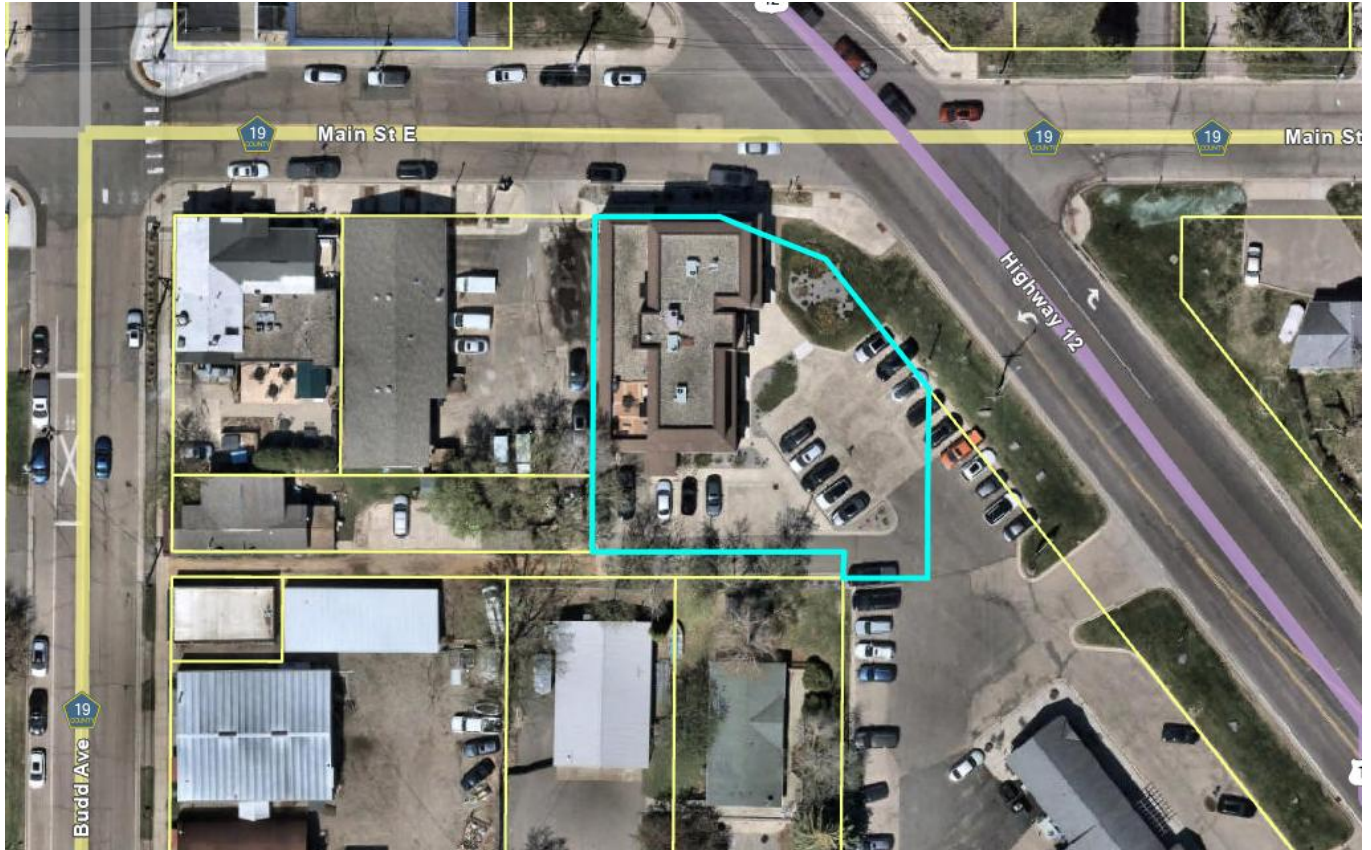


Exhibit A

Gordon James Building
5173 US Highway 12
Maple Plain, MN 55359





The total payment every month is includes these areas:

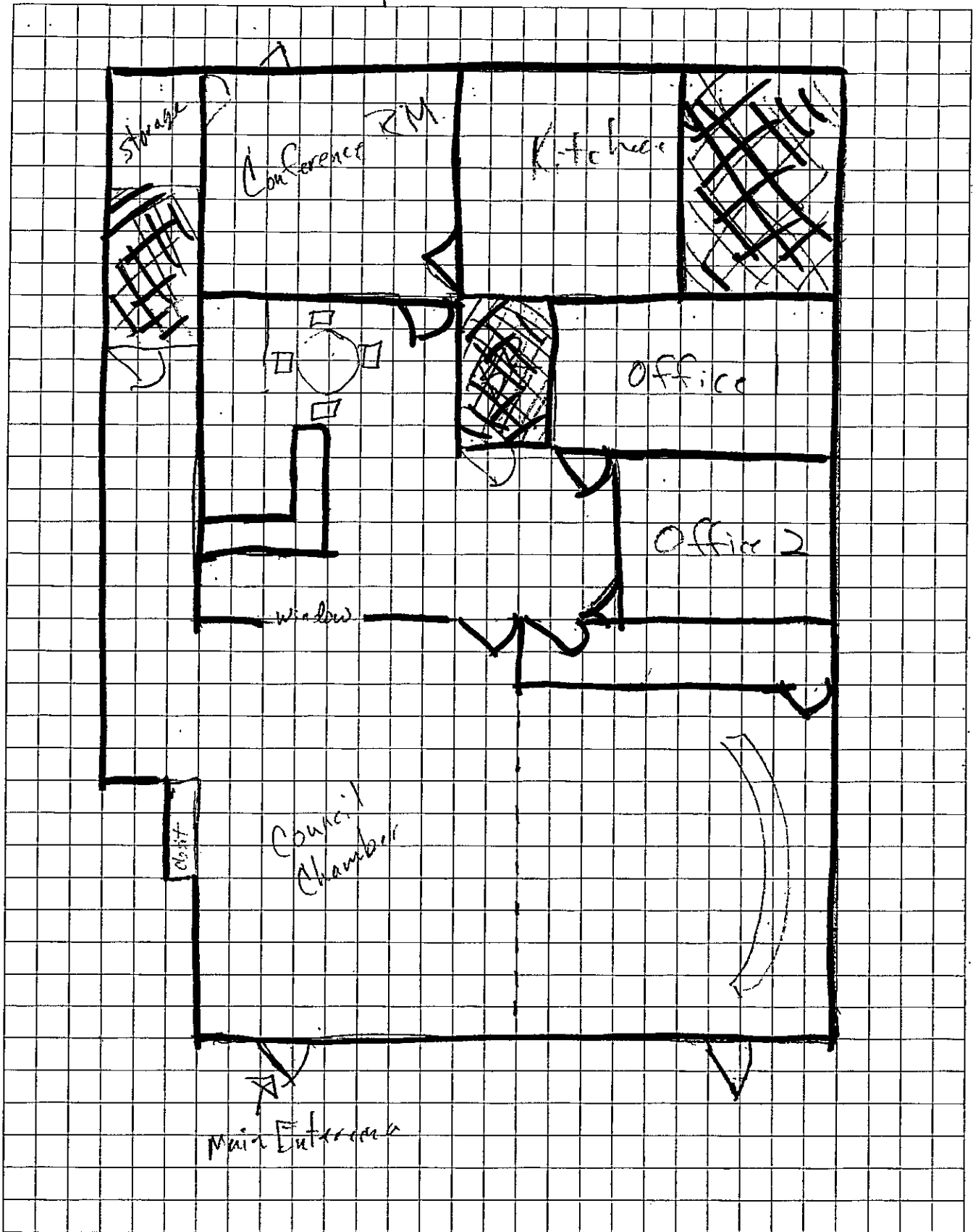
Rent	\$3,618
CAM est	\$746.57
Gas-Elec-Water-Sewer	\$527.96 (trash as well)
Prop. Taxes	\$1,203.74
Total	\$6,096.27

The total monthly is \$6,096.27 to a regular renter, but with you being local government you would save the taxes, water/sewer, and trash. I'm guessing you would be in the \$4,300 - \$4,500 range when you remove those charges.

2,412 S, Ft



Option 1



Hall = $40' \times 20' = 800' \text{ sq. ft.}$

Kitchen = $26' \times 49' = 1274 + 20 = 1,304.36$

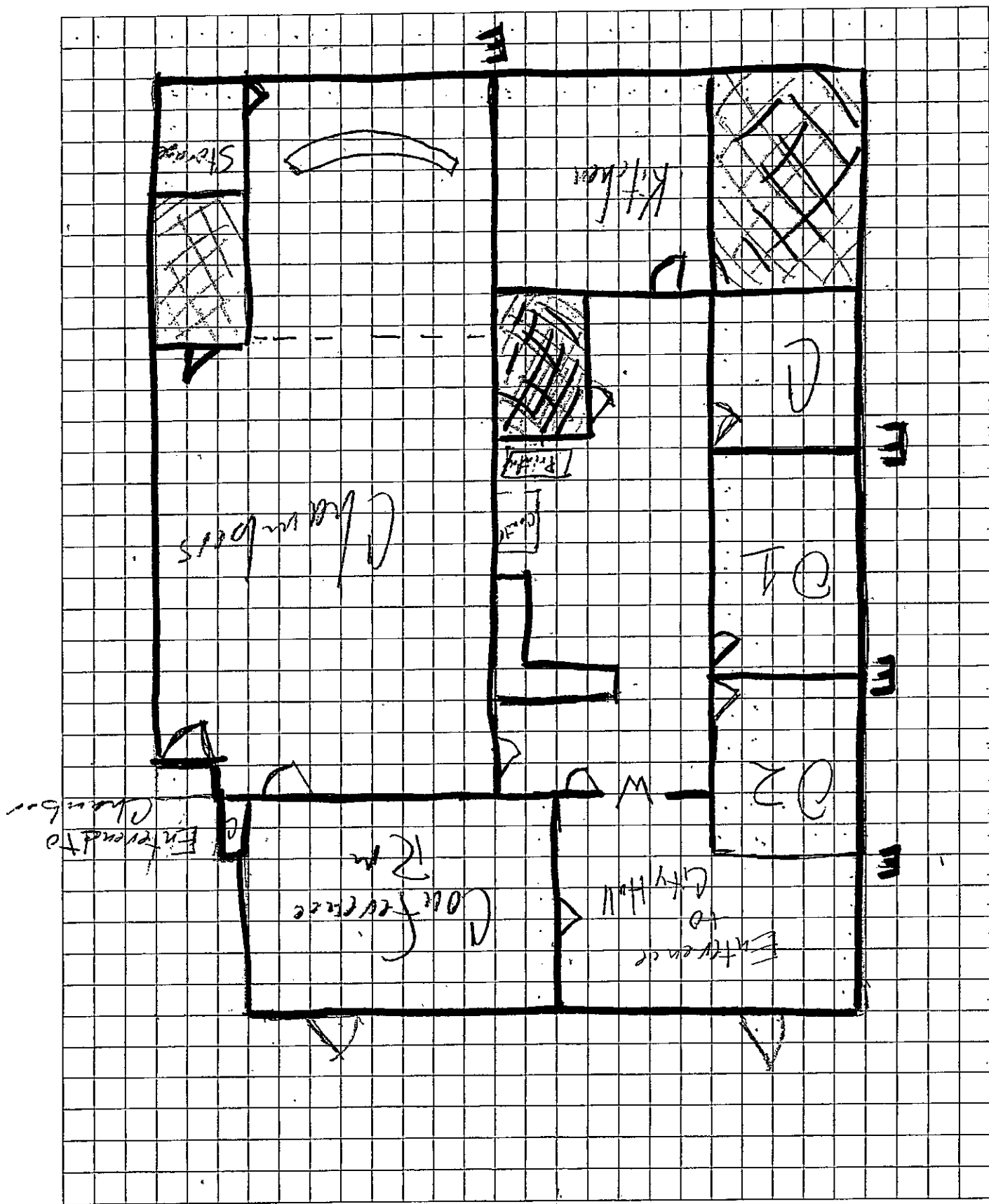
Kitchen = $14' \times 14' = 196 \text{ sq. ft.}$

Office = $16' \times 14' = 224 \text{ sq. ft.}$

Council Hall = $800 + 196 = 996 \text{ sq. ft.}$

Chamber = $1,304 + 224 = 1,528 \text{ sq. ft.}$

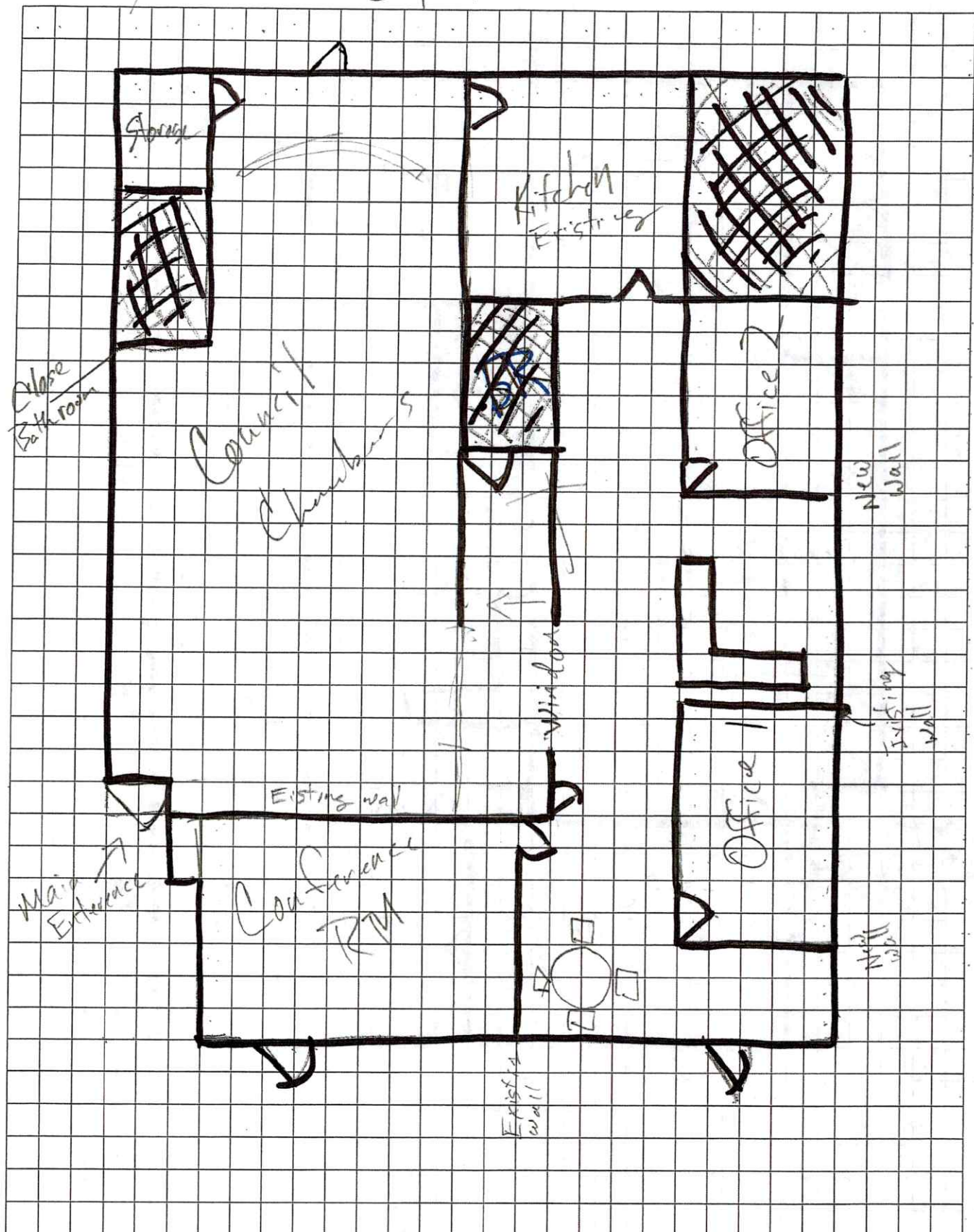
Office = 12 sq. ft.



$Q_{1,2} = 1.01 \cdot 1.01 = 1.02$
 $Q_{1,2} = 1.01 \cdot 1.01 = 1.02$

10424.5
 10424.5
 10424.5
 10424.5

Option 2



City Hall = $24' \times 46' = 1,104 - 56 = 1,048$

Chambers = $26' \times 46' = 1,012$

Kitchen = $14' \times 14' = 196$

Conference = $11' \times 20' = 220$

City Hall = $1,048 + 196 = 1,244$

Chambers = $1,012 + 220 = 1,232$

