

Exhibit A
Legal Description

A parcel of land and all improvements located thereon, designated as a Leasehold, located in Section 7, Town 10 South, Range 8 East, all being located in the City of Toledo, Lucas County, State of Ohio having an area of forty one thousand nine hundred sixty (41,960) square feet, more or less, more particularly bounded and described as follows:

Commencing at a point where the centerline of Ellis Street, EXTENDED Easterly, bisects the Easterly right-of-way line of White Street, said point being the true point of beginning; Thence Northerly on the Easterly right-of-way line of White Street a distance of thirty feet (30.0'), more or less, to a point, thence on a perpendicular course of ninety degrees (90°) Easterly a distance of two hundred fifteen feet (215.0'), more or less, to a point, thence on a perpendicular course of ninety degrees (90°) Southerly a distance of ninety-five feet (95.0'), more or less, to a point thence southerly along a line deflecting to the right thirty degrees (30°) a distance of seventy-five feet (75.0'), more or less, to a point, thence in a Westerly direction along a line deflecting to the right sixty degrees (60°) a distance of eighty-seven feet (87.0'), more or less, to a point, thence on a perpendicular course of ninety degrees (90°) Southerly a distance of ninety-seven feet (97.0'), more or less, to a point, thence in a Westerly direction, on a perpendicular course of ninety degrees (90°), a distance of ninety-five feet (95.0'), more or less, to a point, thence on a perpendicular course of ninety degrees (90°) Northerly a distance of two hundred twenty-seven feet (227.0'), more or less to the true point of beginning,

