
(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR ACCESS PURPOSES**

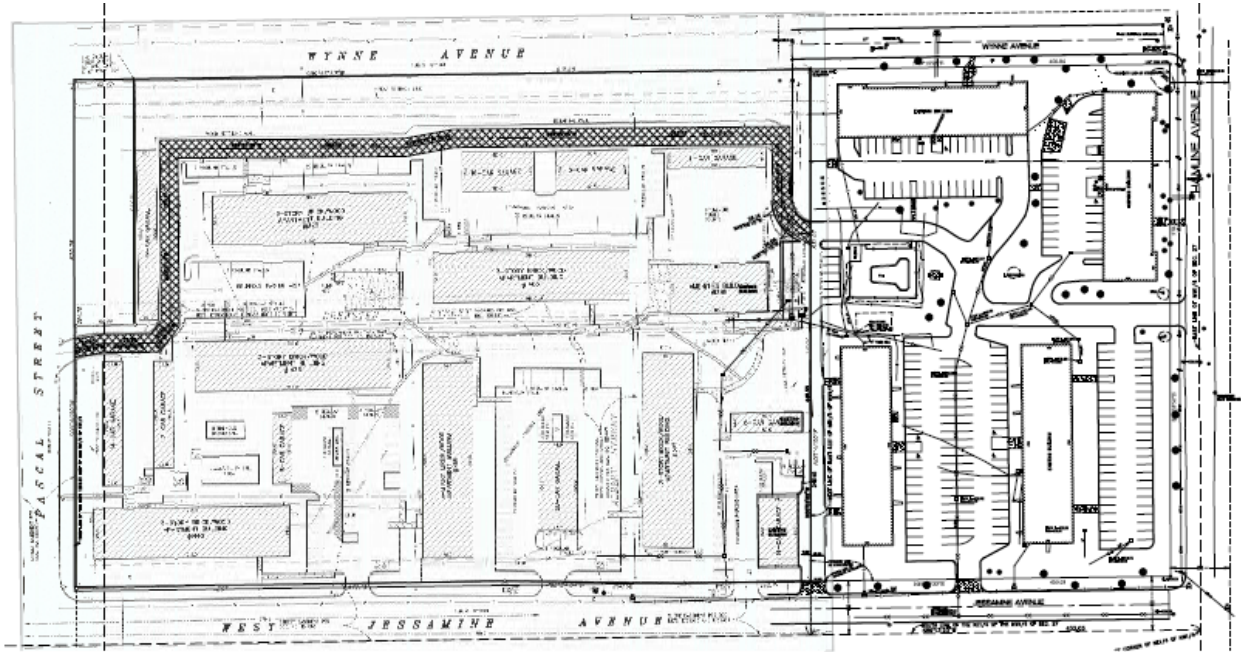
LAKEWOOD GROUP THREE, LLC, a Minnesota limited liability company, as Grantor, for good and valuable consideration, to it in hand paid and the receipt of which is hereby acknowledged, does hereby grant, bargain, and dedicate to the **City of Saint Paul**, a municipal corporation of the State of Minnesota, its successors, and assigns, as Grantee, a permanent access easement for public sewer maintenance purposes (the "**Easement**") on, over, under, and across the area depicted and legally described on **Exhibit A** attached hereto (the "**Easement Area**"), which Easement Area lies within a tract of land being in the County of Ramsey, State of Minnesota, legally described on **Exhibit B** attached hereto.

To have and to hold the same forever. Grantor does covenant that it is well seized in fee of the Easement Area aforesaid, and has good right to dedicate the Easement free of all encumbrances.

Grantor also covenants that the above granted easement is in the quiet and peaceable possession of the 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.

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EXHIBIT A
DEPICTION AND LEGAL DESCRIPTION OF THE EASEMENT AREA



The Easement Area is legally described as follows:

A strip of land 20 feet in width in the Northeast Quarter of the Northwest Quarter of Section 27, Township 29, Range 23, Ramsey County, Minnesota, of which the centerline is described as follows:

Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter; thence South 89 degrees 13 minutes 23 seconds West (assumed bearing) along the south line of said Northeast Quarter of the Northwest Quarter a distance of 433.03 feet to the west line of the east 433.00 feet of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 03 minutes 52 second West along said west line 446.55 feet to the point of beginning of the centerline to be described; thence North 56 degrees 45 minutes 15 seconds West 28.04 feet; thence North 18 degrees 08 minutes 15 seconds West 25.15 feet; thence North 01 degrees 02 minutes 42 seconds West 70.64 feet; thence South 89 degrees 29 minutes 26 seconds West 363.57 feet; thence South 79 degrees 30 minutes 10 seconds West 54.92 feet; thence South 89 degrees 33 minutes 38 seconds West 262.79 feet; thence South 00 degrees 31 minutes 14 seconds east 193.91 feet; thence South 36 degrees 46 minutes 40 seconds West 27.59 feet; thence South 89 degrees 28 minutes 46 seconds West 57.20 feet; thence South 81 degrees 02 minutes 15 seconds West 33.30 feet to the west line of the east 1250.90 feet of said Northeast Quarter of the Northwest Quarter and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate on the west line of said east 1250.90 feet and to be prolonged or shortened to terminate on the west line of said east 433.00 feet.

Easement Area = 22,341 square feet

EXHIBIT B
LEGAL DESCRIPTION OF THE LAND
WITHIN WHICH THE EASEMENT AREA IS LOCATED

The Westerly 817.9 feet of the Easterly 1,217.9 feet of that part of the N ½ of the NW ¼ of Section 27, Township 29 North, Range 23 West, City of Saint Paul, Ramsey County, Minnesota, lying West of Hamline Avenue and South of Wynne Avenue, except that part of the Westerly 68 feet of the Easterly 1,217.9 feet thereof lying Northerly of permanent sanitary sewer and also except that part thereof taken for West Jessamine Avenue.

CONSENT AND JOINDER TO EASEMENT

THIS CONSENT AND JOINDER TO EASEMENT is made this ___ day of _____, 2015, by JPMorgan Chase Bank, N.A., a national banking association ("**Lender**"), the holder of the instrument described on **Schedule 1** attached hereto (the "**Loan Instrument**"), which encumbers the real property situated in the County of Ramsey, State of Minnesota, legally described on **Schedule 2** attached hereto (the "**Property**").

Lender does hereby approve and consent to the making and filing of that certain Dedication of Easement for Sewer Purposes between Lakewood Group Three, LLC, a Minnesota limited liability company, as grantor, and the City of Saint Paul, a municipal corporation of the State of Minnesota as grantee (the "**Easement**") with the Office of the Recorder in and for Ramsey County, Minnesota, recorded _____, 2015, as Document No. _____, and hereby subordinates its interest in the Property to the Easement.

IN WITNESS WHEREOF, Lender has caused this Consent and Joinder to Easement to be executed the day, month and year first above written.

JPMORGAN CHASE BANK, N.A.,
a national banking association

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledge before me this ___ day of _____, 2015, by _____, the _____ of JPMorgan Chase Bank, N.A., a national banking association, on behalf of the association.

Notary Public
My Commission Expires:

This Instrument was drafted by:
Barnes & Thornburg LLP (SRK)
225 South Sixth Street, Suite 2800
Minneapolis, Minnesota 55402

SCHEDULE 1
LOAN INSTRUMENT

Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing made by Lakewood Group Three, LLC, in favor of JPMorgan Chase Bank, N.A., dated November 26, 2014, recorded December 8, 2014, as Doc. No. A04535152, with the Office of the County Recorder, Ramsey County, Minnesota.

SCHEDULE 2
PROPERTY

The Westerly 817.9 feet of the Easterly 1,217.9 feet of that part of the North half of the Northwest Quarter of Section 27, Township 29 North, Range 23 West, City of Saint Paul, Ramsey County, Minnesota, lying West of Hamline Avenue and South of Wynne Avenue, except that part of the Westerly 68 feet of the Easterly 1,217.9 feet thereof lying Northerly of permanent sanitary sewer and also except that part thereof taken for West Jessamine Avenue.

The Easterly 2.0 feet of the Westerly 68.0 feet of the Westerly 817.9 feet of the Easterly 1217.9 feet of that part of the North half of the Northwest Quarter of Section 27, Township 29 North, Range 23 West, City of St. Paul, Ramsey County, Minnesota lying West of Hamline Avenue, South of Wynne Avenue and north of permanent sanitary sewer.

Ramsey County, Minnesota
Abstract Property