

Exhibit A.

Prior Deed: Right-of-way

Parcel: Eastern

Legal Description: Part of Cornwall Addition Second Plat, as recorded in Lucas County Plat Volume 4, Page 54, Gardner Heights, as recorded in Lucas County Plat Volume 15, Page 33, Wilson Addition, as recorded in Lucas County Plat Volume 17, page 21, Yondota Division (New Plat), as recorded in Lucas County Plat Volume 3, Page 76, Yondota Division (Old Plat), as recorded in Lucas County Plat Volume 4, Page 87, all of Anchor Starboard, as recorded in Lucas County Official Record 20210826-0045670, Marina District, as recorded in Lucas County Official Record 20081008-0049841, Marina District Duex, as recorded in Lucas County Official Record 20180724-0031712 & New Waterfront Metropark, as recorded in Lucas County Official Record 20180725-0032017, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a 3/4 inch iron bar monument found at the centerline intersection of Oak Street and First Street, said point being the True Point of Beginning.

Course 1: Thence South 51 degrees, 28 minutes, 13 seconds West, along the centerline of First Street, a distance of 393.00 feet to a 1/2 inch iron pipe monument found on the centerline of First Street.

Course 2: Thence continuing South 51 degrees, 28 minutes, 13 seconds West, along the centerline of First Street, a distance of 684.36 feet to the centerline intersection of First Street and Miami Street.

The following 4 courses are along the centerline of Miami Street:

Course 3: Thence South 37 degrees, 08 minutes, 24 seconds West, a distance of 670.12 feet to a point of curvature.

Course 4: Thence traversing a non-tangent arc to the left, having a radius of 1,596.46 feet, a tangent length of 300.13 feet, a central angle of 21 degrees, 17 minutes, 39 seconds, a chord bearing of South 26 degrees, 45 minutes, 45 seconds West, a chord distance of 589.92 feet and an arc length of 593.33 feet to a point.

Course 5: Thence South 12 degrees, 08 minutes, 18 seconds West, a distance of 28.82 feet to a point.

Course 6: Thence South 08 degrees, 51 minutes, 21 seconds West, a distance of 211.46 feet to a point on the centerline of the High-Level Bridge.

Course 7: Thence North 82 degrees, 18 minutes, 32 seconds West, along the centerline of the High-level Bridge, a distance of 274.50 feet to a point on the Southeasterly Shoreline of the Maumee River.

The following 13 courses are along the Southeasterly Shoreline of the Maumee River:

Course 8: Thence North 01 degree, 05 minutes, 19 seconds East, a distance of 299.52 feet to a point.

Course 9: Thence North 12 degrees, 11 minutes, 22 seconds East, a distance of 1,800.66 feet to a point.

Course 10: Thence North 23 degrees, 31 minutes, 00 seconds East, a distance of 222.41 feet to a point.

Course 11: Thence North 29 degrees, 54 minutes, 14 seconds East, a distance of 820.54 feet to a point.

Course 12: Thence North 41 degrees, 08 minutes, 48 seconds East, a distance of 1,145.49 feet to a point.

Course 13: Thence North 51 degrees, 09 minutes, 41 seconds East, a distance of 1,262.26 feet to a point.

Course 14: Thence North 64 degrees, 01 minute, 52 seconds East, a distance of 468.78 feet to a point.

Course 15: Thence South 86 degrees, 19 minutes, 36 seconds East, a distance of 239.40 feet to a point.

Course 16: Thence North 51 degrees, 18 minutes, 27 seconds East, a distance of 423.85 feet to a point.

Course 17: Thence North 31 degrees, 27 minutes, 21 seconds East, a distance of 312.11 feet to a point.

Course 18: Thence North 49 degrees, 58 minutes, 06 seconds East, a distance of 193.78 feet to a point.

Course 19: Thence North 89 degrees, 48 minutes, 03 seconds East, a distance of 258.63 feet to a point.

Course 20: Thence North 57 degrees, 59 minutes, 43 seconds East, a distance of 1,989.47 feet to a point on the centerline of Craig Bridge Street.

The following 3 courses are along the centerline of Craig Bridge Street:

Course 21: Thence South 25 degrees, 45 minutes, 55 seconds East, a distance of 472.99 feet to a point of curvature.

Course 22: Thence traversing a non-tangent arc to the left, having a radius of 5,756.08 feet, a tangent length of 148.34 feet, a central angle of 02 degrees, 57 minutes, 09 seconds, a chord bearing of South 27 degrees, 14 minutes, 31 seconds East, a chord distance of 296.59 feet and an arc length of 296.62 feet to a point.

Course 23: Thence South 28 degrees, 43 minutes, 05 seconds East, a distance of 340.43 feet to a point on a line that is parallel with and 250.00 feet distant from the centerline of Front Street.

The following 8 courses are along a line that is parallel with and 250.00 feet distant from the centerline of Front Street:

Course 24: Thence South 60 degrees, 23 minutes, 57 seconds West, a distance of 258.62 feet to a point of curvature.

Course 25: Thence traversing a non-tangent arc to the left, having a radius of 1,182.24 feet, a tangent length of 156.58 feet, a central angle of 15 degrees, 05 minutes, 19 seconds, a chord bearing of South 52 degrees, 50 minutes, 40 seconds West, a chord distance of 310.44 feet and an arc length of 311.34 feet to a point.

Course 26: Thence South 45 degrees, 16 minutes, 30 seconds West, a distance of 124.93 feet to a point of curvature.

Course 27: Thence traversing a non-tangent arc to the right, having a radius of 1,682.94 feet, a tangent length of 89.01 feet, a central angle of 06 degrees, 03 minutes, 19 seconds, a chord bearing of South 48 degrees, 18 minutes, 54 seconds West, a chord distance of 177.78 feet and an arc length of 177.86 feet to a point.

Course 28: Thence South 51 degrees, 23 minutes, 33 seconds West, a distance of 712.97 feet to a point.

Course 29: Thence South 51 degrees, 38 minutes, 07 seconds West, a distance of 786.97 feet to a point.

Course 30: Thence South 51 degrees, 32 minutes, 18 seconds West, a distance of 1,303.62 feet to a point.

Course 31: Thence South 51 degrees, 32 minutes, 41 seconds West, a distance of 858.39 feet to a point on the centerline of Platt Street.

The following 3 courses are along the centerline of Platt Street:

Course 32: Thence South 38 degrees, 26 minutes, 30 seconds East, a distance of 320.13 feet to a 1 inch iron bar monument found at the centerline intersection of Second Street and Platt Street.

Course 33: Thence South 38 degrees, 26 minutes, 09 seconds East, a distance of 1,200.06 feet to a stone monument found at the centerline intersection of Sixth Street and Platt Street.

Course 34: Thence continuing South 38 degrees, 26 minutes, 09 seconds East, a distance of 865.13 feet to the centerline intersection of Platt Street and Starr Avenue.

Course 35: Thence South 89 degrees, 27 minutes, 20 seconds West, along the centerline of Starr Avenue, a distance of 491.33 feet to a stone monument found at the centerline intersection of Main Street and Starr Avenue.

Course 36: Thence South 89 degrees, 29 minutes, 12 seconds West, along the centerline of Starr Avenue, a distance of 309.89 feet to the centerline intersection of Starr Avenue and Euclid Avenue.

The following 4 courses are along the centerline of Euclid Avenue:

Course 37: Thence North 38 degrees, 26 minutes, 08 seconds West, a distance of 372.65 feet to a stone with drill hole monument found at the centerline intersection of Sixth Street and Euclid Avenue.

Course 38: Thence continuing North 38 degrees, 26 minutes, 08 seconds West, a distance of 600.21 feet to a stone with drill hole monument found at the centerline intersection of Fourth Street and Euclid Avenue.

Course 39: Thence North 38 degrees, 27 minutes, 09 seconds West, a distance of 600.15 feet to a 5/8 inch iron bar monument found at the centerline intersection of Second Street and Euclid Avenue.

Course 40: Thence North 38 degrees, 26 minutes, 19 seconds West, a distance of 301.50 feet to a point, said point being the centerline intersection of Euclid Avenue and First Street.

Course 41: Thence South 51 degrees, 28 minutes, 13 seconds West, along the centerline of First Street, a distance of 645.91 feet to the True Point of Beginning.

Containing 11,812,111.33 square feet or 271.1688 acres of land. Bearings used herein are based upon an assumed meridian and are intended to indicate angular measurement only. All 1/2 inch galvanized steel pipe set are capped with the company name and PLS No. 7476. This legal description is based upon a field survey prepared by Lewandowski Engineers on November 18, 2021.