

## EXHIBIT A

All those parts of Lots 273, 275, 277 and 279 thru 288, Block 140, Lots 290 and 292, Block 141, Lots 289 thru 293, Block 159, Lots 287 and 288, Block 163 and Lots 289 and 290, Block 164; all in DULUTH PROPER 2<sup>nd</sup> DIVISION lying between two lines 50.00 feet left and 50.00 feet right of, measured at right angles to, the following described line:

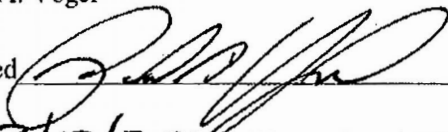
Commencing at a found iron pipe 200.00 feet west of the Southeast corner of the Northwest One-quarter of the Northwest One-quarter (NW1/4 of the NW1/4) of Section 33, Township 50 North, Range 14 West of the Fourth Principal Meridian; thence South 89 degrees 27 minutes 49 seconds West along the south line of said NW 1/4 of the NW 1/4, a distance of 337.81 to a point on the centerline of 18<sup>th</sup> Avenue West, DULUTH PROPER 2<sup>nd</sup> DIVISION and being the POINT OF BEGINNING of the line to be described; thence South 48 degrees 21 minutes 13 seconds East along said centerline, a distance of 179.20 feet; thence southeasterly 105.86 feet along a tangential curve concave southwesterly having a radius of 350.00 feet, a central angle of 17 degrees 19 minutes 48 seconds and a chord bearing South 39 degrees 41 minutes 19 seconds East; thence South 31 degrees 01 minutes 25 seconds East, a distance of 176.58 feet; thence southeasterly 181.50 feet along a tangential curve concave northeasterly having a radius of 375.00 feet, a central angle of 27 degrees 43 minutes 52 seconds and a chord bearing South 44 degrees 53 minutes 22 seconds East; thence easterly 253.63 feet along a compound curve concave northerly having a radius of 280.00 feet, a central angle of 51 degrees 53 minutes 56 seconds and a chord bearing South 84 degrees 42 minutes 16 seconds East; thence North 69 degrees 20 minutes 47 seconds East, a distance of 119.00 feet; thence northeasterly 204.68 feet along a tangential curve concave northwesterly having a radius of 1450.00 feet, a central angle of 08 degrees 05 minutes 16 seconds and a chord bearing North 65 degrees 18 minutes 09 seconds East; thence northeasterly 82.79 feet along a reverse curve concave southeasterly having a radius of 484.01 feet, a central angle of 09 degrees 48 minutes 03 seconds and a chord bearing North 66 degrees 09 minutes 33 seconds East to the east line of Block 140, DULUTH PROPER 2<sup>nd</sup> DIVISION and said line there terminating.

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.

Paul A. Vogel

Signed

Date

  
3/07/2017

License No. 44075

