

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the City of Toledo, County of Lucas, State of Ohio, described as follows:

Parcel A (Fee)

Known as being that part of the Southwest 1/4 of Section 3 in Township 3 of the United States Reserve of 12 miles square at the foot of the Rapids of the Miami of Lake Erie described as follows:

Beginning at the point in the southerly line of Campbell Street, 60 feet wide, where the same is intersected by the prolongation southerly of the westerly line of Junction Avenue 70 feet wide, said point being marked by an iron pipe;

Course 1

Thence due west along the southerly line of Campbell Street a distance of 873.73 feet to a point, said point being distant 430.00 feet easterly measured along said street line from the intersection of the center line of Sobieski Street extended southerly and the southerly line of Campbell Street, said point which is marked by an iron pipe being also at the northeasterly corner of the land which was conveyed by said The New York Central Railroad Company to Phillip Joseph, et al, by deed dated March 31, 1955 and recorded in Volume 1579, Page 322 of Lucas County Deed records;

Course 2

Thence due South along the easterly line of the land conveyed as aforesaid to Phillip J. Joseph, et al, a distance of 310.91 feet to the point marked by an iron pipe at the southeasterly corner of the land so conveyed;

Course 3

Thence South 78 degrees 36 minutes 22 seconds East the distance of 312.82 feet to a point marked by an iron pipe;

Course 4

Thence South 89 degrees 56 minutes 30 seconds East a distance of 510.53 feet to a point marked by an iron pipe;

Course 5

Thence North 78 degrees 33 minutes 30 seconds East a distance of 58.30 feet to a point marked by an iron pipe;

Course 6

Thence North no degrees 5 minutes 45 seconds West along the prolongation southerly of the westerly line of Junction Avenue a distance of 361.68 feet to the Place of Beginning, and containing 7.26 acres, more or less.

Parcel B (Fee)

Known as being a part of the south 1/2 of Section 3 in Township 3 of the United States Reserve of 12 miles square at the foot of the Rapids of the Miami of Lake Erie, being a part of Junction Avenue which was vacated by Ordinance passed April 8, 1912 by the Council of the City of Toledo and being more particularly described as follows:

Beginning at a point in the southerly line of Campbell Street 60 feet wide, where the same is intersected by the prolongation southerly of the westerly line of Junction Avenue 70 feet wide, said point which is marked by an iron pipe being also at the northeasterly corner of Parcel A above described;

Course 1

Thence South no degrees 05 minutes 45 seconds East along the prolongation southerly of the westerly line of Junction Avenue and being along Course 6 of Parcel A above described, a distance of 361.68 feet to the point marked by an iron pipe at the southeasterly corner thereof;

Course 2

Thence North 29 degrees 45 minutes no seconds East a distance of 140.66 feet to a point marked by a cross cut in the pavement;

Course 3

Thence North 00 degrees 05 minutes 45 seconds West a distance of 220 feet to a point marked by a cross cut in the pavement in the southerly line of Campbell Street;

Course 4

Thence South 89 degrees 34 minutes 30 seconds West along said southerly line of Campbell Street a distance of 30 feet to a point marked by an iron pipe;

Course 5

Thence North no degrees 05 minutes 45 seconds West along an offset in the southerly line of Campbell Street a distance of 19.78 feet to a point marked by a railroad spike;

Course 6

Thence due West along the southerly line of Campbell Street a distance of 40 feet to the Place of Beginning, and containing 0.47 of an acre, more or less.

Parcel D (Fee)

Known as being a part of the South 1/2 of Section 3 in Township 3 of the United States Reserve of 12 miles square at the foot of the rapids of the Miami of Lake Erie, being a part of Junction Avenue which was vacated by Ordinance passed April 8, 1912 by the Council of the City of Toledo, and being more particularly described as follows:

Commencing at a point in the southerly line of Campbell Street, 60 feet wide, where the same is intersected by the southerly prolongation of the easterly line of Junction Avenue, 70 feet wide, said point which is marked by a cross cut in the pavement being at the northeasterly corner of Parcel B containing about 0.47 of an acre conveyed to W. H. Edgar & Son, Inc., by deed recorded in Volume 1697, Page 426 Lucas County Deed records; thence South 0 degrees 05 minutes 45 seconds East along Course 3 of the land so conveyed a distance of 220.00 feet to a point marked by a cross cut in the pavement for the principal Place of Beginning;

Course 1

Thence South 29 degrees 45 minutes 00 seconds West, along Course 2 of said Parcel B conveyed as aforesaid, a distance of 140.66 feet to a point marked by an iron pipe;

Course 2

Thence North 78 degrees 33 minutes 30 seconds East, a distance of 71.397 feet to a point;

Course 3

Thence North 0 degrees 05 minutes 45 seconds West, a distance of 107.958 feet to the principal place of beginning, containing 3781 square feet, more or less.

Parcel C (Easement)

Known as being that part of the Southeast 1/4 of Section 3 in Township 3 of the United States Reserve of 12 miles square at the foot of the Rapids of the Miami of Lake Erie and being more particularly described as follows:

Beginning at the point in the southerly line of Campbell Street, 60 feet wide where the same is intersected by the prolongation southerly of the easterly line of Junction Avenue, 70 feet wide, said point which is marked by a cross cut in the pavement being also at a northeasterly corner of Parcel B above described.

Course 1

Thence South 00 degrees 05 minutes 45 seconds East along the prolongation southerly of the easterly line of Junction Avenue and being along Course 3 of Parcel B above described a distance of 220.00 feet to the point at the southeasterly corner thereof;

Course 2

Thence North 89 degrees 34 minutes 30 seconds East a distance of 30.00 feet to a point marked by a cross cut in the pavement;

Course 3

Thence North 00 degrees 05 minutes 45 seconds West a distance of 220.00 feet to the point in the southerly line of Campbell Street marked by an iron pipe;

Course 4

Thence South 89 degrees 34 minutes 30 seconds West along and southerly line of Campbell Street a distance of 30.00 feet to the Place of Beginning and containing 0.15 of an acre, more or less.

