

EXHIBIT A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND TOGETHER WITH ALL THE IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NEW HAVEN, COUNTY OF NEW HAVEN AND STATE OF CONNECTICUT, SAID PIECE OR PARCEL OF LAND IS A PORTION OF BLOCK 236 ON TAX ASSESSMENT MAP 240, BEING SHOWN AS "PROPOSED PARCEL '270 STATE STREET' AREA = 30,959 SQUARE FEET = 0.7107 ACRES" ON A MAP ENTITLED "PROPERTY SURVEY DIVISION MAP BLOCK 236 NINTH SQUARE PROJECT LIMITED PARTNERSHIP, COUNTY OF NEW HAVEN, STATE OF CONNECTICUT," DATED APRIL 9, 2019, SCALE 1"=30', PREPARED BY CLARENCE BLAIR ASSOCIATES, INC., WHICH MAP IS ON FILE IN THE OFFICE OF THE CITY CLERK OF THE CITY OF NEW HAVEN, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY 770 CHAPEL STREET LLC;
THENCE EASTERLY ALONG LAND NOW OR FORMERLY 770 CHAPEL STREET LLC, IN A LINE WHICH FORMS AN EXTERIOR ANGLE OF 268°-45'-05" WITH THE WESTERLY LINE OF LAND NOW OR FORMERLY 770 CHAPEL STREET LLC, A DISTANCE OF 67.97 FEET;
THENCE CONTINUING EASTERLY ALONG LAND NOW OR FORMERLY DOWNTOWN EAST LLC IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 180°-32'-20" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 85.06 FEET;
THENCE NORTHERLY ALONG LAND NOW OR FORMERLY DOWNTOWN EAST LLC IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 269°-19'-30" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 0.25 FEET;
THENCE EASTERLY ALONG LAND NOW OR FORMERLY DOWNTOWN EAST LLC IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 89°-54'-25" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 72.30 FEET;
THENCE SOUTHERLY ALONG THE WESTERLY STREET LINE OF STATE STREET IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 89°-54'-30" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 130.83 FEET;
THENCE WESTERLY ALONG LAND NOW OR FORMERLY 266 STATE STREET LLC, IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 90°-08'-25" WITH THE SAID WESTERLY STREET LINE OF STATE STREET, A DISTANCE OF 61.46 FEET;
THENCE CONTINUING WESTERLY ALONG LAND NOW OR FORMERLY NINTH SQUARE ASSOCIATES LLC IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 180°-19'-55" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 112.94 FEET;
THENCE CONTINUING WESTERLY ALONG LAND NOW OR FORMERLY ACME TIMBER LLC IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 177°-53'-15" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 46.78 FEET;
THENCE CONTINUING WESTERLY ALONG LAND NOW OR FORMERLY STUDIO SPACE LLC, IN A LINE WHICH FORMS AN INTERIOR ANGLE OF 183°-26'-20" WITH THE LAST DESCRIBED LINE, A DISTANCE OF 16.87 FEET;

THENCE NORTHERLY ALONG LAND NOW OR FORMERLY NINTH SQUARE
PROJECT LIMITED PARTNERSHIP, IN A LINE WHICH FORMS AN INTERIOR ANGLE
OF $88^{\circ}-37'-58''$ WITH THE LAST DESCRIBED LINE, A DISTANCE OF 122.20 FEET;
THENCE EASTERLY ALONG LAND NOW OR FORMERLY NINTH SQUARE PROJECT
LIMITED PARTNERSHIP, IN A LINE WHICH FORMS AN INTERIOR ANGLE OF $89^{\circ}-43'-20''$
WITH THE LAST DESCRIBED LINE, A DISTANCE OF 13.79 FEET;
THENCE NORTHERLY ALONG LAND NOW OR FORMERLY OF NINTH SQUARE
PROJECT LIMITED PARTNERSHIP, IN A LINE WHICH FORMS AN INTERIOR ANGLE
OF $271^{\circ}-25'-04''$ WITH THE LAST DESCRIBED LINE, A DISTANCE OF 6.84 FEET TO
THE POINT AND PLACE OF BEGINNING