

PUBLIC WORKS AND UTILITIES COMMITTEE

14-0143R

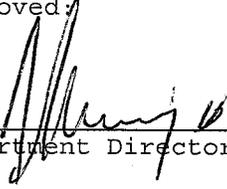
RESOLUTION DECLARING THE RIGHT-OF-WAY FOR HELBERG DRIVE
TO BE DEDICATED AS A PUBLIC HIGHWAY PURSUANT TO M.S.
160.05 SUBD. 1.

CITY PROPOSAL:

RESOLVED, that the city council hereby finds that the street right-of-way known as Helberg Drive along and across the below-described property on Rice's Point has been continuously constructed, used, kept in repair and worked as a public highway by the city, a road authority under Minnesota statute, for in excess of six years;

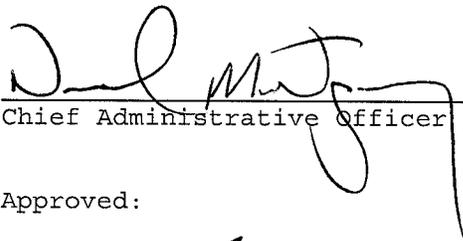
Resolved further, that, pursuant to the authority contained in Minnesota statues section 160.05 subdivision 1, the right-of-way for that street known as Helberg Drive, located on those portions of the plats of RICES POINT, FIRST SUBDIVISION OF RICE'S POINT, MUNGER-PECK RE-ARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, and the THIRD SUBDIVISION OF RICE'S POINT, all as legally described in Public Document No. _____, on file in the office of the city clerk, is hereby declared to be a public highway.

Approved:



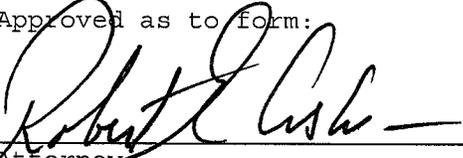
Department Director

Approved for presentation to council:



Chief Administrative Officer

Approved as to form:



Attorney

Approved:



Auditor

PWU/ATTY REA:de 03/04/2014

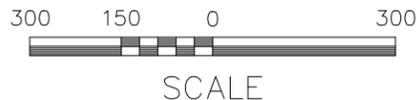
STATEMENT OF PURPOSE: The purpose of this resolution is to dedicate the property on Rice's Point occupied by the street known as Helberg Drive as a public highway.

In 2006, in order to improve traffic circulation on Rice's Point and to facilitate the development of the port, the City acquired property and constructed Helberg Drive on the back side of properties facing Garfield Avenue, connecting Garfield from a point adjacent to the City's Public Works Building to the Port Terminal. The construction of the road was consented to by affected property owners and it has been maintained as a city street ever since without objection. However, there has never been a formal dedication of the right-of-way.

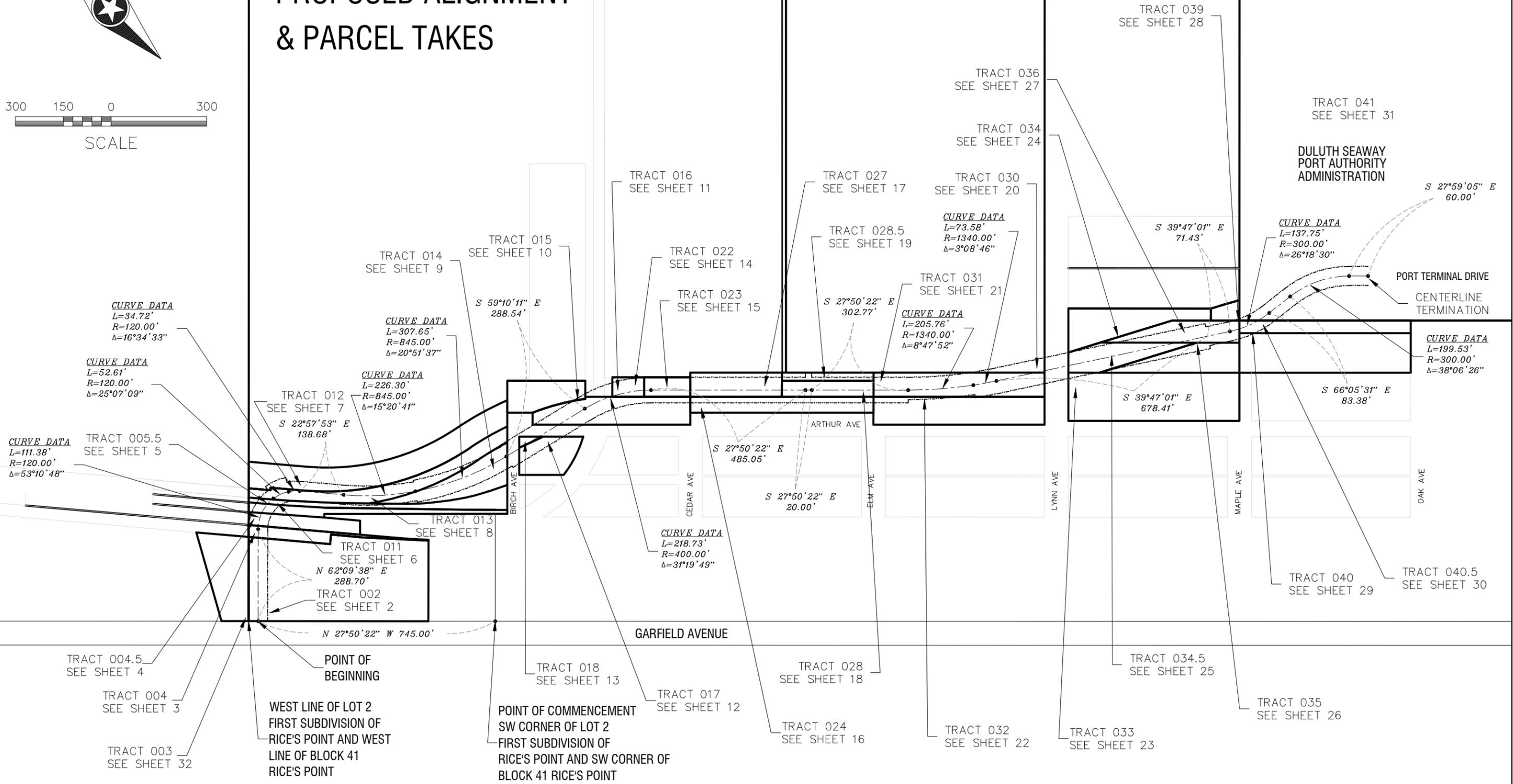
As a precursor of the Duluth Seaway Port Authority being able to accept an offered \$10 Million federal grant to improve port facilities, it must demonstrate to the granting authority that there is access along a public right-of-way to use the proposed facilities. Therefore it is necessary that the right-of-way for Helberg Drive be publicly dedicated.

Minnesota statute provides that a "road authority" such as the city has used, maintained and operated a road across property continuously for 6 years or more, it has the right to declare the right-of-way so used as a public highway. This statute allows the City to declare the right-of-way for Helberg Drive as a public highway.

HELBERG DRIVE PROPOSED ALIGNMENT & PARCEL TAKES



S:\KOL\LAHBEA\126819\9-survey\From duspa0101\parcel takes 2014\dupa0101 for parcel take cover sheet.dwg 3/20/2014 11:22 AM tyngsdal



DRAWN BY:	KLA
DESIGNER:	MJB
CHECKED BY:	MJB
DESIGN TEAM	

NO.	BY	DATE	REVISIONS
1			
2			
3			
4			

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656



**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY**

FILE NO. DUSPA010201	1 32
DATE 03/18/14	

DULUTH PROPER
SECOND DIVISION

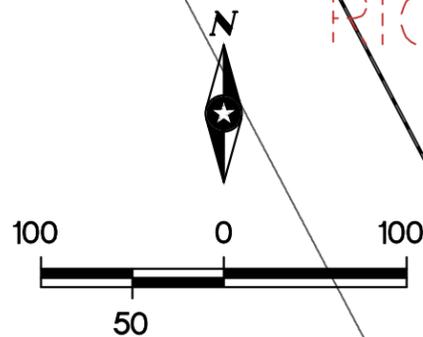
NORTH LINE OF FIRST SUBDIVISION OF RICE'S POINT

$I_c = 94^{\circ}52'30''$
 $T = 130.67 \text{ FT}$
 $R = 120.00 \text{ FT}$
 $L = 198.71 \text{ FT}$

GARFIELD (THIRD)

TRACT 002

FIRST SUBDIVISION
OF
RICE'S POINT



PROPERTY DESCRIPTION TRACT 002

All that portion of Duluth Proper Second Division and of the First Subdivision of RICE'S POINT in the City of Duluth, St. Louis County, Minnesota, described as follows: Beginning at the intersection of the north line of Lot Twenty-five (25), Block F, Duluth Proper Second Division with northeasterly line of Garfield Avenue (Third Street); thence at right angles to Garfield Avenue on a line bearing North 62 degrees 26 minutes East for a distance of 264.60 feet to a point on the westerly line of the right of way of the Great Northern Railway Company; thence South 22 degrees 36 minutes East, following the westerly line of said right of way, for a distance of 257.00 feet to a point; thence North 67 degrees 24 minutes East for a distance of 30.00 feet to a point on the westerly line of the right of way of the Chicago, St. Paul, Minneapolis, & Omaha Railway Company; thence South 22 degrees 36 minutes East, following the westerly line of the right of way of the Chicago, St. Paul, Minneapolis, & Omaha Railway Company for a distance of 100.00 feet to a point; thence South 24 degrees 45 minutes East following the westerly line of said right of way for a distance of 207.00 feet to a point; thence South 62 degrees 26 minutes West a distance of 253.20 feet to a point on the easterly line of Garfield Avenue; thence North 27 degrees 34 minutes West, following the easterly line of Garfield Avenue for a distance of 565.00 feet to the place of beginning, containing three and thirty-two hundredths (3.32) acres, more or less.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 15682 square feet or 0.36 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_taken.dwg 3/20/2014 11:27 AM kanderson

DRAWN BY:	KLA
DESIGNER:	MJB
CHECKED BY:	MJB
DESIGN TEAM	

NO.	BY	DATE	REVISIONS
1			
2			
3			

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

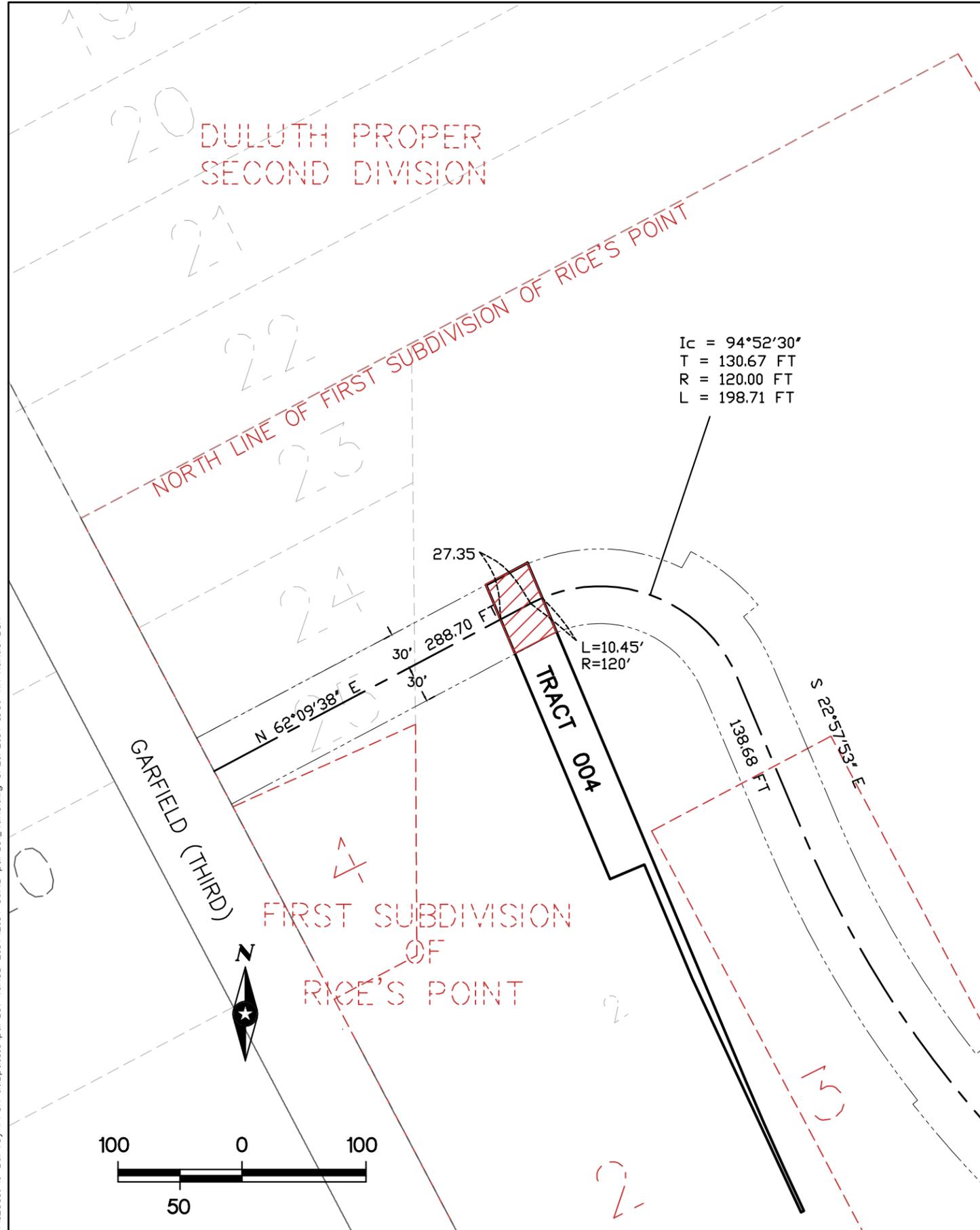
**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 002
CITY OF DULUTH**

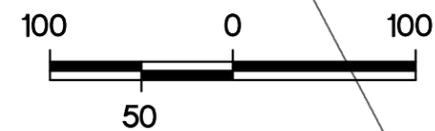
FILE NO.	DUBPA0102.01
DATE	03/19/14

2
32

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:39 AM kander-son



$Ic = 94^{\circ}52'30''$
 $T = 130.67 \text{ FT}$
 $R = 120.00 \text{ FT}$
 $L = 198.71 \text{ FT}$



PROPERTY DESCRIPTION TRACT 004

All that part of Lot Two (2) in the First Subdivision of RICE'S POINT, City of Duluth, St. Louis County, Minnesota, described as follows:

Beginning at a point in the Southwesterly boundary line of the right of way of the Superior Short Line Railway Company, or the Chicago, St. Paul, Minneapolis, & Omaha Railway Company, where the same is intersected by the northwesterly line of the tract of land conveyed by the Duluth Land and Warehouse Company, to the Duluth Gas and Water Company, by deed dated June 23rd, A.D. 1890, and recorded in St. Louis County, Minnesota, in Book 62 of Deeds at page 47; thence northwesterly along said boundary line of right of way aforesaid, to a point of intersection with the line between Lots 24 and 25, in Block F, Duluth Proper Second Division, if produced; thence southwesterly along said line last mentioned a distance of 37.50 feet to a point; thence southeasterly on a line parallel to said boundary line of right of way aforesaid, which is also the easterly property line of the Duluth Water, Gas & Sewage Treatment Department, for a distance of 257.00 feet, to a point; thence northeasterly on a line at right angles to the last described line a distance of 30.00 feet to a point; thence southeasterly on a line parallel to said boundary line of right of way aforesaid, a distance of 100.00 feet to a point; thence southeasterly on a straight line, which is the easterly property line of the Duluth Water, Gas & Sewage Treatment Department, for a distance of 201.00 feet, more or less, to a point on the said northwesterly line of the Duluth Gas and Water Company's lot aforesaid, which point is Two (2) feet southwesterly from the point of beginning; thence northeasterly along said last mentioned line, a distance of Two (2) feet, to the place of beginning.

EXCEPTING and RESERVING unto the party of the first part, its successors and assigns, forever, all iron, natural gas, oil and all minerals of any nature whatsoever, upon or in said land together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the party of the first part, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the party of the second part, its successors and assigns.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 2268 square feet or 0.05 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY:	KLA	1	GTL		
DESIGNER:	MJB	2	GTL		
CHECKED BY:	MJB	3	GTL		
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

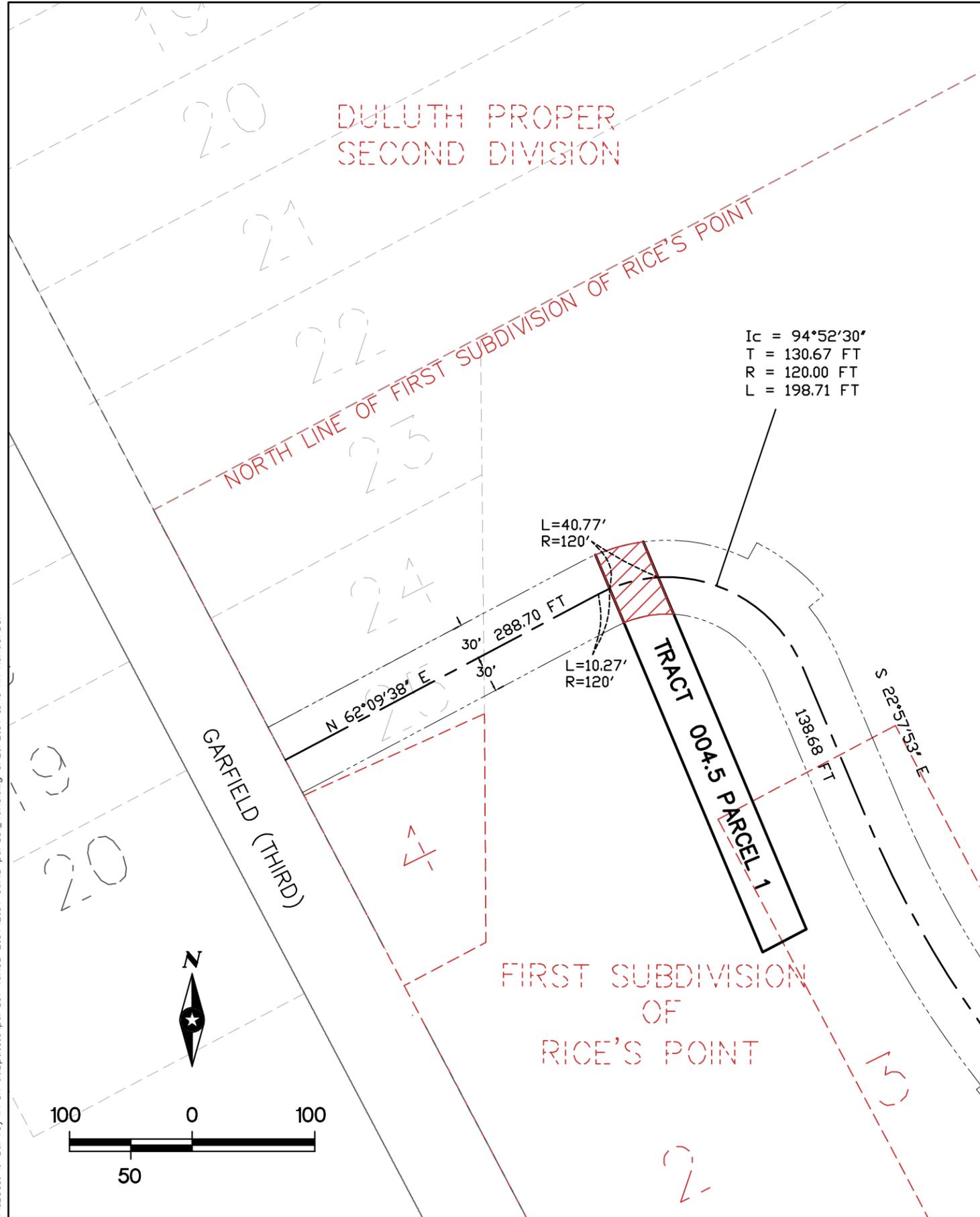

 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 004
CITY OF DULUTH**

FILE NO.	DUBPA0102.01	3
DATE	03/19/14	32

S:\KDL\126819\9-survey\From duspa0101\parcel_takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:41 AM kanderson



PROPERTY DESCRIPTION TRACT 004.5

Those parts of Lots 2 and 3, First Subdivision of RICE'S POINT, City of Duluth, St. Louis County, Minnesota, that lies southeasterly of the north line of Lot 25 extended, BLOCK F, DULUTH PROPER SECOND DIVISION contained within the following described lands:

PARCEL 1

Those parts of Lots 18, 19, 20, 21, and 22, BLOCK F, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, and those parts of Lots 2 and 3, FIRST SUBDIVISION OF RICE'S POINT, according to the recorded plat thereof, (being parts of former Blocks 43, 58 and 59 of the original plat of RICE'S POINT) being a strip of land 40.00 feet in width, described as follows: Commencing at the northwest corner of said Lot 18, thence easterly, along the north line of said Lot 18, a distance of 362.44 feet to the point of beginning of the land to be described; thence continue easterly, along said north line of Lot 18, a distance of 40.15 feet; thence deflect 94 degrees 58 minutes 00 seconds to the right in a southerly direction a distance of 1053.96 feet; thence deflect 85 degrees 02 minutes 00 seconds to the right in a westerly direction, along the westerly extension of the south line of Lot 46 of said Block 58, a distance of 40.15 feet; thence deflect 94 degrees 58 minutes 00 seconds to the right in a northerly direction a distance of 1053.96 feet to the point of beginning.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 2450 square feet or 0.06 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656



HELBERG DRIVE ROADWAY TRACTS

EXHIBIT A
ROADWAY FOR TRACT 004.5 PARCEL 1
ROBERT MEERHOFF

FILE NO. DUBPA0102.01	4
DATE 03/19/14	

DULUTH PROPER
SECOND DIVISION

NORTH LINE OF FIRST SUBDIVISION OF RICE'S POINT

$I_c = 94^{\circ}52'30''$
 $T = 130.67 \text{ FT}$
 $R = 120.00 \text{ FT}$
 $L = 198.71 \text{ FT}$

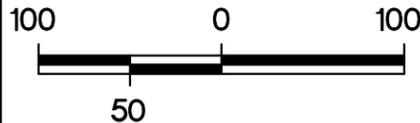
$L=51.04'$
 $R=120'$

$L=34.62'$
 $R=120'$

GARFIELD (THIRD)

TRACT 005.5

FIRST SUBDIVISION
OF
RICE'S POINT



PROPERTY DESCRIPTION TRACT 005.5

That part of Lots Two (2) and Three (3), FIRST SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, bounded by the following lines:

On the northwesterly side by the dividing line between Twenty-four (24) and Twenty-five (25), BLOCK F, DULUTH PROPER SECOND DIVISION, extended;

On the southeasterly side by the south line of Lot 3, FIRST SUBDIVISION OF RICE'S POINT;

On the northeasterly side by the following described line: Beginning at point on the center line of Birch Avenue produced easterly three hundred forty-nine (349.00) feet from the easterly line of Garfield Avenue in the City of Duluth, thence northerly making an angle to the left with Birch Avenue of 89 degrees 42 minutes for a distance of 140.50 feet; thence to the right making an angle of 0 degrees 31 minutes for a distance of 434.67 feet to the north line of Lot 3 which point is 356.15 feet easterly from the easterly line of Garfield Avenue, measured at right angles to Garfield Avenue; thence continuing northerly making an angle of 2 degrees 29 minutes with the last described course of this description for a distance of 145.00 feet; thence to the right with an angle of 01 degree 36 minutes for a distance of 93.18 feet to a point on the line between Lots 24 and 25, BLOCK F, DULUTH PROPER SECOND DIVISION, produced easterly, which point is 372.60 feet easterly of the east line of Garfield Avenue;

And on the southwesterly side by the following described line: Beginning at a point on the southerly line of Lot 3 in the FIRST SUBDIVISION OF RICE'S POINT, 44.50 feet northeasterly of the northeasterly right of way line of the Union Pacific Railroad Company (formerly known as the Superior Short Line Railway Company); thence northwesterly to a point on the northerly line of said Lot 3, being 15.00 feet northeasterly of the northeasterly right of way line of the Union Pacific Railroad Company; thence Southwesterly 15.00 feet along the northerly line of said Lot 3 to the northeasterly right of way line of said Union Pacific Railroad Company; thence northwesterly to the dividing line of Lots 24 and 25, BLOCK F, DULUTH PROPER SECOND DIVISION.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 2095 square feet or 0.05 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:41 AM kanderson

DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 005.5
THE BNSF RAILWAY COMPANY**

FILE NO.
DUSPA0102.01
DATE
03/19/14

**5
32**

DULUTH PROPER
SECOND DIVISION

NORTH LINE OF FIRST SUBDIVISION OF RICE'S

$I_c = 94^{\circ}52'30''$
 $T = 130.67 \text{ FT}$
 $R = 120.00 \text{ FT}$
 $L = 198.71 \text{ FT}$

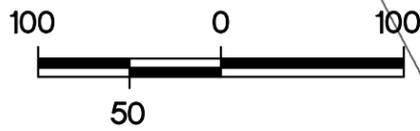
$L=85.66'$
 $R=120'$

$L=20.39'$
 $R=120'$

GARFIELD (THIRD)

FIRST SUBDIVISION
OF
RICE'S POINT

TRACT 011



PROPERTY DESCRIPTION TRACT 011

Commencing at a point on the centerline of Birch Avenue produced easterly 349.00 feet from the easterly line of Garfield Avenue in the City of Duluth, thence northerly making an angle to the left with Birch Avenue of 89 degrees 42 minutes for a distance of 140.50 feet; thence to the right making an angle of 0 degrees 31 minutes for a distance of 434.67 feet to the north line of Lot 3 which point is 356.15 feet easterly from the easterly line of Garfield Avenue, measured at right angles to Garfield Avenue; thence continuing northerly making an angle of 2 degrees 29 minutes with the last described course of this description for a distance of 145.00 feet; thence to the right with an angle of 1 degree 36 minutes for a distance of 93.18 feet to a point on the line between Lots 24 and 25, BLOCK F, DULUTH PROPER SECOND DIVISION, City of Duluth, St. Louis County, Minnesota, produced easterly, which point is 372.60 feet easterly of the east line of Garfield Avenue, thence to the right with an angle of 85 degrees 10 minutes along the prolongation of the line between Lots 24 and 25 for a distance of 15.04 feet to an iron pipe monument; thence to the right, making an angle of 94 degrees 50 minutes with the line between Lots 24 and 25 48.10) feet to an iron monument which is the beginning of a curve to the left having a radius of 3812.33 feet, said radius being at right angles to last named line at point of beginning of curve; thence along said curve through an angle of 4 degrees 4 minutes to a point which is 79.70 feet southerly of the north line of Lot 3 FIRST SUBDIVISION OF RICE'S POINT; thence continuing southerly on a tangent to last named curve for a distance of 183.70 feet to an iron pipe monument; thence on a curve to the left with a radius of 566.18 feet through an angle of 8 degrees 10 minutes to an iron pipe monument, said radius being at right angles to last named line at point of beginning of curve; thence on a tangent to last named curve 57.74 feet to an iron pipe monument; thence to the left on a curve with a radius of 566.18 feet through an angle of 11 degrees 50 minutes to an iron pipe monument said radius being at right angles to last named line at point of beginning of curve, thence on a tangent to last named curve 64.17 feet to an iron pipe monument on the center line of Birch Avenue produced easterly which monument is 426.26 feet easterly of the east line of Garfield Avenue; thence to the right making an angle of 109 degrees 10 minutes along the center line of Birch Avenue produced 77.26 feet to the place of beginning, containing 19700 square feet. (Abstract Property).

AND

All that portion of Lot 3, FIRST SUBDIVISION OF RICE'S POINT, in the City of Duluth, St. Louis County, Minnesota, described as follows: Commencing at an iron monument which is located on the centerline of Birch Avenue produced 426.26 feet easterly from the easterly line of Garfield Avenue; running thence northwesterly, making an angle with Birch Avenue of 70 degrees 50 minutes, a distance of 64.17 feet to a point hereinafter referred to as Point A; thence by a curve to the right, with a radius of 566.18 feet, tangent to last described course at Point A, 116.75 feet to a point hereinafter referred to as Point B; thence northwesterly, tangent to last described curve at Point B, 57.74 feet; thence southeasterly to a point 4.00 feet northeasterly of Point B when measured upon the radius of said curve; thence southeasterly to a point 9.00 feet northeasterly from Point A when measured upon the radius of said curve; thence southeasterly to a point in the produced centerline of Birch Avenue 17.25 feet northeasterly from the point of beginning; thence southwesterly along the produced centerline of Birch Avenue to the point of beginning; containing 1939 square feet, more or less. (Torrens Property).

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 2259 square feet or 0.05 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\126819\9-survey\From dusa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:43 AM kanderson

DRAWN BY:	KLA
DESIGNER:	MJB
CHECKED BY:	MJB

NO.	BY	DATE	REVISIONS
1			
2			
3			

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 011
THE BNSF RAILWAY COMPANY**

FILE NO.	DUSPA0102.01	6
DATE	03/19/14	32

PROPERTY DESCRIPTION TRACT 012

All that portion of RICE'S POINT and of FIRST SUBDIVISION OF RICE'S POINT, in the City of Duluth, St. Louis County, Minnesota, described as follows: Commencing at an iron monument which is located on the centerline of Birch Avenue produced 692.59 feet easterly from the easterly line of Garfield Avenue; thence easterly along centerline of said Birch Avenue as produced to its intersection with the U.S. Government Harbor line as established on the westerly side of Superior Bay, thence northerly along said established harbor line at an angle of 90 degrees with the centerline of Birch Avenue, for a distance of 812.50 feet to its intersection with a straight line prolongation easterly of the boundary line between Lots 24 and 25, in BLOCK F, DULUTH PROPER SECOND DIVISION; thence westerly along said last described line at an angle of 90 degrees with the said established Harbor Line to a point which point is 500.10 feet easterly from the easterly line of Garfield Avenue when measured along said line between Lots 24 and 25 and the prolongation thereof; thence southerly on a straight line at an angle to the left 85 degrees 3 minutes 23 seconds for a distance of 185.87 feet to a point; which point is the beginning of a curve to the left having a radius of 726.58 feet, said radius being at right angles to said last described line at the point of beginning of said curve; thence southerly along said curve through an angle of 38 degrees, 56 minutes 30 seconds for a distance of 493.63 feet to an iron monument, which iron monument is the end of curve just traversed, and the beginning of a curve to the right having a radius of 972.45 feet, said radius being at right angles to the tangent of the curve at the last named point; thence southerly along said curve for a distance of 180.45 feet through an angle of 10 degrees 46 minutes to an iron monument which is the place of beginning, which said parcel is delineated upon the map or plat thereof attached to the original application in Torrens Proceedings numbered 1971 on file in the office of the Clerk of the District Court of said St. Louis County, and filed for record in the office of the Register of Deeds of said St. Louis County on February 24, 1914, and recorded therein in Book 380 of Deeds, on page 176 and thereon colored red and designated upon the same as Parcel No.1 to which reference is hereby made.

AND

Commencing at a point, which is located on the dividing line between Lots 24 and 25, in BLOCK F, DULUTH PROPER, SECOND DIVISION, City of Duluth, which line is produced east in Lot 2 of FIRST SUBDIVISION OF RICE'S POINT, 416.55 feet from the easterly line of Garfield Avenue; thence southerly in a straight line at an angle to the right from the line between Lots 24 and 25 produced of 94 degrees 56 minutes 37 seconds a distance of 68.85 feet; thence easterly in a straight line at an angle to the left of 94 degrees 56 minutes 37 seconds a distance of 8.27 feet; thence southerly in a straight line at an angle to the right of 94 degrees, 56 minutes and 37 seconds a distance of 110.53 feet to an iron monument, which monument is the beginning of a curve to the left having a radius of 801.58 feet, said radius being at right angles to said last described line at the point of beginning of said curve; thence along said curve through an angle of 38 degrees, 56 minutes 30 seconds and for a distance of 544.63 feet to an iron monument, which iron monument is end of curve just traversed, and the beginning of a curve to the right, having a radius of 897.45 feet, said radius being at right angles to the tangent of the curve at the last named point; thence along said curve for a distance of 132.95 feet through an angle of 8 degrees, 29 minutes 34 seconds to an iron monument which is located on the centerline of Birch Avenue produced, 609.31 feet easterly from the easterly line of Garfield Avenue, thence easterly along the center line of Birch Avenue produced for a distance of 83.28 feet to an iron monument, which is located 692.59 feet easterly from easterly line of Garfield Avenue. From this point at an angle to the left of 113 degrees 30 minutes which is the tangent of a curve to the left at this point whose radius is 972.45 feet said radius being at right angles to the tangent line of the curve at said last described point; thence northerly along said curve for a distance of 180.45 feet, through an angle of 10 degrees, 46 minutes to an iron monument which is the end of curve just traversed, and the beginning of a curve to the right having a radius of 726.58 feet, said radius being at right angles to the tangent line of the curve at last described point; thence northerly along said curve for a distance of 493.63 feet through an angle of 38 degrees 56 minutes and 30 seconds to a point, thence northerly in a straight line tangent to last mentioned point for a distance of 185.87 feet to a point on the line between Lots 24 and 25, Block F produced easterly and 500.10 feet easterly from the easterly line of Garfield Avenue, when measured along said lot line; thence westerly along said lot line for a distance of 83.55 feet to the place of beginning, of the tract of land above described. The tract of land above described being a strip of land 75.00 feet in width on the easterly side of and adjacent to the land conveyed by the Duluth Land and Warehouse Co. to the Duluth and Thunder Bay Railway Company deed dated Jan. 7th, 1910 and which is recorded in Book 331 of Deeds on page 25 and extending from the center line of Birch Avenue produced to a line parallel with and 68.59 feet southerly of the prolongation easterly of the line between Lots 24 and 25; thence widening to 83.23 feet and extending from the above described line to the prolongation easterly of the line between Lots 24 and 25, said parcel of land containing 64955 square feet, and which said parcel is delineated upon the map or plat thereof attached to the original application in Torrens Proceeding numbered 1971 on file in the office of the Clerk of the District Court of said St. Louis County, and filed for record in the office of the Register of Deeds of St. Louis County on February 24th, 1914, and recorded therein in Book 380 of Deeds, on page 176 and thereon colored green and designated upon the same as Parcel No. 3 to which reference is hereby made. Parcel I and Parcel III of said land are subject to that certain contract, dated November 27th, 1914, made and entered into by and between Duluth Land & Warehouse Company, as party of the First part, Capitol Elevator Company, as party of the second part, and the Minnesota Loan & Trust Company, as Trustee, as party of the third part, providing for the dedication of a slip or waterway 140.00 feet in width on the southerly side of said property described in Parcel I and which property so dedicated consists in part of the strip of land and land covered with water 70.00 feet in width lying immediately north of the center line of Birch Avenue as the same appears on the original plat of RICE'S POINT, and extending from the United States Government dock line as now established on the westerly side of the Bay of Superior to a line made by a right line production of the easterly boundary line of Block 6 in MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, for a distance of 70.00 feet and which contract was on the 6th day of January A.D. 1915, filed for record in the office of the Register of Deeds of St. Louis County, and recorded in Book 19 of Agreements on page 45 and a portion of the land described in Parcel I consists of submerged lands lying between the original shore line and the established United States Government Dock line, and the title of said Clarkson Coal & Dock Company to such portion of the same is subject to any right which the State of Minnesota, in its sovereign capacity, may have in the same; therefore, this Certificate for such portion of said land is made subject to such rights, if any, as the State of Minnesota, in its sovereign capacity, may have in the same.

ROADWAY DESCRIPTION

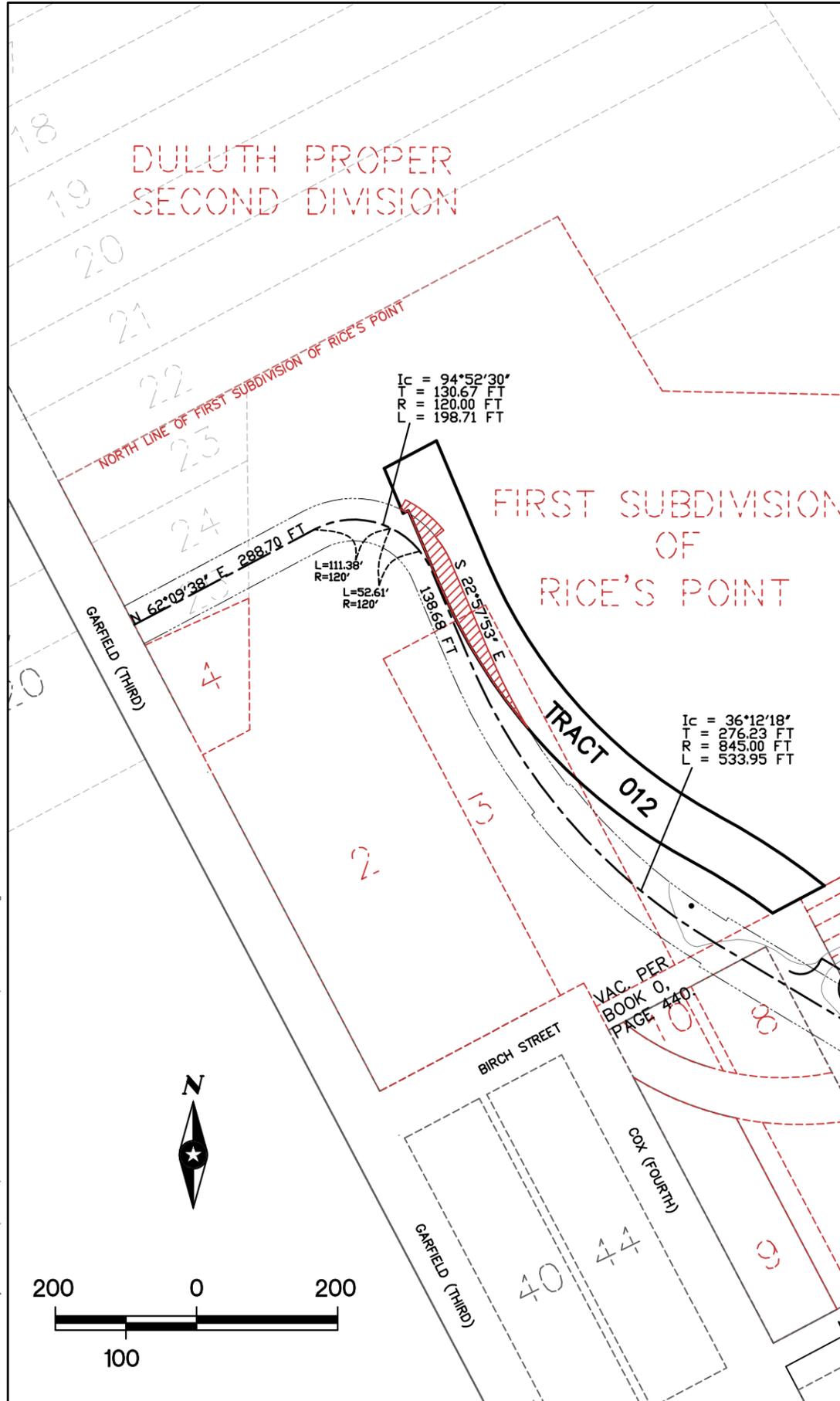
A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

- Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:
- Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.
- Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:
- Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.
- Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:
- Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.
- Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:
- Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.
- Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:
- Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.
- Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:
- Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.
- Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:
- Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.
- Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:
- Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.
- Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:
- Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 7145 square feet or 0.16 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.



S:\KDL\LB\EA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:45 AM kanderson

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

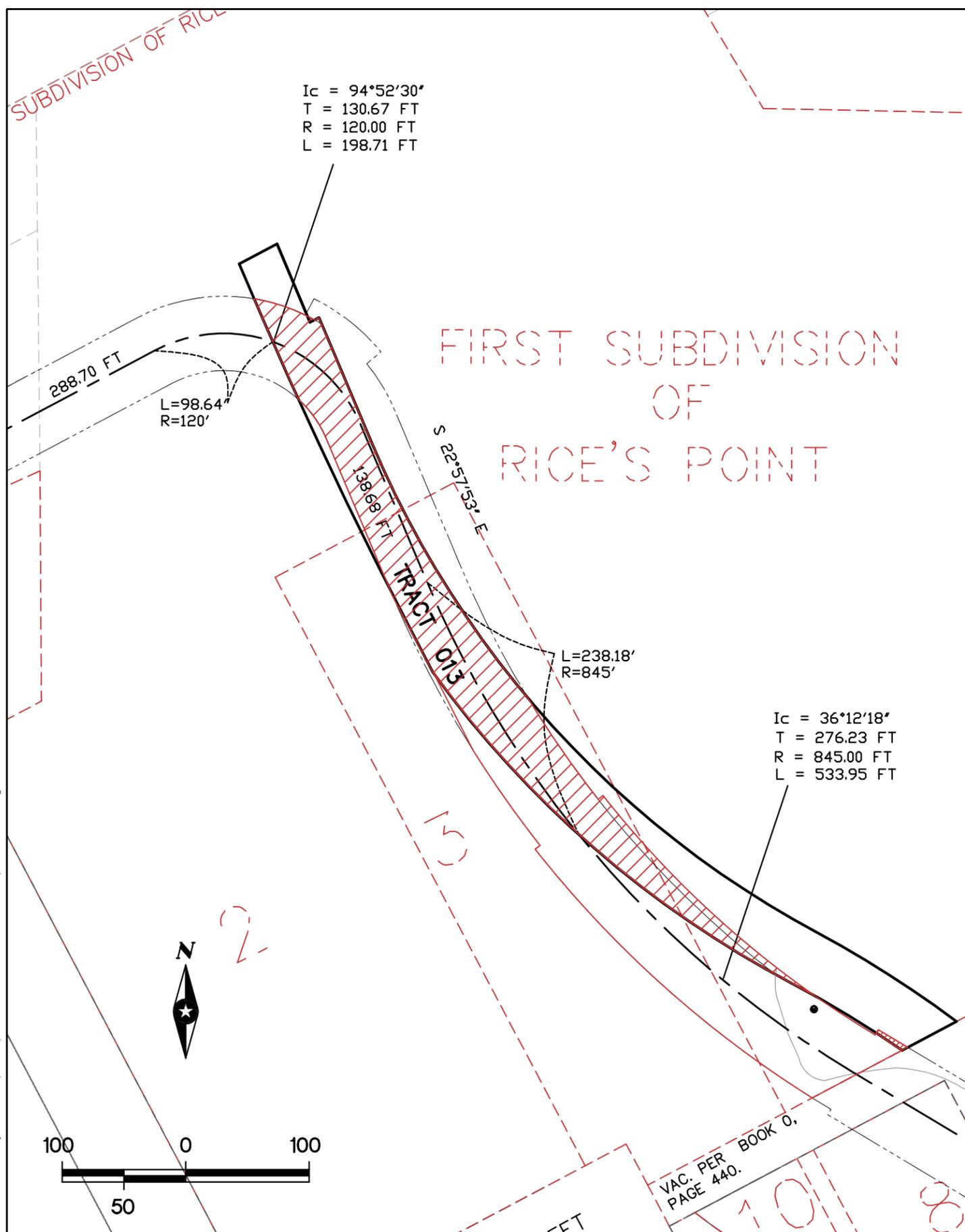
Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656



HELBERG DRIVE ROADWAY TRACTS

EXHIBIT A ROADWAY FOR TRACT 012 SEAWAY PORT AUTHORITY OF DULUTH

FILE NO. DUBPA010201	7
DATE 03/18/14	32



$Ic = 94^{\circ}52'30''$
 $T = 130.67 \text{ FT}$
 $R = 120.00 \text{ FT}$
 $L = 198.71 \text{ FT}$

FIRST SUBDIVISION OF RICE'S POINT

$Ic = 36^{\circ}12'18''$
 $T = 276.23 \text{ FT}$
 $R = 845.00 \text{ FT}$
 $L = 533.95 \text{ FT}$

PROPERTY DESCRIPTION TRACT 013

That part of Lots 2 and 3, FIRST SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, described as follows:

Commencing at an iron monument which is located on the dividing line between Lots 24 and 25 in BLOCK F, DULUTH PROPER SECOND DIVISION, City of Duluth, St. Louis County, Minnesota, which line is produced East into Lot 2 of FIRST SUBDIVISION OF RICE'S POINT, 387.32 feet from and measured at right angles with the Easterly line of Garfield Avenue; thence easterly along the production of said line between Lots 24 and 25 aforesaid, a distance of 29.23 feet; thence southerly at an angle to the right of 94 degrees, 56 minutes and 37 seconds, a distance of 68.85 feet; thence easterly at an angle to the left of 94 degrees, 56 minutes and 37 seconds, a distance of 8.27 feet; thence southerly at an angle to the right of 94 degrees, 56 minutes and 37 seconds, a distance of 110.53 feet, to an iron monument, which iron monument is the beginning of a curve to the left having a radius of 801.58 feet, said radius being at right angles to said last described line at the point of beginning of said curve; thence along said curve through an angle of 38 degrees, 56 minutes and 30 seconds, and for a distance of 544.63 feet to an iron monument, which iron monument is the end of curve just traversed and the beginning of a curve to the right having a radius of 897.45 feet, said radius being of right angles to the tangent of the curve at the last named point, thence along said curve for a distance of 132.95 feet through an angle of 8 degrees, 29 minutes and 34 seconds to an iron monument which is located on the center line of Birch Avenue, 609.31 feet easterly from the easterly line of Garfield Avenue; thence westerly along said center line of Birch Avenue for a distance of 49.45 feet to an iron monument. From this point at an angle to the right of 62 degrees 41 minutes which is the tangent of a curve to the left at this point, whose radius is 852.45 feet; said radius being at right angles to the tangent line of the curve at said last described point; thence northerly along said curve for a distance of 104.90 feet through an angle of 7 degrees, 03 minutes and 17 seconds, to an iron monument, which is the beginning of a curve to the right, having a radius of 846.58 feet, said radius being at right angles to the tangent of the curve at said last described point, thence northerly along said curve for a distance of 387 feet, through an angle of 26 degrees, 12 minutes and 22 seconds to an iron monument, which marks the intersection of said last described curve with the easterly property line of the Northern Pacific Railway Company's survey as is described in the deed from the Duluth, Land and Warehouse Company to the Northern Pacific Railway Company, dated November 17, 1902, and which was recorded in Book 202 of Deeds on page 56; thence northerly along said easterly property line of said Northern Pacific Railway Company at an angle of 8 degrees and 35 minutes to the right from the tangent of said last named curve at said last named point, a distance of 46.60 feet to a point; which is the beginning of a curve to the right, having a radius of 3812.33 feet, said radius being at right angles to the last named line at the point of beginning curve; thence along said curve through an angle of 4 degrees and 04 minutes to an iron monument; thence on a line tangent to said curve at said last named point for a distance of 48.10 feet, to an iron monument, which is the point of beginning of the tract of land above described.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 23400 square feet or 0.53 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\LBHEA\126819-9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:45 AM kanderson

DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

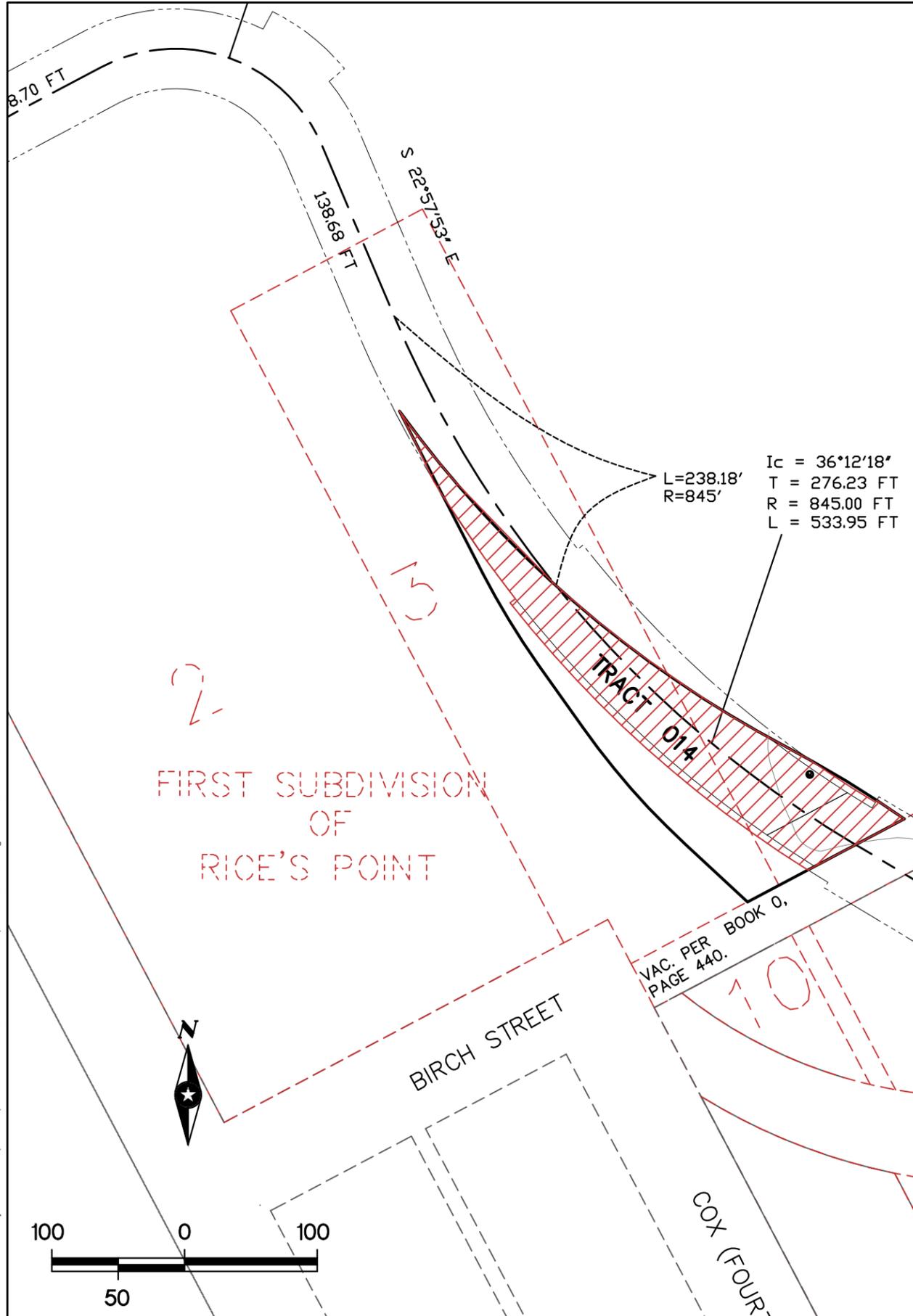
PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

HELBERG DRIVE ROADWAY TRACTS

EXHIBIT A
 ROADWAY FOR TRACT 013
 800 LINE RAILWAY COMPANY
 A/K/A CANADIAN PACIFIC RAILWAY

FILE NO.	DUBPA010201	8
DATE	03/18/14	32

S:\KDL\LB\EA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 014

All that portion of Lots 2 and 3, FIRST SUBDIVISION OF RICE'S POINT, in the City of Duluth, St. Louis County, Minnesota, described as follows:

Commencing at an iron monument which is located on the centerline of Birch Avenue produced 426.26 feet easterly from the easterly line of Garfield Avenue; thence easterly along the center line of Birch Avenue produced for a distance of 133.60 feet to an iron monument. From this point at an angle to the left 117 degrees 19 minutes which is the tangent of a curve to the left at this point whose radius is 852.45 feet, said radius being at right angles to the tangent line of the curve at said last described point; thence northerly along said curve for a distance of 104.90 feet through an angle of 7 degrees 03 minutes 17 seconds to an iron monument which is the beginning of a curve to the right having a radius of 846.58 feet, said radius at right angles to the tangent of curve at last described point; thence northerly along said curve for a distance of 387.00 feet through angle of 26 degrees 12 minutes 22 seconds to an iron monument which marks the intersection of said last described curve with the easterly property line of the Northern Pacific Railway Company's survey as is described in the deed from the Duluth Land & Warehouse Company to the Northern Pacific Railway Company, dated November 17, 1902 and which is recorded in Book 202 of Deeds on page 56; thence southerly on a straight line along the easterly line of Northern Pacific Railway Company's Property at an angle of 171 degrees 25 minutes to the left from the tangent of said last named curve at said last named point for a distance of 137.10 feet to an iron pipe monument; thence on a curve to the left with a radius of 566.18 feet through an angle of 8 degrees 10 minutes to an iron pipe monument, said radius being at right angles to said last named line at a point of beginning of curve; thence southerly in a straight line tangent to said last named curve 57.74 feet to an iron pipe monument; thence southerly on a curve to the left with a radius of 566.18 feet through an angle of 11 degrees 50 minutes to an iron pipe monument, said radius being at right angles to last named line at a point of beginning of curve; thence southerly in a straight line tangent the last named curve 64.17 feet to an iron monument which is the place of beginning, which said parcel is delineated upon the map or plat thereof attached to the original application in Torrens Proceeding numbered 1983 on file in the office of the Clerk of the District Court of said St. Louis County, and filed for record in the office of the Register of Deeds of said St. Louis County, on March 21, 1914, and recorded therein in Book 379 of Deeds, on page 313 and thereon colored yellow and designated upon the same as Parcel No. 2 to which reference is hereby made. EXCEPT all that portion of Lot 3 described as follows:

Commencing at an iron monument which is located on the center line of Birch Avenue produced 426.26 feet easterly from the easterly line of Garfield Avenue; running thence northwesterly, making an angle with Birch Avenue of 70 degrees 50 minutes a distance of 64.17 feet to a point hereinafter referred to as Point A, thence by a curve to the right with a radius of 566.18 feet, tangent to last described course at Point A 116.75 feet to a point hereinafter referred to as Point B thence northwesterly, tangent to last described curve at Point B 57.74 feet; thence southeasterly to a point four feet northeasterly of Point B when measured upon the radius of said curve; thence southeasterly to a point 9.00 feet northeasterly from Point A when measured upon the radius of said curve; thence southeasterly to a point in the produced center line of Birch Avenue 17.25 feet northeasterly from the point of beginning; thence southwesterly along the produced center line of Birch Avenue to the point of beginning.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 19936 square feet or 0.45 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656



**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 014
SEAWAY PORT AUTHORITY OF DULUTH**

FILE NO. DUSPA010201	9
DATE 03/18/14	32

Ic = 36°12'18"
 T = 276.23 FT
 R = 845.00 FT
 L = 533.95 FT

FIRST SUBDIVISION
 OF
 RICE'S POINT

MUNGER PECK
 REARRANGEMENT
 OF LOT 1

TRACT 015

Ic = 31°19'49"
 T = 112.17 FT
 R = 400.00 FT
 L = 218.73 FT

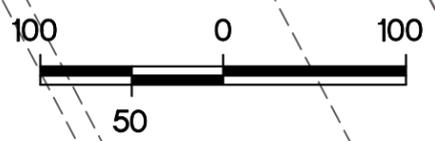
N 59°10'11" W
 288.54 FT

VAC. PER
 DOC #102067

COX (FOURTH)

ARTHUR (FIFTH)

NELSON STREET



PROPERTY DESCRIPTION TRACT 015

All that part of Block 6 of MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, described as follows:

That part of southwesterly 100.00 feet lying northeasterly of a line described as follows: Commencing on the center line of Nelson Avenue, produced and 704.00 feet east from and at right angles to easterly line of Garfield Avenue, thence northerly parallel with northerly line of Arthur Avenue for a distance of 232.50 feet to an iron monument which is the beginning of a curve to the left having a radius of 716.80 feet, thence along said curve through an angle of 28 degrees 34 minutes and for a distance of 357.24 feet to an iron monument which is located on the center line of Birch Avenue 616.52 feet Easterly from East line of Garfield Avenue.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 1446 square feet or 0.03 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_taken.dwg 3/20/2014 11:45 AM kanderson

DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

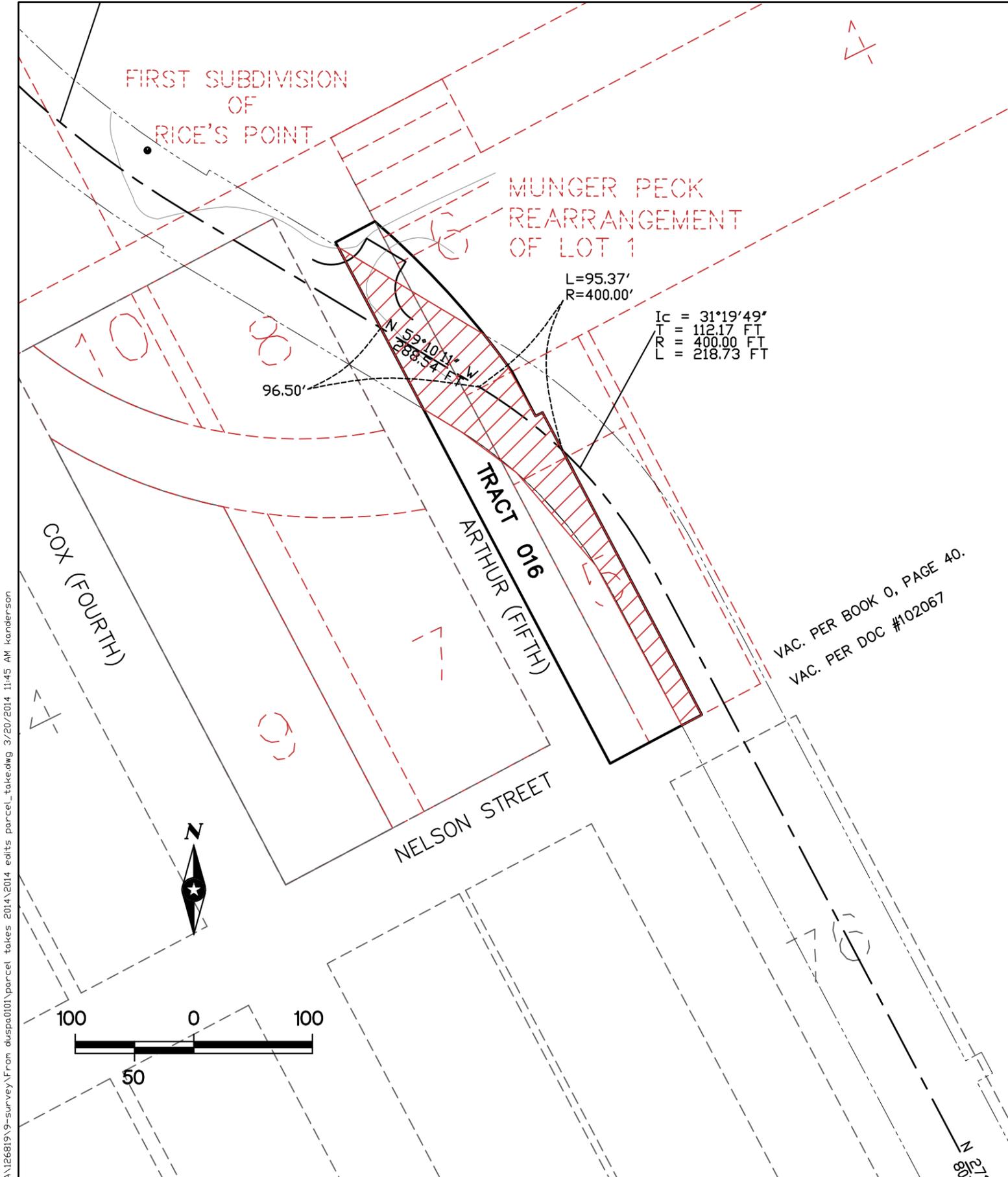
SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
 ROADWAY TRACTS**

**EXHIBIT A
 ROADWAY FOR TRACT 015
 SEAWAY PORT AUTHORITY OF DULUTH**

FILE NO.	DUEPA0102.01
DATE	03/19/14

10
32



PROPERTY DESCRIPTION TRACT 016

All that part of Blocks 5 and 6, MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, and of Arthur Avenue adjacent to abutting on and pertaining to Blocks 6 and 8 in said MUNGER-PECK REARRANGEMENT OF LOT 1 described as follows: Commencing at an iron monument which is located on the center line of Nelson Avenue produced and 654.00 feet easterly from and at right angles with the easterly line of Garfield Avenue in MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, thence easterly along the center line of Nelson Avenue, produced for a distance of 50.00 feet to an iron monument, thence northerly at an angle to the left of 90 degrees, for a distance of 232.50 feet, to an iron monument, which is the beginning of a curve to the left, having a radius of 716.80 feet, said radius being at right angles to the last named line at point of beginning of curve; thence along said curve through an angle of 28 degrees and 34 minutes, and for a distance of 357.24 feet (measured in one hundred foot chords) to an iron monument which is located on the center of Birch Avenue, 616.52 feet, easterly from the easterly line of Garfield Avenue; thence westerly along the center line of Birch Avenue for a distance of 57.60 feet to an iron monument; thence at an angle to the left of 120 degrees, 56 minutes to a line which is tangent to a curve at the last named point, said point being the beginning of a curve to the right, having a radius of 666.80 feet, said radius being at right angles to the last named line at the last named point; thence southeasterly along said curve through an angle of 30 degrees, 56 minutes and said distance of 359.64 feet (measured in One hundred foot chords) to a point which is the end of curve just traversed; thence southerly on a line tangent to last named curve at last named point, for a distance of 232.50 feet to an iron monument which is the point of beginning of this survey.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 17851 square feet or 0.41 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\1\HBEA\126819\9-survey\From dusa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kanderson

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

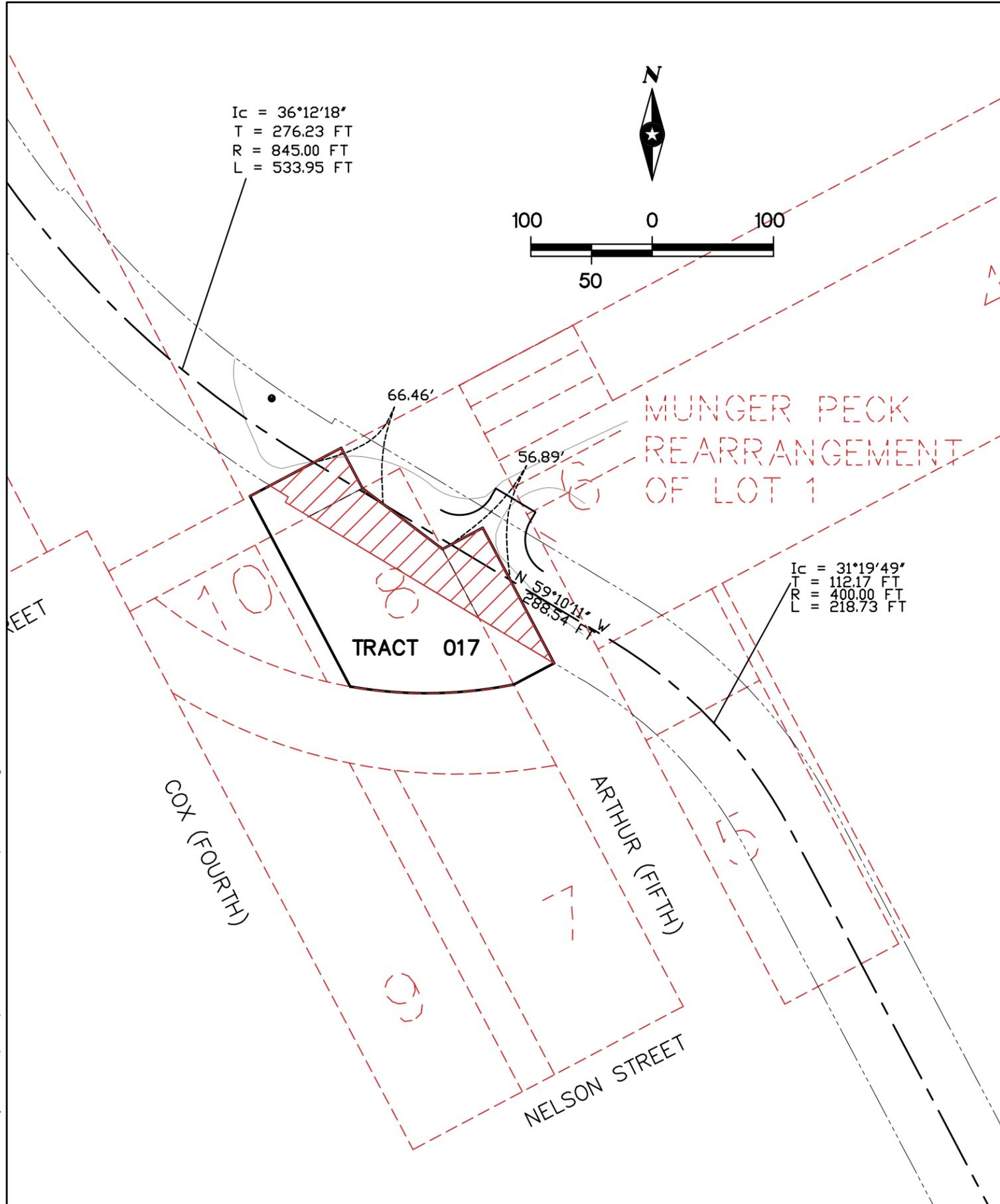


HELBERG DRIVE ROADWAY TRACTS

EXHIBIT A ROADWAY FOR TRACT 016
 SOO LINE RAILWAY COMPANY
 A/K/A CANADIAN PACIFIC RAILWAY

FILE NO. DUEPA0102.01	11
DATE 03/19/14	32

S:\KDL\LB\EA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 017

Block 8 in MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, and constituting all of Block 62 as designated upon the original map or plat of RICE'S POINT, City of Duluth, St. Louis County, Minnesota, as appears by said plats of record in the Office of Register of Deeds of said County.

Excepting Therefrom: Those portions of Lots 6, 7 and 8 in Block 8, MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, according to the recorded plat thereof described as follows: Beginning at the northeast corner of said block; thence southerly along the easterly line thereof 75.00 feet to the southeast corner of said Lot 6; thence northwesterly along a straight line to a point on the northerly line of said block, 35.00 feet westerly from the northeast corner thereof; thence easterly along the north line of said block to the point of beginning.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:
Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:
Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:
Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:
Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:
Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:
Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:
Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:
Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:
Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 10334 square feet or 0.24 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

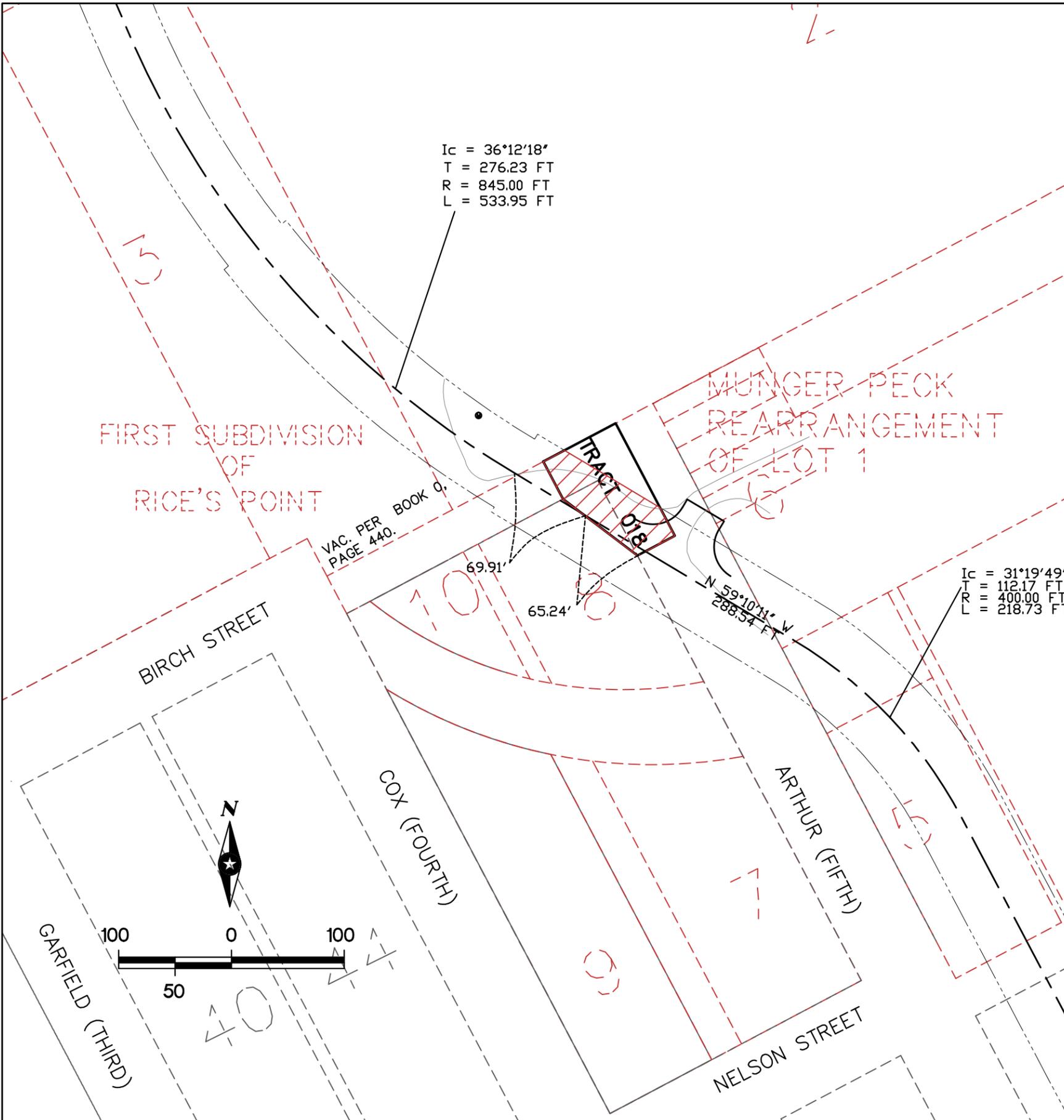
PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 017
THE BNSF RAILWAY COMPANY**

FILE NO. DUSPA010201	12
DATE 03/18/14	32

S:\KDL\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 018

Those portions of Lots 6, 7, and 8 in Block 8, MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, according to the recorded plat thereof described as follows: Beginning at the northeast corner of said block; thence southerly along the easterly line thereof 75.00 feet to the southeast corner of said Lot 6; thence northwesterly along a straight line to a point on the northerly line of said block, 35.00 feet westerly from the northeast corner thereof; thence easterly along the north line of said block to the point of beginning.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 4687 square feet or 0.11 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

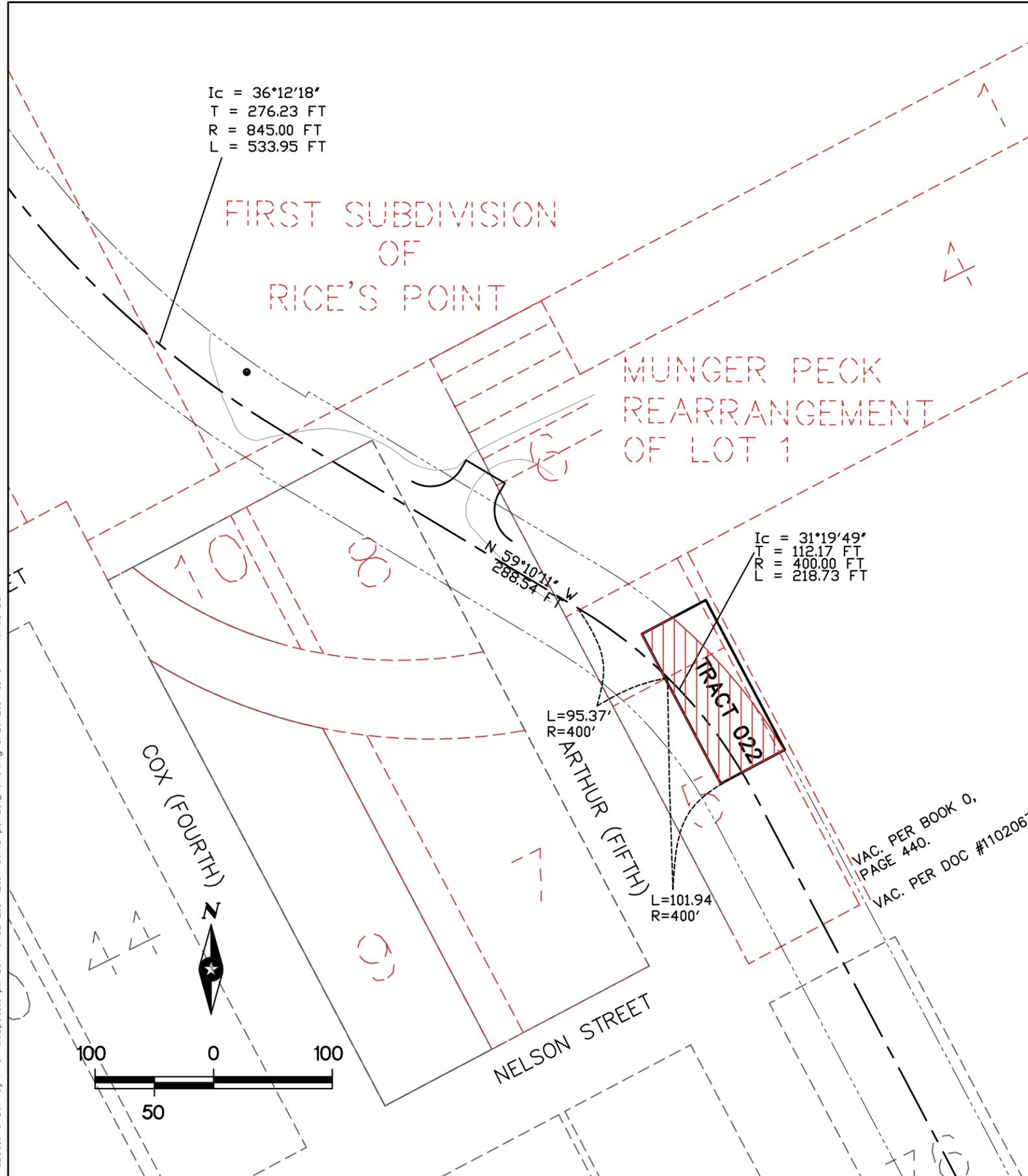
PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 018
CITY OF DULUTH**

FILE NO. DUSPA0102.01	13
DATE 03/19/14	32

S:\KDL\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 022

That part of Lots 7, 8, 9, and 10, Block 5, MUNGER-PECK REARRANGEMENT OF LOT 1, FIRST SUBDIVISION OF RICE'S POINT, lying Northeastly of a line described as follows: commencing on the center line of Nelson Avenue produced and 704.00 feet easterly from northeasterly line of Garfield Avenue; thence westerly parallel with north line of Arthur Avenue for a distance of 232.50 feet to an iron monument which is the beginning of a curve to the left having a radius of 716.80 feet; thence along said curve through an angle of 28 degrees 34 minutes and for a distance of 357.24 feet to an iron monument which is located on the center line of Birch Avenue 616.52 feet easterly from the east line of Garfield Avenue.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 6992 square feet or 0.16 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
 ROADWAY TRACTS**

**EXHIBIT A
 ROADWAY FOR TRACT 022
 SEAWAY PORT AUTHORITY OF DULUTH**

FILE NO.	DUEPA0102.01	14
DATE	03/19/14	32

$I_c = 31^{\circ}19'49''$
 $T = 112.17 \text{ FT}$
 $R = 400.00 \text{ FT}$
 $L = 218.73 \text{ FT}$

$N 59^{\circ}10'11'' W$
 288.54 FT

VAC. PER BOOK O,
 PAGE 440.
 VAC. PER DOC #102067

$N 27^{\circ}50'22'' W$
 807.82 FT

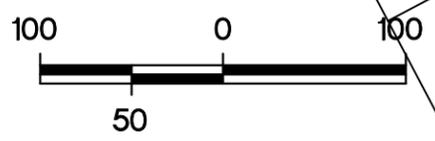
THIRD SUBDIVISION
 OF
 RICE'S POINT

ARTHUR (FIFTH)

NELSON STREET

TRACT 024

ELM STREET



PROPERTY DESCRIPTION TRACT 024

All that part of Lot 2, THIRD SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, which was prior to the vacation thereof, Lots 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, and 160, in Block 76 which is bounded as follows: on the southerly side by the northerly line of Elm Street, on the westerly side by a straight line production of the easterly line of Arthur Avenue through said Lot 2, on the northerly side by the northerly line of said Lot 2, and on the easterly side by a line which is easterly of, parallel with and 50.00 feet distant from said straight line production northerly of said easterly line of Arthur Avenue.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 10927 square feet or 0.25 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kander-son

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656


 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 024
800 LINE RAILWAY COMPANY
A/K/A CANADIAN PACIFIC RAILWAY**

FILE NO.
DUSPA0102.01

DATE
03/19/14

16

32

$I_c = 31^{\circ}19'49''$
 $T = 112.17 \text{ FT}$
 $R = 400.00 \text{ FT}$
 $L = 218.73 \text{ FT}$

PROPERTY DESCRIPTION TRACT 027

A strip of land 70.00 feet wide across the northerly Half of Lot 2, THIRD SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, said strip of land lying between two lines drawn with and distant 50.00 feet and 120.00 feet northeasterly from the northeasterly line of Arthur Avenue extended through said Lot 2.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

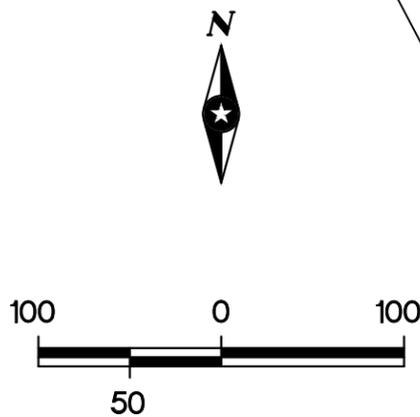
Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 16397 square feet or 0.38 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\126819\9-survey\From dusp0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:45 AM kanderson



ARTHUR (FIFTH)
NELSON STREET

VAC. PER BOOK 0,
PAGE 440.
VAC. PER DOC #1102067

TRACT 027

THIRD SUBDIVISION
OF
RICE'S POINT

N 27°50'22" W
807.82 FT

VAC. PER DOC #102067

ELM STREET

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656


 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

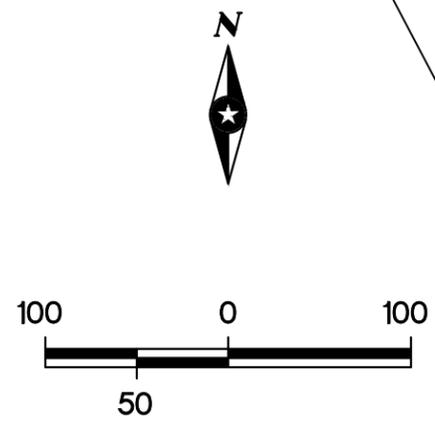
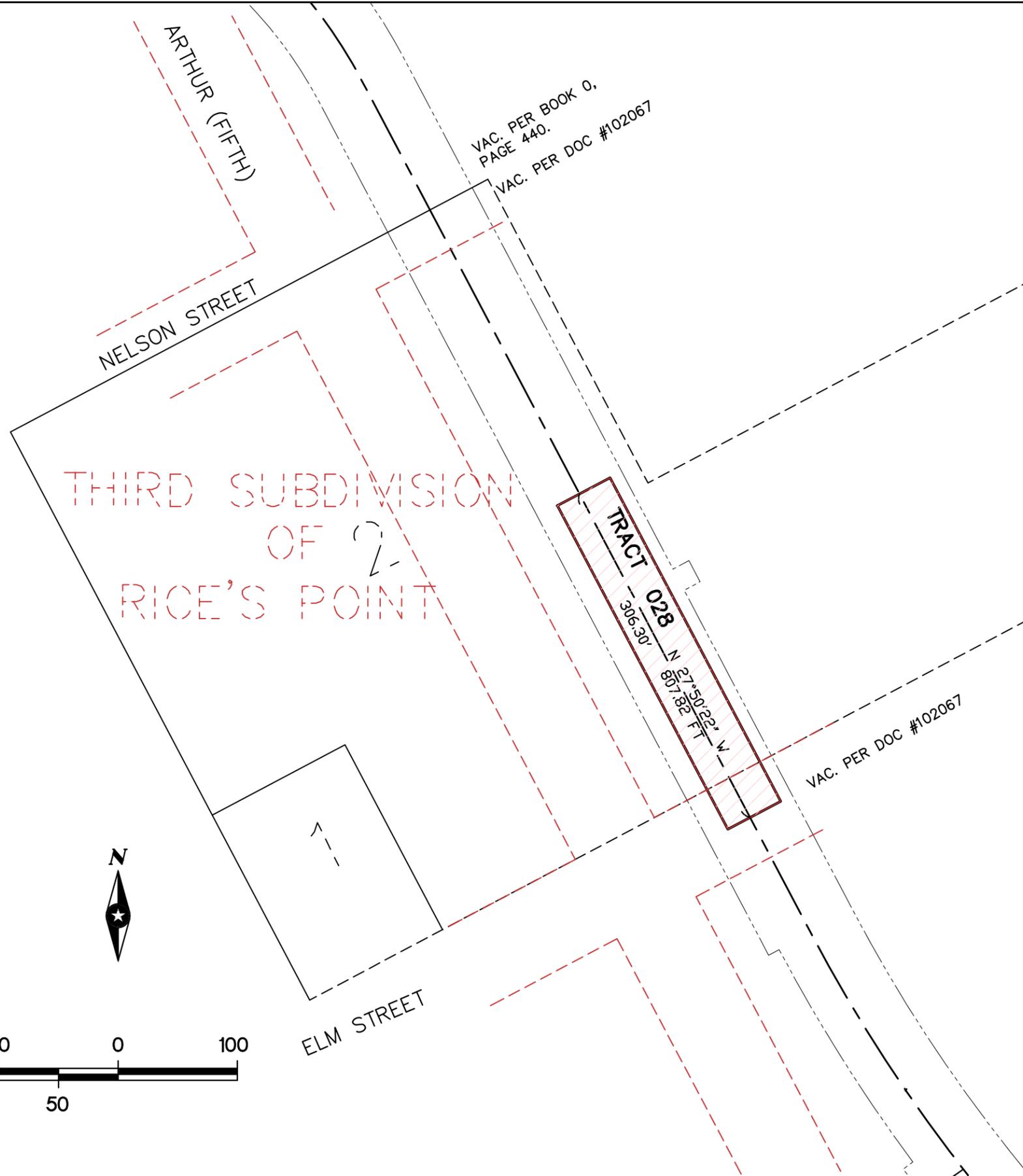
**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 027
SEAWAY PORT AUTHORITY OF DULUTH**

FILE NO.
DUSPA0102.01
DATE
03/19/14

17
32

S:\KDL\126819\9-survey\From dusa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kander-son



PROPERTY DESCRIPTION TRACT 028

A strip of land 50.00 feet wide across the south half of Lot 2, THIRD SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, said strip of land lying between two lines drawn with and distant 50.00 feet and 100.00 feet northeasterly from the northeasterly line of Arthur Avenue extended through said Lot 2.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 15315 square feet or 0.35 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

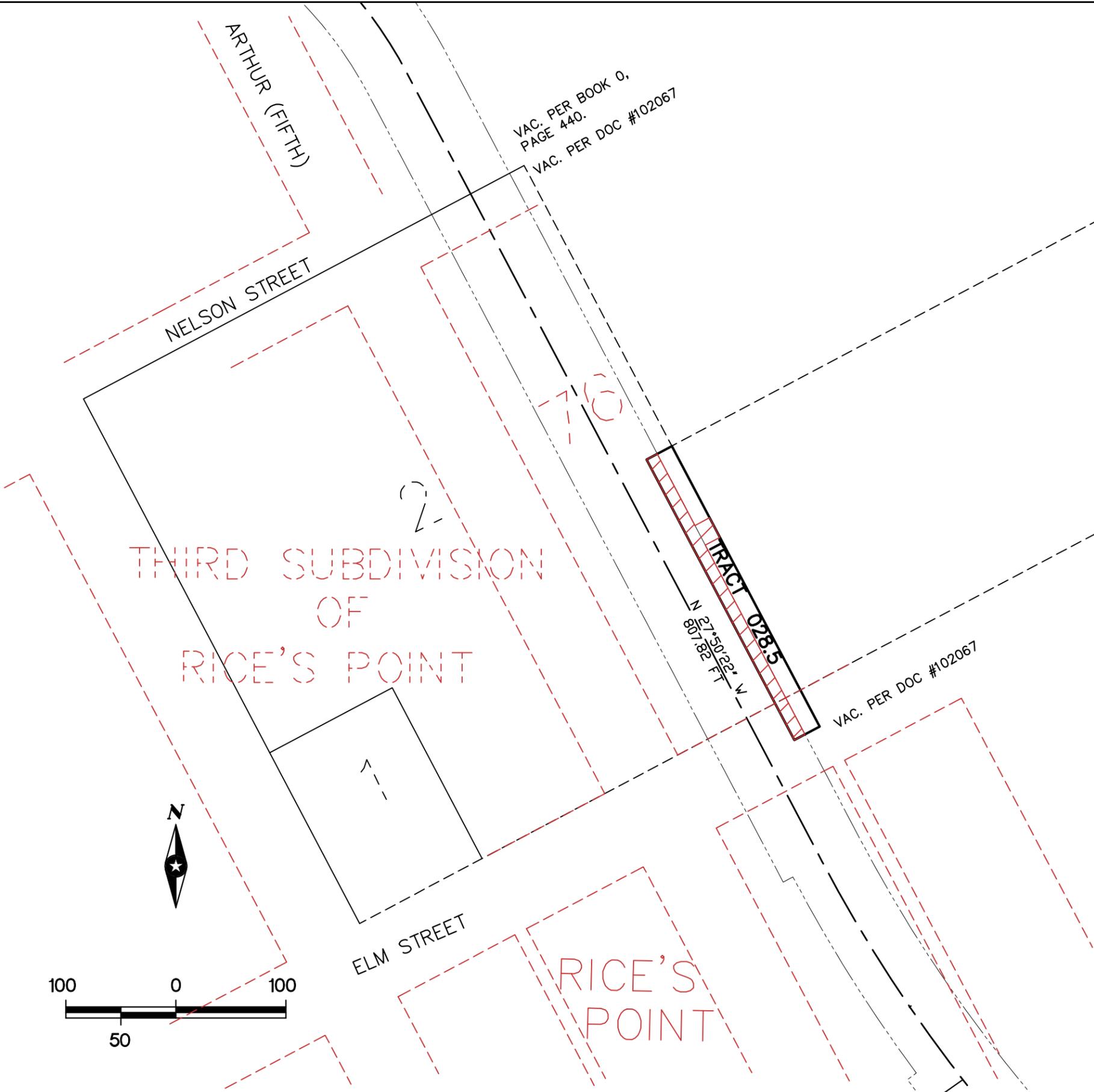
PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 028
SEAWAY PORT AUTHORITY OF DULUTH**

FILE NO. DUSPA0102.01	18
DATE 03/19/14	32

S:\KDL\LB\EA\126819-9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 028.5

All that part of the THIRD SUBDIVISION OF RICE'S POINT, City of Duluth, St. Louis County, Minnesota, which prior to the vacation of the Plat of RICE'S POINT, City of Duluth, St. Louis County, Minnesota, was known as the northeasterly 20.00 feet of the south half of Block 76 in said RICE'S POINT.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 3462 square feet or 0.08 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

VAC. PER BOOK O,
PAGE 440.
VAC. PER DOC #102067

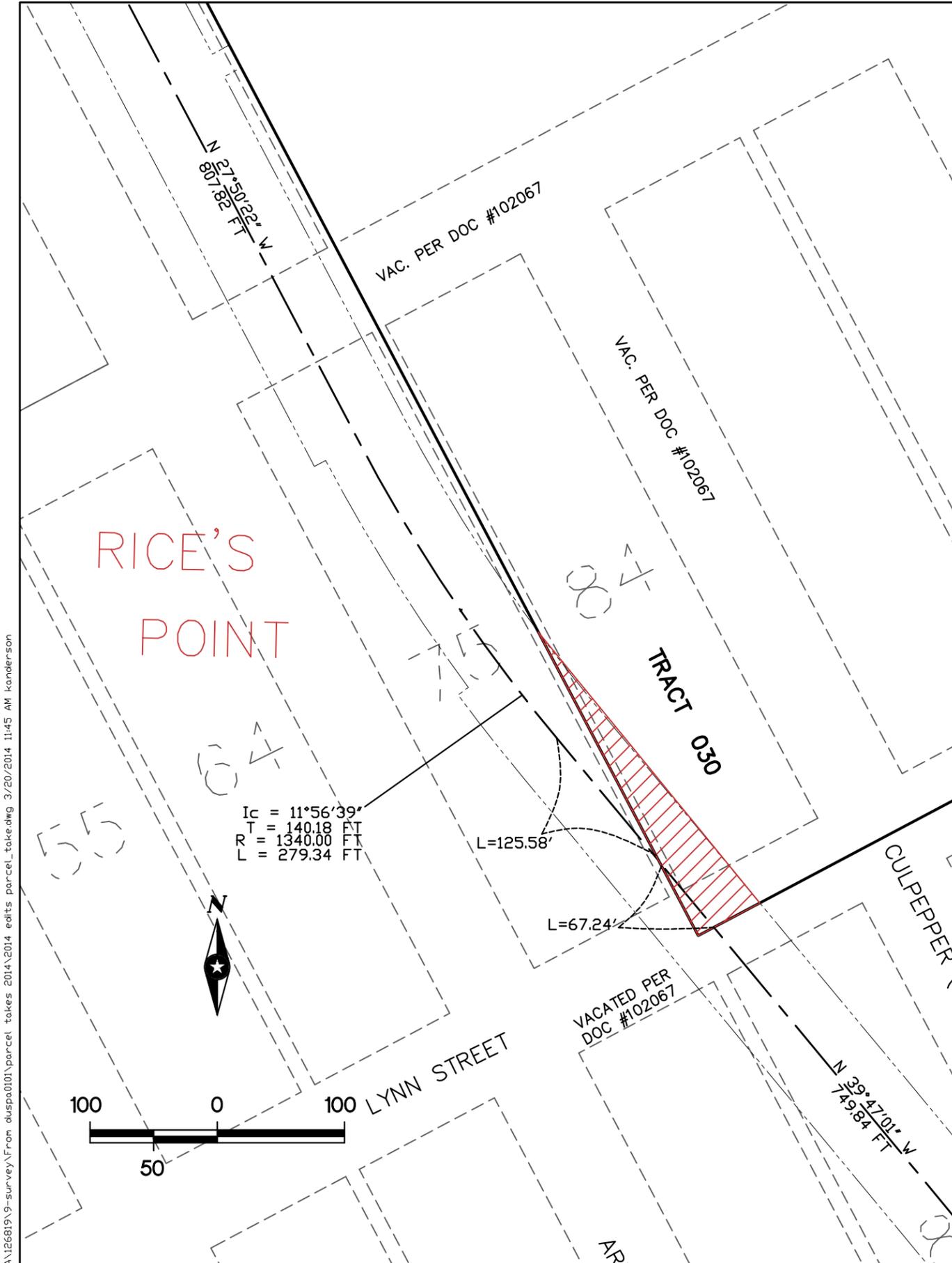
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Dennis J. Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

SEH
PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 028.5
800 LINE RAILWAY COMPANY
A/K/A NATIONAL PACIFIC RAILWAY**

FILE NO.	DUSPA010201	19
DATE	03/18/14	32



PROPERTY DESCRIPTION TRACT 030

That certain tract of land, including vacated streets and alleys, lying and being in St. Louis County, Minnesota, bounded by the following lines:

1. On the south, by the centerline of Lynn Avenue, vacated.
2. On the west, by extended centerline of the vacated alley lying between Block 75 and 84, RICE'S POINT.
3. On the north, by a line parallel to and 275.00 feet northerly of the centerline of Elm Avenue vacated.
4. On the east, by the United States Harbor Line, as presently established.

All references to avenues, alleys, and blocks being in accordance with the original recorded plat of RICE'S POINT, on file and of record in the office of the Register of Deeds in and for St. Louis County, Minnesota.

INCLUDING all riparian rights appurtenant to the above described premises, SUBJECT to the rights of the State of Minnesota in its sovereign capacity, in the same, and FURTHER INCLUDING, but not limited to, all rights, benefits, and easements incident to the ownership of the above described land:

1. As reserved and described in that certain instrument recorded in the office of said Register of Deeds in Book 277 of Deeds, page 385.
2. Created by an instrument in writing recorded in the office of said Register of Deeds in Book W of Agreements, page 315.
3. Created by an instrument in writing recorded in the office of said Register of Deeds in Book 32 of Agreements, page 253.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 7372 square feet or 0.17 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

S:\KDL\1\HBEA\126819\9-survey\From dusa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kanderson

DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

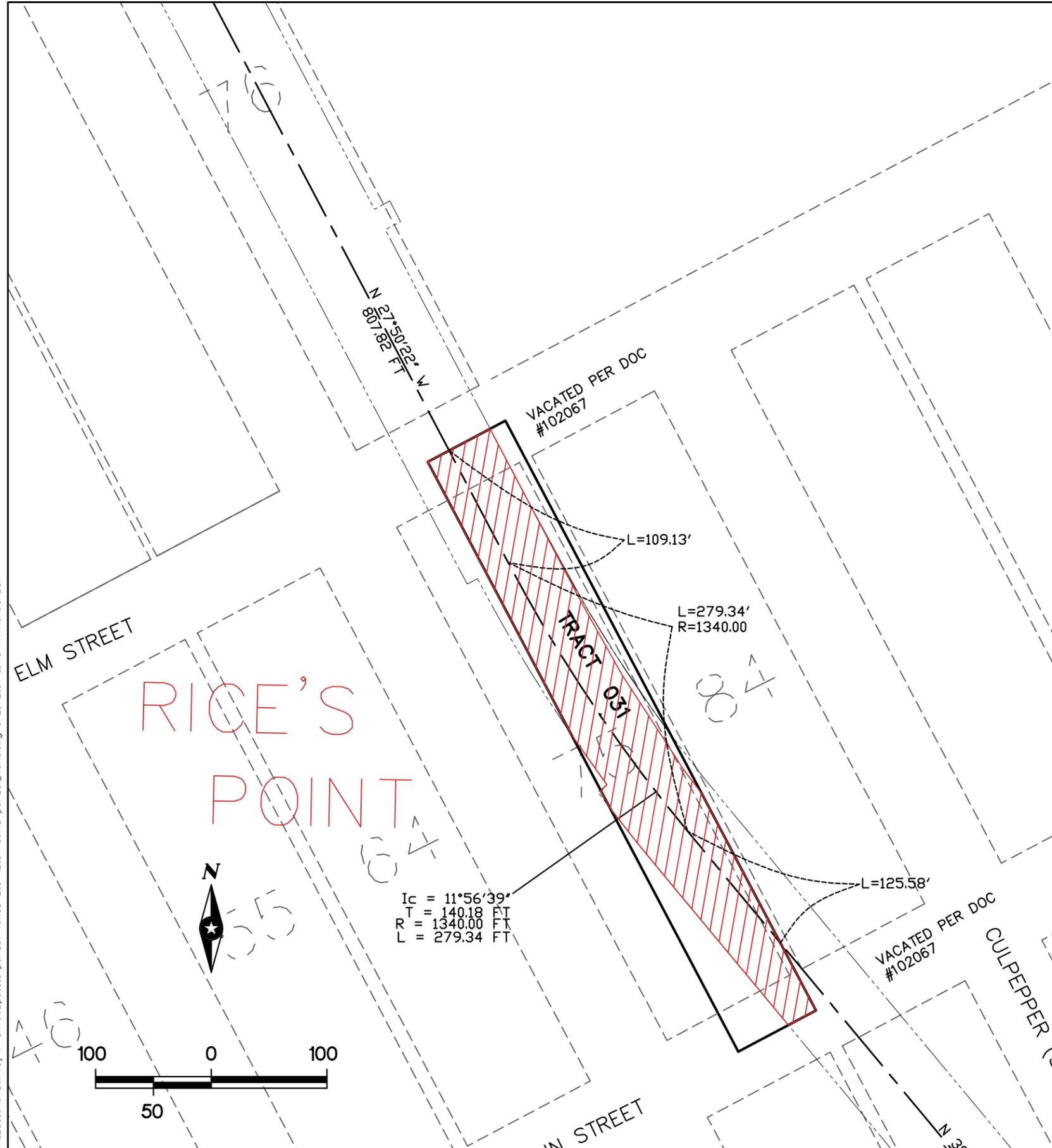
SEH
PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 030
SEAWAY PORT AUTHORITY OF DULUTH**

FILE NO.	DUEPA0102.01	20
DATE	03/19/14	32

S:\KDL\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 031

The northeasterly 70.00 feet, including part of vacated streets and alley adjacent, Block 75, RICE'S POINT, City of Duluth, St. Louis County, Minnesota.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 34268 square feet or 0.79 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

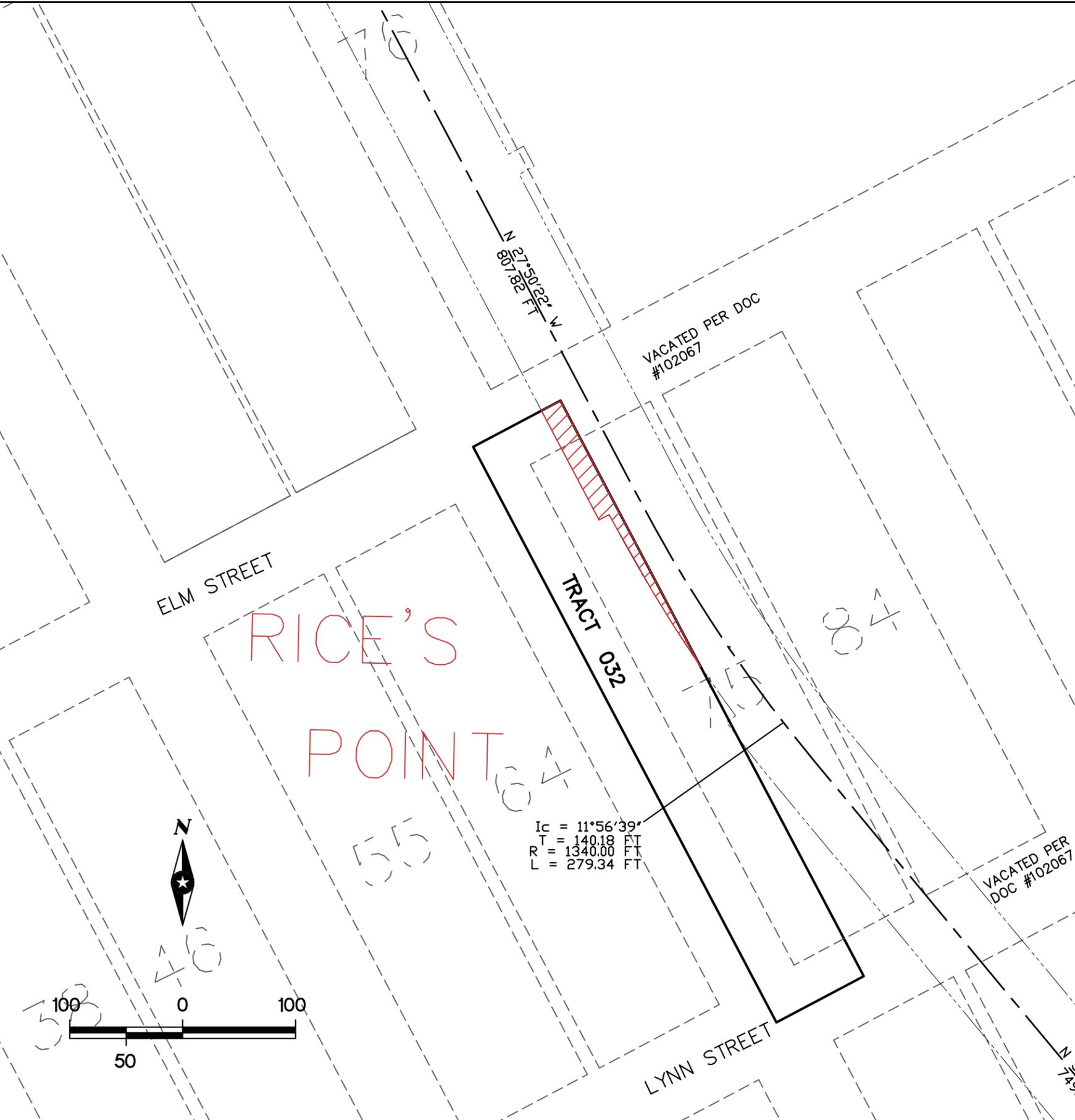


HELBERG DRIVE ROADWAY TRACTS

EXHIBIT A ROADWAY FOR TRACT 031 SEAWAY PORT AUTHORITY OF DULUTH

FILE NO. DUSPA0102.01
 DATE 03/19/14

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 032

All those portions of Lots 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, and 200, Block 75, RICE'S POINT, City of Duluth, St. Louis County, Minnesota, EXCEPT the northeasterly 70.00 feet thereof, together with vacated streets and alleys.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 2998 square feet or 0.07 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

SEH

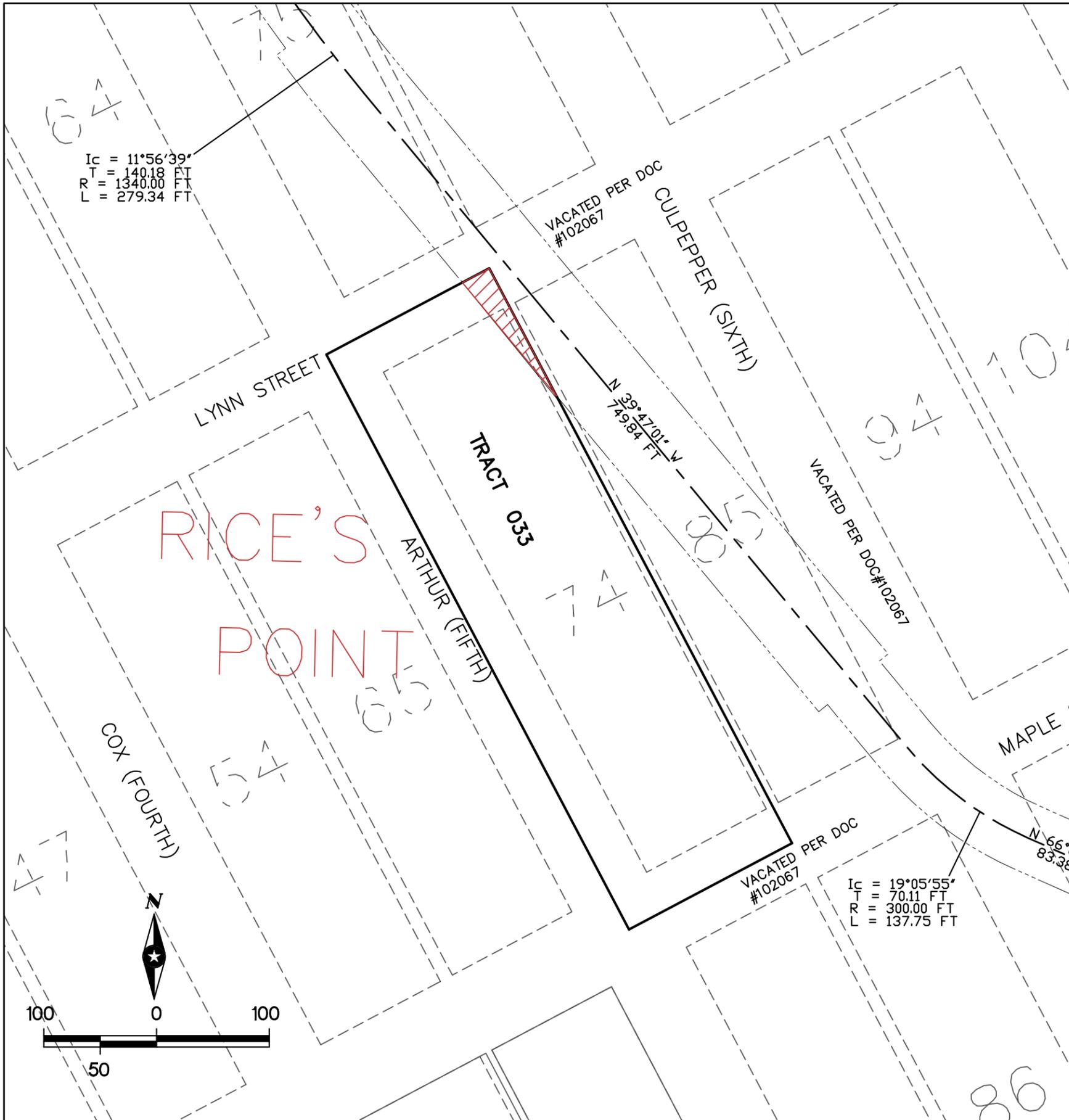
PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 032
800 LINE RAILWAY COMPANY
A/K/A CANADIAN PACIFIC RAILWAY**

FILE NO. DUEPA0102.01	22
DATE 03/19/14	32

S:\KDL\LBHEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 033

Lots 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, and 240, Block 74, RICE'S POINT, City of Duluth, St. Louis County, Minnesota, together with vacated streets and alleys.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

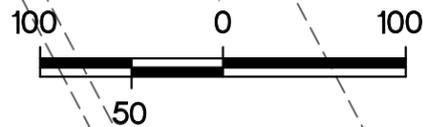
Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 1811 square feet or 0.04 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.



DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

SEH
PHONE: 218.279.3000
418 W SUPERIOR ST STE 200
DULUTH, MN 55802-1512
www.sehinc.com

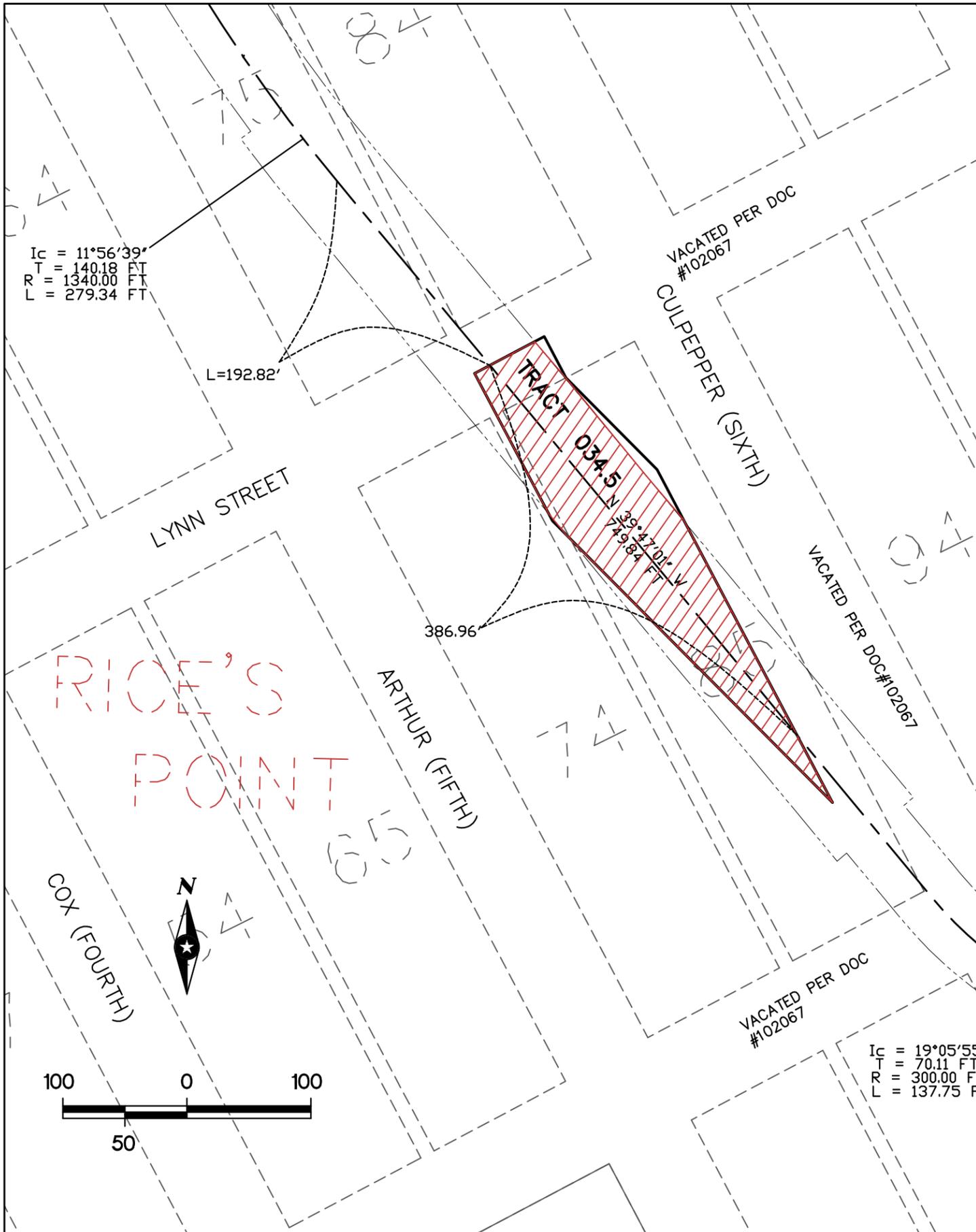
**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 033
800 LINE RAILWAY COMPANY
A/K/A CANADIAN NATIONAL RAILWAY**

FILE NO.	DUBPA0102.01
DATE	03/19/14

23
32

S:\KDL\LBHEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:45 AM kanderson



PROPERTY DESCRIPTION TRACT 034.5

All that part of Block 85, RICE'S POINT, City of Duluth, St. Louis County, Minnesota: Except the northeasterly 32.00 feet of Block 85, RICE'S POINT, City of Duluth, St. Louis County, Minnesota, including part of adjoining vacated streets except that part lying northeasterly of a line described as follows: Commencing at a point on the centerline of Lynn Avenue distant 177.83 feet northeasterly from the northeasterly line of Arthur Avenue, running thence southeasterly to a point on the southwesterly line of Block 94 distant 484.89 feet from the centerline of Lynn Avenue;

And Except: All that portion of Block 85, and of the streets adjacent thereto as shown upon the original plat of said RICE'S POINT, City of Duluth, St. Louis County, Minnesota, described as follows: Beginning at a point in the center line of Lynn Avenue, distant 177.83 feet northeasterly from the northeasterly line of Arthur Avenue; thence northeasterly along the centerline of Lynn Avenue a distance of 149.17 feet to a point which is the point of intersection with the northeasterly line of what was, prior to the vacation thereof, known as Culpepper Street; thence southeasterly along the northeasterly line of said Culpepper Street a distance of 484.89 feet to a point; thence northwesterly in a straight line to the point of beginning. SUBJECT, however, to the rights of the public, if any, in and to Lynn Avenue;

And Except: All that part of Block 85, except the northeasterly 32.00 feet thereof, RICE'S POINT, City of Duluth, St. Louis County, Minnesota, lying southwesterly of the following described line: Commencing at a point on the north line of Lot 162 in Block 75 of RICE'S POINT, City of Duluth, St. Louis County, Minnesota, distant 50.00 feet easterly from the easterly line of Arthur Avenue; thence southwesterly on a line parallel with and distant 50.00 feet from the easterly line of Arthur Avenue to a point in Lot 188 in said Block 75, distant 4.15 feet southerly from the northerly line of said Lot 188; thence southeasterly on a curve to the left, said curve having a radius of 637.25 feet through an angle of 17 degrees and 06 minutes, for a distance of 190 feet; thence southeasterly on a tangent to said curve for a distance of 584.71 feet to a point on the north line of Maple Avenue, which point is 2.00 feet west of the west line of Culpepper Street; including all street and alleys adjacent thereto.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:
 Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:
 Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:
 Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:
 Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:
 Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:
 Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:
 Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:
 Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:
 Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 23345 square feet or 0.54 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

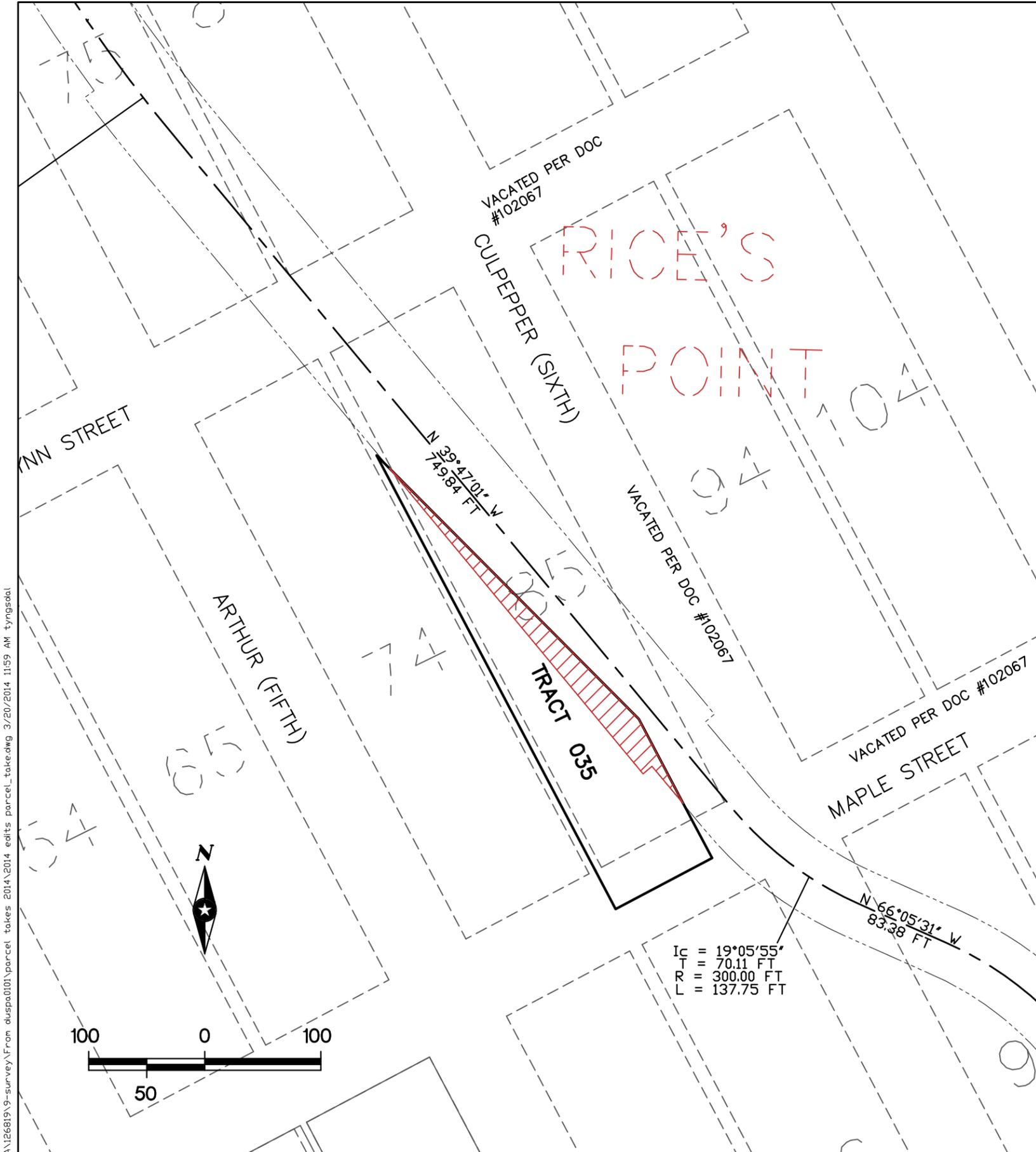
Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
 ROADWAY TRACTS**

**EXHIBIT A
 ROADWAY FOR TRACT 034.5
 SOO LINE RAILWAY COMPANY
 A/K/A NATIONAL PACIFIC RAILWAY**

FILE NO. DUBPA0102.01	25
DATE 03/19/14	32



PROPERTY DESCRIPTION TRACT 035

All that part of Block 85, except the northeasterly 32.00 feet thereof, RICE'S POINT, City of Duluth, St. Louis County, Minnesota, lying southwesterly of the following described line: Commencing at a point on the north line of Lot 162 in Block 75 of RICE'S POINT, City of Duluth, St. Louis County, Minnesota, distant 50.00 feet easterly from the easterly line of Arthur Avenue; thence southwesterly on a line parallel with and distant 50.00 feet from the easterly line of Arthur to a point in Lot 188 in said Block 75, distant 4.15 feet southerly from the northerly line of said Lot 188; thence southeasterly on a curve to the left, said curve having a radius of 637.25 feet through an angle of 17 degrees and 06 minutes, for a distance of 190.00 feet; thence southeasterly on a tangent to said curve for a distance of 584.71 feet to a point on the north line of Maple Avenue which point is two feet west of the west line of Culpepper Street; including all street and alleys adjacent thereto.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

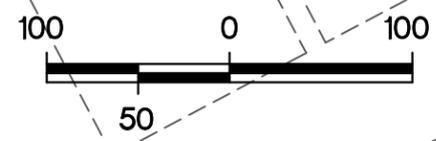
Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 5222 square feet or 0.12 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

Ic = 19°05'55"
T = 70.11 FT
R = 300.00 FT
L = 137.75 FT



S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:59 AM tyngsda

DRAWN BY: KLA	1	GTL	
DESIGNER: MJB	2	GTL	
CHECKED BY: MJB	3	GTL	
DESIGN TEAM	NO.	BY	DATE
			REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

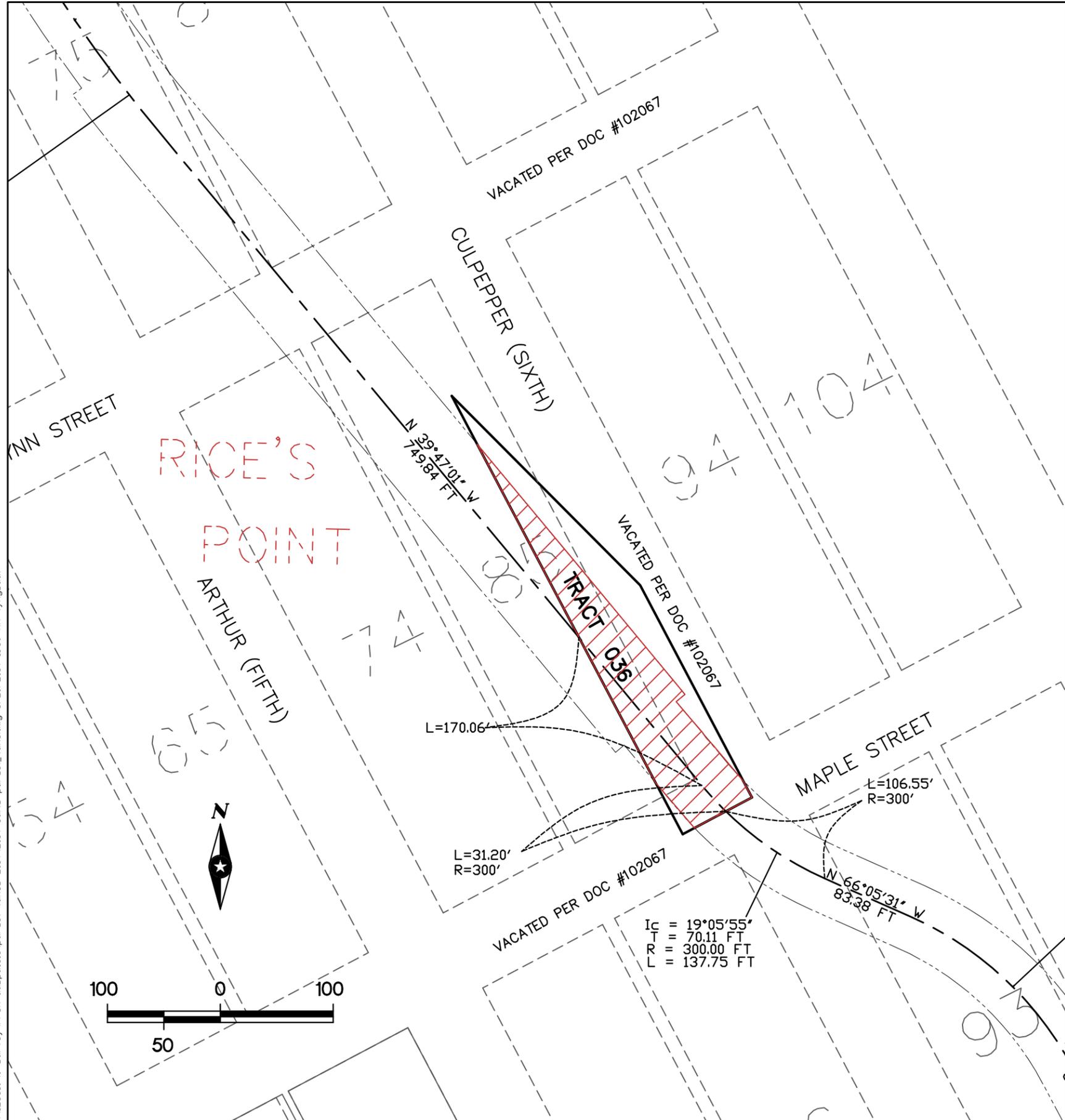


**HELBERG DRIVE
ROADWAY TRACTS**

**EXHIBIT A
ROADWAY FOR TRACT 035
800 LINE RAILWAY COMPANY
A/K/A CANADIAN PACIFIC RAILWAY**

FILE NO. DUSPA0102.01	26
DATE 03/19/14	32

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits\parcel_takedwg 3/20/2014 11:59 AM tyngsda



PROPERTY DESCRIPTION TRACT 036

The northeasterly 32 feet of Block 85, RICE'S POINT, City of Duluth, St. Louis County, Minnesota, including part of adjoining vacated streets except that part lying northeasterly of a line described as follows: Commencing at a point on the centerline of Lynn Avenue distant 177.83 feet northeasterly from the northeasterly line of Arthur Avenue, running thence southeasterly to a point on the southwesterly line of Block 94 distant 484.89 feet from the centerline of Lynn Avenue.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 14687 square feet or 0.34 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY:	KLA	1			
DESIGNER:	MJB	2			
CHECKED BY:	MJB	3			
DESIGN TEAM		NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

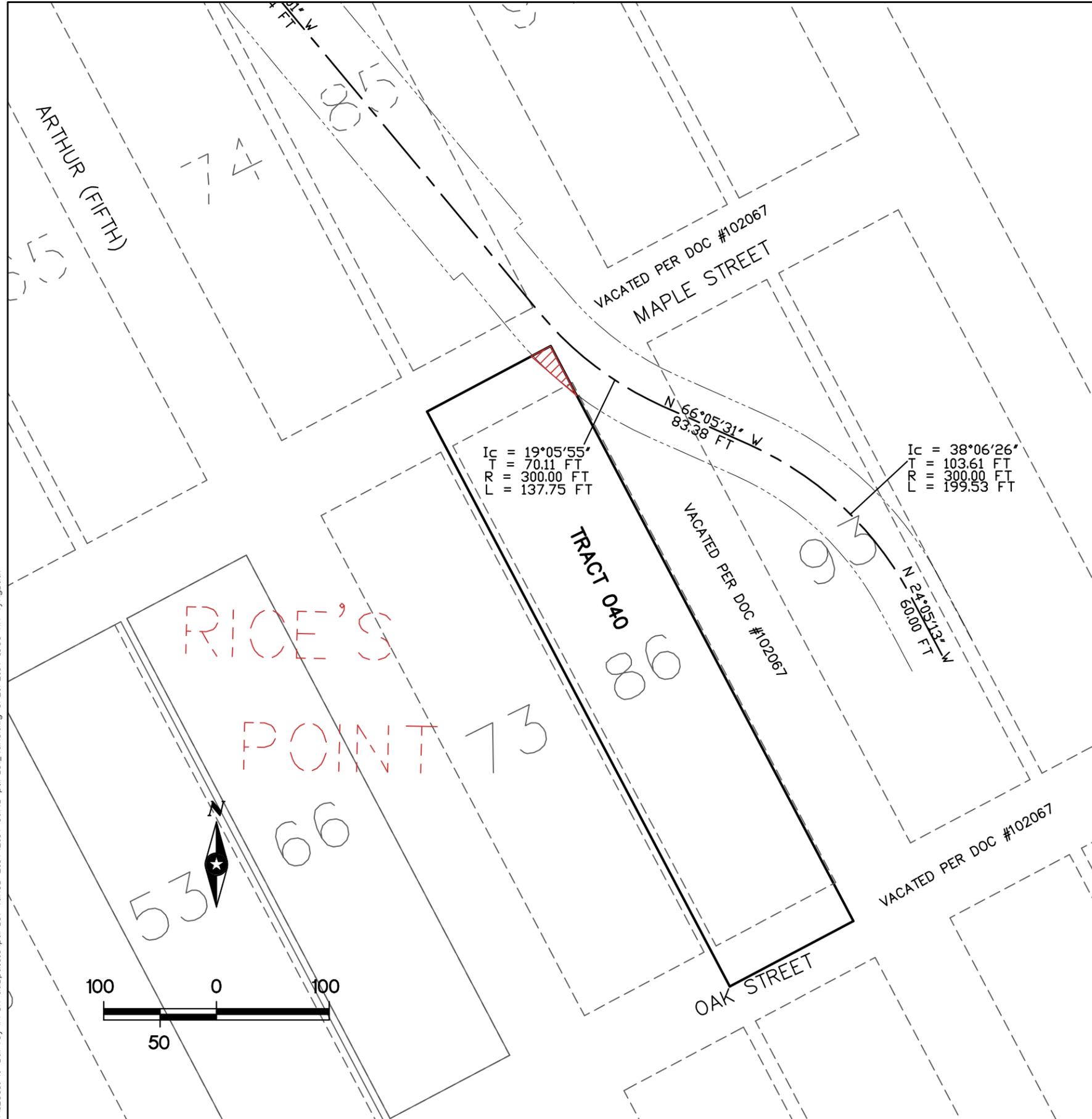
SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
 ROADWAY TRACTS**

**EXHIBIT A
 ROADWAY FOR TRACT 036
 SEAWAY PORT AUTHORITY OF DULUTH**

FILE NO.	DUEPA0102.01	27
DATE	03/19/14	32

S:\KDL\126819\9-survey\From dusp0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:58 AM tyngsdal



PROPERTY DESCRIPTION TRACT 040

Block 86, RICE'S POINT, City of Duluth, St. Louis County, Minnesota, together with vacated streets and alleys. EXCEPT the northeasterly 2.00 feet therefrom.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 485 square feet or 0.011 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

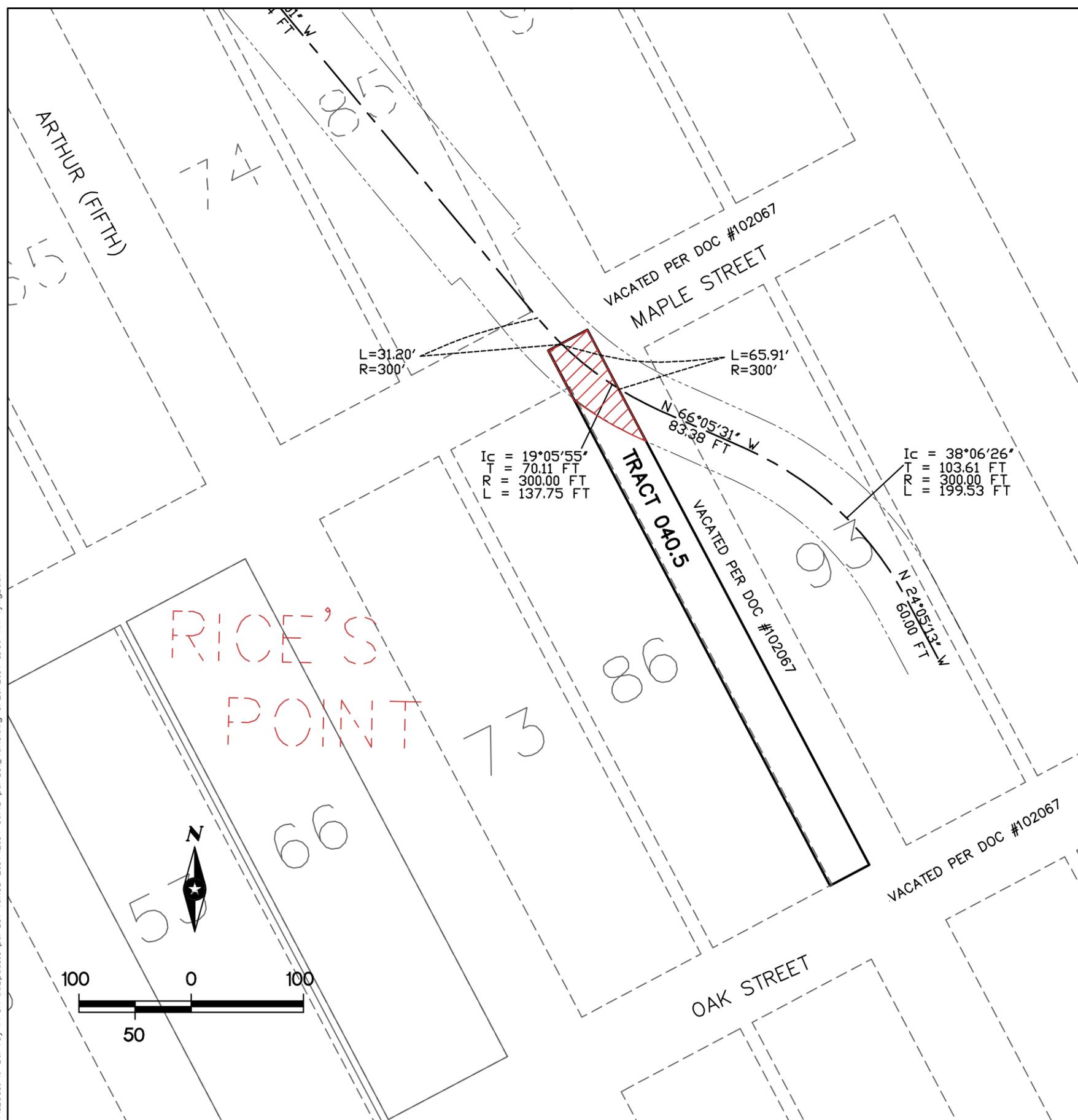
SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
 ROADWAY TRACTS**

**EXHIBIT A
 ROADWAY FOR TRACT 040
 800 LINE RAILWAY COMPANY
 A/K/A NATIONAL PACIFIC RAILWAY**

FILE NO. DUSPA0102.01	29
DATE 03/19/14	32

S:\KDL\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:59 AM tyngs.dwl



PROPERTY DESCRIPTION TRACT 040.5

The northeasterly 2.00 feet of Block 85, RICE'S POINT, City of Duluth, St. Louis County, Minnesota.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 3297 square feet or 0.075 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

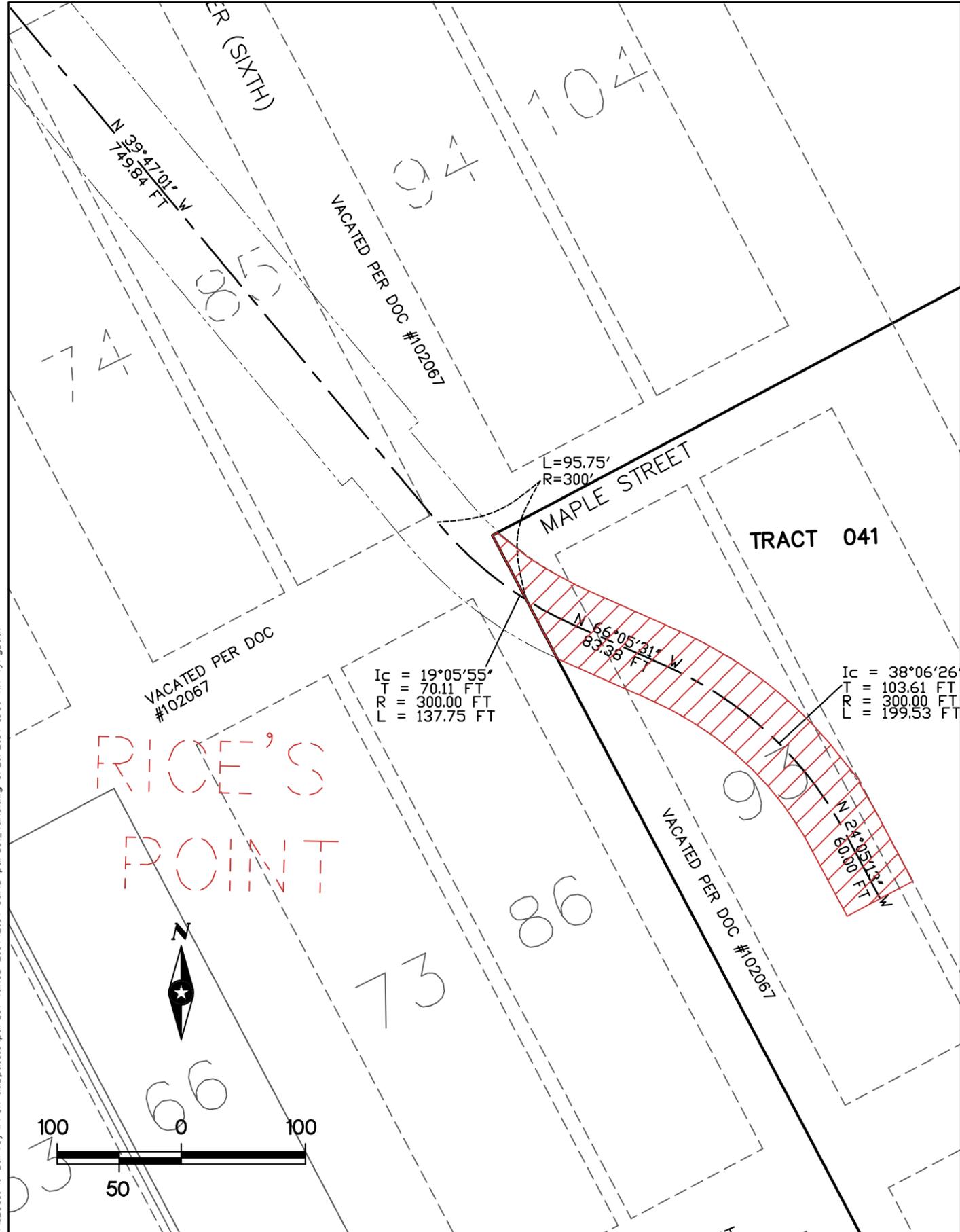
SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

**HELBERG DRIVE
 ROADWAY TRACTS**

**EXHIBIT A
 ROADWAY FOR TRACT 040.5
 SOO LINE RAILWAY COMPANY
 A/K/A NATIONAL PACIFIC RAILWAY**

FILE NO. DUSPA0102.01	30
DATE 03/19/14	32

S:\KDL\1\HBEA\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:59 AM tyngsdal



PROPERTY DESCRIPTION TRACT 041

That piece or parcel of land and land covered by water, including all riparian rights and all vacated streets, alleys and avenues and parts thereof lying within the following boundary lines, and assuming that the United States Government Dock or Harbor Line as now established runs in a northerly and southerly direction. Beginning at the point in the Bay of Duluth, (also known as Bay of Superior) where the centerline of Maple Avenue according to the plat of RICE'S POINT on file and of record in the office of the Register of Deeds of said County, in Book A of Plats on page 94 thereof, when prolonged and extended intersects the United States Government Dock Line, or Harbor Line on the westerly side of said Bay of Duluth, as the same now is or may hereafter be established, which point of intersection is the point of beginning; running thence westerly along said prolonged and extended centerline of said Maple Avenue and along the centerline of said Maple Avenue to its intersection with the centerline of Sixth Street (now known as Culpepper Street), according to the plat of RICE'S POINT; running thence southerly along said centerline of said Sixth Street to its intersection with the dividing line between Lots 300 and 302 of Block 92, according to said plat of RICE'S POINT, extended westerly to the centerline of said Sixth Street; running thence easterly along the extended dividing line between said Lots 300 and 302, of said Block 92, and said dividing line prolonged and extended along the dividing lines between the northerly and southerly halves of Blocks 106, 112, 125, 134, 147, and 157, according to said plat of RICE'S POINT, to its intersection with the easterly line of said Block 157, said easterly line being 120.00 feet easterly from the easterly line of Ninth Street, in said plat of RICE'S POINT, running thence southerly along said easterly line of Ninth Street, in said plat of RICE'S POINT, running thence southerly along said easterly line of said Block 157 and said easterly line extended to its intersection with the centerline of Pine Avenue, according to the plat of said RICE'S POINT, thence running easterly along said centerline of Pine Avenue and said centerline of Pine Avenue extended to its intersection with said United States Government Dock or Harbor Line on the westerly side of the Bay of Duluth, as the same is now or may hereafter be established running thence northerly along said United States Government Dock or Harbor Line to the point of beginning.

ROADWAY DESCRIPTION

A roadway of variable width for ingress, egress and utility purposes, over, under and across that part of the above described property description which lies within the following described parcel, the centerline of said parcel is described as follows:

Commencing at the southwest corner of Lot 2, First Subdivision of RICE'S POINT; thence on an assigned bearing of North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the point of beginning of the centerline of a 60.00-foot wide parcel; thence North 62 degrees 09 minutes 38 seconds East 288.70 feet; thence 111.38 feet along a tangential curve, concave southwest, having a radius of 120.00 feet and a central angle of 53 degrees 10 minutes 48 seconds and said centerline there terminating.

Together with a 75.00-foot wide parcel, said parcel being 45.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 52.61 feet along a continuation of the last previously described curve; and said centerline there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 34.72 feet along a continuation of the last previously described curve; thence South 22 degrees 57 minutes 53 seconds East 138.68 feet; thence 226.30 feet along a tangential curve, concave northeast, having a radius of 845.00 feet and a central angle of 15 degrees 20 minutes 41 seconds and said line there terminating.

Together with a 70.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 307.65 feet along a continuation of the last previously described curve; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 59 degrees 10 minutes 11 seconds East 288.54 feet; thence 218.73 feet along a tangential curve, concave southwest, having a radius of 400.00 feet and a central angle of 31 degrees 19 minutes 49 seconds; thence South 27 degrees 50 minutes 22 seconds East 485.05 feet; and said line there terminating.

Together with a 95.00-foot wide parcel, said parcel being 55.00 feet to the left and 40.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 20.00 feet; and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said 80-foot wide parcel is described as follows:

Beginning at the terminus of the last previously described line; thence South 27 degrees 50 minutes 22 seconds East 302.77 feet and said line there terminating.

Together with a 70.00-foot wide parcel, said parcel being 40.00 feet to the left and 30.00 feet to the right of the following described line:

Beginning at the terminus of the last previously described line; thence 205.76 feet along a tangential curve, concave northeast, having a radius of 1340.00 feet and a central angle of 08 degrees 47 minutes 52 seconds and said line there terminating.

Together with an 80.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence 73.58 feet along a continuation of the last previously described curve; thence South 39 degrees 47 minutes 01 seconds East 678.41 feet; and said line there terminating.

Together with a 60.00-foot wide parcel, the centerline of said parcel is described as follows:

Beginning at the terminus of the last previously described line; thence continuing South 39 degrees 47 minutes 01 seconds East 71.43 feet; thence 137.75 feet along a tangential curve, concave northeast, having a radius of 300.00 feet and a central angle of 26 degrees 18 minutes 30 seconds; thence South 66 degrees 05 minutes 31 seconds East 83.38 feet; thence 199.53 feet along a tangential curve, concave southwest, having a radius of 300.00 feet and a central angle of 38 degrees 06 minutes 26 seconds; thence South 27 degrees 59 minutes 05 seconds East 60.00 feet and said line there terminating.

Said roadway contains 23,212 square feet or 0.53 acres more or less.

The sidelines of said roadway shall be prolonged or shortened to terminate on the westerly line of said Lot 2, First Subdivision of RICE'S POINT and its extension.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis Warner
DENNIS WARNER, L.S.
Date: 3-20-2014 Lic. No. 42656

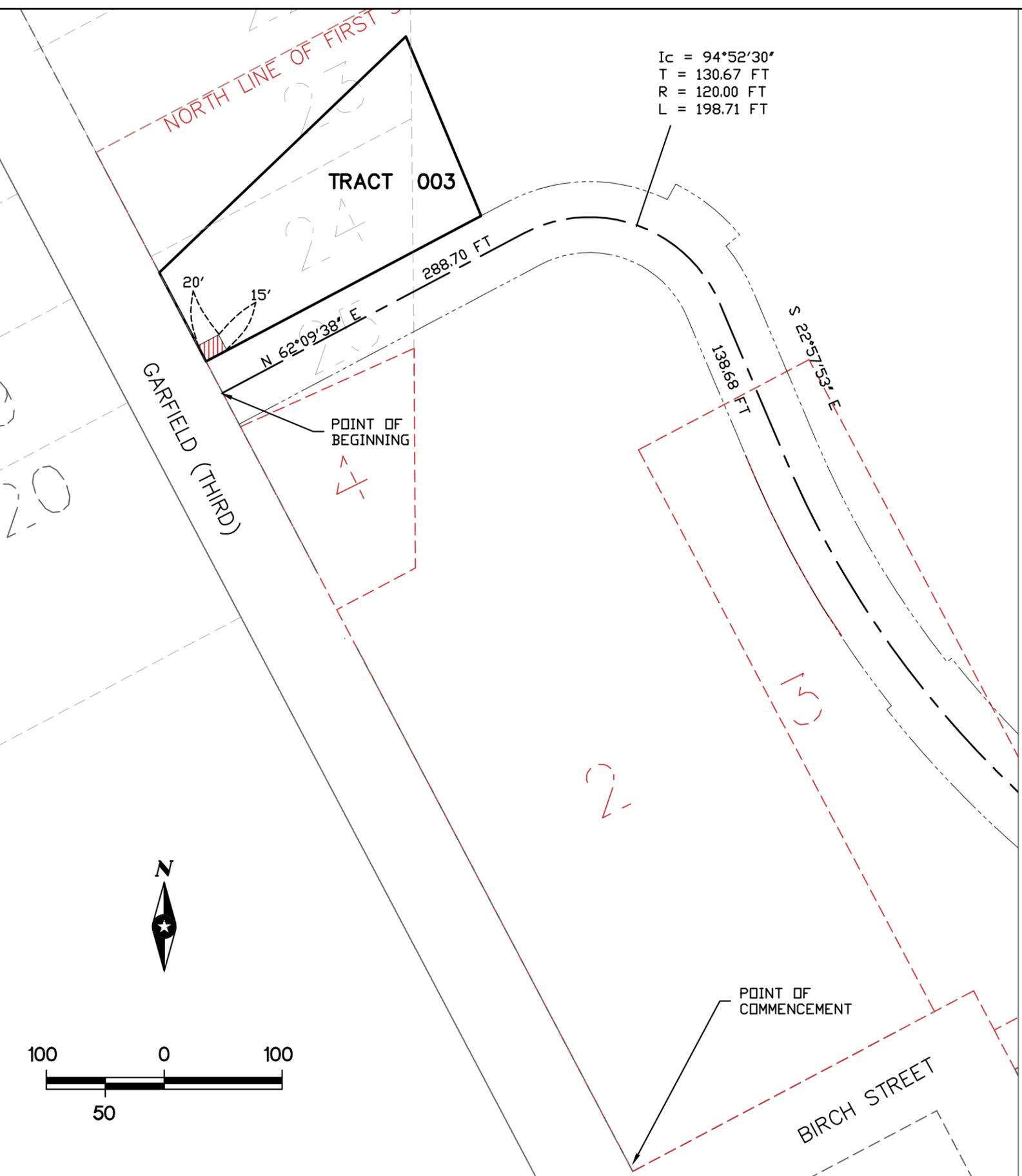


HELBERG DRIVE ROADWAY TRACTS

EXHIBIT A ROADWAY FOR TRACT 041 SEAWAY PORT AUTHORITY OF DULUTH

FILE NO. DUBPA0102.01	31
DATE 03/19/14	32

S:\KDL\126819\9-survey\From duspa0101\parcel takes 2014\2014 edits parcel_takedwg 3/20/2014 11:59 AM tyngsdal



PROPERTY DESCRIPTION TRACT 003

Commencing at the northwesterly corner of Lot 22, Block F, DULUTH PROPER SECOND DIVISION, City of Duluth, St. Louis County, Minnesota, being on the easterly line of Garfield Avenue, thence southerly along the easterly line of Garfield Avenue a distance of 300 feet to the POINT OF BEGINNING of the parcel of land herein described (said POINT OF BEGINNING being 775 feet, more or less, northerly from the northerly line of Birch Avenue); thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds a distance of 263.99 feet, more or less, to a point on the westerly right-of-way line of the Duluth Terminal Railway Company, which right-of-way was conveyed to Duluth Terminal Railway Company by a deed dated July 5, 1888, and recorded in the office of the Register of Deeds of St. Louis County, Minnesota, in Book 25 of Deeds, page 633; thence deflect to the left on a line making an angle of 85 degrees 02 minutes 00 seconds with the extension of the preceding line, along said right-of-way line a distance of 164.62 feet to a point; thence deflect to the left on a line making an angle of 110 degrees 49 minutes 00 seconds with the extension of the preceding line a distance of 289.24 feet, more or less, to a point on the easterly line of Garfield Avenue thence deflect to the left on a line making an angle of 74 degrees 09 minutes 00 seconds with the extension of the preceding line along the easterly line of Garfield Avenue a distance of 85.01 feet, more or less, to the POINT OF BEGINNING.

ROADWAY DESCRIPTION

A 15.00-foot wide roadway for ingress, egress and utility purposes, over, under, and across the southerly 15.00 feet of the westerly 20.00 feet of the above described property in the City of Duluth, St. Louis County, Minnesota:

Said roadway lying between 30.00 feet and 45.00 feet left of the following described line:

Commencing at the southwest corner of Lot 2, FIRST SUBDIVISION OF RICE'S POINT; thence North 27 degrees 50 minutes 22 seconds West along the westerly line of said Lot 2 and its extension 745.00 feet to the POINT OF BEGINNING; thence North 62 degrees 09 minutes 38 seconds East 20.00 feet and there terminating.

DRAWN BY: KLA	1			
DESIGNER: MJB	2			
CHECKED BY: MJB	3			
DESIGN TEAM	NO.	BY	DATE	REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY 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.

Dennis J. Warner
 DENNIS WARNER, L.S.
 Date: 3-20-2014 Lic. No. 42656

SEH
 PHONE: 218.279.3000
 418 W SUPERIOR ST STE 200
 DULUTH, MN 55802-1512
 www.sehinc.com

HELBERG DRIVE ROADWAY TRACTS

EXHIBIT A ROADWAY FOR TRACT 003 GARGILL, INCORPORATED

FILE NO. DUEPA0102.01	32
DATE 03/19/14	32