

## EXHIBIT A – LEGAL DESCRIPTIONS

### **1276 Wilson Avenue, St. Paul, Minnesota; Currently Zoned RT1 and RM2**

Owner: WRA 1276 L.L.C., a Minnesota limited liability company

Parcel 1. Lot 9, Block 1, Lindley Heights

Parcel 2. Lots 2, 3, 4, 5, 6, 7 and 8, Block 1, Lindley Heights and that part of the south half of adjoining Wakefield Avenue, vacated, lying between the extensions across said avenue of the east line of said Lot 2, and the west line of said Lot 8. Subject to the easements and rights reserved by Section 228 of the Saint Paul Legislative Code as to said portions of vacated street, as set forth in the instrument filed as document no. 451892.

Lots 10 and 11, Block 1, Lindley Heights. Subject to the easements and rights reserved by Section 228 of the Saint Paul Legislative Code as to said portions of vacated street and alley, as set forth in the instrument filed as document no. 451892.

Parcel 3. Lots 4, 5, 6, 7 and 8, Block 2, Lindley Heights, and that part of the north half of the adjoining alley, vacated, lying between the extensions across said alley of the east line of said Lot 4 and the west line of said Lot 8. Subject to the easements and rights reserved by Section 228 of the Saint Paul Legislative Code as to said portions of the vacated alley, as set forth in the instrument filed as document no. 451892.

Lots 17, 18, 19, 20, 21, 22, 23, 24 and 25, Block 2, Lindley Heights, and that part of the north half of adjoining Wakefield Avenue, vacated, lying between the extensions across said avenue of the east line of said Lot 25 and the west line of said Lot 19, and that part of the south half of the adjoining alley, vacated, lying between the extensions across said alley of the east line of said Lot 25, and the northwesterly line of said Lot 17. Subject to the easements and rights reserved by Section 228 of the Saint Paul Legislative Code as to said portions of vacated street and alley, as set forth in the instrument filed as document no. 451892.

That part of the south half of Wakefield Avenue, vacated, lying between the extensions across said avenue of the west line of Lot 8, Block 1, Lindley Heights and the west line of Lot 17, Block 2, Lindley Heights; and

That part of the north half of Wakefield Avenue, vacated, lying between the extensions across said avenue of the west line of Lot 19, Block 2, Lindley Heights and the west line of Lot 17, Block 2, Lindley Heights. Subject to the terms and conditions of Chapter 130 of the Saint Paul Legislative Code, as amended, as to the vacated street or alley as set forth in document no. 2509553.

Certificate of Title No. 601978

**1254 Wilson Avenue, St. Paul, Minnesota; Currently Zoned RT-1**

Owner: WRA-1256 L.L.C., a Minnesota limited liability company

Lot 9, Block 2, Lindley Heights, together with the North half of the vacated East-West alley in Block 2, Lindley Heights lying between the East line of Lot 9 extended and the extended Westerly line of said Lot 9, Block 2, Lindley Heights, lying Westerly of the following described line: Commencing at the northeast corner of said Lot 9; thence south, assumed bearing, along the east line of said Lot 9 and its southerly extension a distance of 140.84 feet to the south line of the North half of said vacated alley; thence South 89 degrees 53 minutes 59 seconds West along said South line of the North half of said vacated alley a distance of 83.53 feet to the point of beginning of the line to be herein described; thence North 22 degrees 04 minutes 53 seconds East 160.06 feet to a point in the north line of said Lot 9 distant 24.51 feet, as measured along said north line from said northeast corner of said Lot 9 and there terminating. See document nos. 451892, 451893 and 603472.

Certificate of Title No. 610284

**1256 Wilson Avenue, St. Paul, Minnesota; Currently Zoned RT-1**

Owner: WRA-1256 L.L.C., a Minnesota limited liability company

That part of Lot 9, Block 2, Lindley Heights, together with the North half of the vacated East-West alley in Block 2, Lindley Heights lying between the East line of Lot 9 extended and the extended Westerly line of said Lot 9, Block 2, Lindley Heights, lying Easterly of the following described line: Commencing at the northeast corner of said Lot 9; thence south, assumed bearing, along the east line of said Lot 9 and its southerly extension a distance of 140.84 feet to the south line of the North half of said vacated alley; thence South 89 degrees 53 minutes 59 seconds West along said South line of the North half of said vacated alley a distance of 83.53 feet to the point of beginning of the line to be herein described; thence North 22 degrees 04 minutes 53 seconds East 160.06 feet to a point in the north line of said Lot 9 distant 24.51 feet, as measured along said north line from said northeast corner of said Lot 9 and there terminating. See document nos. 451892, 451893 and 603472.

Certificate of Title No. 608176