

Exhibit 1

EASEMENT AGREEMENT

This EASEMENT AGREEMENT is made by MILLER & HOLMES INC., a Minnesota corporation ("Grantor"), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota (the "City").

RECITALS

A. Grantor owns the real property in St. Louis County, Minnesota legally described below (the "Property"):

Lot 210 EXCEPT that part which lies SEly of the following described lines: Beginning at a point on the NEly line of said Lot 194, Block 23, distant 106 feet SEly of the most Nly corner thereof; thence run SWly to a point on the NEly line of said Lot 204, Block 23, distant 112 feet SEly of the most Nly corner thereof; thence run SWly to a point on the NEly line of said Lot 208, Block 23, distant 89 feet SEly of the most Nly corner thereof; thence run SWly to a point on the SWly line of said Lot 220, Block 22, distant 149 feet SEly of the most Wly corner thereof; thence run SWly to a point on the SWly line of said Block 22 distant 153 feet SEly of the most Wly corner thereof, thence run SWly to a point on the SWly line of said Block 21 distant 163 feet SEly of the most Wly corner thereof; thence run SWly to a point on a line run parallel with and distant 25 feet SWly of the NEly line of said Lot 242, Block 20, distant 164 feet SEly of its intersection with the NWly line of said Lot 242; thence run NWly along said 25 foot parallel line for 20 feet; thence run SWly to a point on the NEly line of said Lot 262, Block 20, distant 156 feet SEly of the most Nly corner thereof, thence run SWly to a point on the SWly line of Lot 267, Block 19, Duluth Proper Second Division distant 64 feet SEly of the most Wly corner thereof and there terminating; In Block 22, DULUTH PROPER, SECOND DIVISION.

AND

Lots 212 and 214, BLOCK 22, DULUTH PROPER, SECOND DIVISION, EXCEPT that part which lies SEly of the following described lines: Beginning at a point on the NEly line of said Lot 194, Block 23, distant 106 feet SEly of the most Nly corner thereof; thence run SWly to a point on the NEly line of said Lot 204, Block 23, distant 112 feet SEly of the most Nly corner thereof; thence run SWly to a point on the NEly line of said Lot 208, Block 23, distant 89 feet SEly of the most Nly corner thereof; thence run SWly to a point on the SWly line of said Lot 220, Block 22, distant 149 feet SEly of the most Wly corner thereof; thence run SWly to a point on the SWly line of said Block 22 distant 153 feet SEly of the most Wly corner thereof; thence run SWly to a point on the SWly line of said Block 21 distant 163 feet SEly of the most Wly corner thereof; thence run SWly to a point on a line run parallel with and distant 25 feet SWly of the NEly line of said Lot 242, Block 20, distant 164 feet SEly of its intersection with the NWly line of said Lot 242; thence run NWly along said 25 foot parallel line for 20 feet; thence run SWly to a point on the NEly line of said Lot 262, Block 20, distant 156 feet SEly of the most Nly corner thereof; thence run SWly to a point on the SWly line of Lot 267, Block 19, Duluth Proper Second Division distant 64 feet SEly of the most Wly corner thereof and there terminating; In Block 22, DULUTH PROPER, SECOND DIVISION.

B. Grantor wishes to grant the City a street and utility easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Street and Utility Easement"). The location of the Street and Utility Easement is that portion of the Property legally described on the attached Exhibit A and depicted on the attached Exhibit C (the "Street and Utility Easement Area").

C. Grantor wishes to grant the City a utility easement over a portion of the Property in trust for the benefit of the public and at no cost to the City (the "Utility Easement"). The location of the Utility Easement is that portion of the Property legally described on the attached Exhibit B and depicted on the attached Exhibit C (the "Utility Easement Area"). The Street and Utility Easement and Utility Easement are collectively referred to as the "Easements."

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a: (i) perpetual easement for street and utility purposes over, under and across the Street and Utility Easement Area and (ii) perpetual easement for utility purposes over, under and across the Utility Easement Area. The Easements shall extend to and bind the heirs, successors and assigns of Grantor and the City and shall run with the land. This easement document shall be governed by the laws of the State of Minnesota, and all terms, conditions, and covenants herein shall be interpreted in accordance therewith. Grantor represents to the City that the individual(s) executing this document on behalf of Grantor has the requisite authority to execute this document and bind Grantor thereto.

[Remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this easement agreement to be executed effective as of _____, 2025.

GRANTOR
MILLER & HOLMES INC.

By _____

Its _____

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

This instrument was acknowledged before me this _____ day of _____, 2025 by _____, the _____ of MILLER & HOLMES INC., a Minnesota corporation.

Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198



Building a Better World
for All of Us®

EXHIBIT A

MILLER & HOLMES INC
Proposed Easement Description
West Superior Street
PIN: 010-1120-01330
SEH No. DULUT 171078

Street and Utility Easement Description:

A parcel of land over, under, and across those parts of Lots 210, 212, and 214, Block 22, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, Saint Louis County, Minnesota, lying northwesterly of the following described line:

Commencing at the most westerly corner of said Lot 214; thence South 48 degrees 22 minutes 37 seconds East, assigned bearing, along the southwesterly line of said Lot 214, a distance of 10.00 feet to the POINT OF BEGINNING; thence North 41 degrees 37 minutes 23 seconds East, along a line that is parallel with and 10.00 feet southeasterly of the northwesterly line of said Block 22, a distance of 110.86 feet to the southerly line of Michigan Street (platted as Michigan Ave. E) and there terminating.

CERTIFICATION

I hereby certify that this survey, plan, 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.

Chris A. Larsen, PLS
Minnesota License No. 45848

September 8, 2025
Date

X:\AE\ID\IDULUT\171078\9-survey\93-doc\15-proposed-desc\DU171078 MILLER & HOLMES INC RW Descriptions.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802-1512
SEH is 100% employee-owned | sehinc.com | 218.279.3000 | 888.722.0547 | 888.908.8166 fax



Building a Better World
for All of Us®

EXHIBIT B

MILLER & HOLMES INC
Proposed Easement Description
West Superior Street
PIN: 010-1120-01330
SEH No. DULUT 171078

Utility Easement Description:

The southwesterly 25.00 feet of that part of Lot 214, Block 22, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, Saint Louis County, Minnesota, lying northwesterly of the northwesterly line of Interstate Highway No. 35, according to Document No. 120236(A) on file and of Record in the Office of the County Recorder of said Saint Louis County, and lying southeasterly of a line located southeasterly of, parallel with, and 10.00 feet distant from the northwesterly line of said Block 22.

CERTIFICATION

I hereby certify that this survey, plan, 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.

Chris A. Larsen, PLS
Minnesota License No. 45848

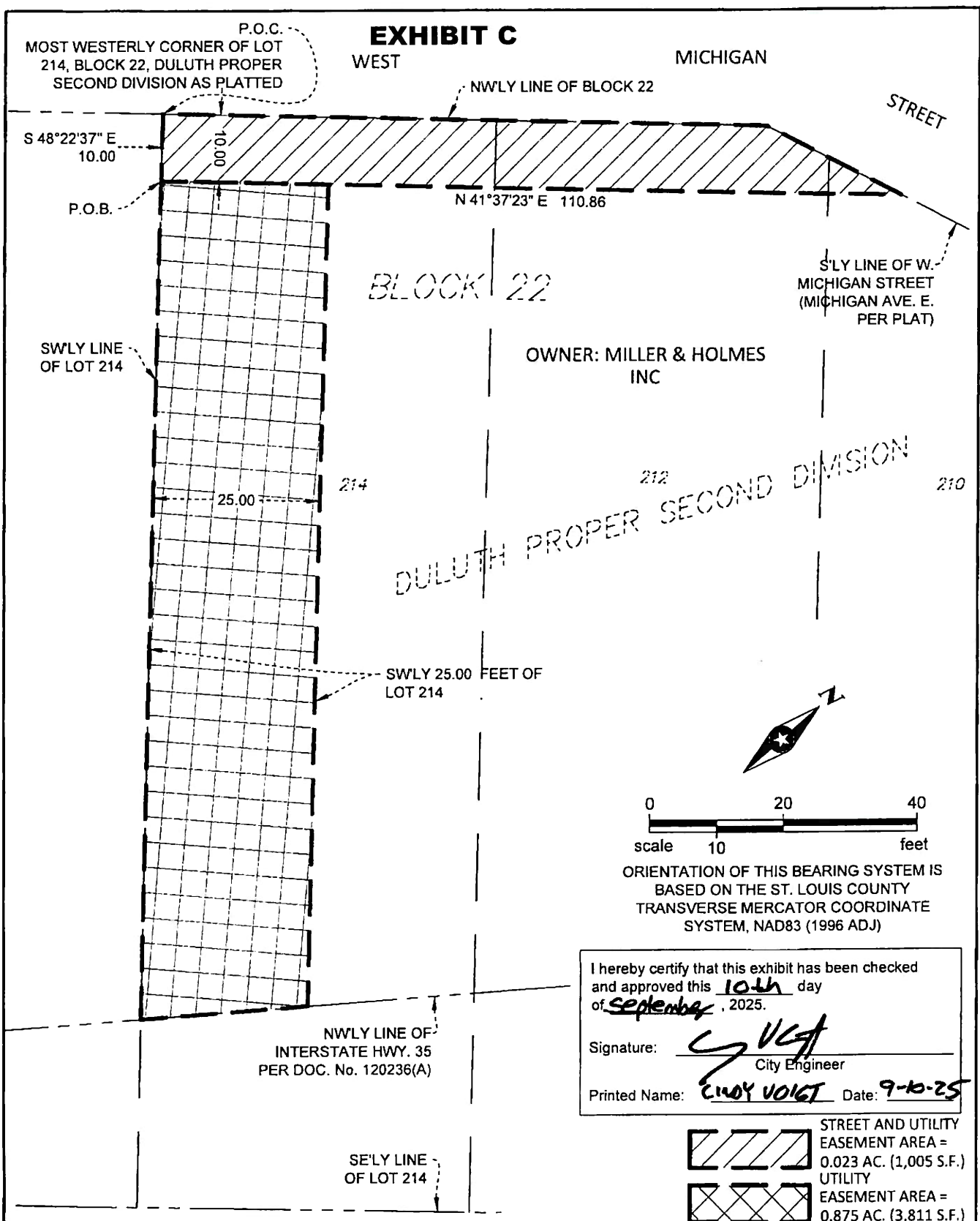
September 8, 2025
Date

X:\AE\DI\DULUT\171078\9-survey\93-doc\15-proposed-desc\DU171078 MILLER & HOLMES INC RW Descriptions.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802-1512
SEH is 100% employee-owned | sehinc.com | 218.279.3000 | 888.722.0547 | 888.908.8166 fax

Save: 8/19/2025 8:51 AM bprsczyk Plt: 8/19/2025 4:35 PM X:\E\DU\LU\TY\1710788-survey\92-CAD\15-dwg\DU171078 RW Exhibit.dwg



EASEMENT EXHIBIT FOR: W SUPERIOR STREET RECONSTRUCTION

DULUTH,
MINNESOTA

SEH Project DULUT 171078
Drawn By BMG
Surveyed By JAH
Checked By CAL

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

[Signature]
CHRIS A. LARSEN, L.S.
DATE 9-8-2025 LICENSE NO. 45848

