

Exhibit K

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL CANOPY #1

A parcel of land lying within the platted right of way of Twenty First Avenue West, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the East most corner of Block 38; thence on assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 129.58 feet to the point of beginning of the parcel herein described; thence North 41 degrees 40 minutes 33 seconds East 3.00 feet to a line parallel with and distant 3.00 feet Northeasterly of the Northeasterly line of said Block 38; thence North 48 degrees 19 minutes 27 seconds West, along said parallel line 9.00 feet; thence South 41 degrees 40 minutes 33 seconds West 3.00 feet to the Northeasterly line of said Block 38; thence South 48 degrees 19 minutes 27 seconds East, along said Northeasterly line 9.00 feet to the point of beginning. The concurrent use parcel lies between the bottom of the canopy elevation at 625.80 feet, more or less, and the top of the support for the canopy elevation at 629.15 feet, more or less. Said parcel contains 27.00 square feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL CANOPY #2

A parcel of land lying within the platted right of way of West Superior Street, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the East most corner of Block 38; thence on assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 140.00 feet to the North most corner of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 1.42 feet to the point of beginning of the parcel herein described; thence North 48 degrees 20 minutes 22 seconds West 3.00 feet to a line parallel with and distant 3.00 feet Northwesterly of the Northwesterly line of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along said parallel line 9.00 feet; thence South 48 degrees 20 minutes 22 seconds East 3.00 feet to the Northwesterly line of said Block 38; thence North 41 degrees 39 minutes 38 seconds East 9.00 feet to the point of beginning. The concurrent use parcel lies between the bottom of the canopy elevation at 625.80 feet, more or less, and the top of the support for the canopy elevation at 629.15 feet, more or less. Said parcel contains 27.00 square feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL CANOPY #3

A parcel of land lying within the platted right of way of West Superior Street, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the East most corner of Block 38; thence on assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 140.00 feet to the North most corner of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 78.95 feet to the point of beginning of the parcel herein described; thence North 48 degrees 20 minutes 22 seconds West 3.00 feet to a line parallel with and distant 3.00 feet Northwesterly of the Northwesterly line of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along said parallel line 4.42 feet; thence South 48 degrees 20 minutes 22 seconds East 3.00 feet to the Northwesterly line of said Block 38; thence North 41 degrees 39 minutes 38 seconds East 4.42 feet to the point of beginning. The concurrent use parcel lies between the bottom of the canopy elevation at 625.80 feet, more or less, and the top of the support for the canopy elevation at 629.15 feet, more or less. Said parcel contains 13.26 square feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL CANOPY #4

A parcel of land lying within the platted right of way of West Superior Street, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota, described as follows:

Commencing at the East most corner of Block 38; thence on assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 140.00 feet to the North most corner of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 155.95 feet to the point of beginning of the parcel herein described; thence North 48 degrees 20 minutes 22 seconds West 3.00 feet to a line parallel with and distant 3.00 feet Northwesterly of the Northwesterly line of said Block 38; thence South 41 degrees 39 minutes 38 seconds West, along said parallel line 4.42 feet; thence South 48 degrees 20 minutes 22 seconds East 3.00 feet to the Northwesterly line of said Block 38; thence North 41 degrees 39 minutes 38 seconds East 4.42 feet to the point of beginning. The concurrent use parcel lies between the bottom of the canopy elevation at 625.80 feet, more or less, and the top of the support for the canopy elevation at 629.15 feet, more or less. Said parcel contains 13.26 square feet.

LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NO. HB-39266

The land referred to in this Commitment is described as follows:

Lot 338, Block 38, Duluth Proper Second Division, St. Louis County, Minnesota.

Torrens Property.

Torrens Certificate No. 238921.0.

Lot Three Hundred Forty (340), in Block Thirty-eight (38), Duluth Proper Second Division, according to the plat thereof, St. Louis County, Minnesota.

Abstract Property

Lot Three Hundred Forty-two (342), in Block Thirty-eight (38), Duluth Proper Second Division, according to the plat thereof, St. Louis County, Minnesota.

Abstract Property

Lot 344, Block 38, Duluth Proper Second Division, St. Louis County, Minnesota.



Torrens Property.

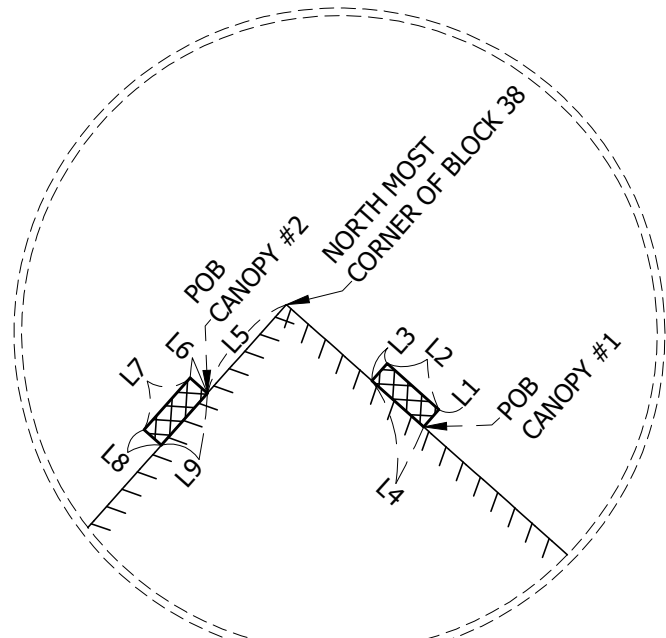
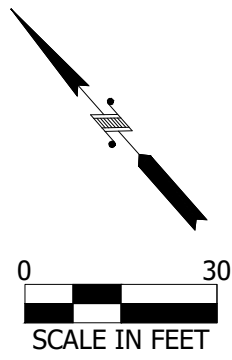
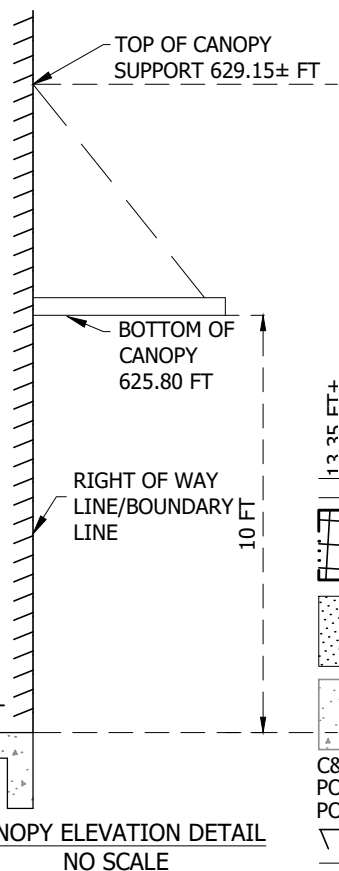
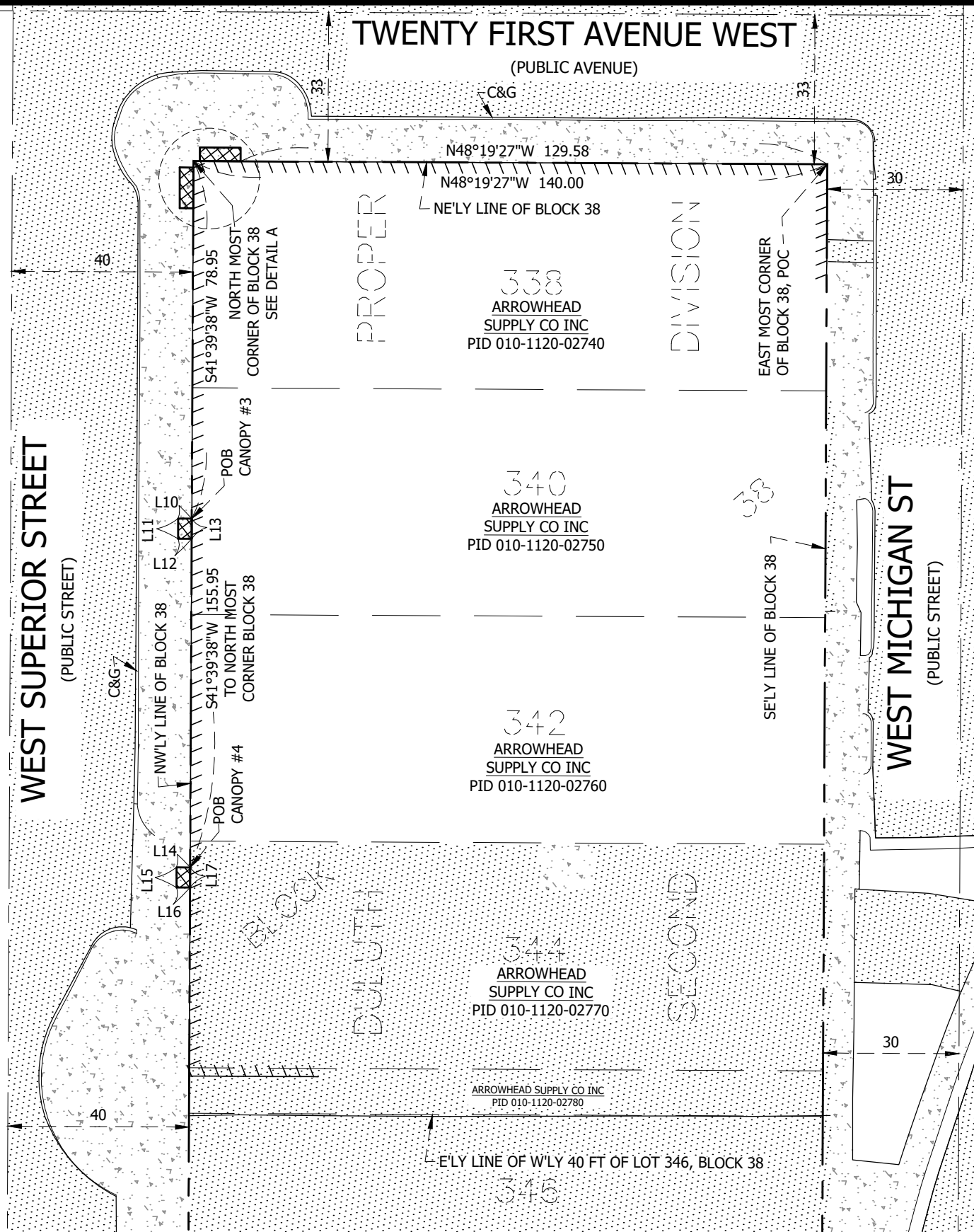
Torrens Certificate No. 240925.0.

Lot 346 EXCEPT the W'ly 40 feet thereof Block 38, Duluth Proper Second Division, St. Louis County, Minnesota.

Torrens Property.

Torrens Certificate No. 328213.0

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.  David R. Evanson Mn Lic. No. 49505	CONCURRENT USE EXHIBIT		 ALTA LAND SURVEY COMPANY PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM
	CLIENT: P&R PROPERTIES	REVISIONS:	
DATE: 12-28-2020	ADDRESS: 2102, 2104 & 2110 W SUPERIOR ST, DULUTH, MN 55806	JOB NO: 20-380	SHEET 1 OF 2



LEGEND

	PROPOSED CONCURRENT USE AREA
	BITUMINOUS SURFACE
	CONCRETE SURFACE
	C&G CONCRETE CURB & GUTTER
	POB-POINT OF BEGINNING
	POC-POINT OF COMMENCEMENT
	BUILDING LINE
	CENTER LINE
	RIGHT OF WAY LINE
	CONCURRENT USE LINE

LINE	BEARING	DISTANCE
L1	N41°40'33"E	3.00
L2	N48°19'27"W	9.00
L3	S41°40'33"W	3.00
L4	S48°19'27"E	9.00
L5	S41°39'38"W	1.42
L6	N48°20'22"W	3.00
L7	S41°39'38"W	9.00
L8	S48°20'22"E	3.00
L9	N41°39'38"E	9.00
L10	N48°20'22"W	3.00
L11	S41°39'38"W	4.42
L12	S48°20'22"E	3.00
L13	N41°39'38"E	4.42
L14	N48°20'22"W	3.00
L15	S41°39'38"W	4.42
L16	S48°20'22"E	3.00
L17	N41°39'38"E	4.42

- SURVEYOR'S NOTES**
- BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM OF 1996. (NAD 83 2011)
 - THIS IS NOT A BOUNDARY SURVEY.

CONCURRENT USE EXHIBIT

CLIENT: P&R PROPERTIES	REVISIONS:
ADDRESS: 2102, 2104 & 2110 W SUPERIOR ST, DULUTH, MN 55806	
DATE: 12-29-2020	JOB NO: 20-380 SHEET 1 OF 2

ALTA
LAND SURVEY COMPANY

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LICENSED IN MN & WI
WWW.ALTLANDSURVEYDULUTH.COM