

Exhibit 1

STREET, UTILITY, AND RECREATIONAL TRAIL EASEMENT

This STREET, UTILITY AND RECREATIONAL TRAIL 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”):

Lot 337, Block 14, DULUTH PROPER SECOND DIVISION.

B. DEDA wishes to grant the City a perpetual easement for street, utility and recreational trail purposes 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, DEDA grants to the City, in trust for the benefit of the public, the Easement for street, utility, and recreational trail purposes over, under and across the Easement Area. 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 street, utility, and recreational trail easement to be executed effective as of _____, 2020.

DULUTH ECONOMIC DEVELOPMENT
AUTHORITY

By: _____

Printed Name: _____

Its: _____

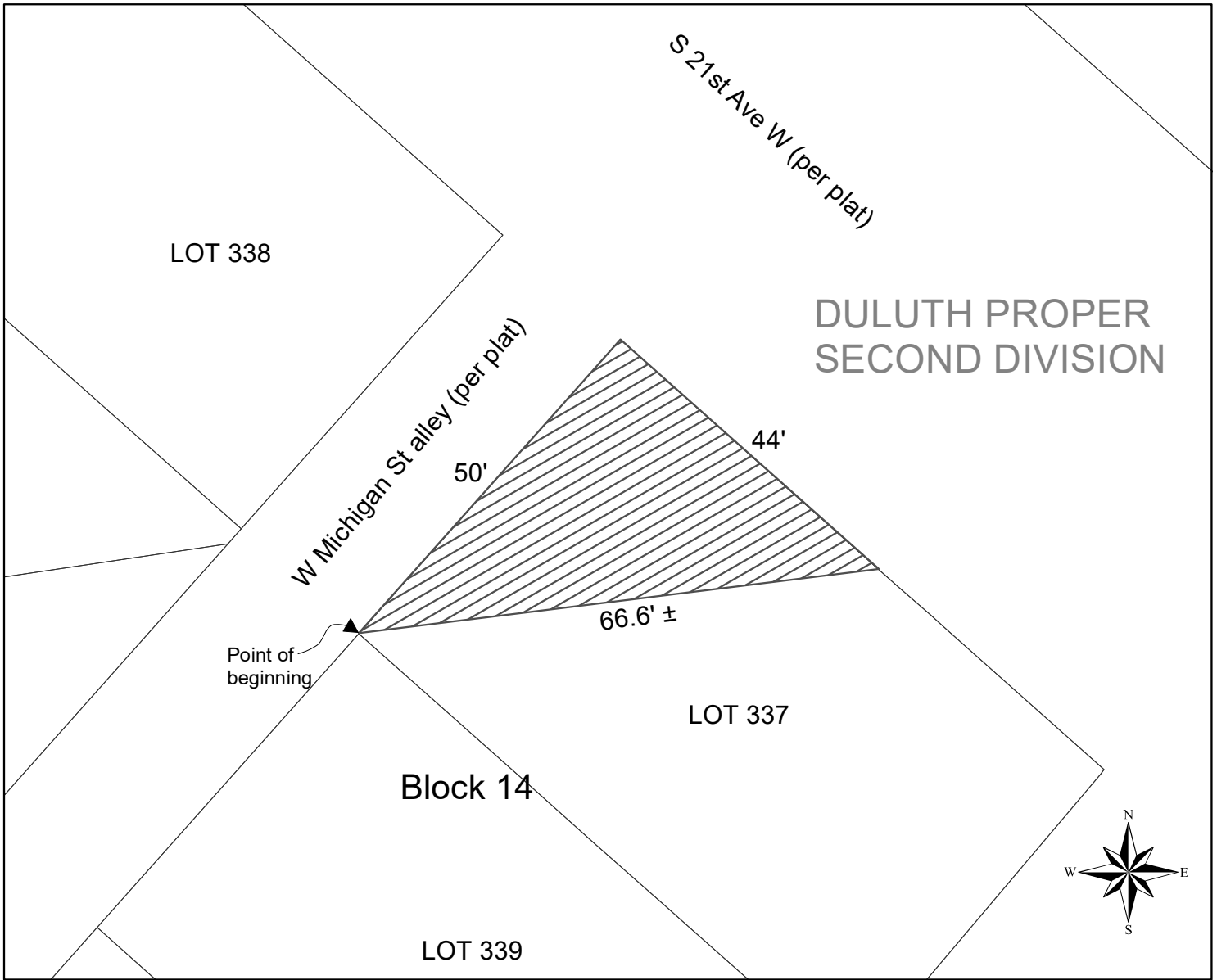
STATE OF MINNESOTA)
) SS
COUNTY OF ST. LOUIS)


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

Exhibit A



 Easement Area

0 20
 Feet

An easement over, under, and across that part of Lot 337, Block 14, DULUTH PROPER SECOND DIVISION, St Louis County, Minnesota, according to the recorded plat thereof, lying north of the following described line:

Beginning at the west corner of said Lot 337, thence running easterly a distance of 66.6 feet more or less, said line terminating at a point on the northeast line of said lot, said point being forty-four feet (44') southeast of the north corner of said Lot 337.

APPROVED BY CITY ENGINEER

DATE