

EXHIBIT 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by MOUNT ROYAL PINES III 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 attached as 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

The following land in St. Louis County, Minnesota:

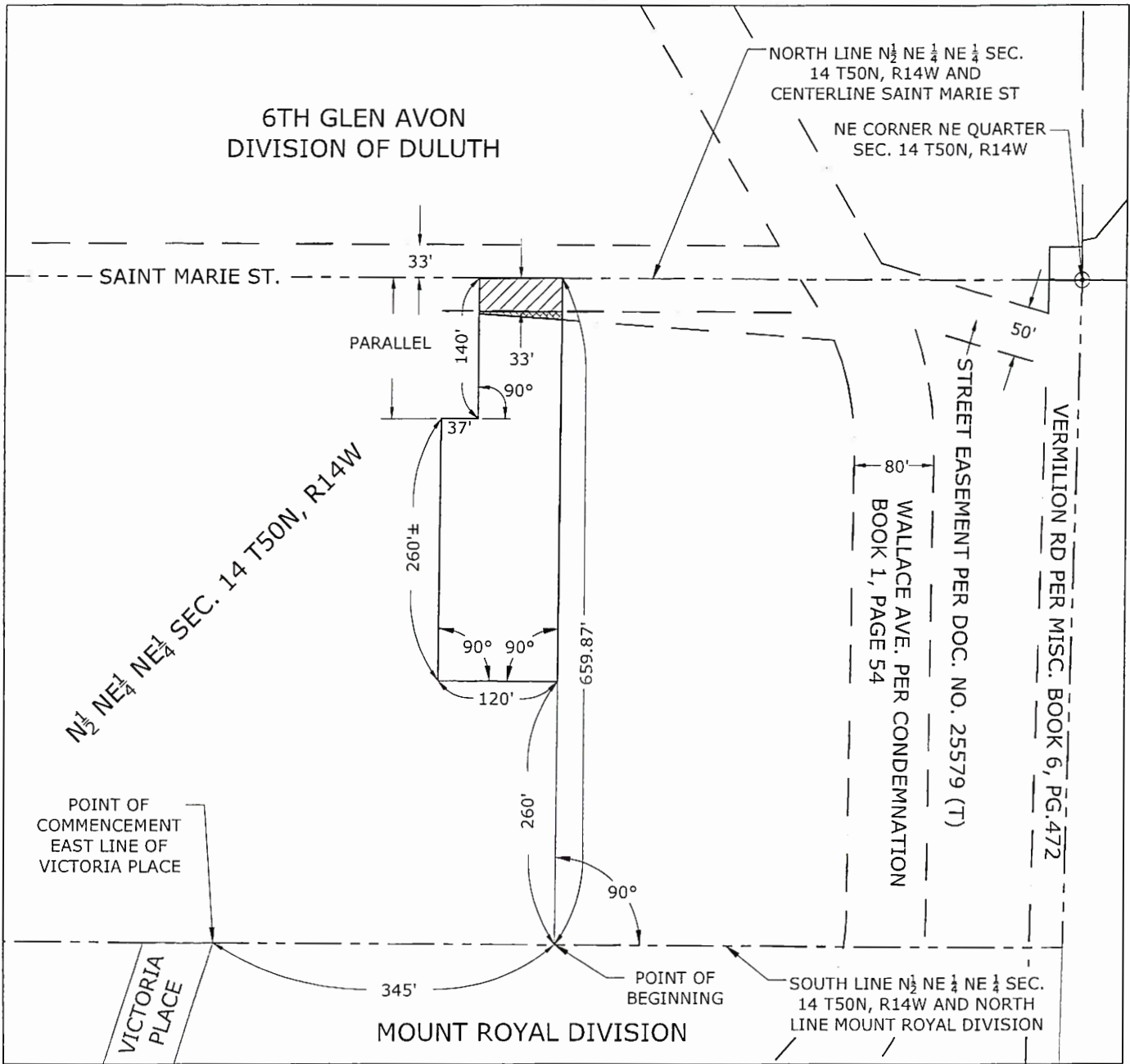
All that part of the North 1/2 of NE 1/4 of NE 1/4, SECTION 14, TOWNSHIP 50 North of RANGE 14 West of the 4th Principal Meridian, lying west of Wallace Avenue, and lying Ely of the following line:






Commencing at a point where the south line of the said N 1/2 of NE 1/4 of NE 1/4 intersects the Ely boundary line of Victoria Place in Mount Royal Division of Duluth, thence Ely along the said south line a distance of 345 feet to a point of beginning of the line to be described; thence Nly at a deflection angle of 90 degrees to the left a distance of 260 feet to a point; thence Wly at a deflection angle of 90 degrees to the left a distance of 120 feet to a point; thence Nly at a deflection of 90 degrees to the right a distance of 260 feet, more or less, to the intersection with a line parallel and 140 feet Sly of the north line of the said N 1/2 of NE 1/4 of NE 1/4; thence Ely at a deflection angle of 90 degrees to the right, along said line parallel and 140 feet Sly of said north line of N 1/2 of NE 1/4 of NE 1/4, a distance of 37 feet to a point; thence Nly at a deflection angle of 90 degrees to the left a distance of 140 feet to a point of termination on the said north line of the N 1/2 of NE 1/4 of NE 1/4, EXCEPT that part described to-wit:

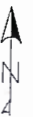
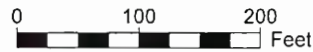
All that part of the North 1/2 of NE 1/4 of NE 1/4 SECTION 14, TOWNSHIP 50 North of RANGE 14 West of the 4th Principal Meridian, lying west of Wallace Avenue, and lying Ely of the following line:

Commencing at a point where the south line of the said North 1/2 of NE 1/4 of NE 1/4 intersects the Ely boundary line of Victoria Place in Mount Royal Division of Duluth, thence Ely along the said south line a distance of 345 feet to a point of beginning of the line to be described, thence Nly 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 NE Quarter of NE Quarter

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 21774 27 March 2026
 Greg Stoewer 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:


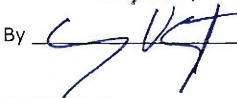
The North 33' of the following described tract of land:

All that part of the North 1/2 of NE 1/4 of NE 1/4, SECTION 14, TOWNSHIP 50 North of RANGE 14 West of the 4th Principal Meridian, lying west of Wallace Avenue, and lying Ely of the following line:

Commencing at a point where the south line of the said N 1/2 of NE 1/4 of NE 1/4 intersects the Ely boundary line of Victoria Place in Mount Royal Division of Duluth, thence Ely along the said south line a distance of 345 feet to a point of beginning of the line to be described; thence Nly at a deflection angle of 90 degrees to the left a distance of 260 feet to a point; thence Wly at a deflection angle of 90 degrees to the left a distance of 120 feet to a point; thence Nly at a deflection of 90 degrees to the right a distance of 260 feet, more or less, to the intersection with a line parallel and 140 feet Sly of the north line of the said N 1/2 of NE 1/4 of NE 1/4; thence Ely at a deflection angle of 90 degrees to the right, along said line parallel and 140 feet Sly of said north line of N 1/2 of NE 1/4 of NE 1/4, a distance of 37 feet to a point; thence Nly at a deflection angle of 90 degrees to the left a distance of 140 feet to a point of termination on the said north line of the N 1/2 of NE 1/4 of NE 1/4, EXCEPT that part described to-wit:

All that part of the North 1/2 of NE 1/4 of NE 1/4 SECTION 14, TOWNSHIP 50 North of RANGE 14 West of the 4th Principal Meridian, lying west of Wallace Avenue, and lying Ely of the following line:

Commencing at a point where the south line of the said North 1/2 of NE 1/4 of NE 1/4 intersects the Ely boundary line of Victoria Place in Mount Royal Division of Duluth, thence Ely along the said south line a distance of 345 feet to a point of beginning of the line to be described, thence Nly 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 NE Quarter of NE Quarter, Section 14, Township 50 North of Range 14 West of the 4th Principal Meridian.

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.		Approved by the City Engineer of the City of Duluth, MN	
	21774	27 March 2026	this the <u>27th</u> day of <u>MARCH</u> 2026.
Greg Stoewer	MN. License #	Date	By 
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