

EXHIBIT 1

UTILITY EASEMENT

THIS INDENTURE is made this 16 day of June, 2016, by BlueStone Commons, LLC, a Minnesota limited liability company ("Grantor"), to CITY OF DULUTH, a municipal corporation under the laws of the State of Minnesota ("City").

WITNESSETH: Grantor, in consideration of the sum of One and 00/100s (\$1.00) Dollar, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey to City, its successors and assigns, forever, in trust for the general public, an easement for utility purposes over, under and across the following described property in the County of St. Louis, State of Minnesota:

Tract W, REGISTERED LAND SURVEY NUMBER 114,
according to the recorded plat thereof, said easement depicted on the map attached as Exhibit A and more particularly described on the attached Exhibit B.

IN WITNESS WHEREOF, the foregoing has been executed as of the day and year first above written.

BLUESTONE COMMONS, LLC, a
Minnesota Limited Liability Company

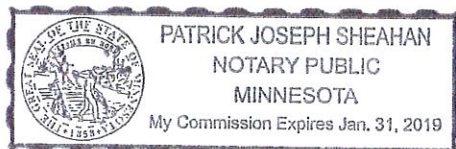
By: 
Mark Lambert, Its Chief Manager

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

The foregoing instrument was acknowledged before me this 16 day of June,
2016, by Mark Lambert, the Chief Manager of BlueStone Commons, LLC, a Minnesota limited
liability company, on behalf of the company.



Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

Catherine E. Baker
Assistant City Attorney
Office of the City Attorney
411 West First Street, Room 410
Duluth, MN 55802