

**DEDICATION OF EASEMENT
FOR STREET, DRAINAGE AND UTILITY PURPOSES**

This **Dedication of Easement**, made this _____ day of _____, 2010, by and between **PORT AUTHORITY OF THE CITY OF SAINT PAUL**, a body politic and corporate under the laws of the State of Minnesota ("Grantor"), and the **CITY OF SAINT PAUL**, a Minnesota municipal corporation ("Grantee").

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged by Grantor, the parties agree as follows:

1. Grant of Easement. Grantor hereby grants, bargains and conveys unto Grantee the following:
 - a. A perpetual street and utility easement on, over, under and across that portion of the Premises as described on Exhibit A herein and as graphically portrayed for reference on Exhibit C herein, for the purpose of future construction, reconstruction, inspection, operation, maintenance or repair of the street, drainage and utility facilities.
 - b. A perpetual, drainage and utility easement on, over, under and across that portion of the Premises as described on Exhibit B herein and as graphically portrayed for reference on Exhibit D herein, for the purpose of future construction, reconstruction, inspection, operation, maintenance or repair of the drainage and utility facilities.
 - c. The unrestricted right to enter upon all easement areas as described in Exhibit A and Exhibit B at any and all times in order to accomplish the above-stated purposes.
2. Good Right to Grant and Convey Easement. Grantor does covenant with the Grantee that it is the fee owner of the Premises and has good right to grant and convey the easement herein to the Grantee.

EXHIBIT A

Legal Description

Street and Utility Easement for Wells Street from Forest Street to Phalen Boulevard

Those parts of Lots 20 through 28, inclusive, Block 2; Lots 38 and 39, Block 2; Lots 29 through 35, inclusive, Block 1; Lot 20, Block 3; Wells Street; Duchess Street; and Russell Street; all in Auditor's Subdivision Number 7, St. Paul Minn., Ramsey County, Minnesota, lying northerly and easterly of the hereinafter described Line 1A, lying southerly and westerly of the hereinafter described Line 2A, lying east of Forest Street and lying northerly of the hereinafter described Line 3:

Line 1A

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1637.10 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1757.35 feet; thence southeasterly, along a 43.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 67.89 feet; thence South 0 degrees 03 minutes 25 seconds West, tangent to said curve, 127.41 feet; thence southeasterly along a 491.10 foot radius tangential curve, concave to the east, central angle 15 degrees 51 minutes 51 seconds a distance of 135.98 feet; thence South 15 degrees 48 minutes 26 seconds East, tangent to said curve, 70.00 feet, and there terminating.

Line 2A

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet; thence South 0 degrees 03 minutes 25 seconds West, tangent to said curve, 84.35 feet; thence southeasterly along a 582.63 foot radius tangential curve, concave to the east, central angle 15 degrees 51 minutes 51 seconds a distance of 161.32 feet; thence South 15 degrees 48 minutes 26 seconds East, tangent to said curve, 70.00 feet, and there terminating.

Line 3

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1128.71 feet to the point of beginning of the line to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence easterly a distance of 244.73 feet, along a tangential curve concave to the north having a radius of 1524.00 feet and a central angle of 9 degrees 12 minutes 03 seconds; thence northeasterly a distance of 352.03 feet along a compound curve concave to the north having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 60.00 feet and there terminating.

Street and Utility Easement for Duchess Street cul-de-sac

Those parts of Lots 18, 19 and 20, Block 3, Auditor's Subdivision Number 7, St. Paul Minn., Ramsey County, Minnesota, lying within the circumference of a 60.00 foot radius circle the center of circle of which is described as follows:

Commencing at the northwest corner of said Lot 18, Block 3; thence easterly, on an assumed bearing of North 89 degrees 36 minutes 39 seconds East, along the north line of said Lot 18, Block 3, a distance of 132.54 feet, to the northeast corner of said Lot 18, Block 3; thence southeasterly, on a bearing of South 10 degrees 36 minutes 29 seconds East a distance of 60.00 feet to the center of circle to be described and there terminating,

TOGETHER WITH

Those parts of Duchess Street in said Auditor's Subdivision Number 7, St. Paul Minn., lying within the aforescribed 60.00-foot radius circle, lying northerly of the aforescribed 60.00-foot radius circle and lying southerly of the following described line:

Beginning at the northwest corner of said Lot 18, Block 3; thence easterly, along the north line of said Lot 18, Block 3 and its extension, 167.54 feet, to the center line of said Duchess Street; thence southerly, along said center line, to its intersection with the westerly extension of the north line of Lot 40, Block 2, said Auditor's Subdivision Number 7, St. Paul Minn.; thence easterly, along said westerly extension and along the north line of said Lot 40, a distance of 197.01 feet to the northeast corner of said Lot 40 and there terminating.

Street and Utility Easement for Russell Street cul-de-sac

Those parts of Lots 19 and 20, Block 1, Lots 17 and 18, Block 2, and Russell Street, all in Auditor's Subdivision Number 7, St. Paul Minn., Ramsey County, Minnesota, lying south of the north line of said Lot 17 and its extension east and lying within the circumference of a 45.00 foot radius circle the center of circle of which is described as follows:

Commencing at the northwest corner of said Lot 17, Block 2; thence easterly, along the north line of said Lot 17, a distance of 87.05 feet; thence deflecting to the right 42 degrees 26 minutes 01 seconds a distance of 45.00 feet to the center of circle to be described and there terminating,

TOGETHER WITH

That part of Russell Street shown on said Auditor's Subdivision Number 7, St. Paul Minn., which lies south of the easterly extension of the north line of said Lot 17, Block 2 and lies northeasterly of the aforescribed 45.00 foot radius circle.

EXHIBIT B

Legal Description

Drainage and Utility Easement Area A
(North of Wells Street Extension and Between Forest Street and Russell Street)

Those parts of Lots 18, 19, 20, 21, 39 and 40, Block 2; Lots 18, 19 and 20, Block 3; and Duchess Street; all in Auditor's Subdivision Number 7, St. Paul Minn., Ramsey County, Minnesota, lying northerly and easterly of the hereinafter described Line 5 and lying southerly of the following described line:

Beginning at the northwest corner of said Lot 18, Block 3; thence easterly, along the north line of said Lot 18, Block 3 and its extension, 167.54 feet, to the center line of said Duchess Street; thence southerly, along said center line, to its intersection with the westerly extension of the north line of said Lot 40; thence easterly, along said westerly extension and along the north line of said Lot 40, a distance of 197.01 feet to the southwest corner of said Lot 18, Block 2; thence northerly, along the west line of said Lot 18, Block 2, a distance of 39.03 feet; thence deflecting to the right 88 degrees 08 minutes 19 seconds a distance of 150.00 feet and there terminating.

Line 5

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet, and there terminating,

EXCEPTING THEREFROM

That part of said Lot 18, Block 2 lying within the circumference of a 45.00-foot radius circle, the center of circle of which is described as follows:

Commencing at the northwest corner of Lot 17, said Block 2; thence easterly, along the north line of said Lot 17, a distance of 87.05 feet; thence deflecting to the right 42 degrees 26 minutes 01 seconds a distance of 45.00 feet to the center of circle to be described and there terminating,

FURTHER EXCEPTING THEREFROM

Those parts of Lots 18, 19 and 20, Block 3; and Duchess Street; all in said Auditor's Subdivision Number 7, St. Paul Minn., lying within the circumference of a 60.00 foot radius circle the center of circle of which is described as follows:

Commencing at the northwest corner of said Lot 18, Block 3; thence easterly, on an assumed bearing of North 89 degrees 36 minutes 39 seconds East, along the north line of said Lot 18, Block 3, a distance of 132.54 feet, to the northeast corner of said Lot 18, Block 3; thence southeasterly, on a bearing of South 10 degrees 36 minutes 29 seconds East a distance of 60.00 feet to the center of circle to be described and there terminating,

FURTHER EXCEPTING THEREFROM

That part of said Duchess Street in said Auditor's Subdivision Number 7, St. Paul Minn., lying northerly of the aforescribed 60.00-foot radius circle.

Drainage and Utility Easement Area B
(Former Russell Street area South of Russell Street cul-de-sac)

That part of Russell Street shown on Auditor's Subdivision Number 7, St. Paul Minn., Ramsey County, Minnesota, which lies northeasterly of the following described Line 2A and which lies southerly of that 45.00 foot radius circle the center of circle of which is described as follows:

Commencing at the northwest corner of Lot 17, Block 2, said Auditor's Subdivision Number 7, St. Paul Minn.; thence easterly, along the north line of said Lot 17, a distance of 87.05 feet; thence deflecting to the right 42 degrees 26 minutes 01 seconds a distance of 45.00 feet to the center of circle to be described and there terminating,

Line 2A

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1703.12 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1450.23 feet; thence South 85 degrees 38 minutes 09 seconds East, 72.26 feet; thence North 89 degrees 36 minutes 05 seconds East, 234.42 feet; thence southeasterly, along a 103.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 162.61 feet; thence South 0 degrees 03 minutes 25 seconds West, tangent to said curve, 84.35 feet; thence southeasterly along a 582.63 foot radius tangential curve, concave to the east, central angle 15 degrees 51 minutes 51 seconds a distance of 161.32 feet; thence South 15 degrees 48 minutes 26 seconds East, tangent to said curve, 70.00 feet, and there terminating.

Drainage and Utility Easement Area C
(South of Wells Street and Abutting and East of Forest Street)

Those parts of Lots 1 through 7, inclusive, Block 4; Lots 37 and 38, Block 2; Wells Street and Duchess Street; all in Auditor's Subdivision Number 7, St. Paul Minn., Ramsey County, Minnesota, lying east of the west line of said Block 4 and its northerly extension, lying southerly and westerly of the hereinafter described Line 1A, lying northerly of the hereinafter described Line 3 and lying westerly and northerly of the following described line:

Commencing at a point on the north line of said Lot 1, Block 4 a distance of 31.20 feet east of the northwest corner of said Lot 1; thence southerly, parallel with the west line of said Block 4, a distance of 37.00 feet; thence westerly at a right angle 6.76 feet; thence southerly, deflecting to the left 91 degrees 36 minutes 57 seconds a distance of 196.68 feet; thence deflecting to the left 07 degrees 02 minutes 57 seconds a distance of 87.81 feet, to the point of beginning of the line to be described; thence deflecting to the right 06 degrees 09 minutes 18 seconds, and on an assumed bearing of South 2 degrees 28 minutes 22 seconds East, a distance of 190.00 feet; thence North 2 degrees 28 minutes 22 seconds West, along the last described course, a distance of 190.00 feet; thence North 0 degrees 16 minutes 09 seconds East, a distance of 295.79 feet; thence North 30 degrees 09 minutes 11 seconds East, a distance of 16.87 feet; thence North 89 degrees 36 minutes 05 seconds East, a distance of 183.39 feet; thence North 0 degrees 23 minutes 55 seconds West, a distance of 14.00 feet to the intersection with the hereinafter described Line 1A and there terminating.

Line 1A

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 0 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1637.10 feet to the point of beginning of the line to be described; thence North 89 degrees 36 minutes 05 seconds East, 1757.35 feet; thence southeasterly, along a 43.00 foot radius tangential curve, concave to the southwest, central angle 90 degrees 27 minutes 20 seconds a distance of 67.89 feet; thence South 0 degrees 03 minutes 25 seconds West, tangent to said curve, 127.41 feet; thence southeasterly along a 491.10 foot radius tangential curve, concave to the east, central angle 15 degrees 51 minutes 51 seconds a distance of 135.98 feet; thence South 15 degrees 48 minutes 26 seconds East, tangent to said curve, 70.00 feet, and there terminating.

Line 3

Commencing at the southwest corner of the Southwest Quarter of Section 28, T.29N., R.22W., Ramsey County, Minnesota; thence North 00 degrees 12 minutes 04 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 1128.71 feet to the point of beginning of the line to be described; thence South 86 degrees 28 minutes 30 seconds East a distance of 597.51 feet; thence easterly a distance of 244.73 feet, along a tangential curve concave to the north having a radius of 1524.00 feet and a central angle of 9

degrees 12 minutes 03 seconds; thence northeasterly a distance of 352.03 feet along a compound curve concave to the north having a radius of 2923.00 feet and a central angle of 6 degrees 54 minutes 01 seconds; thence North 77 degrees 25 minutes 25 seconds East a distance of 320.87 feet; thence North 76 degrees 45 minutes 55 seconds East a distance of 371.42 feet; thence North 74 degrees 12 minutes 15 seconds East a distance of 60.00 feet and there terminating.

