT OR MAP: 2-19-2020

Alex Marks

2/19/2020

ALEX E. MARKS
PROFESSIONAL SURVEYOR NO. 8616
ATWELL, LLC
7100 E. PLEASANT VALLEY ROAD SUITE 220
INDEPENDENCE, OHIO 44131
440.349.2000



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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INDEPENDENCE, OHIO 44131
440.349.2000

PART OF LOTS 4, AND 7 OF ORIGINAL CARLISLE TOWNSHIP	CITY OF ELYRIA	COUNTY OF LORAIN	STATE OF OHIO
CLIENT K. HOVNIANIAN NORTHERN OHIO DIVISION, LLC	ALTA/NSPS LAND TITLE SURVEY OF 87,7883 ACRES OF LAND		
DATE	02/19/2020		
DATE COMMENT			
REVISIONS			
DR. LAR	CH. MS		
P.M.	P. ERAK		
BOOK			
JOB	19004248		
SHEET NO.	1 OF 2		



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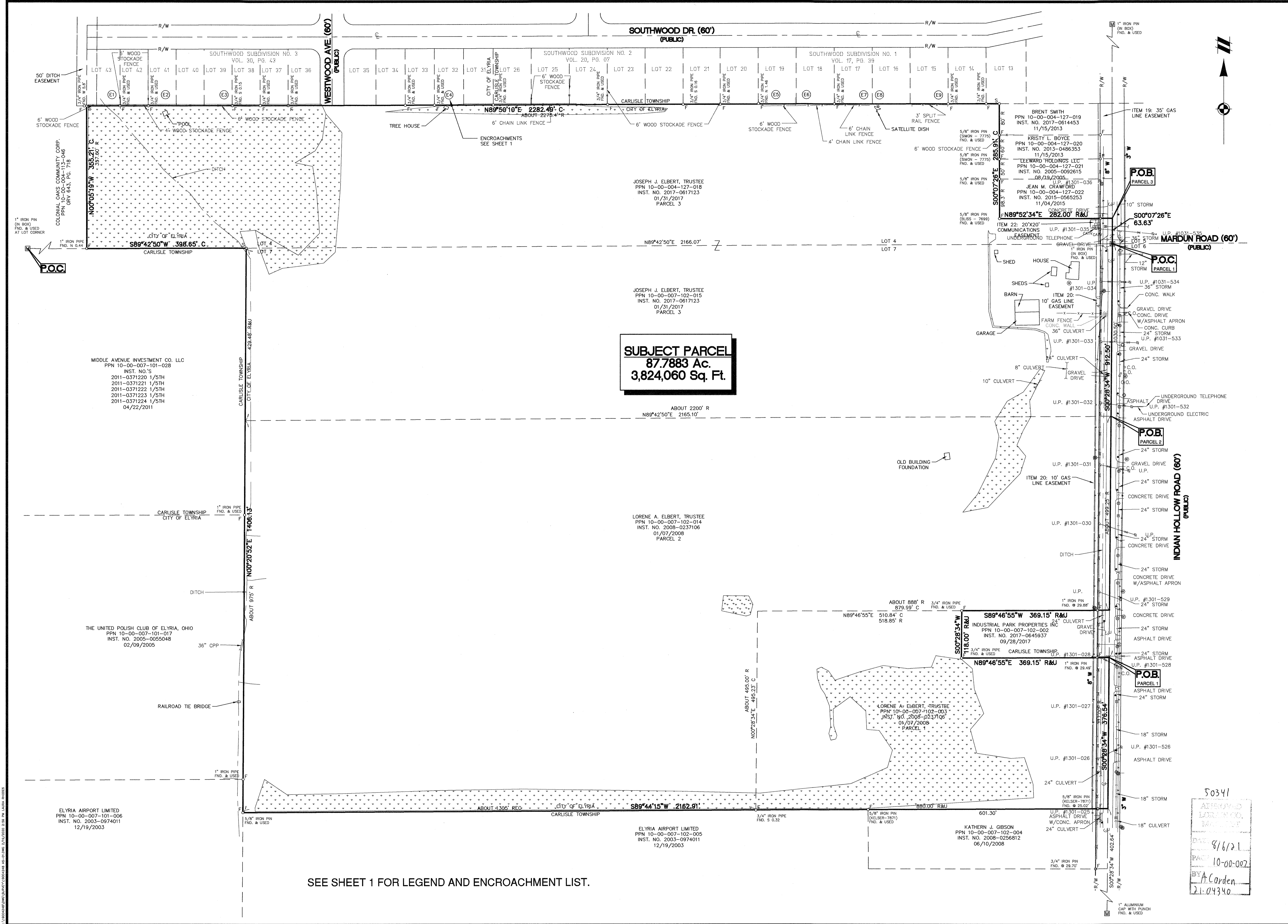
ATWELL
866.850.4200 www.atwell-group.com
7100 E. PLEASANT VALLEY RD., SUITE 220
PLEASANT VALLEY, OH 44131
440.546.2000

PART OF LOTS 4, AND 7
OF ORIGINAL CARLISLE TOWNSHIP
CITY OF ELYRIA
COUNTY OF LORAIN
STATE OF OHIO

CLIENT: K. HOVANIAN
NORTHERN OHIO DIVISION, LLC
DATE: 02/19/2020

DATE COMMENT:
DATE COMMENT:
DATE COMMENT:
DATE COMMENT:
DATE COMMENT:

REVISIONS
SCALE 0 50 100
1" = 100 FEET
DR. LAR CH. MS
P.M. P. ERAK
BOOK
JOB 19004248
SHEET NO. 2 OF 2



SUBJECT PARCEL
87.7883 Ac.
3,824,060 Sq. Ft.

SEE SHEET 1 FOR LEGEND AND ENCROACHMENT LIST.

50341
APPROVED
DATE 8/6/21
PAGE 10-00-002
BY A. Carden
21-04340