

EXHIBIT B

The following described real property in St. Louis County, Minnesota:

Lot 7 in Block 26 PORTLAND DIVISION OF DULUTH; and all that part of Lot 7 in Block 26 PORTLAND DIVISION OF DULUTH, lying within 15 feet of the centerline of the alley in the rear of said lot.

AND

Lot 6 Block 26 in PORTLAND DIVISION OF DULUTH

AND

That certain tract of land in Block 26 PORTLAND DIVISION OF DULUTH, contained within the following boundaries:

The centerline of Third Avenue East;
The extended E'ly side line of Lot 4;
The centerline of East First Street; and
The centerline of the alley between Blocks 26 and 7 in Portland Division of Duluth.

AND

That part of Block numbered 26 in PORTLAND DIVISION OF DULUTH, enclosed within four lines, as follows:

- (1) The extended E'ly line of Lot 5 in said Block;
- (2) The extended W'ly line of said Lot 5;
- (3) The centerline of East First Street in front of said Lot; and
- (4) The centerline of the alley in the rear of said Lot.

AND

Lot 8, Block 26, PORTLAND DIVISION OF DULUTH

AND

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

1. Those portions of the Land lying at and below grade in the Northerly ten and one-half feet (10.5') of the Land.

2. All air rights lying above an elevation of Six Hundred Seventy-Seven feet (677'-0"), NAVD 1988.

Together with all right, title and interest in and to those certain support columns (including footings) now existing as shown on Attachment 1 of Quit Claim Deed filed as Document No. 1364938 (the "Support Columns") located on the Air Rights Parcel and on the real property in St. Louis County, Minnesota, legally described below (the "Ground Parcel"), and used for the support of that certain parking ramp currently existing on the Air Rights Parcel (the "Parking Ramp") shown on Quit Claim Deed filed as Document No. 1364938.

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

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

and together with a perpetual and non-exclusive easement appurtenant to the Air Rights Parcel, upon, over and across the Ground Parcel, for the inspection of, maintenance of, repair of, and access to the Support Columns, provided however that exercise of such easement shall not have a material adverse effect on or substantially interfere with the beneficial use and enjoyment of the Ground Parcel;

and together with a perpetual easement appurtenant to the Air Rights Parcel exclusive of all others, for the continued existence of the Support Columns in the location as shown on Attachment 1 of Quit Claim Deed filed as Document No. 1364938.

AND

Lot 14, Block 26, PORTLAND DIVISION OF DULUTH

AND

Lot 15 Block 26 PORTLAND DIVISION OF DULUTH

Lot 16 Block 26 PORTLAND DIVISION OF DULUTH