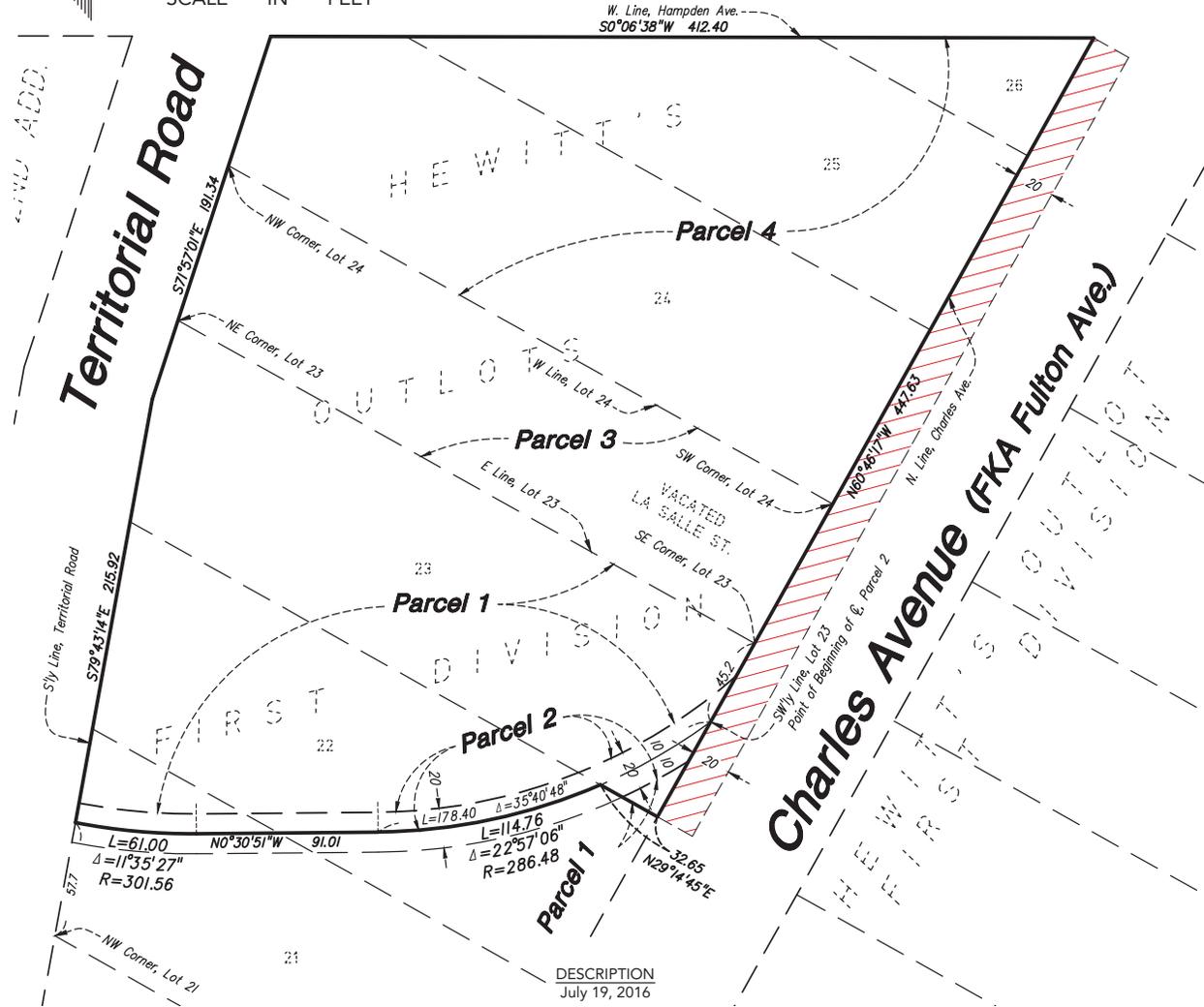


Exhibit A Hampden Avenue



That part of Charles Avenue (formerly known as Fulton Avenue as dedicated in the plat of Hewitt's Outlots, First Division, Ramsey County Minnesota), lying 20.00 feet southwesterly of and at a right angle to the southwesterly line of the following described Parcels:

Parcel 1:

That part of Lots 21, 22, and 23 of Hewitt's Outlots, First Division, Ramsey County, Minnesota, lying North and East of the following strip of land and that portion of said Lot 23, lying South and West of the following strip of land:

A strip of land 20 feet in width, the center line of which is described as follows:

Beginning at a point on the Southwesterly line of Lot 23, 45.2 feet Northwesterly of the Southeast corner thereof; thence Northwesterly, on a 20 degree curve, over Lots 23 and 22, a distance of 178.4 feet; thence North, on a tangent to last mentioned curve, 91 feet; said tangent being 14 feet West of the straight portion of the Crane Company Track No. 279; thence Northeasterly on a 19 degree curve, 59 feet, to the Southerly line of Territorial Road, at a point 57.7 feet Southeasterly of the Northwest corner of Lot 21, all in Lots 21, 22 and 23 of Hewitt's Outlots, First Division, Ramsey County, Minnesota.

Parcel 2:

All that portion of the following described 20 foot strip of land which lies within Lot 23 and which lies Northerly and Easterly of the centerline of said 20 foot strip and which lies within Lots 21 and 22, all in Hewitt's Outlots, First Division, Ramsey County, Minnesota:

A strip of land 20 feet in width, the center line of which is described as follows:

Beginning at a point on the Southwesterly line of Lot 23, 45.2 feet Northwesterly of the Southeast corner thereof; thence Northwesterly, on a 20 degree curve, over Lots 23 and 22, a distance of 178.4 feet; thence North, on a tangent to last mentioned curve, 91 feet; said tangent being 14 feet West of the straight portion of the Crane Company Track No. 279; thence Northeasterly on a 19 degree curve, 59 feet, to the Southerly line of Territorial Road, at a point 57.7 feet Southeasterly of the Northwest corner of Lot 21, all in Lots 21, 22 and 23 of Hewitt's Outlots, First Division, Ramsey County, Minnesota.

Parcel 3:

A tract of land situated in Hewitt's Outlots 1st & 2nd Division, more particularly described as follows, namely:

Commencing at the Southwest corner of Lot 24, Hewitt's Outlots First Division, and running thence in a Westerly direction and in a direct line to the Southeast corner of Lot 23 of said Hewitt's Outlots First Division, thence Northerly along the Easterly line of said Lot 23 to the Northeast corner thereof, thence Easterly in a direct line to the Northwest corner of said Lot 24, thence Southerly along the Westerly line of said Lot 24 to the place of beginning.

Parcel 4:

That part of Lots 24, 25 and 26, Hewitt's Outlots, First Division, lying West of Hampden Avenue, Ramsey County, Minnesota.

DRAWN BY: BJV PROJECT NUMBER: 16036

I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly licensed land Surveyor under the laws of the State of Minnesota.

Signed: W. J. Hawthorn

Reg. No.: 48988 Date: 07/19/2016

LOUCKS
 PLANNING
 CIVIL ENGINEERING
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 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL
 7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com

SUBMITTAL	
07/19/16	DRAWING ISSUED

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