

## EXHIBIT A

TRACT No. 1: The West fifteen (15) feet of Lot two (2), and all of Lots three (3), four (4) and five (5), in Block seven (7), Sterling Division of Duluth.

TRACT No. 3: That part of S  $\frac{1}{2}$  of N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), Range Fifteen (15), beginning 1,475.1 feet east of the northwest corner thereof, running thence south to a point 150 feet north of the south line of said subdivision, thence east to the right-of-way of the D.W. & P. railway, thence Northeasterly along said right-of-way to the north line of S  $\frac{1}{2}$  of N  $\frac{1}{2}$  of NE  $\frac{1}{4}$ , thence west to the point of beginning. 4.66 Acres.

E  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), Range Fifteen (15), except rail way right-of-way of 1.35 acres and except that part east and south of the right-of-way. 3.45 Acres.

W  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), range Fifteen (15). 5 Acres.

That part of S  $\frac{1}{2}$  of N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), Range Fifteen (15), described as follows: Beginning 1,234.04 feet east of the northwest corner thereof, running thence southeasterly at an angle of 77 degrees, 12 minutes, 52 seconds, 26.92 feet, thence at an angle to the right of 37 degrees, 5 minutes, 146.93 feet, thence at an angle to the right of 25 degrees, 13 minutes, 296.5 feet, thence to the right at an angle of 18 degrees, 45 minutes, 232.49 feet, thence at an angle to the right of 16 degrees, 2 minutes, 450.28 feet, thence at an angle to the right of 70 degrees, 7 minutes, 52 seconds, 28.63 feet, thence east along the north line of said S  $\frac{1}{2}$  of N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  to point of beginning. 3.19 Acres.

Undivided one-half of N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of section Twenty-seven (27) , Township Forty-nine (49), Range Fifteen (15). 20 Acres.

Undivided one-half of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), Range Fifteen (15). 40 Acres.

SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), Range Fifteen (15). 40 Acres.

Undivided one-half of S  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49) , Range Fifteen (15), except .65 acres for Boulevard. 19.35 Acres.

Undivided one-half of SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), Range Fifteen (15), except 3 acres for Boulevard. 37 Acres.

Undivided two-thirds of that part of E  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of Section Twenty-seven (27), Township Forty-nine (49), Range Fifteen (15) lying east of the Boulevard, except a strip 100 feet wide for the roadway. 46.47 Acres.

N  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of Section Thirty-four (34), Township Forty-nine (49) Range Fifteen (15), except right-of-way 14.42 Acres and except 5.01 acres for Boulevard. 60.57 Acres.

Lot One (1) in Block Eight (8) except railway right-of-way; all of Block Nine (9); all of Block Ten (10) except railway right-of-way; all in Spirit Lake Addition in Duluth.

Undivided one-eighth of Lots Fifteen (15), Sixteen (16) and Seventeen (17), Block Five (5), and of Lots Eleven (11) and Twelve (12), Block Twelve (12), Second Division of Kimberly and Stryker's Division of Duluth.