

## Electronic Certificate of Real Estate Value

eCRV ID: **320754** Ramsey County

Auditor ID:

Submit Date: **03/12/2015 10:29 AM**Accept Date: **03/19/2015 9:37 AM****Buyers Information**Organization name: **KTJ 255, LLC**Address: **5125 County Road 101, Suite 100, Minnetonka, MN 55345 US**Foreign address: **No**Phone number: **952-294-0353**

Email:

\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\*

Comments:

**Sellers Information**Organization name: **Quantuck WBL LLC**Address: **One Lincoln Plaza, Suite 37KL, New York, NY 10023 US**Foreign address: **No**Phone number: **212-721-0438**

Email:

\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\*

Comments:

**Property Information**County: **Ramsey**Legal description: **Parcel "A": Lot 1, Block 1, K-Mart Addition, Ramsey County, Minnesota, according to the recorded plat thereof, recorded June 29, 1972, in Book 84 of Town Plats, Page 28; excepting therefrom that part of said Lot 1 overlying the Southerly 350 feet**

Deeded acres:

Will use as primary residence: **No**What is included in the sale: **Land and Buildings**New construction: **No****Property Location(s)****Parcel ID(s)**

Parcels to be split or combined:

Primary parcel ID: **353022340001**

Additional parcel ID(s):

**Use(s)**Planned type/use: **Commercial / Grocery - Supermarket**Prior type/use: **Commercial / Retail store****Sales Agreement Information**Date of Deed or Contract: **03/09/2015**Purchase amount: **\$7,000,000.00**Downpayment amount: **\$0.00**Seller-paid amount: **\$0.00**Special Assessments Paid by Buyer: **\$0.00**Financing type: **New Mortgage****Personal Property**Personal property included: **No****Sales Agreement Questions**Buyer leased before sale: **No**Lease option to buy: **No**Seller leased after sale: **No**Minimum rental income guaranteed: **No**Partial interest indicator: **No**Contract payoff or deed resale: **No**Received in trade: **No**Like exchange (IRS section 1031): **No**Purchase over two years old: **No****Supplementary Information**Buyer paid appraisal: **No**Appraisal value: **\$0.00**Seller paid appraisal: **No**Appraisal value: **\$0.00**Buyer and seller related: **No**Organization tax exempt: **No**Government sale: **No**Foreclosed, condemned or legal proceedings: **No**Gift or inheritance: **No**Name change: **No**Buyer owns adjacent property: **No**Public promotion: **Yes**Significant different price paid: **No**

Comment on price difference:

**Submitter Information**

Submit date: 03/12/2015 10:29:30 AM  
Submitter: Kathy Estenson  
Organization: First American Title  
Email: [kestenson@firstam.com](mailto:kestenson@firstam.com)  
Phone number: 6123052510  
Comments:

**Terms Accepted by the Submitter:** I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.

MINNESOTA (ELECTRONIC)

## Electronic Certificate of Real Estate Value

eCRV ID: **319396** Ramsey County

Auditor ID:

Submit Date: **03/03/2015 3:05 PM**Accept Date: **03/19/2015 2:46 PM**

## Buyers Information

Organization name: **Lagoon-Irving LLC**  
 Address: **1000 W 22nd Street, Minneapolis, MN 55405 US**  
 Foreign address: **No**  
 Phone number: **6128744414** Email:  
**\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\***  
 Comments:

## Sellers Information

Organization name: **Oaks California Drive LLC**  
 Address: **3550 E 46th Street, Suite 120, Minneapolis, MN 55406 US**  
 Foreign address: **No**  
 Phone number: **6126305943** Email:  
**\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\***  
 Comments:

## Property Information

County: **Ramsey**  
 Legal description: **Parcel 1: Tract B, Registered Land Survey No. 362, files of the Registrar of Titles in and for Ramsey County, Minnesota. Being Registered land as is evidenced by Certificate of Title No. 507782. Parcel 2: Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, Dunlap**  
 Deeded acres:  
 Will use as primary residence: **No**  
 What is included in the sale: **Land and Buildings**  
 New construction: **No**  
 Property Location(s)  
 Property location: **1167-1203 California Drive, St. Paul, 55108**  
 Parcel ID(s)  
 Parcels to be split or combined: **No**  
 Primary parcel ID: **222923110183**  
 Additional parcel ID(s): **222923110013, 222923110024, 222923110028, 222923110029, 222923110027, 222923110023, 222923110014, 222923110026, 222923110030, 222923110025**  
 Use(s)  
 Planned type/use: **Apartment / Apartments (4 or more units)**  
 Prior type/use: **Apartment / Apartments - converted house (4 or more units)**  
 Property Attributes and Programs  
 Rental buildings: **9** Rental units: **108**

## Sales Agreement Information

Date of Deed or Contract: **02/27/2015**  
 Purchase amount: **\$7,500,000.00**  
 Downpayment amount: **\$0.00**  
 Seller-paid amount: **\$0.00**  
 Special Assessments Paid by Buyer: **\$0.00**  
 Financing type: **New Mortgage**  
 Personal Property  
 Personal property included: **Yes**  
 Item: **\$108,000.00 - Appliances & Misc (1,000.00 per unit)**  
 Personal Property Total Amount: **\$108,000.00**  
 Sales Agreement Questions  
 Buyer leased before sale: **No** Lease option to buy: **No**  
 Seller leased after sale: **No**  
 Minimum rental income guaranteed: **No** Partial interest indicator: **No**  
 Contract payoff or deed resale: **No** Received in trade: **No**  
 Like exchange (IRS section 1031): **Yes** Purchase over two years old: **No**

## Supplementary Information

Buyer paid appraisal: **Yes** Appraisal value: **\$0.00**  
 Seller paid appraisal: **No** Appraisal value: **\$0.00**  
 Buyer and seller related: **No** Organization tax exempt: **No**  
 Government sale: **No** Foreclosed, condemned or legal proceedings: **No**  
 Gift or inheritance: **No** Name change: **No**  
 Buyer owns adjacent property: **No**  
 Public promotion: **Yes**  
 Significant different price paid: **No**  
 Comment on price difference:

**Submitter Information**

Submit date: 03/03/2015 3:05:26 PM  
Submitter: Maggie Lattary  
Organization:  
Email:  
Phone number: 6127460414  
Comments:

**Terms Accepted by the Submitter:** I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.

## Electronic Certificate of Real Estate Value

eCRV ID: **323650** Hennepin County

Auditor ID:

Submit Date: **03/19/2015 3:16 PM**Accept Date: **03/20/2015 11:29 AM****Buyers Information**

Organization name: **7000 Shady Oak LLC**  
 Address: **81 South Ninth Street, Suite 210, Minneapolis, MN 55402 US**  
 Foreign address: **No**  
 Phone number: **6123336128** Email:  
**\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\***  
 Comments:

**Sellers Information**

Organization name: **St. Paul Fire and Marine Insurance Company**  
 Address: **385 Washington Street, NB12A, St. Paul, MN 55102-1396 US**  
 Foreign address: **No**  
 Phone number: **6513108429** Email:  
**\*\*\* MN Revenue does not display SSN/Tax ID fields due to privacy. \*\*\***  
 Comments:

**Property Information**

County: **Hennepin**  
 Legal description: **Tract A and the West 85.62 feet of Tract B, as measured at right angles to the Westerly line thereof, All in Registered Land Survey No. 1400, Hennepin County, Minnesota**

Deeded acres: **8.13**  
 Will use as primary residence: **No**  
 What is included in the sale: **Land and Buildings**  
 New construction: **No**

**Property Location(s)**Property location: **9420 83rd Ave N, Brooklyn Park, 55445-2104****Parcel ID(s)**

Parcels to be split or combined: **No**  
 Primary parcel ID: **19-119-21-22-0008**  
 Additional parcel ID(s):

**Use(s)**

Planned type/use: **Commercial / Warehouse - office**  
 Prior type/use: **Commercial / Warehouse - office**

**Sales Agreement Information**

Date of Deed or Contract: **03/19/2015**  
 Purchase amount: **\$7,120,000.00**  
 Downpayment amount: **\$7,120,000.00**  
 Seller-paid amount: **\$0.00**  
 Special Assessments Paid by Buyer: **\$0.00**  
 Financing type: **New Mortgage**

**Personal Property**Personal property included: **No****Sales Agreement Questions**

Buyer leased before sale: **No** Lease option to buy: **No**  
 Seller leased after sale: **No**  
 Minimum rental income guaranteed: **No** Partial interest indicator: **No**  
 Contract payoff or deed resale: **No** Received in trade: **No**  
 Like exchange (IRS section 1031): **Yes** Purchase over two years old: **No**

**Supplementary Information**

Buyer paid appraisal: **Yes** Appraisal value: **\$6,450,000.00**  
 Seller paid appraisal: **No** Appraisal value: **\$0.00**  
 Buyer and seller related: **No** Organization tax exempt: **No**  
 Government sale: **No** Foreclosed, condemned or legal proceedings: **No**  
 Gift or inheritance: **No** Name change: **No**  
 Buyer owns adjacent property: **No**  
 Public promotion: **No**  
 Significant different price paid: **Yes**  
 Comment on price difference: **Buyer paid a premium amount to close the transaction prior to expiration of time to purchase under buyer's 1031 exchange**

**Submitter Information**

Submit date: **03/19/2015 3:16:23 PM**  
Submitter: **Katrina Knutson**  
Organization: **First American Title**  
Email: **kknutson@firstam.com**  
Phone number: **6123052007**  
Comments:

**Terms Accepted by the Submitter:** I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.