

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 09/25/24

PID 118202

**PARCEL 5-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 Northwest Quarter of Section 36, Town 9 South, Range 7 East, and Lot 8 of Woodruffs Addition, a subdivision of record through Plat Volume 1, Page 71, out of a parcel of land conveyed to HG-Toledo, LLC (as of the date of this survey) through Instrument Number 20150129-0003567, and being on the right side of the centerline of right of way of Cherry Street (State Route 120) and right 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 Westerly along the centerline of right of way of Bancroft Street, South 89 Degrees 01 Minutes 22 Seconds West a distance of 28.39 feet, to a point (Station 19+70.70 Bancroft Street);

Thence Southerly along a line perpendicular to the centerline of right of way of Bancroft Street, South 00 Degrees 58 Minutes 38 Seconds East a distance of 33.00 feet, to the Northeast corner of said Lot 8, said point being the intersection of the Westerly existing right of way line of Cherry Street with the Southerly existing right of way line of Bancroft Street and the ***True Point of Beginning*** (Station 19+70.70, 33.00 feet right Bancroft Street and Station 40+19.92, 41.25 feet right Cherry Street);

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1. Thence Southerly along the Easterly line of said Lot 8 and Westerly existing right of way line of Cherry Street, South 31 Degrees 39 Minutes 46 Seconds East a distance of 18.08 feet, to an iron pin set on the Southerly proposed right of way line of Bancroft Street (Station 40+38.00, 41.25 feet right Cherry Street);
2. Thence Northerly along said Southerly proposed right of way line, North 51 Degrees 32 Minutes 09 Seconds West a distance of 15.95 feet, to an iron pin set on the Southerly existing right of way line of Bancroft Street (Station 40+23.00, 46.67 feet right Cherry Street and Station 19+67.61, 38.41 feet right Bancroft Street);
3. Thence Westerly along said Southerly existing right of way line, North 76 Degrees 58 Minutes 33 Seconds West a distance of 6.87 feet, to an iron pin set (Station 19+60.94, 36.75 feet right Bancroft Street);
4. Thence continuing Westerly along said Southerly existing right of way line, South 89 Degrees 01 Minutes 22 Seconds West a distance of 82.11 feet, to an iron pin set on the line common to said Lot 8 and Lot 12 of said Woodruffs Addition (Station 18+78.83, 36.75 feet right Bancroft Street);
5. Thence Northerly along the line common to said Lots 8 and 12, North 01 Degrees 04 Minutes 13 Seconds West a distance of 3.75 feet, to the common corner thereof (Station 18+78.82, 33.00 feet right Bancroft Street);
6. Thence Easterly along the Northerly line of said Lot 8, North 89 Degrees 01 Minutes 22 Seconds East a distance of 91.88 feet, to the *True Point of Beginning*.

The above described parcel contains 0.009 acres of land, more or less, of which the present road occupies 0.008 acres leaving a net take of 0.001 acres, more or less, contained within Lucas County Auditor's Permanent Parcel Number 1630174.

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".

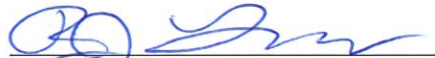
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The above description is based on a land survey performed in September of 2023, by the City of Toledo Engineering Department and prepared by DGL Consulting Engineers, LLC.



Ronald J. Lumbrezer, P.S. #8029
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Date: 11-1-24

