

Exhibit 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by VONCO V DULUTH, LLC, a Minnesota limited liability company, formerly known as Demolition Landfill Services, LLC (“Grantor”), 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. Grantor owns certain real property in St. Louis County, Minnesota located in the SE¼ of Section 4, Township 48 North, Range 15 West (the “Property”).

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 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 individuals executing this document on behalf of Grantor have the requisite authority to execute this document, and to 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 _____, 2022.

VONCO V DULUTH, LLC

By: _____

Name: _____

Title: _____

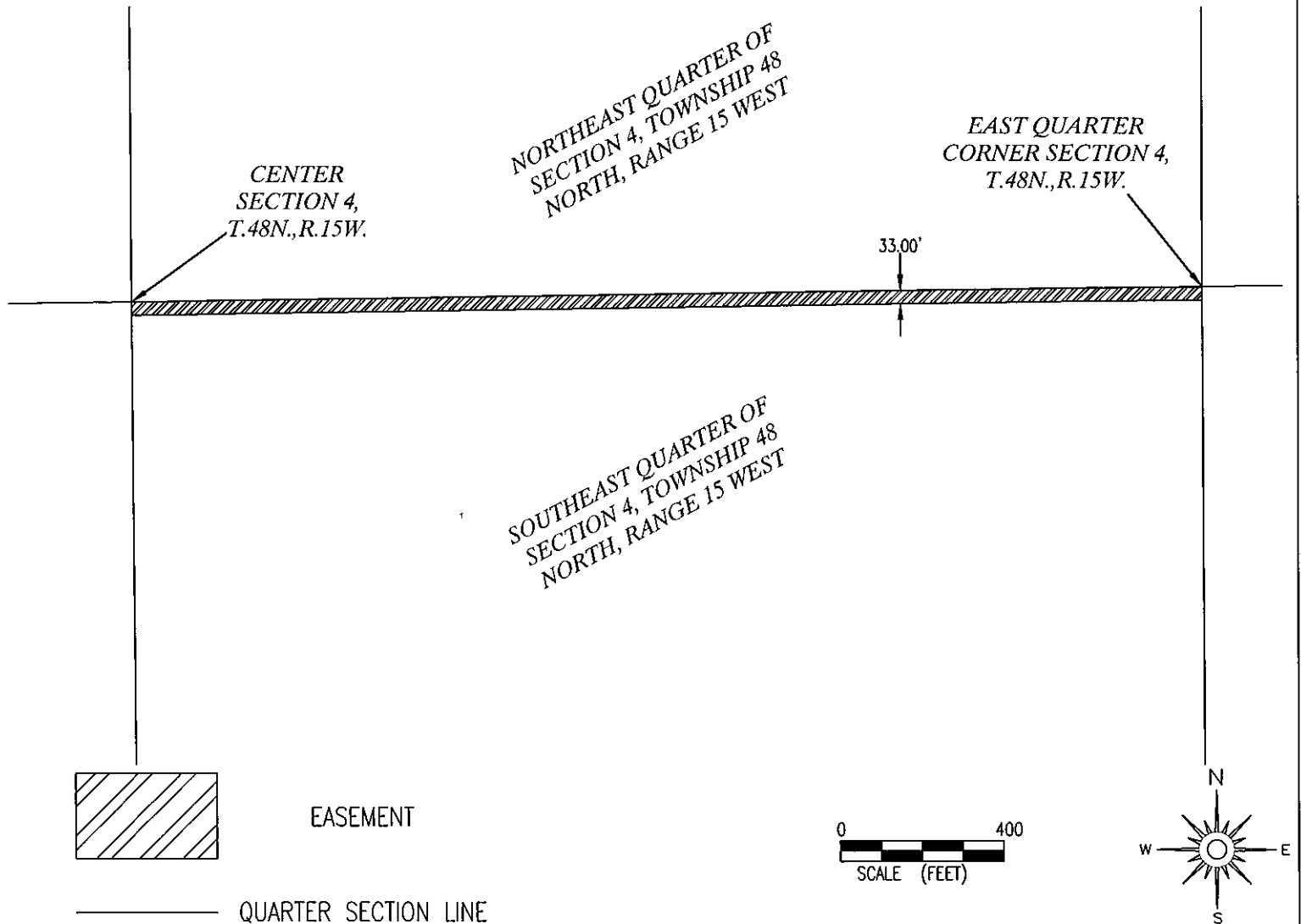
STATE OF MINNESOTA)
) SS
COUNTY OF ST. LOUIS)

This instrument was acknowledged before me this _____ day of _____, 2022 by _____, the _____ of VONCO V DULUTH, LLC, a Minnesota limited liability company, formerly known as Demolition Landfill Services, LLC.

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



LEGAL DESCRIPTION OF EASEMENT

An street and utility easement across that part of the Southeast Quarter of Section 4, Township 48 North, Range 15 West. St. Louis County, Minnesota, described as follows:

The northerly 33.00 feet of said Southeast Quarter of Section 4.

Easement is 86,764 square feet or 1.99 acres 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.

Greg Stoewer

21774
MN. License # Date

Approved by the City Engineer of the City of Duluth, MN
this the 12th day of MAY 2022.

By [Signature]

City Project #2021

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