

EXHIBIT 1

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this ____ day of _____, 2017, by and between Lift Bridge Partners, LLC, a Minnesota limited liability company, 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):

Lot Fifteen (15), Block Twenty-Five (25), ENDION DIVISION OF DULUTH, according to the recorded plat thereof, together with the Northwesternly Thirty-three feet (33') of vacated South Street lying adjacent thereto.

and;

Whereas, Grantor wishes to convey to the Grantee in trust for the general public a permanent easement for utility purposes over the Property, as hereinafter described, at no cost to Grantee.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties hereby agree as follows:

Grantor does hereby grant to Grantee in trust for the general public a permanent easement for utility purposes under, over, across and along the Property, the location of which easement is more particularly described as follows:

Over, under and across the Southeasterly 100 feet of the Southwesterly 10 feet of Lot 15, Block 25 in ENDION DIVISION OF DULUTH, according to the recorded plat thereof, St. Louis County, Minnesota;

AND

Across that part of the Northwesterly 33.00 feet of vacated South Street as dedicated in said ENDION DIVISION OF DULUTH, lying Northeasterly of the Southeasterly extension of the Southwesterly line of Lot 15, Block 25, said ENDION DIVISION OF DULUTH and lying Southwesterly of a line which is parallel with and distant 10.00 feet Northeasterly of said line.

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

By: LIFT BRIDGE PARTNERS, LLC

Mark J. Bell
Its Manager

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by Mark J. Bell, the Manager of Lift Bridge Partners, LLC, a Minnesota limited liability company, on behalf of said company.

Notary Public

This instrument drafted by:

Joan M. Christensen
Assistant City Attorney
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