Exhibit A

Legal Description: Being part of Port Lawrence Division, as recorded in Lucas County Plat Volume 3, Page 27 and all of Sprague's Addition, as recorded in Lucas County Plat Volume 2B, Page 60, Whittlesey's Addition, as recorded in Lucas County Plat Volume 2A, Page 22 and William's Addition, as recorded in Lucas County Plat Volume 1, Page 110, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a 5/8 inch iron bar monument found at the centerline intersection of Erie Street and Washington Street, said point also being the True Point of Beginning.

Course 1: Thence South 56 degrees, 50 minutes, 37 seconds East, along the centerline of Washington Street, a distance of 326.23 feet to the centerline intersection of Washington Street and Huron Street.

Course 2: Thence North 33 degrees, 09 minutes, 08 seconds East, along the centerline of Huron Street, a distance of 574.16 feet to the centerline intersection of Huron Street and Monroe Street.

Course 3: Thence South 56 degrees, 49 minutes, 16 seconds East, along the centerline of Monroe Street, a distance of 659.09 feet to the centerline intersection of Monroe Street and St. Clair Street.

Course 4: Thence South 33 degrees, 11 minutes, 25 seconds West, along the centerline of St. Clair Street, a distance of 573.90 feet to a stone with drill hole monument found at the centerline intersection of St. Clair Street and Washington Street.

Course 5: Thence North 56 degrees, 50 minutes, 37 seconds West, along the centerline of Washington Street, a distance of 325.72 feet to the centerline intersection of Washington Street and Superior Street.

Course 6: Thence South 33 degrees, 09 minutes, 22 seconds West, along the centerline of Superior Street, a distance of 1,097.35 feet to a 5/8 inch iron bar monument found at the centerline intersection of Market Street and Superior Street.

Course 7: Thence South 27 degrees, 56 minutes, 57 seconds West, along the centerline of Superior Street, a distance of 66.39 feet to a point of curvature.

Course 8: Thence traversing a non-tangent arc to the left, having a radius of 127.00 feet, a tangent length of 46.22 feet, a central angle of 40 degrees, 00 minutes, 00 seconds, a chord bearing of South 02 degrees, 43 minutes, 35 seconds West, a chord distance of 86.87 feet and an arc length of 88.66 feet to a point of reverse curvature.

Course 9: Thence traversing a non-tangent arc to the right, having a radius of 207.90 feet, a tangent length of 77.22 feet, a central angle of 40 degrees, 45 minutes, 03 seconds, a chord bearing of South 03 degrees, 06 minutes, 06 seconds West, a chord distance of 144.77 feet and an arc length of 147.87 feet to a point on the Northwesterly Shoreline of Swan Creek.

The following 10 courses are along the Northwesterly Shoreline of Swan Creek:

Course 10: Thence North 64 degrees, 14 minutes, 20 seconds West, a distance of 239.10 feet to a point.

Course 11: Thence North 88 degrees, 56 minutes, 48 seconds West, a distance of 118.69 feet to a point.

Course 12: Thence South 72 degrees, 58 minutes, 07 seconds West, a distance of 147.66 feet to a point.

Course 13: Thence South 35 degrees, 39 minutes, 26 seconds West, a distance of 352.68 feet to a point.

Course 14: Thence South 39 degrees, 03 minutes, 36 seconds West, a distance of 192.84 feet to a point.

Course 15: Thence South 28 degrees, 08 minutes, 56 seconds West, a distance of 181.39 feet to a point.

Course 16: Thence South 28 degrees, 17 minutes, 53 seconds West, a distance of 267.24 feet to a point.

Course 17: Thence South 31 degrees, 37 minutes, 51 seconds West, a distance of 99.18 feet to a point.

Course 18: Thence South 42 degrees, 58 minutes, 46 seconds West, a distance of 83.29 feet to a point.

Course 19: Thence South 64 degrees, 22 minutes, 53 seconds West, a distance of 38.39 feet to a point on the Northerly Shoreline of Swan Creek.

The following 6 courses are along the Northerly Shoreline of Swan Creek:

Course 20: Thence North 85 degrees, 14 minutes, 07 seconds West, a distance of 116.60 feet to a point.

Course 21: Thence North 81 degrees, 32 minutes, 34 seconds West, a distance of 161.58 feet to a point.

Course 22: Thence North 67 degrees, 15 minutes, 58 seconds West, a distance of 125.54 feet to a point.

Course 23: Thence North 62 degrees, 14 minutes, 16 seconds West, a distance of 135.90 feet to a point.

Course 24: Thence North 69 degrees, 22 minutes, 51 seconds West, a distance of 246.31 feet to a point.

Course 25: Thence North 57 degrees, 30 minutes, 46 seconds West, a distance of 208.77 feet to a point on a spiral curve of the centerline Right-of-way of Interstate 75, station 96+28.64 per ODOT LUC-75-1.10, sheet 42 of 87 and 1773 of 1820.

Course 26: Thence along a spiral curve to the right, said spiral curve being the centerline Right-of-way of Interstate 75, having a $\Delta = 41$ degrees, 59 minutes, 03 seconds (RT.), Dc = 02 degrees, 45 minutes, 00 seconds, R = 2083.48 feet, Ls = 500.00 feet, Θs = 06 degrees, 52 minutes, 30 seconds, LT = 333.59 feet, ST = 166.90 feet, x = 499.28 feet, y = 19.98 feet, k = 249.88 feet, p = 5.00 feet, Δc = 28 degrees, 14 minutes, 03 seconds (RT.), Lc = 1,026.70 feet, Ts = 1,051.24 feet, Es = 153.46 feet, C = 1,016.34 feet, C1 = C2 = 499.68 feet, C.B.1 = North 37 degrees, 36 minutes, 50 seconds West, C.B. = North 18 degrees, 54 minutes, 48 seconds West, C.B.2 = South 00 degrees, 12 minutes, 45 seconds East to a point on the centerline Right-of-way of Interstate 75, said point being at station 100+87.60.

Course 27: Thence North 02 degrees, 04 minutes, 44 seconds East, along the centerline Right-of-way of Interstate 75, a distance of 345.37 feet to a point of curvature, said point being the centerline intersection of the centerline Right-of-way of Interstate 75 and South Bound Ramp of State Route 25 to Interstate 75.

The following 4 courses are along the South Bound Ramp of State Route 25 to Interstate 75 via:

Course 28: Thence traversing in a non-tangent arc to the right, having a radius of 1,909.86 feet, a tangent length of 210.34 feet, a central angle of 12 degrees, 34 minutes, 11 seconds, a chord bearing of North 44 degrees, 30 minutes, 50 seconds East, a chord distance of 418.15 feet and an arc length of 418.99 feet to a point.

Course 29: Thence North 50 degrees, 47 minutes, 55 seconds East, a distance of 1,137.29 feet to a point of curvature.

Course 30: Thence traversing in a non-tangent arc to the left, having a radius of 848.83 feet, a tangent length of 131.80 feet, a central angle of 17 degrees, 39 minutes, 09 seconds, a chord bearing of North 41 degrees, 58 minutes, 25 seconds East, a chord distance of 260.49 feet and an arc length of 261.52 feet to a point.

Course 31: Thence North 33 degrees, 08 minutes, 38 seconds East, a distance of 247.63 feet to a point.

Course 32: Thence North 56 degrees, 51 minutes, 00 seconds West, a distance of 12.71 feet to a point on the centerline of Michigan Street.

Course 33: Thence North 33 degrees, 09 minutes, 00 seconds East, along the centerline of Michigan Street, a distance of 311.39 feet to the centerline intersection of Michigan Street and Washington Street.

Course 34: Thence South 56 degrees, 49 minutes, 26 seconds East, along the centerline of Washington Street, a distance of 610.02 feet to the True Point of Beginning.

Containing 4,177,642.60 square feet or 95.9055 acres of land. Bearings used herein are based upon an assumed meridian and are intended to indicate angular measurement only. All 1/2 inch galvanized steel pipe set are capped with the company name and PLS No. 7476. This legal description is based upon a field survey prepared by Lewandowski Engineers on October 18, 2021.