

Exhibit A

UTILITY AND ACCESS EASEMENT

This UTILITY AND ACCESS EASEMENT is made by the DULUTH ECONOMIC DEVELOPMENT AUTHORITY, a public body, corporate and politic and political subdivision organized and existing under the laws of the State of Minnesota (“DEDA”), in favor of the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota (the “City”).

RECITALS

A. DEDA owns the real property in St. Louis County, Minnesota legally described as follows (the “Property”):

That part of Lot 2, First Subdivision of Duluth Proper Second Division, according to the recorded plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota described as that part of the Southwesterly ½ of vacated 24th Avenue West which lies southeasterly of Michigan Street, northwesterly of a line run parallel to and 140.00 feet southeasterly of Michigan Street, and northeasterly of a line run parallel with and 50.00 feet southwesterly of the northeasterly line of said vacated 24th Avenue West extended.

B. DEDA wishes to grant the City a utility and access easement over the Property in trust for the benefit of the public and at no cost to the City.

NOW, THEREFORE, for good and valuable consideration, DEDA grants to the City, in trust for the benefit of the public, a perpetual easement for utility and access purposes over, under and across the Property (the “Easement”). The Easement shall extend to and bind the successors and assigns of DEDA 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. DEDA represents to the City that the individuals executing this document on behalf of DEDA have the requisite authority to execute this document, and to bind DEDA thereto.

IN WITNESS WHEREOF, DEDA has caused this utility and access easement to be executed effective as of _____, 2020.

DULUTH ECONOMIC DEVELOPMENT
AUTHORITY

By: _____

Printed Name: _____

Its: _____

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

This instrument was acknowledged before me this _____ day of _____, 2020 by _____, the _____ of DULUTH ECONOMIC DEVELOPMENT AUTHORITY, a public body, corporate and politic and political subdivision organized and existing under the laws of the State of Minnesota.

Notary Public

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