

# EXHIBIT 1

The Land referred to herein below is situated in the County of St. Louis, State of MN, and is described as follows:

## PARCEL 1

All that part of Lot 4, Block 4, Central Division of Duluth, that lies Easterly of a line drawn through said lot parallel with and fifty feet distant from the Westerly line of said Lot 4, St. Louis County, Minnesota.

## PARCEL 2

### Tract A

Lot A, Lot 2 and the westerly half of Lot 4, all in Block 3, Central Division of Duluth, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota;

### Tract B

That part of platted Lake Avenue in the City of Duluth, described as follows: Beginning at the most westerly corner of Lot A, Block 3, Central Division of Duluth; thence run southwesterly along the southwesterly extension of the northwesterly line of said Lot A to its intersection with the most northerly corner of Lot 4, Block 4, Central Division of Duluth; thence run southeasterly along the northeasterly line of said Lot 4 to the most easterly corner of said Lot 4; thence run northeasterly to the most southerly corner of Block 3, Central Division of Duluth; thence run northwesterly along the southwesterly line of said Block 3 to the point of beginning, St. Louis County, Minnesota.

## EXCEPT

Those portions of vacated Lake Avenue described as follows:

Commencing at the Southeasterly corner of Lot 4, Block 4, Central Division of Duluth, then Northerly along the Northeast line of said Lot 4 a distance of 17.00 feet to the point of beginning; thence deflect 66 degrees 46 minutes 00 seconds to the right and proceeding Northeasterly parallel to the Southeast line of said Lot 4 a distance of 6.10 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left and proceeding Northwesterly a distance of 14.20 feet; thence deflect 156 degrees 46 minutes 00 seconds to the left and proceeding in a Southerly direction along the Northeast line of said Lot 4 a distance of 15.45 feet to the point of beginning;

and

Commencing at the Southeasterly corner of Lot 4, Block 4, Central Division of Duluth, then Northerly along the Northeast line of said Lot 4 a distance of 52.00 feet to the point of beginning; then deflect 66 degrees 46 minutes 00 seconds to the right and proceeding Northeasterly parallel to the Southeast Line of said Lot 4 a distance of 6.10 feet; thence deflect 90 degrees 00 minutes 00 seconds to the left and proceeding Northwesterly a distance of 14.20 feet; thence deflect 156 degrees 46 minutes 00 seconds to the left and proceeding in a Southerly direction along the Northeast line of said Lot 4 a distance of 15.45 feet to the point of beginning.