

EXHIBIT A

A 20.00 foot wide strip of land over, under, and across those parts of Lots 9 through 16, Block 17, Lots 9 through 16, Block 18, and Lots 9 through 12, Block 19, ONEOTA DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, being 10.00 feet on either side of the following described centerline:

Commencing at the westerly corner of said Block 17, ONEOTA DULUTH, said point being also known as B16 per MnDOT RIGHT OF WAY PLAT 69-106, thence South 46 degrees 13 minutes 44 seconds East, along the southwesterly line of said Block 17, a distance of 280.00 feet; thence North 43 degrees 47 minutes 32 seconds East along the southerly line of said Block 17 a distance of 28.42 feet to the POINT OF BEGINNING; thence North 22 degrees 59 minutes 50 seconds East a distance of 96.01 feet; thence North 27 degrees 10 minutes 55 seconds East a distance of 83.37 feet; thence North 32 degrees 13 minutes 17 seconds East a distance of 81.93 feet; thence North 34 degrees 51 minutes 50 seconds East a distance of 212.03 feet; thence North 41 degrees 45 minutes 35 seconds East a distance of 128.46 feet; thence North 46 degrees 55 minutes 02 seconds East a distance of 158.98 feet; thence North 44 degrees 51 minutes 57 seconds East a distance of 104.87 feet; thence North 43 degrees 28 minutes 46 seconds East a distance of 132.06 feet; thence North 44 degrees 14 minutes 04 seconds East a distance of 148.76 feet to the south line of US Highway 2 per MnDOT Right of Way Map 17-17 and there terminating. The sidelines of said strip of land shall be shortened or prolonged so as to terminate on the southerly and southwesterly lines of said Block 17 and the south line of said US Highway 2. EXCEPT lands within platted public streets between said Blocks 17 and 18 and Blocks 18 and 19 according to said ONEOTA DULUTH;

AND

A 20.00 foot wide strip of land over, under, and across those parts of ERIE PIER ONEOTA DULUTH, ONTARIO PIER ONEOTA DULUTH, PITTSBURGH PIER ONEOTA DULUTH, PHILADELPHIA PIER ONEOTA DULUTH, and NEW YORK PIER ONEOTA DULUTH according to the recorded plat thereof, St. Louis County, Minnesota, being 10.00 feet on either side of the following described centerline:

Commencing at the westerly corner of Block 21, ERIE PIER ONEOTA DULUTH; thence South 46 degrees 15 minutes 47 seconds East along the southwest line of said Block 21 a distance of 169.39 feet to the POINT OF BEGINNING, said point also being located on the southeasterly line of STH 35 per MnDOT RIGHT OF WAY Map 17-17; thence North 43 degrees 39 minutes 12 seconds East a distance of 105.66 feet; thence North 44 degrees 27 minutes 10 seconds East a distance of 159.77 feet; thence North 43 degrees 36 minutes 53 seconds East a distance of 633.27 feet; thence North 47 degrees 21 minutes 38 seconds East a distance of 110.86 feet; thence North 39 degrees 08 minutes 14 seconds East a distance of 111.87 feet; thence North 43 degrees 37 minutes 12 seconds East a distance of 106.82 feet; thence North 46 degrees 23 minutes 21 seconds East a distance of 69.12 feet; thence North 44 degrees 13 minutes 13 seconds East a distance of 87.04 feet; thence North 43 degrees 15 minutes 13 seconds East a distance of 87.36 feet; thence North 45 degrees 37 minutes 35 seconds East a distance of 145.53 feet; thence North 44 degrees 22 minutes 25 seconds West a distance of 29.51 feet to the beginning of a tangential curve, concave to the southeast, having a radius of 110.00 feet, a central angle of 89 degrees 04 minutes 12 seconds; thence northerly along said curve a distance of 171.00 feet; thence North 44 degrees 41 minutes 47 seconds East a distance of 77.94 feet; thence North 58 degrees 52 minutes 27 seconds East a distance of 27.01 to the beginning of a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 29 degrees 15 minutes 11 seconds; thence

EXHIBIT A

northeasterly along said curve a distance of 51.06 feet; thence North 29 degrees 37 minutes 17 seconds East a distance of 11.73 feet; thence North 40 degrees 20 minutes 16 seconds East a distance of 185.98 feet; thence North 45 degrees 45 minutes 54 seconds East a distance of 132.94 feet; thence North 27 degrees 08 minutes 19 seconds East a distance of 111.92 feet to the northeasterly line of said NEW YORK PIER ONEOTA DULUTH and there terminating. The sidelines of said strip of land shall be shortened or prolonged so as to terminate on the southwesterly line of said Block 21, ERIE PIER ONEOTA DULUTH (said line also being the southeasterly line of STH 35 Right of Way according to MnDOT Right of Way Map 17-17) and the northeasterly line of said NEW YORK PIER, and the southeasterly line of platted First Street (said line also being the southeasterly line of STH 35 Right of Way according to MnDOT Right of Way Map 17-17). EXCEPT lands within platted public streets and alleys between said ERIE, ONTARIO, PITTSBURGH, PHILADELPHIA, and NEW YORK PIERS, according to said ONEOTA DULUTH;

AND

A 20.00 foot wide strip of land over, under, and across those parts of Lots 2 through 5, Block 22, and that part of vacated Grand Avenue lying adjacent to Lots 2 and 3, Block 17, and lots 5 and 6, Block 22, OHARA'S DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota, and that portion of former BNSF Railway Company's (formerly Northern Pacific Railway Company) 200 foot wide property being 100 feet on either side of said railway company's main track centerline, as depicted upon said plat of OHARA'S DIVISION OF DULUTH and originally located and constructed upon, over, and across the South Half of Section 5, Township 49 North, Range 14 West, Fourth PM, as described in document number 1246300, recorded in the Office of the St. Louis County Recorder, St. Louis County, Minnesota, being 10.00 feet on either side of the following described line:

Commencing at the northwest corner of Block 3, TRIGG'S & KENNEDY'S BAY FRONT DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota; thence North 70 degrees 05 minutes 19 seconds East along the south line of said former BNSF Railway Company property a distance of 162.26 feet to the POINT OF BEGINNING; thence North 32 degrees 36 minutes 03 seconds West a distance of 49.63 feet to the beginning of a tangential curve, concave to the east, having a radius of 178.00 feet and a central angle of 51 degrees 17 minutes 32 seconds; thence northerly along said curve a distance of 159.35 feet; thence North 18 degrees 41 minutes 29 seconds East a distance of 90.80 feet; thence North 32 degrees 04 minutes 20 seconds East a distance of 65.11 feet to the beginning of a tangential curve, concave to the southeast, having a radius of 1200.00 feet and a central angle of 8 degrees 22 minutes 04 seconds; thence northeasterly along said curve a distance of 175.25 feet to the easterly line of Lot 3, Block 17, as extended from the southeasterly corner of said Lot 3, as originally platted, to the centerline of vacated Grand Avenue, said extended line being perpendicular to said centerline. The sidelines of said strip of land shall be shortened or prolonged so as to terminate on the said south line of said former BNSF Railway Company property and the said east line of said Lot 3 extended southerly and perpendicular to the centerline of vacated Grand Avenue.

EXHIBIT A

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.



Chris A. Larsen, PLS
Minnesota License No. 45848

June 18, 2019

Date