

EXHIBIT A

All that part of the following described tract:

Lots 338, 340, 342, 344, 346 and 348, Block 14, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota, excepting therefrom Tracts 1 and 2 described below:

Tract 1. Beginning at the north corner of said Block 14; thence South 48 degrees 41 minutes 41 seconds East along the northeasterly line of said Block 14 and being the southwesterly right-of-way line of Twenty-first Avenue West, a distance of 27.45 feet to the intersection with the westerly line of Lower Michigan Street as depicted in construction plans for State Aid Project No. 118-194-01 MTB; thence 17.75 feet along said westerly line and being a non-tangential curve concave to the northwest, having a radius of 25.42 feet, a central angle of 40 degrees 00 minutes 00 seconds and a chord bearing South 28 degrees 20 minutes 29 seconds East; thence continuing along said westerly line South 08 degrees 20 minutes 29 seconds East, a distance of 13.73 feet; thence continuing along said westerly line South 38 degrees 50 minutes 47 seconds West, a distance of 35.56 feet; thence continuing along said westerly line South 81 degrees 39 minutes 31 seconds West, a distance of 65.50 feet; thence continuing 22.65 feet along said westerly line and being a curve concave to the southwest, having a radius of 328.08 feet, a central angle of 3 degrees 57 minutes 19 seconds to the northwesterly line of Lot 342 of said Block 14; thence North 41 degrees 39 minutes 31 seconds East along said northwesterly line of said Block 14, a distance of 118.13 feet to the Point of Beginning;

Tract 2. Beginning at the north corner of Lot 350, Block 14, Duluth Proper Second Division, said corner also being the intersection of the southeasterly right-of-way line of Michigan Street with the southerly right-of-way line of the proposed Lower Michigan Street, as described in construction plans for State Aid Project No. 118-194-01 MTB; thence along the northeasterly line of said Lot 350 and said southerly right-of-way line of Lower Michigan Street S48°20'29"E, 3.36 feet, to the beginning of a nontangent curve, concave to the southeast, having a radius of 262.08 feet, a central angle of 37°41'00", and a chord bearing of N62°49'01"E; thence northeasterly along said curve and said southerly right-of-way line, 172.37 feet; thence continuing along said southerly right-of-way line, tangent to said curve, N81°39'31"E, 117.43 feet to an intersection with the southeasterly line of said Lot 340; thence departing said southerly right-of-way line, S41°39'31"W, 233.12 feet along the southeasterly lines of said Lots 340, 342, 344, 346 and 348, to the beginning of a nontangent curve, concave to the north, having a radius of 227 feet, a central angle of 9°54'22", and a chord bearing of S82°22'22"W, said nontangent curve being the northeasterly line of Minnesota Department of Transportation right-of-way, as described in Certificate of Title Document No. 229358, on file in the office of the St. Louis County Registrar of Titles; thence westerly along said nontangent curve, 39.25 feet to an intersection with a line being parallel with, and 15 feet southwesterly of the northeasterly line of said Lot 350; thence along said parallel line, nontangent to said curve, N48°20'29"W, 114.37 feet to the northwest line of said Lot 350; thence along said northwest line of lot 350, N41°39'31"E, 15 feet to the point of beginning.

Also together with the following described tract:

That part of Lots 321, 323, 325, 327, 329, 331, 333, and 335, Block 15, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

which lies southeasterly of Line 1 described below and northwesterly of Line 2 described below:

- Line 1. Beginning at a point on the southwesterly line of said Block 15, a distance of 160.59 feet along the East line of 21st Avenue West from the northwest corner thereof; thence Easterly a distance of 400.76 feet, along a line parallel to and 10 feet Northerly from the center line of the existing railroad tracks as of July 1, 1995, to a point on the West line of 20th Avenue West which is 151.84 feet from the Northeast corner of said Block 15 and there terminating;
- Line 2. Beginning at a point on the northeast line of Lot 262, Block 20, Duluth Proper Second Division, distant 156 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 269, Block 19, distant 64 feet southeasterly of the most northerly corner thereof; thence run southeasterly along the northeast line of said Lot 269 for 13 feet; thence run southwesterly to a point on the southwest line of Lot 271, Block 19, distant 79 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 287, Block 18, distant 88 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 305, Block 16, distant 81 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 319, Block 16, distant 94 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of said Lot 327, Block 15, distant 102 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of said Lot 335, Block 15, distant 95 feet southeasterly of the most westerly corner thereof and there terminating;

And also together with the following described tracts:

1. That part of Lots 305, 307, 309, 311, 315, 317, and 319, Block 16, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;
2. That part of Lot 313, Block 16, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota; the title thereto being registered as evidenced by Certificate of Title No. 183334.0;

which lies southeasterly of Line 1 described below and northwesterly of Line 2 described below:

- Line 1. Beginning at the north corner of said Lot 305, Block 16; thence South $00^{\circ}26'41''$ East for a distance of 37.61 feet; thence South $39^{\circ}56'17''$ West for a distance of 343.96 feet; thence North $87^{\circ}27'00''$ West for a distance of 45.94 feet, more or less, to the westerly corner of said Lot 319, Block 16, and there terminating;
- Line 2. Beginning at a point on the northeast line of Lot 262, Block 20, Duluth Proper Second Division, distant 156 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 269, Block 19, distant 64 feet southeasterly of the most northerly corner thereof; thence run southeasterly along the northeast line of said Lot 269 for 13 feet; thence run southwesterly to a point on the southwest line of Lot 271, Block 19, distant 79 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 287, Block 18, distant 88 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the northeast line of said Lot 305, Block 16, distant 81 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwest line of said Lot 319, Block 16, distant 94 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 327, Block 15, distant 102 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 335, Block 15, distant 95 feet southeasterly of the most westerly corner thereof and there terminating;

And also together with the following described tract:

That part of Lots 289, 291, 293, 295, 297, 299, 301, and 303, Block 17, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

which lies northwesterly of the following described line:

Beginning at a point on the northeast line of Lot 262, Block 20, Duluth Proper Second Division, distant 156 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 269, Block 19, distant 64 feet southeasterly of the most northerly corner thereof; thence run southeasterly along the northeast line of said Lot 269 for 13 feet; thence run southwesterly to a point on the southwest line of Lot 271, Block 19, distant 79 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 287, Block 18, distant 88 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 305, Block 16, distant 81 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 319, Block 16, distant 94 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 327, Block 15, distant 102 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the

southwest line of Lot 335, Block 15, distant 95 feet southeasterly of the most westerly corner thereof and there terminating;

And also together with the following described tract:

That part of Lots 273, 275, 276, 277, 279, 281, 283, 285, and 287, Block 18, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

which lies northwesterly of Line 1 described below and southeasterly of Line 2 described below:

Line 1: Beginning at a point on the northeast line of Lot 262, Block 20, Duluth Proper Second Division, distant 156 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 269, Block 19, distant 64 feet southeasterly of the most northerly corner thereof; thence run southeasterly along the northeast line of said Lot 269 for 13 feet; thence run southwesterly to a point on the southwest line of Lot 271, Block 19, distant 79 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of said Lot 287, Block 18, distant 88 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 305, Block 16, distant 81 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 319, Block 16, distant 94 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 327, Block 15, distant 102 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 335, Block 15, distant 95 feet southeasterly of the most westerly corner thereof and there terminating;

Line 2: Beginning at a point on the northeast line of Lot 265, Block 19, Duluth Proper Second Division, distant 21 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 271, Block 19, distant 26 feet south of the most westerly corner thereof; thence run southwesterly to a point on a line run parallel with and distant 25 feet southwesterly of the northeasterly line of Lot 273, Block 18, distant 23 feet southeasterly of its intersection of the northwesterly line of said Lot 273; thence run southwesterly to the most westerly corner of said Lot 273; thence run northwesterly to the most northerly corner of Lot 276; thence run southwesterly to the most westerly corner of Lot 276; thence run southeasterly to the most southerly corner of Lot 276; thence run southwesterly to the most westerly corner of Lot 287 and there terminating;

And also together with the following described tract:

That part of Lots 265, 267, 269, and 271, Block 19, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

which lies northwesterly of Line 1 described below and southeasterly of Line 2 described below:

Line 1: Beginning at a point on the northeast line of Lot 262, Block 20, Duluth Proper Second Division, distant 156 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the northeast line of said Lot 269, Block 19, distant 64 feet southeasterly of the most northerly corner thereof; thence run southeasterly along the northeast line of said Lot 269 for 13 feet; thence run southwesterly to a point on the southwest line of said Lot 271, Block 19, distant 79 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 287, Block 18, distant 88 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the northeast line of Lot 305, Block 16, distant 81 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 319, Block 16, distant 94 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of said Lot 327, Block 15, distant 102 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwest line of said Lot 335, Block 15, distant 95 feet southeasterly of the most westerly corner thereof and there terminating;

Line 2: Beginning at a point on the northeast line of Lot 265, Block 19, Duluth Proper Second Division, distant 21 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwest line of Lot 271, Block 19, distant 26 feet south of the most westerly corner thereof; thence run southwesterly to a point on a line run parallel with and distant 25 feet southwesterly of the northeasterly line of Lot 273, Block 18, distant 23 feet southeasterly of its intersection of the northwesterly line of said Lot 273; thence run southwesterly to the most westerly corner of said Lot 273; thence run northwesterly to the most northerly corner of Lot 276; thence run southwesterly to the most westerly corner of Lot 276; thence run southeasterly to the most southerly corner of Lot 276; thence run southwesterly to the most westerly corner of Lot 287 and there terminating;

And also together with the following described tracts:

1. That part of Lots 242, 244, 246, 248, 250, 252, 254, 256, 258, 260 and 262, Block 20, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota, except the Northerly 75 feet thereof;

2. That part of the northerly 75 feet of Lots 242, 244, 246, 248, 250, 252, 254, 256, 258, 260 and 262, Block 20, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota; the title thereto being registered as evidenced by Certificate of Title No. 208397.0;

which lies southeasterly of Line 1 described below and northwesterly of Line 2 described below:

- Line 1. Beginning at a point on the southwesterly line of said Lot 262, distant 124 feet southeasterly of the most westerly corner thereof; thence northeasterly to a point on the northeasterly line of said Lot 250, distant 105 feet southeasterly of the most northerly corner thereof; thence northeasterly to a point on the northeasterly line of said Lot 248, distant 99 feet southeasterly of the most northerly corner thereof; thence northeasterly to a point on the northeasterly line of said Lot 246, distant 80 feet southeasterly of the most northerly corner thereof; thence northeasterly to a point on a line run parallel with and distant 15 feet southwesterly of the northeasterly line of said Lot 244, distant 52 feet southeasterly of its intersection with the northwesterly line of said Lot 244; thence northwesterly along said 15 foot parallel line for 32 feet; thence westerly to a point on the northwesterly line of said Lot 244, distant 35 feet southwesterly of the most northerly corner thereof and there terminating;
- Line 2. Beginning at a point on the northeasterly line of Lot 194, Block 23, Duluth Proper Second Division, distant 106 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the northeasterly line of Lot 204, Block 23, Duluth Proper Second Division, distant 112 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the northeasterly line of Lot 208, Block 23, Duluth Proper Second Division, distant 89 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwesterly line of Lot 220, Block 22, Duluth Proper Second Division, distant 149 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwesterly line of Block 22, Duluth Proper Second Division, distant 153 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on the southwesterly line of Block 21, Duluth Proper Second Division, distant 163 feet southeasterly of the most westerly corner thereof; thence run southwesterly to a point on a line run parallel with and distant 25 feet southwesterly of the northeasterly line of said Lot 242, Block 20, distant 164 feet southeasterly of its intersection with the northwesterly line of said Lot 242; thence run northwesterly along said 25 foot parallel line for 20 feet; thence run southwesterly to a point on the northeasterly line of said Lot 262, Block 20, distant 156 feet southeasterly of the most northerly corner thereof; thence run southwesterly to a point on the southwesterly line of Lot 267, Block 19, Duluth Proper Second Division, distant 64 feet southeasterly of the most westerly corner thereof and there terminating;

And also together with the following described tract:

Lots 236, 238, and 240, Block 21, Duluth Proper Second Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

which lies northwesterly of the following described line:

Beginning at a point on the southwesterly line of said Lot 240, distant 66 feet southeasterly of the most westerly corner thereof; thence northeasterly to the most northerly corner of said Lot 236 and there terminating;