

EXHIBIT A

The following described real property located in St. Louis County, Minnesota:

Northerly 100 feet of Lots 2 and 4, EAST FIRST STREET, DULUTH PROPER, FIRST DIVISION

AND

Lots Two (2), Four (4), Six (6) and Eight (8), East First Street Duluth Proper, First Division, except the North 100 feet of Lots 2 and 4

AND

East Half (E1/2) of Lot Ten (10), East First Street, Duluth Proper First Division,

AND

W1/2 of Lot 10 EXCEPT the South 17 feet 0 inches and W1/2 of Lot 12 EXCEPT the South 8 feet 2 inches EAST FIRST STREET, DULUTH PROPER FIRST DIVISION

AND

East Half (E1/2) of Lot Twelve (12), East First Street, Duluth Proper First Division,

EXCEPTING THEREFROM That part of Lots 4, 6, 8, 10 and 12, East First Street, Duluth Proper First Division, City of Duluth, St. Louis County, Minnesota, described as follows:

Assuming Lake Avenue runs due North and South and First Street runs due East and West, the south 17 feet 0 inches of the east 2 feet 0 inches of said Lot 4; the south 17 feet 0 inches of said Lots 6, 8, 10; the south 8 feet 2 inches of said Lot 12

EXCEPT an area bounded by the following: Assuming Lake Avenue runs due North and South and First Street runs due East and West, the east boundary is 22 feet 0 inches easterly of and parallel with the west line of said Lot 6; the north boundary is 17 feet 0 inches north of and parallel with the south line of said Lot 6; the west boundary is the west line of said Lot 6; the south boundary is 3 feet 2-1/4 inches north of and parallel with the south line of said Lot 6; and lying between elevations 659.42 feet and 678.08 feet USGS (elevation taken from City of Duluth Datum assuming a conversion number of 600.60).

ALSO EXCEPT an area bounded by the following: Assuming Lake Avenue runs due North and South and First Street runs due East and West, the east boundary is the east line of said Lot 4; the north boundary is 17 feet 0 inches north of and parallel with the south line of said Lot 4; the west boundary is 2 feet 0 inches westerly of and parallel

with the east line of said Lot 4; the south boundary is the south line of said Lot 4; and lying between elevations 659.42 feet and 678.08 feet USGS (elevation taken from City of Duluth Datum assuming a conversion number of 600.60).

TOGETHER WITH an easement for light, view and buffer space in favor of the City of Duluth as reserved in Quit Claim Deed dated March 6, 2000, recorded with the St. Louis County Recorder on December 27, 2000 as Document No. 00805003 and with the St. Louis County Registrar of Titles as Document No. 694501.0.