

EXHIBIT 1
LEGAL DESCRIPTION

Two parcels of land in the Southwest Quarter of Section 13, Township 49 North, Range 15 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows:

Parcel 1

That part of The Burlington Northern and Santa Fe Railway Company (formerly Northern Pacific Railway Company) right-of-way being part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ of SW $\frac{1}{4}$) and part of the Southeast Quarter of Southwest Quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$), Section Thirteen (13), Township Forty-nine (49) North, Range Fifteen (15) West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows:

Commencing at the most Southerly corner of Lot 6, Block 12, Hunter and Markell's Grassy Point Addition to Duluth, and said point being on the Northwesternly boundary of the original 200.00 foot wide St. Paul to Duluth, Minnesota main line right-of-way; thence Southwesterly along said Northwesternly right-of-way line also being the Southeasterly line of Blocks 12 and 17 of said Hunter and Markell's Grassy Point Addition to Duluth, a distance of 510.00 feet to the point of beginning of the parcel of land to be described, thence continue Southwesterly along said Northwesternly right-of-way line also being the Southeasterly line of Blocks 17 and 16 of said Hunter and Markell's Grassy Point Addition to Duluth a distance of 721.73 feet to the Westerly line of said Southeast Quarter of Southwest Quarter (SE $\frac{1}{4}$ of SW $\frac{1}{4}$); thence Southerly along said Westerly line a distance of 28.52 feet, to the intersection with a line 20.00 feet distant and parallel with said Northwesternly right-of-way line; thence Northeasterly along said line 20.00 feet distant and parallel with the Northwesternly right-of-way line, also being the Southeasterly line of said Blocks 16 and 17, a distance of 742.06 feet, to the intersection with a line being perpendicular to the point of beginning; thence Northwesternly, along said perpendicular line a distance of 20.00 feet to the point of beginning.

Parcel 2

That part of The Burlington Northern and Santa Fe Railway Company right-of-way (formerly St. Paul to Duluth, Minnesota main line right-of-way) being part of the Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$), Section Thirteen (13), Township Forty-nine (49) North, Range Fifteen (15) West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows:

Beginning at the intersection of the Easterly line of said Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) with the Southeasterly line of a 16.00 foot alley in Block 35, of the recorded plat of Nortons Fairmont Park Division of Duluth; thence Southwesterly along the Southeasterly line of said 16.00 foot alley and its Southwesterly extension to the intersection with the Southeasterly extension of the Southwesterly line of 75th Avenue West; thence Southeasterly, along the Southerly line of Pulasky Street to the intersection with a line 20.00 feet distant and parallel with the Southwesterly extension of said Southeasterly line of a 16.00 foot alley; thence Northeasterly, along said line 20.00 feet distant and parallel

with said Southeasterly line of a 16.00 foot alley to the intersection with said Easterly line of the Southwest Quarter of Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$); thence Northerly along said Easterly line a distance of 28.81 feet to the point of beginning.