

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Parcel 1

Lot 13, Block 4, SECOND REARRANGEMENT IN CONGDON PARK DIVISION

Parcel 2

Lot 21, Block 4, CONGDON PARK DIVISION OF DULUTH

Parcel 3

All that part of the NE1/4 of SW1/4 of NW1/4 of SECTION 13 in TOWNSHIP 50 North of RANGE 14 West of the Fourth Principal Meridian, according to the Government Survey thereof, described as follows to-wit: Beginning at a point on the North line of said NE1/4 of SW1/4 of the NW1/4 of said Section 13, which point is 221.27 feet West of the NE corner of said last mentioned Government Subdivision and which point is also the SE corner of Lot 21 in Block 4 Congdon Park Division of Duluth, according to the registered plat thereof on file in the office of the Registrar of Titles of said St. Louis County, and which point marked by an iron pipe monument; thence running West along the South line of said Lot 21 in said Block 4 said South line being also the North line of said last mentioned Government Subdivision, a distance of 432.5 feet to a point which point is the SW corner of said Lot 21 and is also the NW corner of said last mentioned Government subdivision and which point is marked by an iron pipe monument; thence S'y along the W'y line of the last mentioned Government subdivision, said line also being the E'y line of said Congdon Park Division of Duluth, a distance of 212 feet, more or less, to an iron pipe monument upon the N'y line of Fourth Street, as said street is shown upon the said plat of Congdon Park Division of Duluth; thence NE'y along a curve, said curve being north of a straight line drawn between the last mentioned point and the Point of Beginning, the said line being a chord of the said curve, whose radius is 500 feet and whose chord length is 241.21 feet to a point; thence NE'y along a curve, the said curve being South of the aforesaid straight line, the said line being a chord of the said curve, whose radius is 500 feet and whose chord length is 241.21 feet to the Point of Beginning.