

EXHIBIT 1

STREET AND UTILITY EASEMENT

This STREET AND UTILITY EASEMENT is made by LAMAR OCI NORTH CORPORATION, a Delaware corporation, f/k/a OCI (N) CORP., a Delaware corporation (“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 on the attached Exhibit A (the “Easement Area”).

B. Grantor wishes to grant the City a street and utility easement over the Easement Area in trust for the benefit of the public and at no cost to the City (the “Easement”).

C. The location of the Easement is depicted on the attached Exhibit B.

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
LAMAR OCI NORTH CORPORATION, f/k/a OCI
(N) CORP.

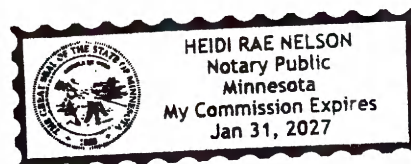
By [Signature]
Its VP Territory Mgr

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

This instrument was acknowledged before me this 10th day of September,
2025 by Matt Harrold, the VP of LAMAR OCI NORTH
CORPORATION, a Delaware corporation, f/k/a OCI (N) CORP., a Delaware corporation.

[Signature]
Notary Public

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





Building a Better World
for All of Us®

EXHIBIT A

OCI(N) CORP
Proposed Easement Description
West Superior Street
SEH No. DULUT 171078

Street and Utility Easement Description:

The northwesterly 5.00 feet of Lots 220, 222, and 224, Block 30, DULUTH PROPER SECOND DIVISION, according to the recorded plat thereof, Saint Louis County, Minnesota, AND the northwesterly 5.00 feet of that part of the northeasterly half of vacated South 14th Avenue West, according to Document No. 17212, on file in the Office of the County Recorder of said Saint Louis County, accruing to said Lot 224; all EXCEPT that part of said Lot 220 located northeasterly of a line parallel with and 20.00 feet northeasterly of the southwesterly line of said Lot 220 as described and depicted within Document No. 761706, on file in the Office of the County Recorder of said Saint Louis County.

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

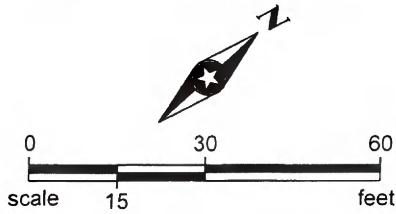
August 22, 2025
Date

\\cihl-filepr-02\Departments\PUBLICADMIN\Architect\PM\Property Services\Miscellaneous\Superior St-2025
Construction\OCI\DU171078 OCI CORP PERM EASE Descriptions 2-22-25.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

EXHIBIT B

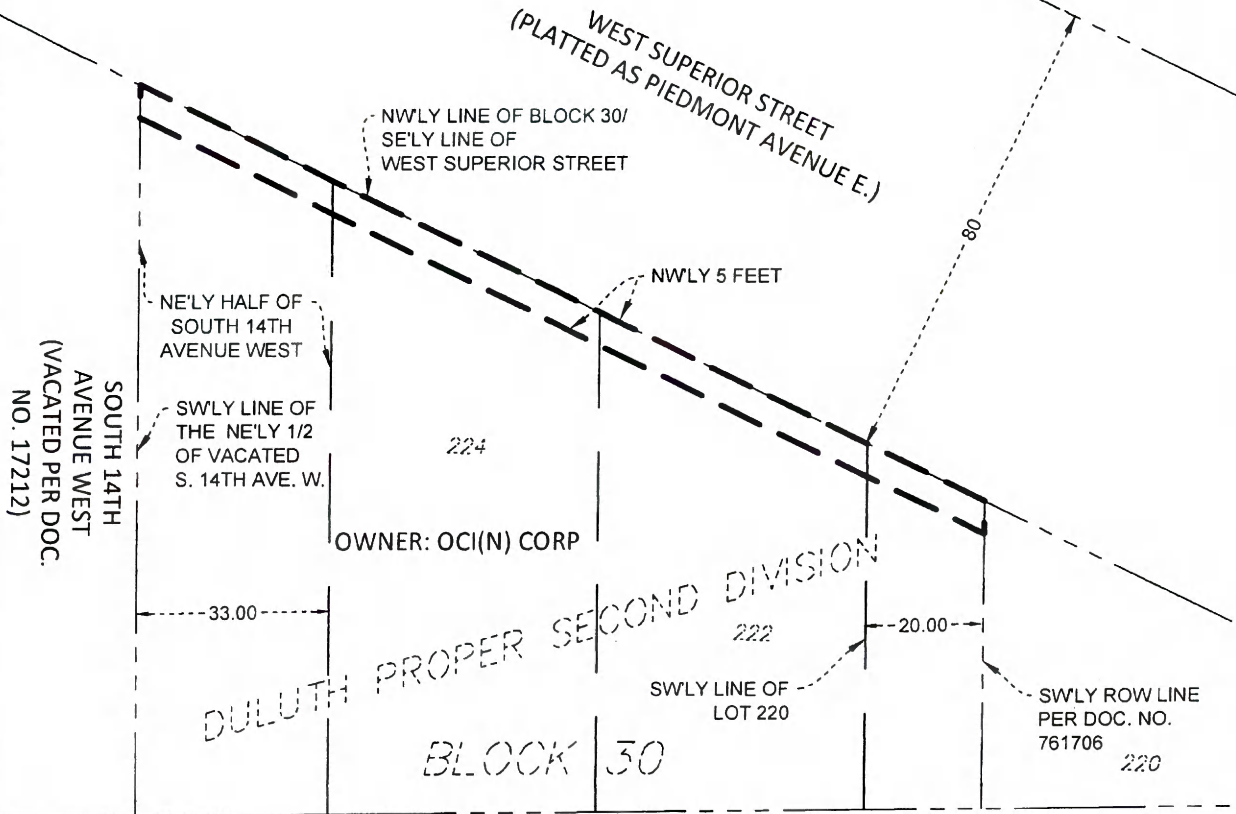


ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE ST. LOUIS COUNTY
TRANSVERSE MERCATOR COORDINATE
SYSTEM, NAD83 (1996 ADJ)

I hereby certify that this exhibit has been checked
and approved this 22nd day
of AUGUST, 2025.

Signature: [Signature]
City Engineer

Printed Name: CINDY VOIGT Date: 8-22-25



WEST MICHIGAN
STREET



STREET AND UTILITY
EASEMENT AREA =
0.019 AC. (808 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.

[Signature]

CHRIS A. LARSEN, L.S.

DATE 7-29-2025

LICENSE NO. 45848



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of 1