

EXHIBIT A

QUITCLAIM DEED

C.S. 6915 (53=106)
Release No. 1498
County of St. Louis

The State of Minnesota having acquired the real estate hereinafter described for trunk highway purposes, and the Commissioner of Transportation of said State having determined that the same is no longer needed by said State for trunk highway purposes, and that the same may be conveyed and quitclaimed to the City of Duluth.

NOW, THEREFORE, Upon said determination and pursuant to Minnesota Statutes, Section 161.16, Subdivision 4, in consideration of the future maintenance, improvement, or reconstruction by Grantee of such roadways, the State of Minnesota, Grantor, by Charles A. Zelle, its Commissioner of Transportation, hereby conveys and quitclaims to the City of Duluth, Grantee, for highway purposes, all its interest including any conditions, restrictions, covenants and easements that run with the land together with and including the right of access control as shown herein; except that access to Trunk Highway No. 106 renumbered 53 from the lands herein described shall be restricted as hereinafter set forth in the reservation clause; in and to the real estate situate in the County of St. Louis, State of Minnesota, described as follows:

DESCRIPTION FOR THE TURNBACK OF PART OF
TRUNK HIGHWAY NO. 106 RENUMBERED 53
TO THE CITY OF DULUTH

Part of Parcel 225 C.S. 6915 (53=106) 902

All of the following:

All right of access, being the right of ingress to and egress from Lot 12, Auditor's Plat No. 24, as shown by the access restriction symbol, as Parcel 225 on Minnesota Department of Transportation Right of Way Plat No. 69-65 as the same is on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota; lying between Right of Way Boundary Corners B2 and B3.

Part of Parcel 226 C.S. 6915 (53=106) 902

That part of Tract A described below:

Tract A. That part of Lots 13, 14 and 15, Auditor's Plat No. 24, shown as Parcel 226 on Minnesota Department of Transportation Right of Way Plat No. 69-65 as the same is on file and of record in the office of the Registrar of Titles in and for St. Louis County, Minnesota; the title thereto being registered;

which lies northeasterly of Line 1 described below:

Line 1. Commencing at Right of Way Boundary Corner B2 as shown on said Plat No. 69-65; thence on an azimuth of 180 degrees 53 minutes 10 seconds along the boundary of said plat for 214.92 feet to Right of Way Boundary Corner B3 and the point of beginning of Line 1 to be described; thence northwesterly for 786.54 feet on a non-tangential curve, concave to the northeast, having a radius of 2191.83 feet, a delta angle of 20 degrees 33 minutes 38 seconds and a chord azimuth of 303 degrees 27 minutes 36 seconds and there terminating.

Parcel 226A C.S. 6915 (53=106) 902

All of Tract A described below:

Tract A. That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 50 North, Range 14 West, shown as Parcel 226A on Minnesota Department of Transportation Right of Way Plat No. 69-65 as the same is on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota.

Part of Parcel 226B C.S. 6915 (53=106) 902

That part of Tract A described below:

Tract A. That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 50 North, Range 14 West, shown as Parcel 226B on Minnesota Department of Transportation Right of Way Plat No. 69-65 as the same is

on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

which lies northeasterly of Line 1 described below:

- Line 1. Commencing at Right of Way Boundary Corner B2 as shown on said Plat No. 69-65; thence on an azimuth of 180 degrees 53 minutes 10 seconds along the boundary of said plat for 214.92 feet to Right of Way Boundary Corner B3 and the point of beginning of Line 1 to be described; thence northwesterly for 786.54 feet on a non-tangential curve, concave to the northeast, having a radius of 2191.83 feet, a delta angle of 20 degrees 33 minutes 38 seconds and a chord azimuth of 303 degrees 27 minutes 36 seconds and there terminating.

Part of Parcel 228 C.S. 6915 (53=106) 902

That part of Tracts A and B described below:

- Tract A. The West Half of the West Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 29, Township 50 North, Range 14 West, St. Louis County, Minnesota; excepting therefrom the right of way of Trunk Highway No. 53 as located and established prior to January 1, 2004 and excepting therefrom that part of said West Half of the West Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 29 lying north of the following described line: Beginning at a point on the west line of said Section 29, distant 1054.59 feet south of the northwest corner thereof; thence run northeasterly at an angle of 38 degrees 00 minutes 40 seconds from said west line to an intersection with the easterly line of said West Half of the West Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter and there terminating;
- Tract B. That part of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West, St. Louis County, Minnesota, described as follows: Commencing at the northeast corner of said Section 30; thence southerly along the east section line for 908.40 feet; thence in a southwesterly direction at an angle of 07 degrees 20 minutes 40 seconds for 176.51 feet to the point of beginning of Tract B to be described, which is also a point on the southeasterly line of that certain land described in Torrens Certificate No. 239093.0; thence in a southwesterly direction at an angle of 38 degrees 24 minutes 20 seconds for 116.53 feet to a point on the northeasterly right of way line of Trunk Highway No. 53 as located and established prior to January 1, 2004; thence in a southeasterly direction at an angle of 96 degrees 31 minutes 00 seconds along said northeasterly right of way line for 136.29 feet; thence northerly at an angle of 129 degrees 14 minutes 00 seconds for 196.09 feet to a point on the east line of said Section 30, which point lies North 38 degrees 00 minutes 40 seconds East a distance of 36.64 feet from the point of beginning; thence South 38 degrees 00 minutes 40 seconds West for 36.64 feet to the point of beginning;

which lies northeasterly of Line 1 described below and southwesterly of Line 2 described below:

- Line 1. Commencing at Right of Way Boundary Corner B2 as shown on Minnesota Department of Transportation Right of Way Plat No. 69-65 as the same is on file and of record in the office of the County Recorder in and for said County; thence on an azimuth of 180 degrees 53 minutes 10 seconds along the boundary of said plat for 214.92 feet to Right of Way

Boundary Corner B3 and the point of beginning of Line 1 to be described; thence northwesterly for 786.54 feet on a non-tangential curve, concave to the northeast, having a radius of 2191.83 feet, a delta angle of 20 degrees 33 minutes 38 seconds and a chord azimuth of 303 degrees 27 minutes 36 seconds; thence northwesterly on a non-tangential curve, concave to the northeast, having a radius of 2191.83 feet, a delta angle of 07 degrees 18 minutes 53 seconds and a chord azimuth of 317 degrees 23 minutes 52 seconds to Right of Way Boundary Corner B17 as shown on Minnesota Department of Transportation Right of Way Plat No. 69-66 as the same is on file and of record in the office of the County Recorder in and for said County and there terminating;

Line 2. Beginning at Right of Way Boundary Corner B1, as shown on said Plat No. 69-65; thence on an azimuth of 304 degrees 29 minutes 36 seconds along the boundary of said plat for 590.64 feet to Right of Way Boundary Corner B6618 and there terminating.

Part of Parcel 230 C.S. 6915 (53=106) 902

That part of Tracts A and B described below:

Tract A. That part of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West, St. Louis County, Minnesota, which lies North and East of the road known as Trinity Road as said road existed on December 31, 1947, described as follows: Commencing at the northeast corner of said Section 30; thence southerly at an angle of 89 degrees 42 minutes (measured from west to south) along the easterly line of said Section 30 for a distance of 908.4 feet to the place of beginning; thence deflect to the right at an angle of 71 degrees 00 minutes for a distance of 260.19 feet to the northeasterly line of Trinity Road; thence southeasterly along said northeasterly line of Trinity Road a distance of 223.46 feet; thence deflect to the left at an angle of 83 degrees 29 minutes a distance of 153.17 feet to a point on the east line of said Section 30; thence northerly along said east line a distance 146.19 feet to the point of beginning; the title thereto being registered;

Tract B. That part of the West Half of the West Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 29, Township 50 North, Range 14 West, St. Louis County, Minnesota, lying northerly of the following described line: Beginning at a point on the west line of said Section 29, which point is 1054.59 feet south of the northwest corner of said Section 29; thence northeast, at an angle of 38 degrees 00 minutes 40 seconds, measured from the west line of said Section 20, for a distance of approximately 267.93 feet to the east line of the West Half of the West Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 29 and there terminating; the title thereto being registered;

which lies northeasterly of Line 1 described below and southwesterly of Line 2 described below:

Line 1. Commencing at Right of Way Boundary Corner B2 as shown on Minnesota Department of Transportation Right of Way Plat No. 69-65 as the same is on file and of record in the office of the County Recorder in and for said County; thence on an azimuth of 180 degrees 53 minutes 10 seconds along the boundary of said plat for 214.92 feet to Right of Way Boundary Corner B3 and the point of beginning of Line 1 to be described; thence northwesterly for 786.54 feet on a non-tangential curve, concave to

the northeast, having a radius of 2191.83 feet, a delta angle of 20 degrees 33 minutes 38 seconds and a chord azimuth of 303 degrees 27 minutes 36 seconds; thence northwesterly on a non-tangential curve, concave to the northeast, having a radius of 2191.83 feet, a delta angle of 07 degrees 18 minutes 53 seconds and a chord azimuth of 317 degrees 23 minutes 52 seconds to Right of Way Boundary Corner B17 as shown on Minnesota Department of Transportation Right of Way Plat No. 69-66 as the same is on file and of record in the office of the County Recorder in and for said County and there terminating;

Line 2. Beginning at Right of Way Boundary Corner B1 as shown on said Plat No. 69-65; thence on an azimuth of 304 degrees 29 minutes 36 seconds along the boundary of said plat for 590.64 feet to Right of Way Boundary Corner B6618; thence on an azimuth of 293 degrees 50 minutes 40 seconds along the boundary of said Plat No. 69-66 for 209.15 feet to Right of Way Boundary Corner B17 and there terminating.

Part of Parcel 231 C.S. 6915 (53=106) 902

That part of Tract A described below:

Tract A. That part of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 30, Township 50 North, Range 14 West, St. Louis County, Minnesota, described as follows: Beginning at a point marked with an iron pipe on the east line of said Southeast Quarter of the Northeast Quarter of the Northeast Quarter, distant ~~842.4~~ ^{OK} 842.4 feet southerly of the northeast corner of said Section 30; thence southerly on said east line a distance of 66 feet to a point on said last mentioned line, marked with an iron pipe on said last mentioned line; thence deflect to the right at an angle of 71 degrees measured from south to west a distance of 260.19 feet through an iron pipe monument and to the northeasterly line of Trinity Road as said road existed December 31, 1947 (also known as Trunk Highway No. 53); thence northwesterly along said northeasterly line of said Trinity Road a distance of 238.95 feet to a point on said northeasterly line; thence easterly in a straight line a distance of 406.2 feet, more or less, to the point of beginning;

which lies northeasterly of Line 1 described below and southwesterly of Line 2 described below:

Line 1. Commencing at Right of Way Boundary Corner B6619 as shown on Minnesota Department of Transportation Right of Way Plat No. 69-66 as the same is on file and of record in the office of the County Recorder in and for said County; thence northerly on an azimuth of 00 degrees 57 minutes 10 seconds along the boundary of said plat for 247.67 feet to the point of beginning of Line 1 to be described; thence northwesterly for 279.82 feet on a non-tangential curve, concave to the northeast, having a radius of 2191.83 feet, a delta angle of 07 degrees 18 minutes 53 seconds and a chord azimuth of 317 degrees 23 minutes 53 seconds to Right of Way Boundary Corner B17 as shown on said Plat No. 69-66 and there terminating;

Line 2. Beginning at Right of Way Boundary Corner B6618 as shown on said Plat No. 69-66; thence on an azimuth of 293 degrees 50 minutes 40 seconds along the boundary of said plat for 209.15 feet to Right of Way Boundary Corner B17 and there terminating.

RESERVATIONS CLAUSE

Subject to the following restrictions and reservations:

No access shall be permitted to Trunk Highway No. 53 from the lands herein described and conveyed in Parcels 226, 226B, 228, 230 and 231 on C.S. 6915 (53=106) 902, except that access shall be permitted between points distant 80 feet and 184 feet northwesterly of the point of beginning of the following described line (measured along said line): Commencing at Right of Way Boundary Corner B6619 as shown on Minnesota Department of Transportation Right of Way Plat No. 69-66 as the same is on file and of record in the office of the County Recorder in and for said County; thence northerly on an azimuth of 00 degrees 57 minutes 10 seconds along the boundary of said plat for 247.67 feet to the point of beginning of the line to be described; thence northwesterly for 279.82 feet on a non-tangential curve, concave to the northeast, having a radius of 2191.83 feet, a delta angle of 07 degrees 18 minutes 53 seconds and a chord azimuth of 317 degrees 23 minutes 52 seconds to Right of Way Boundary Corner B17 as shown on said Plat No. 69-66, and there terminating.

THE ABOVE DESCRIBED REAL PROPERTY IS SUBJECT TO THE RIGHTS OF
EXISTING UTILITIES, IF ANY, AS PROVIDED IN MINNESOTA STATUTES §161.45
SUBDIVISION 3.

The Seller certifies that the Seller does not know of any wells on the described real property.

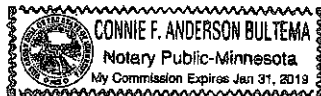
Dated this 28th day of July, 2015.

STATE OF MINNESOTA

BY: [Signature]
(Commissioner of Transportation)
(Director of the Office of Land Management)
(Assistant Director of the Office of Land
Management)
Seal of the Commissioner

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

On this 28th day of July, 2015, before me, a Notary
Public within and for said County, personally appeared Joseph D. Pignato,
to me personally known to be the person who executed the foregoing instrument and who did
say that he is the ~~(Commissioner of Transportation)~~ ~~(Director of the Office of Land
Management and duly authorized agent of the Commissioner of Transportation)~~ (Assistant
Director of the Office of Land Management and duly authorized agent of the Commissioner of
Transportation) of the State of Minnesota and acknowledged that he executed the foregoing
instrument and caused the seal of the Commissioner of Transportation to be affixed thereto,
by authority of Minnesota Statutes, Section 161.16, Subdivision 4, and as the free act and
deed of said State.



[Signature]

This instrument was drafted by the
State of Minnesota, Department of
Transportation, Legal and Property
Management Unit,
St. Paul, MN 55155-1800