

EXHIBIT A

RX 252 WL

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Ver. Date 2/17/23

PID 105889

PARCEL 11-WL LUC-23-11.75

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY INCLUDING LIMITATION OF ACCESS

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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 Sylvania, being part of Section 10, Township 9 South, Range 6 East, being part of lands described in the deed to VINCE J. IPPOLITO & ELIZABETH IPPOLITO (Grantor) as of the date of this survey as recorded in O.R. 20050630-0046796 on file in the Lucas County Recorder's Office and laying on the left side of the centerline of right-of-way of Alexis Road (State Route 184) as shown on the LUC-23-11.75 right-of-way plans prepared by Arcadis U.S., Inc for and on file with the Ohio Department of Transportation District 2, and more fully described as follows:

Commencing at the intersection of the centerlines of right-of-way of Monroe Street (State Route 51) with Glasgow Road being Station 693+64.81 where a 1 inch diameter steel rod found in a monument box North 0° 30' 06" West, a distance of 0.80 feet and being referenced North 87° 59' 01" West, a distance of 1137.50 feet by a 1 inch diameter steel rod found in a monument box on the centerline of right-of-way of said Monroe Street Station 682+27.31;

Thence South 87° 59' 01" East, along said centerline of Monroe Street, a distance of 732.34 feet to the intersection with the centerline of right-of-way of Alexis Road (State Route 184) as shown on said right-of-way plans being Alexis Street Station 19+64.26;

Thence North 81° 31' 40" East, along said centerline of Alexis Road, a distance of 547.55 feet to the intersection with the limited access right-of-way line of said Alexis Road Station 25+11.81;

Thence North 0° 34' 26" West, along said limited access line, a distance of 30.28 feet to the Grantor's southeasterly corner and to the southerly right-of-way line of said Alexis Road being 30.00 feet left of Alexis Road Station 25+15.97 being the **Point of Beginning**;

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1. Thence South $81^{\circ} 32' 05''$ West, along said southerly right-of-way line, a distance of 50.97 feet being 30.00 feet left of Alexis Road Station 24+65.00 where a capped rebar set;
2. Thence North $58^{\circ} 31' 09''$ East, leaving said northerly line and through the Grantor, a distance of 58.84 feet to the Grantor's easterly line and to the westerly line of lands described in the deed to DJF PROPERTIES, LTD., AN OHIO LIMITED LIABILITY COMPANY as recorded in O.R. 20100708-0027672 on file the Lucas County Recorder's office being 53.00 feet left of Alexis Road Station 25+19.16 where a capped rebar set;
3. Thence South $00^{\circ} 34' 26''$ East, along the Grantor's easterly line and along said DJF's westerly line, a distance of 23.23 feet to the **Point of Beginning**;

The above-described parcel contains 0.013 acres (586 square feet, including 0.000 acres within the present road occupied) leaving a net residue of 0.593 acres all within Parcel Number 8210401 and subject to all legal highways and easements of record;

This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Garcia Surveyors in July 2021.

Bearings in this description are on the Ohio State Plane Coordinate System, NAD83(2011), North Zone, Grid North, U.S. Survey Feet.

The stations are from the centerline of right-of-way of Monroe Road (State Route 51) as shown on said right-of-way plans unless noted otherwise.

Capped rebar set is a 3/4 inch diameter rebar set with an aluminum cap stamped: ODOT RW
ARCADIS US INC

Arcadis U.S., Inc.
Robert G. Hoy, Ohio Professional Surveyor No. 8142