

Exhibit a

Legal Description

The legal description of the site for the two properties is as follows:

1. Scott Land Company: PID: 70290010

Lot 1, Block 1, Flood Brothers Addition, Scott County, MN.

2. Q Prime, Inc.:

Parcel 1: PID's 79330041, 79330042

All that part of the East Half of the Southwest Quarter of Section 33, Township 115, Range 23, Scott County, Minnesota, lying Easterly of the Easterly right of way line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company (Chicago and Northwestern Railway); and all that part of the West Half of the Southeast Quarter of said Section 33 lying Westerly of the Westerly right of way line of the Minneapolis and St. Louis Railroad excepting therefrom the following parcels:

Lot 1, Block 1, Unimine Addition, and

Lot 1, Block 1, Flood Bros. Addition

Parcel 2: and 90130010

Tract A, Registered Land Survey Number 86; and Tract C, Registered Land Survey Number 136; as filed in the office of the Register of Titles, Scott County, Minnesota, excepting therefrom the following parcel:

That part of Tract A, Registered Land Survey No. 86, Scott County, Minnesota, which lies northwesterly of a line drawn from a point on the north line of said Tract A distant 54.84 feet easterly from the northwest corner of said Tract A to a point on the west line of said Tract A distant 54.84 feet southerly from said northwest corner.