

(Top 3 inches reserved for recording data)

SIDEWALK EASEMENT AGREEMENT

THIS SIDEWALK EASEMENT AGREEMENT, made this ____ day of _____, 2026, between Kwik Trip, Inc., a Wisconsin corporation (the “Grantor”), and the City of Ramsey, Minnesota, a Minnesota Charter City organized under the laws of the State of Minnesota (the “Grantee”)

WITNESSETH, that Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and grant to the Grantee, its successors and assigns forever, a non-exclusive easement for the purpose of establishing a public sidewalk (“Easement”) on Grantor’s land lying and being in the County of Anoka and State of Minnesota, legally described on Exhibit 1, which is attached hereto and incorporated herein (“Property”). The Easement is located over portions of the Property legally described and depicted on Exhibit 2, which is attached hereto and incorporated herein (“Bunker Lake Boulevard Sidewalk”), together with all hereditament and appurtenances belonging thereto in conformity with this grant.

This Easement is granted to the Grantee on the express understanding and condition that it be held by the Grantee in perpetuity as trustee for the benefit of the public or until such time as it ceases to be used for such purpose.

Grantor covenants and represents to the Grantee that no obstruction shall be constructed upon the Easement granted herein, including fences or any other structures, nor shall the use of the Property by Grantor or any of its successors, agents, or grantees of conveyances from Grantor of the Property in any way interfere with the peaceful enjoyment and use of the Easement created herein for the public.

Grantor shall be responsible for the construction of the Bunker Lake Boulevard Sidewalk at its sole cost and expense.

Grantee shall be responsible for the ongoing maintenance, repair, and/or reconstruction of the Bunker Lake Boulevard Sidewalk at its sole cost and expense.

GRANTEE

CITY OF RAMSEY

BY: _____

ITS: _____

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

This instrument was acknowledged before me on __ _ ____, 2026 by _____,
the _____ of the City of Ramsey, declaring that the signatory has full legal authority to
bind the Grantee in this transaction and that they are the same individual named above affixing a signature
hereto.

Notary Public

This instrument was drafted by:

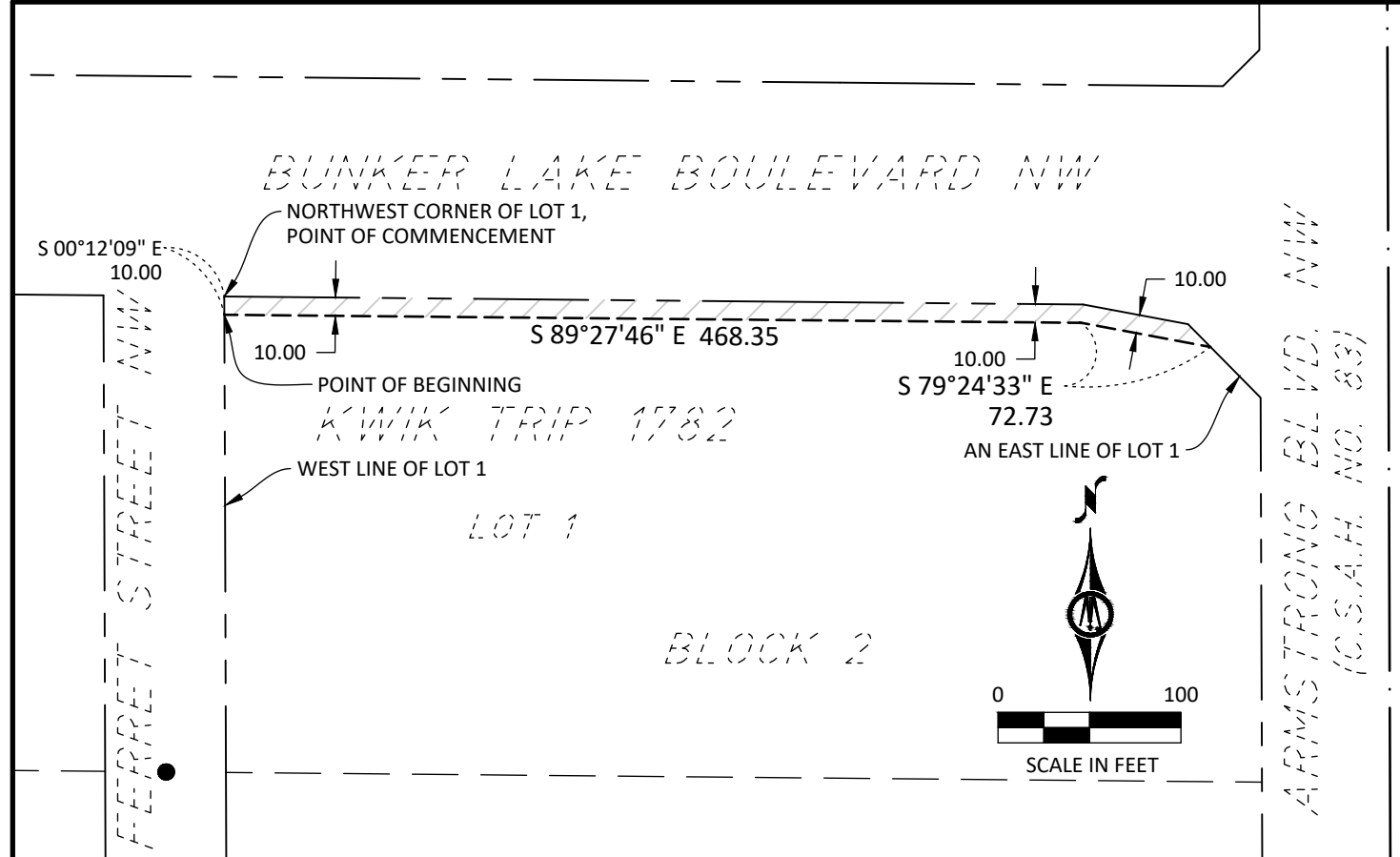
The City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
Ph. (763) 427-1410

EXHIBIT 1
PROPERTY LEGAL DESCRIPTION

Lot 1, Block 2, KWIK TRIP 1782, Anoka County, Minnesota

EXHIBIT 2

BUNKER LAKE BOULEVARD SIDEWALK



PROPOSED DESCRIPTION:

An easement over, under and across that part of Lot 1, Block 2, KWIK TRIP 1782, according to the recorded plat thereof, Anoka County, Minnesota, lying northerly of the following described line;

Commencing at the northwest corner of said Lot 1; thence on an assumed bearing of South 00 degrees 12 minutes 09 seconds East, along the west line of said Lot 1, a distance of 10.00 feet to the point of beginning of the line to be described; thence South 89 degrees 27 minutes 46 seconds East, a distance of 468.35 feet; thence South 79 degrees 24 minutes 33 seconds East, a distance of 72.73 feet to an east line of said Lot 1 and there terminating.

SURVEYOR'S NOTES:


1. This survey was performed, and the survey map prepared, without benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information (if any) shown hereon is based on information provided by the client. Research of documents affecting title to the property surveyed or adjoining properties has been limited to a cursory review of record information and it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.
2. Distances are in feet.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey 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.

Andrew Hill
 Andrew Hill
 License Number 57632

10/15/2025
 Date

 PROPOSED EASEMENT CONTAINING APPROXIMATELY 5,304 SQ. FT. +/-

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<p align="center">EASEMENT DESCRIPTION SKETCH 8040 BUNKER LAKE BLVD NW, RAMSEY, MINNESOTA 55303</p>	<p align="center">LOT 1, BLOCK 2, KWIK TRIP 1782, ANOKA COUNTY, MINNESOTA</p>
<p> BOLTON & MENK 7533 SUNWOOD DR NW SUITE 206 RAMSEY, MN 55303 (763) 433-2851</p>	<p align="center">FOR: CITY OF RAMSEY</p>

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