LEGAL DESCRIPTION PER TTTLE COMMITMENT FILE NO. HB-39266
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
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to the plat thereof, St. Louis County, Minnesota.
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## 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, Thesol.
Torrens Property.

## Torrens Certificate No. 328213.0

LEGAL DESCRIPTION FOR CONCURRENT USE PARCEL BALCONY \# 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 the East most corner of Block 38 ; thence on an assumed bearing of North 48 degrees mutes 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 22.92 feet to e point of beginning of the parcel herein described; thence deflect 90 degrees to the right 4.33 feet, lock 38 for a distance of to the left, along a line 4.33 feet Northeasterly of said Northeasterly Ine of he 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 concurren use parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of he 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 follows:
Commencing at above described Point A; thence on an assumed bearing of North 48 degrees 19 minut 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 defle 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 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 parce 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 \#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 follows:
Commencing at above described Point B; thence on an assumed bearing of North 48 degrees 19 minut 7 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 defle 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
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 parce 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 follows:
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 eginning 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 38 to a point being hereinafter known as Point D; 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 es between the bottom of the balcony elevation at 629.6 feet, more or less and the to

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 follows:
Commencing at above described Point D ; thence on an assumed bearing of North 48 degrees 19 m 27 seconds West, along the Northeasterly line of said Block 38 for a distance of 6 feet to the point eginning 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 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 parce 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 SECOND
follows:
Commencing at above described Point E ; thence on an assumed bearing of North 48 degrees 19 min 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 deflec 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 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 es 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. 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 minute 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 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 parcel lies between the bottom of the balcony elevation at 629.6 feet, more or less and the top of
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 .
Feet. Feet.

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 distanc 6 ind 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, 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. Feet.

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 minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 16.5 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 $K$; 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 . Feet.

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 lock 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 the the the 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 \#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: minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 16.5 feet to minutes 38 seconds West, along the Northwesterly line of said Block 38 for a distance of 16.5 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

 along said Northwesterly line of Block 38 for a distance of 10 feet to the point of beginning. The the feet.

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 minute 38 at above described Point M, thence on an assumed bearing of South 41 degrees 393 minutes 38 seconds West, the parcel herein described; thence deflect 90 degrees to the right 4.33 feet; hence deflect 90 degrees to the left, along a line 4.33 feet Northwesterly of said Northwesterly line of lock 38 for a distance of 10 feet,
 distance of 10 for the 660.1 feet, more or less. Said parcel contains 43 Sq. Feet.

SURVEYOR'S NOTES BEARINGS ARE BASED ON THE ST. LOUIS COORDINATE SYSTEM OF 1996. (NAD 83 2011) COORDINATE SYSTEM OF 1996. (NAD 83 2011)


