

Exhibit 1

ROAD AND UTILITY EASEMENT

THIS ROAD AND UTILITY EASEMENT is made this 7th day of August, 2018, by CMA MANAGEMENT LLC, a Minnesota limited liability company ("Grantor"), in favor of CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota ("City").

WHEREAS, Grantor is the owner of real property in St. Louis County, Minnesota legally described as the Eastern vacated half of 33rd Avenue West adjacent to the West side of Lot 1, Block 18, O'HARA'S DIVISION (the "Property");

WHEREAS, Grantor wishes to grant to City a permanent easement for roadway and utility purposes over the Property at no cost to City;

NOW, THEREFORE, Grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, does grant to City, its successors and assigns, forever, in trust for the benefit of the public, a permanent easement for roadway and utility purposes over, under, and across the Property.

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