

EXHIBIT B

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: \$1.65

Date: _____, 2016

FOR VALUABLE CONSIDERATION, the City of Duluth, a municipal corporation under the laws of the State of Minnesota ("Grantor") hereby conveys and quitclaims to the State of Minnesota, a sovereign entity ("Grantee"), acting by and through its Department of Administration, real property in St. Louis County, Minnesota, described as follows:

-See Exhibit A-

(the "Property") together with all hereditaments and appurtenances belonging thereto.

Grantor provides no warranties of any kind pertaining to the Property. Grantee, by acceptance of this quit claim deed, accepts the Property "as is" in its existing physical condition.

Grantee, by acceptance of this quit claim deed, further acknowledges that the Property is subject to that certain Landfill Cleanup Agreement with the Commissioner of the Minnesota Pollution Control Agency dated October 19, 2004 and recorded December 11, 2004 as Document No. 966670 in the Office of the County Recorder, St. Louis County, Minnesota, and recorded December 11, 2004 as Document No. 789342 in the Office of the Registrar of Titles, St. Louis County, Minnesota ("Landfill Cleanup Agreement").

Grantee releases Grantor from any liability arising from Grantee's actions on the Property, including any actions taken by Grantee that disturb any hazardous substances on the Property or violate the Landfill Cleanup Agreement.

Grantor reserves an access easement over the Property to take any actions necessary for Grantor to comply with the Landfill Cleanup Agreement; provided such actions do not unreasonably interfere with the intended use of the Property by Grantee as a parking area.

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

Total consideration for this transfer is less than \$500.

CITY OF DULUTH:

By: _____
Mayor

By: _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ST. LOUIS)

The foregoing instrument was subscribed and sworn before me this _____ day of _____, 2016, by Emily Larson and Jeffrey Cox, Mayor and City Clerk, respectively, of the City of Duluth, a municipal corporation organized and existing under the laws of the State of Minnesota, on behalf of the City.

Notary Public

Grantee hereby accepts this deed and agrees to the terms and conditions stated herein.

STATE OF MINNESOTA

By: _____
Matt Massman
Commissioner of Administration

STATE OF MINNESOTA }
 } ss.
COUNTY OF _____ }

The foregoing was acknowledged before me this _____ day of _____, 2016,
by MATT MASSMAN, Commissioner of Administration, on behalf of the State of Minnesota.

Notary Public

CONSENTED TO BY:

**STATE OF MINNESOTA ACTING BY AND
THROUGH THE COMMISSIONER OF THE
MINNESOTA POLLUTION CONTROL
AGENCY**

By: _____
Douglas N. Day
Supervisor, Closed Landfill Unit, and
Delegate of the Commissioner of the
Minnesota Pollution Control Agency

Tax Statements for the real property
described in this instrument should be
sent to:

State of Minnesota
Department of Administration
Real Estate & Construction Services
50 Sherburne Avenue, Room 309
St. Paul, MN 55155

This Instrument Was Drafted By:
Catherine E. Baker (#353875)
City of Duluth
Room 410 City Hall
Duluth, MN 55802
(218) 730-5490

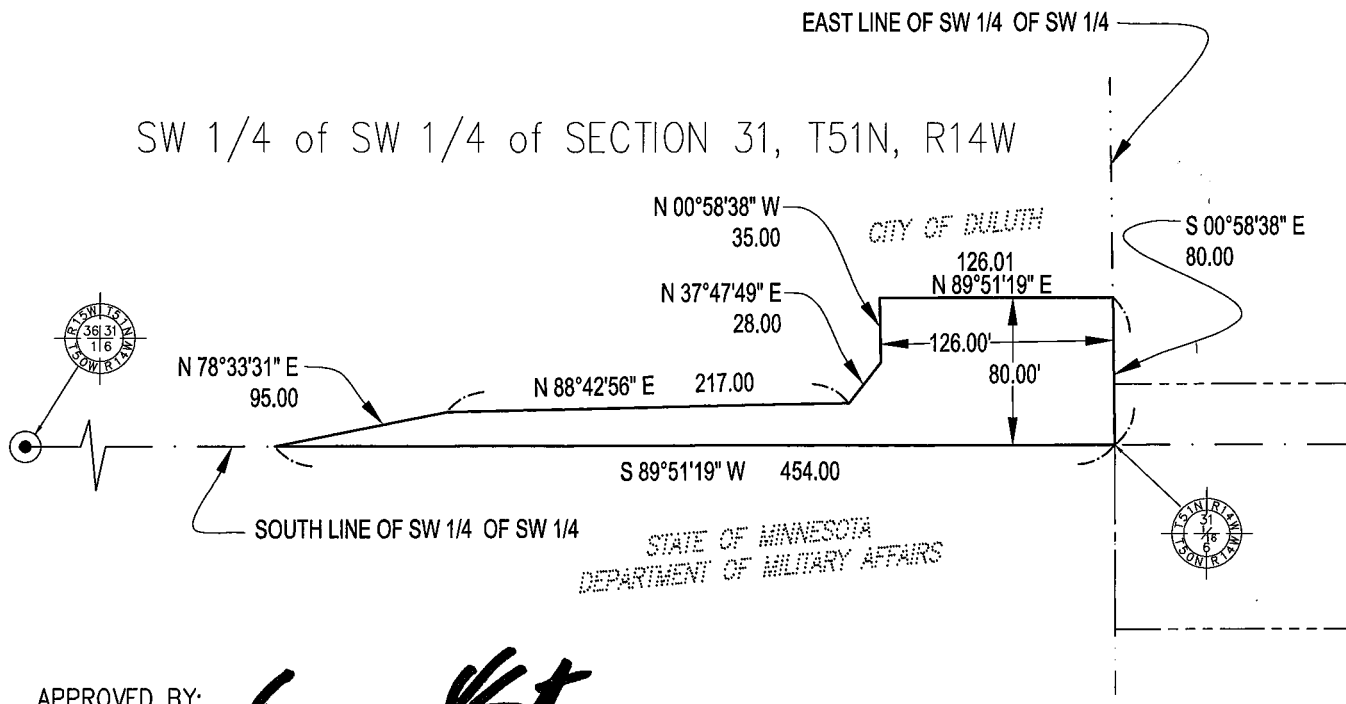
EXHIBIT A

part of the SW 1/4 of the SW 1/4
Section 31, T.51N., R.14W.

DESCRIPTION:

All that part of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section Thirty-one (31), Township Fifty-one (51) North, Range Fourteen (14) West of the Fourth (4th) Principal Meridian, St. Louis County described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of said Section 31; thence South 89 degrees 51 Minutes 19 seconds West along the south line of said SW1/4 of SW1/4, a distance of 454.00 feet; thence North 78 degrees 33 Minutes 31 seconds East, a distance of 95.00 feet; thence North 88 degrees 42 Minutes 56 seconds East, a distance of 217.00 feet; thence North 37 degrees 47 Minutes 49 seconds East, a distance of 28.00 feet to the intersection of a line 126.00 feet westerly of, measured at right angles to and parallel with, the east line of said SW1/4 of SW1/4; thence North 00 degrees 58 Minutes 38 seconds East along said line parallel with said east line, a distance of 35.00 feet to the intersection of a line 80.00 feet northerly of, measured at right angles to and parallel with, the south line of said SW1/4 of SW1/4; thence North 89 degrees 51 Minutes 19 seconds East along said line parallel with said south line, a distance of 126.01 feet to the east line of said SW1/4 of SW1/4; thence South 00 degrees 58 Minutes 38 seconds East along said east line, a distance of 80.00 feet to the point of beginning.



APPROVED BY:

[Signature]
CITY ENGINEER

I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel

License # 44075

Signature: *[Signature]*

Date: 12/01/2015

DATE PREPARED: 12/01/15

PROJ NO: 120094

FILE: 120094cSurvey

SHEET 1 of 1 SHEETS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

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