## **EXHIBIT 1**

## **EASEMENT**

This EASEMENT is granted this \_\_\_ day of \_\_\_\_\_\_, 2016, by POSA Investments LLC, a Minnesota limited liability company, "Grantor" to the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota, "Grantee":

## WITNESSETH:

Whereas, Grantor is the owner of the property in St. Louis County, Minnesota legally described as follows (the "Property"):

Lots 1 and 2, Block 4, EAST LAWN DIVISION OF DULUTH

and:

Whereas, Grantor wishes to convey to the Grantee an easement as hereinafter described for street and utility purposes over the Property for the benefit of the Property and at no cost to Grantee;

NOW THEREFORE, in consideration of One (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does grant, sell, bargain and convey to Grantee in trust for the general public a permanent, perpetual and exclusive easement for street and utility purposes, the location of which easement is depicted and more particularly described on Exhibit A attached hereto and made a part hereof.

## Grantor:

JASON C REWALT
Notary Public
Minnesota
My Comm. Expires
Jan 31, 2017

POSA INVESTMENTS, LLC, a Minnesota limited liability company

By: MIS: OWNER

STATE OF MINNESOTA		)	
COUNTY OF _	Anoka	) ss. _ )	

Notary Public

This instrument drafted by: Catherine E. Baker Assistant City Attorney City of Duluth 411 West First Street Room 410 City Hall Duluth, MN 55802 (218) 730-5293