

EXHIBIT A

LEGAL DESCRIPTION:

All that part of Lots 1 and 16, Block 4, MAPLE GROVE ACRE TRACTS OF DULUTH MINNESOTA, St. Louis County, Minnesota, which lies Northerly and Westerly of Line 1 described below:

Line 1: Beginning at the point of intersection of a line run parallel with and distant 75 feet Northeasterly of Line 2, described below, with the West line of Lot 16, said Block 4; thence run Northeasterly to a point on the West line of Lot 3, Block 28, Duluth Heights, Sixth Division, distant 30 feet South of the Northwest corner thereof and there terminating;

Line 2: Beginning at a point on the West line of Section 20, Township 50 North, Range 14 West, distant 1321.4 feet South of the Northwest corner thereof; thence run Southeasterly at an angle of 55 degrees 49 minutes 00 seconds from said West section line (measured from South to East) for 925.6 feet; thence deflect to the left at an angle of 11 degrees 48 minutes 00 seconds for 1735.8 feet; thence deflect to the left on a 5 degree 00 minute 00 second curve (delta angle 21 degrees 53 minutes 00 seconds) for 437.7 feet and there terminating.

and which lies southerly and southeasterly of the following described line:

Beginning at the northeast corner of Lot 8, Block 28 said Duluth Heights Sixth Division; thence North 89 degrees 50 minutes 34 seconds West, an assumed bearing along the north line of Lots 6, 7 & 8, said Block 28, a distance of 75.00 feet to the northeast corner of Lot 5, Block 28 said Duluth Heights Sixth Division; thence South 72 degrees 17 minutes 38 seconds West a distance of 97.86 to a point on the west line of Lot 3, Block 28 said Duluth Heights Sixth Division, 30.00 feet southerly of the northwesterly corner thereof; thence continue South 72 degrees 17 minutes 38 seconds West, a distance of 1.70 feet; thence Southwesterly 115.94 feet along a non-tangential curve concave to the southeast, said curve has a central angle of 27 degrees 03 minutes 36 seconds, a radius of 245.49 feet and a chord that bears South 47 degrees 08 minutes 53 seconds West; thence South 32 degrees 24 minutes 30 seconds West not tangent to the last described curve a distance of 26.60 feet to the west line of Lot 16, Block 4, Maple Grove Acre Tracts of Duluth Minnesota and said line there terminating.

CITY LAND ACQUISITION EXHIBIT FOR:

**Kimley-Horn and
Associates, Inc.**

SITE LOCATION: 317 & 325 West Central Entrance
Duluth, Minnesota 55811



Egan, Field & Nowak, Inc.

land surveyors since 1872

1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413

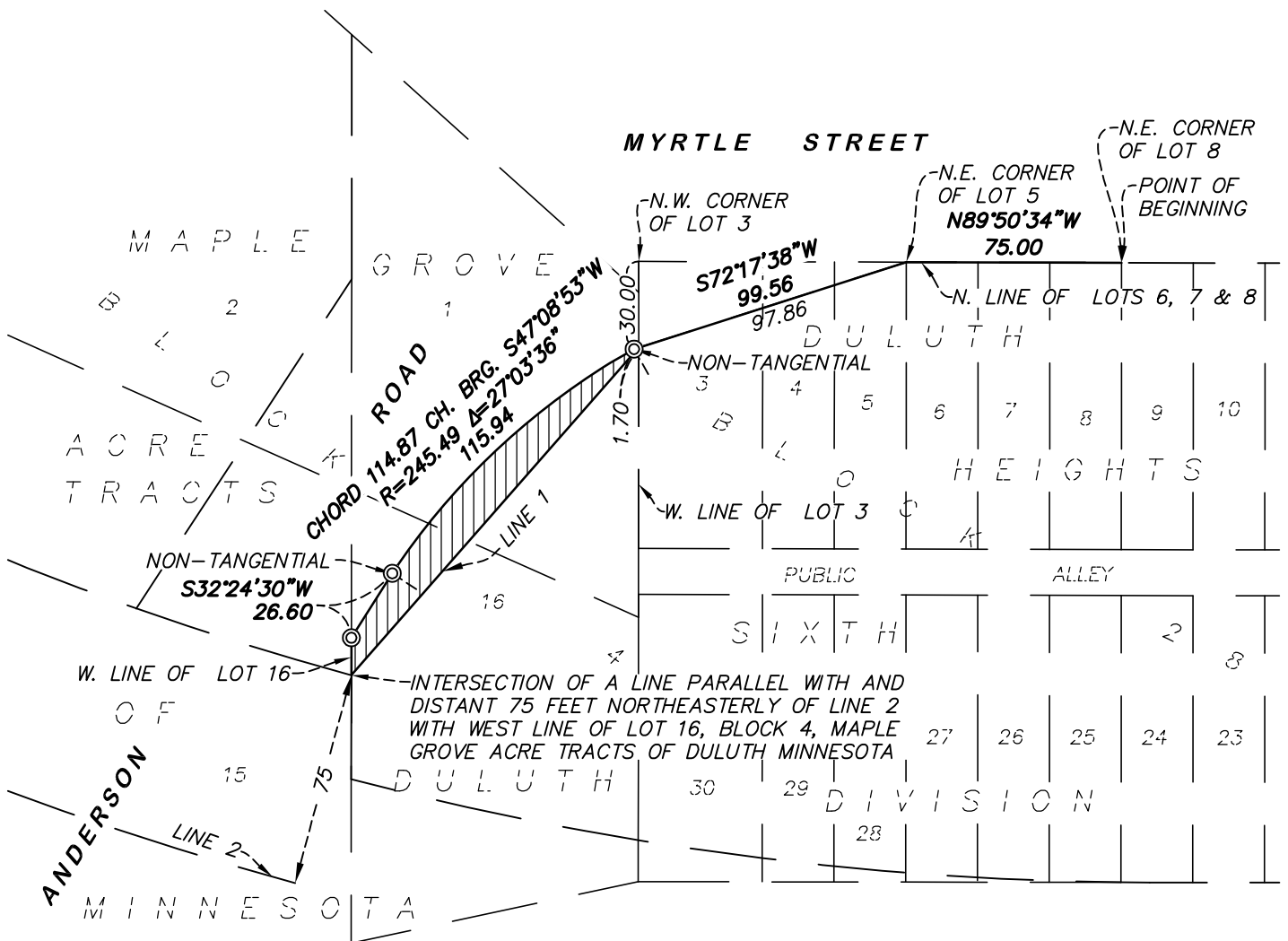
PHONE: (612) 466-3300

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**WEST CENTRAL ENTRANCE
TRUNK HIGHWAY NO. 194**

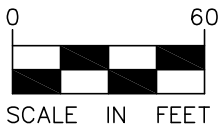
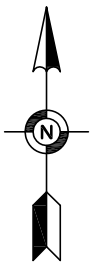
CERTIFICATION:

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.

Date of signature: July 19, 2017.

Brent R Peters

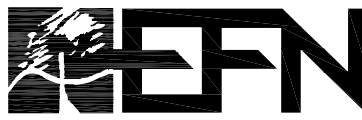
Brent R Peters
Minnesota License No. 44123



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