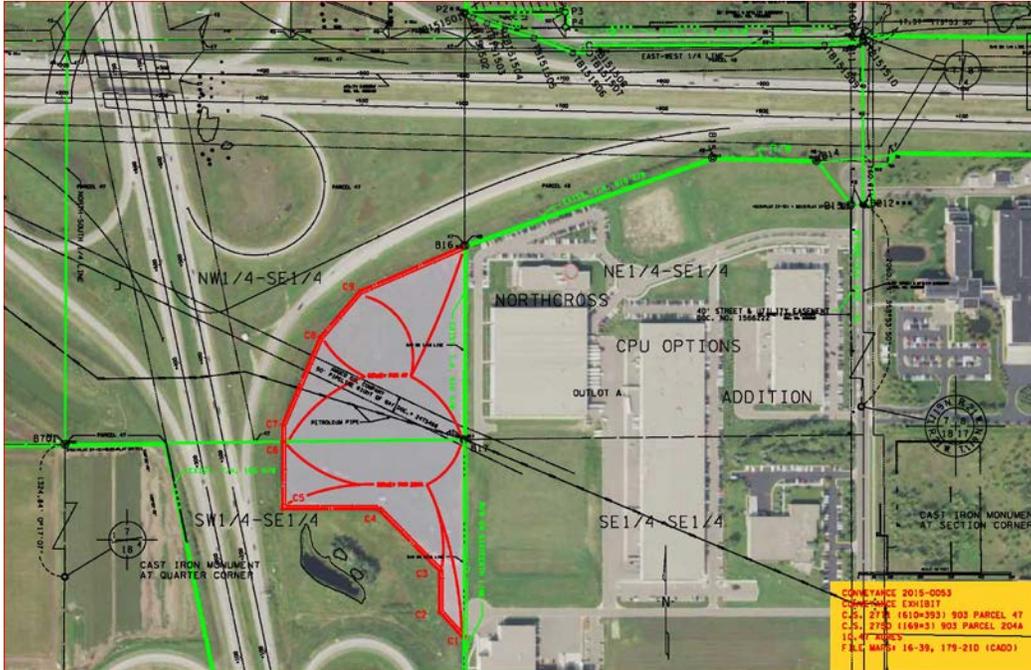


DEPARTMENT OF TRANSPORTATION VACANT LAND FOR IMMEDIATE PURCHASE

10.47 acres



LOCATED SE Quad 610 & 169, Brooklyn Park, Hennepin
County, MN

Sale Number 139485

Conveyance 2015-0053

C.S.: 2750 (169=3) 903

2771 (610=333) 903

Parcel: 204A, 47

AVAILABLE FOR PURCHASE AT THE FOLLOWING LOCATION:

Transportation Building
Property Conveyance Unit
395 John Ireland Blvd.
St Paul, MN 55155

For further information contact

LandSales.Mn.DOT@state.mn.us

Or 612-322-0387

Web Site: <http://www.dot.state.mn.us/row/propsales.html>

State of Minnesota
Department of Transportation

SALE No. 139485
County of Hennepin
Location of Property: See Attached Sheets

Conveyance 2015-0053
C.S.: 2750 (169=3) 903
2771 (610=333) 903 Parcel: 204A, 47

FORM FOR PURCHASE OF LAND

See attached sheets for the legal description and mapping of the land being advertised for sale.

The Price that MnDOT will accept is \$1,480,000.00.

All purchasers should inspect the property and inform themselves of existing conditions as well as check with city and county officials for zoning and development limitations. Purchaser agrees to pay all assessments (current or delinquent) taxes, closing costs and deferred installments of assessments, if any, heretofore or hereafter levied against said real estate. State will pay state deed tax only.

The seller does not know of any wells on the property. The State of Minnesota will not furnish an abstract of title to the above-described real estate.

The Commissioner of Transportation reserves the right to reject any or all purchases and to waive informalities therein.

After approval by the Minnesota Department of Transportation, conveyance will be made by quit claim deed upon full payment of the listed price within Ten (10) business days.

ENCLOSED HEREWITH IS PAYMENT IN FULL IN THE FORM OF (CERTIFIED CHECK, CASHIER'S CHECK, OR MONEY ORDER) _____ PAYABLE TO "COMMISSIONER OF TRANSPORTATION" IN (Personal checks or cash will not be accepted and will cause the bid to be rejected.)

Amount of Purchase\$ _____

Printed Name and Signature of Purchaser

Date

Address of Purchaser

E-Mail of Purchaser

Phone (Business, Home, Cell)

Please include the following forms along with payment in full when mailing or dropping off at the location on the previous page:

- (1) Form for Purchase (this form)**
- (2) Non-collusion affidavit, signs and notarized**
- (3) Grantee Form**

NON-COLLUSION AFFIDAVIT

C.S.: 2750 (169=3) 903
2771 (610=333) 903 Parcel: 204A, 47

Sale Number 139485
Conveyance 2015-0053

STATE OF MINNESOTA)
) ss.
COUNTY OF)

I, _____, being
(Name of person signing this affidavit)

first duly sworn, do depose and say:

(1) that I am the authorized representative of _____

(Name of individual, partnership or corporation submitting this proposal)

and that I have the authority to make this affidavit for and on behalf of said purchaser;

- (2) that, in connection with this transaction, the said purchaser has not either directly or indirectly entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive purchase;
- (3) that, to the best of my knowledge and belief, the contents of this package have not been communicated by the purchaser or by any of his employees or agents to any person who is not an employee or agent of the purchaser, and will not be communicated to any person who is not an employee or agent of the purchaser, and
- (4) that, I have fully informed myself regarding the accuracy of the statements made in this affidavit.
- (5) Are you a current or former State of Minnesota Government Employee Yes No
If yes, please add department name and dates of employment.

Signed: _____
(Purchaser or authorized representative)

Subscribed and sworn to before me

This _____ day of _____, 20__

Notary Public

My commission expires _____, 20__

GRANTEE FORM

C.S.: 2750 (169=3) 903

2771 (610=333) 903

County of Hennepin

Parcel: 204A, 47

Sale Number 139485

I request that _____ Joint Tenants or Tenants in Common (circle one),
be named as Grantee(s) on the Quit Claim Deed for the State of Minnesota, Department of
Transportation.

Signature

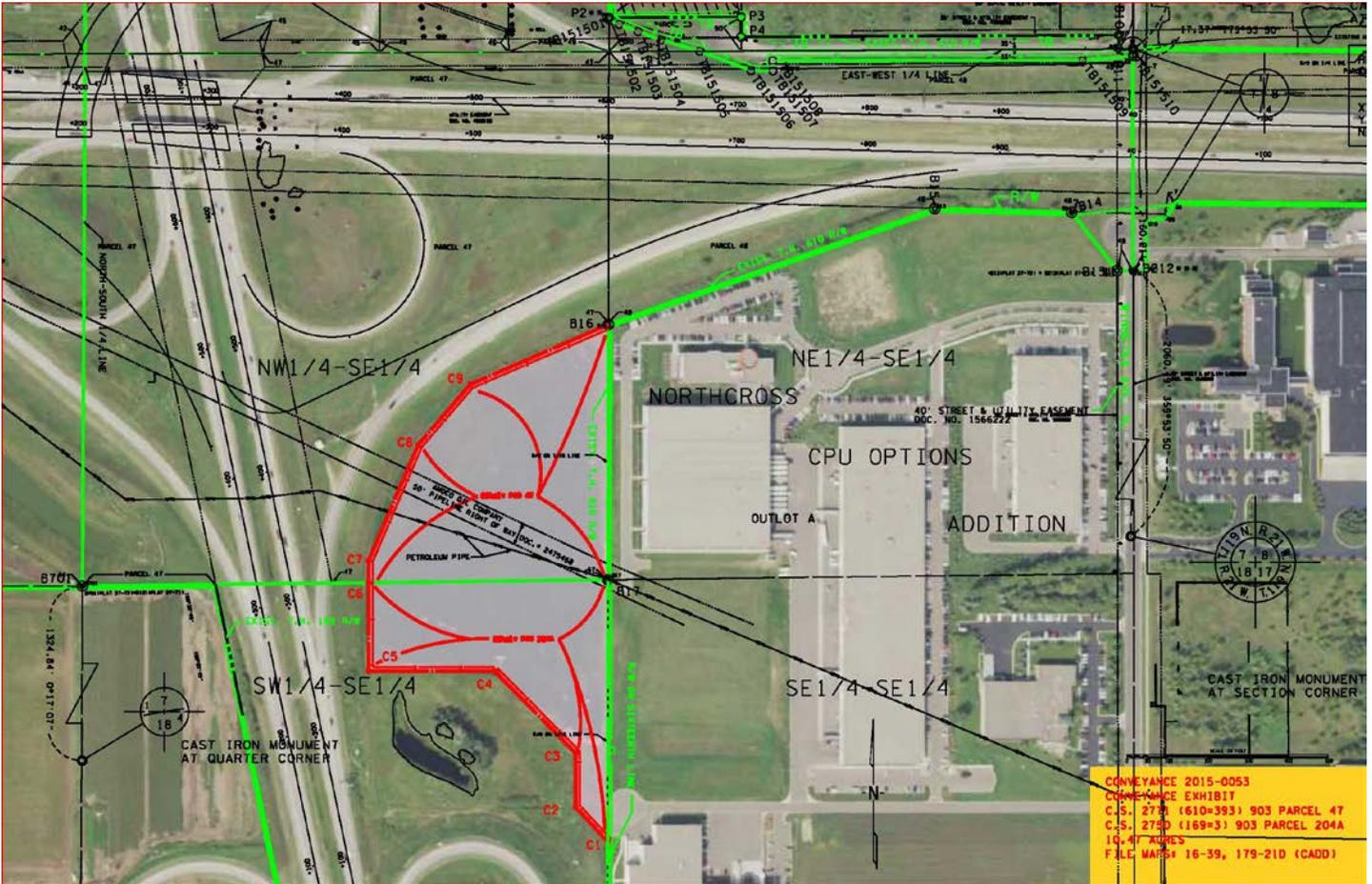
Please name the County in which the Grantee resides: _____

If more than one (1) Grantee is to be named in the Quit Claim Deed, please indicate if the
Grantees are taking title as husband and wife.

Please return this form to:

Jennifer Bailey Matti, L.S.
Minnesota Department of Transportation
Office of Land Management – MS 632
Shared Services Center – Property Conveyance Unit
395 John Ireland Blvd.
St Paul, MN 55155-1800

Site Sketch



NOTE: This map is not part of the bid form. This map is enclosed for the convenience of the bidder, to aid in identifying the general location of the land being offered for sale. Outlines of buildings and other items of construction, which are shown on the map, may not represent current conditions.

Legal Description

February 8, 2016
2015-0053-2771

DESCRIPTION FOR CONVEYANCE

Parcel 47 C.S. 2771 (610=333) 903 and
Parcel 204A C.S. 2750 (169=3) 903

That part of Tracts A and B described below:

- Tract A. That part of the Northwest Quarter of the Southeast Quarter of Section 7, Township 119 North, Range 21 West, shown as Parcel 47 on Minnesota Department of Transportation Right of Way Plat Numbered 27-72 as the same is on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota;
- Tract B. That part of the Southwest Quarter of the Southeast Quarter of Section 7, Township 119 North, Range 21 West, Hennepin County, Minnesota, lying easterly of the easterly right of way line of Trunk Highway No. 169 as located and established prior to January 1, 1986, northerly of the northerly right of way line of the public road running along the south line of said Section 7 and northerly of a line run parallel with and distant 430 feet northerly of the south line of said Section 7;

which lies easterly of Line 1 described below:

- Line 1. Commencing at Right of Way Boundary Corner B16 as shown on said Plat No. 27-72; thence southerly on an azimuth of 180 degrees 05 minutes 33 seconds along the boundary of said plat for 635.76 feet to Right of Way Boundary Corner B17; thence continue southerly on an azimuth of 180 degrees 05 minutes 33 seconds along the east line of Tract B hereinbefore described for 651.90 feet to the point of beginning of Line 1 to be described; thence on an azimuth of 317 degrees 18 minutes 29 seconds for 117.75 feet; thence on an azimuth of 00 degrees 05 minutes 27 seconds for 133.97 feet; thence on an azimuth of 315 degrees 14 minutes 56 seconds for 286.64 feet; thence on an azimuth of 270 degrees 00 minutes 00 seconds for 313.60 feet; thence on an azimuth of 00 degrees 00 minutes 00 seconds for 220.74 feet to the north line of said Tract B; thence continue on an azimuth of 00 degrees 00 minutes 00 seconds for 55.14 feet; thence on an azimuth of 23 degrees 09 minutes 52 seconds for 312.69 feet; thence on an azimuth of 40 degrees 44 minutes 43 seconds for 199.21 feet; thence on an azimuth of 66 degrees 32

Legal Description (cont'd)

minutes 51 seconds for 375.08 feet to said Right of Way Boundary Corner B16 and there terminating;

containing 10.47 acres, more or less;

Subject to the following restriction:

No access shall be permitted to Trunk Highway No. 169 or Trunk Highway No. 610 from the lands herein conveyed.

Additional Information

No access shall be permitted to Trunk Highway 169 or 610 from the lands herein conveyed. This property is currently landlocked. Access would need to be granted by an agreement with an adjacent property owner.