

EXHIBIT A

Legal Description

A strip of land 50 ft. wide in the East one-half of the Southeast Quarter of Section 24 in Township 44 north Range 5 East, St. Louis County, Missouri, the centerline of which is describes as follows: Beginning at a point in the centerline of the original Robyn Avenue, being in the direct prolongation Eastwardly of the Northern line of tract conveyed to A. B. Spicer by deed recorded in Book 836 at page 225 of the St. Louis County records, said point being distant South 88 degrees 57 minutes East 44.19 feet from the Northeast corner of tract conveyed to A. B. Spicer by the above mentioned deed, thence leaving said centerline and running South 2 degrees 33 minutes East 284.83 feet to point of angle, thence South 7 degrees 19 minutes West 117.01 feet to a point of curve, thence Southwardly along a curve to the left having a radius of 383.21 feet a distance of 180.58 feet to a point of tangent, thence South 19 degrees 41 minutes East 30.00 feet to a point of curve, thence Southwardly along a curve to the right having a radius of 212.03 feet a distance of 170.22 feet to a point of compound curve, thence Southwestwardly along a curve to the right having a radius of 236.17 feet a distance of 328.38 feet to a point of reverse curve, thence Westwardly along a curve to the left having a radius of 402.79 feet a distance of 89.63 feet to a point of tangent, thence North 86 degrees 46 minutes West 7.22 feet to a point of curve, thence Westwardly along a curve to the left having a radius of 353.08 feet a distance of 114.98 feet to a point, said point being distant South 0 degrees 34 minutes West 900.00 feet from the original centerline of Robyn Avenue.