

## **EXHIBIT A**

RX 250 WD

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Rev. 06/09

Ver. Date 5/17/23

PID 105889

**PARCEL 1-WD  
LUC-23-(11.75)  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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).

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**[Surveyor's description of the premises follows]**

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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 THE KROGER CO., AN OHIO CORPORATION (Grantor) as of the date of this survey as recorded in O.R. 20050614-0042166 on file in the Lucas County Recorder's Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) 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 North 87° 59' 01" West, along said centerline of Monroe Street, a distance of 805.31 feet being Station 685+59.50;

Thence South 02° 00' 59" West, leaving said centerline, a distance of 52.69 feet to the southerly right-of-way line of said Monroe Street being the **Point of Beginning** and being 52.69 feet right of Station 685+59.50 where a capped rebar set;

1. Thence South 87° 22' 38" East, along said southerly right-of-way line, a distance of 76.76 feet being 53.50 feet right of Station 686+36.26 where a capped rebar set;

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2. Thence South  $01^{\circ} 58' 35''$  West, leaving said southerly right-of-way line and through the Grantor, a distance of 2.50 feet to a capped rebar set being 56.00 feet right of Station 686+36.26;
3. Thence North  $87^{\circ} 59' 01''$  West, continuing through the Grantor, a distance of 76.76 feet to a capped rebar set being 56.00 feet right of Station 685+59.50;
4. Thence North  $02^{\circ} 00' 59''$  East, continuing through the Grantor, a distance of 3.31 feet to the **Point of Beginning**;

The above described parcel contains 0.005 acres (223 square feet, including 0.000 acres within the present road occupied), leaving a net residue of 4.205 acres all within Parcel Number 8203354 and subject to all legal highways and easements of record;

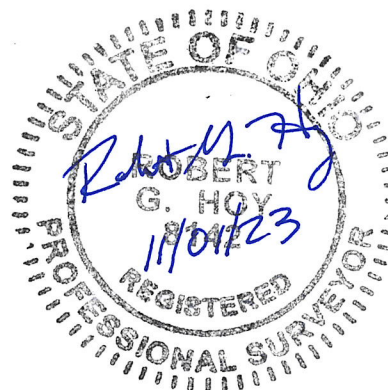
This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Garcia Surveyors in July 2021.

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 Street (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



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Ver. Date 6/2/23

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**PARCEL 1-T  
LUC-23-(11.75)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
REGRADE, CONSTRUCT WATER LINE, CONSTRUCT WALK, CONSTRUCT  
WALL, CONSTRUCT YARD DRAIN  
FOR 30 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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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 THE KROGER CO., AN OHIO CORPORATION (Grantor) as of the date of this survey as recorded in O.R. 20050614-0042166 & O.R. 20050225-0012772 on file in the Lucas County Recorder's Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) 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:

**Beginning** on the southerly right-of-way line of said Monroe Street and the Grantor's northerly line at 50.00 feet right of Station 687+61.12;

1. Thence South 01° 58' 35" West, along said southerly right-of-way line and along the Grantor's northerly line, a distance of 5.00 being 55.00 feet right of Station 687+61.26;
2. Thence North 87° 59' 01" West, leaving said southerly right-of-way line and leaving the Grantor's northerly line and through the Grantor, a distance of 41.26 feet being 55.00 feet right of Station 687+20.00;
3. Thence South 02° 00' 59" West, continuing through the Grantor, a distance of 9.65 feet being 64.65 feet right of Station 687+20.00;
4. Thence North 87° 59' 01" West, continuing through the Grantor, a distance of 155.73 feet being 64.65 feet right of Station 685+64.27;
5. Thence South 02° 25' 32" West, continuing through the Grantor, a distance of 1.35 feet being 66.00 feet right of Station 685+64.26;

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6. Thence North  $87^{\circ} 59' 01''$  West, continuing through the Grantor, a distance of 16.26 feet being 66.00 feet right of Station 685+48.00;
7. Thence North  $02^{\circ} 00' 59''$  East, continuing through the Grantor, a distance of 13.43 feet to said southerly right-of-way line being 52.57 feet right of Station 685+48.00;
8. Thence South  $87^{\circ} 22' 38''$  East, along said southerly right-of-way line, a distance of 11.50 feet being 52.69 feet right of Station 685+59.50;
9. Thence South  $02^{\circ} 00' 59''$  West, leaving said southerly right-of-way line and through the Grantor, a distance of 3.31 feet being 56.00 feet right of Station 685+59.50;
10. Thence South  $87^{\circ} 59' 01''$  East, continuing through the Grantor, a distance of 76.76 feet being 56.00 feet right of Station 686+36.26;
11. Thence North  $01^{\circ} 58' 35''$  East, continuing through the Grantor, a distance of 6.00 feet to said southerly right-of-way line being 50.00 feet right of Station 686+36.26;
12. Thence South  $87^{\circ} 59' 01''$  East, along said southerly right-of-way line, a distance of 125.00 feet to the **Point of Beginning**;

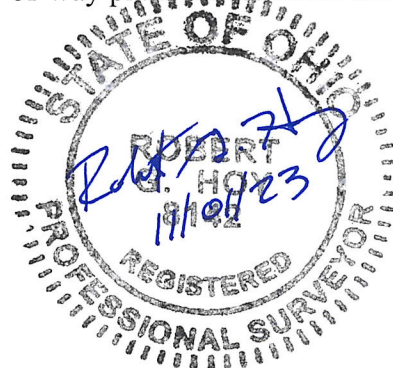
The above-described easement contains 0.052 acres (2257 square feet, including 0.000 acres within the present road occupied) 0.019 acres within Parcel Number 8203354 and 0.033 acres within Parcel Number 8203349 and subject to all legal highways and easements of record;

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 Street (State Route 51) as shown on said right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142



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**PARCEL 1-T1  
LUC-23-(11.75)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
REGRADE, RECONSTRUCT DRIVE  
FOR 30 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[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 THE KROGER CO., AN OHIO CORPORATION (Grantor) as of the date of this survey as recorded in M.F. 95 032B06 on file in the Lucas County Recorder's Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) 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:

**Beginning** on the southerly right-of-way line of said Monroe Street being 55.00 feet right of Station 688+38.00;

1. Thence South 87° 59' 01" East, along said right-of-way line, a distance of 48.26 feet to the Grantor's northeasterly corner being 55.00 feet right of Station 688+86.26;
2. Thence South 01° 58' 35" West, along the Grantor's easterly line, a distance of 12.50 feet being 67.50 feet right of Station 688+86.27;
3. Thence North 87° 59' 01" West, leaving the Grantor's easterly line and through the Grantor, a distance of 37.60 feet being 67.50 feet right of Station 688+48.66;
4. Thence North 02° 04' 44" East, continuing through the Grantor, a distance of 3.00 feet being 64.50 feet right of Station 688+48.67;
5. Thence North 87° 59' 01" West, continuing through the Grantor, a distance of 4.67 feet being 64.50 feet right of Station 688+44.00;
6. Thence North 30° 15' 34" West, continuing through the Grantor, a distance of 11.24 feet to the **Point of Beginning**;

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The above-described easement contains 0.013 acres (543 square feet, including 0.000 acres within the present road occupied) all within Parcel Number 8203347 and subject to all legal highways and easements of record;

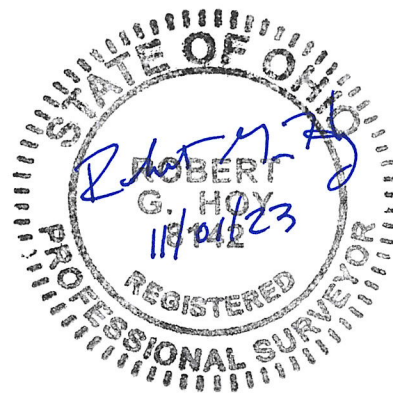
This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Garcia Surveyors in July 2021.

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 Street (State Route 51) as shown on said right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142



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**PARCEL 2-WD  
LUC-23-(11.75)  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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 Sylvania, being part of Section 10, Township 9 South, Range 6 East, being part of lands described in the deed to BARNEY'S REAL ESTATE INVESTMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20160229-0007876 on file in the Lucas County Recorder's Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) 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 North 87° 59' 01" West, along said centerline of Monroe Street, a distance of 478.69 feet to the Grantor's northwesterly corner being Station 688+86.22 being the **Point of Beginning**;

1. Thence South 87° 59' 01" East, continuing along said centerline of Monroe Street, a distance of 88.77 feet being Station 689+75.00;
2. Thence South 02° 00' 59" West, leaving said centerline of Monroe Street, a distance of 60.05 feet through the Grantor being 60.05 feet right of Station 689+75.00 to a capped rebar set;

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3. Thence South  $61^{\circ} 16' 25''$  West, continuing through the Grantor, a distance of 11.64 feet being 66.00 feet right of Station 689+65.00 to a capped rebar set;
4. Thence North  $87^{\circ} 59' 01''$  West, continuing through the Grantor, a distance of 78.73 feet to the Grantor's westerly line and to the easterly of lands described in the deed to THE KROGER CO., AN OHIO CORPORATION as recorded in M.F. 95 032B06 on file in the Lucas County Recorder's office being 66.00 feet right of Station 688+86.27 where a capped rebar set;
5. Thence North  $01^{\circ} 58' 35''$  East, along the Grantor's westerly line and along said KROGER's easterly line, a distance of 66.00 feet to the **Point of Beginning**;

The above described parcel contains 0.134 acres (5828 square feet, including 0.087 acres within the present road occupied), resulting in a net take of 0.047 acres within Parcel Number 8203385 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 Street (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



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### **PARCEL 2-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).

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**[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 BARNEY'S REAL ESTATE INVESTMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20160229-0007876 on file in the Lucas County Recorder's Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) 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 North 87° 59' 01" West, along said centerline of Monroe Street, a distance of 278.60 feet to the intersection with the limited access right-of-way line of said Monroe Street and the Grantor's northeasterly corner being Station 690+86.22 being the **Point of Beginning**;

1. Thence South 05° 35' 52" East, along the Grantor's easterly line and along the westerly of FRANCES E. FLORY lands, a distance of 78.39 feet being 77.70 feet right of Station 690+96.60 where a capped rebar set;

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2. Thence North 79° 43' 41" West, leaving the Grantor's easterly line and leaving said FLORY's westerly line through the Grantor, a distance of 122.88 feet a capped rebar set 60.05 feet right of Station 689+75.00;
3. Thence North 02° 00' 59" East, continuing through the Grantor, a distance of 60.05 feet to the Grantor's northerly line and to said centerline of Monroe Street being Station 689+75.00;
4. Thence South 87° 59' 01" East, continuing along said centerline of Monroe Street, a distance of 111.22 feet to the **Point of Beginning**;

The above-described parcel contains 0.183 acres (77972 square feet, including 0.132 acres within the present road occupied) resulting in a net take of 0.051 acres within Parcel Number 8203385 and subject to all legal highways and easements of record;

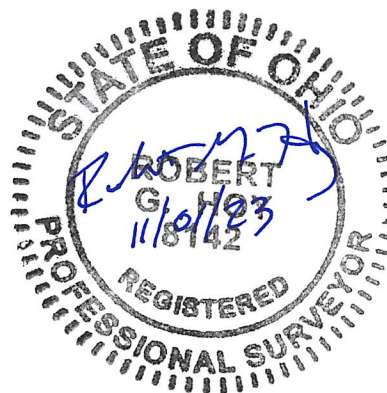
This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Garcia Surveyors in July 2021.

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 Street (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



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**PARCEL 2-WL1  
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 BARNEY'S REAL ESTATE INVESTMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20160229-0007876 on file in the Lucas County Recorder's Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) 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 North 87° 59' 01" West, along said centerline of Monroe Street, a distance of 278.60 feet to the Grantor's northeasterly corner being the intersection with the limited access right-of-way line of said Monroe Street Station 690+86.22;

Thence South 05° 35' 52" East, along said limited access line and along the Grantor's easterly line, a distance of 251.91 feet being 249.69 feet right of Station 691+19.60 being the **Point of Beginning**;

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1. Thence South  $05^{\circ} 35' 52''$  East, continuing along said limited access line and along the Grantor's easterly line, a distance of 40.51 feet being 289.84 feet right of Station 691+24.96;
2. Thence South  $02^{\circ} 01' 07''$  West, continuing along said limited access line and continuing along the Grantor's easterly line, a distance of 64.76 feet being 354.60 feet right of Station 691+24.96 where a capped rebar set;
3. Thence North  $10^{\circ} 08' 44''$  West, leaving said limited access line and leaving the Grantor's easterly line and through the Grantor, a distance of 70.78 feet to a capped rebar set 285.41 feet right of Station 691+10.05;
4. Thence North  $16^{\circ} 58' 51''$  East, continuing through the Grantor, a distance of 36.97 feet to the **Point of Beginning**;

The above-described parcel contains 0.018 acres (770 square feet, including 0.000 acres within the present road occupied) resulting in a net take of 0.018 acres within Parcel Number 8203385 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.

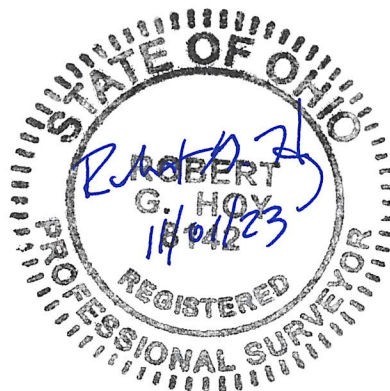
Bearings in this description are on the Ohio State Plane Coordinate System, NAD83(2011), North Zone, Grid North, U.S. Survey Feet.

The stations are from the centerline of right-of-way of Monroe Street (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



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**PARCEL 2-T  
LUC-23-(11.75)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
REGRADE, RECONSTRUCT DRIVE  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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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 BARNEY'S REAL ESTATE INVESTMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20160229-0007876 on file in the Lucas County Recorder's Office and laying on the right side of the centerline of right-of-way of Monroe Street (State Route 51) 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:

**Beginning** on the Grantor's westerly line at 85.00 feet right of Station 688+86.28;

1. Thence North 01° 58' 35" East, along the Grantor's westerly line, a distance of 19.00 feet being 66.00 feet right of Station 688+86.27;
2. Thence South 87° 59' 01" East, leaving the Grantor's westerly line through the Grantor, a distance of 78.73 feet being 66.00 feet right of Station 689+65.00;
3. Thence North 61° 16' 25" East, continuing through the Grantor, a distance of 11.64 feet being 60.05 feet right of Station 689+75.00;
4. Thence South 79° 43' 41" East, continuing through the Grantor, a distance of 122.88 feet to the Grantor's easterly line being 77.70 feet right of Station 690+96.60;
5. Thence South 05° 35' 52" East, along the Grantor's easterly line, a distance of 5.09 feet being 82.74 feet right of Station 690+97.28;
6. Thence North 79° 43' 41" West, leaving the Grantor's easterly line and through the Grantor, a distance of 123.56 feet being 65.00 feet right of Station 689+75.00;

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7. Thence South  $36^{\circ} 02' 18''$  West, continuing through the Grantor, a distance of 24.13 feet being 85.00 feet right of Station 689+61.50;
8. Thence North  $87^{\circ} 59' 01''$  West, continuing through the Grantor, a distance of 75.21 feet to the **Point of Beginning**;

The above-described easement contains 0.050 acres (2184 square feet, including 0.000 acres within the present road occupied) all within Parcel Number 8203385 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 Street (State Route 51) as shown on said right-of-way plans unless noted otherwise.

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



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### **PARCEL 4-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).

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**[Surveyor's description of the premises follows]**

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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 30.29 feet to the Grantor's southeasterly corner and to the northerly 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  $81^{\circ} 31' 40''$  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 in 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 23.22 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) resulting in a net take 0.013 acres within Parcel Number 8210401 and subject to all legal highways and easements of record;

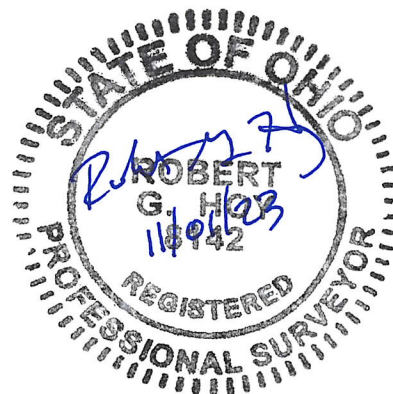
This description was prepared by Arcadis, U.S., Inc. under the supervision of Robert G. Hoy, Ohio Professional Surveyor No. 8142, and is based on a field survey performed by Garcia Surveyors in July 2021.

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 Street (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



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PID 105889

### **PARCEL 5-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).

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[Surveyor's description of the premises follows]

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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 DJF PROPERTIES, LTD., AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20100708-0027672 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 30.29 feet to the Grantor's southwesterly corner and to the northerly 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 North  $00^{\circ} 34' 26''$  West, leaving said northerly right-of-way line and along the Grantor's westerly line and along the easterly of lands described in the deed to VINCE J. IPPOLITO & ELIZABETH IPPOLITO as recorded in O.R. 20050630-0046796 on file in the Lucas County Recorder's office, a distance of 23.22 feet being 53.00 feet left of Alexis Road Station 25+19.16 where a capped rebar set;
2. Thence North  $68^{\circ} 14' 48''$  East, leaving the Grantor's westerly line and leaving said IPPOLITO's easterly line and through the Grantor, a distance of 52.24 feet to a capped rebar set 65.00 feet left of Alexis Station 25+70.00;
3. Thence North  $84^{\circ} 47' 28''$  East, continuing through the Grantor, a distance of 99.86 feet to the westerly right-of-way line of Acres Road as shown on said right-of-way plans and to the Grantor's easterly line being 59.32 feet left of Alexis Road Station 26+69.69 and having passed over a capped rebar set at a distance of 87.83 feet at the intersection with the westerly standard highway easement line of said Alexis Road;
4. Thence South  $01^{\circ} 37' 02''$  East, along said westerly right-of-way line and along the Grantor's easterly line, a distance of 29.53 feet to the Grantor's southeasterly corner and to said northerly right-of-way line being 30.00 feet left of Alexis Road Station 26+66.17;
5. Thence South  $81^{\circ} 31' 40''$  West, leaving the Grantor's easterly line and said westerly right-of-way line and along said northerly right-of-way line, a distance of 150.20 feet to the **Point of Beginning**;

The above-described parcel contains 0.107 acres (4665 square feet, including 0.029 acres within the present road occupied) resulting in a net take of 0.078 within Parcel Number 8210381 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 Street (State Route 51) as shown on said right-of-way plans unless noted otherwise.

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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



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PID 105889

**PARCEL 6-WDV  
LUC-23-(11.75)  
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 SYLVANIA, 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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Lucas, City of Sylvania, being part of Section 11, Township 9 South, Range 6 East, being part of lands described in the deed to SMILE DEVELOPMENT, LTD., AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20080701-0033105 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 869.49 feet to the Grantor's southeasterly corner being Alexis Road Station 28+33.75 being the **Point of Beginning**;

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1. Thence South  $81^{\circ} 31' 40''$  West, along said centerline of Alexis Road and along the Grantor's southerly line, a distance of 140.97 feet to the Grantor's southwesterly corner and to the intersection of with the centerline of right-of-way of Acres Road as shown on said right-of-way plans being Alexis Road Station 26+92.78;
2. Thence North  $01^{\circ} 37' 02''$  West, leaving said centerline of Alexis Road and along said centerline of Acres Road and along the Grantor's westerly line, a distance of 418.54 feet to the Grantor's northwesterly corner being Acres Road Station 68+56.15;
3. Thence North  $88^{\circ} 21' 12''$  East, leaving said centerline of Acres Road and along the Grantor's northerly, a distance of 40.00 feet to the easterly right-of-way line of said Acres Road being 40.00 right of Acres Road Station 68+63.16 where a capped rebar set;
4. Thence South  $01^{\circ} 37' 02''$  East, along said easterly right-of-way line and leaving the Grantor's northerly line and through the Grantor, a distance of 371.45 feet being 42.00 feet left of Alexis Road Station 27+38.12 where a capped rebar set;
5. Thence North  $81^{\circ} 31' 40''$  East, leaving said easterly right-of-way line and continuing through the Grantor, a distance of 81.88 feet to a capped rebar set 42.00 feet left of Alexis Road Station 28+20.00;
6. Thence South  $84^{\circ} 58' 35''$  East, continuing through the Grantor, a distance of 18.23 feet to the Grantor's easterly line and to the westerly of lands described in the deed to TACO BELL OF AMERICA, INC., A DELAWARE CORPORATION as recorded in M.F. 98 513B06 on file in the Lucas County Recorder's office being 37.75 feet left of Alexis Road Station 28+37.72 where a capped rebar set;
7. Thence South  $02^{\circ} 27' 48''$  East, along the Grantor's easterly line and along said TACO BELL OF AMERICA's westerly line, a distance of 37.95 feet to the **Point of Beginning**;

The above described parcel contains 0.478 acres (20823 square feet, including 0.451 acres within the present road occupied) resulting in a net take of 0.027 acres all within Parcel Number 8204378 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.

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The stations are from the centerline of right-of-way of Alexis Road (State Route 184) 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



## **EXHIBIT A**

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Ver. Date 6/2/23

PID 105889

**PARCEL 6-T  
LUC-23-(11.75)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
REGRADE  
FOR 30 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

---

Situated in the State of Ohio, County of Lucas, City of Sylvania, being part of Section 11, Township 9 South, Range 6 East, being part of lands described in the deed to SMILE DEVELOPMENT, LTD., AN OHIO LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in O.R. 20080701-0033105 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:

**Beginning** on the easterly right-of-way line of Acres Road as shown on said right-of-way plans at 42.00 feet left of Alexis Road Station 27+38.12;

1. Thence North 01° 37' 02" West, along said easterly right-of-way line, a distance of 3.69 feet being 45.67 feet left of Alexis Road Station 27+38.56;
2. Thence North 81° 51' 35" East, leaving said easterly right-of-way line and through the Grantor, a distance of 23.53 feet being 45.53 feet left of Alexis Road Station 27+62.09;
3. Thence North 34° 50' 38" East, continuing through the Grantor, a distance of 6.14 feet being 50.00 feet left of Alexis Road Station 27+66.30;
4. Thence North 81° 31' 40" East, continuing through the Grantor, a distance of 72.71 feet to the Grantor's northeasterly corner being 50.00 feet left of Alexis Road Station 28+39.01;
5. Thence South 02° 27' 48" East, along the Grantor's easterly line, a distance of 12.32 feet being 37.75 feet left of Alexis Road Station 28+37.72;

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6. Thence North  $84^{\circ} 58' 35''$  West, leaving the Grantor's easterly line and through the Grantor, a distance of 18.23 feet being 42.00 feet left of Alexis Road Station 28+20.00;
7. Thence South  $81^{\circ} 31' 40''$  West, continuing through the Grantor, a distance of 81.88 feet to the **Point of Beginning**;

The above-described easement contains 0.017 acres (727 square feet, including 0.000 acres within the present road occupied) all within Parcel Number 8204378 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 Alexis Road (State Route 184) as shown on said right-of-way plans unless noted otherwise.

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



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Ver. Date 11/01/23

PID 105889

**PARCEL 7-WDV  
LUC-23-(11.75)  
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 SYLVANIA, 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 Sylvania, being part of Section 10, Township 9 South, Range 6 East, being part of lands described in the deed to TACO BELL OF AMERICA, INC., NKA TACO BELL OF AMERICA, LLC. A DELAWARE LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in M.F. 98 513B06 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 869.49 feet to the Grantor's southwesterly corner being Alexis Road Station 28+33.75 being the **Point of Beginning**;

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1. Thence North 02° 27' 48" West, leaving said centerline of Alexis Road and along the Grantor's westerly line and along the easterly of lands as described in the deed to SMILE DEVELOPMENT, LTD., AN OHIO LIMITED LIABILITY COMPANY as recorded in O.R. 20080701-0033105 on file in the Lucas County Recorder's office, a distance of 37.95 feet being 37.75 feet left of Alexis Road Station 28+37.72 where a capped rebar set;
2. Thence South 84° 03' 20" East, leaving the Grantor's westerly line and leaving said SMILE DEVELOPMENT's easterly and through the Grantor, a distance of 31.11 feet to the northerly right-of-way line of said Alexis Road being 30.00 feet left of Alexis Road Station 28+67.86 where a capped rebar set;
3. Thence North 81° 31' 40" East, continuing along said northerly right-of-way line, a distance of 84.05 feet to the Grantor's easterly line and to the westerly line of lands as described in the deed to GLR OHIO #3, A NEVADA LIMITED PARTNERSHIP as recorded in M.F. 96 0661D11 on file in the Lucas County Recorder's office being 30.00 feet left of Alexis Road Station 29+51.91;
4. Thence South 02° 27' 48" East, along the Grantor's easterly line and along said GLR OHIO #3's westerly line, a distance of 30.17 feet to the Grantor's southeasterly corner and to the said centerline of said Alexis Road being Alexis Road Station 29+48.75;
5. Thence South 81° 31' 40" West, leaving Grantor's easterly line and leaving said GLR OHIO #3's westerly line and along said centerline of Alexis Road, a distance of 115.00 feet to the **Point of Beginning**;

The above described parcel contains 0.082 acres (3570 square feet, including 0.079 acres within the present road occupied) resulting in a net take of 0.003 acres all within Parcel Number 8204376 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 Street (State Route 51) as shown on said right-of-way plans unless noted otherwise.

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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



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Ver. Date 11/01/23

PID 105889

**PARCEL 7-T  
LUC-23-(11.75)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
REGRADE  
FOR 30 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

---

Situated in the State of Ohio, County of Lucas, City of Sylvania, being part of Section 11, Township 9 South, Range 6 East, being part of lands described in the deed to TACO BELL OF AMERICA, INC., NKA TACO BELL OF AMERICA, LLC. A DELAWARE LIMITED LIABILITY COMPANY (Grantor) as of the date of this survey as recorded in M.F. 98 513B06 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:

**Beginning** on the Grantor's westerly line being 50.00 feet left of Alexis Road Station 28+39.01;

1. Thence South 47° 26' 14" East, leaving the Grantor's westerly line and through the Grantor, a distance of 11.02 feet being 41.43 feet left of Alexis Road Station 28+45.95;
2. Thence South 84° 58' 35" East, continuing through the Grantor, a distance of 25.33 feet being 35.46 feet left of Alexis Road Station 28+70.68;
3. Thence North 84° 01' 43" East, continuing through the Grantor, a distance of 22.26 feet being 34.55 feet left of Alexis Road Station 28+92.81;
4. Thence South 49° 20' 51" East, continuing through the Grantor, a distance of 6.01 feet to the northerly right-of-way line of Alexis Road as shown on said right-of-way plans being 30.00 feet left of Alexis Road Station 28+96.75;
5. Thence South 81° 31' 40" West, along said northerly right-of-way line, a distance of 28.89 feet being 30.00 feet left of Alexis Road Station 28+67.86;

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6. Thence North 84° 03' 20" West, leaving said northerly right-of-way line and through the Grantor, a distance of 31.11 feet to the Grantor's westerly line being 37.75 feet left of Alexis Road Station 28+37.72;
7. Thence North 02° 27' 48" West, along the Grantor's westerly line, a distance of 12.32 feet to the **Point of Beginning**;

The above-described easement contains 0.008 acres (340 square feet, including 0.000 acres within the present road occupied) all within Parcel Number 8204376 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 Alexis Road (State Route 184) as shown on said right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142



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Ver. Date 11/01/23

PID 105889

**PARCEL 8-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 CRESTVIEW OF OHIO, INC., AN OHIO NOT FOR PROFIT CORPORATION, NKA PROMEDICA CONTINUING CARE SERVICES CORPORATION NOT FOR PROFIT (Grantor) as of the date of this survey as recorded in Volume 1944 Page 379 & 381 on file in the Lucas County Recorder's Office and laying on the left side of the centerline of right-of-way of US Route 23 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 center of said Section 10 where a 1 inch diameter steel rod found in a monument box, being referenced North 88° 02' 49" East, a distance of 2727.29 feet from an 5/8" iron pipe found at the southeast corner of the northeast quarter of said Section;

Thence North 88° 02' 49" East, along the southerly line of the north half of said Section, a distance 1366.41 feet being 371.72 feet left of US Route 23 Station 950+77.18 being the **Point of Beginning** where a capped rebar set;

1. Thence North 88° 02' 49" East, along the westerly limited access line of said US Route 23 and along the Grantor's northerly line and along the southerly of lands as described in the deed to JEAN BRIGHT BARNARD as recorded in Deed Volume 1097 Page 29 on file in the Lucas County Recorder's office and continuing along said line of Section 10, a distance of 150.85 feet being 220.86 feet left of US Route 23 Station 950+79.28;

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2. Thence South  $28^{\circ} 14' 37''$  East, continuing along said limited access line and leaving the Grantor's northerly line and leaving said BARNARD's southerly line and leaving said line of Section 10 and along the Grantor's easterly line and along the westerly of lands as described in the deed to THE OHIO CITIZENS TRUST COMPANY as recorded in Deed Volume 1782 Page 496 on file in the Lucas County Recorder's office, a distance of 89.79 being 180.00 feet left of US Route 23 Station 949+99.34;
3. Thence South  $01^{\circ} 09' 22''$  East, continuing along said limited access line and along the Grantor's easterly line and along said OHIO CITIZENS TRUST's westerly line, a distance of 345.15 feet being 180.00 feet left of US Route 23 Station 946+54.18 where a capped rebar set;
4. Thence North  $15^{\circ} 50' 06''$  West, leaving said limited access line and leaving Grantor's easterly line and leaving said OHIO CITIZENS TRUST's westerly and through the Grantor, a distance of 196.37 feet to a capped rebar set 229.76 feet left of US Route 23 Station 948+44.14;
5. Thence North  $29^{\circ} 58' 31''$  West, continuing through the Grantor, a distance of 136.71 feet to a capped rebar set 295.66 feet left of US-23 Station 949+63.92;
6. Thence North  $35^{\circ} 02' 23''$  West, continuing through the Grantor, a distance of 136.43 feet to the **Point of Beginning**;

The above-described parcel contains 0.704 acres (30650 square feet, including 0.000 acres within the present road occupied) resulting in a net take of 0.704 acres within Parcel Number 8203423 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 Street (State Route 51) as shown on said right-of-way plans unless noted otherwise.

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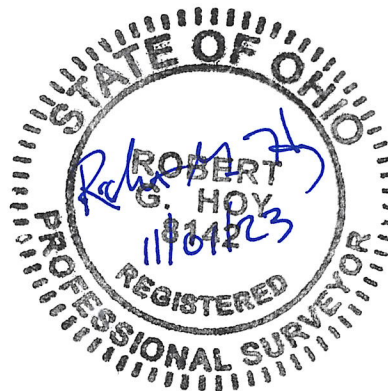
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Capped rebar set is a 3/4 inch diameter rebar set with an aluminum cap stamped: ODOT RW  
ARCADIS US INC

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142



## **EXHIBIT A**

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Ver. Date 9/12/23

PID 105889

**PARCEL 73-WDV  
LUC-23-(11.75)  
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 SYLVANIA, 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).

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**[Surveyor's description of the premises follows]**

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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 JEFFREY B. HOWALD & CONSTANCE M. HOWALD (Grantor) as of the date of this survey as recorded in O.R. 20190719-0028160 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 1546.18 feet to a Mag nail found being a point of deflection being Alexis Road Station 35+10.44;

Thence North 81° 32' 33" East, along said centerline of Alexis Road, a distance of 115.56 being Alexis Road Station 36+26.00;

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Thence North  $08^{\circ} 27' 27''$  West, leaving said centerline, a distance of 30.00 feet to the northerly right-of-way line of said Alexis Road and to the Grantor's southerly line being the **Point of Beginning** being 30.00 feet left of Alexis Road Station 36+26.00 where a capped rebar set;

1. Thence North  $54^{\circ} 58' 38''$  East, leaving said northerly right-of-way line and through the Grantor, a distance of 35.78 feet being 46.00 feet left of Alexis Road Station 36+58.00 to a capped rebar set;
2. Thence North  $81^{\circ} 32' 33''$  East, continuing through the Grantor, a distance of 58.41 feet to the Grantor's easterly line and to the westerly right-of-way line of Elliott Road as shown on said right-of-way plans where a capped rebar set being 46.00 feet left of Alexis Road Station 37+16.41;
3. Thence South  $02^{\circ} 27' 44''$  East, along the Grantors easterly line and along said westerly right-of-way line, a distance of 16.09 feet to said northerly right-of-way line being 30.00 feet left of Alexis Road Station 37+14.73;
4. Thence South  $81^{\circ} 32' 33''$  West, along said northerly right-of-way line and along the Grantor's southerly line, a distance of 88.73 feet to the **Point of Beginning**;

The above described parcel contains 0.027 acres (1177 square feet, including 0.000 acres within the present road occupied) of which 0.001 acres lie within Parcel Number 8213051, and 0.026 acres lie within Parcel Number 8213054 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 Street (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



## EXHIBIT A

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Ver. Date 8/25/23

PID 105889

**PARCEL 73-T  
LUC-23-(11.75)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
REGRADE, REMOVE SIGN  
FOR 30 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Lucas, City of Sylvania, being part of Section 11, Township 9 South, Range 6 East, being part of lands described in the deed to JEFFREY B. HOWALD & CONSTANCE M. HOWALD (Grantor) as of the date of this survey as recorded in O.R. 20190719-0028160 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:

**Beginning** on the northerly right-of-way line of said Alexis Road as shown on said right-of-way plans being 30.00 feet left of Alexis Road Station 36+16.00;

1. Thence North 45° 17' 19" East, leaving said northerly right-of-way line and through the Grantor, a distance of 37.20 feet being 52.00 feet left of Station 36+46.00;
2. Thence North 81° 32' 33" East, continuing through the Grantor, a distance of 54.00 feet being 52.00 feet left of Station 37+00.00;
3. Thence South 78° 22' 29" East, continuing through the Grantor, a distance of 17.47 feet to the Grantor's easterly line and to the westerly right-of-way line of Elliott Road as shown on said right-of-way plans being 46.00 feet left of Station 37+16.41;
4. Thence South 81° 32' 33" West, leaving the Grantor's easterly line and through the Grantor, a distance 58.41 feet being 46.00 feet left of Station 36+58.00;
5. Thence South 54° 58' 38" West, continuing through the Grantor, a distance of 35.78 feet to said northerly right-of-way line being 30.00 feet left of Alexis Road Station 36+26.00;
6. Thence South 81° 32' 33" West, along said northerly right-of-way line, a distance of 10.00 feet to the **Point of Beginning**;

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The above-described easement contains 0.015 acres (639 square feet, including 0.000 acres within the present road occupied) of which 0.004 lie within Parcel Number 8213051 and 0.011 acres lie within Parcel Number 8213054 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 Alexis Road (State Route 184) as shown on said right-of-way plans unless noted otherwise.

Arcadis U.S., Inc.

Robert G. Hoy, Ohio Professional Surveyor No. 8142

