

* Type name below signatures.

EXHIBIT "A"

Lot Two (2), Certified Survey Map No. 822 as recorded in the Office of the Register of Deeds for Ashland County, on July 30, 2025 in Volume 5 of Certified Survey Maps on Page 251 as Document No. 368283, located in the City of Ashland, Ashland County, Wisconsin.

And

Lots One through Six (1-6), inclusive, Block Six (6), Superior Addition, City of Ashland, Ashland County, Wisconsin.

The use of the property shall be strictly limited to the operation and maintenance of a sports/recreation and community complex, including but not limited to: existing baseball field, softball field, an apple orchard / garden and indoor practice / storage facility. No other commercial, residential or industrial use shall be permitted. Any development, construction, or alteration inconsistent with these specified uses is expressly prohibited. This restriction is intended to preserve the character and purpose of the property and shall remain in full force and effect for 30 years unless otherwise released, or modified by a recorded instrument signed by Seller or Seller's legal successor.