

EXHIBIT 1

Lots 11, 15 and 16, Block 186, West Duluth, Seventh Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota.

and

Those parts of Lots 12, 13, 14, Block 186, West Duluth, Seventh Division, according to the plat thereof on file and of record in and for St. Louis County, Minnesota that lie northerly and westerly of Line 1 described below:

Line 1. Beginning at a point on the easterly extension of the north line of Lot 4 1/2, Block 195, Altered Plat of West Duluth Third Division, distant 5 feet easterly of the northeast corner of said Lot 4 1/2; thence run northeasterly to a point on the east line of said Block 186, distant 70 feet southerly of the southeast corner of Lot 11, said Block 186, and there terminating.

TOGETHER WITH that part of the vacated alley that lies south of Lot 11 and north of Lots 12 through 16, Block 186 of West Duluth Seventh Division according to the recorded plat thereof in St. Louis County, Minnesota, that lies west of a line described as: Beginning at the northeast corner of said Lot 11; thence deflecting to the southwest 127 degrees 25 minutes 17 seconds from the easterly extension of the north line of Lot 11 a distance of 47.18 feet to a tangential curve; thence 121.64 feet more or less a long said curve, radius 279.21 feet, central angle 24 degrees, 57 minutes, 41 seconds, concave to the northwest, to a point on the west line of said Lot 16 that is 72.75 feet south of the northwest corner of Lot 16, and there terminating.