

## EXHIBIT 1

### STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by MOUNT ROYAL PINES LIMITED PARTNERSHIP, a Minnesota limited partnership (“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 in the attached Exhibit A (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 B (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.]*

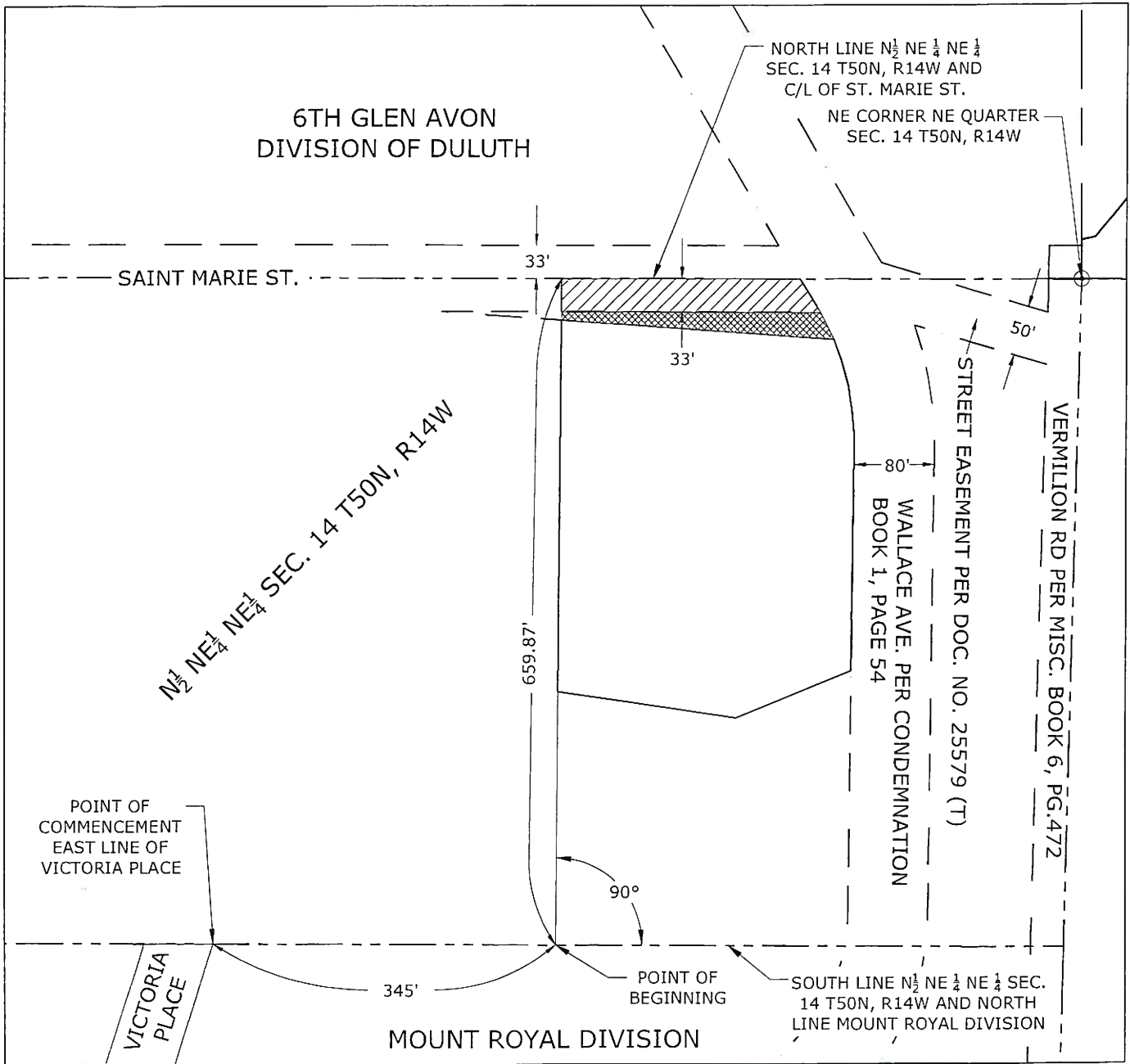







## EXHIBIT A

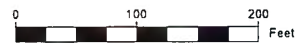
All that part of the N1/2 of NE1/4 of NE1/4 Section 14 Township 50 North of Range 14 West of the Fourth Principal Meridian lying West of Wallace Avenue and lying Easterly of the following line: Commencing at a point where the South line of the said N1/2 of NE1/4 of NE1/4 intersects the Easterly boundary line of Victoria Place in Mount Royal Division of Duluth, thence Easterly along the said South line a distance of 345 feet to a point of beginning of the line to be described, thence Northerly at a deflection angle of 90 degrees to the left a distance of 659.87 feet to a point on the North line of the NE1/4 of NE1/4 EXCEPT that part which lies South of the following described Line "A":

Commencing at a point where the South line of the said N1/2 of NE1/4 of NE1/4 intersects the Easterly boundary line of Victoria Place in Mount Royal Division of Duluth, thence Easterly along the said South line a distance of 345 feet to a point of beginning of the line to be described, thence Northerly at a deflection angle of 90 degrees to the left a distance of 250.00 feet to the POINT OF BEGINNING of Line "A"; thence deflecting to the right 98 degrees 00 minutes 00 seconds a distance of 180.00 feet; thence deflecting to the left 30 degrees 00 minutes 00 seconds a distance of 125 feet more or less to the Westerly right of way line of Wallace Avenue and there terminating.

EXHIBIT B



-  STREET AND UTILITY EASEMENT AREA
-  EASEMENT FOR HIGHWAY PURPOSES PER DOC. NO. 323450 (T)
-  SECTION CORNER
-  SECTION LINE
-  PARCEL LINE



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*  
 Greg Stoewer

21774 27 March 2026  
 MN. License # Date

Approved by the City Engineer of the City of Duluth, MN  
 this the 27th day of MARCH 2026.

By *[Signature]*

LEGAL DESCRIPTION OF STREET AND UTILITY EASEMENT

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 north 33.00 feet of said Section 14, Township 50 North, Range 14; bounded on the west by the following line: Commencing at a point where the South line of the said North Half of the Northeast Quarter of the Northeast Quarter intersects the Easterly boundary line of Victoria Place in Mount Royal Division of Duluth; thence Easterly along the said South line a distance of 345.00 feet to a point of beginning of the line to be described; then Northerly at a deflection angle of 90 degrees to the left a distance of 659.87 feet to a point on the said North line of the North Half of the Northeast Quarter of the Northeast Quarter. And bounded on the east by the west right of way line of St. Louis County's County State Aid Highway 9, also known as Wallace Avenue.

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*

Greg Stoewer

21774

MN. License #

27 March 2026

Date

Approved by the City Engineer of the City of Duluth, MN

this the 27th day of MARCH 2026.

By *[Signature]*