

Exhibit A

DEDICATION OF EASEMENT FOR RIGHT-OF-WAY PURPOSES

2700 University FC, LLC & 2700 University FC, LP, as Grantor, 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 Saint Paul**, a municipal corporation of the State of Minnesota, its successors, and assigns, as Grantee, a perpetual easement for right-of-way purposes on, over, under and across the following tract of land being in the County of Ramsey, State of Minnesota, described as follows:

An easement for right of way purposes over, under, and across the West 2.00 feet of the following described property:

That part of Lot 26, Auditor's Subdivision No. 9 lying northerly of the south 33 feet and westerly of the east 1 foot; excepting therefrom the following:

That part of said Lot 26, lying westerly of a north and south line described as beginning on the north line of the south 33 feet of said lot 26, a point which is 28.81 feet east of the west line of said lot and terminating at a point on the southerly line of University Avenue 27.55 feet east, measured at right angles, from the west line of said lot; also a triangle in said lot 26, lying southwesterly of a line beginning on the north line of the south 33 feet of said lot 26, at a point with is 40.81 feet east of the west line of said lot and terminating at a point on the north and south line above described which point is 12 feet north of the north line of the south 33 feet of said Lot 26.

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 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, 2700 University FC, a Limited Liability Corporation & 2700 University FC, a Limited Partnership under the laws of Indiana, has caused this deed to be executed in its corporate name by its duly authorized officers, and attested to this day of _____, 2018.

By [Signature]
Its President

By [Signature]
Its President

~~STATE OF MINNESOTA~~
~~COUNTY OF RAMSEY~~
} ss
Indiana
of Marion

The foregoing was acknowledged before me this 30 day of April, 2018
by David Flaherty and David Flaherty
the President and President
of 2700 University FC, LLC, 2700 University FC, LP

Noelle Sue Malatestinic

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
651-266-8850

