

## **EXHIBIT A**

### **Legal Description**

The Northwesternly Twenty-five feet (NW'ly 25') of the Southeasterly Forty feet (SE'ly 40') of vacated West 4th Street in the plat of Grand Central Division of Duluth lying between the following described lines: Southwesterly line of Lot One (1) Block 8 extended into the vacated West 4th Street and the Northeasterly line of Lot One (1) Block 8 extended into the vacated West 4th Street.

Said property being Twenty-five feet (25') by One Hundred and Thirty feet (130') in dimension.

AND

The Southeasterly Fifteen feet (SE'ly 15') of the Southeasterly Forty feet (SE'ly 40') of vacated West 4th Street in the plat of Grand Central Division of Duluth lying between the following described lines: the Northeasterly line of Lot One (1) Block 8 extended into the vacated West 4th Street and a line Sixteen feet (16') Southwesterly (SW'ly) and parallel to the Northeasterly line of Lot One (1) Block 8 extended into the vacated West 4th Street.

Said property being Fifteen feet (15') by Sixteen feet (16') in dimension.