

# Exhibit A

## EASEMENT

### (Sidewalk)

This Easement is made as of November 4, 2016, by ECUMEN, a Minnesota nonprofit corporation (“Grantor”) in favor of the CITY OF SAINT PAUL, MINNESOTA, a Minnesota municipal corporation (the “City”).

## RECITALS

**WHEREAS**, Grantor is the fee owner of the real property described in Exhibit A, attached hereto (the “Property”).

**WHEREAS**, Grantor desires to grant to the City an easement over a portion of the Property as described in Exhibit B and depicted in Exhibit C, each attached hereto (the “Easement Area”), on the terms and conditions contained herein.

## TERMS OF EASEMENT

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the City a perpetual non-exclusive easement for access over the Easement Area for public sidewalk purposes, subject to the terms and conditions hereof.

2. Scope of Easement. The easement for sidewalk purposes granted herein includes the right of the City, its contractors, agents, and employees to locate, construct, operate, maintain, alter and repair public sidewalk facilities within the Easement Area. The easements granted herein also include the right to cut, trim, or remove from the Easement Area any trees, shrubs, or other vegetation as in the City’s judgment unreasonably interfere with the easement or improvements of the City.

3. Covenants of Grantor. Grantor covenants that it is well seized in fee of the Property, and has good right to sell and convey the same, free of all encumbrances but subject to matters of record. Grantor covenants that the above granted easement is in the quiet and peaceable possession of the City, subject to matters of record. Grantor will warrant and forever defend against all persons lawfully claiming the whole or any part thereof, subject to matters of record.



## EXHIBIT A

### Legal Description of Property

That part of Blocks 1 and 2, MANN'S ADDITION TO ST. ANTHONY PARK NORTH, according to the recorded plat thereof, Ramsey County, Minnesota and vacated Branston Street and the vacated alleys lying within said Blocks 1 and 2, described as follows:

Commencing at the most southerly corner of Lot 32, said Block 2; thence North 50 degrees 47 minutes 20 seconds East, assumed bearing, along the southeasterly line of said Block 2, a distance of 206.35 feet to the point of beginning; thence continuing North 50 degrees 47 minutes 20 seconds East, along the southeasterly lines of said Blocks 1 and 2 and their extensions, a distance of 337.52 feet; thence North 40 degrees 00 minutes 00 seconds West a distance of 111.17 feet; thence on a bearing of West a distance of 20.07 feet; thence on a bearing of North a distance of 6.00 feet; thence on a bearing of West a distance of 23.00 feet; thence on a bearing of South a distance of 6.00 feet; thence on a bearing of West a distance of 35.16 feet; thence North 40 degrees 02 minutes 03 seconds West a distance of 39.98 feet; thence on a bearing of West a distance of 139.03 feet; thence on a bearing of South a distance of 14.06 feet; thence on a bearing of West a distance of 21.43 feet; thence on a bearing of South a distance of 207.52 feet; thence southerly and southeasterly 30.37 feet along a tangential curve to the left having a radius of 49.00 feet and a central angle of 35 degrees 30 minutes 36 seconds; thence South 35 degrees 30 minutes 36 seconds East, tangent to said curve, a distance of 40.21 feet; thence South 42 degrees 04 minutes 27 seconds East a distance of 62.48 feet to the point of beginning.

## EXHIBIT B

### Legal Description of Easement Area

An easement for sidewalk purposes over and across part of Blocks 1 and 2, MANN'S ADDITION TO ST. ANTHONY PARK NORTH, according to the recorded plat thereof, Ramsey County, Minnesota and vacated Branston Street and the vacated alleys lying within said Blocks 1 and 2, described as follows:

Commencing at the most southerly corner of Lot 32, said Block 2; thence North 50 degrees 47 minutes 20 seconds East, assumed bearing, along the southeasterly line of said Block 2, a distance of 206.35 feet to the point of beginning; thence continuing North 50 degrees 47 minutes 20 seconds East, along the southeasterly lines of said Blocks 1 and 2 and their extensions, a distance of 337.52 feet to a point hereinafter referred to as "Point A"; thence North 40 degrees 00 minutes 00 seconds West a distance of 111.17 feet; thence on a bearing of West a distance of 20.07 feet; thence on a bearing of North a distance of 6.00 feet; thence on a bearing of West a distance of 23.00 feet; thence on a bearing of South a distance of 6.00 feet; thence on a bearing of West a distance of 35.16 feet; thence North 40 degrees 02 minutes 03 seconds West a distance of 39.98 feet; thence on a bearing of West a distance of 139.03 feet; thence on a bearing of South a distance of 14.06 feet; thence on a bearing of West a distance of 21.43 feet; thence on a bearing of South a distance of 207.52 feet; thence southerly and southeasterly 30.37 feet along a tangential curve to the left having a radius of 49.00 feet and a central angle of 35 degrees 30 minutes 36 seconds; thence South 35 degrees 30 minutes 36 seconds East, tangent to said curve, a distance of 40.21 feet; thence South 42 degrees 04 minutes 27 seconds East a distance of 62.48 feet to the point of beginning.

which lies southeasterly of the following described line:

Commencing at the aforementioned "Point A"; thence South 50 degrees 47 minutes 20 seconds West, along the southeasterly line of said Block 1, a distance of 24.77 feet to the beginning of the line to be described; thence South 52 degrees 19 minutes 59 seconds West a distance of 117.76 feet; thence southwesterly 36.57 feet on a tangential curve to the right having a radius of 235.00 feet and a central angle of 8 degrees 54 minutes 56 seconds; thence South 61 degrees 14 minutes 55 seconds West, tangent to said curve, a distance of 23.78 feet; thence South 50 degrees 35 minutes 34 seconds West a distance of 135.86 feet to the southwesterly line of the above described property and there said line terminates.

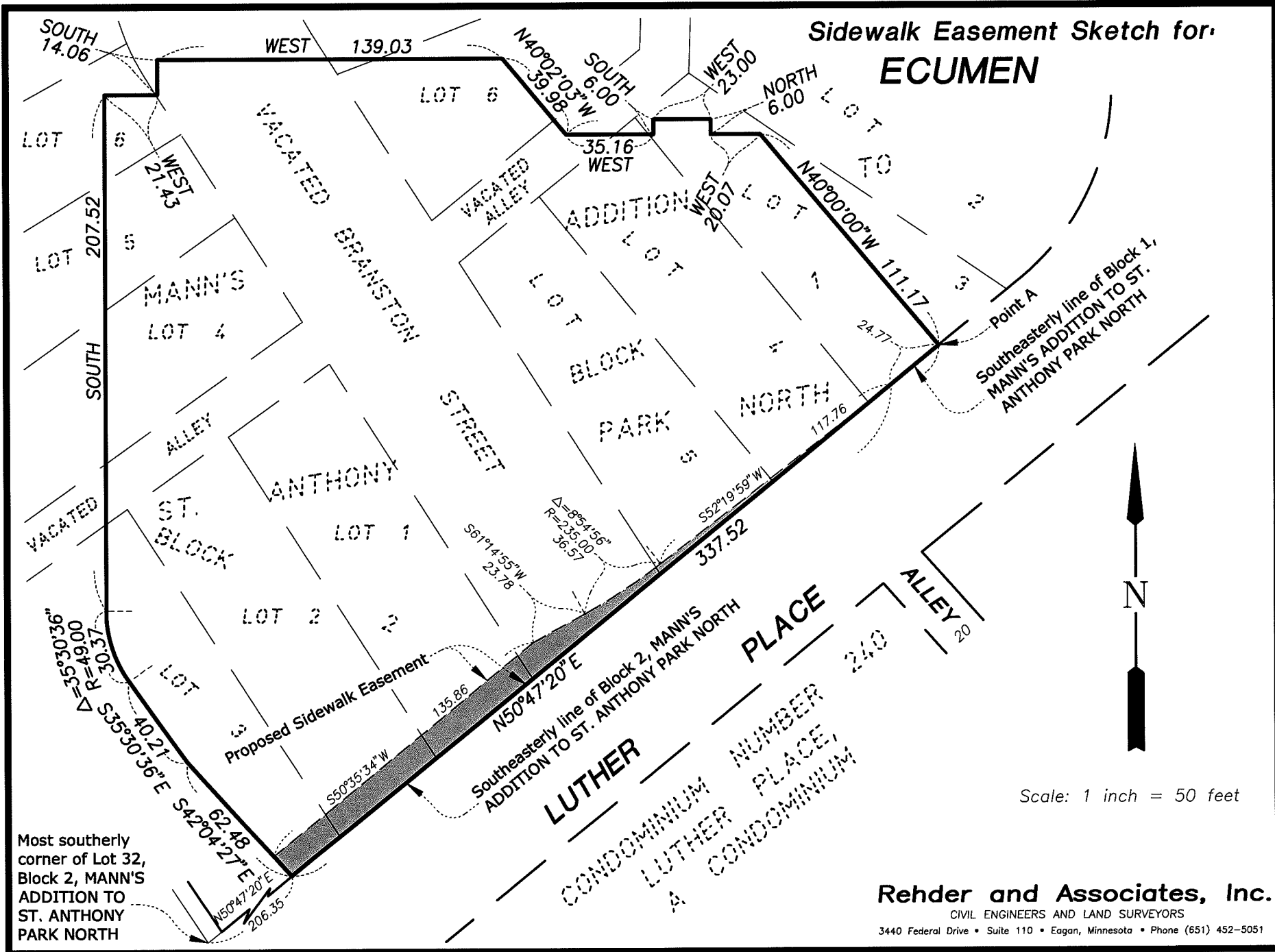
**EXHIBIT C**

Depiction of Easement Area

[SKETCH FOLLOWS]

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# Sidewalk Easement Sketch for ECUMEN



Most southerly corner of Lot 32, Block 2, MANN'S ADDITION TO ST. ANTHONY PARK NORTH



Scale: 1 inch = 50 feet

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