
(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Lot 1, Block 2, UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

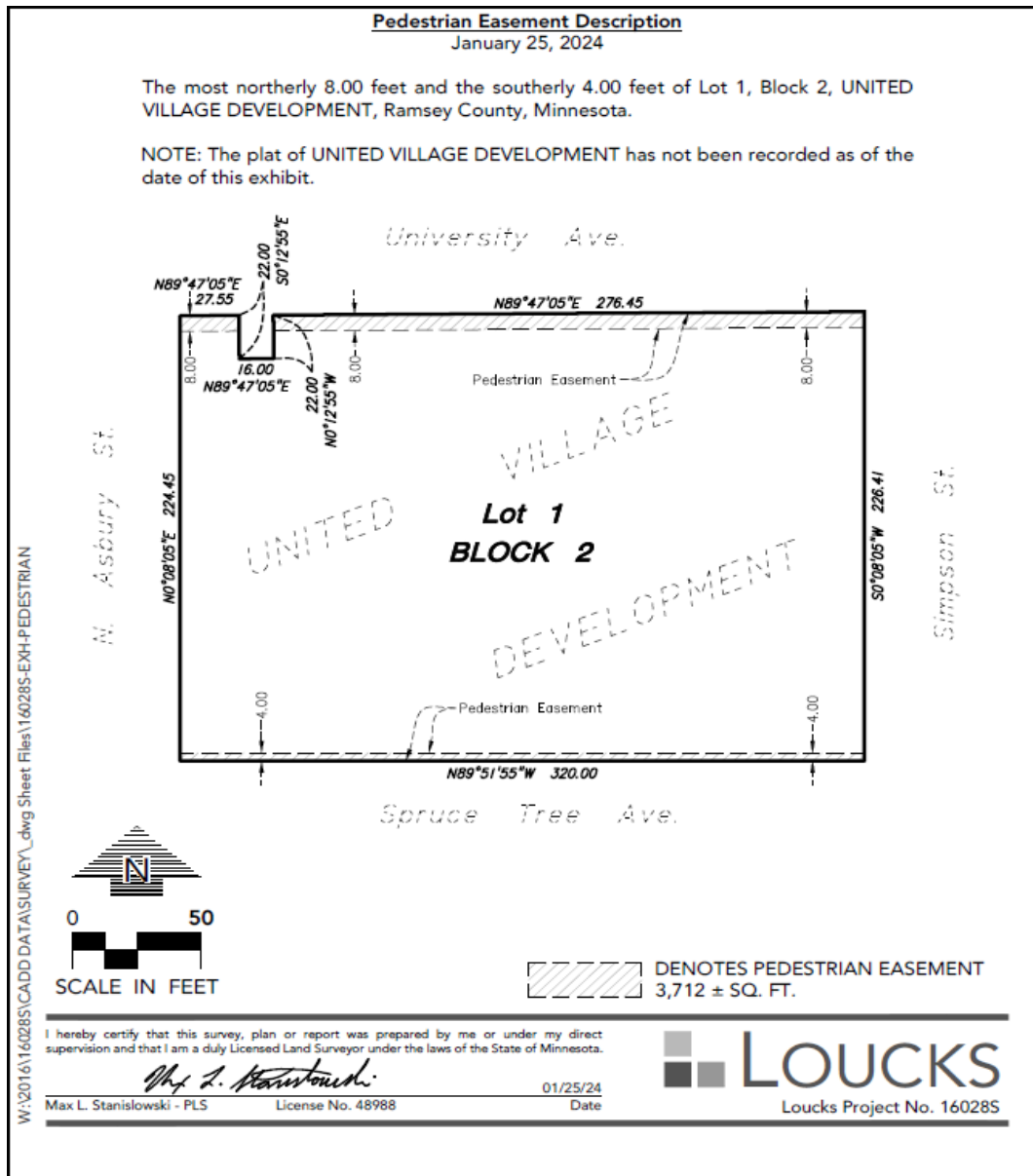
EXHIBIT B

Legal Description of the Ingress/Egress Area

The most northerly 8.00 feet and the southerly 4.00 feet of Lot 1, Block 2, UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Lot 1, Block 3, UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

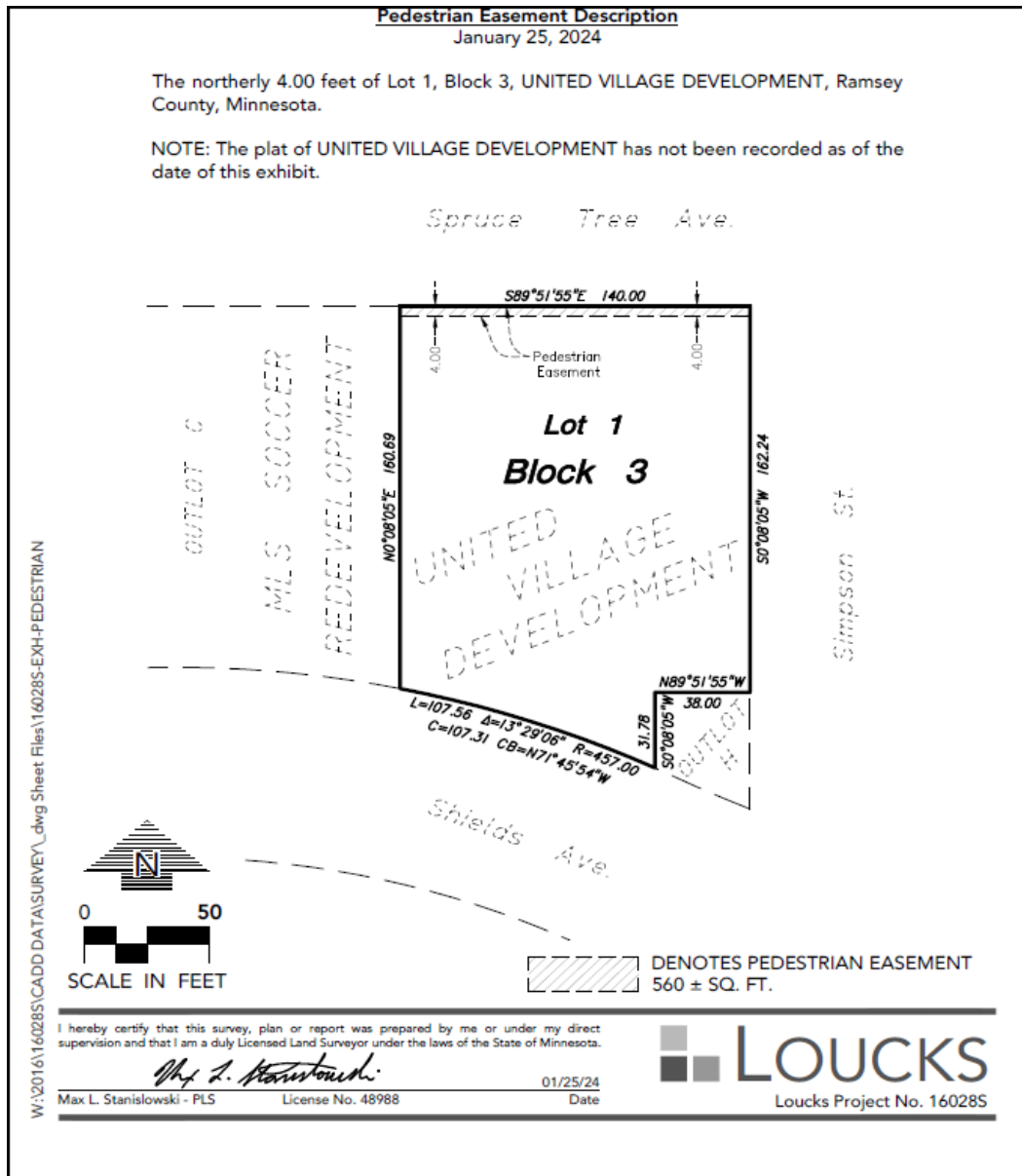
EXHIBIT B

Legal Description of the Ingress/Egress Area

**The most northerly 4.00 feet of Lot 1, Block 3, UNITED VILLAGE DEVELOPMENT,
Ramsey County, Minnesota**

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND ENGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, the Grantor, **Snelling-Midway Redevelopment, LLC**, property owner, under the laws of Minnesota, has caused this deed to be executed in name, and attested to this ____ day of _____, 2024.

Snelling-Midway Redevelopment, LLC

By: _____
Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 2024,
by _____, the _____ of Snelling-Midway Redevelopment, LLC; as Grantor.

Notary Public

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Outlot A, UNITED VILLAGE DEVELOPMENT, Ramsey County Minnesota

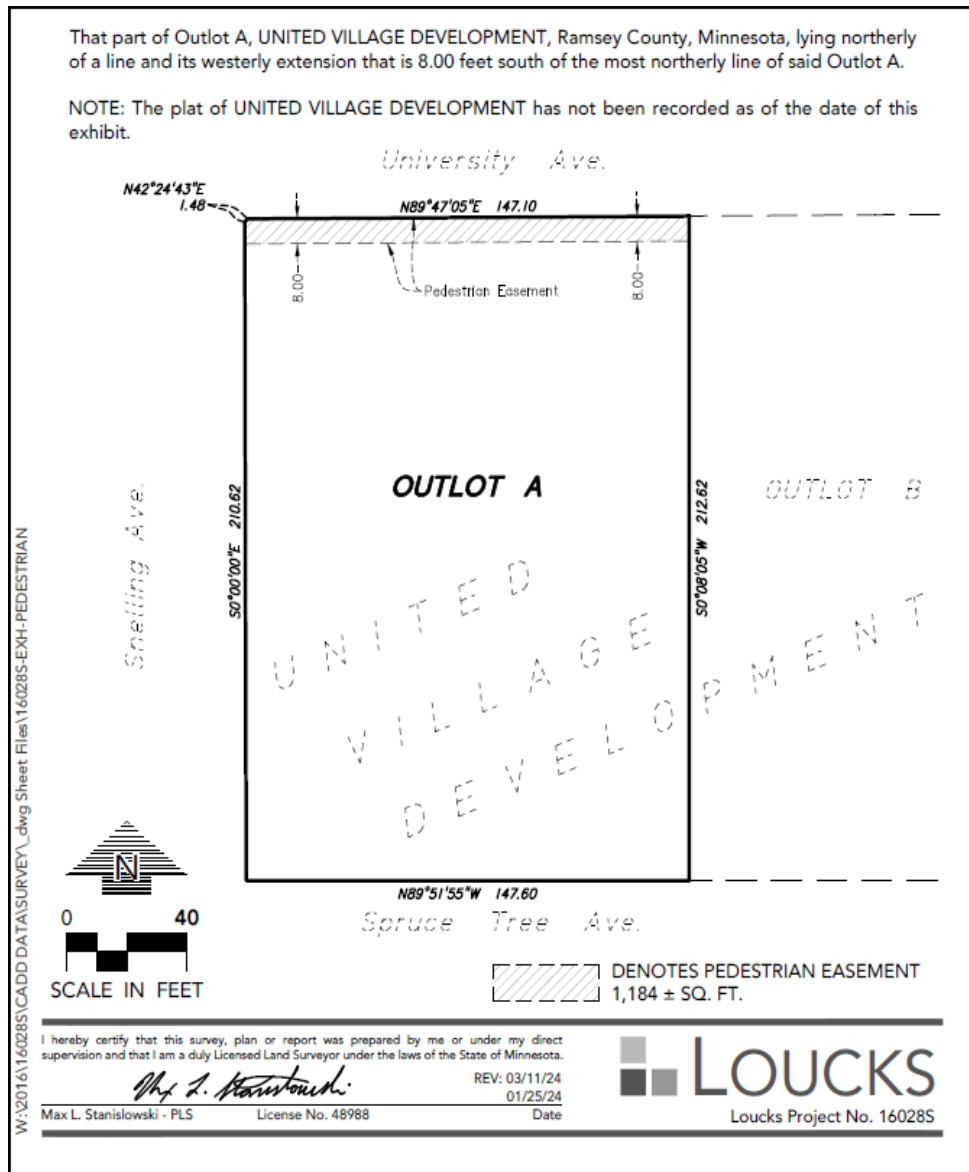
EXHIBIT B

Legal Description of the Ingress/Egress Area

That part of Outlot A, UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota, lying northerly of a line and its westerly extension that is 8.00 feet south of the most northerly line of said Outlot A.

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, the Grantor, **Snelling-Midway Redevelopment, LLC**, property owner, under the laws of Minnesota, has caused this deed to be executed in name, and attested to this ____ day of _____, 2024.

Snelling-Midway Redevelopment, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 2024,
by _____, the _____ of Snelling-Midway Redevelopment,
LLC; as Grantor.

Notary Public

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Outlot B UNITED VILLAGE DEVELOPMENT

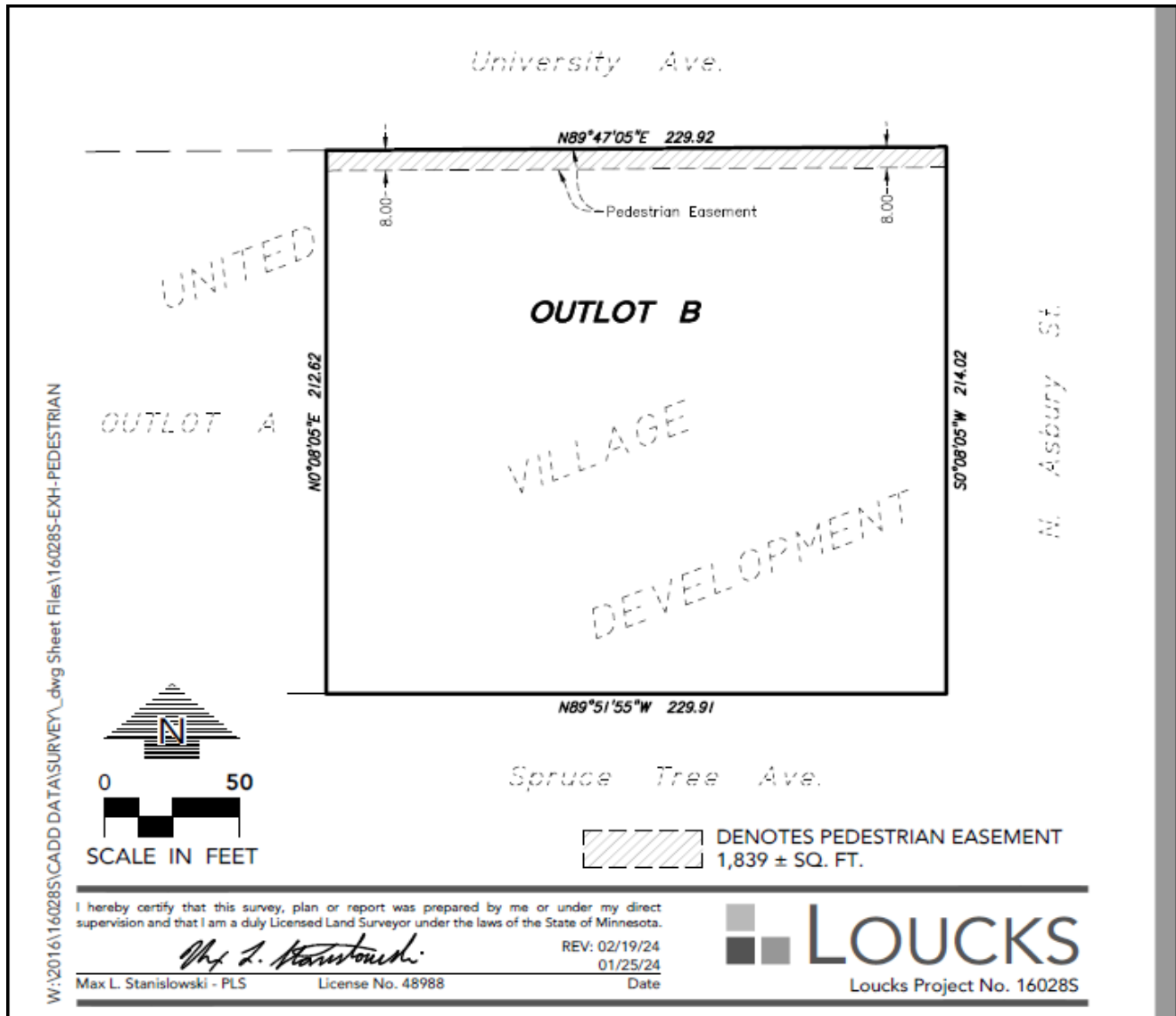
EXHIBIT B

Legal Description of the Ingress/Egress Area

The northerly 8.00 feet of Outlot B, UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, the Grantor, **Snelling-Midway Redevelopment, LLC**, property owner, under the laws of Minnesota, has caused this deed to be executed in name, and attested to this ____ day of _____, 2024.

Snelling-Midway Redevelopment, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, 2024,
by _____, the _____ of Snelling-Midway Redevelopment,
LLC; as Grantor.

Notary Public

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Outlot C, MLS SOCCER REDEVELOPMENT, Ramsey County, Minnesota

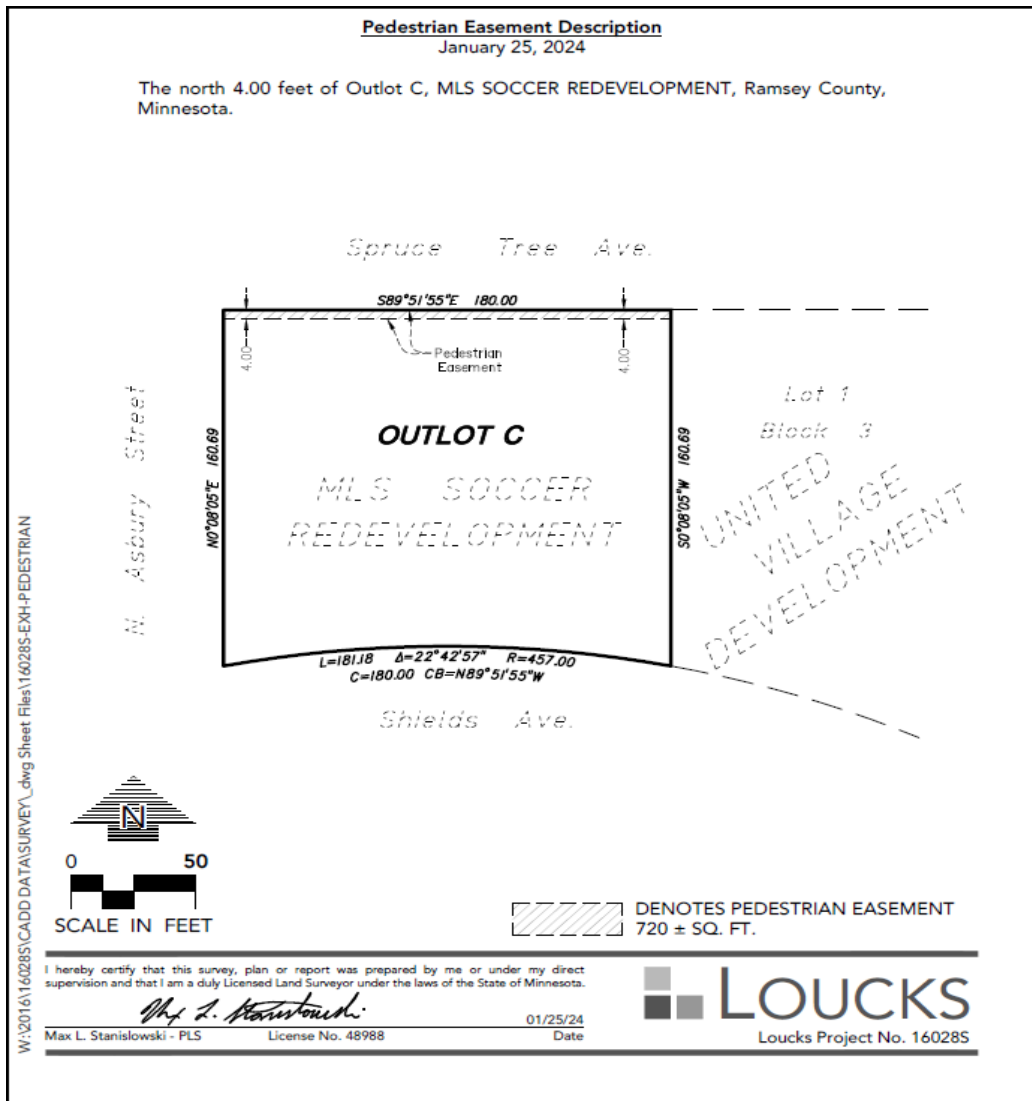
EXHIBIT B

Legal Description of the Ingress/Egress Area

**The north 4.00 feet of Outlot C, MLS SOCCER REDEVELOPMENT, Ramsey County,
Minnesota**

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Outlot C UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

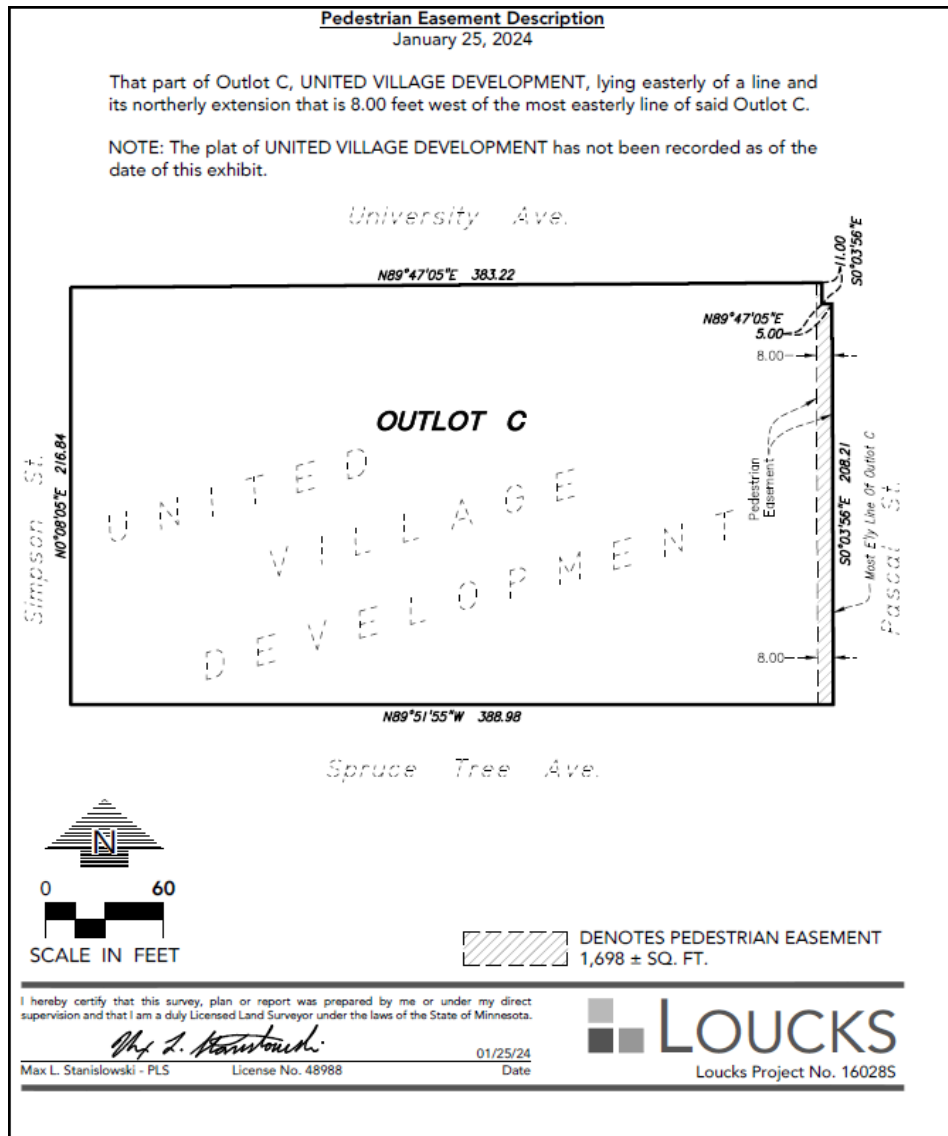
EXHIBIT B

Legal Description of the Ingress/Egress Area

That part of Outlot C, UNITED VILLAGE DEVELOPMENT, lying easterly of a line and its northerly extension that is 8.00 feet west of the most easterly line of said Outlot C.

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, the Grantor, Snelling-Midway Redevelopment, LLC, property owner, under the laws of Minnesota, has caused this deed to be executed in name, and attested to this ____ day of _____, 2024.

Snelling-Midway Redevelopment, LLC

By: _____
Its: _____

[illegible]

The foregoing was acknowledged before me this ____ day of _____, 2024,
by _____, the _____ of Snelling-Midway Redevelopment,
LLC; as Grantor.

Notary Public

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Outlot D UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

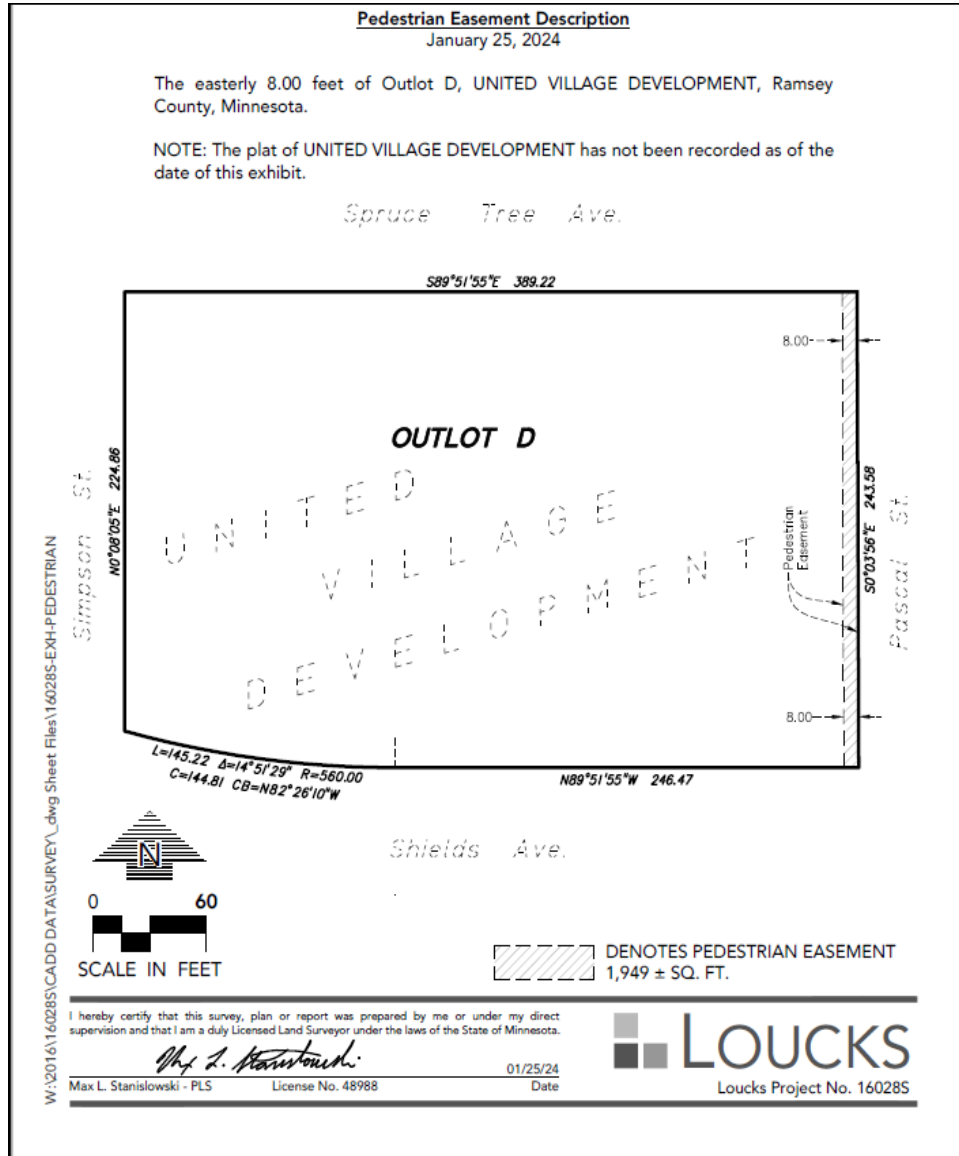
EXHIBIT B

Legal Description of the Ingress/Egress Area

**The easterly 8.00 feet of Outlot D, UNITED VILLAGE DEVELOPMENT, Ramsey County,
Minnesota**

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

IN TESTIMONY WHEREOF, the Grantor, Snelling-Midway Redevelopment, LLC, property owner, under the laws of Minnesota, has caused this deed to be executed in name, and attested to this ____ day of _____, 2024.

Snelling-Midway Redevelopment, LLC

By: _____
Its: _____

[illegible]

The foregoing was acknowledged before me this ____ day of _____, 2024,
by _____, the _____ of Snelling-Midway Redevelopment,
LLC; as Grantor.

Notary Public

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Outlot E UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

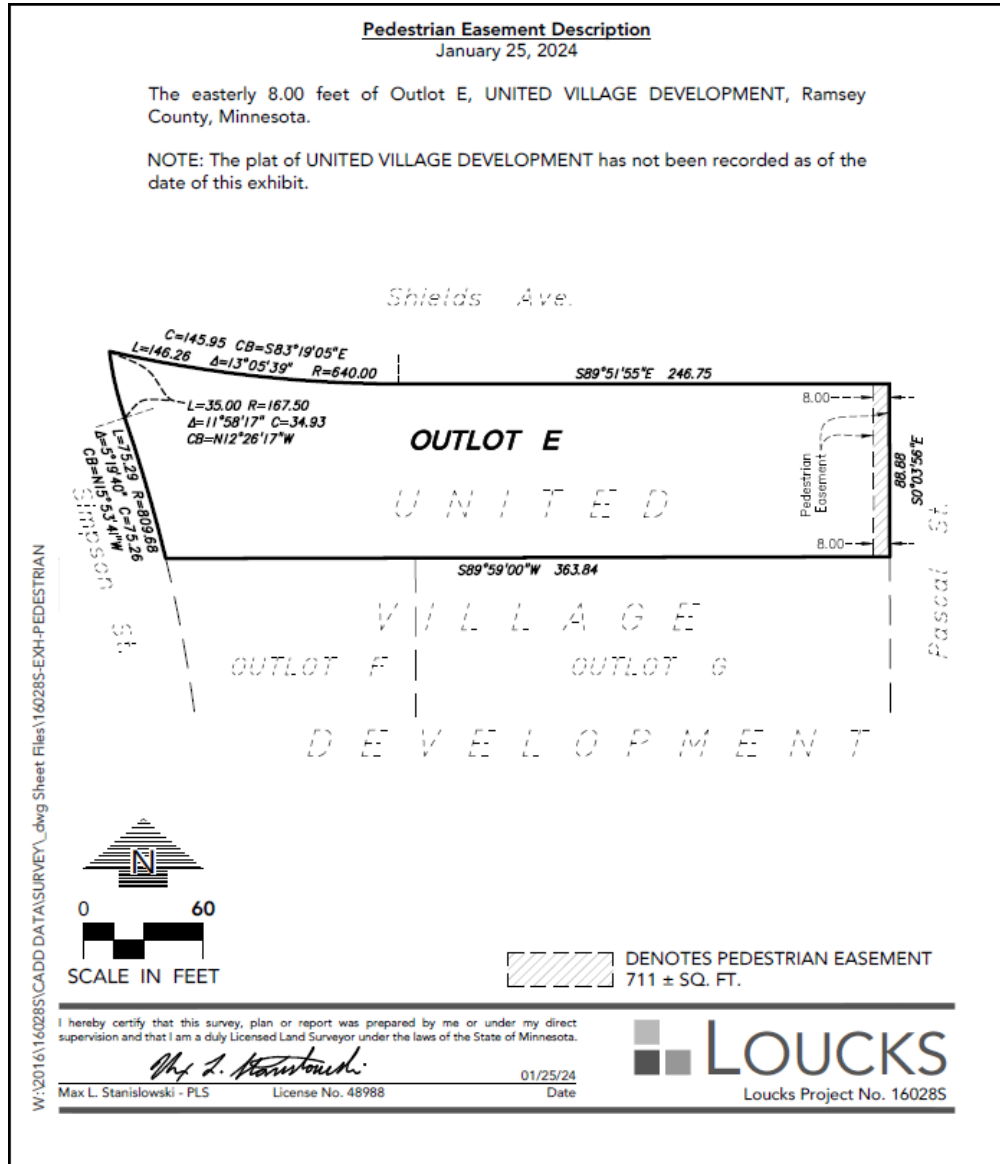
EXHIBIT B

Legal Description of the Ingress/Egress Area

**The easterly 8.00 feet of Outlot E, UNITED VILLAGE DEVELOPMENT, Ramsey County,
Minnesota**

EXHIBIT B-1

Depiction of Easement Area



(Space Above for Recorder/Registrar Use)

**DEDICATION OF EASEMENT
FOR INGRESS AND EGRESS PURPOSES**

Snelling-Midway Redevelopment, LLC, a Minnesota limited liability company, as Grantors, and as owners of the real property legally described on **Exhibit A** attached hereto (“Property”) 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 non-exclusive easement for ingress and egress purposes on and across a portion of the Property legally described and depicted on **Exhibit B** attached hereto (“Easement Area”).

To have and to hold the same forever. Grantors covenant 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 or the Property.

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

Grantors, so long as it owns the subject land and each successor during its period of ownership, shall be responsible for construction, maintenance, cleaning and snow plowing of the above-described easement area.

This Instrument was drafted by:
Kaplan, Strangis and Kaplan, P.A.
730 Second Avenue South, Suite 1450
Minneapolis, MN 55402 (sjs)

EXHIBIT A

Legal Description of Property

Outlot G UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

EXHIBIT B

Legal Description of the Ingress/Egress Area

The most easterly 8.00 feet of Outlot G, UNITED VILLAGE DEVELOPMENT, Ramsey County, Minnesota

EXHIBIT B-1

Depiction of Easement Area

