

Exhibit A.

Prior Deed: Right-of-way

Parcel: Central Business District

Legal Description: Being part of River Tracts 2-6, Part of Port Lawrence Division, as recorded in Lucas County Plat Volume 3, Page 27, Commodore Island Plat One, as recorded in Lucas County Plat Volume 123, Page 17, Fort Industry Square Parking, as recorded in Lucas County Official Record 20200304-0009331 and Convention Center, as recorded in Plat Volume 109, page 61 in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a stone with drill hole monument found at the centerline intersection of Monroe Street and Summit Street, said point also being the True Point of Beginning.

Course 1: Thence North 56 degrees, 49 minutes, 16 seconds West, along the centerline of Monroe Street, a distance of 1,305.32 feet to the centerline intersection of Monroe Street and Erie Street..

Course 2: Thence North 33 degrees, 09 minutes, 00 seconds East, along the centerline of Erie Street, a distance of 1,126.59 feet to the centerline intersection of Erie Street and Madison Avenue.

Course 3: Thence South 56 degrees, 51 minutes, 27 seconds East, along the centerline of Madison Avenue, passing a magnetic nail found on the centerline of Summit Street, at a distance of 1,305.89 feet, an overall distance of 1,839.37 feet to a point on the Harbor Line for the Maumee River, as established by the Secretary of War, November 29, 1916.

The following 5 courses are along the Harbor Line for the Maumee River:

Course 4: Thence South 34 degrees, 54 minutes, 14 seconds West, a distance of 594.48 feet to the Harbor Line point "Jefferson West".

Course 5: Thence South 59 degrees, 19 minutes, 25 seconds West, a distance of 550.00 feet to the Harbor Line point "Monroe West".

Course 6: Thence South 42 degrees, 11 minutes, 37 seconds East, a distance of 158.79 feet to a point.

Course 7: Thence North 69 degrees, 20 minutes, 13 seconds East, a distance of 345.01 feet to the Harbor Corner.

Course 8: Thence South 08 degrees, 55 minutes, 47 seconds West, a distance of 2,498.99 feet to a point on the centerline of the High-Level Bridge.

Course 9: Thence North 82 degrees, 18 minutes, 32 seconds West, along the centerline of the High-Level Bridge, a distance of 854.68 feet to the centerline intersection of the High-Level Bridge and Ottawa Street.

Course 10: Thence North 06 degrees, 34 minutes, 46 seconds East, along the centerline of Ottawa Street, a distance of 951.03 feet to a 5/8 inch iron bar monument found at the centerline intersection of Ottawa Street and Broadway Street.

Course 11: Thence continuing North 06 degrees, 34 minutes, 46 seconds East, along the centerline of Ottawa Street, a distance of 165.78 feet to a point of deflection of the centerline of Ottawa Street.

Course 12: Thence North 12 degrees, 59 minutes, 46 seconds East, along the centerline of Ottawa Street, a distance of 304.96 feet to a point on the Original Southeasterly Right-of-way of Ottawa Street.

Course 13: Thence North 33 degrees, 11 minutes, 58 seconds East, along the Original Southeasterly Right-of-way of Ottawa Street, a distance of 509.49 feet to a point on the centerline of Washington Street.

Course 14: Thence South 56 degrees, 50 minutes, 33 seconds East, along the centerline of Washington Street, passing a 5/8 inch iron bar monument found on the centerline of Washington Street, at a distance of 16.59 feet, an overall distance of 40.58 feet to a point on the Southeast Right-of-way of Ottawa Street, per Ottawa Street Dedication Plat, as recorded in Lucas County Plat Volume 127, Page 85.

The following 8 courses are along the Southeast Right-of-way of Ottawa Street.

Course 15: Thence North 36 degrees, 38 minutes, 38 seconds East, a distance of 76.12 feet to a point.

Course 16: Thence South 63 degrees, 59 minutes, 16 seconds East, a distance of 31.00 feet to a point of curvature.

Course 17: Thence traversing an arc to the right, having a radius of 137.00 feet, a tangent length of 29.83 feet, a central angle of 24 degrees, 33 minutes, 56 seconds, a chord bearing of North 38 degrees, 17 minutes, 47 seconds East, a chord distance of 58.29 feet and an arc length of 58.74 feet to a point of curvature.

Course 18: Thence traversing an arc to the right, having a radius of 561.65 feet, a tangent length of 16.61 feet, a central angle of 03 degrees, 23 minutes, 14 seconds, a chord bearing of North 52 degrees, 16 minutes, 26 seconds East, a chord distance of 33.20 feet and an arc length of 33.20 feet to a point.

Course 19: Thence North 53 degrees, 58 minutes, 03 seconds East, a distance of 100.00 feet to a point of curvature.

Course 20: Thence traversing along a tangent arc to the left, having a radius of 257.50 feet, a tangent length of 105.22 feet, a central angle of 44 degrees, 27 minutes, 03 seconds, a chord bearing of North 31 degrees, 44 minutes, 28 seconds East, a chord distance of 194.80 feet and an arc length of 199.77 feet to a point.

Course 21: Thence North 36 degrees, 20 minutes, 23 seconds East, a distance of 90.28 feet to the Harbor Line point "Monroe East".

Course 22: Thence North 30 degrees, 38 minutes, 56 seconds West, a distance of 50.18 feet to a point on the Northwesterly Right-of-way of Ottawa Street.

Course 23: Thence North 48 degrees, 06 minutes, 26 seconds East, along the Northeasterly prolongation of the Northwesterly Right-of-way of Ottawa Street, a distance of 3.77 feet to a point on the centerline line of Monroe Street.

Course 24: Thence North 56 degrees, 46 minutes, 59 seconds West, along the centerline of Monroe Street, a distance of 245.15 feet to a 3/4 inch iron bar monument found at the centerline intersection of Water Street and Monroe Street.

Course 25: Thence continuing North 56 degrees, 46 minutes, 59 seconds West, along the centerline of Monroe Street, a distance of 118.56 feet to the True Point of Beginning.

Containing 3,823,028.68 square feet or 87.7647 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 13, 2021.