

Exhibit 1

UTILITY EASEMENT

This UTILITY EASEMENT is made by the DULUTH ECONOMIC DEVELOPMENT AUTHORITY, an economic development authority under the laws of the State of Minnesota, Chapter 469 (“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 the real property in St. Louis County, Minnesota legally described below (the “Property”):

Lot 162, Block 24, DULUTH PROPER THIRD DIVISION

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 legally described below (the “Easement Area”):

The Northeasterly Fifteen Feet (NE’ly 15’) of Lot 162, Block 24, DULUTH
PROPER THIRD DIVISION

St. Louis County, Minnesota.

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 have the requisite authority to execute this document, and to bind Grantor thereto.

IN WITNESS WHEREOF, Grantor has caused this utility easement to be executed effective as of _____, 2022.

GRANTOR:

DULUTH ECONOMIC DEVELOPMENT
AUTHORITY

By: _____
Its: President

By: _____
Its: Secretary

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

This instrument was acknowledged before me this _____ day of _____, 2022, by Matt Cartier, the President of the DULUTH ECONOMIC DEVELOPMENT AUTHORITY, an economic development authority under the laws of the State of Minnesota, Chapter 469.

Notary Public

[illegible]

This instrument was acknowledged before me this _____ day of _____, 2022, by Ellie Just, the Secretary of the DULUTH ECONOMIC DEVELOPMENT AUTHORITY, an economic development authority under the laws of the State of Minnesota, Chapter 469.

Notary Public

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