

EXHIBIT A

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 15th day of June, 2016, by and between Amatuzio Company, LLC, a limited liability company 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 as follows (the "Property"):

Lots One (1) and Two (2) in Block Four (4), KENWOOD PARK ADDITION TO DULUTH, according to the recorded plat thereof, on file and of record in the office of the Register of Deeds in and for said County and State.

AND

Lots Three (3) and Four (4) in Block Four (4), KENWOOD PARK ADDITION TO DULUTH, according to the recorded plat thereof, on file and of record in the office of the Register of Deeds in and for said County and State.

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

NOW THEREFORE, in consideration of the conditions indicated above and 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 over the Property, the location of which easement is more particularly described as follows:

The north 33.00 feet of vacated East Cleveland Street between the east line of Block Four (4), extended KENWOOD PARK ADDITION TO DULUTH, City of Duluth, St. Louis County,

Minnesota, and a line 8.00 feet easterly of and parallel to said line.

The easement intended to be granted is more clearly shown on Attachment 1 attached hereto and made a part hereof.

Granton

STATE OF MINNESOTA)
COUNTY OF ST. LOUIS)
DOUGLAS) SS.

The foregoing instrument was acknowledged before me this 15 day of June,
2016 by Gina Amatuzio, the Owner of Amatuzio Company,
LLC, a limited liability company under the laws of the State of Minnesota, on behalf of the
corporation.

Dorothy E. Mrozik
Notary Public

This instrument drafted by:

Robert E. Asleson
Assistant City Attorney
City of Duluth
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my commission expires 12/25/16