

## RESOLUTION

Authorizing the sale of real property with the street addresses of  
3200 West Superior Street and 330 Garfield Avenue, each in Duluth, Minnesota

BE IT RESOLVED, the School Board authorizes, upon the identification of a buyer or buyers and agreement to all terms and conditions of any one or more sales, the sale of the real property, defined for purposes of this Resolution as “**Parcel A**” and “**Parcel B**”, which is legally described on Exhibit A hereto.

BE IT FURTHER RESOLVED, that although authorized hereunder, no sale of Parcel A or Parcel B or both shall occur until the School Board has considered a written purchase agreement for such sale and authorized the School Board Chair to execute the purchase agreement and to sign all other documents required to carry out the sale and conveyance of the property and the performance and obligations of the District under the purchase agreement.

## **EXHIBIT A**

### **Legal Description of Property**

#### **Parcel A**

Block 18, EXCEPT the Northwesterly 95 feet, O'HARA'S DIVISION OF DULUTH, and all that part of Block 19, O'HARA'S DIVISION OF DULUTH, lying southerly of the southerly line of Carlton Street as the same was located on November 1, 1978. EXCEPT that part lying Northwesterly of a line running parallel with and 95 feet distant southeasterly (measured at right angles) from the northwesterly line of said Block 19, and all that part of Block 13, MARINE DIVISION OF DULUTH, lying southerly of the southerly line of Carlton Street as the same was located on November 1, 1978. EXCEPT that part lying northwesterly of a line running parallel with and 95 feet distant southeasterly (measured at right angles) from the northwesterly line of said Block 13.

and

Northwesterly ninety-five feet (NW'ly 95') of Block Eighteen (18), all of that part of Block Nineteen (19), O'HARA'S DIVISION OF DULUTH, according to the original plat thereof, on file and of record in the office of the Register of Deeds, St. Louis County, Minnesota, in Book "D" of Plats, page 31, lying Northwesterly of a line running parallel with and 95 feet distant Southeasterly (measured at right angles) from the Northwesterly line of said Block 19 and lying Southerly of the Southerly line of Carlton Street as the same was located on November 1, 1978.

and

All that part of Block Thirteen (13), MARINE DIVISION OF DULUTH, according to the original plat thereof, on file and of record in the office of the Register of Deeds, St. Louis County, Minnesota, in Book "D" of Plats, page 23, lying Northwesterly of a line running parallel with and 95 feet distant Southeasterly (Measured at right angles) from the Northwesterly line of said Block 13 and lying Southerly of the Southerly line of Carlton Street as the same was located on November 1, 1978.

PIDs: 010-3590-01040, 010-3950-01045, 010-3590,01120, 010-3190-01860, 010-3190-01900, 010-3190-01910, 010-3190-01930, 010-3190-01940, 010-3190-01950, 010-3190-01960, 010-3190-01970, 010-3190-01980, 010-3190-01990, 010-3190-02000

Street address: 3200 West Superior Street, Duluth, Minnesota 55806

## Parcel B

All that part of Lots Thirteen (13) and Fourteen (14) in Block "F" DULUTH PROPER, SECOND DIVISION, according to the plat thereof on file and of record in the office of the Register of Deeds in and for St. Louis County, Minnesota, lying and being within the following described parcel of land: A parcel of land comprising all those parts of Lots Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), and of the Southerly one-half of Lot Eight (8) in Block "F" Duluth Proper, Second Division, according to the plat thereof on file and of record in the office of the Register of Deeds in and for St. Louis County, Minnesota, bounded and described as follows: On the Westerly side by the Easterly line of Garfield Avenue, formerly Third Street, according to said plat; on the Southerly side by the Southerly line of said Lot 14; on the Northerly side by the Easterly and Westerly center line of said lot 8; and on the Easterly side by a line running parallel with and twelve and five-tenths (12.5) feet distant Westerly (measured at right angles) from the following described railroad tract center line: Beginning at a point in said center line of Lot 8, which is thirty-eight and seven tenths (38.7) feet distant Easterly (measured along said Lot center line) from said Easterly line of Garfield Avenue; thence Southeasterly on a 12 degree curve to the left (the tangent to which makes an angle of 83 degrees, 19 minutes, with said lot center line) a distance of two hundred fourteen and nine-tenths (214.9) feet to a point which is one hundred ten and one-tenth (110.1) feet distant Easterly (measured at right angles) from said Easterly line of Garfield Avenue; then Southeasterly on a tangent to said 12 degree curve a distance of seventy-one and eight-tenths (71.8) feet; thence Southeasterly on a 10 degree curve to the right a distance of one hundred eighty-one and two-tenths (181.2) feet; thence Southeasterly on a tangent to said 10 degree curve a distance of one hundred sixty (160) feet; thence Southeasterly on a 12 degree curve to the left a distance of seventy-two and two-tenths (72.2) feet to a point in the Southerly line of said Lot 14 which is two hundred eighty-four and eight-tenths (284.8) feet distant Easterly (measured along the Southerly line of said Lot 14) from said Easterly line of Garfield Avenue.

## ALSO

The Northerly fifty (50) feet of all that part of Lot Fifteen (15), in Block "F", DULUTH PROPER, SECOND DIVISION, according to the plat thereof on file and of record in the office of the Register of Deeds in and for St. Louis County, Minnesota, bounded and described as follows:

Beginning at the point of intersection of the Northerly line of said Lot Fifteen (15) with the Easterly line of Third Street, now Garfield Avenue, according to the said plat; thence Southerly along said Easterly line a distance of ninety-three (93) feet; thence Easterly at right angles a distance of 277.72 feet; thence Southerly at right angles a distance of 7 feet to a point of intersection with the Southerly line of said Lot; thence Easterly along the last mentioned line a distance of 37.47 feet; thence

Northwesterly at an angle to the left of 115 degrees, 31 minutes and 30 seconds a distance of 110.82 feet to a point of intersection with the Northerly line of said Lot; thence Westerly along the last mentioned lot line a distance of 267.44 feet to the point of beginning.

There is excepted from the tract first above described all that part of Lot 13 lying Northerly of a line drawn parallel with and distant 15.7 feet Southerly measured at right angles from the Northerly line of said Lot 13.

SUBJECT, as to that portion of Lot 13 hereinabove described, to the burdens of, and including the rights and privileges pertaining to an easement for water main as created by instrument filed in the office of the Registrar of Titles of St. Louis County, Minnesota, as Torrens Document No. 202441.

PID: 010-1080-00420

Property address: 330 Garfield Avenue, Duluth, Minnesota 55802