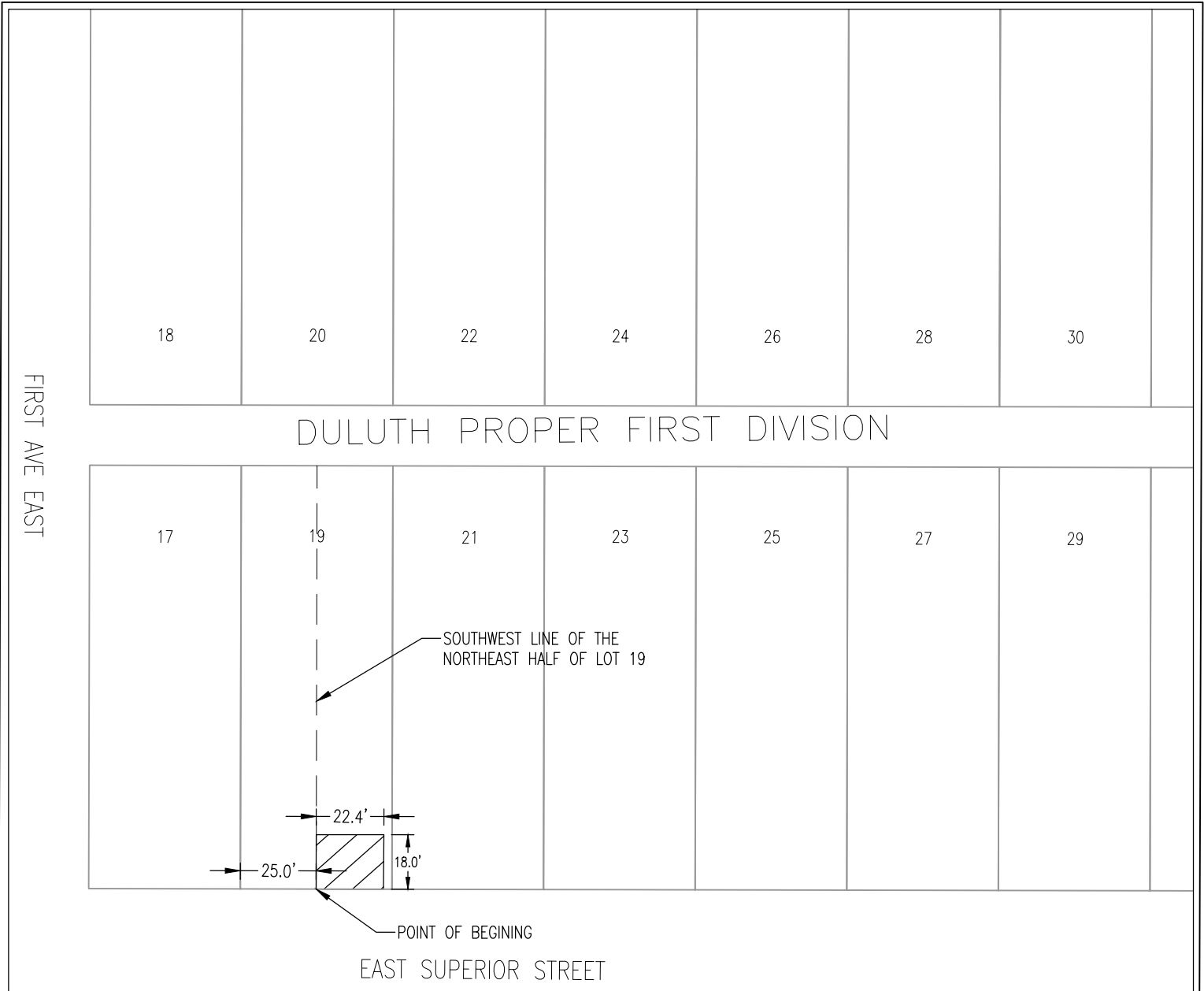


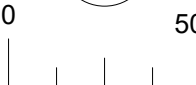


EXHIBIT A



 <p>EASEMENT AREA</p>	 <p>0 50.0 FEET</p> 
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An easement across that portion of the northeast half of Lot 19, Duluth Proper First Division East Superior Street, according to the recorded plat thereof, St. Louis County, Minnesota described as follows:

Beginning at the south corner of the said northeast half of Lot 19; Thence northwest along the southwest line of northeast half of said Lot 19 a distance of 18.00 feet; Thence northeast along a line that is parallel with and 18.00 feet northwest of the southeast line of said Lot 19 a distance of 22.40 feet; Thence southeast along a line that is parallel with and 22.40 feet northeast of the southwest line of said northeast half of Lot 19 a distance of 18.00 feet to the southeast line of said Lot 19; Thence southwest along the southeast line of said Lot 19 a distance of 22.40 feet to the Point of Beginning.

<p>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.</p> <p style="text-align: center;"> _____ Greg Stoewer </p>	<p>Approved by the City Engineer of the City of Duluth, MN this the _____ day of _____ 2020.</p> <p>By _____.</p>
<p>21774 MN. License # Date</p>	<p>PAGE 1 OF 1</p>