

Attachment B

(Reserved for recording information)

GRANT OF PERMANENT EASEMENT FOR SANITARY SEWER PURPOSES

NORTHPARK CC LLC, a Texas limited liability company ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the **CITY OF ARDEN HILLS**, a Minnesota municipal corporation, the Grantee, hereinafter referred to as the "City", its successors and assigns, forever, a permanent, non-exclusive easement for sanitary sewer purposes over, on, across, under and through the land situated in the County of Ramsey, State of Minnesota, legally described on the attached Exhibit "A" and depicted on the attached Exhibit "B" (the "Easement Property").

INCLUDING the rights of the City, its contractors, agents, servants, and assigns, to enter upon the Easement Property at all reasonable times to construct, reconstruct, inspect, repair, and maintain said sanitary sewer system over, across, on, under, and through the Easement Property, together with the right to grade, level, fill, drain, pave, and excavate the Easement Property, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said sanitary sewer system. Together with the rights

described and granted herein shall be the obligations imposed upon the City, which obligations are hereby acknowledged by the City by virtue of its acceptance of the easement grant set forth herein, to maintain, repair, and replace the sanitary sewer system located on the Easement Property at all times during the continuance of the easement granted herein and to repair all damage to the Easement Property and the surrounding Property owned by Grantor or its successors and assigns resulting from the use of the Easement Property by the City or its contractors, agents, servants or assigns.

The above-named Grantor represents to the City that it is the owner of fee title to the Easement Property, that it has the sole right to grant and convey the easement herein contained to the City, and that there are no unrecorded interests in the Easement Property. Grantor reserves the right to use the Easement Property, provided that such use shall not unreasonably interfere with the exercise by the City of the rights hereby granted to it.

As an inducement to the grant of the easement herein contained, the City shall indemnify, defend, and hold harmless the undersigned Grantor, its successors and assigns, and their respective agents, employees, and invitees from any damages, injuries, deaths, expenses (including attorney fees), and claims caused by the use of the Easement Property by the City or its contractors, agents, servants or assigns.

[SIGNATURE PAGES FOLLOW.]

IN TESTIMONY WHEREOF, the Grantor hereto has signed this easement this 5th
day of April, 2021.

GRANTOR:

NORTHPARK CC LLC,
a Texas limited liability company

By: Aniketos Capital Management LLC,
a Texas limited liability company, its Manager

By: *Mark B. Horrell*
Name: MARK B. Horrell
Title: Manager

STATE OF TEXAS)
 :SS
COUNTY OF TARRANT)

The foregoing instrument was acknowledged before me this 5 day of April, 2021, by
Mark Horrell, the Manager of Aniketos
Capital Management LLC, the Manager of Northpark CC LLC, a Texas limited liability company,
on behalf of such limited liability company.

Zach Budnik
Notary Public, State of Texas

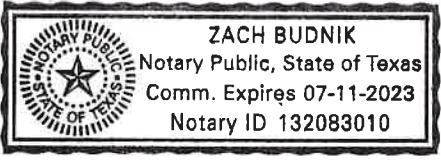


EXHIBIT "A"
TO
GRANT OF PERMANENT EASEMENT

A 20.00 foot wide permanent easement for sanitary sewer purposes over, on, under, across and through that part of Tract C, Registered Land Survey No. 394, as recorded, Ramsey County, Minnesota described as follows:

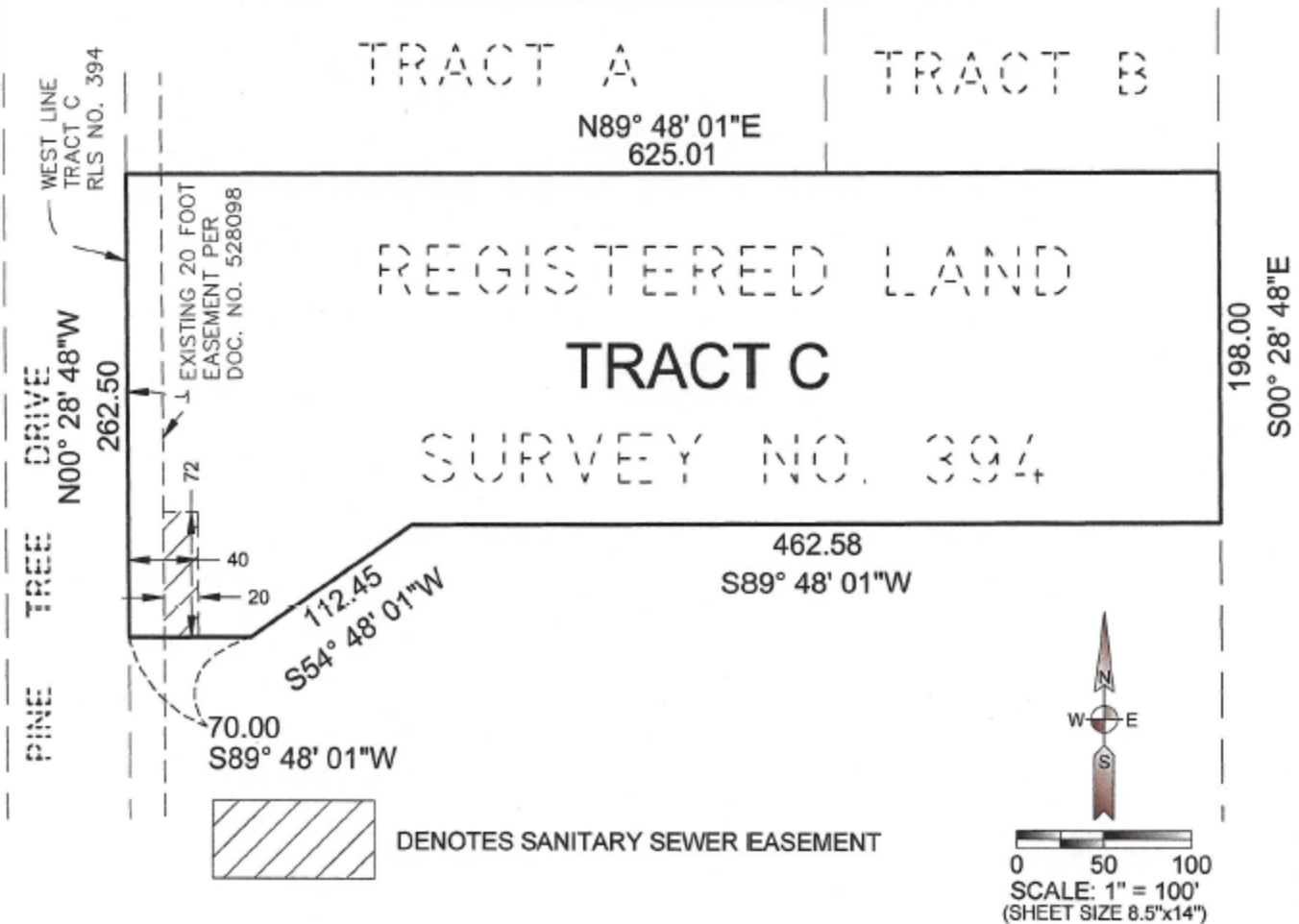
The East 20.00 feet of the West 40.00 feet of the most Southerly 72.00 feet.

Property address: 8 Pine Tree Drive, Arden Hills, MN
PID No. 34-30-23-11-0023
Torrens Certificate of Title No. 636620

EXHIBIT "B" TO GRANT OF PERMANENT EASEMENT

SANITARY SEWER EASEMENT

TRACT C, REGISTERED LAND SURVEY NO. 394



SANITARY SEWER EASEMENT

A 20.00 foot wide sanitary sewer easement over, under, and across that part of Tract C, Registered Land Survey No. 394, as recorded, Ramsey County, Minnesota, described as follows:

The East 20.00 feet of the West 40.00 feet of the most Southerly 72.00 feet.

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.

Kurt M. Kisch
 Kurt M. Kisch Lic. No. 23968

Date: 3/19/2021



Ulteig
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 Web: www.ulteig.com

SANITARY SEWER EASEMENT
 PART OF TRACT C
 RLS NO. 394
 RAMSEY COUNTY,
 MINNESOTA

Project Number: 21.00837
 Date: 3/19/2021
 Drawn By: CMH
 Reviewed By: KMK
 Approved By: CMH
 Sheets: 1 of 1