

**Exhibit A.**

Prior Deed: Right-of-way

Parcel: Middlegrounds

**Legal Description:** Being part of Port Lawrence Division, as recorded in Lucas County Plat Volume 3, Page 27 and part of Oliver's Division, as recorded in Lucas County Deed Volume 13, Page 305, all in the City of Toledo, Lucas County, Ohio, bounded and described as follows:

Commencing at a 1 inch iron bar monument found at the centerline intersection of Emerald Avenue and Logan Street, said point also being the True Point of Beginning.

Course 1: Thence North 42 degrees, 18 minutes, 45 seconds West, along the centerline of Logan Street, a distance of 1,378.65 feet to a point on the centerline of Erie Street.

Course 2: Thence North 47 degrees, 37 minutes, 57 seconds East, along the centerline of Erie Street, a distance of 285.28 feet to a point of curvature of Erie Street.

Course 3: Thence traversing along a tangent arc to the left, along the centerline of Erie Street, having a radius of 5.00 feet, a tangent length of 0.64 feet, a central angle of 14 degrees, 28 minutes, 59 seconds, a chord bearing of North 40 degrees, 23 minutes, 28 seconds East, a chord distance of 1.26 feet and an arc length of 1.26 feet to a point on the centerline of Erie Street.

Course 4: Thence North 33 degrees, 08 minutes, 58 seconds East, along the centerline of Erie Street, a distance of 92.96 feet to a point on the South Shoreline of Swan Creek.

The following 4 courses are along the South Shoreline of Swan Creek:

Course 5: Thence South 74 degrees, 04 minutes, 06 seconds East, a distance of 146.72 feet to a point.

Course 6: Thence South 75 degrees, 08 minutes, 14 seconds East, a distance of 64.40 feet to a point.

Course 7: Thence South 79 degrees, 20 minutes, 57 seconds East, a distance of 84.11 feet to a point.

Course 8: Thence North 86 degrees, 42 minutes, 04 seconds East, a distance of 101.31 feet to a point on the Southeast Shoreline of Swan Creek.

The following 12 courses are along the Southeast Shoreline of Swan Creek:

Course 9: Thence North 59 degrees, 22 minutes, 20 seconds East, a distance of 152.58 feet to a point.

Course 10: Thence North 40 degrees, 29 minutes, 17 seconds East, a distance of 130.31 feet to a point.

Course 11: Thence North 42 degrees, 58 minutes, 50 seconds East, a distance of 38.52 feet to a point.

Course 12: Thence North 26 degrees, 42 minutes, 42 seconds East, a distance of 323.79 feet to a point.

Course 13: Thence North 34 degrees, 01 minute, 18 seconds East, a distance of 354.24 feet to a point.

Course 14: Thence North 41 degrees, 16 minutes, 02 seconds East, a distance of 152.14 feet to a point.

Course 15: Thence North 50 degrees, 19 minutes, 36 seconds East, a distance of 107.97 feet to a point.

Course 16: Thence North 46 degrees, 05 minutes, 23 seconds East, a distance of 92.57 feet to a point.

Course 17: Thence North 65 degrees, 27 minutes, 09 seconds East, a distance of 71.25 feet to a point.

Course 18: Thence North 87 degrees, 20 minutes, 54 seconds East, a distance of 93.31 feet to a point.

Course 19: Thence South 63 degrees, 27 minutes, 21 seconds East, a distance of 129.72 feet to a point.

Course 20: Thence South 60 degrees, 42 minutes, 23 seconds East, a distance of 45.80 feet to a point on the centerline of Superior Street.

The following 5 courses are along the centerline of Superior Street:

Course 21: Thence North 36 degrees, 10 minutes, 28 seconds East, a distance of 26.44 feet to a point of curvature.

Course 22: Thence traversing along a tangent arc to the left, having a radius of 207.90 feet, a tangent length of 104.73 feet, a central angle of 53 degrees, 28 minutes, 26 seconds, a chord bearing of North 09 degrees, 27 minutes, 48 seconds East, a chord distance of 187.07 feet and an arc length of 194.03 feet to a point of reverse curvature.

Course 23: Thence traversing an arc to the right, having a radius of 127.00 feet, a tangent length of 46.22 feet, a central angle of 40 degrees, 00 minutes, 00 seconds, a chord bearing of North 02 degrees, 43 minutes, 35 seconds East, a chord distance of 86.87 feet and an arc length of 88.66 feet to a point.

Course 24: Thence North 27 degrees, 56 minutes, 57 seconds East, a distance of 66.39 feet to a 5/8 inch iron bar monument found at the centerline intersection of Market Street and Superior Street.

Course 25: Thence North 33 degrees, 09 minutes, 22 seconds East, a distance of 1,097.35 feet to the centerline intersection of Washington Street and Superior Street.

Course 26: Thence South 56 degrees, 50 minutes, 37 seconds East, along the centerline of Washington Street, a distance of 325.72 feet to a stone with drill hole monument found at the centerline intersection of Washington Street and Saint Clair Street.

Course 27: Thence North 33 degrees, 11 minutes, 25 seconds East, along the centerline of Saint Clair Street, a distance of 573.90 feet to the centerline intersection of Saint Clair Street and Monroe Street.

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

Course 28: Thence South 56 degrees, 49 minutes, 16 seconds East, a distance of 319.98 feet to a stone with drill hole monument found at the centerline intersection of Summit Street and Monroe Street.

Course 29: Thence South 56 degrees, 46 minutes, 59 seconds East, a distance of 118.56 feet to a 3/4 inch iron bar monument found at the centerline intersection of Water Street and Monroe Street.

Course 30: Thence continuing South 56 degrees, 46 minutes, 59 seconds East, a distance of 245.15 feet to a point on the Northeasterly prolongation of the Northwesterly Right-of-way of Ottawa Street, per Ottawa Street Dedication Plat as recorded in Lucas County Plat Volume 137, Page 85.

Course 31: Thence South 48 degrees, 06 minutes, 26 seconds West, along the Northeasterly prolongation of the Northwesterly Right-of-way of Ottawa Street, a distance of 3.77 feet to a point on the Southeasterly Right-of-way of Ottawa Street.

The following 8 courses are along the Southeasterly Right-of-way of Ottawa Street:

Course 32: Thence South 30 degrees, 38 minutes, 56 seconds East, a distance of 50.18 feet to a point.

Course 33: Thence South 36 degrees, 20 minutes, 23 seconds West, a distance of 90.28 feet to a point of curvature.

Course 34: Thence traversing along a non-tangent arc to the right, having a radius of 257.50 feet, a tangent length of 105.22 feet, a central angle of 44 degrees, 27 minutes, 03 seconds, a chord bearing of South 31 degrees, 44 minutes, 28 seconds West, a chord distance of 194.80 feet and an arc length of 199.77 feet to a point.

Course 35: Thence South 53 degrees, 58 minutes, 03 seconds West, a distance of 100.00 feet to a point of curvature.

Course 36: Thence traversing along a tangent arc to the left, having a radius of 561.65 feet, a tangent length of 16.61 feet, a central angle of 03 degrees, 23 minutes, 14 seconds, a chord bearing of South 52 degrees, 16 minutes, 26 seconds West, a chord distance of 33.20 feet and an arc length of 33.20 feet to a point of curvature.

Course 37: Thence traversing an arc to the left, having a radius of 137.00 feet, a tangent length of 29.83 feet, a central angle of 24 degrees, 33 minutes, 56 seconds, a chord bearing of South 38 degrees, 17 minutes, 47 seconds West, a chord distance of 58.29 feet and an arc length of 58.74 feet to a point.

Course 38: Thence North 63 degrees, 59 minutes, 16 seconds West, a distance of 31.00 feet to a point.

Course 39: Thence South 36 degrees, 38 minutes, 38 seconds West, a distance of 76.12 feet to a point on the centerline of Washington Street.

Course 40: Thence North 56 degrees, 50 minutes, 33 seconds West, along the centerline of Washington Street, passing a 5/8 inch iron bar monument found on the centerline of Washington Street at a distance of 23.99 feet, an overall distance of 40.58 feet to a point on the Original Southeasterly Right-of-way of Ottawa Street.

Course 41: Thence South 33 degrees, 11 minutes, 58 seconds West, along the Original Southeasterly Right-of-way of Ottawa Street, a distance of 509.49 feet to a point on the centerline of Ottawa Street.

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

Course 42: Thence South 12 degrees, 59 minutes, 46 seconds West, a distance of 304.96 feet to a point.

Course 43: Thence South 06 degrees, 34 minutes, 46 seconds West, a distance of 165.78 feet to 5/8 inch iron bar monument found at the centerline intersection of Broadway Street and Ottawa Street.

Course 44: Thence continuing South 06 degrees, 34 minutes, 46 seconds West, a distance of 1,562.68 feet to a point on the South line of Oliver's Division, as recorded in Lucas County Deed Volume 13, Page 305.

Course 45: Thence North 89 degrees, 37 minutes, 37 seconds West, along the South line of Oliver's Division, a distance of 274.67 feet to a stone with drill hole monument found on the centerline of Morris Street.

Course 46: Thence South 06 degrees, 35 minutes, 30 seconds West, along the centerline of Morris Street, a distance of 137.08 feet to the centerline intersection of Morris Street and Emerald Avenue.

Course 47: Thence South 34 degrees, 44 minutes, 21 seconds West, along the centerline of Emerald Avenue, a distance of 459.70 feet to a point of deflection of the centerline of Emerald Avenue.

Course 48: Thence North 87 degrees, 17 minutes, 39 seconds West, along the centerline of Emerald Avenue, a distance of 911.44 feet to the centerline intersection of Emerald Avenue and Wade Street.

Course 49: Thence South 47 degrees, 38 minutes, 58 seconds West, along the centerline of Wade Street, a distance of 24.02 feet to a nail found at the centerline intersection of Wade Street and Emerald Avenue.

Course 50: Thence South 80 degrees, 30 minutes, 34 seconds West, along the centerline of Emerald Avenue, a distance of 306.61 feet to the True Point of Beginning.

Containing 5,917,560.13 square feet or 135.8485 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 October 13, 2021.