
Area above reserved for recording purposes

**AGREEMENT REGARDING TEMPORARY CONSTRUCTION EASEMENT AND
PERMANENT PUBLIC TRAIL RIGHT-OF-WAY EASEMENT**

This AGREEMENT REGARDING TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT PUBLIC TRAIL RIGHT-OF-WAY EASEMENT (this “Agreement”) is made as of the date of the full execution and acknowledgment of this Agreement by the parties hereto (the “Effective Date”), between Wesley Crouch and Tara Crouch (“GRANTORS”), and Ramsey County, a political subdivision of the State of Minnesota (“GRANTEE”).

GRANTORS are the fee owners of that certain real property located at 312 Floral Drive, in the City of Shoreview, County of Ramsey, State of Minnesota (the “Grantors’ Property”), which is legally described on **Exhibit A**, attached hereto and incorporated herein.

Grantors, in consideration of good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the exchange of covenants herein contained, hereby grant and convey to GRANTEE the following:

- A. A temporary construction easement over, across, on, under, and through that portion of the Grantors’ Property that is legally described on **Exhibit B-1** and depicted on **Exhibit B-2**, both attached hereto and incorporated herein (the “Easement Area”) (the “Temporary Construction Easement”), commencing upon the Effective Date and expiring one year following substantial completion of the Snail Lake Regional Park Trail improvement project, together with the right of ingress to and egress from the Easement Area, for the following purposes:

1. Constructing a new bituminous permanent trail (such construction work to include without limitation, all needed soil grading work as well as the construction of a new permanent retaining wall and fence) (the "Trail") as part of the Snail Lake Regional Park Trail improvement project;
 2. Monitoring a natural surface woodchip trail within the Easement Area, which will be removed as part of the Snail Lake Regional Park Trail improvement Project; and
 3. Installing appropriate construction-related directional or trail-marking signage within the Easement Area, and on adjacent Grantee-owned property; and
- B. Commencing on the Effective Date, a perpetual, permanent easement over, across, on, under, and through the Easement Area, for the construction, maintenance, repair, replacement, reconstruction, operation, and use of the Trail (including the retaining wall), including recreational use of the Trail by the general public in accordance with all applicable State, City, and County laws.

Except within the Easement Area, neither the Temporary Construction Easement nor the Permanent Easement are intended to, nor do they grant any public rights or duties with respect to the Grantors' parcel. Grantee agrees to construct, operate, maintain, and repair or replace the Trail and the Easement Area.

All costs and expenses payable with respect to Grantee's or its agents, contractors, servants, or the public's use of the Easement Area, and with respect to the installation, construction, maintenance, and repair or replacement of the Trail, will be paid by the Grantee, its successors or assigns. As consideration for the grant of the easements pursuant to this Agreement, no portion of any such costs or expenses related to the Trail, will ever be levied or assessed against any portion of the Grantors' parcel or the Grantors, their successors or assigns.

As further consideration for the grant of the easement interests pursuant to this Agreement, as applied to the Easement Area only, Grantee will indemnify, defend and hold harmless Grantors, and all future fee owners of the Grantors' Property, and such fee owner's successors, assigns, mortgagees, tenants, licensees, and their respective successors and assigns, from and against any and all costs, liabilities,

damages, expenses (including reasonable attorneys' fees), suffered or incurred by any reason of the Grantee's, its agents, invitees, contractors, servants or the public's use, occupancy, possession, construction, maintenance, or repair upon or within the Easement Area, or breach of any covenant of this Agreement, including but not limited to any claim for hazardous substances. Except as expressly stated herein, nothing in this Agreement shall constitute a waiver of the statutory limits on liability set forth in Minnesota Statutes or a waiver of any available immunities or defenses.

Grantors, for themselves, their successors and assigns, do not make any representation or warranty as to the quality, condition, or status of the Easement Area and the Grantee accepts the Easement Area "as-is" and "with all faults."

The obligations and rights under this Agreement will be binding upon and inure to the benefit of the parties hereto and each of their successors and assigns owning the land subject to this Agreement from time to time and shall run with the land; provided however, that Grantee will not assign its rights under this Agreement (except to another governmental entity) without the prior written consent of Grantors, which consent will not be unreasonably withheld.

A covenant is hereby made in favor of the Grantee that the Grantors have good right and lawful authority to sell and convey the same subject to matters of record and rights of tenants in possession; and that the premises are free and clear from all liens and encumbrances that would interfere with the full use and enjoyment of this easement. Grantors shall not cause or allow any encumbrance of the Easement Area that is not subordinate to the Permanent Easement, and Grantors shall obtain consent to grant this Permanent from any mortgagee with an interest in the Grantors' Property.

[Separate Signature Pages Follow]

Signature page to Temporary Construction Easement and Permanent Public Trail Right-of-Way Easement
(GRANTEE)

Printed Name: Rafael E. Ortega *Signature Block*

Title: Chair, Board of
(if applicable) Commissioners
On behalf of: Ramsey County
Rafael E. Ortega

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me the ____ day of _____, 2026, by Rafael E. Ortega, the Chair of the Board of Commissioners of Ramsey County, Minnesota

Notarial Stamp

NOTARY PUBLIC

Printed Name: Jason Yang *Signature Block*

Title: Chief Clerk
(if applicable)
On behalf of: Ramsey County
Jason Yang

GRANTEE

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me the ____ day of _____, 2026, by Jason Yang, Chief Clerk of Ramsey County, Minnesota

Notarial Stamp

NOTARY PUBLIC

This document was drafted by:
RAMSEY COUNTY ATTORNEY'S OFFICE (KMR)
360 Wabasha Street N., Suite 100
Saint Paul, MN 55102-1416

EXHIBIT A

Legal Description of Grantors' Property

Lot 20, Block 1, WHITE OAKS PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

EXHIBIT B-1

LEGAL DESCRIPTION OF EASEMENT AREA

An easement over, under and across that part of Lot 20, Block 1, WHITE OAKS PARK, according to the recorded plat thereof, Ramsey County, Minnesota, lying southwesterly of Line A and northeasterly of Line B described as follows:

Line A being described as:

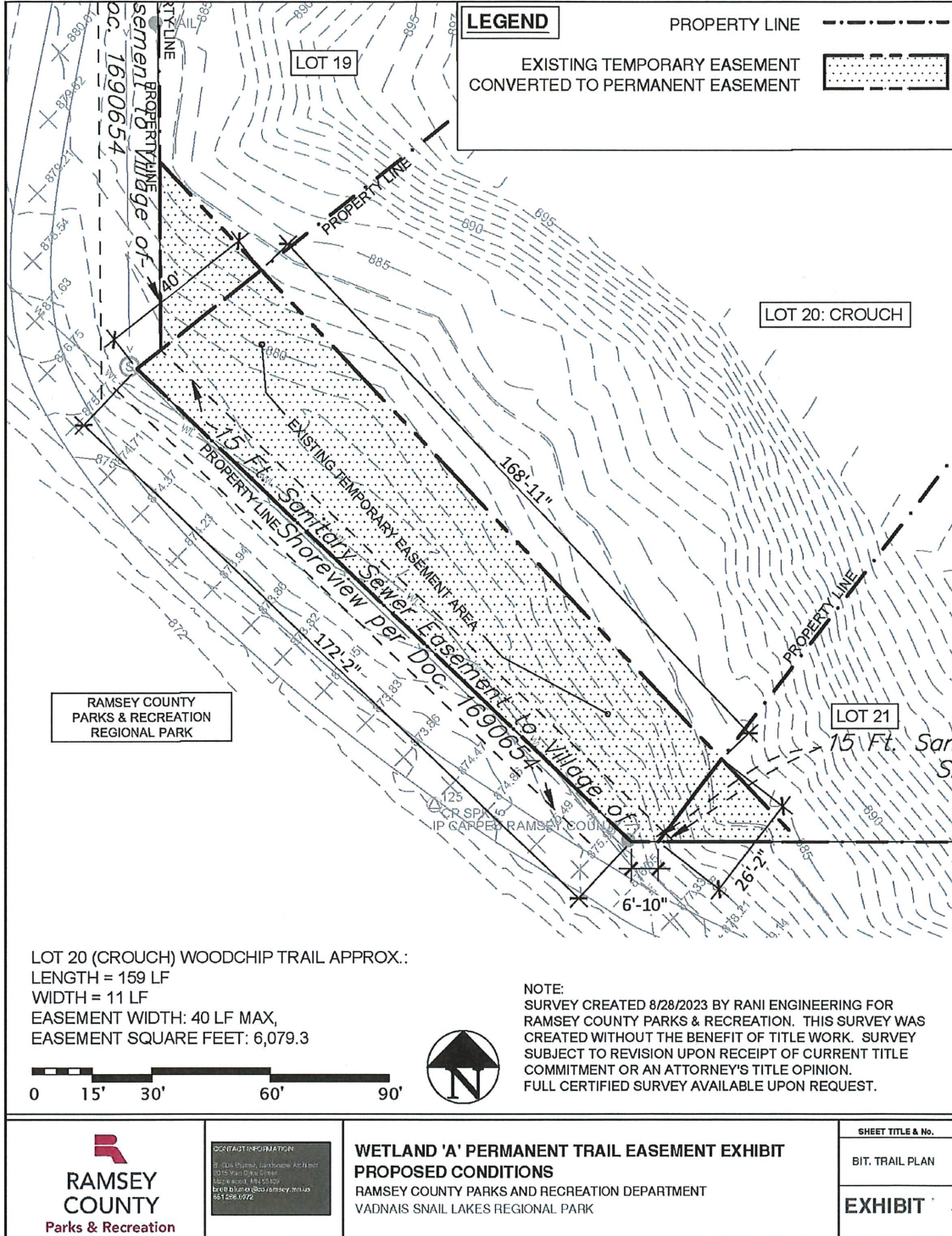
Commencing at the northwest corner of the Southeast Quarter of Section 24, Township 30 North, Range 23 West, Ramsey County, Minnesota; thence South 00 degrees 28 minutes 47 seconds East, assumed bearing, along the west line of said Southeast Quarter, a distance of 2135.29 feet to the intersection with the south line of said plat of WHITE OAKS PARK; thence North 89 degrees 55 minutes 34 seconds East, along said south line of WHITE OAKS PARK, a distance of 317.45 feet to the point of beginning of said Line A to be described; thence North 43 degrees 31 minutes 49 seconds West a distance of 235.02 feet to the east line of the westerly 157.5 feet of Lot 19, Block 1, said WHITE OAKS PARK and said line there terminating.

Line B being described as:

Commencing at a point on the west line of WINDWARD HEIGHTS NO. 4, according to the recorded plat thereof, distant 60 feet south, as measured at right angles, to the south line of said WHITE OAKS PARK; thence west parallel with the south line of said WHITE OAKS PARK a distance of 400 feet to the point of beginning of said Line B to be described; thence northwesterly to a point in the northwesterly line of said Lot 20, Block 1, said point being 118.7 feet north of the south line of said Lot 20 as measured at right angles to the south line of said Lot 20 and said line there terminating.

EXHIBIT B-2

DEPICTION OF EASEMENT AREA



2-9-2026

Wesley Crouch
312 Floral Drive
Shoreview, MN 55126

RE: Snail Lake Regional Park Trail Improvement Project – Acquisition of Temporary Construction and Permanent Trail Easement over a portion of your property located at 312 Floral Drive, Shoreview, Minnesota

Dear Wesley:

As you know, we have been in communication with you regarding the Snail Lake Regional Park Trail Improvement Project and the County's desire to acquire a temporary construction easement and permanent right-of-way easement ("Easement") along a portion of your property to enable the construction and use of a permanent paved public trail for pedestrian, bicycle, and other non-motorized use of the trail as part of the overall Snail Lake Regional Park trail system. I have included a draft of the proposed easement agreement for your review.

The County hired Nathan Hansen of Valbridge Property Advisers, an independent real estate appraiser, to prepare an appraisal of your property. A copy of the appraisal report is enclosed. The boundary lines of the Easement are shown on the map on page 11 of the enclosed appraisal report. The Easement area consists of 6,079 square feet of land.

Based on the appraisal report, the County hereby offers you, as owner of the affected real estate, the sum of \$37,500 for the Easement, contingent upon Ramsey County Board of Commissioners approval.

If the amount is acceptable, please contact me at the phone number or email set forth below to indicate your interest. I will then schedule a time to sign an agreement acquiring the Easements. If this amount is not acceptable, please contact me immediately to continue negotiations regarding the potential purchase of the Easement. Since the Easement is necessary for the Snail Lake Regional Park Trail Improvement Project, it may be acquired by eminent domain if the County cannot acquire it through voluntary purchase within a reasonable time. Nevertheless, a mutual agreement is preferred to utilizing eminent domain, and we ask your assistance in reaching such a mutual agreement.

You may obtain your own appraisal of the property. If you wish to obtain your own appraisal, the County will reimburse you for the cost, up to a maximum of \$3,000.00. To obtain reimbursement, you must select a qualified, independent real estate appraiser, and submit to the County the information necessary for reimbursement, including a copy of the appraisal report, at least five days before a condemnation commissioners' hearing. The information necessary for reimbursement is a written invoice from the appraiser identifying the work performed and the fee charged. The invoice will be paid by the County within approximately 30 business days after receiving a copy of the appraisal report and the reimbursement information. All requests for reimbursement should be directed to me at the address shown on this letterhead. To further guide you, also enclosed is an information packet, "Property Acquisition Process – General Information for Property Owners."

If you have any questions concerning this matter, please contact me directly. I look forward to hearing from you in the coming week or two and working towards a mutual agreement.

Respectfully,

A handwritten signature in black ink, appearing to read "Brett Blumer". The signature is fluid and cursive, with a long horizontal stroke at the end.

B. Gus Blumer
Director of Planning and Development
Ramsey County Parks and Recreation Department
Email: brett.blumer@ramseycountymn.gov
Contact Phone: 651-266-0372

Area above reserved for recording purposes

**AGREEMENT REGARDING TEMPORARY CONSTRUCTION EASEMENT AND
PERMANENT PUBLIC TRAIL RIGHT-OF-WAY EASEMENT**

This AGREEMENT REGARDING TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT PUBLIC TRAIL RIGHT-OF-WAY EASEMENT (this “Agreement”) is made as of the date of the full execution and acknowledgment of this Agreement by the parties hereto (the “Effective Date”), between Lawrence Swope and Tammy Swope (“GRANTORS”), and Ramsey County, a political subdivision of the State of Minnesota (“GRANTEE”).

GRANTORS are the fee owners of that certain real property located at 314 Floral Drive, in the City of Shoreview, County of Ramsey, State of Minnesota (the “Grantors’ Property”), which is legally described on Exhibit A, attached hereto and incorporated herein.

Grantors, in consideration of good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the exchange of covenants herein contained, hereby grant and convey to GRANTEE the following:

- A. A temporary construction easement over, across, on, under, and through that portion of the Grantors’ Property that is legally described on Exhibit B-1 and depicted on Exhibit B-2, both attached hereto and incorporated herein (the “Easement Area”) (the “Temporary Construction Easement”), commencing upon the Effective Date and expiring one year following substantial completion of the Snail Lake Regional Park Trail improvement project, together with the right of ingress to and egress from the Easement Area, for the following purposes:

1. Constructing a new bituminous permanent trail (such construction work to include without limitation, all needed soil grading work as well as the construction of a new permanent retaining wall and fence) (the "Trail") as part of the Snail Lake Regional Park Trail improvement project;
 2. Monitoring a natural surface woodchip trail within the Easement Area, which will be removed as part of the Snail Lake Regional Park Trail improvement Project; and
 3. Installing appropriate construction-related directional or trail-marking signage within the Easement Area, and on adjacent Grantee-owned property; and
- B. Commencing on the Effective Date, a perpetual, permanent easement over, across, on, under, and through the Easement Area, for the construction, maintenance, repair, replacement, reconstruction, operation, and use of the Trail (including the retaining wall and fence), including recreational use of the Trail by the general public in accordance with all applicable State, City, and County laws.

Except within the Easement Area, neither the Temporary Construction Easement nor the Permanent Easement are intended to, nor do they grant any public rights or duties with respect to the Grantors' parcel. Grantee agrees to construct, operate, maintain, and repair or replace the Trail and the Easement Area.

All costs and expenses payable with respect to Grantee's or its agents, contractors, servants, or the public's use of the Easement Area, and with respect to the installation, construction, maintenance, and repair or replacement of the Trail, will be paid by the Grantee, its successors or assigns. As consideration for the grant of the easements pursuant to this Agreement, no portion of any such costs or expenses related to the Trail, will ever be levied or assessed against any portion of the Grantors' parcel or the Grantors, their successors or assigns.

As further consideration for the grant of the easement interests pursuant to this Agreement, as applied to the Easement Area only, Grantee will indemnify, defend and hold harmless Grantors, and all future fee owners of the Grantors' Property, and such fee owner's successors, assigns, mortgagees, tenants, licensees, and their respective successors and assigns, from and against any and all costs, liabilities,

damages, expenses (including reasonable attorneys' fees), suffered or incurred by any reason of the Grantee's, its agents, invitees, contractors, servants or the public's use, occupancy, possession, construction, maintenance, or repair upon or within the Easement Area, or breach of any covenant of this Agreement, including but not limited to any claim for hazardous substances. Except as expressly stated herein, nothing in this Agreement shall constitute a waiver of the statutory limits on liability set forth in Minnesota Statutes or a waiver of any available immunities or defenses.

Grantors, for themselves, their successors and assigns, do not make any representation or warranty as to the quality, condition, or status of the Easement Area and the Grantee accepts the Easement Area "as-is" and "with all faults."

The obligations and rights under this Agreement will be binding upon and inure to the benefit of the parties hereto and each of their successors and assigns owning the land subject to this Agreement from time to time and shall run with the land; provided however, that Grantee will not assign its rights under this Agreement (except to another governmental entity) without the prior written consent of Grantors, which consent will not be unreasonably withheld.

A covenant is hereby made in favor of the Grantee that the Grantors have good right and lawful authority to sell and convey the same subject to matters of record and rights of tenants in possession; and that the premises are free and clear from all liens and encumbrances that would interfere with the full use and enjoyment of this easement. Grantors shall not cause or allow any encumbrance of the Easement Area that is not subordinate to the Permanent Easement, and Grantors shall obtain consent to grant this Permanent from any mortgagee with an interest in the Grantors' Property.

[Separate Signature Pages Follow]

Signature page to Temporary Construction Easement and Permanent Public Trail Right-of-Way Easement
(GRANTEE)

Printed Name: Rafael E. Ortega *Signature Block*

Title: Chair, Board of
(if applicable) Commissioners
On behalf of: Ramsey County

Rafael E. Ortega

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me the ____ day of _____, 2026, by Rafael E. Ortega, the Chair of the Board of Commissioners of Ramsey County, Minnesota

Notarial Stamp

NOTARY PUBLIC

Printed Name: Jason Yang *Signature Block*

Title: Chief Clerk
(if applicable)
On behalf of: Ramsey County

Jason Yang

GRANTEE

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me the ____ day of _____, 2026, by Jason Yang, Chief Clerk of Ramsey County, Minnesota

Notarial Stamp

NOTARY PUBLIC

This document was drafted by:
RAMSEY COUNTY ATTORNEY'S OFFICE (KMR)
360 Wabasha Street N., Suite 100
Saint Paul, MN 55102-1416

EXHIBIT A

Legal Description of Grantors' Property

Lot 19, Block 1, WHITE OAKS PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

EXHIBIT A

Legal Description of Grantors' Property

Lot 19, Block 1, WHITE OAKS PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

EXHIBIT B-1

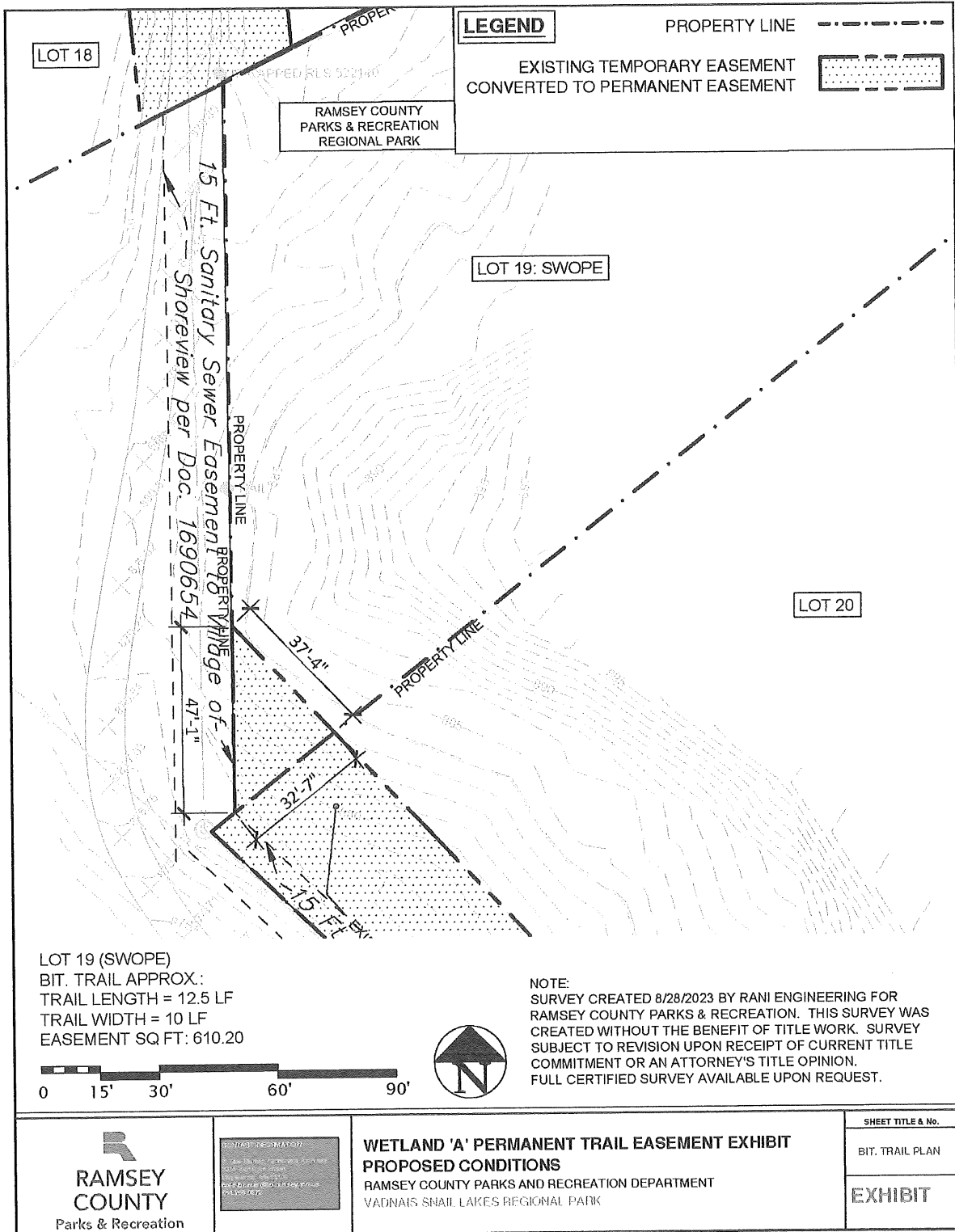
LEGAL DESCRIPTION OF EASEMENT AREA

An easement over, under and across that part of Lot 19, Block 1, except the westerly 157.5 feet, WHITE OAKS PARK, according to the recorded plat thereof, Ramsey County, Minnesota, lying southwesterly of the following described line:

Commencing at the northwest corner of the Southeast Quarter of Section 24, Township 30 North, Range 23 West, Ramsey County, Minnesota; thence South 00 degrees 28 minutes 47 seconds East, assumed bearing, along the west line of said Southeast Quarter, a distance of 2135.29 feet to the intersection with the south line of said plat of WHITE OAKS PARK; thence North 89 degrees 55 minutes 34 seconds East, along said south line of WHITE OAKS PARK, a distance of 317.45 feet to the point of beginning of said line to be described; thence North 43 degrees 31 minutes 49 seconds West a distance of 235.02 feet to the east line of the westerly 157.5 feet of said Lot 19 and said line there terminating.

EXHIBIT B-2

DEPICTION OF EASEMENT AREA



2-9-2026

Larry and Tammy Swope
314 Floral Drive
Shoreview, MN 55126

RE: Snail Lake Regional Park Trail Improvement Project – Acquisition of Temporary Construction and Permanent Trail Easement over a portion of your property located at 314 Floral Drive, Shoreview, Minnesota

Dear Larry and Tammy:

As you know, we have been in communication with you regarding the Snail Lake Regional Park Trail Improvement Project and the County's desire to acquire a temporary construction easement and permanent right-of-way easement ("Easement") along a portion of your property to enable the construction and use of a permanent paved public trail for pedestrian, bicycle, and other non-motorized use of the trail as part of the overall Snail Lake Regional Park trail system. I have included a draft of the proposed easement agreement for your review.

The County hired Nathan Hansen of Valbridge Property Advisers, an independent real estate appraiser, to prepare an appraisal of your property. A copy of the appraisal report is enclosed. The boundary lines of the Easement are shown on the map on page 11 of the enclosed appraisal report. The Easement area consists of 610 square feet of land.

Based on the appraisal report, the County hereby offers you, as owner of the affected real estate, the sum of \$4,800.00 for the Easement, contingent upon Ramsey County Board of Commissioners approval.

If the amount is acceptable, please contact me at the phone number or email set forth below to indicate your interest. I will then schedule a time to sign an agreement acquiring the Easements. If this amount is not acceptable, please contact me immediately to continue negotiations regarding the potential purchase of the Easement. Since the Easement is necessary for the Snail Lake Regional Park Trail Improvement Project, it may be acquired by eminent domain if the County cannot acquire it through voluntary purchase within a reasonable time. Nevertheless, a mutual agreement is preferred to utilizing eminent domain, and we ask your assistance in reaching such a mutual agreement.

You may obtain your own appraisal of the property. If you wish to obtain your own appraisal, the County will reimburse you for the cost, up to a maximum of \$3,000.00. To obtain reimbursement, you must select a qualified, independent real estate appraiser, and submit to the County the information necessary for reimbursement, including a copy of the appraisal report, at least five days before a condemnation commissioners' hearing. The information necessary for reimbursement is a written invoice from the appraiser identifying the work performed and the fee charged. The invoice will be paid by the County within approximately 30 business days after receiving a copy of the appraisal report and the reimbursement information. All requests for reimbursement should be directed to me at the address shown on this letterhead. To further guide you, also enclosed is an information packet, "Property Acquisition Process – General Information for Property Owners."

If you have any questions concerning this matter, please contact me directly. I look forward to hearing from you in the coming week or two and working towards a mutual agreement.

Respectfully,

A handwritten signature in black ink, appearing to read "Brett Blumer". The signature is fluid and cursive, with a long horizontal stroke at the end.

B. Gus Blumer
Director of Planning and Development
Ramsey County Parks and Recreation Department
Email: brett.blumer@ramseycountymn.gov
Contact Phone: 651-266-0372

Area above reserved for recording purposes

**AGREEMENT REGARDING TEMPORARY CONSTRUCTION EASEMENT AND
PERMANENT PUBLIC TRAIL RIGHT-OF-WAY EASEMENT**

This AGREEMENT REGARDING TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT PUBLIC TRAIL RIGHT-OF-WAY EASEMENT (this “Agreement”) is made as of the date of the full execution and acknowledgment of this Agreement by the parties hereto (the “Effective Date”), between David Hodgson and Cynthia Segura (“GRANTORS”), and Ramsey County, a political subdivision of the State of Minnesota (“GRANTEE”).

GRANTORS are the fee owners of that certain real property located at 306 Floral Drive, in the City of Shoreview, County of Ramsey, State of Minnesota (the “Grantors’ Property”), which is legally described on **Exhibit A**, attached hereto and incorporated herein.

Grantors, in consideration of good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the exchange of covenants herein contained, hereby grant and convey to GRANTEE the following:

- A. A temporary construction easement over, across, on, under, and through that portion of the Grantors’ Property that is legally described on **Exhibit B-1** and depicted on **Exhibit B-2**, both attached hereto and incorporated herein (the “Easement Area”) (the “Temporary Construction Easement”), commencing upon the Effective Date and expiring one year following substantial completion of the Snail Lake Regional Park Trail improvement project, together with the right of ingress to and egress from the Easement Area, for the following purposes:

1. Constructing a new bituminous permanent trail (such construction work to include without limitation, all needed soil grading work as well as the construction of a new permanent retaining wall) (the "Trail") as part of the Snail Lake Regional Park Trail improvement project;
 2. Monitoring a natural surface woodchip trail within the Easement Area, which will be removed as part of the Snail Lake Regional Park Trail improvement Project; and
 3. Installing appropriate construction-related directional or trail-marking signage within the Easement Area, and on adjacent Grantee-owned property; and
- B. Commencing on the Effective Date, a perpetual, permanent easement over, across, on, under, and through the Easement Area, for the construction, maintenance, repair, replacement, reconstruction, operation, and use of the Trail (including the retaining wall), including recreational use of the Trail by the general public in accordance with all applicable State, City, and County laws.

Except within the Easement Area, neither the Temporary Construction Easement nor the Permanent Easement are intended to, nor do they grant any public rights or duties with respect to the Grantors' parcel. Grantee agrees to construct, operate, maintain, and repair or replace the Trail and the Easement Area.

All costs and expenses payable with respect to Grantee's or its agents, contractors, servants, or the public's use of the Easement Area, and with respect to the installation, construction, maintenance, and repair or replacement of the Trail, will be paid by the Grantee, its successors or assigns. As consideration for the grant of the easements pursuant to this Agreement, no portion of any such costs or expenses related to the Trail, will ever be levied or assessed against any portion of the Grantors' parcel or the Grantors, their successors or assigns.

As further consideration for the grant of the easement interests pursuant to this Agreement, as applied to the Easement Area only, Grantee will indemnify, defend and hold harmless Grantors, and all future fee owners of the Grantors' Property, and such fee owner's successors, assigns, mortgagees, tenants, licensees, and their respective successors and assigns, from and against any and all costs, liabilities,

damages, expenses (including reasonable attorneys' fees), suffered or incurred by any reason of the Grantee's, its agents, invitees, contractors, servants or the public's use, occupancy, possession, construction, maintenance, or repair upon or within the Easement Area, or breach of any covenant of this Agreement, including but not limited to any claim for hazardous substances. Except as expressly stated herein, nothing in this Agreement shall constitute a waiver of the statutory limits on liability set forth in Minnesota Statutes or a waiver of any available immunities or defenses.

Grantors, for themselves, their successors and assigns, do not make any representation or warranty as to the quality, condition, or status of the Easement Area and the Grantee accepts the Easement Area "as-is" and "with all faults."

The obligations and rights under this Agreement will be binding upon and inure to the benefit of the parties hereto and each of their successors and assigns owning the land subject to this Agreement from time to time and shall run with the land; provided however, that Grantee will not assign its rights under this Agreement (except to another governmental entity) without the prior written consent of Grantors, which consent will not be unreasonably withheld.

A covenant is hereby made in favor of the Grantee that the Grantors have good right and lawful authority to sell and convey the same subject to matters of record and rights of tenants in possession; and that the premises are free and clear from all liens and encumbrances that would interfere with the full use and enjoyment of this easement. Grantors shall not cause or allow any encumbrance of the Easement Area that is not subordinate to the Permanent Easement, and Grantors shall obtain consent to grant this Permanent from any mortgagee with an interest in the Grantors' Property.

[Separate Signature Pages Follow]

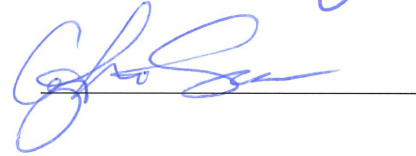
Signature page to Temporary Construction Easement and Permanent Public Trail Right-of-Way Easement
(GRANTORS)

Signature Block

Printed Name: DAVID HODGSON



Printed Name: CYNTHIA SEGURA



STATE OF Minnesota)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me the 27 day of April 2026, by David Hodgson, GRANTOR.

GRANTORS


NOTARY PUBLIC

Notarial Stamp



STATE OF Minnesota)
) ss.
COUNTY OF Ramsey)

The foregoing instrument was acknowledged before me the 27 day of April 2026, by Cynthia Segura, GRANTOR.


NOTARY PUBLIC

Notarial Stamp



Signature page to Temporary Construction Easement and Permanent Public Trail Right-of-Way Easement
(GRANTEE)

Printed Name: Rafael E. Ortega *Signature Block*

Title: Chair, Board of
(if applicable) Commissioners
On behalf of: Ramsey County
Rafael E. Ortega

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me the ____ day of _____, 2026, by Rafael E. Ortega, the Chair of the Board of Commissioners of Ramsey County, Minnesota

Notarial Stamp

NOTARY PUBLIC

Printed Name: Jason Yang *Signature Block*

Title: Chief Clerk
(if applicable)
On behalf of: Ramsey County
Jason Yang

GRANTEE

STATE OF MINNESOTA
COUNTY OF RAMSEY

The foregoing instrument was acknowledged before me the ____ day of _____, 2026, by Jason Yang, Chief Clerk of Ramsey County, Minnesota

Notarial Stamp

NOTARY PUBLIC

This document was drafted by:
RAMSEY COUNTY ATTORNEY'S OFFICE (KMR)
360 Wabasha Street N., Suite 100
Saint Paul, MN 55102-1416

EXHIBIT A

Legal Description of Grantors' Property

Lot 21, Block 1, WHITE OAKS PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

EXHIBIT B-1

LEGAL DESCRIPTION OF EASEMENT AREA

An easement over, under and across that part of Lot 21, Block 1, WHITE OAKS PARK, according to the recorded plat thereof, Ramsey County, Minnesota, lying southwesterly of the following described line:

Commencing at the northwest corner of the Southeast Quarter of Section 24, Township 30 North, Range 23 West, Ramsey County, Minnesota; thence South 00 degrees 28 minutes 47 seconds East, assumed bearing, along the west line of said Southeast Quarter, a distance of 2135.29 feet to the intersection with the south line of said plat of WHITE OAKS PARK; thence North 89 degrees 55 minutes 34 seconds East, along said south line of WHITE OAKS PARK, a distance of 317.45 feet to the point of beginning of said line to be described; thence North 43 degrees 31 minutes 49 seconds West a distance of 235.02 feet to the east line of the westerly 157.5 feet of Lot 19, Block 1, said WHITE OAKS PARK and said line there terminating.

4-7-2026

David Hodgson and Cynthia Segura
306 Floral Drive
Shoreview, MN 55126

RE: Snail Lake Regional Park Trail Improvement Project – Acquisition of Temporary Construction and Permanent Trail Easement over a portion of your property located at 306 Floral Drive, Shoreview, Minnesota

Dear David and Cynthia:

As you know, we have been in communication with you regarding the Snail Lake Regional Park Trail Improvement Project and the County's desire to acquire a temporary construction easement and permanent right-of-way easement ("Easement") along a portion of your property to enable the construction and use of a permanent paved public trail for pedestrian, bicycle, and other non-motorized use of the trail as part of the overall Snail Lake Regional Park trail system. I have included a draft of the proposed easement agreement for your review.

The County hired Nathan Hansen of Valbridge Property Advisers, an independent real estate appraiser, to prepare an appraisal of your property. A copy of the appraisal report is enclosed. The boundary lines of the Easement are shown on the map on page 11 of the enclosed appraisal report. The Easement area consists of 270 square feet of land.

Based on the appraisal report, the County hereby offers you, as owner of the affected real estate, the sum of \$1,800.00 for the Easement, contingent upon Ramsey County Board of Commissioners approval.

If the amount is acceptable, please contact me at the phone number or email set forth below to indicate your interest. I will then schedule a time to sign an agreement acquiring the Easements. If this amount is not acceptable, please contact me immediately to continue negotiations regarding the potential purchase of the Easement. Since the Easement is necessary for the Snail Lake Regional Park Trail Improvement Project, it may be acquired by eminent domain if the County cannot acquire it through voluntary purchase within a reasonable time. Nevertheless, a mutual agreement is preferred to utilizing eminent domain, and we ask your assistance in reaching such a mutual agreement.

You may obtain your own appraisal of the property. If you wish to obtain your own appraisal, the County will reimburse you for the cost, up to a maximum of \$3,000.00. To obtain reimbursement, you must select a qualified, independent real estate appraiser, and submit to the County the information necessary for reimbursement, including a copy of the appraisal report, at least five days before a condemnation commissioners' hearing. The information necessary for reimbursement is a written invoice from the appraiser identifying the work performed and the fee charged. The invoice will be paid by the County within approximately 30 business days after receiving a copy of the appraisal report and the reimbursement information. All requests for reimbursement should be directed to me at the address shown on this letterhead. To further guide you, also enclosed is an information packet, "Property Acquisition Process – General Information for Property Owners."

If you have any questions concerning this matter, please contact me directly. I look forward to hearing from you in the coming week or two and working towards a mutual agreement.

Respectfully,

A handwritten signature in black ink, appearing to read "Brett Blumer". The signature is fluid and cursive, with a long horizontal stroke at the end.

B. Gus Blumer
Director of Planning and Development
Ramsey County Parks and Recreation Department
Email: brett.blumer@ramseycountymn.gov
Contact Phone: 651-266-0372