

Exhibit A

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 28th day of April, 2016, by and between Lakerock Properties LLC, "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 an easement as hereinafter described for street and highway 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 a permanent, perpetual and exclusive easement for street and utility purposes, including the installation and maintenance of a public roadway over the Property, the location of which easement is more particularly described on Exhibit B attached hereto and made a part hereof

The easement intended to be granted is more clearly shown on Exhibit C attached hereto and made a part hereof.

LAKEROCK PROPERTIES, LLC

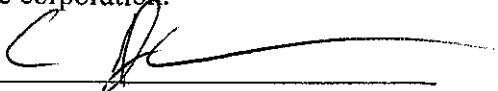
A Minnesota Limited Liability Corporation

By Daniel Delmore
Its owner / president

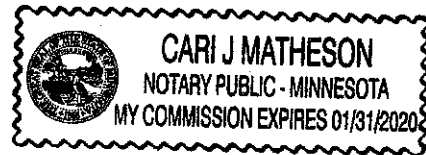
"Grantor

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

The foregoing instrument was acknowledged before me this 28 day of April, 2016 by Daniel Delmore, the Owner of Lakerock Properties, LLC, a Minnesota limited liability corporation, on behalf of the corporation.



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

EXHIBIT A

All that part and parcel of Government Lot 7 in SECTION 18 TOWNSHIP
49 North of RANGE 14 West, bounded and described as follows:

Beginning at a point 38 feet West of the centerline of 59th Avenue
West-being designated upon the plat of West Duluth, Second Division,
as Fourth Avenue West-which point is directly East of the Southeast
corner of Block 295 as designated upon the plat of West Duluth,
Fourth Division, as said plat appears of record in the office of the
Register of Deeds of said County; thence West and along the S'y
boundary of Blocks 295, 296 and 297 and the S'y line of said Block
297 produced West, all in said West Duluth, Fourth Division, for a
distance of 485 feet, more or less, to the W'y boundary of the alley
16 feet wide, which extends along the W'y side of said Block 297;
thence North and along the said W'y boundary line of said alley and
said line produced, 433 feet, thence, West for a distance of 133
feet, more or less, to the W'y boundary of said Government Lot 7;
thence South and along the said W'y boundary of said Government Lot
7 to the shore of the river (or bay) St. Louis; thence in a SE'y,
E'y and NE'y direction along the N'y shore of said river (or bay)
St. Louis to a point where said shore line intersects with a line
drawn parallel to and distant 38 feet W'y from the produced
centerline of 59th Avenue West; thence North along said line to the
place of beginning together with all riparian interest and estate
incident or appurtenant to the lands above described.

EXCEPTING the following described parcel to-wit: Commencing at the
intersection of the centerline of Fifty-ninth Avenue West with the

South line of West Duluth, Fourth Division and running thence West along the said South line of West Duluth, Fourth Division a distance of 38 feet to a point, which point is the place of beginning, thence West along the said South line of West Duluth, Fourth Division 178 feet to a point; thence South along a line parallel with and distant 216 feet from the centerline of said Fifty-ninth Avenue West prolonged the distance of 28 feet to a point; thence in the SE'ly direction on a line the distance 141.67 feet to a point situated 78 feet South of the said South line of West Duluth, Fourth Division and 83.45 feet West of the said centerline of Fifty-ninth Avenue West prolonged; thence East on a line parallel with the said South line of West Duluth, Fourth Division, a distance of 45.45 feet to a point; thence North on a line parallel with and distance 38 feet west from the centerline of said Fifty-ninth Avenue West prolonged, the distance of 78 feet to the place of beginning.

EXCEPTING all land, land covered with water and all riparian interest and estate incident or appurtenant to the land hereinbefore described, so far as said land, land covered with water or said riparian interest and estate shall lie or be enjoyable, South or S'ly of a line described as follows: Beginning at a point on the centerline of said Fifty-ninth Avenue West, produced which is 388.90 feet South of the S'ly line of said Block 295, West Duluth Fourth Division, produced East, thence due West at right angles to said centerline of Fifty-ninth Avenue West, produced, a distance of 632.03 feet, more or less, to the W'ly boundary of said Government Lot 7.

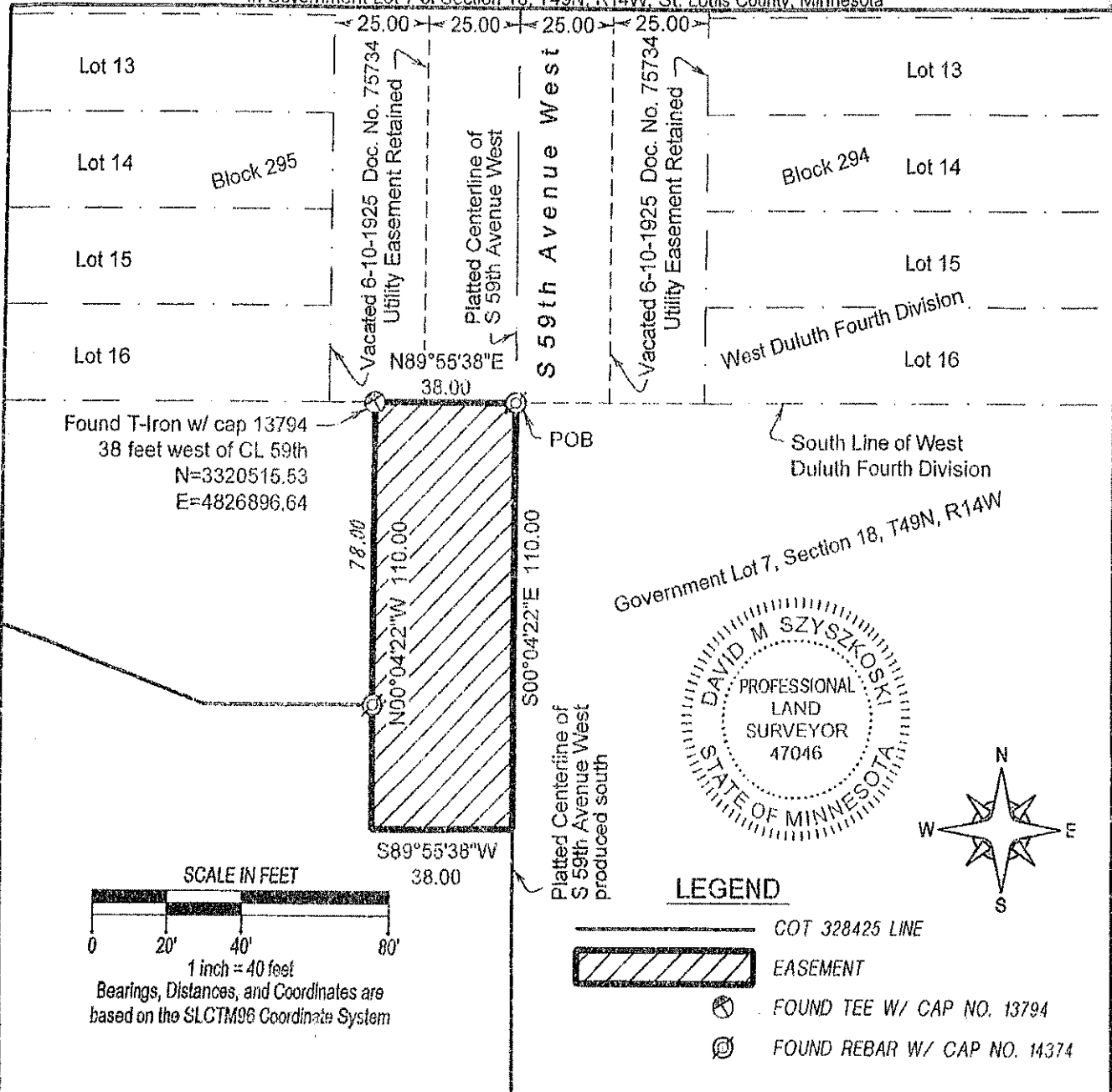
AND

All that part of Government Lot 7 SECTION 18 TOWNSHIP 49 North of RANGE 14 West, and also all that land covered with water or partially covered with water South of said Government Lot 7, bounded and described as follows: Beginning at a point on the centerline of Fifty-ninth Avenue West -being designated upon the Plat of West Duluth, Second Division, as Fourth Avenue West, in the City of Duluth-, which point is directly East of the Southeast corner of Block 295, as designated upon the Plat of West Duluth, Fourth Division, as said Plat appears of record in the office of said Register of Deeds, thence South along said centerline of said Fifty-ninth Avenue West produced South 388.90 feet to a point, thence West at right angles to the last described course, 38 feet to a point, thence North, parallel with the said centerline of Fifty-ninth Avenue, produced, and 38 feet distant W'ly therefrom to the South line of said Block 295, West Duluth, Fourth Division, produced East; thence due East 38 feet to the place of beginning; together with all riparian interest and estate incident or appurtenant to the said described tract of parcel or land.

EXCEPT all minerals and mineral rights to this parcel.

EXHIBIT B

in Government Lot 7 of Section 18, T49N, R14W, St. Louis County, Minnesota



Easement Legal Description: (of a portion of land described in COT 328425)

All that part of Government Lot 7, Section 18, Township 49 North, Range 14 West, bounded and described as follows: Beginning at a point on the center line of Fifty-ninth Avenue West, being designated upon the Plat of West Duluth Second Division, as Fourth Avenue West, in the City of Duluth, which point is East of the Southeast corner of Block 295, as designated upon the Plat of West Duluth Fourth Division, as Plat appears of record in the office of said Register of Deeds; thence South 00°04'22" East along said center line of said Fifty-ninth Avenue West produced South for a distance of 110.00 feet; thence South 89°55'38" West for a distance of 38.00 feet; thence North 00°04'22" West, parallel with the said center line of Fifty-ninth Avenue, produced South, and 38.00 feet distant Westerly therefrom for a distance of 110.00 feet to the South line of said Block 295, West Duluth Fourth Division, produced East; thence North 89°55'38" East for a distance of 38.00 feet to the point of beginning.

Approved by the City Engineer of Duluth, MN

Date: _____ by: _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID SZYSZKOSKI
MINNESOTA LICENSE NO. 47046

Date: 11/09/2016

TKDA

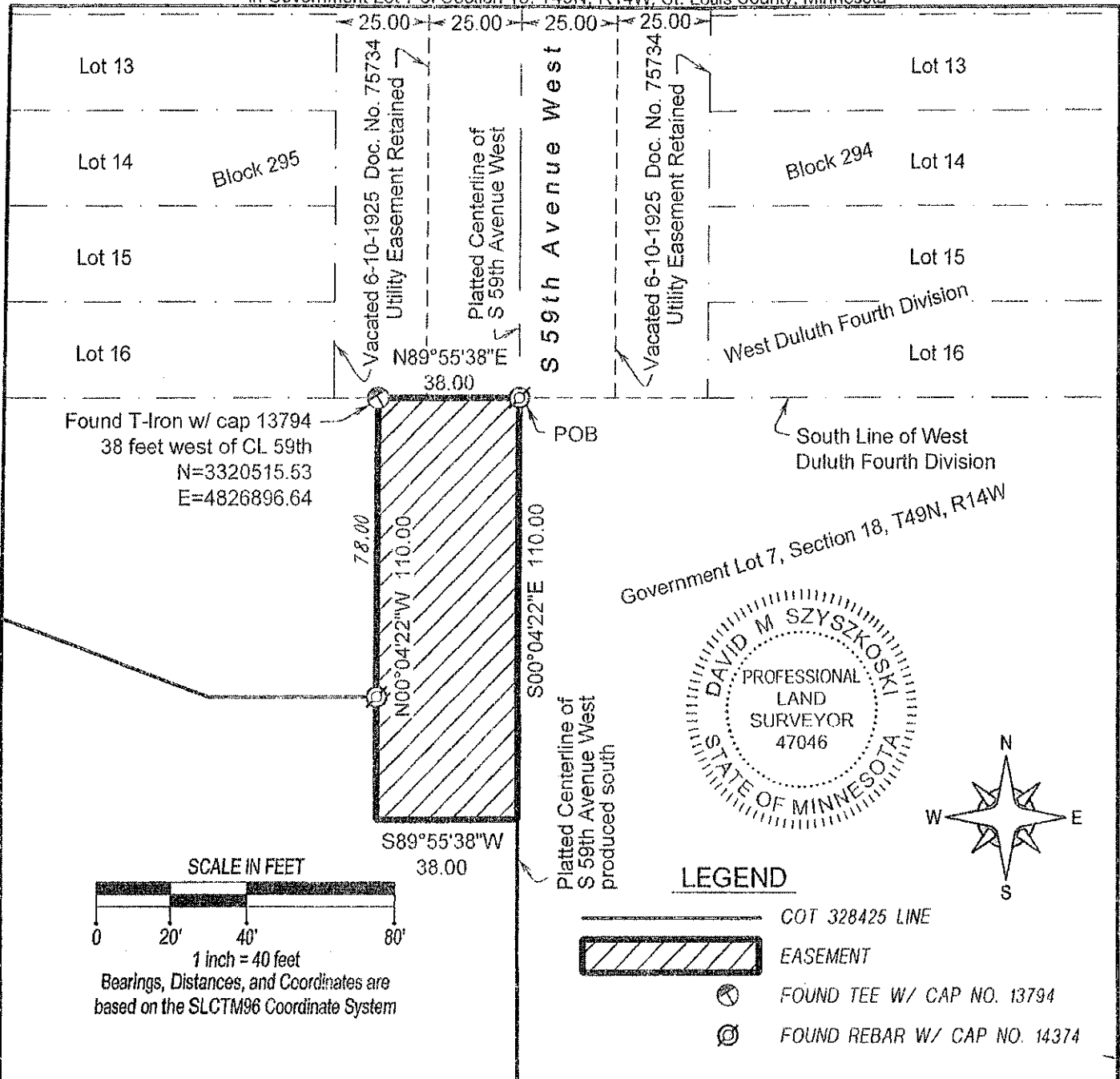
4560 Norway Pines Place
Duluth, MN 55811
218-727-8796
tkda.com

Job Number: 15006.000 / E1983

Exhibit A
in Gov't Lot 7, Section 18
T49N, R14W
For: City of Duluth

EXHIBIT C

in Government Lot 7 of Section 18, T49N, R14W, St. Louis County, Minnesota



Easement Legal Description: (of a portion of land described in COT 328425)

All that part of Government Lot 7, Section 18, Township 49 North, Range 14 West, bounded and described as follows: Beginning at a point on the center line of Fifty-ninth Avenue West, being designated upon the Plat of West Duluth Second Division, as Fourth Avenue West, in the City of Duluth, which point is East of the Southeast corner of Block 295, as designated upon the Plat of West Duluth Fourth Division, as Plat appears of record in the office of said Register of Deeds; thence South 00°04'22" East along said center line of said Fifty-ninth Avenue West produced South for a distance of 110.00 feet; thence South 89°55'38" West for a distance of 38.00 feet; thence North 00°04'22" West, parallel with the said center line of Fifty-ninth Avenue, produced South, and 38.00 feet distant Westerly therefrom for a distance of 110.00 feet to the South line of said Block 295, West Duluth Fourth Division, produced East; thence North 89°55'38" East for a distance of 38.00 feet to the point of beginning.

Approved by the City Engineer of Duluth, MN

Date: _____ by: _____

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DAVID M. SZYSZKOSKI
MINNESOTA LICENSE NO. 47046

Date: 11/09/2015



4560 Norway Pines Place
Duluth, MN 55811
218-727-8796
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Job Number: 15898.000 / E1983

Exhibit A
in Gov't Lot 7, Section 18
T49N, R14W
For : City of Duluth