

Exhibit “C”

DEDICATION OF EASEMENT FOR TRAIL, DRAINAGE AND UTILITY PURPOSES

The City of Saint Paul (“Grantor”), a municipal corporation under the laws of the State of Minnesota, for good and valuable consideration, to them in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to **The City of Maplewood** (“Grantee”), a municipal corporation under the laws of the State of Minnesota, its successors and assigns, a **Permanent Easement for Trail, Drainage and Utility purposes** over, under and across the following described parcel:

Northwest Quarter of the Southwest Quarter, Section 16, Township 29 North, Range 22 West, Ramsey County, Minnesota

Said permanent easement for pedestrian trail purposes being that part of the above described parcel which lies within the following described areas:

Commencing at the northeast corner of Government Lot 2, said Section 16; thence South 89 degrees 32 minutes 38 seconds West, assigned bearing, along the north line of said Government Lot 2, a distance of 1130.00 feet; thence South 38 degrees 08 minutes 29 seconds West 723.33 feet; thence South 38 degrees 35 minutes 47 seconds East 65.56 feet to northeasterly corner of a 250.00 foot wide canal right-of-way; thence South 46 degrees 21 minutes 12 seconds West 96.68 feet to the point of beginning of the easement to be herein described; thence South 28 degrees 08 minutes 30 seconds West 34.00 feet; thence South 61 degrees 51 minutes 30 seconds East 20.00 feet; thence North 28 degrees 08 minutes 30 seconds East 34.00 feet; thence North 61 degrees 51 minutes 30 seconds West 20.00 feet to the point of beginning.

Commencing at the northeast corner of Government Lot 2, said Section 16; thence South 89 degrees 32 minutes 38 seconds West, assigned bearing, along the north line of said Government Lot 2, a distance of 1130.00 feet; thence South 38 degrees 08 minutes 29 seconds West 723.33 feet; thence South 38 degrees 35 minutes 47 seconds East 142.31 feet to a point on the easterly line of a 250.00 foot wide canal right of way and the point of beginning of the easement to be herein described; thence South 41 degrees 50 minutes 45 seconds West 83.87 feet; thence South 48 degrees 09 minutes 15 seconds East 20.00 feet; thence North 41 degrees 50 minutes 45 seconds East 80.50 feet to said easterly line of canal right of way; thence North 38 degrees 35 minutes 47 seconds West, along said easterly line of canal right of way, 20.28 feet to the point of beginning.

To have and to hold the same forever. Grantor does covenant that it is well seized in fee of the land and premises aforesaid, and has good right to sell and convey the same free of all encumbrances.

Grantor also covenants that the above granted easement is in the quiet and peaceable possession of the Grantee. Grantor will warrant and defend against all persons lawfully claiming the whole or any part thereof, subject to encumbrances, if any, hereinbefore mentioned. It is intended and agreed that this agreement shall be a covenant running with the land and shall be binding to the fullest extent of the law and equity for the benefit of the public. It is further intended and agreed that this agreement and covenant shall remain in effect without limitation as to time.

IN TESTIMONY WHEREOF, Grantor has caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this _____ day of _____, 2011.

CITY OF SAINT PAUL, MINNESOTA

By: _____
Its Mayor or Deputy Mayor

By: _____
Its Director of Financial Services

By: _____
Its City Clerk

Approved as to form:

Assistant City Attorney

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____, 2011, by _____, Mayor or Deputy Mayor, _____, Director, Office of Financial Services and _____, City Clerk of the City of Saint Paul, a Minnesota municipal corporation under the laws of the State of Minnesota.

Notary Public

This Instrument was drafted by:

Office of Financial Services
Real Estate Section
Room 1000, City Hall Annex
25 W. 4th St.
St. Paul, MN 55102