

EXHIBIT "A"
Legal Description

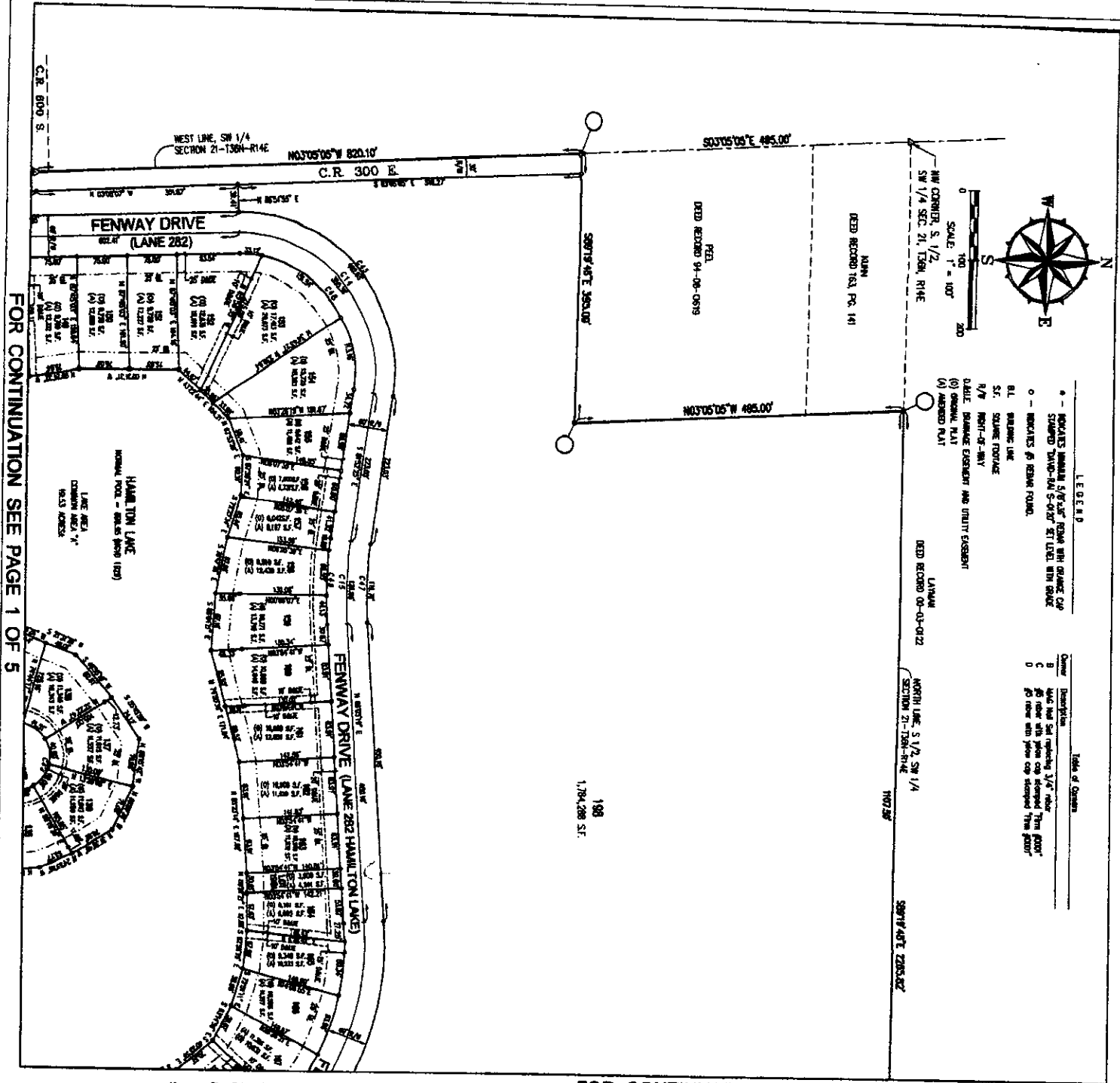
For APN/Parcel ID(s): 76-10-21-330-198.000-010

A TRACT OF LAND, FORMERLY DESCRIBED AS LOT NUMBER 198 IN THE PLAT OF CRYSTAL COVE (DOCUMENT NUMBER 03-02-0775 IN THE OFFICE OF THE STEUBEN COUNTY RECORDER), BEING PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21 IN TOWNSHIP 36 NORTH, RANGE 14 EAST, OTSEGO CIVIL TOWNSHIP, STEUBEN COUNTY, INDIANA, NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

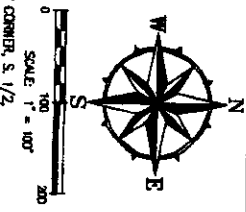
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 21; THENCE NORTH 03 DEGREES 05 MINUTES 05 SECONDS WEST (BASIS OF BEARINGS IS INDIANA STATE PLANE COORDINATES GRID, EAST ZONE) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 820.10 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID HALF-QUARTER SECTION A DISTANCE OF 30.06 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST A DISTANCE OF 364.94 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 05 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 495.00 FEET TO THE NORTH LINE OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 19 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 2265.82 FEET TO THE NORTHEAST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 02 DEGREES 26 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID HALF-QUARTER SECTION A DISTANCE OF 58.55 FEET TO THE EDGE OF HAMILTON LAKE; THENCE MEANDERING ALONG THE EDGE OF HAMILTON LAKE THE FOLLOWING 16 COURSES, (1) NORTH 73 DEGREES 38 MINUTES 03 SECONDS WEST A DISTANCE OF 108.94 FEET; (2) THENCE SOUTH 68 DEGREES 42 MINUTES 48 SECONDS WEST A DISTANCE OF 107.23 FEET; (3) THENCE SOUTH 57 DEGREES 17 MINUTES 24 SECONDS WEST A DISTANCE OF 77.39 FEET; (4) THENCE SOUTH 23 DEGREES 50 MINUTES 15 SECONDS WEST A DISTANCE OF 62.55 FEET; (5) THENCE SOUTH 08 DEGREES 45 MINUTES 15 SECONDS WEST A DISTANCE OF 78.46 FEET; (6) THENCE SOUTH 07 DEGREES 37 MINUTES 01 SECONDS EAST A DISTANCE OF 93.78 FEET; (7) THENCE SOUTH 07 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 115.62 FEET; (8) THENCE SOUTH 10 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 93.48 FEET; (9) THENCE SOUTH 19 DEGREES 26 MINUTES 58 SECONDS EAST A DISTANCE OF 100.27 FEET; (10) THENCE SOUTH 25 DEGREES 02 MINUTES 46 SECONDS EAST A DISTANCE OF 115.31 FEET; (11) THENCE SOUTH 01 DEGREES 19 MINUTES 55 SECONDS WEST A DISTANCE OF 57.70 FEET; (12) THENCE SOUTH 87 DEGREES 32 MINUTES 18 SECONDS WEST A DISTANCE OF 101.80 FEET; (13) THENCE NORTH 82 DEGREES 35 MINUTES 25 SECONDS WEST A DISTANCE OF 146.80 FEET; (14) THENCE SOUTH 74 DEGREES 32 MINUTES 06 SECONDS WEST A DISTANCE OF 126.36 FEET; (15) THENCE SOUTH 60 DEGREES 39 MINUTES 37 SECONDS WEST A DISTANCE OF 143.78 FEET; (16) THENCE SOUTH 14 DEGREES 12 MINUTES 42 SECONDS WEST A DISTANCE OF 127.21 FEET TO THE CENTERLINE OF AN EXISTING OPEN DITCH; THENCE MEANDERING ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES, (1) NORTH 62 DEGREES 40 MINUTES 18 SECONDS WEST A DISTANCE OF 118.75 FEET; (2) THENCE NORTH 76

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DEGREES 32 MINUTES 36 SECONDS WEST A DISTANCE OF 74.24 FEET; (3) THENCE NORTH 53 DEGREES 37 MINUTES 39 SECONDS WEST A DISTANCE OF 50.12 FEET; (4) THENCE NORTH 30 DEGREES 57 MINUTES 07 SECONDS WEST A DISTANCE OF 83.78 FEET; (5) THENCE SOUTH 61 DEGREES 53 MINUTES 29 SECONDS WEST A DISTANCE OF 45.36 FEET; (6) THENCE SOUTH 80 DEGREES 46 MINUTES 54 SECONDS WEST A DISTANCE OF 29.65 FEET TO A POINT ON THE WEST LINE OF THE LAND DESCRIBED IN A DEED TO THE BLUE HERON BAY PROPERTY OWNERS ASSOCIATION INC. (DOCUMENT NUMBER 1403-0279, OFFICE OF THE STEUBEN COUNTY RECORDER); THENCE SOUTH 07 DEGREES 56 MINUTES 05 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 27.76 FEET TO THE NORTH LINE OF LOT NUMBER 169A IN SAID PLAT OF CRYSTAL COVE; THENCE SOUTH 54 DEGREES 28 MINUTES 34 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 69.02 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LANE 282 HAMILTON LAKE (PLATTED AS "FENWAY DRIVE") IN SAID PLAT OF CRYSTAL COVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ON A 450-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 458.57 FEET (SAID CURVE HAS A CHORD THAT BEARS NORTH 64 DEGREES 43 MINUTES 03 SECONDS WEST A DISTANCE OF 438.99 FEET); THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 86 DEGREES 05 MINUTES 19 SECONDS WEST A DISTANCE OF 450.16 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ON A 570-FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 119.76 FEET (SAID CURVE HAS A CHORD THAT BEARS NORTH 87 DEGREES 53 MINUTES 33 SECONDS WEST A DISTANCE OF 119.54 FEET); THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 81 DEGREES 52 MINUTES 25 SECONDS WEST A DISTANCE OF 223.03 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE ON A 230-FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 402.93 FEET (SAID CURVE HAS A CHORD THAT BEARS SOUTH 47 DEGREES 56 MINUTES 19 SECONDS WEST A DISTANCE OF 353.35 FEET); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE SOUTH 86 DEGREES 54 MINUTES 55 SECONDS WEST A DISTANCE OF 39.41 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 05 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 516.27 FEET BACK TO THE POINT OF BEGINNING CONTAINING 40.962 ACRES, MORE OR LESS.



FOR CONTINUATION SEE PAGE 1 OF 5



- LEGEND**
- - MONUMENTS
 - - MONUMENTS OF NEIGHBORING PLATS
 - - BUILDING LINE
 - S.F. - SQUARE FOOTAGE
 - N/W - NORTH-OF-WAY
 - - DRAINAGE EXTENSION AND UTILITY EXHIBIT
 - (O) - ORIGINAL PLAT
 - (A) - AMENDED PLAT

Owner	Description	Area of Common
A	Area that has not changed 1/4" scale	
B	Area that has been changed 1/4" scale	
C	Area that has been changed 1/2" scale	
D	Area that has been changed 3/4" scale	

FOR CONTINUATION SEE PAGE 4 OF 5

AMENDED PLAT OF CRYSTAL COVE

PART OF THE S.W. 1/4 SEC. 21-T36N-R14E
PART OF THE N.W. 1/4 SEC. 28-T38N-R14E
STUBEN COUNTY, INDIANA

SUMMARY OF RESTRICTIONS CONTAINED

MINIMUM FRONT YARD SETBACK	= 25.00 FT.
MINIMUM REAR YARD SETBACK	= 25.00 FT.
MINIMUM SIDE YARD SETBACK	= 5.00 FT.
MINIMUM LOT SIZE	= 1,200 S.F.
MINIMUM ONE STORY	= 600 S.F.
MINIMUM TWO STORY	= 800 S.F. (GROUND FLOOR)

THE COMMON LINE BETWEEN COMMON AREA "A" AND THE FOLLOWING LOTS (ADJOINING COMMON AREA "A") LOTS 102 THROUGH 104, 106, 108, 110, 112, AND 114 IS THE EDGE OF WHEAT AS LOCATED ON JULY 14, 2015. NOTE: THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT PART OF THIS CERTIFICATE. THE AMENDED 30 YEAR FLOOD PROTECTION ELEVATION OF HAMILTON LANE FOR LOT 102 WITH THIS ADJUNCTION IS 804.75 (ELEV. 1028).

UNDER AUTHORITY PROVIDED BY I.C. 36-7-3-1 et. seq. AND POWERS DEPOSITED BY THE TRUST COMPANY, HAMILTON, INDIANA, THIS PLAT HAS BEEN APPROVED.

APPROVED BY THE HAMILTON PLANNING COMMISSION IN A MEETING HELD ON THE _____ DAY OF _____, 2015.

PREPARED BY: _____

DRAWN BY: _____

CHECKED BY: _____

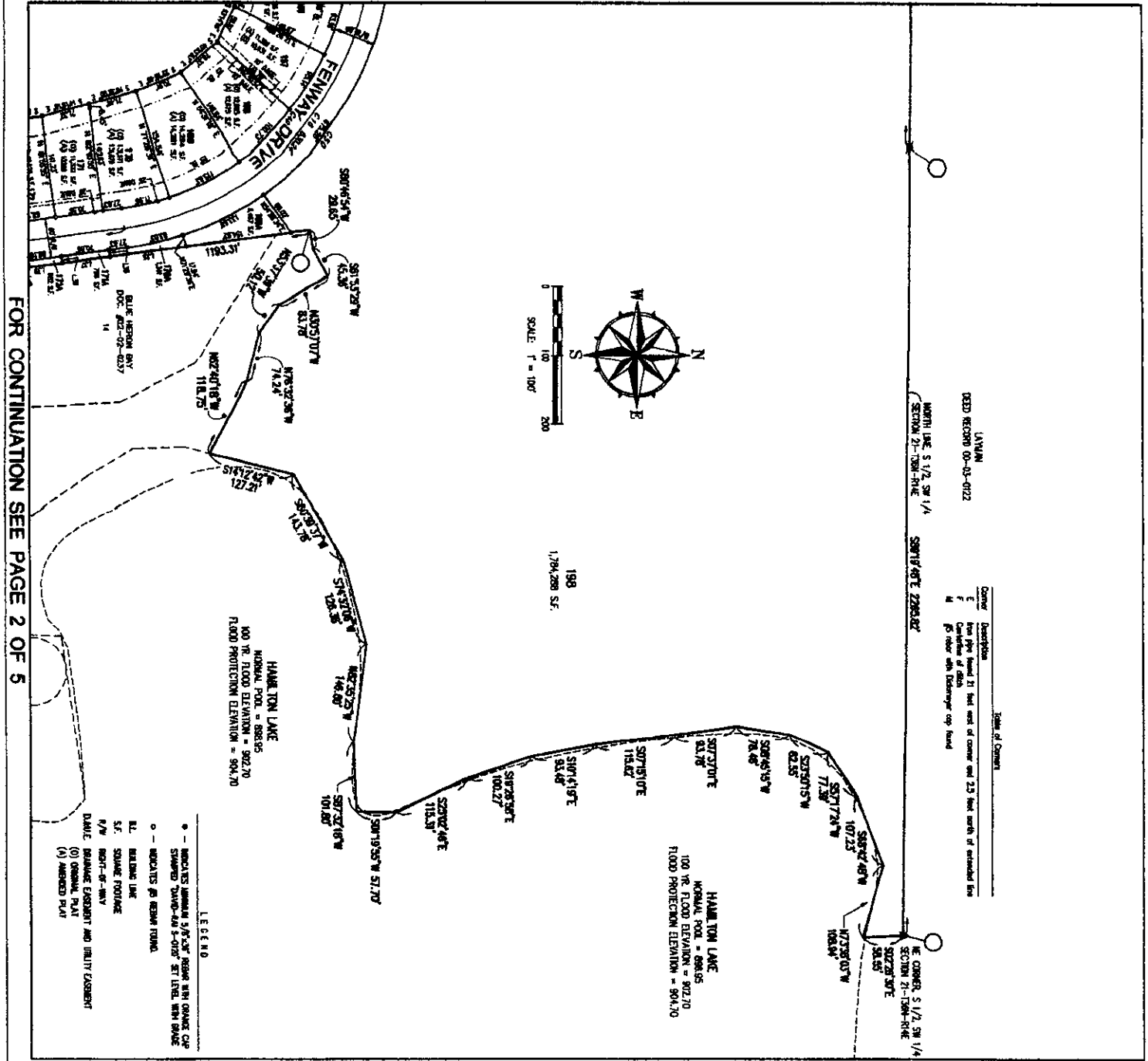
DATE: _____

ROWLAND ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
P.O. BOX 138 120 1/2 E. MAULREE ST.
HAMILTON, INDIANA 46703

CRYSTAL BAY CRYSTAL COVE HOME OWNERS ASSOCIATION
HAMILTON, INDIANA

AMENDED PLAT OF CRYSTAL COVE

DATE: 9-30-16 FILE NO: 18-087 DRAWN: RJS/WAS CHECKED: RJS/WAS SHEET 3 OF 5



FOR CONTINUATION SEE PAGE 2 OF 5

AMENDED PLAT OF CRYSTAL COVE

PART OF THE S.W. 1/4 SEC. 21-136N-R14E
PART OF THE N.W. 1/4 SEC. 28-136N-R14E
STUBEN COUNTY, INDIANA

ROWLAND ASSOCIATES, INC.
CONSULTING ENGINEERS - SURVEYORS
P.O. BOX 138 120 1/2 E. MAJUMBE ST.
AMIDIA, IN 46705

CRYSTAL BAY CRYSTAL COVE HOME OWNERS ASSOCIATION
HAMILTON, INDIANA

AMENDED PLAT OF CRYSTAL COVE

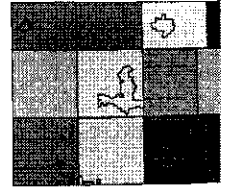
DATE: 9-30-16
FILE NO: 19-087
DRAWN: MKR II/RJS
CHECKED: MKR/WLD
SHEET 4 OF 5

EXHIBIT B - C











 **Beacon**TM Steuben County, IN



Overview



Legend


-  Lakes
-  Subdivisions
-  Parcels
-  Political Township
-  Sections
- Centerlines**
 -  Interstate
 -  State
 -  US
 -  Other
 -  <all other values>

Parcel ID	761021330198000010	Alternate ID	10-21-330-198.000-36	Owner Address	Hamilton Hills LLC
Sec/Twp/Rng	21-36-14	Class	Ag - Vacant lot		1533 County Road 66
Property Address	S 300 E	Acreage	n/a		AUBURN, IN 46706
	HAMILTON				
District	HAMILTON CORP				
Brief Tax Description	Crystal Cove Lot 198				
	(Note: Not to be used on legal documents)				

Date created: 10/18/2022
Last Data Uploaded: 10/18/2022 5:48:57 AM

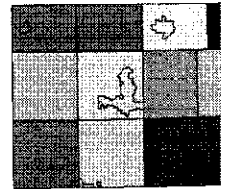
Developed by  **Schneider**
GEOSPATIAL

EXHIBIT D











 **Beacon**TM Steuben County, IN



Overview



Legend

-  Lakes
-  Subdivisions
-  Parcels
-  Political Township
-  Sections
- Centerlines**
-  Interstate
-  State
-  US
-  Other
-  <all other values>

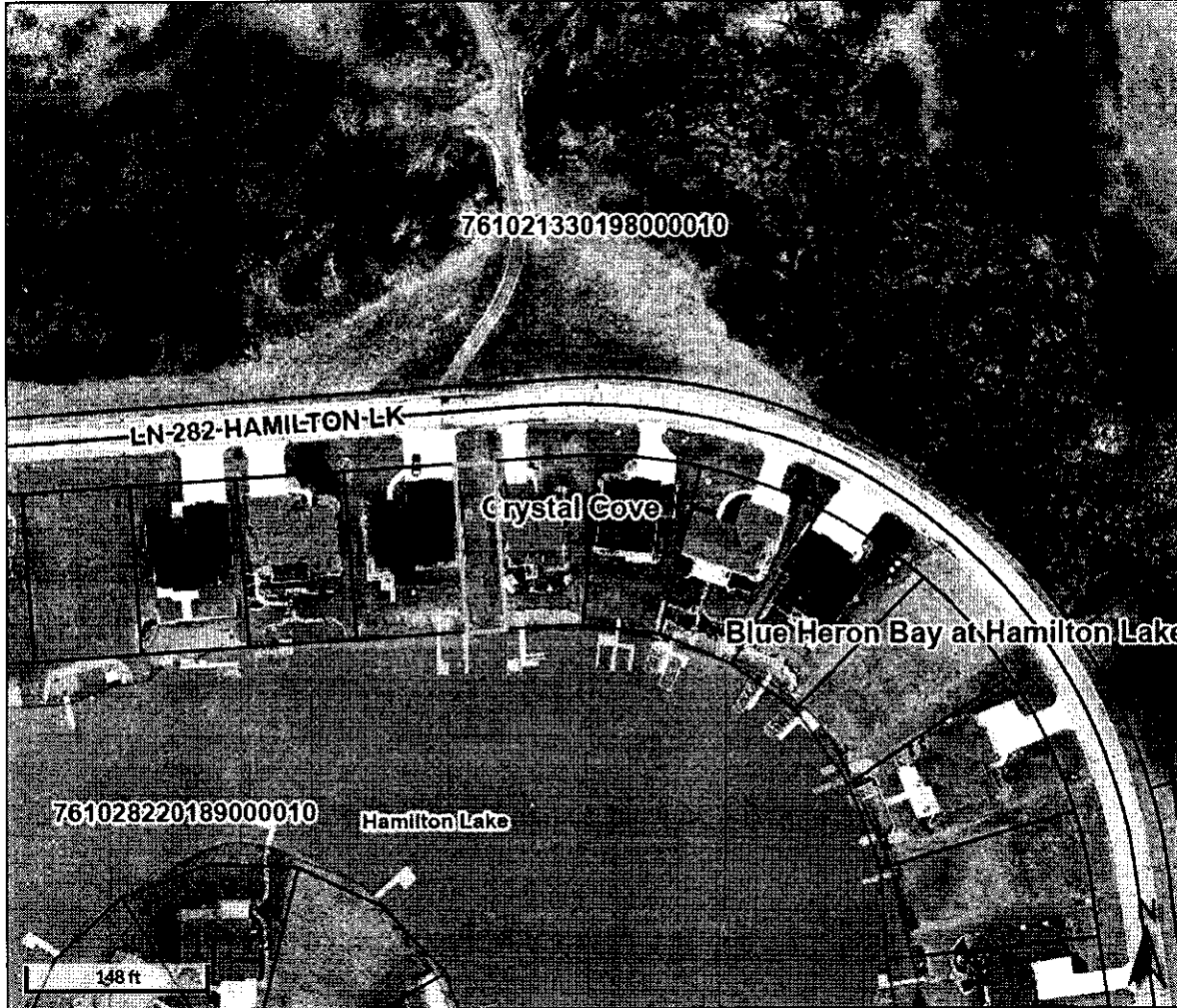
Parcel ID	761021330198000010	Alternate ID	10-21-330-198.000-36	Owner Address	Hamilton Hills LLC
Sec/Twp/Rng	21-36-14	Class	Ag - Vacant lot		1533 County Road 66
Property Address	S 300 E	Acreage	n/a		AUBURN, IN 46706
	HAMILTON				
District	HAMILTON CORP				
Brief Tax Description	Crystal Cove Lot 198				
	(Note: Not to be used on legal documents)				

Date created: 10/18/2022
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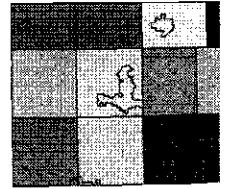
Developed by  Schneider
GEOSPATIAL

EXHIBIT E

BeaconTM Steuben County, IN



Overview



Legend

- Lakes
- Subdivisions
- Parcels
- Political Township
- Sections
- Centerlines**
 - Interstate
 - State
 - US
 - Other
 - <all other values>

Parcel ID	761021330198010010	Alternate ID	10-21-330-198.010-36	Owner Address	Weller Ronald K & Margaret H/W
Sec/Twp/Rng	21-36-14	Class	Res - Vacant Platted lot		1997 Woodalen Way
Property Address	Ln 282 Hamilton Lake	Acreage	n/a		EL CAJON, CA 92020
	HAMILTON				
District	HAMILTON CORP				
Brief Tax Description	Crystal Cove Lot 198A				
	(Note: Not to be used on legal documents)				

Date created: 10/18/2022
 Last Data Uploaded: 10/18/2022 5:48:57 AM

Developed by Schneider
 GEOSPATIAL