

EXHIBIT A MEADOWOOD CONDOMINIUM THE DRAWINGS

STATE OF OHIO, COUNTY OF MUSKINGUM, CITY OF ZANESVILLE,
BEING A PART OF THE FIRST QUARTER, TOWNSHIP 1, RANGE 8

NOTES CORRESPONDING TO SCHEDULE B - SECTION II OF STEWART TITLE GUARANTY COMPANY COMMITMENT NO. CTA24-082619

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

13. Easement filed October 8, 1929 as Lease 45, Page 526, Recorder's Office Muskingum County, Ohio. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)

14. Deed of Easement filed October 7, 1976 as Vol. 2, Page 187, Recorder's Office, Muskingum County, Ohio. (UNABLE TO LOCATE EASEMENT FROM DOCUMENT)

15. Easement filed July 20, 1907 as Vol. 147, Page 55, Recorder's Office Muskingum County, Ohio. (UNABLE TO LOCATE EASEMENT FROM DOCUMENT)

16. Deed of Easement filed January 8, 1952 as Vol.408, Page 78, Recorder's Office, Muskingum County, Ohio. (UNABLE TO LOCATE EASEMENT FROM DOCUMENT)

18. Easement for Sewer Purposes filed September 22, 1971 as Vol. 600, Page 38, Recorder's Office, Muskingum County, Ohio. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

19. Plat of North Gate No. 4 Subdivision filed as Plat Records Volume 11, page 36, Recorder's Office, Muskingum County, Ohio. (AFFECTS SUBJECT PROPERTY AS ADJOINING PROPERTY - PLOTTED AND SHOWN HEREON)

MISCELLANEOUS NOTES:

The posted address on site is 3356 Meadowood Drive, Zanesville, Muskingum County, OH.

The Property surveyed and shown hereon is the same property described in Schedule A of Stewart Title Guaranty Company, Title Commitment No. CTA24-082619 with an effective date of August 9, 2024.

This exhibit is based on existing Muskingum County Auditor records, Muskingum County Recorder records and an actual field survey conducted in July, 2024.

PARKING: TOTAL LAND AREA:

156 Parking Spaces 337,624 Square Feet
9 Handicapped Spaces 7.751 Acres
165 Total Parking Spaces

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie partially in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain), partially in Zone A (Special Flood Hazard Area; No base flood elevations determined.) according to the Flood Insurance Rate Map for the County of Muskingum, State of Ohio, Community Panel No. 39119C0285C, Effective Date July 6, 2010.

BASIS OF BEARING:

The basis for all bearings shown hereon is the Westerly right-of-way of Fairway Lane known as being N 3° 26' 00" E, per Plat Book 11, Page 36, Muskingum County public records and is used to denote angles only.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no visible evidence of encroachments or violations.

DESCRIPTION
APPROVED
By: D.A. Barnhard
10-3-2025

DECLARANT/OWNER
HC ZANESVILLE MEADOWOOD, LLC,

BY: [Signature]
Chief Financial Officer
ITS:

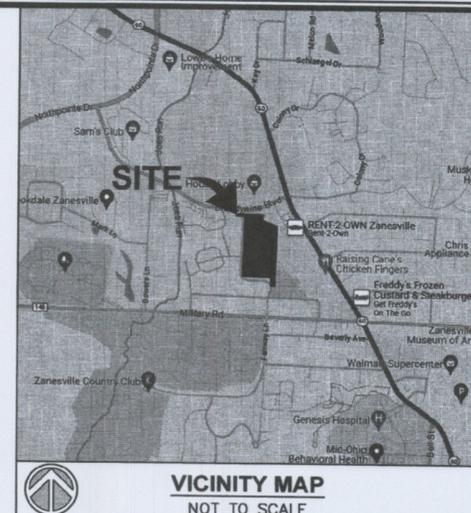
Commonwealth of Virginia, City of Norfolk,
STATE OF Virginia, SS: COUNTY OF Norfolk

BE IT REMEMBERED THAT ON THIS 21st DAY OF August, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME HC ZANESVILLE MEADOWOOD, LLC, BY CARLA R. STONER, ITS CHIEF FINANCIAL OFFICER TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

[Signature]
NOTARY PUBLIC

02/29/2028
MY COMMISSION EXPIRES ON DATE ABOVE



Transforming the Industry
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Property Condition Assessment
Seismic Risk Analysis
Appraisal

Millman Surveying, Inc.
d.b.a CBRE Land Surveying
Corporate Headquarters
950 Main Avenue,
Cleveland, OH 44113
Phone: 800-520-1010
Fax: 330-342-0834
www.millmanland.com
landsurveyors@cbre.com

DEDICATION

HC ZANESVILLE MEADOWOOD, LLC, BY _____ ITS _____ DO HEREBY SUBMIT THE LANDS HEREIN DESCRIBED TO THE PROVISIONS OF THE CONDOMINIUM STATUTES OF OHIO AND TO THE DECLARATION OF CONDOMINIUM PROPERTY FOR THE MEADOWOOD CONDOMINIUM AND THE BY-LAWS OF THE UNIT OWNERS ASSOCIATION AS RECORDED IN _____ OF THE OFFICIAL RECORDS OF MUSKINGUM COUNTY, OHIO.

EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, SANITARY SEWER, STORM SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER:
HC ZANESVILLE MEADOWOOD, LLC

[Signature]
WITNESS

BY: [Signature]
ITS: Chief Financial Officer

[Signature]
WITNESS

Commonwealth of Virginia, City of Norfolk,
STATE OF Virginia, SS: COUNTY OF Norfolk

BE IT REMEMBERED THAT ON THIS ON THIS 21st DAY OF August, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME HC ZANESVILLE MEADOWOOD, LLC, BY CARLA R. STONER, ITS CHIEF FINANCIAL OFFICER, TO ME, KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THIS DAY AND DATE ABOVE WITHIN:

[Signature]
NOTARY PUBLIC

02/29/2028
MY COMMISSION EXPIRES ON DATE ABOVE



APPROVALS:

FILE No.: _____
RECEIVED THIS: _____ DAY OF _____, 202__
RECORDED THIS: _____ DAY OF _____, 202__
CONDOMINIUM BOOK _____ PAGE _____, 202__
FEE: _____
RECORDER, MUSKINGUM, OHIO DATE _____
TRANSFERRED ON _____ DAY OF _____, 202__
AUDITOR, MUSKINGUM, OHIO DATE _____

CERTIFICATION:

I certify that this drawing, consisting of 3 pages, accurately reflects the location of improvements and recorded easements for the Meadowood Condominium and this drawing and certification are intended for the sole and limited purpose of complying with the provisions of Section 5311.07 of the Ohio Revised Code.

[Signature]
Deron J. Millman, PS
Ohio Professional Surveyor No. 7717

3356 Meadowood Dr
City of Zanesville
County of Muskingum
State of Ohio

CONDOMINIUM PLAT
PREPARED FOR:
HGI Acquisitions, LLC
51 W 52nd Street
19th Floor
New York, NY 10019



REVISION HISTORY		
BY:	DATE:	COMMENT:
SUB	01/28/2025	COUNTY COMMENTS
SUB	03/12/2025	CLIENT COMMENTS
SUB	05/19/2025	CLIENT COMMENTS

Sheet No. **1** of **3**
MSI Project No. 59601
PC: PMM
PM: SUB Drafter: MAR

OFFICE COPY
NOT RECORDABLE