

EXHIBIT 2

PERMANENT EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 13th day of January, 2016, by and between SPIRIT VALLEY LAND COMPANY, LLC, a Minnesota limited liability company (“Grantor”), and the CITY OF DULUTH, a municipal corporation organized 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 as (the “Property”):

Lots 22 and 23, Block 10, IRONTON FIRST DIVISION, according to the recorded plat thereof.

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

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain, and convey to Grantee and permanent, perpetual, and exclusive easement for the construction, operation, and maintenance of utilities over the Property, the location of said easement is more particularly described on Exhibit A attached hereto and made a part hereof.

EXHIBIT A

A 30 foot wide easement for utility purposes over, under and across part of Lots 22 and 23, EXCEPT the northwesterly 10 feet thereof, Block 10, of the recorded plat of IRONTON FIRST DIVISION, Saint Louis County, Minnesota, the centerline of which is described as follows:

Commencing at the Northeast corner of said Section 23; thence southerly along the easterly line thereof for a distance of 1313.9 feet to the intersection of the easterly section line and the centerline of the Fond Du Lac Branch line; thence deflect 33 degrees 2 minutes right in a southwesterly direction along the centerline of said Fond Du Lac branch for a distance of 1542.85 feet to the southerly line of said Government Lot 1; thence deflect 56 degrees 52 minutes right in a westerly direction along the said southerly line of Government Lot 1 for a distance of 121.70 feet; thence deflect 55 degrees 42 minutes 33 seconds right in a northwesterly direction for a distance of 156.84 feet to the westerly line of the Duluth Transfer Railway Right of Way; thence continuing along said line for a distance of 131.25 feet; thence deflect 37 degrees 13 minutes 44 seconds right in a northerly direction for a distance of 272.49 feet; thence deflect 25 degrees 56 minutes 42 seconds left in a northwesterly direction for a distance of 51.64 feet; thence deflect 25 degrees 56 minutes 42 seconds left in a northwesterly direction for a distance of 119.18 feet to the southeast Right of Way Line of the former Northern Pacific Short Line Railway; thence continuing on said line 154.00 feet to the east line of said plat of IRONTON FIRST DIVISION, and the POINT OF BEGINNING of the centerline to be described; thence continuing on said line for a distance of 136.47 feet more or less to the southeasterly line of the northwesterly 10 feet of said Block 10, and there terminating. Subject to restrictions, reservations, and easements of record. The sidelines of said easement shall be prolonged or shortened so as to terminate on the southeasterly line of the northwesterly 10 feet of Block 10, the southeasterly line of dedicated Right of Way adjacent to and southeasterly of said Block 10, and the east line of said plat of IRONTON FIRST DIVISION. Containing approximately 0.093 acres.

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FILE NO.
FDSJJ 129137

DATE:
1-7-2016

**SPIRIT VALLEY LAND COMPANY
UTILITY EASEMENT
DULUTH, MN**

**EXHIBIT
NO. 1B**

EXHIBIT B



GOV'T LOT 1
SECTION 23

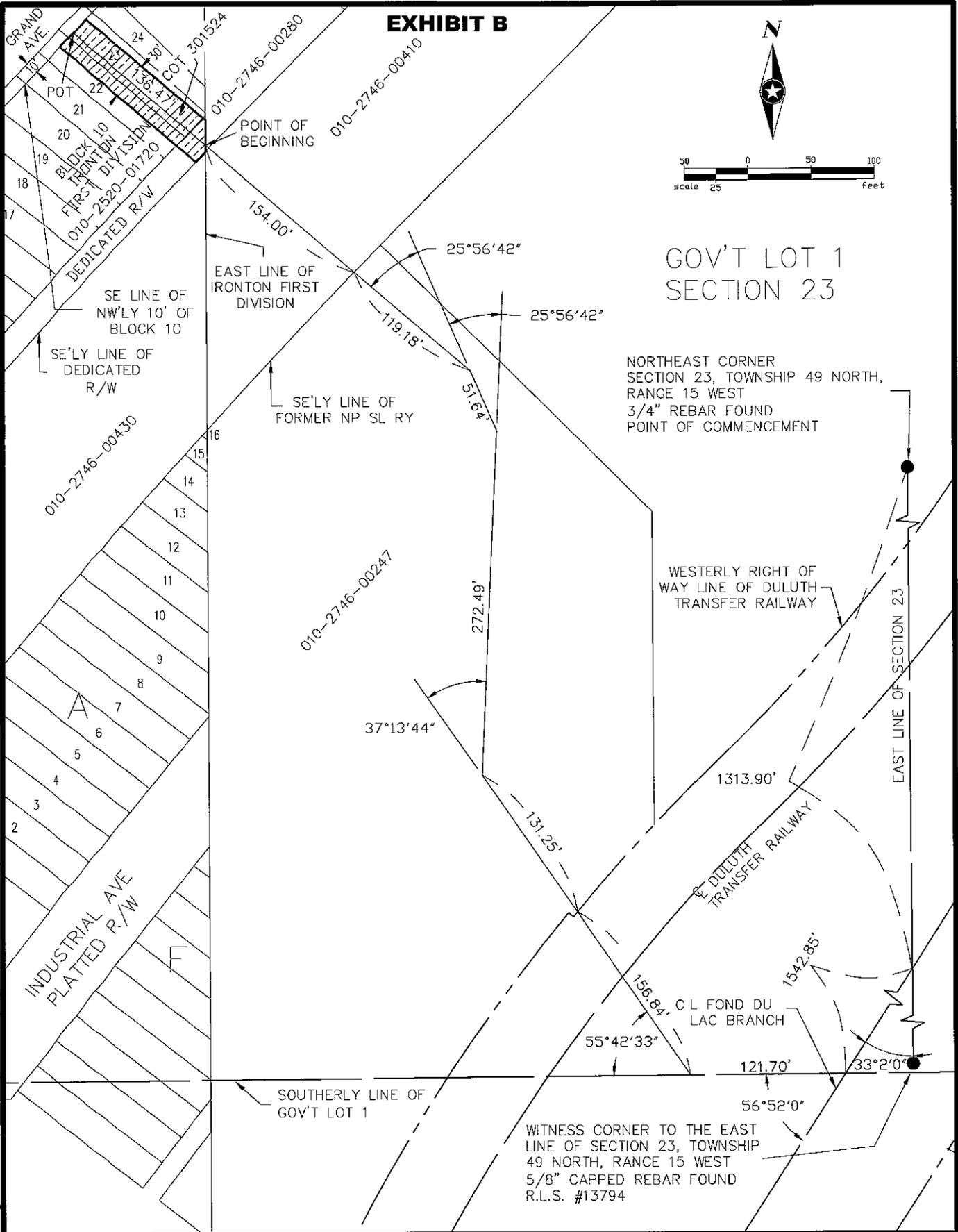
NORTHEAST CORNER
SECTION 23, TOWNSHIP 49 NORTH,
RANGE 15 WEST
3/4" REBAR FOUND
POINT OF COMMENCEMENT

WESTERLY RIGHT OF
WAY LINE OF DULUTH
TRANSFER RAILWAY

C L DULUTH
TRANSFER RAILWAY

C L FOND DU
LAC BRANCH

WITNESS CORNER TO THE EAST
LINE OF SECTION 23, TOWNSHIP
49 NORTH, RANGE 15 WEST
5/8" CAPPED REBAR FOUND
R.L.S. #13794



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DULUTH, MN

EXHIBIT
NO. 1A