

# EXHIBIT 1

Lots 1 to 13 inclusive in Block 12 and Lots 1, 2 and 3, Block 19, BRIGHTON GARDENS, 2ND DIVISION

AND

ALSO, all of Lots 10, 12 and 13, and all of that part of Lot 9 described as follows:

Beginning at the Southeast corner of said Lot 9 thence northerly along the easterly line of Lot 9 to the northeast corner of said lot, thence westerly along the northerly line of said lot, a distance of 330 feet to a point, then at a deflection of 45 degrees to the left from the northerly line of Lot 9, a distance of 880 feet in a southwesterly direction to a point, thence at a deflection of 45 degrees to the left a distance of 420 feet more or less in a southerly direction to the point of intersection with the easterly line of the Benson Road (East Lester Boulevard) as platted, thence along the easterly line of said road as it is laid out to its point of intersection with the southerly line of said Lot 9, thence along the southerly line of Lot 9 a distance of 610 feet more or less, to the point of beginning, all in EDGEWATER;

EXCEPT all those parts of Lots 10 and 13, EDGEWATER, lying southerly of the following described line:

Commencing at the West Quarter Corner of Section 4, Township 50 North, Range 13 West, thence North 1 degree 04 minutes 21 seconds West, assigned bearing, along the west line of said section 4, a distance of 381.59 feet; thence North 89 degrees 27 minutes 39 seconds East a distance of 567.80 feet to a point on the west line of said Lot 10, EDGEWATER, said west line of Lot 10 being the centerline of Benson Road, according to said plat of EDGEWATER, said Benson Road now being known as Lester River Road, and said point being the POINT OF BEGINNING; thence continuing North 89 degrees 27 minutes 39 seconds East a distance of 961.27 feet to the northwesterly line of East Oneida Street, LESTER PARK FOURTH DIVISION; said line also being the southeasterly line of said Lot 13, EDGEWATER; thence continuing North 89 degrees 27 minutes 39 seconds East a distance of 511.49 feet, more or less, to the southeast line of said Lot 23, Block 62, LESTER PARK FOURTH DIVISION, and there terminating.

ALSO EXCEPT that part of Lot 9, EDGEWATER lying west of the centerline of Benson Road (East Lester Boulevard, now known as Lester River Rd.)

All of the South half of the Northeast quarter of the Southwest Quarter ( $S \frac{1}{2}$  of the  $NE \frac{1}{4}$  of the  $SW \frac{1}{4}$ ), lying east of the centerline of the Benson Road (East Lester Boulevard, now known as Lester River Rd.) as laid out through this tract; the Southeast Quarter of the Southwest Quarter ( $SE \frac{1}{4}$  of  $SW \frac{1}{4}$ ), and that part of the Southwest Quarter of the Southwest Quarter ( $SW \frac{1}{4}$  of  $SW \frac{1}{4}$ ) described as follows: Beginning at the southeast corner of the Southwest Quarter of the Southwest Quarter ( $SW \frac{1}{4}$  of  $SW \frac{1}{4}$ ) of Section Thirty-three (33) Township Fifty-one (51) North Range Thirteen (13) West on the township line between Township Fifty (50) and Fifty-one (51)

North, thence three hundred thirty (330) feet north along the sixteenth line of the Section, thence Southwest to the said township line between Township Fifty (50) North and Township Fifty-one (51) North at a point 330 feet west of the point of beginning, thence 330 feet east along said section line to the point of beginning; all said lands lying and being in Section Thirty-three (33), Township Fifty-one (51) North, Range Thirteen (13) West of the Fourth Principal Meridian, said description being according to the Government survey thereof;

AND

That part of the Southwest Quarter of Southwest Quarter (SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ) lying East of the centerline of Benson Road (East Lester Boulevard, now known as Lester River Rd.), EXCEPT for 1.25 ac. at SE corner, Section Thirty-three (33), Township Fifty-one (51) North, Range Thirteen (13) West of the Fourth Principal Meridian

AND

That part of the Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ ), lying southeasterly of the centerline of Benson Road (East Lester Boulevard, now known as Lester River Rd.), Section Thirty-three (33), Township Fifty-one (51) North, Range Thirteen (13) West of the Fourth Principal Meridian

AND

That part of the Southerly 125 feet of the North Half of the Northeast Quarter of the Southwest Quarter (N  $\frac{1}{2}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ) of Section Thirty-three (33), Township Fifty-one (51), Range Thirteen (13), lying East of the centerline of Benson Road (East Lester Boulevard, now known as Lester River Rd.), as the same was established on February 7, 1969

AND

Lots 1-20, inclusive, Block 8; Lots 1-20, inclusive, Block 9; Lots 1-19, inclusive, Block 10; Lots 1 and 2, Block 13; Lots 1 and 2, Block 14; Lots 1 and 2, Block 15; Lots 1-10, inclusive, Block 16; Lots 1-10, inclusive, Block 17, and Lots 1-10, inclusive, Block 18, all in BRIGHTON GARDENS, 2ND DIVISION

AND

Lots 5 to 22, inclusive, Block 62 LESTER PARK FOURTH DIVISION; Lots 1 to 4, inclusive, and Lots 23 to 28, inclusive, Block 62; LESTER PARK FOURTH DIVISION EXCEPT all those parts of Lots 1 through 4, inclusive, and Lots 23 through 28, inclusive, Block 62, LESTER PARK FOURTH DIVISION, lying southerly of the following described line: Commencing at the West Quarter Corner of Section 4, Township 50 North, Range 13 West, thence North 1 degree 04 minutes 21 seconds West, assigned bearing, along the west line of said section 4, a distance of 381.59 feet; thence North 89 degrees 27 minutes 39 seconds East a distance of 567.80 feet to a point on the west line of said Lot 10, EDGEWATER, said west line of Lot 10 being the centerline

of Benson Road, according to said plat of EDGEWATER, said Benson Road now being known as Lester River Road, and said point being the POINT OF BEGINNING; thence continuing North 89 degrees 27 minutes 39 seconds East a distance of 961.27 feet to the northwesterly line of East Oneida Street, LESTER PARK FOURTH DIVISION; said line also being the southeasterly line of said Lot 13, EDGEWATER; thence continuing North 89 degrees 27 minutes 39 seconds East a distance of 511.49 feet, more or less, to the southeast line of said Lot 23, Block 62, LESTER PARK FOURTH DIVISION, and there terminating;

AND

Lots 1, 3 and 5, Block 61, LESTER PARK FOURTH DIVISION

St. Louis County, Minnesota