

Exhibit A

Prior Deed: Right-of-way

Parcel: Up-Town

Legal Description: Being part of Port Lawrence Division, as recorded in Lucas County Plat Volume 3, Page 27 and part of Vistula Division, as recorded in Lucas County Plat Volume 7, Page 19, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a 1 inch iron bar monument found at the centerline intersection of Collingwood Boulevard and Woodruff Avenue, said point being the True Point of Beginning.

Course 1: Thence North 88 degrees, 35 minutes, 50 seconds East, along the centerline of Woodruff Avenue, a distance of 671.16 feet to a stone monument with drill hole found at the centerline intersection of Horton Street and Woodruff Avenue.

Course 2: Thence North 88 degrees, 33 minutes, 24 seconds East, along the centerline of Woodruff Avenue, a distance of 647.93 feet to a stone monument with drill hole found on the centerline of Woodruff Avenue.

Course 3: Thence North 89 degrees, 01 minute, 13 seconds East, along the centerline of Woodruff Avenue, a distance of 10.73 feet to a stone monument with drill hole found at the centerline intersection of Adams Street and Woodruff Avenue.

Course 4: Thence North 88 degrees, 35 minutes, 56 seconds East, along the centerline of Woodruff Avenue, a distance of 485.65 feet to a 1/4 inch iron pin monument found at the centerline intersection of Putnam Street and Woodruff Avenue.

Course 5: Thence North 88 degrees, 33 minutes, 43 seconds East, along the centerline of Woodruff Avenue, a distance of 415.14 feet to a stone monument with drill hole found at the centerline intersection of Warren Street and Woodruff Avenue.

Course 6: Thence North 88 degrees, 37 minutes, 01 second East, along the centerline of Woodruff Avenue, a distance of 401.57 feet to a stone monument with drill hole found at the centerline intersection of Woodruff Avenue and Franklin Avenue.

Course 7: Thence South 01 degree, 35 minutes, 59 seconds East, along the centerline of Franklin Avenue, a distance of 661.50 feet to the centerline intersection of Franklin Avenue and Southard Avenue.

Course 8: Thence North 88 degrees, 20 minutes, 27 seconds East, along the centerline of Southard Avenue, a distance of 658.97 feet to a stone monument with drill hole found on the centerline of Southard Avenue.

Course 9: Thence continuing North 88 degrees, 20 minutes, 27 seconds East, along the centerline of Southard Avenue, a distance of 827.55 feet to a stone monument with drill hole found at the centerline intersection of Southard Avenue and 12th Street.

Course 10: Thence South 01 degree, 37 minutes, 37 seconds East, along the centerline of 12th Street, a distance of 561.06 feet to a stone monument with drill hole found at the centerline intersection of 12th Street and Jackson Street.

Course 11: Thence North 57 degrees, 33 minutes, 34 seconds West, along the centerline of Jackson Street, a distance of 92.85 feet to the centerline intersection of Jackson Street and 12th Street.

Course 12: Thence South 32 degrees, 26 minutes, 57 seconds West, along the centerline of 12th Street, a distance of 546.60 feet to the centerline intersection of Adams Street and 12th Street.

Course 13: Thence South 32 degrees, 28 minutes, 44 seconds West, along the centerline of 12th Street, a distance of 546.98 feet to the centerline intersection of Madison Avenue and 12th Street.

Course 14: Thence South 32 degrees, 27 minutes, 26 seconds West, along the centerline of 12th Street, a distance of 553.90 feet to the centerline intersection of Jefferson Avenue and 12th Street.

Course 15: Thence South 32 degrees, 27 minutes, 45 seconds West, along the centerline of 12th Street, a distance of 573.05 feet to the centerline intersection of Monroe Street and 12th Street.

Course 16: Thence South 32 degrees, 28 minutes, 39 seconds West, along the centerline of 12th Street, a distance of 573.56 feet to the centerline intersection of 12th Street and Washington Street.

Course 17: Thence North 57 degrees, 32 minutes, 02 seconds West, along the centerline of Washington Street, a distance of 795.40 feet to a stone monument with a drill hole found at a point that is 4.01 feet Southeast of the centerline of 15th Street.

Course 18: Thence continuing North 57 degrees, 32 minutes, 02 seconds West, along the centerline of Washington Street, a distance of 1,874.79 feet the centerline intersection of Washington Street and 22nd Street.

Course 19: Thence North 00 degrees, 46 minutes, 03 seconds West, along the centerline of 22nd Street, a distance of 333.30 feet to the centerline intersection of 22nd Street and Norwood Avenue.

Course 20: Thence South 89 degrees, 15 minutes, 36 seconds West, along the centerline of Norwood Avenue, a distance of 294.73 feet to the centerline intersection of Norwood Avenue and Collingwood Boulevard.

Course 21: Thence North 00 degrees, 43 minutes, 54 seconds West, along the centerline of Collingwood Boulevard, a distance of 545.18 feet to a 1 inch iron bar monument found at the centerline intersection of Monroe Street and Collingwood Boulevard.

Course 22: Thence North 00 degrees, 45 minutes, 35 seconds West, along the centerline of Collingwood Boulevard, a distance of 684.82 feet to a 1 inch iron bar monument found at the centerline intersection of Jefferson Avenue and Collingwood Boulevard.

Course 23: Thence North 00 degrees, 43 minutes, 26 seconds West, along the centerline of Collingwood Boulevard, a distance of 429.03 feet to the True Point of Beginning.

Containing 9,271,306.38 square feet or 212.8399 acres of land. Bearings used herein are based upon an assumed meridian and are intended to indicate angular measurement only. This legal description is based upon a field survey prepared by Lewandowski Engineers on September 20, 2021.