

UTILITY EASEMENT RESTORATION AGREEMENT

This UTILITY EASEMENT RESOTRATION AGREEMENT (this "Agreement") is made by and between RENOVO CAPITAL, LLC, a Minnesota limited liability company ("Grantor") and 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 real property in St. Louis County, Minnesota subject to a utility easement accepted by the City, which easement was recorded in the Office of the St. Louis County Recorder on April 25, 2023 as Document No. 01465465 (the "Utility Easement"), subject to that certain vacation resolution by the Duluth City Council, which resolution was recorded in the Office of the St. Louis County Recorder on August 15, 2023 as Document No. 01471975 (the "Vacation Resolution").

B. The utility easement area is legally described as follows (the "Easement Area"):

Over, under, and across the Northwesterly 20 feet of Lots 10 through 26, Block 1, LONDON EAST, according to the plat on file and of record in the office of the County Recorder, St. Louis County, Minnesota, EXCEPT all that part of the Northwesterly 3 feet of Lots 10 through 26, Block 1, LONDON EAST.

C. As a condition of the Utility Easement, the City requires that Grantor enter into this Agreement regarding restoration of the Easement Area.

NOW, THEREFORE, for good and valuable consideration, Grantor and the City agree as follows:

1. That Grantor shall be responsible, at its sole cost, for restoration and repair of any damage to the surface and to any private improvements located within the Easement Area as a

CITY OF DULUTH:

By: _____
Mayor

By: _____
City Clerk

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

This instrument was acknowledged before me on _____, 20____, by Roger J. Reinert, Mayor of the City of Duluth, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota, on behalf of the corporation.

Notary Public

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

This instrument was acknowledged before me on _____, 20____, by _____, City Clerk of the City of Duluth, a municipal corporation 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

CONSENT OF MORTGAGEE

RENOVO CAPITAL, LLC, a Minnesota limited liability company, as Mortgagee of that certain Mortgage on Lots 15 and 16, Block 1, LONDON EAST, dated May 25, 2021 and recorded in the Office of the St. Louis County Recorder on June 1, 2021 as Document No. 01415436, does hereby consent to the Utility Easement Restoration Agreement.

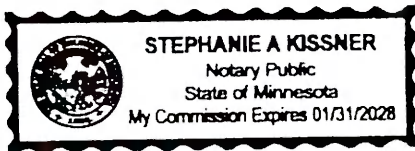
RENOVO CAPITAL, LLC

By:

Its: President

[illegible]

This instrument was acknowledged before me this 4th day of June 2025, by David Frey, the President of the RENOVO CAPITAL, LLC, a Minnesota limited liability company, on behalf of the company.



Notary Public