

Exhibit A

Legal Description

All that part of Bates Avenue adjoining Lots 16, 17 and 18, Block 9, Irvine's Second Addition to Saint Paul, according to the plat thereof recorded in Book L of Town Plats, Page 24, which would accrue to said lots upon the vacation thereof, and Lots One (1) and Two (2) together with that part of vacated streets and alleys which accrued thereto by reason of vacation thereof, and that part of Lot Six (6), in Block Eight (8), Irvine's Second Addition, and that part of the tract designated as Water Power Reservation in the plat of said Irvine's Second Addition lying North and East of a line described as follows: Beginning at the Southwest corner of Lot Two (2), Block Eight (8), Irvine's Second Addition, thence West to a point which is 300.26 feet West of the West line of Bates Avenue and 125 feet North of the North line of Maury Street, thence in a Northeasterly direction at an angle of 45 degrees 50 minutes with last described line a distance of 42.81 feet, thence on a line deflecting at an angle to the left of 17 degrees 52 minutes at a distance of 183.24 feet, thence on line deflecting at an angle to the left of 51 degrees to the right-of-way of the Northern Pacific Railway (excepting therefrom that part of said Water Power Reservation lying North of South line of Block One (1), Irvine's Second Addition produced West to Easterly right-of-way line of St. Paul and Duluth Railway (now Burlington Northern, Inc. Railway) and subject to easement to City of Saint Paul for sewer purposes); together with that part of vacated streets and alleys which accrued thereto by reason of vacation thereof.

Ramsey County, Minnesota
Abstract Property

AND

That part of Block 4, Theo Hamm Brewing Company Addition lying west and south of a line described as beginning at a point on the South line of said Block 4 distant 260.25 feet west of the southeast corner of said Block 4 (and south line has an assumed bearing of South 89 degrees 01 minute 59 seconds West); thence North 8 degrees 31 minutes 12 seconds West a distance of 60.81 feet; thence North 79 degrees 15 minutes 50 seconds West a distance of 52.17 feet; thence North 75 degrees 49 minutes 27 seconds West a distance of 115.46 feet to the east line of Burlington Northern Railroad Right of Way and there terminating.