

EXHIBIT A  
Legal Description City to Voyageur

All those portions of Lots 9, 10, 11, 12 and 13, Block 26, PORTLAND DIVISION OF DULUTH, St. Louis County, Minnesota (the "Land"), EXCEPT, those portions described as follows:

1. Those portions of the Land lying at and below grade in the Northerly ten and one-half feet (10.5') of the Land, as shown on Attachment 1.
2. All air rights lying above an elevation of Six Hundred Seventy-Seven feet (677'-0"), NAVD 1988.

AND EXCEPT all of Grantor's right, title, and interest in and to those certain support columns (including footings) now existing as shown on ATTACHMENT 1 attached hereto located on the Air Rights Parcel and on the Ground Parcel, both described below, and used for the support of that certain parking ramp currently existing on the Air Rights Parcel (the "Parking Ramp");

AND EXCEPT the easements set forth in favor of Grantor in that certain deed recorded in the Office of the St. Louis County Recorder on \_\_\_\_\_, 2019 as Document No. \_\_\_\_\_.

**Air Rights Parcel**

All those portions of Lots 9, 10, 11, 12 and 13, Block 26, PORTLAND DIVISION OF DULUTH, St. Louis County, Minnesota (the "Land") described as follows:

1. Those portions of the Land lying at and below grade in the Northerly ten and one-half feet (10.5') of the Land, as shown on Attachment 1.
2. All air rights lying above an elevation of Six Hundred Seventy-Seven feet (677'-0"), NAVD 1988.

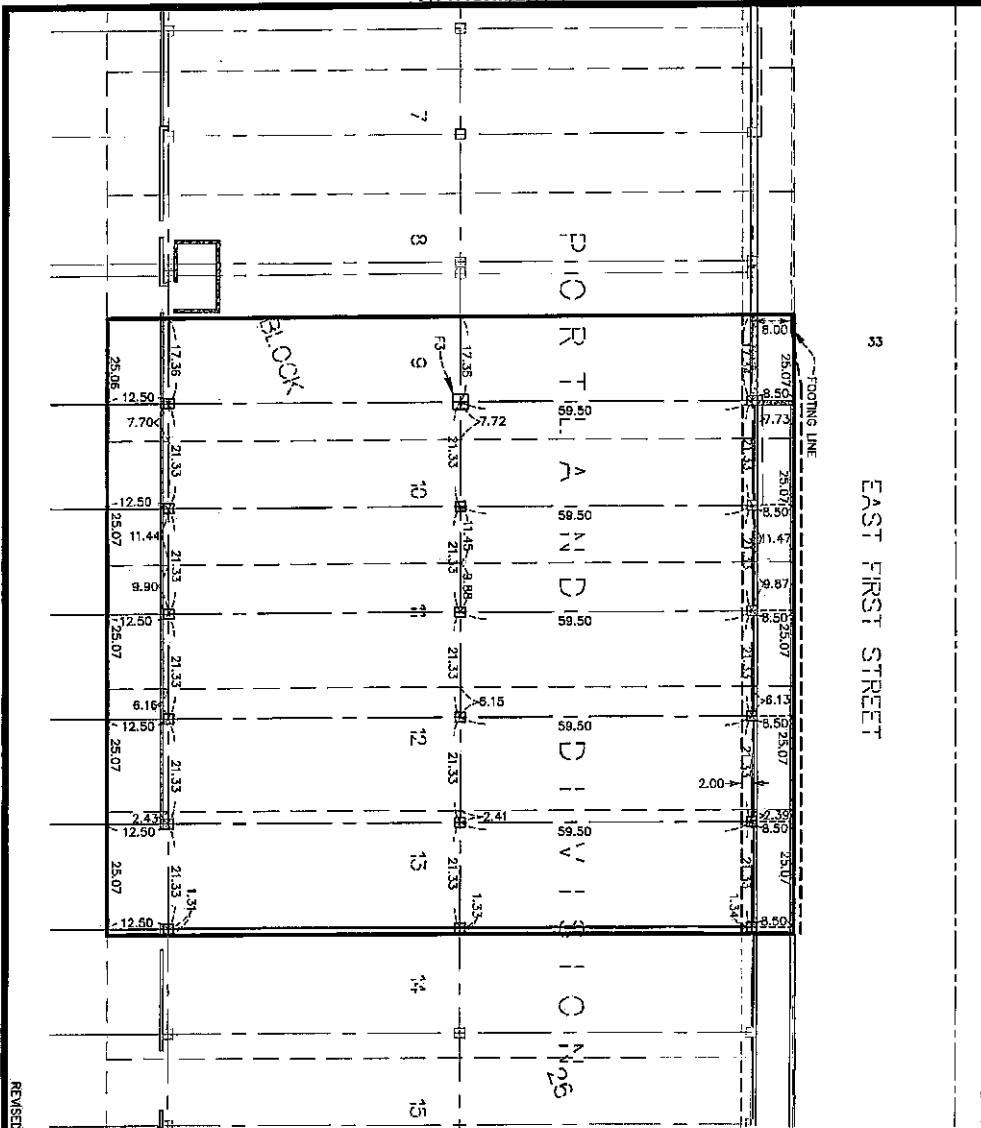
**Ground Parcel**

All those portions of Lots 9, 10, 11, 12 and 13, Block 26, PORTLAND DIVISION OF DULUTH, St. Louis County, Minnesota (the "Land") described as follows:

All of the Land and space lying below an elevation of Six Hundred Seventy-Seven feet (677'-0"), NAVD 1988, including all portions of the Land lying at and below grade, less and except those portions of the Land lying at and below grade in the Northerly ten and one-half feet (10.5') of the Land, as shown on Attachment 1.

ATTACHMENT 1  
Existing Support Columns  
(See Attached)

ATTACHMENT 1



NOTE:

BOUNDARY INFORMATION PROVIDED BY SAJO ENGINEERING COMPANY.  
PILLAR FOOTINGS ARE 4 FT BY 4 FT SQUARE UNLESS NOTED OTHERWISE.

F3 5 FT BY 5 FT SQUARE PILLAR FOOTING

LEGAL DESCRIPTION

Lots 9, 10, 11, 12 and 13, Block 26, PORTLAND DIVISION, according to the recorded plat thereof, St. Louis County, Minnesota.

REVISED 4/7/05 MOVE IMPROVEMENTS 1.5 FT NORTH PER MSA

PROJECT <b>SMDC PARKING RAMP</b> CLIENT <b>STANIUS JOHNSON ARCHITECTS</b>	I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered land surveyor under the laws of the State of Minnesota.	<b>ALTA</b> <b>SURVEY COMPANY, INC.</b> 4929 Matherhorn Drive • Duluth, MN. 55811 PHONE (218) 727-5211 FAX (218) 727-3798
	DATE: 4/2/05 REGISTRATION NO. 14326	