
TEMPORARY ROAD EASEMENT

This indenture (“Easement”) is made and entered into the ____ day of May, 2015.

Recitals

1. The real property located at 7008 168th Lane N.W., Ramsey, Minnesota, Property ID No. 10-32-25-32-0072 (“the Property”), is owned by **Brookfield Land, LLC**, a Minnesota limited liability company (“Grantor”), and is legally described as follows:

Lot 10, Block 3, Brookfield Fourth Addition, Anoka County, Minnesota.

2. Grantor desires to grant, and the **City of Ramsey**, Minnesota, a municipal corporation (“Grantee”), wishes to receive, a temporary easement across a portion of the Property for roadway purposes.

Easement

1. Grantor, in exchange for the benefit of terminating 168th Lane N.W. in a temporary cul-de-sac, hereby grants to Grantee an easement, as further described below, across that portion of the Property as legally described in the attached Temporary Road Easement Exhibit (“Temporary Easement Area”).
2. Grantor grants Grantee a Temporary Road Easement over and across the Temporary Easement Area for the purpose of using and maintaining a public street, including a temporary cul-de-sac, which was, or will be, constructed by

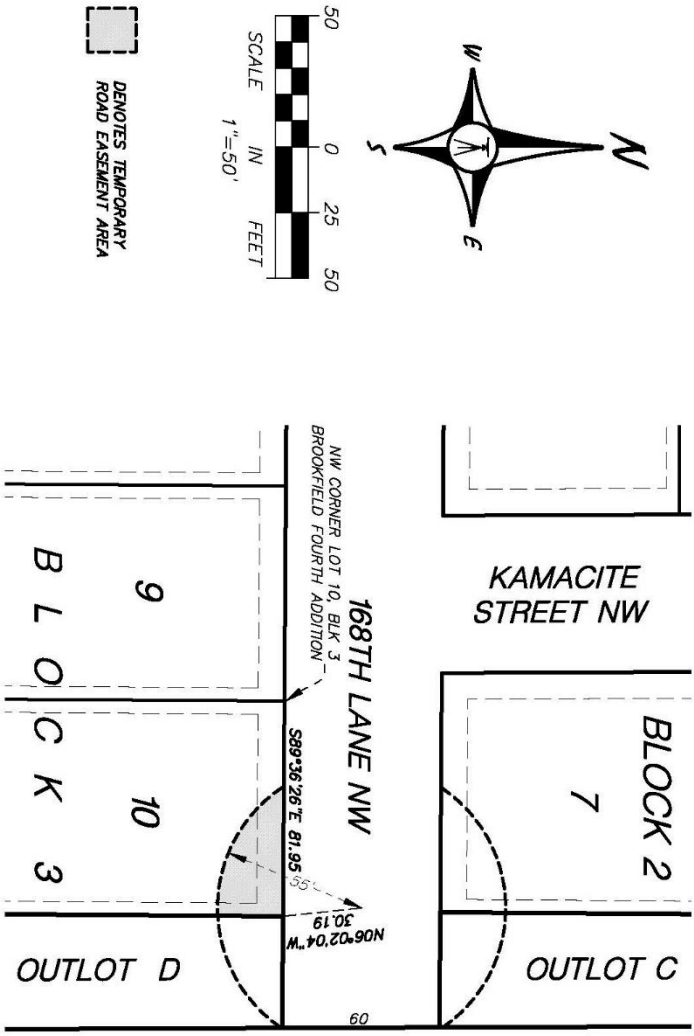
Grantor as part of the development of Brookfield 4th Addition. This Easement includes the right to modify the existing grading, clear trees and brush on the Easement Area and otherwise alter the Easement Area as needed to accomplish the aforementioned purposes.

3. Upon Grantee's acceptance of the road improvements undertaken by Grantor, Grantee shall be responsible for all maintenance and repairs relating to the road improvements within the Temporary Easement Area and shall be responsible for the payment of all costs and expenses incurred in connection with such maintenance and repair. Grantor shall remain responsible for mowing and other regular lawn care for seeded areas within the Temporary Easement Area. Grantor shall not plant trees within the Temporary Easement Area.
4. This Temporary Road Easement shall remain in effect until such time that 168th Lane N.W. is extended to the east and the cul-de-sac contained within the Temporary Easement Area is removed. Concurrent with removal of the cul-de-sac and reconstruction of 168th Lane N.W., the City shall grade and seed the Property within the Temporary Easement Area in a manner consistent with the topography of the remaining Property.
5. This Temporary Road Easement shall run with the land. Grantor warrants it is the owner of the Property and has the right, title and capacity to convey this Easement to Grantee.

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Temporary Road Easement Exhibit

TEMPORARY ROAD EASEMENT EXHIBIT LOT 10, BLOCK 3 - BROOKFIELD FOURTH ADDITION



TEMPORARY EASEMENT AREA

ALL THAT PART OF LOT 10, BLOCK 3, BROOKFIELD FOURTH ADDITION, ANOKA COUNTY, MINNESOTA, LYING WITHIN THE CIRCUMFERENCE OF A CIRCLE HAVING A RADIUS OF 55 FEET, AND A RADIUS POINT DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 81.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 06 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 30.19 FEET TO SAID RADIUS POINT.

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