

PUBLIC RIGHT-OF-WAY EASEMENT

This Public Right-of-Way Easement ("Easement") is made as of the 24 day of February, 2025, by **Independent School District No. 625**, a Minnesota school district and political subdivision ("ISD 625") in favor of the **City of Saint Paul, Minnesota**, a Minnesota municipal corporation ("City").

RECITALS

WHEREAS, ISD 625 is the fee owner of the real property located at 543 Front Avenue in Saint Paul, Minnesota and as described in Exhibit A attached hereto (the "Property").

WHEREAS, ISD 625 desires to grant to the City an easement over portions of the Property as depicted and described in Exhibit B – Lawson Avenue Easement and Exhibit C – Kent Street Easement, attached hereto (the "Easement Areas"), in accordance with the terms and conditions contained herein.

TERMS OF EASEMENT

1. Grant of Easement. For good and valuable consideration, the receipt of which is acknowledged by ISD 625, ISD 625 hereby grants and conveys to the City a perpetual non-exclusive easement over the Easement Areas for public right-of-way purposes, subject to the terms and conditions hereof.

2. Scope of Easement. The Easement gives the City, its contractors, agents, and employees the right to access, locate, construct, operate, maintain, alter and repair public improvements within the Easement Areas. The Easement also includes the City's right to cut, trim, or remove from the Easement Areas any trees, shrubs, or other vegetation as in the City's judgment unreasonably interfere with the Easement or improvements of the City. The City will replace public trees in the right-of-way as necessary, consistent with the City's general practices for replacing right-of-way trees, and will not impact any private trees on ISD 625 property within its fence line. The City or its contractor will maintain newly planted trees for one-year, consistent with the City's general practices for maintaining newly planted trees. Location and species will be determined by the Forestry Division of the City's Department of Parks and Recreation. The City will retain the existing curb cut approximately 100 feet west of the southwest corner of Lawson Avenue and Mackubin Street and will construct a driveway apron for maintenance access.

3. Covenants of ISD 625. ISD 625 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. ISD 625 covenants that the above-granted Easement is in the quiet and peaceable possession of the City, subject to matters of record. ISD 625 will warrant and forever defend against all persons lawfully claiming the whole or any part thereof, subject to matters of record.

4. ISD 625's Use. ISD 625 reserves the right to use the Easement Areas in a manner consistent with the rights herein granted, provided that such use shall not interfere with or disturb the public's use of the Easement Areas for right-of-way purposes or the City's rights outlined in Section 2.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding to the fullest extent of the law and equity on ISD 625, its successors and assigns for the benefit of the public. The Easement shall remain in effect without limitation as to time.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, ISD 625 has executed this Easement effective as of the date and year first above written.

Independent School District No. 625
a Minnesota public school district and political subdivision

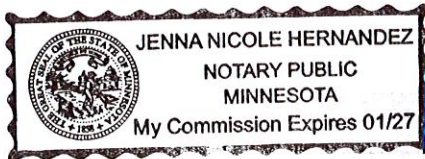
By: *[Signature]*

Name (printed): Kathryn Wallace

Its: Interim Director of Facilities

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The forgoing instrument was acknowledged before me on this 26 day of FEBRUARY, 2025, by JENNA HERNANDEZ, the FACILITIES ADMIN. MANAGER of Independent School District No. 625, a Minnesota public school district and political subdivision, on behalf of the district.



[Signature]
Notary Public

My Commission Expires: 01/2027

PREPARED BY AND UPON
RECORDING RETURN TO:

City of Saint Paul
Office of Financial Services – Real Estate Section
25 W. 4th St., Rm. 1000
St. Paul, MN 55102
651-266-8850

EXHIBIT A

Legal Description of the Property

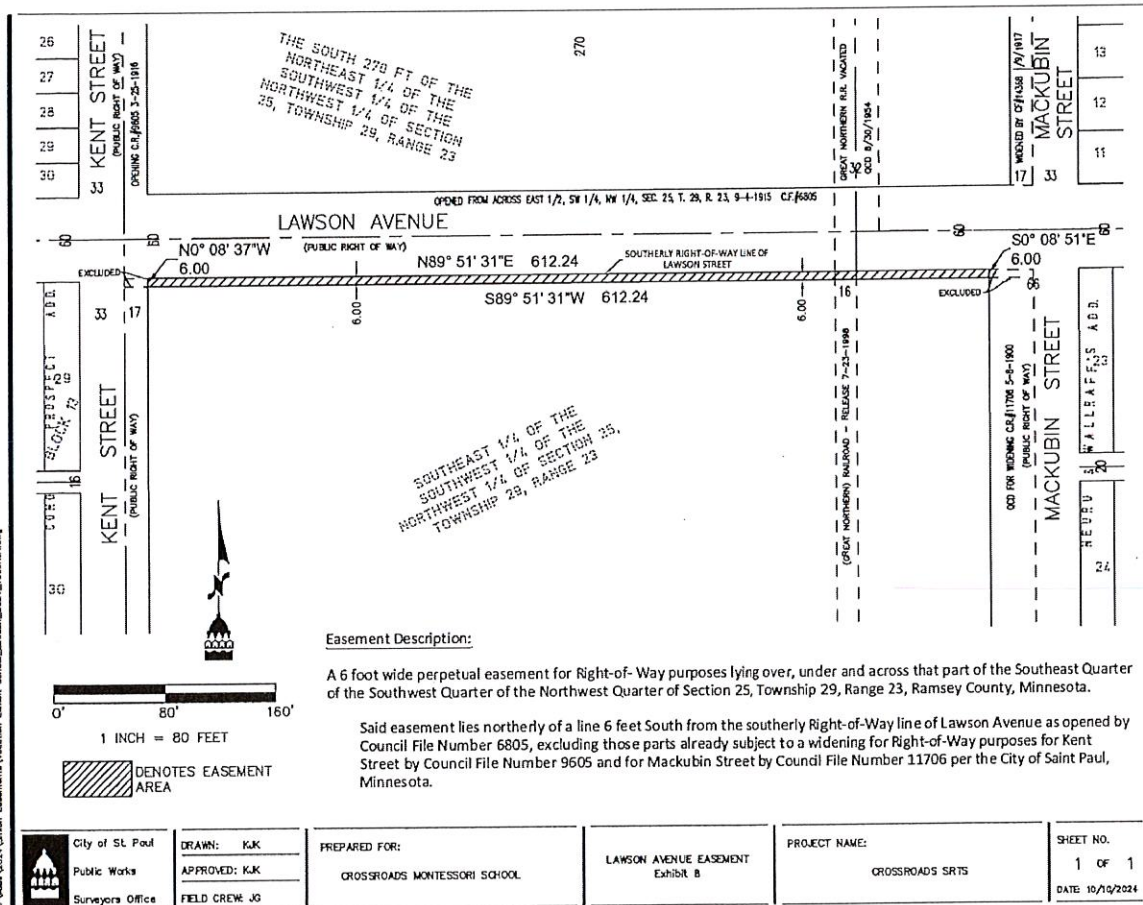
543 Front Avenue (Parcel ID No. 25-29-23-23-0104)

NOTE: The following is not a legal description but a reference to the 1998 deed conveying title to ISD 625.

All right, title and interest in the Southeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 25, Township 29 North, Range 23 West of the 4th Principal Meridian, Ramsey County, Minnesota, as conveyed in the Quitclaim Deed and Release from the Burlington Northern and Santa Fe Railway Company to Independent School District Number 625 and recorded as document number 3073517 on July 23, 1998 (Abstract).

EXHIBIT B – Lawson Avenue Easement

Depiction and Legal Description of the Easement Area



Depiction and Legal Description of the Easement Area

