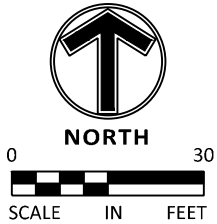


Exhibit A



DESCRIPTION

A 15.00 foot wide strip of land over that part of Lexington Parkway South right of way as shown on RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 28 - C.S.A.H. 51, and Lots 1 and 2, Block 1, WEST END SECOND ADDITION, according to the recorded plats thereof, Ramsey County, Minnesota. The centerline of said strip of land is described as follows:

Commencing at the southeast corner of Parcel 1A of said RIGHT OF WAY PLAT NO. 28; thence on an assumed bearing of North 01 degrees 18 minutes 18 seconds East along the west line of said Parcel 1A, a distance of 14.18 feet; thence North 43 degrees 31 minutes 35 seconds West along the west line of said Parcel 1A, a distance of 123.42 feet to the point of beginning of said centerline; thence North 41 degrees 30 minutes 42 seconds East, a distance of 80.30 feet to the east line of Parcel 1B of said RIGHT OF WAY PLAT NO. 28 and there terminating.

The sidelines of said strip of land are to be prolonged or shortened to terminate at the west line of said Parcel 1A and the east line of said Parcel 1B.

Said strip of land lies above elevation 813.05 feet and below elevation 826.62 feet, based upon the North American Vertical Datum of 1988.

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