

EXHIBIT A

A tract of land in the SW 1/4 of SW 1/4 of the SE 1/4 of Section 10 Township 50 North Range 14 West of the Fourth Principal Meridian, described as follows:

Beginning at a point 165.03 feet North and 33 feet East of the SW corner of the SW 1/4 of the SW 1/4 of the SE 1/4, of Section 10 Township 50 North, Range 14 West of the Fourth Principal Meridian, thence North 141.84 feet along the East line of Kenwood Avenue, thence East 80 feet to a point, thence North 40 feet to a point, thence East 223.49 feet to the Westerly line of Warren Avenue, thence South 181.84 feet, along the West line of Warren Avenue, thence West 303.49 feet, to the place of beginning.

EXCEPTING and reserving any and all iron ore and other valuable Minerals in and upon said parcel of land, with the right to explore for, mine and remove the same, all in accordance with the provisions of Section 638, Masons Minnesota Statutes for 1937.

SUBJECT, however, to a 10 foot building line easement along the West Side of the Tract of land hereby conveyed, and also a 5 foot easement for public utilities along the East side of same.