

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 09/25/24

PID 118202

**PARCEL 2-WD
LUC-120-18.20
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF TOLEDO, LUCAS COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Lucas, City of Toledo, being part of the Southwest Quarter of Section 25, Town 9 South, Range 7 East, and Lot 2 of the Replat of Lot 72 through 94 of Cherry Place, a subdivision of record through Plat Volume 151, Page 46, out of a parcel of land conveyed to Zubha Props RE, LP (as of the date of this survey) through Instrument Number 20210701-0033221, and being on the right side of the centerline of right of way of Cherry Street (State Route 120) and left side of the centerline of right of way of Bancroft Street as shown on a centerline survey plat made in August of 2024, for the City of Toledo titled "LUC-120-18.20 – PID 118202" bounded and described as follows:

Commencing, at a bolt found in a monument box marking the intersection of the centerline of right of way of Bancroft Street with the centerline of right of way of Cherry Street (Station 19+99.09 Bancroft Street and Station 40+06.03 Cherry Street);

Thence Northerly along the centerline of right of way of Cherry Street, North 31 Degrees 39 Minutes 52 Seconds West a distance of 62.85 feet, to a point (Station 39+43.18 Cherry Street);

Thence Westerly along a line perpendicular to the centerline of right of way of Cherry Street, South 58 Degrees 20 Minutes 08 Seconds West a distance of 41.25 feet, to the Southeast corner of said Lot 2, said point being the intersection of the Westerly existing right of way line of Cherry Street with the Northerly existing right of way line of Bancroft Street and the ***True Point of Beginning*** (Station 39+43.18, 41.25 feet right Cherry Street and 19+31.54, 33.00 feet left Bancroft Street), reference a MAG nail found (Station 19+31.52, 32.98 feet left Bancroft Street and Station 39+43.18, 41.24 feet right Cherry Street);

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1. Thence Westerly along the Northerly existing right of way line of Bancroft Street, South 89 Degrees 01 Minutes 22 Seconds West a distance of 41.54 feet, to an iron pin set on the Northerly proposed right of way line of Bancroft Street and Westerly proposed right of way line of Cherry Street (Station 18+90.00, 33.00 feet left Bancroft Street and Station 39+21.98, 76.97 feet right Cherry Street);
2. Thence Northerly along said proposed right of way line, North 45 Degrees 45 Minutes 06 Seconds East a distance of 36.60 feet, to an iron pin set on the Westerly existing right of way line of Cherry Street (Station 39+14.00, 41.25 feet right Cherry Street);
3. Thence Southerly along said Westerly existing right of way line, South 31 Degrees 39 Minutes 52 Seconds East a distance of 29.17 feet, to the *True Point of Beginning*.

The above described parcel contains 0.012 acres of land, more or less, of which the present road occupies 0.000 acres leaving a net take of 0.012 acres, more or less, contained within Lucas County Auditor's Permanent Parcel Number 0355066.

The bearings in this description are for project use only. The portion of the centerline of Cherry Street having a bearing of South 31 Degrees 39 Minutes 46 Seconds East is designated the Basis of Bearing for this description.

All references to records are to the Lucas County Recorder's Office located in the City of Toledo, Ohio.

Points referred to as set are 5/8" inch diameter x 30 inch long re-bars with a 1½ inch diameter cap marked "DGL PS #8029".

The above description is based on a land survey performed in September of 2023, by the City of Toledo Engineering Department and prepared by DGL Consulting Engineers, LLC.


Ronald J. Lumbrezer, P.S. #8029
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2-WD

Date: 11-1-24

