

**Exhibit A**  
**(Legal Description)**

Those parts of vacated 54<sup>th</sup> Avenue West, vacated 54<sup>th</sup> Alley West, vacated 53<sup>rd</sup> Avenue West, vacated 53<sup>rd</sup> Alley West, and vacated 52<sup>nd</sup> Avenue West; Lots 3-14, Block 18, Lots 1-16, Block 17, and Lots 1-15, Block 16, WEST DULUTH FIRST DIVISION, and Lots 1-12, Block 200, and Lots 1-9, Block 201, ALTERED PLAT OF WEST DULUTH, THIRD DIVISION described as follows: Beginning at the intersection of the centerline of vacated 54<sup>th</sup> Avenue West and the extended South line of Lot 14, Block 18, West Duluth, First Division; thence running S'y along said centerline to a line commencing on the extended East line of said Block 18, distant 20 feet South of the SE corner of Lot 16 in Block 18, and terminating at the SW corner of Lot 16, Block 17, West Duluth, First Division; thence running NE'y along the aforesaid line to the SW corner of Lot 16, Block 17, West Duluth, First Division; thence running E'y along the South line of said Lot 16 for 60 feet; thence running NE'y to the SW corner of Lot 12, Block 200, Altered Plat of West Duluth Third Division; thence running N'y along the West line of said Lot 12 ten feet; thence running NE'y to a point on the East line of Lot 10, Block 200, Altered Plat of West Duluth, Third Division, distant 10 feet South of the NE corner of said Lot 10; thence running NE'y to a point on the East line of Lot 5, Block 201, Altered Plat of West Duluth, Third Division, distant 10 feet North of the SE corner of said Lot 5; thence running NE'y to the intersection of the centerline of vacated 52<sup>nd</sup> Avenue West and a line commencing on the East line of said Lot 5, distant 10 feet North of the SE corner of said Lot 5, and terminating at a point on the West line of Lot 1, Block 202, Altered Plat of West Duluth, Third Division, distant 38 feet South of the NW corner of said Lot 1; thence running N'y along the centerline of vacated 52<sup>nd</sup> Avenue West to the South right-of-way of Bristol Street; thence running W'y along the South right-of-way of Bristol Street to the centerline of vacated 54<sup>th</sup> Avenue West; thence running S'y along said centerline of vacated 54<sup>th</sup> Avenue West to the extended North line of Lot 3, Block 18, West Duluth, First Division; thence running W'y along the extended North line and North line of said Lot 3 to the NW corner of said Lot 3; thence running S'y along the West line of said Block 18 to the SW corner of Lot 14 in said Block 18; and thence running E'y along the South line and extended South line of said Lot 14 to the point of beginning.

Together with the vacated parts of the 16 foot wide alley between Central Avenue and 54<sup>th</sup> Avenue West accruing thereto pursuant to vacation Resolutions filed January 5, 2001, in the office of the St. Louis County Registrar of Titles as Document No. 894798 and October 20, 2016, in the office of the St. Louis County Registrar of Titles as Document No. 977544.

-AND TO-

Lots 15 and 16, Block 18, WEST DULUTH FIRST DIVISION, and Lots 15 and 16, Block 19, WEST DULUTH, FIRST DIVISION, together with vacated 54<sup>th</sup> Avenue West and vacated Roosevelt Street adjacent thereto.

Together with the vacated parts of the 16 foot wide alley between Central Avenue and 54<sup>th</sup> Avenue West accruing thereto pursuant to Vacation Resolution filed January 5, 2001, in the office of the St. Louis County Recorder as Document No. 1152301.

-AND TO-

Lots 8, 9, 10, 11, 12, 13 and 14, Block 19, WEST DULUTH FIRST DIVISION.

Together with the vacated parts of the 16 foot wide alley between Central Avenue and 54<sup>th</sup> Avenue West accruing thereto pursuant to vacation Resolutions filed January 5, 2001, in the office of the St. Louis County Registrar of Titles as Document No. 894798 and in the office of the St. Louis County Recorder as Document No. 1152301.