

Exhibit "A"

Being all of Lots 68 thru 75 inclusively along with the 125 foot strip of land between Lots 69 and 70, together with Lots 26 thru 28 inclusively within "DORR STREET STATION ADDITION", recorded in Lucas County Plat Volume 17, page 40, together with Lots 52 thru 89 inclusively with the adjacent vacated 14 foot alley, within "NORWOOD" recorded in Lucas County Plat Volume 16 page 20, together with the vacated Northerly one half of Avondale Avenue situated between the Easterly right-of-way of Montrose Avenue and the Westerly right-of-way of the Norfolk Southern Railroad, together with the full right-of-way width of a portion of vacated Upton Avenue situated between the Northerly right-of-way of said vacated Avondale Avenue and the Southerly right-of-way of Midway Plaisance within said Norwood Plat, together with all of the vacated portion of Hastings Street, per City of Toledo Ordinance Number 250-80 and more fully described as follows:

Beginning at the intersection of the South right-of-way line of Midway Plaisance, having a full right-of-way of 55.00 feet, also being the Northwest corner of Lot 89 within the plat of Norwood, recorded in Lucas County Plat Volume 16 page 20 and the Easterly right-of-way of Montrose Avenue having a full right-of-way of 60.00 feet, said Northwest corner also being the Point of Beginning for this description:

1. Thence SOUTH 89° 12' 29" EAST on the Southerly right-of-way of Midway Plaisance for a distance of 481.65 feet to a point of intersection of the Southeasterly right-of-way of said vacated Hastings Street per City of Toledo Ordinance Number 250-80 also being the Northwesterly lot line of Lot 71 within "DORR STREET STATION ADDITION", recorded in Lucas County Plat Volume 17, page 40;
2. Thence NORTH 30° 31' 09" EAST on said Southeasterly right-of-way of Hastings Street for a distance of 365.60 feet to the intersection of said Hastings Street to the most Northerly corner of Lot Number 68 within said Dorr Street Station Addition;
3. Thence SOUTH 59° 28' 51" EAST on the Northerly lot line of said Lot Number 68 for a distance of 100.00 feet to the Easterly corner of said Lot Number 68;
4. Thence SOUTH 30° 31' 09" WEST for a distance of 60.00 feet to the Southerly corner of Lot Number 69, also being the Northeasterly lot line of an un-numbered lot being 125.00 feet in width as per the plat of "DORR STREET STATION ADDITION";
5. Thence SOUTH 59° 28' 51" EAST for a distance of 75.00 feet on said Northeasterly lot line of an un-numbered lot being 125.00 feet in width as per the plat of "DORR STREET STATION ADDITION" to the Northwesterly right-of-way of the Norfolk Southern Railroad;

6. Thence SOUTH 30° 31' 09" WEST on said Northwesterly right-of-way for a distance of 246.00 feet to a point of curvature to the Left on said Westerly right-of-way of the Norfolk Southern Railroad;

7. Thence on said curvature to the Left having a Radius of 2,894.93 feet an Arc Length of 623.36 feet, a Delta of 12° 20' 15" and having a Chord Bearing of SOUTH 25° 33' 01" WEST and a Chord Distance of 622.16 feet to a point of intersection of said Northwesterly Norfolk Southern Railroad right-of-way and the centerline of vacated Avondale Avenue;

8. Thence NORTH 89° 12' 29" WEST on said vacated centerline of Avondale Avenue for a distance of 404.04 feet to the point of intersection with the Southerly prolongation of the Easterly right-of-way of said Montrose Avenue;

9. Thence NORTH 00° 65' 40" EAST on said Easterly right-of-way for a distance of 600.00 feet more or less to the point of beginning;

Containing an area of 368,853.828 square feet or 8.468 acres of land more or less, subject to all easements, leases and restrictions of record.

This legal has been prepared on November 2, 2016 from documents of record within Lucas County Recorder's Office and recorded within the City of Toledo - Engineering Services Division. The above-described area is contained within Lucas County Auditor Permanent Parcel Number 04-11370 and 04-11812 having a total area of 368,853.828 square feet or 8,468 acres, of which 109,118.040 square feet or 2.505 acres being within Parcel Number 04-11370. The bearings for this survey are based on the State Plane Coordinate System of OHIO NORTH ZONE, (NAD 83 prior to the HARN Shift of 1995). All bearings are relative thereto for the purpose of indicating angular measurement.

Prepared by:
Robert A. Babcock P.S. #7696