

EXHIBIT A

All that part of Lots, 1, 2, 3, 4, 5, 6, 8, and 10, Block 10, of the plat of CLAGUE & PRINDLE'S ADDITION TO DULUTH, which lie northerly and easterly of the following described parcel:

All that part of Lots 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 Block 10 CLAGUE & PRINDLE'S ADDITION TO DULUTH, described as follows:

Beginning at the southwest corner of said Lot 15 Block 10; thence easterly on an assigned bearing of North 89 degrees 06 minutes 25 seconds East along the south line of said Lot 15 Block 10 a distance of 164.93 feet to the centerline of Pecan Avenue; thence northeasterly along the centerline of Pecan Avenue on a non-tangential curve concave to the southeast a distance of 80.61 feet, said curve having a radius of 860.00 feet, a central angle of 05 degrees 22 minutes 14 seconds, the chord of which bears North 26 degrees 37 minutes 01 seconds East a distance of 80.58 feet; thence continuing northeasterly along the centerline of Pecan Avenue on a bearing of North 29 degrees 18 minutes 09 seconds East a distance of 68.41 feet to the centerline of Rice Lake Road; thence North 50 degrees 47 minutes 32 seconds West along the centerline of Rice Lake Road a distance of 290.09 feet to the north line of said Lot 1 Block 10; thence South 89 degrees 02 minutes 25 seconds West along the north line of said Lot 1 a distance of 12.03 feet to the northwest corner of said Lot 1 Block 10; thence South 00 degrees 25 minutes 11 seconds East along the west line of said Block 10 a distance of 317.45 feet to the POINT OF BEGINNING and there terminating.

And which lies northerly and easterly of the southeasterly extension of said centerline of Rice Lake Road to the east line of said Block 10.