

Exhibit 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by ZENITH BASE CAMP, 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”):

Those parts of Lots 429 and 431, Block 47, DULUTH PROPER, SECOND DIVISION, St. Louis County, Minnesota, falling within the following described line: Beginning at the southern-most corner of Lot 431, Block 47; thence northeasterly along the southeasterly line of said Block 47 for a distance of 80.5 feet to a point; thence deflect 90 degrees to the left and go 49.0 feet to a point; thence deflect 35 degrees to the left and go 53.0 feet to a point; thence deflect 55 degrees to the left and go 9.95 feet to a point; thence deflect 55 degrees to the right and go 70.0 feet to a point, said point being on the west line of said Block 47 and the centerline of the vacated alley; thence deflect 145 degrees to the left and go 150 feet along the westerly line of said Block 47 to the point of beginning and there terminating.

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.]

IN WITNESS WHEREOF, Grantor has caused this street and utility easement to be executed effective as of _____, 2025.

GRANTOR
ZENITH BASE CAMP, LLC

By: _____

Its: _____

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

This instrument was acknowledged before me this _____ day of _____, 2025 by _____, the _____ of Zenith Base Camp, LLC, a Minnesota limited liability company.

Notary Public

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



EXHIBIT A

Building a Better World
for All of Us®

ZENITH BASE CAMP LLC
Proposed Easement Description
West Superior Street
SEH No. DULUT 171078

Street and Utility Easement Description:

The southwesterly 6.00 feet of the southeasterly 4.00 feet of Lot 431, Block 47, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, Saint Louis County, Minnesota.

CERTIFICATION

I hereby certify that this survey, plan, 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.

Chris A. Larsen, PLS
Minnesota License No. 45848

October 13, 2025
Date

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EASE Descriptions.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802-1512
SEH is 100% employee-owned | sehinc.com | 218.279.3000 | 888.722.0547 | 888.908.8166 fax



0 20 40
scale feet

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE ST. LOUIS COUNTY
TRANSVERSE MERCATOR COORDINATE
SYSTEM, NAD83 (1996 ADJ)

WEST FIRST STREET
ALLEY

I hereby certify that this exhibit has been checked
and approved this 16th day
of OCTOBER, 2025.
Signature: C. Voigt
City Engineer
Printed Name: CINDY VOIGT Date: 10-16-25

BLOCK 47

NORTH 27TH
AVENUE WEST

DULUTH PROPER

SECOND DIVISION

431

429

SWLY 6.00 FEET OF
LOT 431
OWNER: ZENITH BASE
CAMP LLC

SWLY LINE OF LOT 431

SE'L 4.00 FEET OF
LOT 431

SE'L LINE OF LOT 431

WEST SUPERIOR
STREET

STREET AND UTILITY
EASEMENT AREA =
0.0005 AC. (24 S.F.)

EASEMENT EXHIBIT FOR: W SUPERIOR STREET RECONSTRUCTION

DULUTH,
MINNESOTA

SEH Project DULUT 171078

Drawn By BMG

Surveyed By JAH

Checked By CAL

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I
AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF MINNESOTA.

Chris A. Larsen

CHRIS A. LARSEN, L.S.

DATE 10-13-2025

LICENSE NO. 45848

