

EXHIBIT 1

STREET EASEMENT

This STREET EASEMENT is made by MINNESOTA POWER a division of ALLETE, Inc., a Minnesota corporation (“ALLETE”) in favor of the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota (the “City”) for the benefit of the public as set forth herein.

RECITALS

A. ALLETE owns the real property in St. Louis County, Minnesota legally described on the attached Exhibit A (the “Easement Area”) and depicted on the attached Exhibit B.

B. ALLETE wishes to grant the City a non-exclusive a street easement over the Easement Area for the benefit of the public and at no cost to the City (the “Easement”).

NOW, THEREFORE, for good and valuable consideration, ALLETE grants to the City, in trust for the benefit of the public a perpetual non-exclusive easement for street purposes over, and across the Easement Area. The Easement shall extend to and bind the successors and assigns of ALLETE 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. ALLETE represents to the City that the individuals executing this document on behalf of ALLETE have the requisite authority to execute this document, and to bind ALLETE thereto.

This Street Easement is subject to the rights of the State of Minnesota as reserved in that certain Quit Claim Deed dated November 4, 1985, and recorded in the office of the St. Louis County Recorder on March 12, 1986, as Document No. 408900.

EXHIBIT A

DESCRIPTION :

THAT PART OF VACATED LAKE AVENUE LYING SOUTHERLY OF THE NORTHWESTERLY LINE OF BLOCKS 3 AND 4 EXTENDED, CENTRAL DIVISION OF DULUTH, CITY OF DULUTH, ST. LOUIS COUNTY, MINNESOTA AND EASTERLY OF LINE "A" DESCRIBED BELOW.

TOGETHER WITH

THOSE PARTS OF LOTS A AND 2, BLOCK 3, CENTRAL DIVISION OF DULUTH, CITY OF DULUTH, ST. LOUIS COUNTY, MINNESOTA LYING EASTERLY OF LINE "A" AND WESTERLY OF LINE "B" DESCRIBED BELOW.

LINE "A"

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 4, CENTRAL DIVISION OF DULUTH; THENCE NORTH 41 DEGREES 37 MINUTES 06 SECONDS EAST ALONG THE NORTHEASTERLY EXTENSION OF SAID BLOCK 4, A DISTANCE OF 13.53 FEET; THENCE EASTERLY A DISTANCE OF 36.13 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 17 SECONDS; THENCE SOUTH 48 DEGREES 22 MINUTES 37 SECONDS EAST, A DISTANCE OF 57.16 FEET; THENCE SOUTH 37 DEGREES 34 MINUTES 36 SECONDS EAST, A DISTANCE OF 35.52 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT A AND SAID LINE THERE TERMINATING.

LINE "B"

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 2, BLOCK 3, CENTRAL DIVISION OF DULUTH; THENCE SOUTH 41 DEGREES 37 MINUTES 23 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 14.16 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 38.52 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 95 DEGREES 58 MINUTES 01 SECONDS; THENCE SOUTH 54 DEGREES 20 MINUTES 38 SECONDS EAST, A DISTANCE OF 36.41 FEET; THENCE SOUTH 52 DEGREES 32 MINUTES 54 SECONDS EAST, A DISTANCE OF 53.60 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 2 AND SAID LINE THERE TERMINATING.

I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel License # 44075

Signature:  Date: 03/18/2020

LAKE AVENUE

DATE PREPARED: 03/18/20

PROJ NO: 200217

FILE: 200217vEXHIB

SHEET 1 of 1 SHEETS



**PERFORMANCE
DRIVEN DESIGN.**

LHBcorp.com

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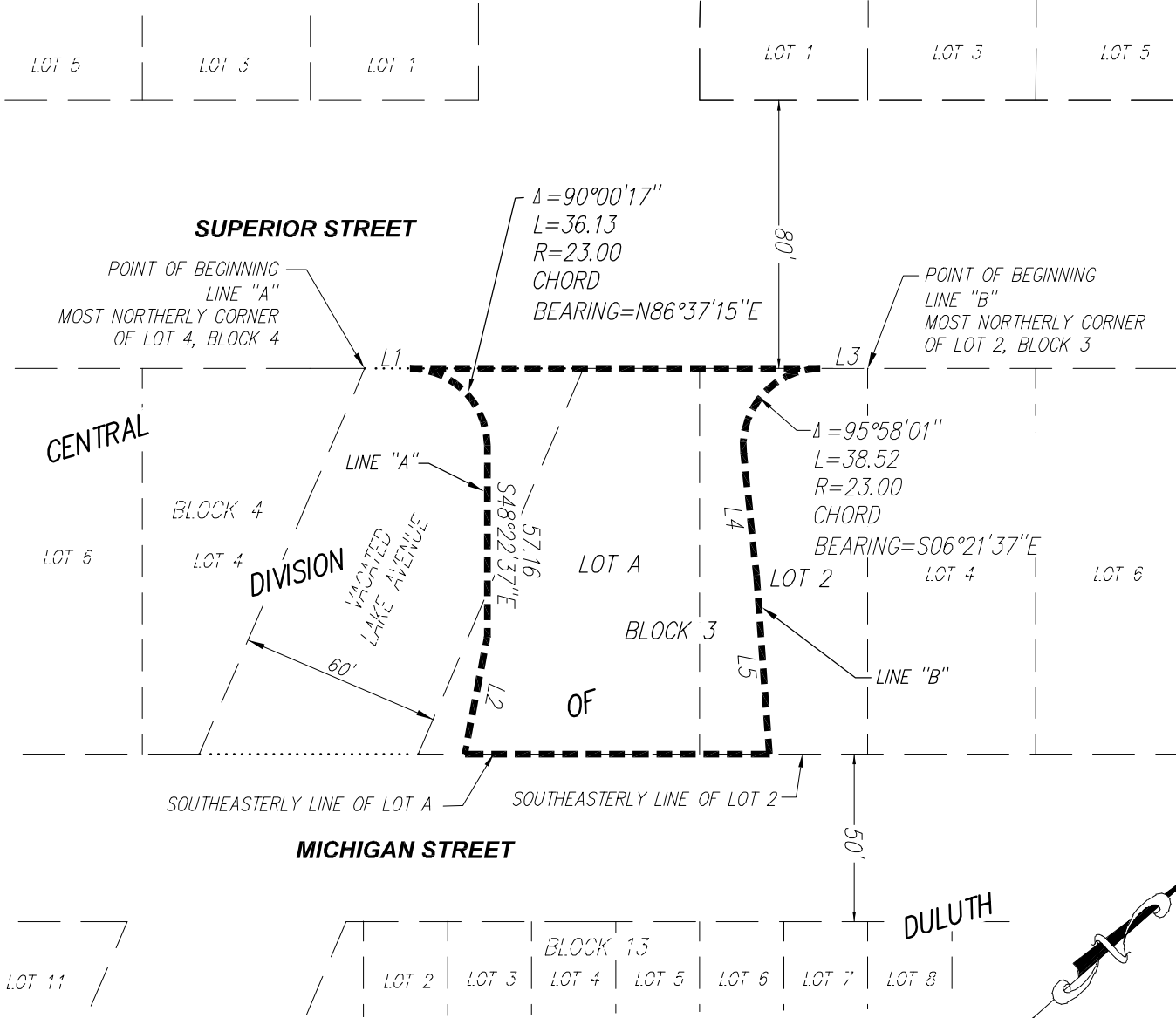
EXHIBIT B



EASEMENT AREA

APPROVED BY: _____

CITY ENGINEER



I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel

License # 44075

Signature: _____

Date: 03/18/2020

LAKE AVENUE

DATE PREPARED: 03/18/20

PROJ NO: 200217

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SHEET 1 of 1 SHEETS



PERFORMANCE DRIVEN DESIGN.

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