

EXHIBIT 2

UTILITY EASEMENT

This UTILITY EASEMENT is made by HARTLEY HILLS LAND DEVELOPMENT LLC, a Minnesota limited liability company (“Grantor”), in favor of the CITY OF DULUTH, a municipal corporation and political subdivision created and existing under the laws of the State of Minnesota (the “City”).

RECITALS

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

Outlot A FIRST REARRANGEMENT OF HARTLEY HILLS
FOURTH ADDITION, EXCEPT all minerals.

B. Grantor wishes to grant the City a utility easement over that portion of the Property legally described below (the “Easement Area”) in trust for the benefit of the public and at no cost to the City (the “Easement”):

That portion of Outlot A, FIRST REARRANGEMENT TO
HARTLEY HILLS FOURTH ADDITION dedicated as a 25 foot
drainage and pedestrian easement in the plat of FIRST
REARRANGEMENT TO HARTLEY HILLS FOURTH
ADDITION.

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the heirs, successors and assigns of Grantor 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.

IN WITNESS WHEREOF, Grantor has caused this utility easement to be executed effective as of _____, 2025.

HARTLEY HILLS LAND DEVELOPMENT LLC

By: _____

Its: _____

[illegible]

This instrument was acknowledged before me this _____ day of _____, 2025, by _____, the _____, of Hartley Hills Land Development LLC, a Minnesota limited liability company.

Notary Public

This instrument was drafted by:

Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198