Exhibit A

LEGAL DESCRIPTION OF RESTRICTED PROPERTY

Portion of Phalen Blvd. R/W to be Encumbered by DEED Grant

(November 5, 2010)

Those parts of the Southeast Quarter of Section 28, Township 29, Range 22, and of Lots 10 and 11, Colling's Addition of Out Lots to Saint Paul, and of Atlantic Street (formerly Colling Street), all in Ramsey County, Minnesota, lying southerly and southeasterly of the following described Line A, lying northwesterly and northerly of the following described Line C and lying northeasterly of the following described Line E:

Line A

Commencing at the southwest corner of the Southwest Quarter of Section 28, T. 29, R. 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter a distance of 1061.61 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 01 second East a distance of 402.44 feet; thence easterly a distance of 217.43 feet along a tangential curve concave to the north, having a radius of 1528.70 feet and a central angle of 8 degrees 08 minutes 57 seconds; thence North 85 degrees 23 minutes 02 seconds East, tangent to the last described curve, a distance of 173.20 feet; thence easterly a distance of 207.79 feet along a tangential curve concave to the north having a radius of 2967.25 feet and a central angle of 4 degrees 00 minutes 44 seconds; thence North 18 degrees 33 minutes 19 seconds East, 44.18 feet to the intersection with the hereinafter described Line A2; thence easterly, along said Line A2, being a 2923.00 foot radius curve, concave to the north, central angle 1 degree 11 minutes 31 seconds, a distance of 60.81 feet: thence South 36 degrees 54 minutes 04 seconds East 43.88 feet to the intersection with the easterly extension of the previously described 2967.25 foot radius curve; thence easterly, along said 2967.25 foot radius curve, central angle 2 degree 02 minutes 26 seconds a distance of 105.68 feet; thence North 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 323.44 feet; thence North 76 degrees 45 minutes 26 seconds East a distance of 97.86 feet; thence North 74 degrees 11 minutes 34 seconds East a distance of 181.47 feet; thence North 60 degrees 36 minutes 02 seconds East a distance of 52.45 feet; thence North 41 degrees 19 minutes 42 seconds East a distance of 6.27 feet; thence North 15 degrees 48 minutes 26 seconds West a distance of 12.71 feet to the intersection with said Line A2; thence North 76 degrees 45 minutes 55 seconds East, along said Line A2, a distance of 30.32 feet; thence North 74 degrees 12 minutes 15 seconds East, along said Line A2, a distance of 35.71 feet; thence South 44 degrees 37 minutes 22 seconds East a distance of 21.84 feet; thence South 84 degrees 50 minutes 31 seconds East a distance of 22.00 feet; thence North 76 degrees 33 minutes 55 seconds East a distance of 294.07 feet; thence North 74 degrees 11 minutes 56 seconds East a distance of 537.72 feet to a point hereinafter referred to as Point A; thence North 69 degrees 56 minutes 06 seconds East a distance of 607.43 feet to a point hereinafter referred to as Point B; thence North 19 degrees 47 minutes 00 seconds West, a distance of 22.07 feet to the southerly line of TRILLIUM ADDITION said Ramsey County; thence easterly a distance of 60.04 feet along said southerly line, being

along a non-tangential curve, concave to the north, having a radius of 1860.17 feet, a central angle of 1 degree 50 minutes 57 seconds and a chord which bears North 72 degrees 03 minutes 01 second East; thence South 19 degrees 47 minutes 00 seconds East a distance of 19.86 feet to the intersection with the northeasterly extension of the line between the aforedescribed Points A and B; thence North 69 degrees 56 minutes 06 seconds East, along said extended line, a distance of 221.13 feet; thence northeasterly a distance of 570.10 feet along a tangential curve concave to the northwest, having a radius of 1290.90 feet and a central angle of 25 degrees 18 minutes 12 seconds; thence North 44 degrees 37 minutes 54 seconds East, tangent to the last described curve, a distance of 996.06 feet, and there terminating.

Line C

Commencing at the northeast corner of the Southeast Quarter of Section 28, T. 29, R. 22, Ramsey County, Minnesota; thence South 89 degrees 38 minutes 03 seconds West, assumed bearing, along the north line of said Southeast Quarter a distance of 550.17 feet to the point of beginning of the line to be described; thence South 44 degrees 24 minutes 48 seconds West a distance of 750.86 feet and there terminating.

Line A2

Commencing at the southwest corner of said Southwest Quarter of Section 28; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1128.71 feet to the point of beginning of Line A2 to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence easterly a distance of 244.73 feet, along a tangential curve concave to the north having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence northeasterly a distance of 352.03 feet along a compound curve concave to the north having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet, thence North 74 degrees 12 minutes 15 seconds East, a distance of 849.61 feet and there terminating.

Line E

Commencing at the northeast corner of the Southeast Quarter of Section 28, T. 29, R. 22, Ramsey County, Minnesota; thence South 89 degrees 38 minutes 03 seconds West, assumed bearing, along the north line of said Southeast Quarter, a distance of 935.00 feet to the point of beginning of the line to be described; thence South 45 degrees 21 minutes 58 seconds East, a distance of 300.00 feet and there terminating.

TOGETHER WITH

Those parts of the Northeast Quarter of Section 28 and of the Northwest Quarter of Section 27, all in Township 29, Range 22, Ramsey County, Minnesota, lying southeasterly and easterly of the following described Line A and lying northwesterly and westerly of a line which is parallel with and distant 50.00 feet southeasterly and easterly of, measured at a right angle to, the following described Line D:

Line A

Commencing at the southwest corner of the Southwest Quarter of Section 28, T. 29, R. 22, Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter a distance of 1061.61 feet to the point of beginning of Line A to be described; thence South 86 degrees 28 minutes 01 second East a distance of 402.44 feet; thence easterly a distance of 217.43 feet along a tangential curve concave to the north, having a radius of 1528.70 feet and a central angle of 8 degrees 08 minutes 57 seconds; thence North 85 degrees 23 minutes 02 seconds East, tangent to the last described curve, a distance of 173.20 feet; thence easterly a distance of 207.79 feet along a tangential curve concave to the north having a radius of 2967.25 feet and a central angle of 4 degrees 00 minutes 44 seconds; thence North 18 degrees 33 minutes 19 seconds East, 44.18 feet to the intersection with the hereinafter described Line A2; thence easterly, along said Line A2, being a 2923.00 foot radius curve, concave to the north, central angle 1 degree 11 minutes 31 seconds, a distance of 60.81 feet: thence South 36 degrees 54 minutes 04 seconds East 43.88 feet to the intersection with the easterly extension of the previously described 2967.25 foot radius curve; thence easterly, along said 2967.25 foot radius curve, central angle 2 degree 02 minutes 26 seconds a distance of 105.68 feet; thence North 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 323.44 feet; thence North 76 degrees 45 minutes 26 seconds East a distance of 97.86 feet; thence North 74 degrees 11 minutes 34 seconds East a distance of 181.47 feet; thence North 60 degrees 36 minutes 02 seconds East a distance of 52.45 feet; thence North 41 degrees 19 minutes 42 seconds East a distance of 6.27 feet; thence North 15 degrees 48 minutes 26 seconds West a distance of 12.71 feet to the intersection with said Line A2; thence North 76 degrees 45 minutes 55 seconds East, along said Line A2, a distance of 30.32 feet; thence North 74 degrees 12 minutes 15 seconds East, along said Line A2, a distance of 35.71 feet; thence South 44 degrees 37 minutes 22 seconds East a distance of 21.84 feet; thence South 84 degrees 50 minutes 31 seconds East a distance of 22.00 feet; thence North 76 degrees 33 minutes 55 seconds East a distance of 294.07 feet; thence North 74 degrees 11 minutes 56 seconds East a distance of 537.72 feet to a point hereinafter referred to as Point A; thence North 69 degrees 56 minutes 06 seconds East a distance of 607.43 feet to a point hereinafter referred to as Point B; thence North 19 degrees 47 minutes 00 seconds West, a distance of 22.07 feet to the southerly line of TRILLIUM ADDITION said Ramsey County; thence easterly a distance of 60.04 feet along said southerly line, being along a non-tangential curve, concave to the north, having a radius of 1860.17 feet, a central angle of 1 degree 50 minutes 57 seconds and a chord which bears North 72 degrees 03 minutes 01 second East; thence South 19 degrees 47 minutes 00 seconds East a distance of 19.86 feet to the intersection with the northeasterly extension of the line between the aforedescribed Points A and B; thence North 69 degrees 56 minutes 06 seconds East, along said extended line, a distance of 221.13 feet; thence northeasterly a distance of 570.10 feet along a tangential curve concave to the northwest, having a radius of 1290.90 feet and a central angle of 25 degrees 18 minutes 12 seconds; thence North 44 degrees 37 minutes 54 seconds East, tangent to the last described curve, a distance of 996.06 feet; thence northeasterly a distance of 135.58 feet along a tangential curve concave to the northwest, having a radius of 630.00 feet and a central angle of 12 degrees 19 minutes 49 seconds; thence North 32 degrees 18 minutes 05 seconds East, tangent to the last described curve, a distance of 308.30 feet; thence northerly a distance of 122.98 feet along a tangential curve concave to the northwest, having a radius of 414.70 feet and a central angle of 16 degrees 59 minutes 29 seconds; thence North 15 degrees 18 minutes 36 seconds East, tangent to the last described curve, a distance of 641.72 feet; thence northeasterly a distance of 312.50 feet

along a tangential curve concave to the southeast having a radius of 571.00 feet and a central angle of 31 degrees 21 minutes 26 seconds and there terminating.

Line D

Commencing at the northwest corner of the Northwest Quarter of Section 27, T. 29, R. 22, Ramsey County, Minnesota; thence South 89 degrees 59 minutes 51 seconds East, assumed bearing, along the north line of said Northwest Quarter, a distance of 33.25 feet to the point of beginning of the line to be described; thence South 00 degrees 12 minutes 12 seconds East a distance of 1191.50 feet; thence southerly and southwesterly a distance of 1487.39 feet along a tangential curve concave to the northwest, having a radius of 1910.08 feet and a central angle of 44 degrees 37 minutes 00 seconds; thence South 44 degrees 24 minutes 48 seconds West, tangent to the last described curve, a distance of 147.81 feet to a point on the south line of the Northeast Quarter of Section 28, T. 29, R. 22, said Ramsey County, distant 620.61 feet westerly of the southeast corner of said Northeast Quarter and there terminating.

Line A2

Commencing at the southwest corner of said Southwest Quarter of Section 28; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1128.71 feet to the point of beginning of Line A2 to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence easterly a distance of 244.73 feet, along a tangential curve concave to the north having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence northeasterly a distance of 352.03 feet along a compound curve concave to the north having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet, thence North 74 degrees 12 minutes 15 seconds East, a distance of 849.61 feet and there terminating.

Detail

Not Tangent
S44°26'36"W
147.89 Meas
S44°21'46"W
147.81 Deed
N44°26'36"E
98.23
Not Tangent

SE COR OF THE
NE 1/4 SEC. 28

—550.13—
—550.17—
S89°38'03"W   620.61
South line of the NE 1/4
of Sec. 28, T29, R22

LINE C

NORTH

0   60   120

SCALE IN FEET
SCALE: 1 inch = 60 feet

LINE D
LINE A

PHALEN BOULEVARD

RORRA PROPERTY

R/W DESCRIBED
FOR DEED GRANT

N.E. 1/4   SEC. 28

SEC. 28

S89°46'52"W   742.80 Deed
S89°46'52"W   742.91 Meas

Not
Tangent

See Detail Above

Not Tangent

LINE D
LINE C

S44°26'36"W   147.89 Meas
S44°21'46"W   147.81 Deed
N44°26'36"E   98.23

South line of the NE 1/4 Sec. 28, T29, R22
—550.17—
—620.61—
S89°38'03"W   917.05
S89°38'03"W   935.00
N. line of the SE 1/4 Sec. 28, T29, R22

SE COR OF THE
NE 1/4 SEC. 28

NE COR OF THE
SE 1/4 SEC. 28

LINE A
LINE E

N44°37'54"E
N44°37'54"E
S44°22'48"E

STREET
60
Colling   (Formerly) Street

ATLANTIC
(Formerly)

AMES AVE.

PHALEN BLVD

RORRA PROPERTY

R/W DESCRIBED FOR DEED GRANT

60

COPLEY AVE.

Right panel

NW COR OF THE NW 1/4
OF SEC. 27, T29, R22

—50—

E. GERANIUM AVE.

JOHNSON

S89°49'48"W
50.00

PKWY VAC
JESSAMINE ST.

PHALEN BOULEVARD

SEC. 27

MAGNOLIA LANE   292.00

E. Line of the NE 1/4 Sec. 28, T29, R22
W. line of the NW 1/4 Sec. 27, T29, R22

LINE D
LINE A

—50—

N.W. 1/4

PHALEN BOULEVARD

R/W DESCRIBED FOR DEED GRANT

NORTH

0   60   120

SCALE IN FEET
SCALE: 1 inch = 60 feet

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