

# EXHIBIT A

## EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 17<sup>th</sup> day of June, 2016, by and between Wells Fargo Bank (NA) – Duluth, a national banking association under the United States of America, 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):

That part of the SW 1/4 of SE 1/4 Section 10 Township 50 North Range 14 West of the Fourth Principal Meridian, beginning 90.38 feet North and 33 feet East of the SW corner, thence North 74.65 feet, thence East 153.49 feet, thence South 74.72 feet more or less, thence West 153.49 feet to the point of beginning.

EXCEPTING AND RESERVING any and all iron ore and other valuable minerals in, and upon said parcel of land, with the right to explore for, mine and remove the same, all in accordance with the provisions of Section 638, Mason's Minnesota Statutes for 1937.

SUBJECT, however, to a 10 foot building line easement along the West side of the tract of land hereby conveyed, and also a 5 foot easement for public utilities along the East side of same.

AND

Lot 1 Block 9 FARRELL AND CULVER'S ADDITION TO KENWOOD  
SUBJECT to conditions and restrictions as set forth in deed bearing  
Doc. No. 402953

and;

Whereas, Grantor wishes to convey to the Grantee a permanent easement as hereinafter described for street and highway purposes, and a temporary easement for construction purposes, over the Property for the benefit of the Property and at no cost to Grantee.

NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain and convey to Grantee in trust for the general public a permanent, perpetual and exclusive easement for street and highway purposes over the Property, the location of which easement is more particularly described as follows:

All that part of Lot One (1), Block Nine (9), FARRELL & CULVER'S ADDITION TO KENWOOD, lying southwesterly of Line "A" hereinafter described and northeasterly of Line "B" hereinafter described. Said Line "B" being the same line described in Roadway Easement Document Number 610858 as recorded in the Office of Registrar of Titles, St. Louis County, Minnesota.

LINE "A"

Commencing at the southwest corner of said Lot 1, thence easterly along the south line of said Lot 1, a distance of 34.00 feet to the Point of Beginning of the line to be described; thence northwesterly to a point on the west line of said Lot 1, distant 34.50 feet northerly of said southwest corner and said line there terminating.

LINE "B"

Beginning at a point on the easterly right of way line of Kenwood Avenue 53.00 feet north of the centerline of Arrowhead Road; thence southeasterly to a point on the northerly right of way line of Arrowhead Road 53.00 feet east of the centerline of Kenwood Avenue and said line there terminating.

And;

Grantors do hereby grant to City a temporary construction easement over the Property for the construction of the Arrowhead/Kenwood Signal and Roadway Improvement Project and thereafter until the completion of said Project, or until December 31, 2016, whichever occurs sooner, the location of which easement is more particularly described as follows:

All that part of Lot One (1), Block Nine (9), FARRELL & CULVER'S ADDITION TO KENWOOD lying between two lines 0.00 feet and 5.00 feet northeasterly of the aforementioned Line "A".

The temporary easement shall terminate no later than December 31, 2016.

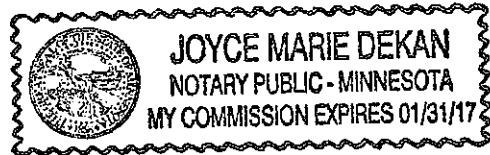
The permanent and temporary easements intended to be granted are more clearly shown on Attachment 1 attached hereto and made a part hereof.

Brent E. Hanson  
Brent Hanson

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

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of June, 2016 by Brent Hanson, the Vice President of Wells Fargo Bank (NA) – Duluth, a national banking association under the United States of America.

Joyce Marie DeKan  
Notary Public



This instrument drafted by:

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