

Attachment I to Grant Agreement  
State of Minnesota  
General Obligation Bond Financed  
Declaration  
City of Grand Rapids

**Attachment I to Grant Agreement**

**State of Minnesota  
General Obligation Bond Financed  
DECLARATION**

The undersigned has the following interest in the real property located in the County of Itasca, State of Minnesota that is legally described in **Exhibit A** attached and all facilities situated thereon (collectively, the “Restricted Property”):

*(Check the appropriate box.)*

a fee simple title,

a lease, or

an easement,

and as owner of such fee title, lease or easement, does hereby declare that such interest in the Restricted Property is hereby made subject to the following restrictions and encumbrances:

- A. The Restricted Property is bond financed property within the meaning of Minn. Stat. § 16A.695, is subject to the encumbrance created and requirements imposed by such statute, and cannot be sold, mortgaged, encumbered or otherwise disposed of without the approval of the Commissioner of Minnesota Management and Budget, which approval must be evidenced by a written statement signed by said commissioner and attached to the deed, mortgage, encumbrance or instrument used to sell or otherwise dispose of the Restricted Property; and
- B. The Restricted Property is subject to all of the terms, conditions, provisions, and limitations contained in that certain IRA Civic Center Project between the City of Grand Rapids and the Minnesota Department of Employment and Economic Development, dated \_\_\_\_\_, 2023.

The Restricted Property shall remain subject to this State of Minnesota General Obligation Bond Financed Declaration for 125% of the useful life of the Restricted Property or until the Restricted Property is sold with the written approval of the Commissioner of Minnesota Management and Budget, at which time it shall be released therefrom by way of a written release in recordable form signed by both the Commissioner of Minnesota Department of Employment and Economic Development and the Commissioner of Minnesota Management and Budget, and such written release is recorded in the real estate records relating to the Restricted Property. This Declaration may not be terminated, amended, or in any way modified without the specific written consent of the Commissioner of Minnesota Management and Budget.

**IN WITNESS WHEREOF**, said Grantor has hereunto set its hands and seals the date and year first above written.

**CITY OF GRAND RAPIDS**

By: \_\_\_\_\_  
Dale Christy, Mayor

By: \_\_\_\_\_  
Tom Pagel, City Administrator

STATE OF MINNESOTA     )  
   ) SS  
COUNTY OF ITASCA         )

On this \_\_\_ day of \_\_\_\_\_, 2022, before me, a Notary Public within and for said County and State, personally appeared Dale Christy and Tom Pagel, to me known to be the Mayor and City Administrator, respectively, of the City of Grand Rapids, who acknowledge that they executed the foregoing instrument as their free act and deed.

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

THIS DECLARATION WAS DRAFTED BY:  
Office of Attorney General  
Suite 300  
400 Sibley Street  
St. Paul, MN 55101-1996

**Exhibit A to Declaration**  
**LEGAL DESCRIPTION OF RESTRICTED PROPERTY**

Those parts of the recorded plat of CHALBERG ADDITION TO GRAND RAPIDS and the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section 17, Township 55 North, Range 25 West of the Fourth Principal Meridian, Itasca County, Minnesota described as follows:

Beginning at the northwest corner of Block 4 of said CHALBERG ADDITION thence on an assigned bearing of South 00 degrees 33 minutes 31 seconds West, along the west line of said CHALBERG ADDITION 297.91 feet to the south line of said CHALBERG ADDITION; thence South 89 degrees 12 minutes 21 seconds East, along last said south line, 409.43 feet; thence North 00 degrees 14 minutes 25 seconds East 74.73 feet; thence South 89 degrees 38 minutes 35 seconds East 296.10 feet; thence South 00 degrees 21 minutes 25 seconds West 563.45 feet to the north line of 14<sup>th</sup> street; thence South 89 degrees 39 minutes 18 seconds East, along last said north line, 318.29 feet to a westerly line of 14<sup>th</sup> street; thence North 00 degrees 15 minutes 24 seconds West along last said westerly line 155.13 feet to the north line of the South Half of the Southeast Quarter of the Northeast Quarter (S ½ of SE ¼ of NE ¼); thence South 89 degrees 15 minutes 13 seconds East along last said north line 291.46 feet to the east line of said SE ¼ of NE ¼; thence North 00 degrees 00 minutes 25 seconds East 329.84 feet to the intersection with the westerly line of State Highway No. 38 right of way; thence North 89 degrees 32 minutes 25 seconds West 17.67 feet along said right of way line; thence North 13 degrees 03 minutes 34 seconds West, along said right of way line, 136.27 feet to the south line of the south 20.00 feet of Lot 2, Block 1 of said CHALBERG ADDITION; thence North 89 degrees 10 minutes 35 seconds West along said south line, 74.52 feet; thence North 00 degrees 00 minutes 25 seconds East, along the west line of said Lot 2, 20.00 feet; thence South 89 degrees 10 minutes 35 seconds East, along the north line of said south 20.00 feet, 69.87 feet to the intersection with the westerly line of State Highway No. 38 right of way; thence North 13 degrees 03 minutes 34 seconds West along said right of way line 16.54 feet; thence northerly 79.35 feet along a tangential curve concave to the east having a chord bearing of North 05 degrees 54 minutes 24 seconds West and a radius of 317.84, to the intersection with the south line of the northerly 50.00 feet of Block 1 and Block 2 of said CHALBERG ADDITION; thence North 89 degrees 09 minutes 28 seconds West, along said south line 410.76 feet to the west line of Lot 1, Block 2 of said CHALBERG ADDITION; thence North 00 degrees 15 minutes 29 seconds West 50.01 feet to the North line of Block 2 of said CHALBERG ADDITION; thence North 89 degrees 09 minutes 28 seconds West, along the north line of said Block 2 and its westerly extension to the point of beginning and there terminating.

**Attachment II to Grant Agreement**  
**LEGAL DESCRIPTION OF REAL PROPERTY**

All that part of Lots 1, 2, 3, 4, 5, Block 1, CHALBERG ADDITION TO GRAND RAPIDS; together with the vacated alley lying directly east of Lots 4 and 5, and except the south 20' of Lot 2; also Lot 1, Block 2, CHALBERG ADDITION TO GRAND RAPIDS; and except the following described property:

The northerly 50' of Lot 1, Block 1; and except the Northerly 50' of Lot 5, Block 1; and except the northerly 50' of the vacated alley lying directly east of Lots 4 and 5, Block 1 and except the northerly 50' of Lot 1, Block 2.

Lot Two (2), Block Two (2), CHALBERG ADDITION TO GRAND RAPIDS, according to the plat thereof on record in the office of the County Recorder in and for said county and state.

Lot Three (3), of Block Two (2), CHALBERG ADDITION TO GRAND RAPIDS, according to the plat thereof on file and of record in the office of the County Recorder of said county and state; subject, however, to the conditions, reservations and exceptions contained in deeds of prior owners.

Lots Four (4) and Five (5), Block Two (2), CHALBERG ADDITION TO GRAND RAPIDS, according to the plat thereof on record in the office of the County Recorder in and for said county and state.

Lots Six (6) to Eleven (11), Inclusive, Block Two (2), Lots one (1) to Twelve (12), Inclusive, Block Three (3), and Lots One (1) to Six (6), Inclusive, Block Four (4), CHALBERG ADDITION TO GRAND RAPIDS.

The South Half of the North Half of the Southeast Quarter of the Northeast Quarter (S1/2 of N1/2 of SE1/4 NE1/4), Section Seventeen (17), Township Fifty-five (55) North, Range Twenty-five (25), West of the Fourth Principal Meridian.

All that part of the South Half of the Southeast Quarter of the Northeast Quarter (S1/2 of SE1/4 NE1/4), Section Seventeen (17), Township Fifty-five (55), North, Range Twenty-five (25), West of the Fourth Principal Meridian described and bounded as follows:

Beginning at the Northeast corner of said S1/2 of SE1/4 NE1/4 Section 17-55-25, thence South on the line between Sections 16 and 17, a distance of 192.5 feet, thence West at an angle from South to West, of ninety degrees (90), twenty-one minutes (21'), a distance of 1185.17 feet, thence North at an angle from West to North of Eighty-nine degrees (89), Forty-nine minutes (49'), a distance of 200.83 feet, to the North line of the S1/2 of the SE1/4 NE1/4, thence East on the said North line, a distance of 1183.20 feet, to the point of beginning.

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Seventeen (17), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, which is described and bounded as follows: Beginning at a point on the Section line 20 rods South of the Northeast corner of said SE1/4 NE1/4; thence running due West 10 rods; thence

due North 8 rods; thence due East 10 rods; thence South on the Section Line to the point of beginning.

Vacated 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> Avenues N. W. lying south of 16<sup>th</sup> Street and the alley in Block 2, CHALBERG ADDITION.

Beginning at the Northeast corner of Block Three (3) LEMLER ADDITION TO GRAND RAPIDS, Minnesota; thence West on the North line of Block Three (3) a distance of One Hundred sixty and 75/100 feet (160.75'); thence North at an angle of 90° 07' from east to north a distance of sixty feet (60') to the point of beginning; thence north on the above described straight line extended, a distance of Five Hundred sixty-three and 45/100 feet (563.45'); thence east at an angle of 90° 07' from north to east a distance of Two Hundred ninety-six and 10/100 feet (296.10'); thence south at an angle of 90° 00' a distance of five hundred sixty-three and 45/100 feet (563.45'); thence west at an angle of 90° a distance of two hundred ninety-four and 95/100 feet (294.95) to the point of beginning, containing 3.81 acres, more or less,. The above described property being located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Seventeen (17), Township Fifty-five (55) North, Range Twenty-five (25) West of the Fourth Principal Meridian, Itasca County, Minnesota.