

EXHIBIT 1

DECLARATION

The undersigned has the following interest in the real property legally described in **Exhibit A** attached hereto and all facilities situated thereon (the “Restricted Property”):

(Check the appropriate box.)

- ☒ a fee simple title,
- ☐ a lease, or
- ☐ an easement,

and as owner of such fee title, lease or easement, does hereby declare that such interest in the Restricted Property is subject to those provisions, requirements, restrictions and encumbrances contained in the “General Fund Appropriation Bond Proceeds Master Grant Agreement Construction Grant for the Duluth Regional Exchange District Project” dated June 24, 2019, as amended from time to time, between the City of Duluth and the Minnesota Department of Employment and Economic Development. The Restricted Property shall remain subject to such provisions, requirements, restrictions and encumbrances until it is released therefrom by a written release in recordable form signed by the Commissioner of Minnesota Management and Budget, and such written release is recorded in the real estate records relating to the Restricted Property.

[Remainder of this page is intentionally left blank.]

CITY OF DULUTH

By: _____
Mayor

By: _____
City Clerk

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

The foregoing was acknowledged before me this _____ day of _____, 2024, by Roger J. Reinert, the Mayor of the City of Duluth, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota.

Notary Public

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

The foregoing was acknowledged before me this _____ day of _____, 2024, by Ian B. Johnson, the City Clerk of the City of Duluth, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota.

Notary Public

This declaration was drafted by:
City of Duluth
411 W. First St.
Duluth, MN 55802

**EXHIBIT A TO DECLARATION
LEGAL DESCRIPTION OF RESTRICTED PROPERTY**

Parcel I

Lots 4 and 5, Block 28, PORTLAND DIVISION, including East half Lot 51 and West half of Lot 53, EAST FIRST STREET, DULUTH PROPER, FIRST DIVISION, except Northerly Fifty feet (50'), St. Louis County, Minnesota.

Abstract Property

Parcel II

Lot One (1) in Block Twenty-eight (28), PORTLAND DIVISION OF DULUTH, St. Louis County, Minnesota.

Abstract Property

Parcel III

Lot 2 Block 28 PORTLAND DIVISION OF DULUTH and Lot 49, EXCEPT the N'ly 50 feet thereof, EAST FIRST STREET, DULUTH PROPER FIRST DIVISION, St. Louis County, Minnesota.

Torrens Property - Certificate No. 366297

Parcel IV

Lot 3 Block 28 PORTLAND DIVISION OF DULUTH and All of that part of Lot 51 EAST FIRST STREET, DULUTH PROPER, FIRST DIVISION, that lies between the W'ly line of said Lot 51 and a parallel line thereto and 25 feet distant therefrom, EXCEPT the W'ly 15 feet of the N'ly 50 feet thereof, St. Louis County, Minnesota.

Torrens Property - Certificate No. 366299

Parcel V

N'ly 50 feet of Lot 49 EAST FIRST STREET, DULUTH PROPER FIRST DIVISION and W'ly 15 feet of the N'ly 50 feet of Lot 51 EAST FIRST STREET, DULUTH PROPER FIRST DIVISION, St. Louis County, Minnesota.

Torrens Property - Certificate No. 366296

Parcel 1

That part of Lots Four (4) and Five (5), Block Twenty-eight (28), Portland Division of Duluth, and the East Half of Lot Fifty-one (51) and the West Half of Lot Fifty-three (53), East First Street, DULUTH PROPER FIRST DIVISION, lying North of a line drawn parallel with and Ninety (90) feet North of North line of First Street, according to the recorded plat thereof on file and of record in the Office of the St Louis County Recorder, including that portion of the alley abutting thereof, vacated by the City of Duluth by its Resolution dated October 1, 1888, recorded October 12, 1888 in Book C of Miscellaneous, page 590.

Abstract Property

Parcel 2

Lot Six (6), Block Twenty-Eight (28) PORTLAND DIVISION OF DULUTH, and East Half of Lot Fifty-Three (53), East First Street, DULUTH PROPER, FIRST DIVISION, according to the recorded plats thereof, St. Louis County MN, including that portion of the alley abutting thereof, vacated by the City of Duluth by its Resolution dated October 1, 1888, recorded October 12, 1888 in Book C of Miscellaneous, page 590.

Abstract Property

Parcel 3

LOT 8, BLOCK 28 PORTLAND DIVISION OF DULUTH, St. Louis County, Minnesota.

Abstract Property

AND

Lot 55 EAST FIRST STREET, DULUTH PROPER FIRST DIVISION

Lot 7 Block 28 PORTLAND DIVISION OF DULUTH, St. Louis County, Minnesota.

Torrens Property Certificate No. 366298

Parcel 4

Lot nine (9), Block twenty-eight (28), PORTLAND DIVISION OF DULUTH, according to the plat thereof, on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota, including that portion of the alley abutting thereof, vacated by the City of Duluth by its Resolution dated October 1, 1888, recorded October 12, 1888 in Book C of Miscellaneous, page 590.

Abstract Property

Parcel 5

Lots 10 and 11, Block 28, PORTLAND DIVISION OF DULUTH, including that portion of the alley abutting thereof, vacated by the City of Duluth by its Resolution dated October 1, 1888, recorded October 12, 1888 in Book C of Miscellaneous, page 590, St. Louis County, Minnesota.

Abstract Property

Parcel 6

Lot Twelve (12) and the Southerly 90 feet of Westerly 2 1/2 feet of Lot Thirteen (13), Block Twenty-eight (28), PORTLAND DIVISION OF DULUTH, according to the plat thereof on file and of record in the office of the County Recorder of St. Louis County, Minnesota, including that portion of the alley abutting thereof, vacated by the City of Duluth by its Resolution dated October 1, 1888, recorded October 12, 1888 in Book C of Miscellaneous, page 590.

Abstract Property

Parcel 7

Lot Thirteen (13) EXCEPT the Southerly 90 feet of the Westerly 2 1/2 feet thereof, and all of Lots Fourteen (14), Fifteen (15), Block Twenty-eight (28), PORTLAND DIVISION OF DULUTH, according to the recorded plat thereof.

Abstract Property

Parcel 8

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Forty-eight (48), PORTLAND DIVISION OF DULUTH, and Lots Sixty-two (62) and Sixty-four (64), East Second Street, DULUTH PROPER, FIRST DIVISION, according to the respective plat thereof, on file and of record in the office of the Register of Deeds, St. Louis County, Minnesota.

Torrens Property Certificate No. 366295

Parcel 9

Lot Sixteen (16), Block Twenty-eight (28), PORTLAND DIVISION OF DULUTH, according to the recorded plat thereof.

Abstract Property