

Exhibit B – Emergency Vehicle Ingress/Egress

(Space Above for Recorder/Registrar Use)

DEDICATION OF EASEMENT FOR EMERGENCY VEHICULAR INGRESS AND EGRESS PURPOSES

Bremer Bank, National Association, a national banking association, and **The Central Baptist Church**, a Minnesota non-profit corporation, collectively referred to as Grantor, for good and valuable consideration, to it 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, nonexclusive easement for Emergency Vehicle Ingress and Egress purposes over and across the following tract of land being in the County of Ramsey, State of Minnesota, described and depicted as follows:

See Exhibit A, attached and fully incorporated herein

To have and to hold the same forever. Grantor covenants that it is well seized in fee of the land and premises aforesaid and has good right to convey the same free of all encumbrances.

This easement does not grant to Grantee or any other party any parking or other rights on or with respect to the easement area.

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.

Grantor, so long as it owns the property within which the easement is located, and each successor during its period of ownership, shall be responsible for maintenance, cleaning and snow plowing of the above-described easement area.

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EXHIBIT A

Description of Easement Area

An easement for Emergency Vehicular Ingress and Egress lying over and under the westerly 10 feet and easterly 4 feet of the centerline of the vacated alley dedicated in Block 1, Milham Park, Ramsey County Minnesota lying south of the north line of said Block 1, and northerly of the northwesterly extension of the southerly line of Lot 5, Block 1, Milham Park.

