

Exhibit 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by Minnesota Power, an operating division of ALLETE, INC., a Minnesota corporation (“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”) (together the “Parties”).

RECITALS

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

Lots 226 and 228, Block 31, DULUTH PROPER SECOND DIVISION, Saint Louis County, Minnesota, according to the recorded plat thereof, and the adjacent, vacated, southwesterly half of South 14th Avenue West, per Document No. 17212, on file in the Office of the County Recorder of said Saint Louis County.

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

C. The location of the Easement is that portion of the Property legally described and depicted on the attached Exhibit A (the “Easement Area”).

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for street and 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. Grantor represents to the City that the individual(s) executing this document on behalf of Grantor has the requisite authority to execute this document and bind Grantor thereto.

Grantor and the City will work together to minimize disruption to Grantor by the City's work within the Easement Area and any excavated or damaged areas of the Easement Area shall be promptly restored.

Each party agrees to indemnify, defend and hold harmless the other party, its officers, agents, licensees and employees, from and against any and all liabilities, damages, losses, costs, and expenses arising from or out of the party's occupancy or use of the Easement Area, occasioned wholly or in part by any act or omission of such party, its employees, contractors, agents and subcontractors.

Any amendments to this easement document shall be in writing and shall be executed by the same individuals who executed this document or their successors in office

It is mutually understood and agreed that this instrument covers all of the agreements and stipulations between the Parties, and that no representation or verbal statements have been made modifying, adding to, or changing the terms hereof.

This instrument is exempt from payment of state deed stamps pursuant to Minnesota Statutes Section 287.22.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor and Grantee have caused this street and utility easement to be executed effective as of _____, 2025.

GRANTOR
MINNESOTA POWER, an operating division of
ALLETE, Inc.

By: _____

Its: _____

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

This instrument was acknowledged before me this _____ day of _____, 2025 by _____, the _____ of Minnesota Power, an operating division of ALLETE, Inc., a Minnesota corporation.

Notary Public

By: _____
Roger J. Reinert, Mayor

Attest: _____
Alyssa Denham, City Clerk

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

This instrument was acknowledged before me this _____ day of _____, 2025 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)

This instrument was acknowledged before me this _____ day of _____, 2025 by Alyssa Denham, 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 instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198



Building a Better World
for All of Us®

EXHIBIT A

Allete Inc. – Minnesota Power
Proposed Easement Description
West Superior Street
SEH No. DULUT 171078

Street and Utility Easement Description:

A parcel of land over, under, and across those parts of Lots 226 and 228, Block 31, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, Saint Louis County, Minnesota, including that part of the southwesterly half of vacated 14th Avenue West per Document No. 17212, on file in the Office of the County Recorder of said Saint Louis County, described as follows:

BEGINNING at the most northerly corner of said Lot 226, as platted; thence North 68 degrees 12 minutes 49 seconds East, assigned bearing, along the southerly right of way line of West Superior Street (Piedmont Avenue per plat), a distance of 36.90 feet to the northeasterly line of the southwesterly half of said vacated 14th Avenue West; thence South 48 degrees 22 minutes 37 seconds East, along said northeasterly line, a distance of 5.59 feet; thence South 56 degrees 58 minutes 14 seconds West, a distance of 64.65 feet; thence South 41 degrees 37 minutes 23 seconds West, a distance of 38.81 feet; thence North 48 degrees 22 minutes 37 seconds West, a distance of 5.00 feet to the southeasterly line of said West Superior Street; thence North 41 degrees 37 minutes 23 seconds East, along said southeasterly line, a distance of 68.15 feet to the Point of Beginning and there terminating.

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Chris A. Larsen, PLS
Minnesota License No. 45848

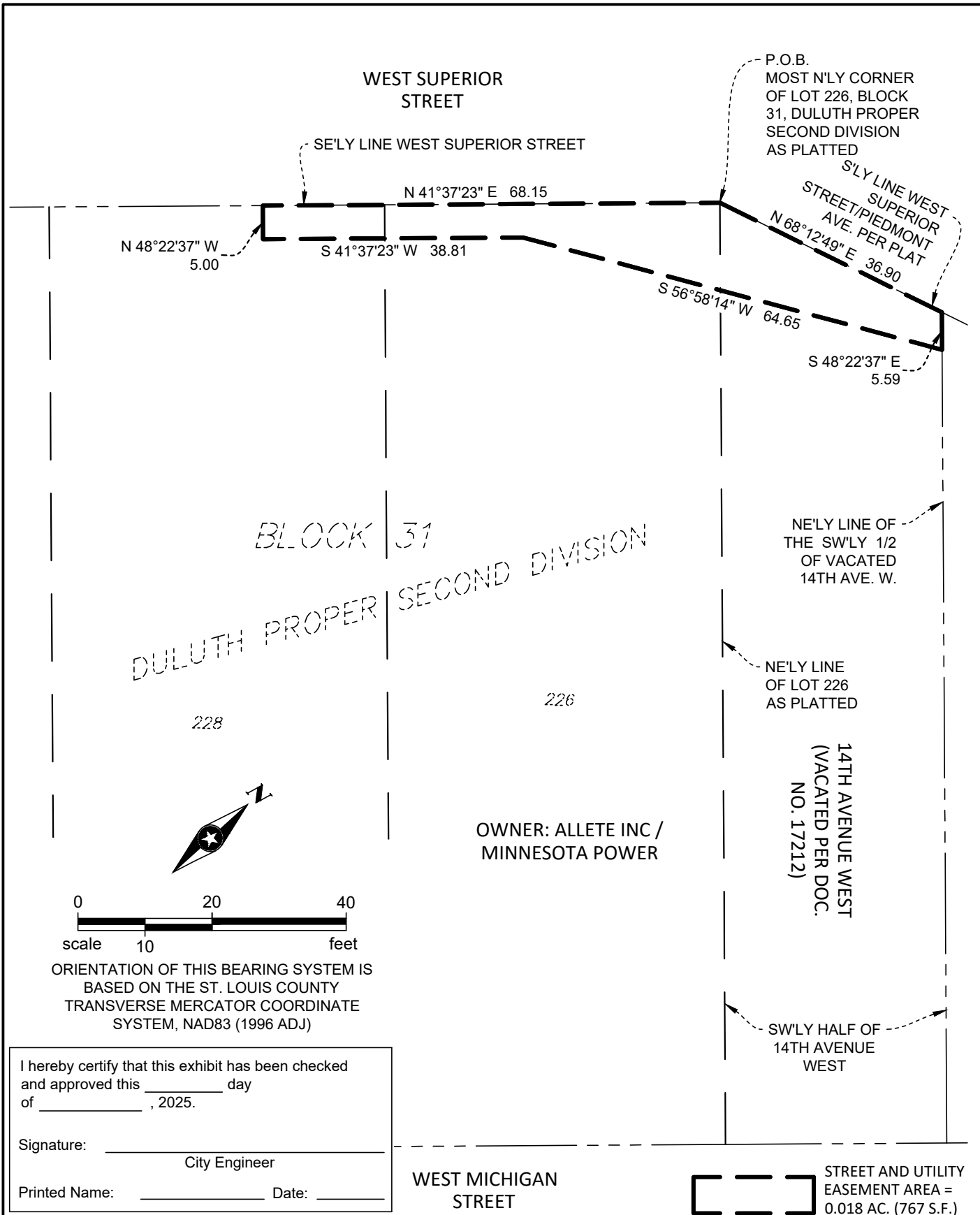
August 22, 2025
Date

\\cihl-filepr-02\Departments\PUBLICADMIN\Architec\P&FM\Property Services\Miscellaneous\Superior St-2025 Construction\MP\Updated Exhibits 8-22-25\DU171078 Allete Inc - Minnesota PERM Descriptions.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802-1512
SEH is 100% employee-owned | sehinc.com | 218.279.3000 | 888.722.0547 | 888.908.8166 fax

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EASEMENT EXHIBIT FOR: W SUPERIOR STREET RECONSTRUCTION

DULUTH,
MINNESOTA

SEH Project DULUT 171078
Drawn By BMG
Surveyed By JAH
Checked By CAL

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Chris A. Larsen
CHRIS A. LARSEN, L.S.
DATE 7-29-2025 LICENSE NO. 45848

