

EXHIBIT 1

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this ____ day of _____, 2016, by and between INDEPENDENT SCHOOL DISTRICT No. 709, an independent school district under the laws of the State of Minnesota, "Grantor" and the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota, "Grantee":

WITNESSETH:

Whereas, Grantor is the owner of the property in St. Louis County, Minnesota legally described on Exhibit A attached hereto and made a part hereof (the "Property") and;

Whereas, Grantor wishes to convey to the Grantee easements as hereinafter described for utility purposes over the Property for the benefit of the Property and at no cost to Grantee.

NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain and convey to Grantee in trust for the general public two permanent and perpetual easements for utility purposes over the Property, the location of which easement is more particularly described and are also shown on Exhibits B and C attached hereto and made a part hereof.

INDEPENDENT SCHOOL DISTRICT NO. 709, a
Minnesota independent school district

By: _____
It's President

By: _____
It's Board Clerk

"Grantor"

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this __ day of _____,
2016 by _____ and _____, the President and Board Clerk of
Independent School District No. 709, a Minnesota independent school district, on behalf of the
district.

Notary Public

This instrument drafted by:
Robert E. Asleson
Assistant City Attorney
City of Duluth
411 West First Street
Room 410 City Hall
Duluth, MN 55802
(218) 730-5490