

EXHIBIT B

Utility Easement across Tract S of RLS 114, Duluth, MN

LEGAL DESCRIPTION OF GRANTOR'S PARCEL:

All that part of Tract S, REGISTERED LAND SURVEY NUMBER 114, according to the recorded plat thereof, all in Section 14, T50N, R14W, Duluth, MN.

EASEMENT DESCRIPTION:

A permanent 15 foot wide utility easement over, under, and across the above described parcel more specifically described as follows:

Commencing at the SE corner of the northwest quarter of the northeast quarter of said Section 14, said point being plotted and described as a "Chiseled X in Ledgerrock" on said REGISTERED LAND SURVEY NUMBER 114, thence S 47° 35' 07" E, assigned bearing, a distance of 234.78 feet to the intersection of the northwesterly line of East 8th Street and the northeasterly line of Tract W, REGISTERED LAND SURVEY NUMBER 114, thence S 41° 37' 33" W, along said northwesterly line of East 8th Street, a distance of 17.39 feet, thence N 3° 16' 06" W, a distance of 6.46 feet, thence N 48° 26' 15" W, a distance of 155.46 feet to the northwesterly line of said Tract W and the point of beginning of the centerline of the easement to be described, said point being S 41° 37' 33" W a distance of 12.98 feet from the most northerly corner of Tract W, thence continuing N 48° 26' 15" W, a distance of 94.38 feet to the southerly line of Tract A and there terminating. Said point of termination being S 55° 22' 31" W a distance of 5.70 feet from the southeasterly corner of Tract A.

The sidelines of said easement shall be shortened or prolonged so as to terminate on the northwesterly line of Tract W and the southerly and southeasterly lines of Tract A.

TOGETHER WITH that part of said parcel abutting and adjacent to the above described 15 foot wide strip, lying northwesterly and northeasterly of the following described line: Commencing at the intersection of the southerly line of said Tract A and the above described centerline, thence S 48° 26' 15" E, along said centerline, a distance of 7.98 feet; thence S 41° 33' 45" W a distance of 7.50 feet to the southwesterly line of said 15 foot wide strip and the point of beginning of the line to be described; thence continuing along said line a distance of 16.00 feet; thence N 48° 26' 15" W a distance of 13.76 feet to the southerly line of said Tract A and there terminating.

Containing approximately 1603 square feet, or 0.037 acres, subject to restrictions and easements of record.