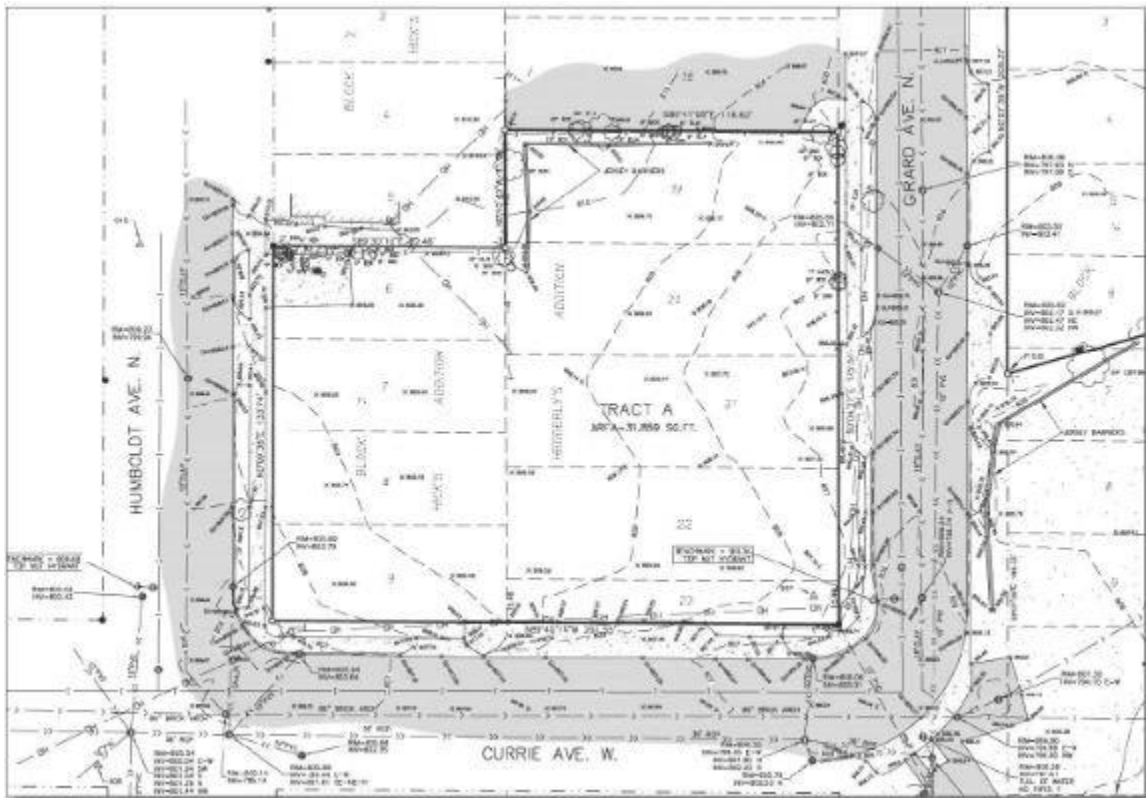


EXHIBIT A
Surveys and Legal Descriptions of Parcels A, B and C

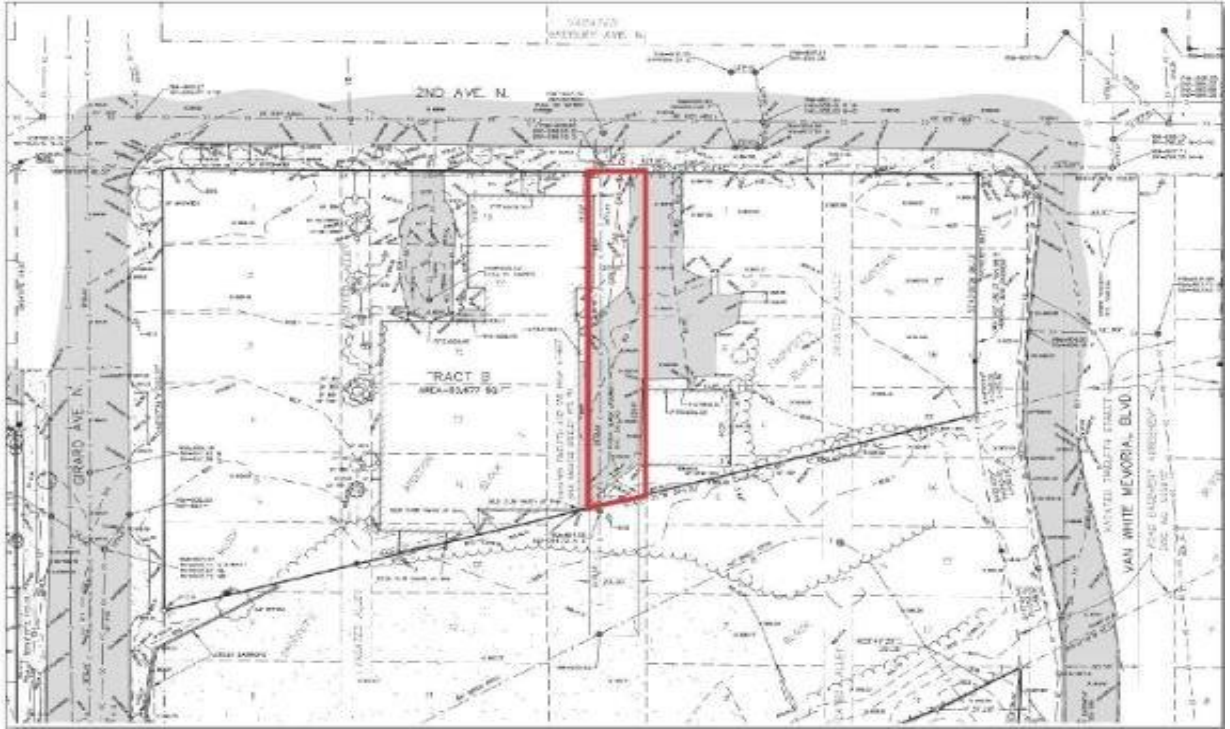


TRACT A:

Lots 6, 7, 8 and 9, Block 2, Hick's Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota.

AND

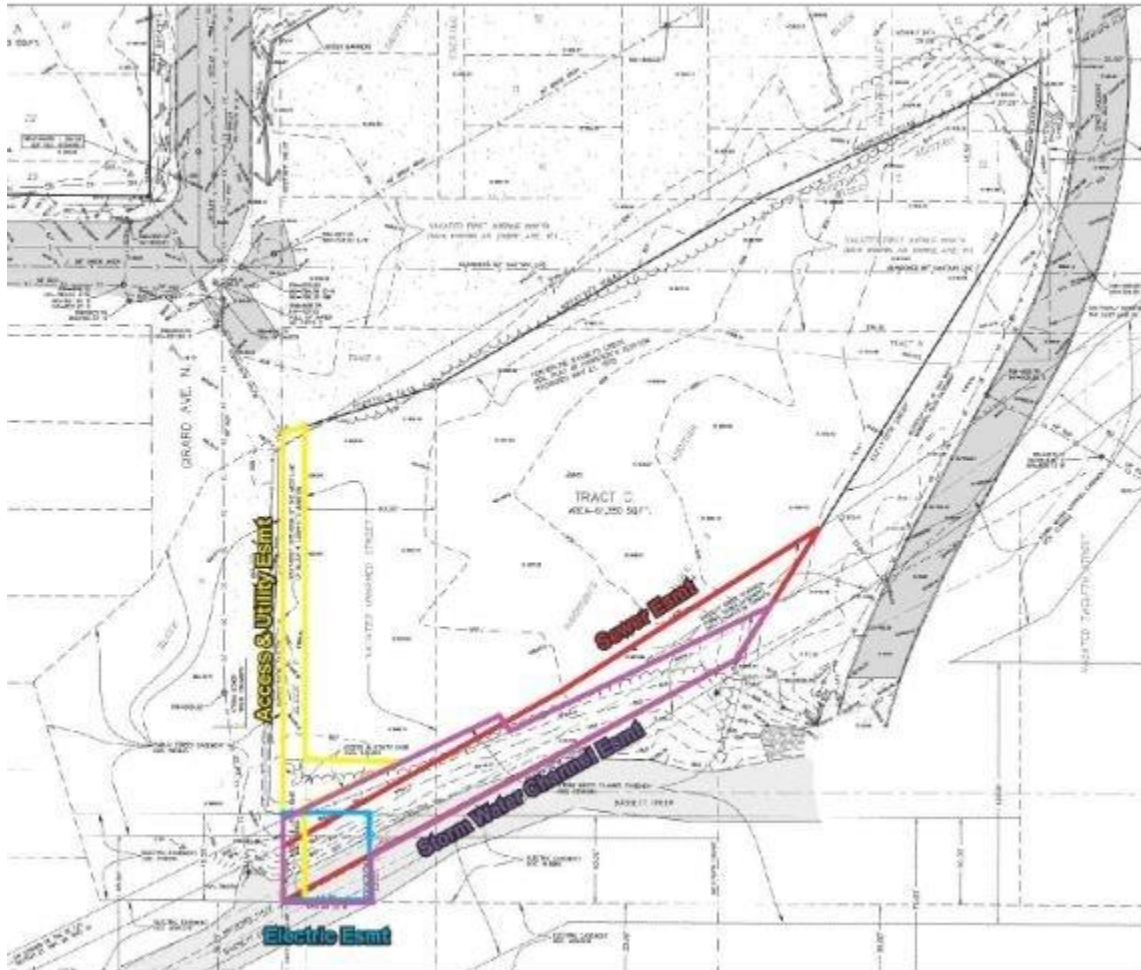
Lots 19, 20, 21, 22 and the North 15.48 feet of Lot 23, Hedderly's Addition, according to the recorded plat thereof, Hennepin County, Minnesota.



TRACT B: Red area denotes a public sewer easement.

Lots 1, 2, 3, 4, 5, 15, 16, 17, 18 and part of Lots 6, 7, 13 and 14, Block 4, Croffut's Addition to Minneapolis, and part of the vacated alley in said Block 4, and Lots 1, 2, 3 and part of Lots 4, 5, 15, 16, 17 and 18, Block 5, Croffut's Addition to Minneapolis, and part of the vacated alley in Block 5, and part of vacated Greely Avenue between said Blocks 4 and 5. More particularly describes as follows:

Beginning at a point on the westerly line of said Block 4, distant 209.37 feet southerly of the northwest corner of said Block 4; thence North 00 degrees 07 minutes 39 seconds West along the west line of said Block 4, a distance of 209.37 feet to said northwest corner of Block 4; thence South 89 degrees 34 minutes 08 seconds East, a distance of 332.45 feet, along the northerly line of said Blocks 4 and 5 to the westerly line of the Van White Memorial Boulevard easement; thence South 00 degrees 43 minutes 08 seconds West, along the westerly line of said Van White Memorial Boulevard, a distance of 88.73 feet; thence continue southerly along said westerly line of Van White Memorial Boulevard on a tangential curve concave to the east a distance of 25.36 feet, said curve having a radius of 348.00 feet and a central angle of 4 degrees 10 minutes 28 seconds to a point that bears North 74 degrees 21 minutes 31 seconds East from the point of beginning; thence South 74 degrees 21 minutes 31 seconds West, a distance of 344.22 feet to the point of beginning.



TRACT C: Colored areas note sewer, storm water and utility easements

Part of Lots 9, 10 and 11, Block 5, Croffut's Addition to Minneapolis and part of the vacated alley in Block 5, Croffut's Addition to Minneapolis and part of vacated First Avenue North and part of Tracts A and B, Croffut's Addition to Minneapolis and part of Blocks 5 and 9, Harrison's Addition to Minneapolis and part of the vacated unnamed street lying between Blocks 5 and 9, Harrison's Addition to Minneapolis. More particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 21, Township 29, Range 24, Hennepin County, Minnesota; thence South 89 degrees 40 minutes 02 seconds East, along the south line of said Southeast Quarter, a distance of 230.75 feet; thence North 61 degrees 39 minutes 28 seconds East, a distance of 114.73 feet to the point of beginning of the Tract to be described; thence South 00 degrees 00 minutes 22 seconds West, a distance of 20.05 feet; thence North 89 degrees 40 minutes 02 seconds West, a distance of 40.34 feet; thence North 00 degrees 07 minutes 39 seconds West, a distance of 215.10 feet; thence North 72 degrees 53 minutes 01 seconds East, a distance of 74.13 feet; thence North 59 degrees 41 minutes 33 seconds East, a distance of 169.40 feet; thence North 65 degrees 25 minutes 03 seconds East, a distance of 107.54 feet; thence North 59 degrees 47 minutes 39 seconds East, a distance of 39.08 feet to a point on the westerly line of Van White Memorial Boulevard easement; thence southerly along said Van White Memorial Boulevard easement 66.27 feet along a non-tangential curve concave to the west, said curve having a radius of 252.00 feet, a central angle of 15 degrees 04 minutes 05 seconds, a chord bearing of South 06 degrees 05 minutes 34 seconds West and a chord of 66.08 feet; thence South 32 degrees 11 minutes 10 seconds West, along said westerly easement line, a distance of 248.67 feet to a point that bears North 61 degrees 39 minutes 28 seconds East from the point of beginning; thence South 61 degrees 39 minutes 28 seconds West, a distance of 191.30 feet to the point of beginning.

