

EXHIBIT 1

UTILITY EASEMENT

This UTILITY EASEMENT is made by DULUTH ECONOMIC DEVELOPMENT AUTHORITY, an economic development authority under MN Statutes Chapter 469 (“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”):

Lots 4, 5, 8 and 9 EXCEPT that part lying NWly of a line 97.79 feet SEly of, as measured at a right angle to, and parallel with the NWly line of said Block 15, including all that part of vacated 30th Avenue West lying between the center line of said 30th Avenue West and the SWly line of that part of Lot 1 herein conveyed, Block 15, MARINE DIVISION OF DULUTH

AND

Lots 6 and 7, Block 15, EXCEPT those parts lying NWly of a line 97.79 feet SEly of, as measured at a right angle to, and parallel with the NWly line of said Block 15, including all that part of vacated 30th Avenue West lying between the center line of said 30th Avenue West and the SWly line of that part of Lot 1 herein conveyed, ALL in MARINE DIVISION OF DULUTH

B. Grantor wishes to grant the City a 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”).

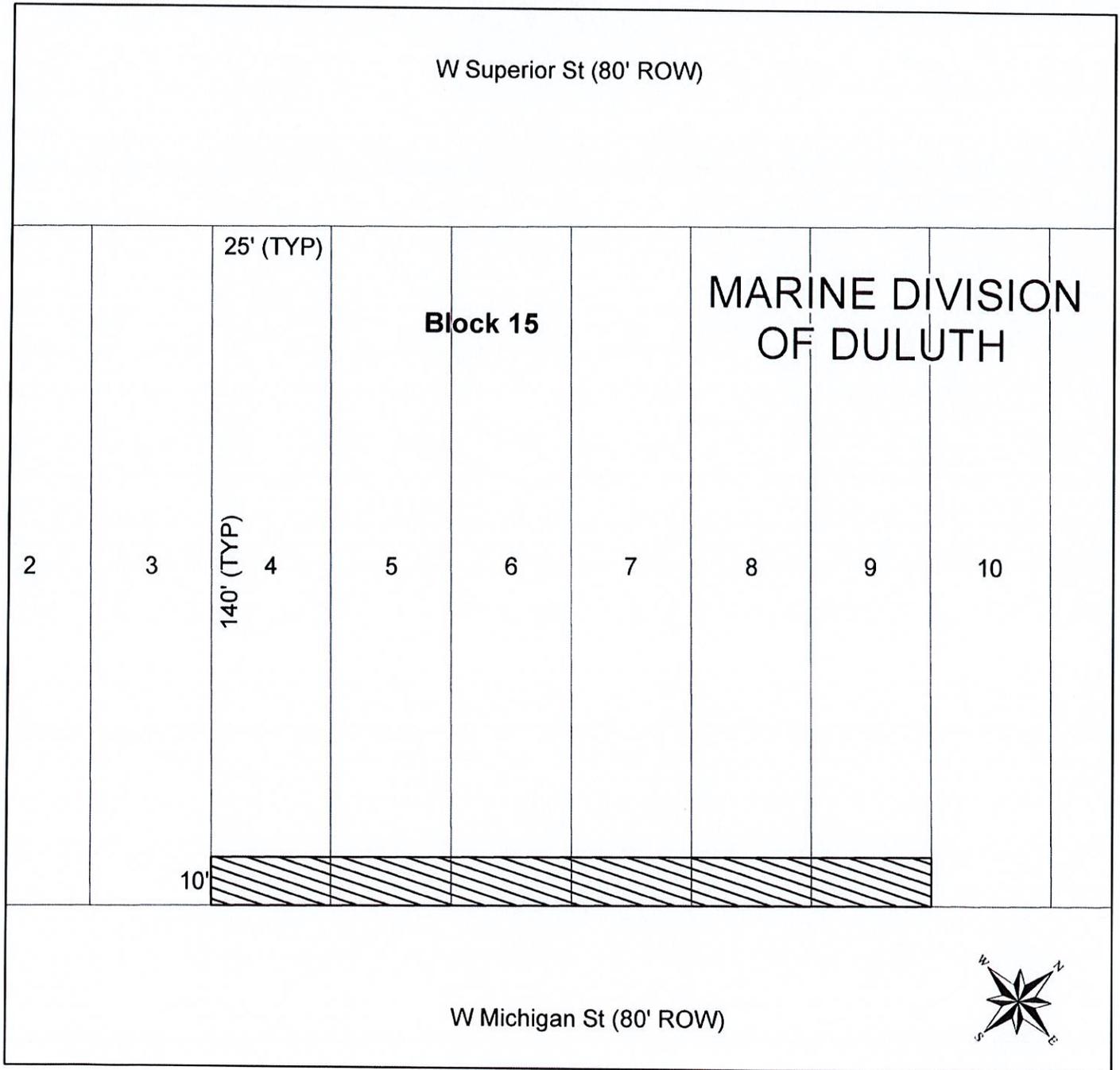
C. The location of the Easement is that portion of the Property legally described and depicted on the attached Exhibit A (the “Easement Area”).

NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for 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 Grant thereto.

[Remainder of this page is intentionally left blank.]

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 30 Feet

A strip of land over, under, and across the southeasterly 10 feet of Lots 4 - 9, Block 15, Marine Division of Duluth, St. Louis County, Minnesota, according to the recorded plat thereof.



APPROVED BY CITY ENGINEER

4-19-19

DATE