

Exhibit A
Harrison House and Lucas Sullivant House
Property Transfer Considerations

A. Conditions and Obligations to include in the deed:

- 1) We would transfer the property at no cost, given the Moody Nolan Study, March 21, 2019 recommendations are met, within the outlined timeframe below – which would include replacement/repairs from a structural and functional standpoint – see below on **Post Closing Obligations**.
- 2) The entity would be, Non-Profit which share in the core values that guide their activities and inform their judgements of the use and programming of the Harrison House and Lucas Sullivant Land Office, to seek and enrich the communities understanding of the past.
 - The entity would be professional practice of telling a story about the past, history.
- 3) These shared values and practices will be in the form of research, museum, library, historical programming/workshops with the intent to demonstrate to the community that historical/educational purposes are upheld in principal and integrity of the historical services.
- 3) A reverter to us if they fail to uphold any/all of the deed language.
 - a. In the event that the Non-Profit does not satisfy the Post Closing Obligations in the timeframe outlined
 - b. Provisions within the deed, listing the use and mission, are compromised or violate the use
 - c. The Non-Profit is no longer to properly maintain the structures, utilities or provides services and programs

B. Post-Closing Obligations:

Accomplish the minimal obligations of repairs/renovations in ‘Harrison House Assessment’, dated March 21, 2019, by Moody Nolan and partners (hereinafter referred to as the “Report”)

- I. **by Jan. 2021**, as outlined in the *General Assessment of Current Conditions* - page 12-29, as well as detailed and described in the Structural Engineering Report, conducted by SMBH, with Recommends on pages 4 and 5 within the Report:
 - Missing or damaged mortar joints in brick or stone walls should be repaired through the process of tuck-pointing. Missing brick or stone should be replaced, and damaged brick or stone can either be mortared solid or removed and replaced with full blocks.
 - Doors, window frames and openings in the foundation walls should be sealed tight to prevent the passage of water. Water infiltration is a major cause of damage to structures.
 - Lintels can be repaired by removing loose material and filling the voids with a sealant. An alternative approach is to replace the lintel as a whole.

- The majority of the foundation settlement is believed to be finished. Outside of repairing cracked brick and missing mortar, we do not anticipate additional requirements for this item. Monitor the mortar joints after the tuck-pointing has concluded to see if cracks continue to develop.
- Discolored brick should be investigated to determine the source of water infiltration. The brick can either be cleaned or replaced. Damaged mortar joints should be replaced.
- Remove loose masonry and grout the bearing solid under the stone treads on the east elevation. In addition, seal underneath the door lintel to prevent water infiltration.
- Joist bearing in the basement should be restored by reconstructing the top of the basement walls. Either grout the wall solid or provide new stones with mortar
- Termite Inspection and if found, treated ASAP

II. **by Jan. 2021**, as outlined in the *General Assessment of Current Conditions* - page 12-29, as well as detailed and described in the MEP Engineering Report, conducted by Prater Engineering and Associates, with Recommends on pages 2-15 within the “Report”)

- a sanitary drain should be installed inside the building that allows condensate to be drained
- plumbing system a backflow preventer will need to be added to the incoming domestic water system.
- plumbing fixtures serving the building are not high efficiency fixtures and should be replaced due to condition and age.
- Replace garbage disposal and connect plumbing in the kitchen area
- sanitary piping should be scoped with a camera to check for condition due to age
- Electrical service conduits from the weather head to the meter and from the meter to the panel are rusting should either be painted or replaced
- electrical service conductors are adequately sized for a Private residence but may be required to be increased for the Professional Office, Meeting/Event, or House Museum depending on the office and or kitchen equipment installed.
- the electrical panel be replaced to support the equipment installed to support those facilities. Under any “change in use” it is recommended that the electrical panel be replaced, and proper grounding be installed in both the Harrison House and the Lucas Sullivant House.
- All receptacles, breakers and switches within the buildings are residential grade and should be assessed by a certified electrician and changed out as recommended, to meet requirements/code
- Branch circuits should be evaluated for the receptacles

III. **By Jan. 2025**, as outlined in the MEP Engineering Report and the Structural Engineering Report, within the Report.

- Lucas Sullivant House air conditioning unit should be replaced
- Exterior and interior lighting replacement, additions added
- Roof replacement on the Lucas Sullivant House
- Finish Floors in Harrison House
- Remove and replace all gutters and downspouts

- Inspect chimney, repoint mortar. Install cap Disassemble/reset stone steps - replace broken New stone window sill
- Replace broken stone step
- Replace mortar at window sill (4 lf) - per location Replace spalled brick
- Replace spalling stone sill
- Repoint mortar - per location
- Miscellaneous masonry patching/repairs Restoration contractor general conditions/equipment
- Repair wood infill panel
- Repair wood louvers, install new screen
- Repair/replace damaged wood at cornice
- Repair/replace openings infill panels - refrigerant pipe
- Remove/replace entry door
- Prep/paint basement window
- Prep/paint floor mounted handrails
- Prep/paint existing wood door
- Prep/paint metal conduit - 2 story height Prep/paint metal vent
- Prep/paint metal tie rod caps
- Prep/paint wood infill panels
- Prep/paint wood louvers
- Paint plaster walls
- Prep/paint wood doors and frames
- Prep/paint base trim
- Paint/stain miscellaneous trim
- Miscellaneous patching/repairs if drywall and plaster walls and ceilings
- Sawcut concrete paving
- Remove concrete walks and stoops
- Install new concrete walks and stoops
- Upgrade fire alarm system
- Upgrade security/access control systems
- Upgrade tele/data service