

EXHIBIT 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by ONE ROOF COMMUNITY HOUSING, a Minnesota nonprofit 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").

RECITALS

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

S'ly 70 feet of Lot 15, Block 5, CITY HOME ACRES.

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.

[Remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of February 12, 2025.

GRANTOR
ONE ROOF COMMUNITY HOUSING

By

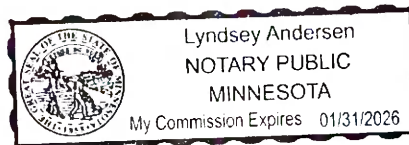
[Signature]
Its Senior Director, Community Land Trust

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

This instrument was acknowledged before me this 12th day of February, 2025 by James Philbin, the Senior Director, CLT of One Roof Community Housing, a Minnesota nonprofit corporation.

[Signature]
Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198



WRITTEN CONSENT BY LESSEE TO STREET AND UTILITY EASEMENT

George I. Montgomery, a/k/a George L. Montgomery, Sr., and Patricia L. Montgomery, married to each other, as lessees in that certain Land Lease dated September 14, 2006 and registered with the St. Louis County Registrar of Titles on January 5, 2007 as Document No. 830330, as amended by the Ground Lease Rider dated September 14, 2006 and registered with the St. Louis County Registrar of Titles on January 5, 2007 as Document No. 830331, do hereby consent to the foregoing Street and Utility Easement.

George I. Montgomery Sr.
GEORGE I. MONTGOMERY,
A/K/A GEORGE L. MONTGOMERY, SR.

Patricia L. Montgomery
PATRICIA L. MONTGOMERY

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

This instrument was acknowledged before me this 29 day of January, 2026 by George I. Montgomery, a/k/a George L. Montgomery, Sr., and Patricia L. Montgomery, married to each other.

[Signature]
Notary Public

This instrument was drafted by:
Office of the City Attorney
Room 440 City Hall
411 West 1st Street
Duluth, MN 55802-1198



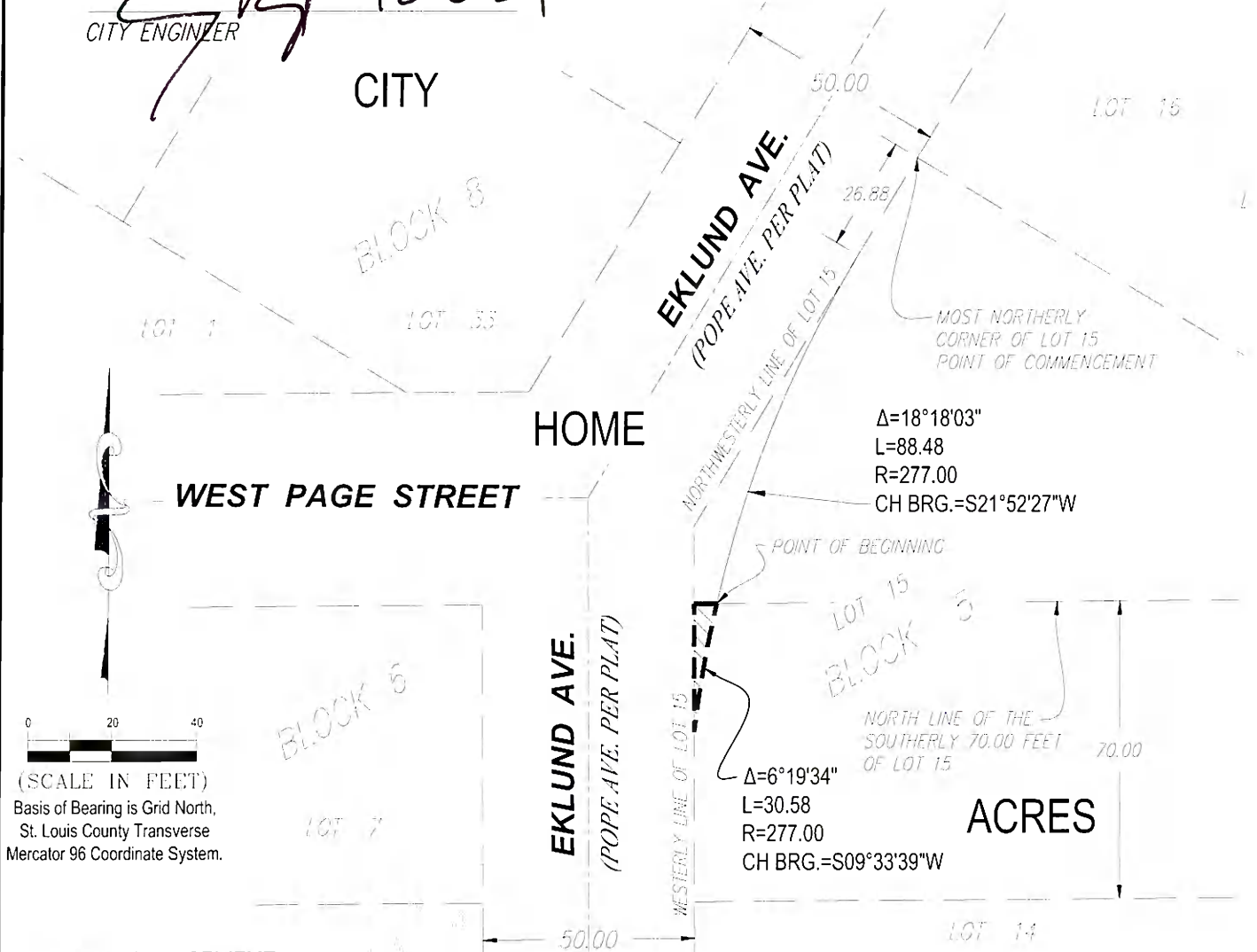
EXHIBIT A

ONE ROOF COMMUNITY HOUSING

APPROVED BY:

C *12-3-24*
CITY ENGINEER
CITY

 PERMANENT EASEMENT AREA
(CONTAINS 0.002 ACRES (70 S.F.))



PERMANENT EASEMENT

A permanent easement over, under and across that part of the southerly 70 feet of Lot Fifteen (15), Block Five (5), CITY HOME ACRES, City of Duluth, St. Louis County, Minnesota westerly of the following described line:

Commencing at the most northerly corner of said Lot 15; thence 26.88 feet southwesterly along the northwesterly line of said Lot 15; thence 88.48 feet along a tangential curve concave southeasterly having a radius of 277.00 feet and a central angle of 18 degrees 18 minutes 03 seconds to the northerly line of the southerly 70.00 feet of said Lot 15 to the Point of Beginning of the line to be described; thence continuing along said 277.00 foot radius curve to the westerly line of said Lot 15 and being more particularly 30.58 feet distant of the Point of Beginning, as measured along said curve, and said line there terminating.

Containing 0.002 acres (70 S.F.), more or less.

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: *Paul A. Vogel*

Date: 11/27/2024

REVISED: 11/27/24

DATE PREPARED: 8/30/24

PROJ NO: 230610

FILE: 230610vEXHIB

SHEET 1 of 1 SHEETS



PERFORMANCE
DRIVEN DESIGN.
LHBcorp.com

21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446