

EXHIBIT A

QUIT CLAIM DEED

eCRV Number: _____

Deed Tax Due: \$ _____

Date: _____, 2021

FOR VALUABLE CONSIDERATION, the CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota, “Grantor,” hereby conveys and quitclaims to VEIT COMPANIES, LLC, a limited liability company under the laws of the State of Minnesota, “Grantee,” real property in St. Louis County, Minnesota, described as follows (the “Property”):

NE¹/₄ of SW¹/₄, Section 4, Township 48, Range 15 West of the Fourth Principal Meridian, EXCEPT MINERALS

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

- (1) the restriction and reverter set forth on the attached Exhibit 1;
- (2) the Declaration (defined below);
- (3) an access easement as follows: Grantor hereby reserves an easement running with the land over and across the Property for the purpose of accessing, with such material and equipment deemed necessary by Grantor, that portion of the Property described in the Declaration

of Restrictions and Covenants and Affidavit Concerning Real Property Contaminated with Hazardous Substances (the "Declaration Property") dated December 23, 2005 and recorded in the Office of the Registrar of Titles on April 7, 2006 as Document No. 815706 (the "Declaration") in order to perform the activities described in paragraph 8 of the Declaration on the Declaration Property. City may remove vegetation in order to create such access, but shall do so in a manner that shall occasion the least practical damage and inconvenience to Grantee. The above-described easement shall not prohibit or restrict the development or use of the Property, except to the extent that the Declaration expressly limits the development and use of the Declaration Property;

(4) a street and utility easement as follows: Grantor hereby reserves and dedicates to Grantor, in trust for the benefit of the public, a perpetual easement running with the land for street and utility purposes over, under and across the portion of the Property legally described and depicted on the attached Exhibit 2; and

(5) any other existing easements, restrictions and reservations of record.

Check here if all or part of the described real property is Registered (Torrens) X.

Grantor certifies that the Grantor does not know of any wells on the Property.

EXHIBIT 1 TO QUIT CLAIM DEED

This deed is subject to the condition that title to the Property shall automatically revert to Grantor in the event that any of the following conditions occur within 24 months of the date of this deed:

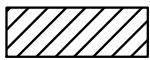
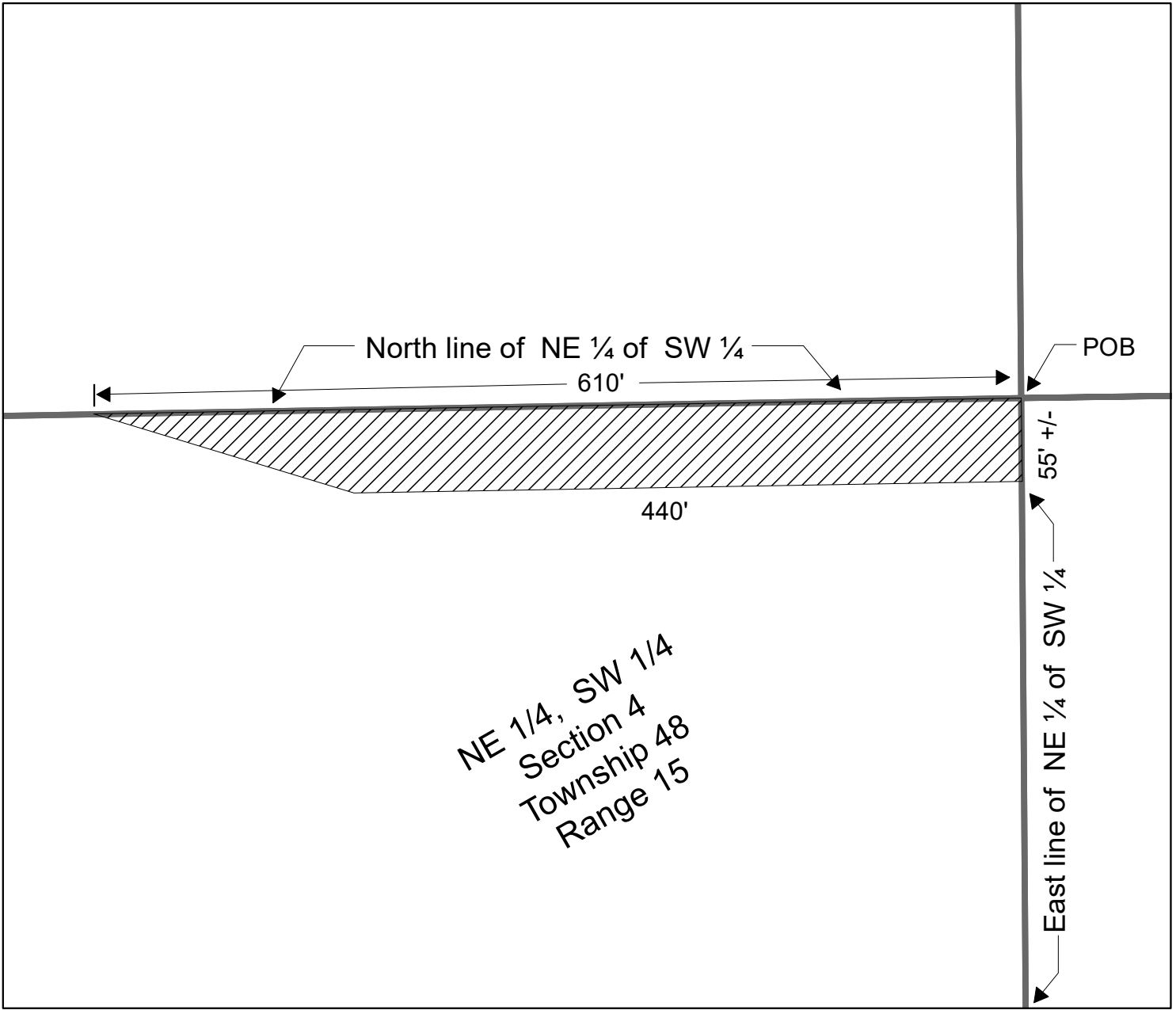
- (i) Grantee ceases to exist as a legal entity in the State of Minnesota;
- (ii) Grantee attempts to transfer, sell, lease, sublease or otherwise convey any interest of Grantee, legal or equitable, in the Property, unless such transferee or assignee is an entity owned or controlled by Buyer or with common ownership to Buyer: or
- (iii) Grantee fails to complete construction of an office structure and vehicle maintenance structure on the Property (the "Project"); or
- (iv) Grantee shall make any assignment for the benefit of its creditors, or generally not be paying its debts as they become due, or a petition shall be filed by or against Grantee under the United States Bankruptcy Code, or Grantee shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of any part of the Property.

This restrictive covenant and reverter shall run with the land and be enforceable by Grantor.

Upon completion of the Project in the timeline required above, Grantee may request and Grantor shall provide, a Certificate of Completion in recordable form releasing the Property from the restriction and reverter set forth above.

EXHIBIT 2 TO QUIT CLAIM DEED

Street and Utility Easement Drawing and Legal Description



Easement Area



Easement Area:

Beginning at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 48, Range 15, St Louis County, Minnesota, thence southerly along the East line of said Northeast 1/4 of the Southwest 1/4 a distance of 55.00 feet more or less to a line that is parallel with and distant 55.00 feet southerly of the North line of said Northeast 1/4 of the Southwest 1/4 ; thence westerly along said parallel line a distance of 440.00 feet; thence northwesterly to a point on the North line of said Northeast 1/4 of the Southwest 1/4 that is 610.00 feet west of the Point of Beginning; thence easterly along said North line of said Northeast 1/4 of the Southwest 1/4 a distance of 610.00 feet to the Point of Beginning.

APPROVED BY CITY ENGINEER

DATE