

Exhibit B

(Space Above for Registrar Use)

EASEMENT FOR PUBLIC SIDEWALK

CH Owner LLC, a Minnesota limited liability company and **Custom House Hotel, LLC**, a Minnesota limited liability company, collectively, as Grantors, for good and valuable consideration, to them in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and quitclaim to the **City of Saint Paul**, a municipal corporation of the State of Minnesota, its successors, and assigns, as Grantee, a permanent easement for sidewalk purposes on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

That part of Custom House Condominium as depicted in the attached Exhibit A and legally described in the attached Exhibit B.

To have and to hold the same in perpetuity.

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.

[Signature Page to Follow. Remainder of Page Left Blank.]

IN WITNESS WHEREOF, Grantors, CH Owner LLC and Custom House Hotel, LLC, have caused this deed to be executed in its corporate names by its duly authorized officers, and attested to this ____ day of July, 2015.

CH OWNER LLC
a Minnesota limited liability company

By: CH Sponsor Manager LLC
Its Managing Member

By: Exeter Group LLC
Its Managing Member

By: _____
James A. Stolpestad
Its Chief Executive Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of July, 2015, by James A. Stolpestad, the Chief Executive Manager of Exeter Group LLC, the Managing Member of CH Sponsor Manager LLC, the Managing Member of CH Owner LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public

CUSTOM HOUSE HOTEL, LLC

By: CUSTOM HOUSE HOTEL MANAGER,
LLC, a Minnesota limited liability company,
its Manager

By: NELSON DEVELOPMENT 1,
LLC, an Iowa limited liability
company, its Manager

By: _____
Michael K. Nelson
Its Manager

STATE OF IOWA)
) ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me the ____ day of July, 2015, by Michael K. Nelson, the Manager of Nelson Development 1, LLC, as Manager of Custom House Hotel Manager, LLC, as Manager of Custom House Hotel, LLC, a Minnesota limited liability company, for and on behalf of the limited liability company.

Notary Public

This Instrument was drafted by:

City of Saint Paul
Office of Financial Services – Real Estate Section
25 W. 4th St., Rm. 1000
St. Paul, MN 55102

**Description for the
Sidewalk Easement**

(September 18, 2015)

That part of Lot 5, Block 30, ST. PAUL PROPER, according to the recorded plat thereof, Ramsey County, Minnesota, which lies southwesterly of the following described line:

Commencing at the most westerly corner of said Lot 5; thence southeasterly, along the southwesterly line of said Lot 5, a distance of 44.60 feet to the point of beginning of the line to be described; thence southeasterly, deflecting to the left 06 degrees 41 minutes 24 seconds, a distance of 40.45 feet; thence southeasterly, deflecting to the right 08 degrees 32 minutes 24 seconds, a distance of 9.06 feet; thence southeasterly deflecting to the left 08 degrees 07 minutes 50 seconds a distance of 7.15 feet; thence southwesterly, deflecting to the right 98 degrees 07 minutes 50 seconds, a distance of 2.01 feet; thence southeasterly, deflecting to the left 90 degrees 00 minutes 00 seconds, a distance of 54.40 feet; thence southwesterly, deflecting to the right 99 degrees 56 minutes 34 seconds, to the southwesterly line of said Lot 5 and said line there terminating.

Together with that part of said Lot 5, described as follows:

Commencing at the most westerly corner of said Lot 5; thence southeasterly, along the southwesterly line of said Lot 5, a distance of 44.60 feet to the point of beginning of the parcel to be described; thence northwesterly, deflecting to the left 178 degrees 08 minutes 23 seconds, a distance of 35.57 feet; thence northeasterly, deflecting to the right 99 degrees 19 minutes 54 seconds, a distance of 28.68 feet; thence northwesterly deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 2.06 feet; thence northeasterly deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 2.43 feet; thence northwesterly deflecting to the left 90 degrees 00 minutes 00 seconds to the intersection with the following described "Line A"; thence southwesterly, along said "Line A", to the southwesterly line of said Lot 5; thence southeasterly, along the southwesterly line of said Lot 5, to the point of beginning and there terminating.

"Line A" is described as being a line drawn from a point on the southwesterly line of said Lot 5, distant 4.95 feet southeasterly from the most westerly corner of said Lot 5, to a point on the northeasterly line of Lot 2, said Block 30, distant 6.54 feet southeasterly from the most northerly corner of said Lot 2.

09-18-15 Revised Description
07-13-15 Revised Easement
07-02-15 Revised Easement
05-18-15 Revised Easement
03-12-15 Added Easement Key

Loucks Associates

7200 Hemlock Lane, Suite 300

Minneapolis, Minnesota 55369-5592

Telephone: (763)424-5505 Fax: (763)424-5822

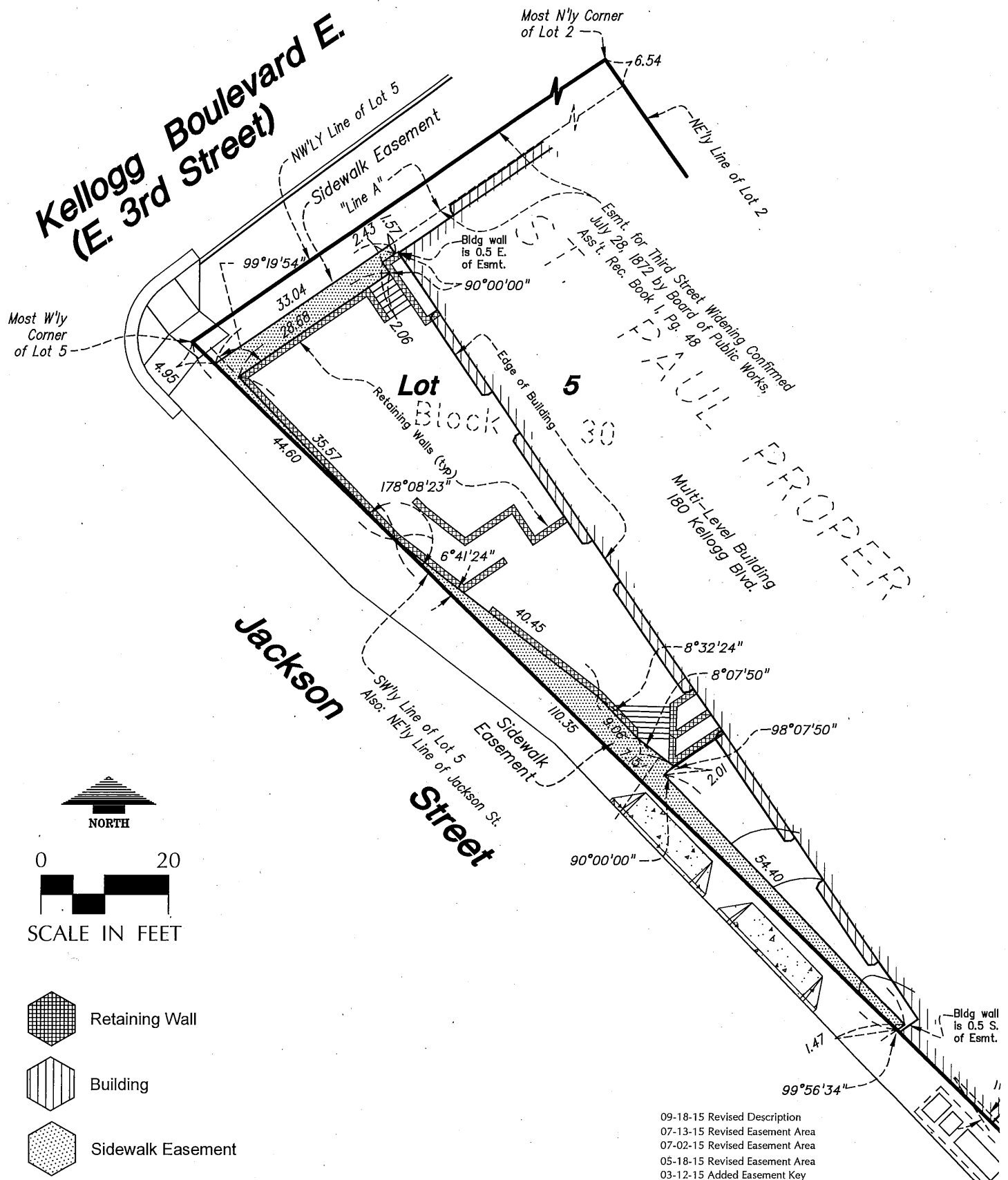
Web Page: www.LoucksAssociates.comPlanning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

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.

Richard L. Licht
Richard L. Licht - PLS

26724
License No.03-05-15
Date

S13243-JACKSON SIDEWALK ESMT.DWG /Esmt Desc



09-18-15 Revised Description
07-13-15 Revised Easement Area
07-02-15 Revised Easement Area
05-18-15 Revised Easement Area
03-12-15 Added Easement Key

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.

Richard L. Licht

26724	03-05-15
License No.	Date

Loucks Associates

7200 Hemlock Lane, Suite 300

Minneapolis, Minnesota 55369-5592

Telephone: (763)424-5505 Fax: (763)424-5822

Web Page: www.LoucksAssociates.com

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

S13243-JACKSON SIDEWALK ESMT.DWG /Esmt Exh