<u>LEGAL DESCRIPTION PER TITLE COMMITMENT FILE NO. HB-39266</u>

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

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #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

Commencing at the East most corner of Block 38; thence on an assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 22.92 feet to the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northeasterly of said Northeasterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northeasterly line of Block 38 to a point being hereinafter known as Point A; thence deflect 90 degrees to the left, along said Northeasterly line of Block 38 for a distance of 10 feet to the point beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #2

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

Commencing at above described Point A; thence on an assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 6 feet to the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northeasterly of said Northeasterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northeasterly line of Block 38 to a point being hereinafter known as Point B; thence deflect 90 degrees to the left, along said Northeasterly line of Block 38 for a distance of 10 feet to the point beginning. The concurrent use parcel along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The ies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #3

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

Commencing at above described Point B; thence on an assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 6 feet to the hhpoint beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northeasterly of said Northeasterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northeasterly line of Block 38 to a point being hereinafter known as Point C; thence deflect 90 degrees to the left, along said Northeasterly line of Block 38 for a distance of 10 feet to the point beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #4

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

Commencing at above described Point C; thence on an assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 13.25 feet to the point peginning of the parcel left, along a line 4.33 feet Northeasterly of said Northeasterly line of Block 38 for distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northeasterly line of Block Northeasterly line of Block 38 for a distance of 10 feet to the point beginning. The concurrent use parcel 38 to a point being hereinafter known as Point D; thence deflect 90 degrees to the left, along said lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #5

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

Commencing at above described Point D; thence on an assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 6 feet to the point peginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northeasterly of said Northeasterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northeasterly line of Block 38 to a point being hereinafter known as Point E; thence deflect 90 degrees to the left, along said Northeasterly line of Block 38 for a distance of 10 feet to the point beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #6

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 above described Point E; thence on an assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 6 feet to the point beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northeasterly of said Northeasterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northeasterly line of Block 38 to a point being hereinafter known as Point F; thence deflect 90 degrees to the left, along said Northeasterly line of Block 38 for a distance of 10 feet to the point beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #7

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 above described Point F; thence on an assumed bearing of North 48 degrees 19 minutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 16.83 feet to the North most corner of Block 38; thence South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 31.50 feet to the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly line of Block 38 to a point being hereinafter known as Point G; thence deflect 90 degrees to the left, along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #8

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 above describe Point G; thence on an assumed bearing of South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 6 feet to the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly line of Block 38 to a point being hereinafter known as Point H; thence deflect 90 degrees to the left, along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #9

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 above described Point H; thence on an assumed bearing of South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 11 feet to the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly line of Block 38 to a point being hereinafter known as Point I; thence deflect 90 degrees to the left, along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #10

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 above described Point I; thence on an assumed bearing of South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 6 feet to the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly line of Block 38 to a point being hereinafter known as Point J; thence deflect 90 degrees to the left, concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #11

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 above described Point I; thence on an assumed bearing of South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 16.5 feet to thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly line of Block 38 to a point being hereinafter known as Point K; thence deflect 90 degrees to the left, along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #12

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 above described Point K; thence on an assumed bearing of South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 6 feet to the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #13

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 above described Point L; thence on an assumed bearing of South 41 degrees 39 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 16.5 feet the point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly line of Block 38 to a point being hereinafter known as Point M; thence deflect 90 degrees to the left, along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq.

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY #14

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 above described Point M; thence on an assumed bearing of South 41 degrees 39 minutes 38 seconds West, the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; thence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of Block 38 for a distance of 10 feet; thence deflect 90 degrees to the left 4.33 feet to said Northwesterly line of Block 38; thence deflect 90 degrees to the left, along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The concurrent use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of the support for the balcony elevation at 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

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.

CLIENT:P&R PROPERTIES **REVISIONS:**

ADDRESS:2102, 2104 & 2110 W SUPERIOR ST, DULUTH, MN 55806

PHONE: 218-727-5211 LICENSED IN MN & WI WWW. ALTALANDSURVEYDULUTH.COM

SURVEYOR'S NOTES BEARINGS ARE BASED ON THE ST. LOUIS COUNTY TRANSVERSE MERCATOR

JOB NO:20-380 | SHEET 1 OF 2

CONCURRENT USE EXHIBIT

COORDINATE SYSTEM OF 1996. (NAD 83 2011) THIS IS NOT A BOUNDARY SURVEY.

