

## EXHIBIT 1

### STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by TRJW, LLC, a Minnesota limited liability company (“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”):

Beginning at the NW corner of N1/2 of NE1/4 of NE1/4 of Section 14 Township 50 North of RANGE 14 West; thence E along the N line of said tract a distance of 90 feet; thence South on a line parallel with the West line of said Tract a distance of 183 feet; thence West on a line parallel with the North line of said Tract a distance of 90 feet to the West line of said Tract. Thence North along the West line of said tract 183 feet to the place of beginning.

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”).

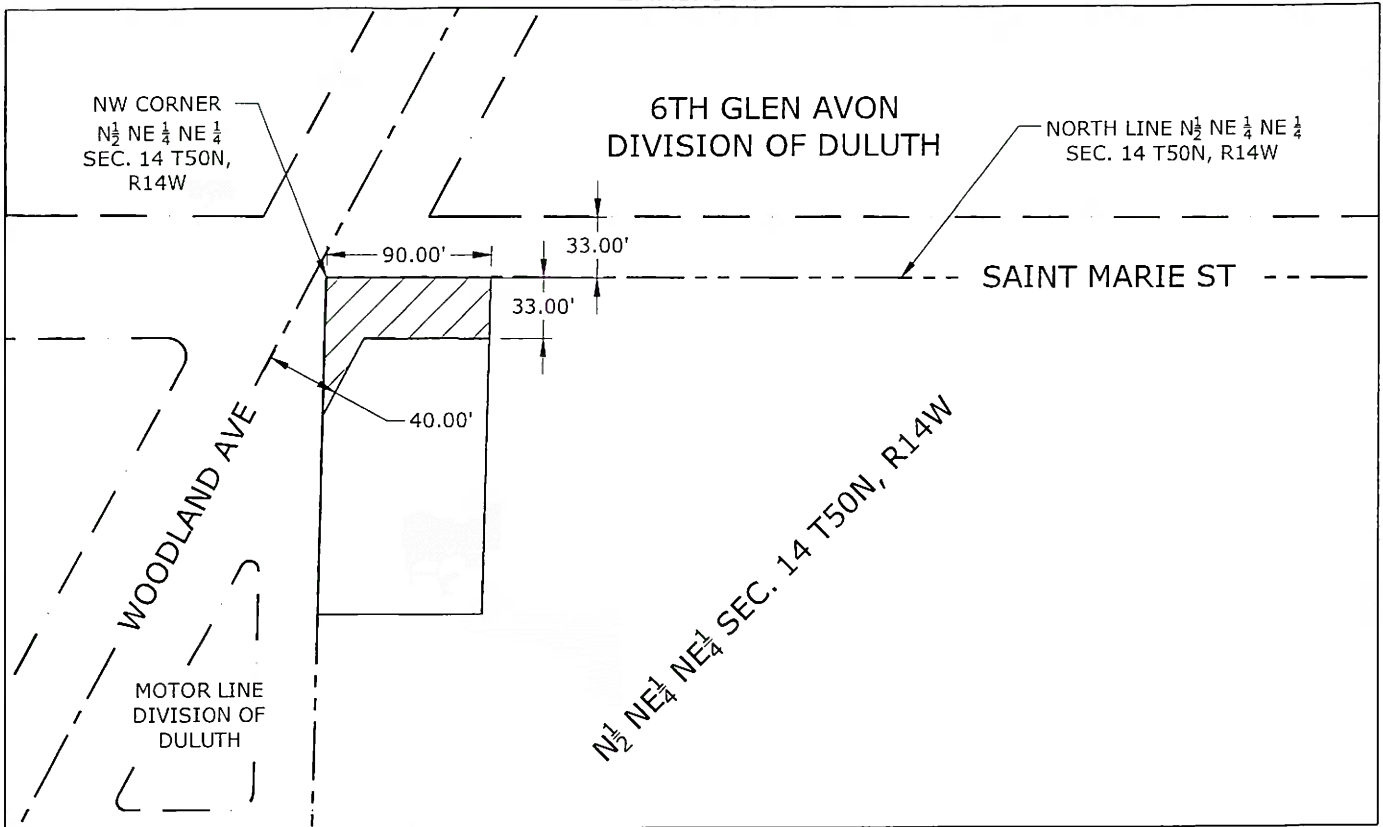
NOW, THEREFORE, for good and valuable consideration, Grantor grants to the City, in trust for the benefit of the public, a perpetual easement for street and utility purposes over, under and across the Easement Area. The Easement shall extend to and bind the heirs, successors and assigns of Grantor and 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.]*

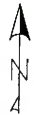
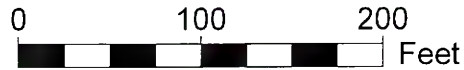


EXHIBIT A



STREET AND UTILITY EASEMENT AREA

- SECTION LINE
- CENTERLINE
- PARCEL LINE



A 33 foot-wide easement for street and utility purposes lying over, under and across that part of the North Half of the Northeast Quarter of the Northeast Quarter of Section 14, Township 50 North, Range 14 of the Fourth P.M., more particularly described as follows:

The Northerly 33' of the following described tract of land:

That part of the N1/2 of NE1/4 of NE1/4 of Section 14 Township 50 North of RANGE 14 West described as follows: Beginning at the NW corner of N1/2 of NE1/4 of NE1/4 of Section 14 Township 50 North of RANGE 14 West; thence E along the N line of said tract a distance of 90 feet; thence South on a line parallel with the West line of said Tract a distance of 33 feet; thence West on a line parallel with the North line of said Tract a distance of 90 feet to the West line of said Tract; thence North along the West line of said tract 33 feet to the place of beginning; St. Louis County, Minnesota.

Together with a street and utility easement described as follows:

That part of the N1/2 of NE1/4 of NE1/4 of Section 14 Township 50 North of RANGE 14 West lying between the west line of said N 1/2 of NE 1/4 of NE 1/4 and a line that is 40' parallel and southeast from the centerline of Woodland Avenue as dedicated in the plat of MOTOR LINE DIVISION OF DULUTH, and its northeasterly extension; St. Louis County, Minnesota.

<p>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.</p> <p><u>Greg Stoewer</u> 21774 <u>27 March 2026</u>                  Greg Stoewer MN. License # Date</p>	<p>Approved by the City Engineer of the City of Duluth, MN                  this the <u>27th</u> day of <u>MARCH</u> 2026.                  By <u>[Signature]</u></p> <p style="text-align: right;">PAGE 1 of 1</p>
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