

Exhibit C

(Space Above for Recorder/Registrar Use)

DEDICATION OF EASEMENT TRAIL PURPOSES AND BRIDGE RECONSTRUCTION

The Port Authority of the City of Saint Paul, a public body corporate and politic and governmental subdivision under the laws of the State of Minnesota, as Grantor, for good and valuable consideration, to them in hand paid and the receipt and sufficiency 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, the following easements on, over, under and across the tract of land being in the County of Ramsey, State of Minnesota, described on Exhibit A attached hereto (the “**Easement Area**”):

- a. a non-exclusive permanent easement for pedestrian, bicycle and trail purposes; and
- b. a permanent, non-exclusive easement for construction, maintenance, and reconstruction of the Forest Street bridge and related retaining wall construction, pier and abutment construction, utility relocation and inspection.

To have and to hold the same forever. 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.

Grantor does covenant with the Grantee that it is the fee owner of the Easement Area and has good right to grant and convey the easements herein to Grantee.

[Remainder of the page intentionally left blank; signature pages to follow]

IN TESTIMONY WHEREOF, Grantor(s), _____,
a _____ under the laws of _____, has(ve)
caused this deed to be executed in its corporate name by its duly authorized officers, and attested
to this _____ day of _____, 2012.

By _____
Its _____

By _____
Its _____

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss

The foregoing was acknowledged before me this _____ day of _____, 2012
by _____ and _____
the _____ and _____
of _____

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

**EXHIBIT A
TO
DEDICATION OF EASEMENT
TRAIL PURPOSES AND BRIDGE RECONSTRUCTION**

Legal Description

The west 20.00 feet of Lot 1, Block 1, BEACON BLUFF
BUSINESS CENTER NORTH, Ramsey County, Minnesota,

AND

The west 20.00 feet of Outlot A, BEACON BLUFF BUSINESS
CENTER NORTH, Ramsey County, Minnesota.