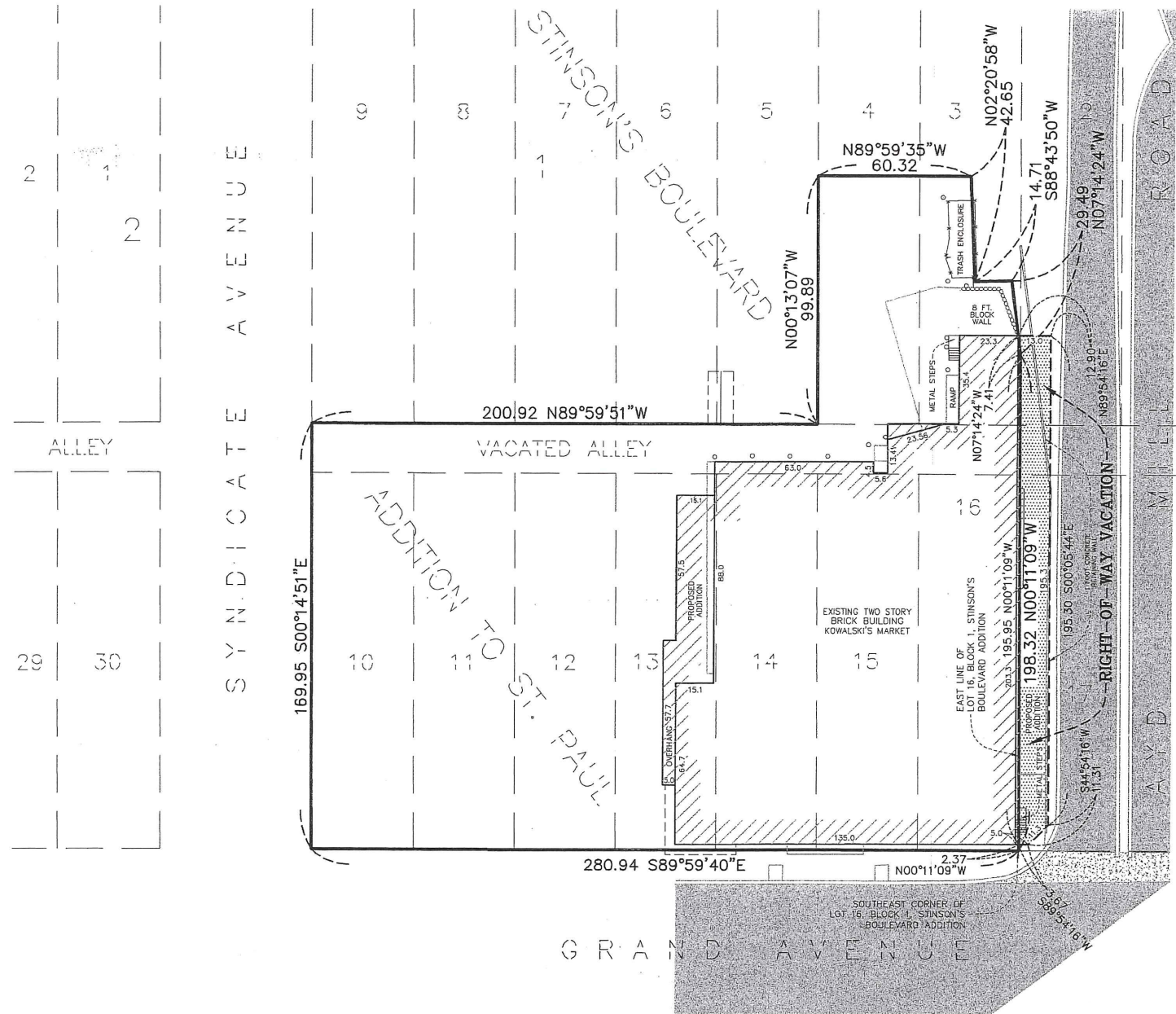


Exhibit A



VACATION DESCRIPTION

A vacation of the right-of-way over, under and across that part of Ayd Mill Road, Ramsey County, Minnesota, described as follows:

Commencing at the southeast corner of Lot 16, Block 1, Stinson's Boulevard Addition to St. Paul, Ramsey County, Minnesota; thence North 00 degrees 11 minutes 09 seconds West, assumed bearing along the east line of said Lot 16, a distance of 2.37 feet to the point of beginning of the vacation to be described; thence North 00 degrees 11 minutes 09 seconds West, continuing along said east line, a distance of 195.95 feet; thence North 07 degrees 14 minutes 24 seconds West a distance of 7.41 feet; thence North 89 degrees 54 minutes 16 seconds East a distance of 12.90 feet; thence South 00 degrees 05 minutes 44 seconds East a distance of 195.30 feet; thence South 44 degrees 54 minutes 16 seconds West a distance of 11.31 feet; thence South 89 degrees 54 minutes 16 seconds West a distance of 3.67 feet to the point of beginning.

AREA = 2,376 SQUARE FEET OR 0.0546 ACRES

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

Signed this 26th day of November, 2013 For: James R. Hill, Inc.

By: *Harold C. Peterson*
Harold C. Peterson, Land Surveyor, MN License No. 12294

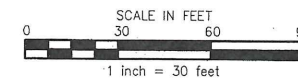
NOTES

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF LOT 16, BLOCK 1, STINSON'S BOULEVARD ADDITION TO ST. PAUL TO HAVE AN ASSUMED BEARING OF N 00°11'09\" W.

THIS SKETCH HAS BEEN PREPARED BASED ON A TITLE COMMITMENT PREPARED BY COMMERCIAL PARTNERS TITLE, LLC AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 37374, DATED EFFECTIVE AUGUST 2, 2013, AT 7:00 A.M. ONLY EASEMENTS WHICH APPEAR IN SCHEDULE B, SECTION II OF THIS TITLE COMMITMENT HAVE BEEN SHOWN AS A PART OF THIS SURVEY.

ADDRESS OF THIS PROPERTY IS 1261 GRAND AVENUE, ST. PAUL, MINNESOTA 55105-2603

PID NUMBER = 03-28-23-42-0113



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. CTY. RD. 42, SUITE 120, BURNSVILLE, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244



KOWALSKI'S MARKET - STINSON'S BOULEVARD ADDITION
ST. PAUL, MINNESOTA
SKETCH AND DESCRIPTION
FOR
Kowalski Companies, Inc.
33 South Syndicate Avenue, St. Paul, MN 55106

DRAWN BY
SHP
DATE
11/26/13
REVISIONS

CAD FILE
21250-10skt.dwg
PROJECT NO.
21250-10
FILE NO.
1-13-082

SHEET 1 OF 1