

**DEDICATION OF EASEMENT  
FOR  
PUBLIC RIGHT-OF-WAY PURPOSES**

This Public Right-of-Way Easement (“Easement”) is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between **Buhl 102, LLC**, a Delaware limited liability company (“Grantor”) and **City of Saint Paul, Minnesota**, a Minnesota municipal corporation (“Grantee”).

**RECITALS**

WHEREAS, Grantor is the fee owner the real property located at 102 Water Street in Saint Paul, Minnesota and legally described in Exhibit A attached hereto (the “Property”).

WHEREAS, Grantor desires to grant to the City easements over portions of the Property as depicted and described in Exhibit B attached hereto (the “Easement Area”), on the terms and conditions contained herein.

**TERMS OF EASEMENT**

**NOW, THEREFORE**, for good and valuable consideration, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, the Parties hereby agree as follows:

1. Grant of Easement. For good and valuable consideration, the receipt of which is acknowledged by Grantor, Grantor hereby grants and conveys to Grantee a perpetual non-exclusive easement over the Easement Area for public right-of-way purposes, subject to the terms and conditions hereof. It is intended and agreed that this dedication of easement 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 dedication of easement shall remain in effect without limitation as to time.

2. Scope of Easement. This Easement gives Grantee, its contractors, agents, and employees the right to access, locate, construct, operate, maintain, alter and repair public improvements within the Easement Area.

3. Covenants of Grantor. Grantor covenants that it is well seized in fee of the Property and has good right to sell and convey the same, free of all encumbrances but subject to matters of record. Grantor covenants that the above-granted Easement is in the quiet and peaceable possession of the Grantee, subject to matters of record. Grantor will warrant and forever defend against all persons lawfully claiming the whole or any part thereof, subject to matters of record.

4. Grantor’s Use. Grantor reserves the right to use the Easement Area in a manner consistent with the rights herein granted, provided that such use shall not interfere with or disturb the public’s use of the Easement Area for right-of-way purposes or Grantee’s rights outlined in Section 2.

5. Maintenance. Grantee shall maintain the Easement Area in good repair (including, without limitation, snow and ice removal, cleaning, patching and repair of the Easement Area in

the same manner as other streets maintained by Grantee), at Grantee's sole cost and expense.

6. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on Grantor, its successors, and assigns.

[Signature Page to Follow. Remainder of Page Intentionally Blank.]

IN WITNESS WHEREOF, Grantor has executed this Easement effective as of the date and year first above written.

**Buhl 102, LLC**  
a Delaware limited liability company

By: \_\_\_\_\_

Name (printed): Peter Deanovic

Its: Chief Executive Officer

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The forgoing instrument was acknowledged before me on this \_\_\_\_day of \_\_\_\_\_, 2024, by Peter Deanovic, the Chief Executive Officer, of Buhl 102, LLC, a Delaware limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**  
Legal Description of the Property

**102 Water Street, St. Paul, Minnesota** (Parcel ID No. 062822420019).

That part of Irvine's Addition to West St. Paul, according to the recorded plat thereof and Robertson's Addition to West St. Paul, according to the recorded plat thereof, all in Ramsey County, Minnesota, described as follows:

Beginning at the intersection of the Southeasterly line of vacated Fillmore Ave (originally dedicated as Fourth Street in said Robertson's Addition to West St. Paul) and the centerline of vacated Bidwell Street (originally dedicated as Myrtle Avenue in said Robertson's Addition to West St. Paul); thence Southeasterly along said centerline of vacated Bidwell Street to the intersection of the Southwesterly extension of the Southeasterly line of Lots 1 through 6, Block 186, said Robertson's Addition to West St. Paul; thence Northeasterly along said extension and said Southeasterly lines of Lots 1 through 6, for 288.83 feet to a point which lies 41.17 feet Southwesterly from the Southeasterly corner of said Lot 1; thence Northwesterly, parallel to the Northeasterly line of said Lot 1 for 11.10 feet; thence Northeasterly, through a point on the Northeasterly line of Lot 1, said Block 186, said point being 11.16 feet Northwesterly from the Southeasterly corner of said Lot 1 and measured along said Northeasterly line of Lot 1, to a point on the centerline of vacated Walter Street (originally dedicated as Market Street in said Robertson's Addition to West St. Paul); thence Northwesterly, along said centerline of vacated Walter Street to the centerline of said vacated Fillmore Street; thence Southwesterly along said centerline of vacated Fillmore Ave to the intersection with the Southeasterly extension of the Westerly line of the Easterly 23.00 feet of Lot 1, Block 187, said Robertson's Addition to West St. Paul; thence Northwesterly, along said Southeasterly extension and said Westerly line of the Easterly 23.00 feet of Lot 1 for 97.33 feet, to a line that lies 8.50 feet Northwesterly of and parallel with the centerline of the Chicago, Saint Paul, Minneapolis and Omaha Railway Company's I.C.C Spur Track No. 101; thence Southwesterly, along said parallel line, to the Northeasterly line of said vacated Bidwell Street; thence Northwesterly, along said Northeasterly line of vacated Bidwell Street to the Southerly line of Water Street per Document No. 1932630; thence Southwesterly along said Southerly line of Water Street to the Northwesterly extension of the Southwesterly line of said vacated Bidwell Street; thence Southeasterly along said Northwesterly extension, and along said Southwesterly line of said vacated Bidwell street and its Southerly extension to said Southeasterly line of vacated Fillmore street; thence Northeasterly to the point of beginning and there terminating.

The Torrens portion of which is described as follows:

Certificate of Title No. 627459

Lot 1, Block 186, Robertson's Addition, except that part described as follows: beginning at the Southeasterly corner of said Lot 1; thence North along the Northeasterly side of Lot 1 on an assumed bearing of North 30 degrees 19 minutes 30 seconds West for 11.16 feet; thence South 59 degrees 27 minutes West for 41.17 feet; thence South 30 degrees 19 minutes 30 seconds East for 11.08 feet to the Southeasterly line of Lot 1; thence East along the Southeasterly line 41.17 feet to the point of beginning.

Lots 2, 3, 4, 5 and 6, Block 186, Robertson's Addition, to West St. Paul, and the Easterly half of vacated Bidwell Street lying between the Westerly extension of the North and South lines of Lot 6, Block 186, Robertson's Addition.

Certificate of Title No. 648739

All that part of Robertson's Addition to West St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, and all that part of Irvine's Addition to West St. Paul, according to the recorded plat thereof, said Ramsey County; which lies Southwesterly of the centerline of vacated Bidwell Street (originally dedicated as Myrtle Avenue in said Robertson's Addition to West St. Paul), and its Northwesterly extension; which lies Northwesterly of the centerline of vacated Fillmore Avenue (originally platted as Fourth St. in said Robertson's Addition to West St. Paul, and originally dedicated as an unnamed street that lies between Blocks 189 and 190, said Irvine's Addition to West St. Paul); which lies Southerly of the Southerly line of Water Street as denoted in Document No. 1932630; and which lies northeasterly of the southwesterly right of way line of said vacated Bidwell Street, as extended.

**EXHIBIT B**

Depiction and Legal Description of the Easement Area

30459468v2

**RIGHT-OF-WAY EASEMENT EXHIBIT**  
**102 Water Street**  
**St. Paul, Ramsey County, Minnesota**

An easement for right-of-way purposes over and across that part of the following described property:

That part of Irvine's Addition to West St. Paul, according to the recorded plat thereof and Robertson's Addition to West St. Paul, according to the recorded plat thereof, all in Ramsey County, Minnesota, described as follows:

Beginning at the intersection of the southeasterly line of vacated Fillmore Ave (originally dedicated as Fourth Street in said Robertson's Addition to West St. Paul) and the centerline of vacated Bidwell Street (originally dedicated as Myrtle Avenue in said Robertson's Addition to West St. Paul); thence southeasterly along said centerline of vacated Bidwell Street to the intersection of the southwesterly extension of the southeasterly line of Lots 1 through 6, Block 186, said Robertson's Addition to West St. Paul; thence northeasterly along said extension and said southeasterly lines of Lots 1 through 6, for 288.83 feet to a point which lies 41.17 feet southwesterly from the southeasterly corner of said Lot 1; thence northwesterly, parallel to the northeasterly line of said Lot 1 for 11.10 feet; thence northeasterly, through a point on the northeasterly line of Lot 1, said Block 186, said point being 11.16 feet northwesterly from the southeasterly corner of said Lot 1 and measured along said northeasterly line of Lot 1, to a point on the centerline of vacated Walter Street (originally dedicated as Market Street in said Robertson's Addition to West St. Paul); thence northwesterly, along said centerline of vacated Walter Street to the centerline of said vacated Fillmore Street; thence southwesterly along said centerline of vacated Fillmore Ave to the intersection with the southeasterly extension of the westerly line of the Easterly 23.00 feet of Lot 1, Block 187, said Robertson's Addition to West St. Paul; thence northwesterly, along said southeasterly extension and said westerly line of the Easterly 23.00 feet of Lot 1 for 97.33 feet, to a line that lies 8.50 feet northwesterly of and parallel with the centerline of the Chicago, Saint Paul, Minneapolis and Omaha Railway Company's I.C.C Spur Track No. 101; thence southwesterly, along said parallel line, to the northeasterly line of said vacated Bidwell Street; thence northwesterly, along said northeasterly line of vacated Bidwell Street to the southerly line of Water Street per Doc. No. 1932630; thence southwesterly along said southerly line of Water Street to the northwesterly extension of the southwesterly line of said vacated Bidwell Street; thence southeasterly along said northwesterly extension, and along said southwesterly line of said vacated Bidwell street and its southerly extension to said southeasterly line of vacated Fillmore street; thence northeasterly to the point of beginning and there terminating.

Said easement being a 50.00 foot wide strip of land, being 30.00 feet to the left and 25.00 feet to the right of the following described line:

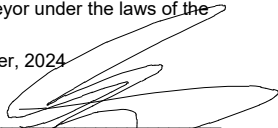
Commencing at the intersection of the centerline of vacated Fairfield Ave (originally dedicated as Fifth Street in said Robertson's Addition to West St. Paul and originally dedicated as an unnamed street that lies between Blocks 189 and 190 said Irvine's Addition to West St. Paul) and the centerline of said vacated Bidwell Street; thence northerly along the centerline of said vacated Bidwell Street for 349.81 feet; thence northwesterly, deflecting to the left, 23 degrees 47 minutes 43 seconds for 102.56 feet to the southerly line of said Water street and there terminating.

The sidelines of said easement shall be prolonged and/or shortened so as to terminate on the southerly line of said Water street.

**MINNESOTA CERTIFICATION**

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of December, 2024



Rory L. Synsteliën

Minnesota License No. 44565

**CivilSite**  
**GROUP**

5000 GLENWOOD AVENUE  
GOLDEN VALLEY, MN 55422  
CivilSiteGroup.com

Drawn By:RS

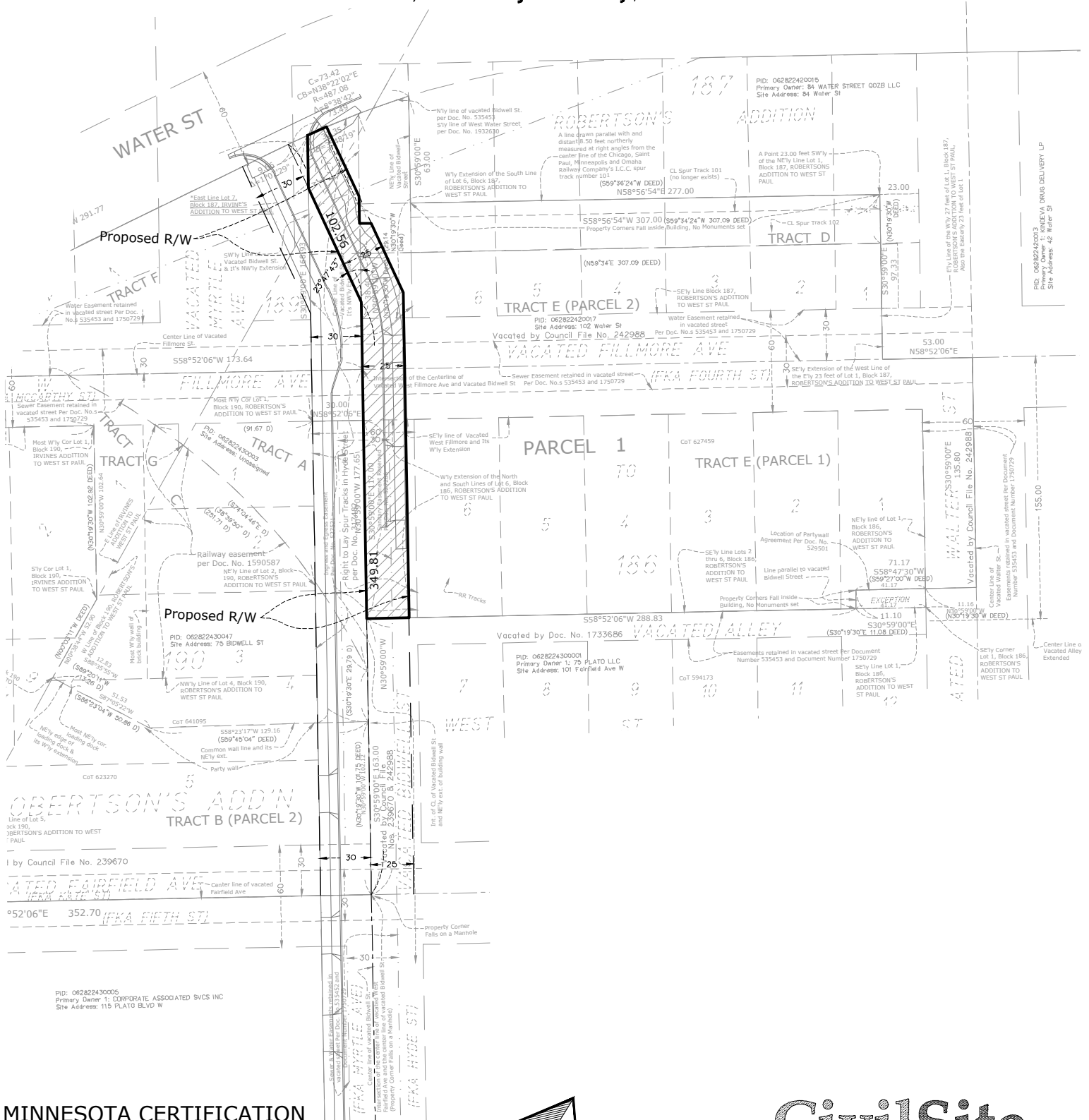
Project No. 18275.03

SHEET 1 OF 2

# RIGHT-OF-WAY EASEMENT EXHIBIT

## 102 Water Street

### St. Paul, Ramsey County, Minnesota



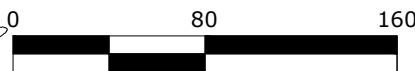
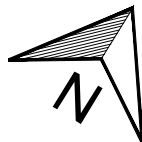
### MINNESOTA CERTIFICATION

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of December, 2024

Rory L. Synsteliem

Minnesota License No. 44565



SCALE IN FEET

# CivilSite

## GROUP

5000 GLENWOOD AVENUE  
GOLDEN VALLEY, MN 55422  
CivilSiteGroup.com

Drawn By: RS

Project No. 18275.03

SHEET 2 OF 2