

UNIVERSITY OF MINNESOTA

BOARD OF REGENTS

Tuesday, April 10, 2007

9:30 a.m.

600 McNamara Alumni Center, Boardroom

**Board Members**

Anthony Baraga, Chair  
Patricia Simmons, Vice Chair  
Clyde Allen  
Dallas Bohnsack  
Maureen Cisneros  
Linda Cohen  
John Frobenius  
Venora Hung  
Steven Hunter  
Dean Johnson  
David Larson  
David Metzen

**A G E N D A**

1. Resolution to Conduct Non-Public Meeting of the Board of Regents to Discuss Attorney-Client Privileged Matters – W. Donohue (p. 2)
2. Adjournment of the Non-Public Portion of the Meeting

(The following public portion of the meeting will commence immediately following the non-public portion, at approximately 10:00 a.m.)

3. Real Estate Transactions - Review/Action - K. O'Brien/R. Pfitzenreuter/  
W. Donohue (pp. 3-43)
  - A. Acquisition by Eminent Domain of Easement Interests in Approximately 11 Acres Generally Located North of University Avenue S.E. between 23<sup>rd</sup> Avenue S.E. as Extended and 25<sup>th</sup> Avenue S.E. as Extended, East Gateway District, Twin Cities Campus
    - I. Resolution Related to Acquisition of Property in the East Gateway District by Eminent Domain (Action I)
    - II. Resolution Related to Acquisition of Property in the East Gateway District by Eminent Domain (Action II)
4. Report of the All-University Honors Committee - Action - R. Bruininks (p. 44)
5. Adjournment

**RESOLUTION**

WHEREAS, the Board of Regents wishes to develop or consider offers or counteroffers for the purchase of real property, including easements, in the East Gateway District. This real property is as follows:

- Property at approximately 7<sup>th</sup> Street SE and Oak Street SE
- Property at 520-25<sup>th</sup> Avenue SE
- Spur track easement north of the Intercampus Transitway between 23<sup>rd</sup> Avenue SE and point 20 feet east of 25<sup>th</sup> Avenues SE
- Spur track easements at 800-23<sup>rd</sup> Avenue SE
- Driveway easements at 800-23<sup>rd</sup> Avenue SE
- Spur track easements at 601-25<sup>th</sup> Avenue SE
- Driveway easements at 601-25<sup>th</sup> Avenue SE

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Minnesota Statutes Sections 13D.01, subdivision 3, and 13D.05, subdivision 3(c)(3), a non-public meeting of the Board of Regents be held on Tuesday, April 10, 2007, at approximately 9:30 a.m. in the Boardroom, 600 McNamara Alumni Center, for the purpose of developing or considering offers or counteroffers for the purchase of the real property described above.



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Board of Regents**

**April 10, 2007**

**Agenda Item:** Real Estate Transactions

review       review/action       action       discussion

**Presenters:** Vice President Kathleen O'Brien  
Vice President/CFO Richard Pfutzenreuter  
Deputy General Counsel William P. Donohue

**Purpose:**

policy       background/context       oversight       strategic positioning

In accordance with Board of Regents Policy: *Eminent Domain*, the Board is requested to review and approve the following real estate transactions:

- A. Acquisition by Eminent Domain of Easement Interests in Approximately 11 Acres Generally Located North of University Avenue S.E. between 23<sup>rd</sup> Avenue S.E. as Extended and 25<sup>th</sup> Avenue S.E. as Extended, East Gateway District, Twin Cities Campus
  - I. Resolution Related to Acquisition of Property in the East Gateway District by Eminent Domain (Action I)
  - II. Resolution Related to Acquisition of Property in the East Gateway District by Eminent Domain (Action II)

Two separate actions are identified as Action I and Action II. Action I proposes to extinguish easements burdening parcels owned by the University and to acquire easements on parcels not owned by the University. Action II proposes to extinguish easements on property owned by the University on which spur tracks are located.

**Outline of Key Points/Policy Issues:**

The details of this matter are described in the transaction information pages regarding the two proposed eminent domain acquisitions.

**Background Information:**

The Board of Regents is empowered to acquire property using eminent domain pursuant to Minn. Stat. § 137.02, subd. 3. To exercise the power of eminent domain, Board of Regents Policy: *Eminent Domain* requires the Board of Regents to authorize an eminent domain action and, by appropriate resolution, determine public purpose and necessity for the acquisition.

The University has been unable to acquire easement interests necessary for parking and access to parking in the East Gateway District. This requires the use of eminent domain. There is an immediate need to begin construction on the parking and access to the parking

**President's Recommendation for Action:**

The President recommends that the appropriate administrative officers receive authorization to execute the appropriate documents providing for the following:

- A. Acquisition by Eminent Domain of Easement Interests in Approximately 11 Acres Generally Located North of University Avenue S.E. between 23<sup>rd</sup> Avenue S.E. as Extended and 25<sup>th</sup> Avenue S.E. as Extended, East Gateway District, Twin Cities Campus
  - I. Resolution Related to Acquisition of Property in the East Gateway District by Eminent Domain (Action I)
  - II. Resolution Related to Acquisition of Property in the East Gateway District by Eminent Domain (Action II)

**ACQUISITION BY EMINENT DOMAIN OF  
EASEMENT INTERESTS,  
EAST GATEWAY DISTRICT, MINNEAPOLIS CAMPUS  
(ACTION I)  
(TWIN CITIES CAMPUS)**

**1. Recommended Action**

The President recommends approval of the attached "Resolution Regarding Acquisition of Property in the East Gateway District by Eminent Domain (Action I)" for easement interests in the East Gateway District.

**2. Location and Description of the Property**

The easements to be acquired are located in the East Gateway District.

The University owns fee title to the property shown as parcels A, B, C, D, and E, on the attached map, but other entities currently own easements which burden the parcels. The University is proposing to acquire by eminent domain the easements held by other entities, thereby extinguishing them.

Other entities own fee title to the property shown as parcels F, G, and H on the attached map. The University is proposing to acquire easements permitting ingress and egress over this property.

**3. Basis for Request**

The easements are needed for surface parking facilities and rights of way to access the parking in the East Gateway District. Construction of TCF Football Stadium is causing the loss on or about July 1, 2007, of surface parking facilities used on a daily basis by students, staff, visitors, and other members of the University community. The University needs to acquire the easements immediately so that accessible replacement daily parking can be constructed to replace the lost parking.

The University of Minnesota is empowered to acquire property using eminent domain pursuant to Minn. Stat. § 137.02, subd. 3, which provides:

The Board of Regents may use any money not specifically appropriated for other purposes for acquiring land by purchase or condemnation. In case it is desired to use the fund for the acquisition of land by eminent domain, the power of eminent domain shall be exercised in accordance with chapter 117.

**4. Details of Transaction**

The University of Minnesota previously acquired property in the East Gateway District through voluntary transactions for purposes of surface parking facilities and rights of way. The University's title, however, was subject to certain easements. The University has been unable, however, to acquire through voluntary transactions all of the easement

interests it needs to provide needed parking and adequate access to the parking. Therefore, eminent domain is necessary.

**5. Use of the Property**

The University will use the land which is the subject of the easements to be acquired for surface parking facilities and rights of way to access such parking facilities. The surface parking facilities will be used on a daily basis by students, staff, visitors, and other members of the University community.

**6. Environmental**

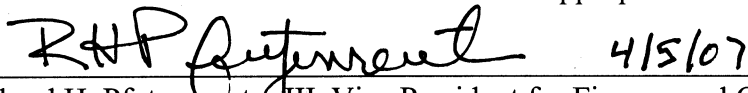
The University has determined from its investigation of properties in the immediate area of the easement areas that the easement areas to be acquired do not include environmental contamination that would prevent use of the property for parking and access purposes.

**7. Source of Funding**

The acquisition would be funded by University debt.

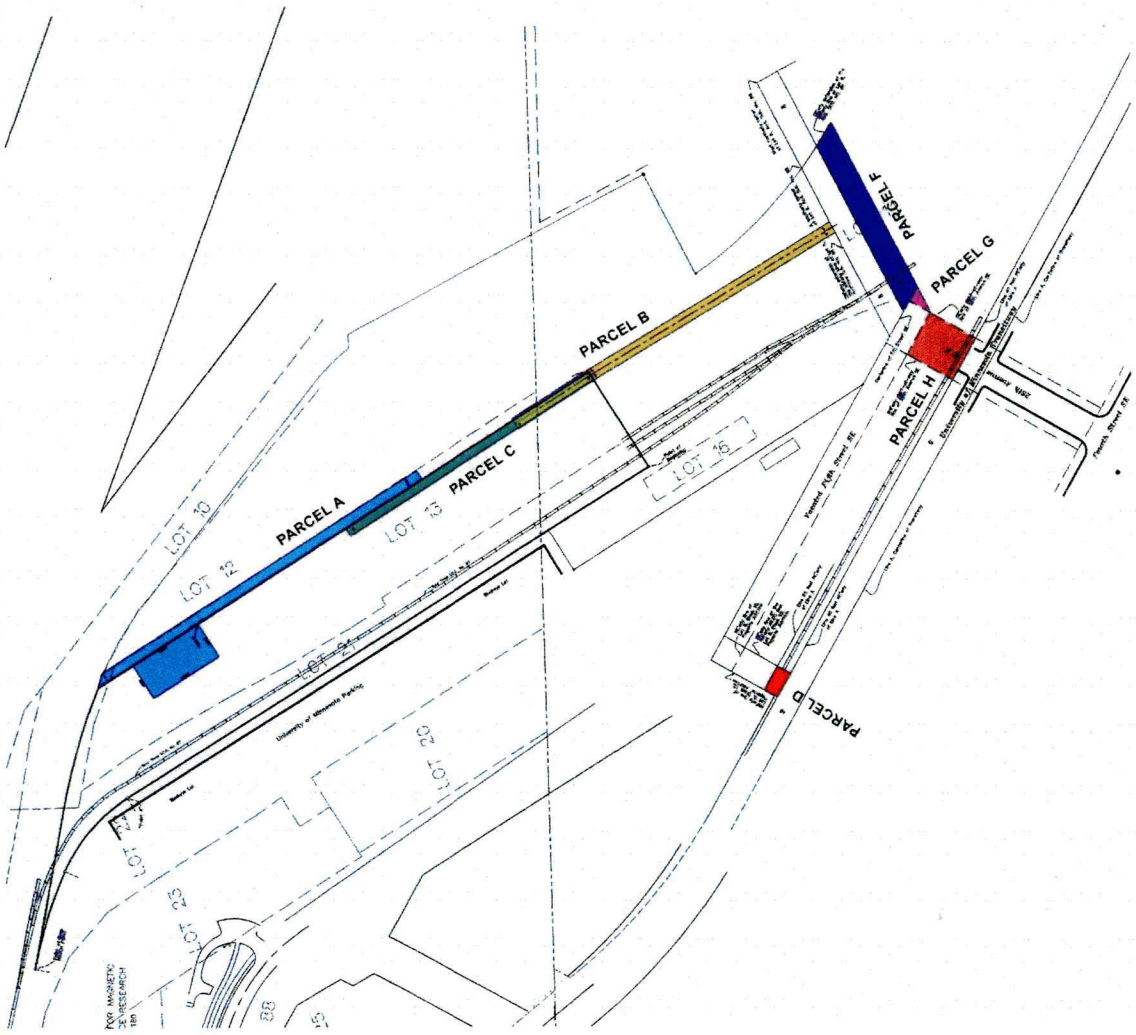
**8. Recommendations**

The above-described real estate transaction is appropriate:

  
\_\_\_\_\_  
Richard H. Pfitzenreuter III, Vice President for Finance and CFO

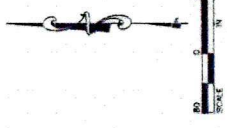
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Kathleen O'Brien, Vice President for University Services

# Property Exhibit University of Minnesota



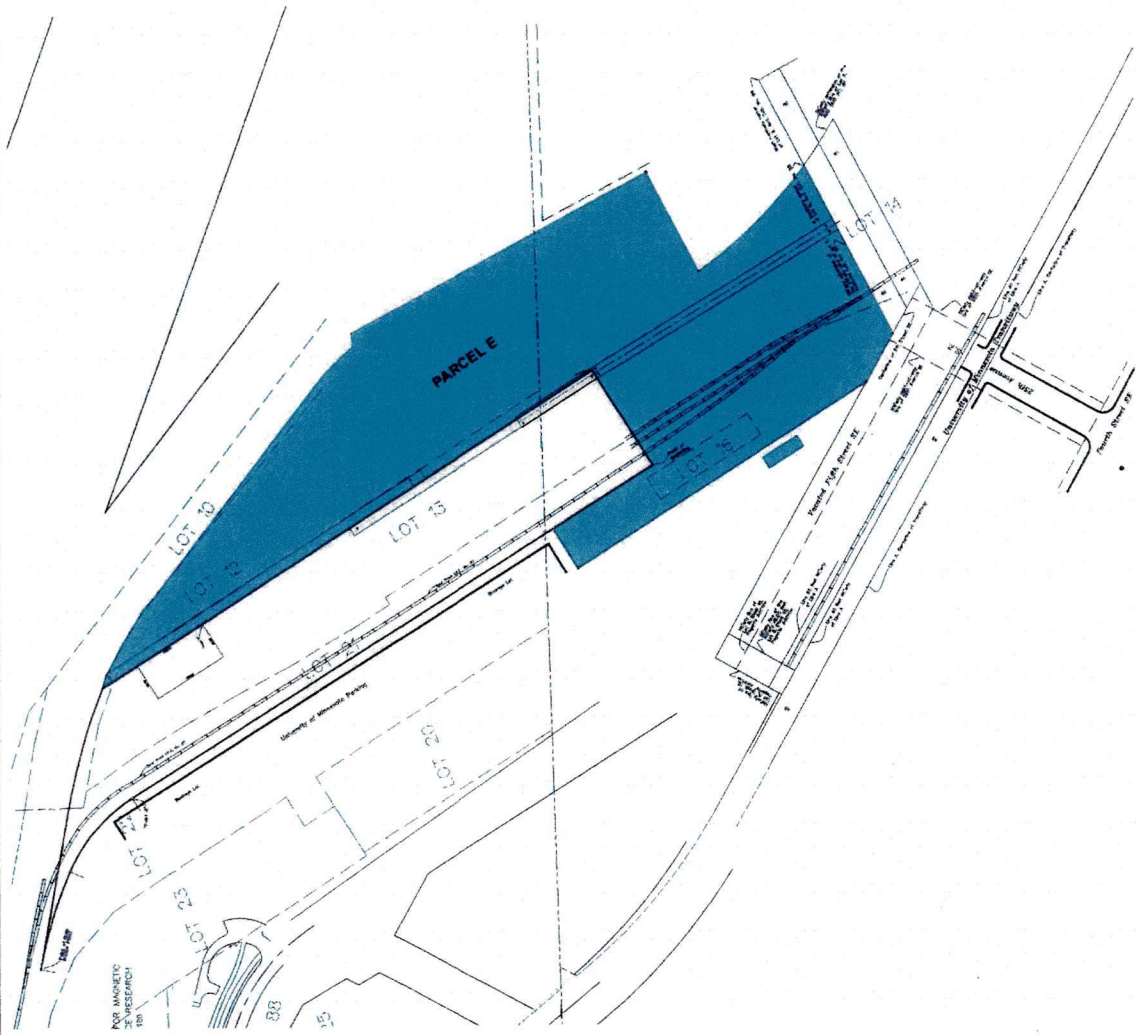
- LEGEND**
- Parcel A - [Blue circle]
  - Parcel B - [Yellow circle]
  - Parcel C - [Green circle]
  - Parcel D - [Red circle]
  - Parcel E - [Pink circle]
  - Parcel F - [Dark Blue circle]
  - Parcel G - [Orange circle]
  - Parcel H - [Light Blue circle]

Parcel E - (Not shown on overview map)

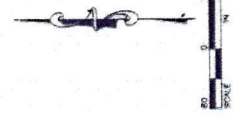



	Property Exhibit for University of Minnesota	Former Reichhold Chemical & ConAgra Properties	<b>Hakanson Anderson Assoc., Inc.</b> Civil Engineers and Land Surveyors 3001 Thurston Ave. Anoka, Minnesota 55303 763-429-1000 www.hakanson-anderson.com												
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DRAWN BY</td> <td style="width: 20%;">MAY/06</td> <td style="width: 20%;">DATE</td> <td style="width: 40%;">4/05/07</td> </tr> <tr> <td>DESIGNED BY</td> <td></td> <td>REVISION</td> <td>2.00/0.25</td> </tr> <tr> <td>CHECKED BY</td> <td></td> <td></td> <td></td> </tr> </table>	DRAWN BY	MAY/06	DATE	4/05/07	DESIGNED BY		REVISION	2.00/0.25	CHECKED BY			
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DESIGNED BY		REVISION	2.00/0.25												
CHECKED BY															

Property Exhibit  
 University of Minnesota



LEGEND  
 Parcel E - ●



SHEET 1 OF 1 BRKETS		Property Exhibit for University of Minnesota		© 2007 HAKONSON ANDERSON ASSOCIATES	
Former Reichhold Chemical & ConAgra Properties		Hakonson Anderson Assoc., Inc. Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-427-5860 FAX 763-427-6520 <a href="http://www.hakonson-anderson.com">www.hakonson-anderson.com</a>			
DATE:	REVISION:	DRAWN BY: DRS	CHECKED BY: DRS	DATE PLOTTED: 4/05/07	FILE NO: 2200-29





## **REGENTS OF THE UNIVERSITY OF MINNESOTA**

### **RESOLUTION RELATED TO ACQUISITION OF PROPERTY IN THE EAST GATEWAY DISTRICT BY EMINENT DOMAIN (ACTION I)**

**WHEREAS**, the Board of Regents is empowered to acquire property using eminent domain pursuant to Minn. Stat. § 137.02, subd. 3;

**WHEREAS**, construction of TCF Football Stadium is displacing surface parking facilities used on a daily basis by students, staff, visitors, and other members of the University community in the East Gateway District;

**WHEREAS**, there is an immediate need to begin construction to replace the displaced parking facilities because the parking facilities will be lost on or about July 1, 2007;

**WHEREAS**, the University has developed a plan to replace the displaced parking facilities; and

**WHEREAS**, the use of eminent domain is necessary because the University has been unable to acquire by voluntary transactions all of the easement interests needed to implement the plan to provide replacement parking and access to the replacement parking.

#### **NOW, THEREFORE, BE IT RESOLVED AND DETERMINED:**

1. There is a public purpose and need for the University to construct as soon as possible surface parking facilities in the East Gateway District for the use of students, staff, visitors, and other members of the University community, to replace the surface parking facilities lost due to the construction of TCF Football Stadium.
2. The acquisition of easements burdening the University property that is the site of the replacement parking facilities and access routes and the acquisition of ingress and egress easements are necessary for the University to construct the needed surface parking facilities and to provide the necessary access to the parking.

3. It is necessary to use the “quick take” procedures of Minnesota Statutes Section 117.042 because there is an immediate need to begin construction to replace the parking that has been already lost and that will be lost on or about July 1, 2007.
4. The appropriate administrative officers are authorized to commence eminent domain proceedings pursuant to Minnesota law, for the purpose of acquiring (and thereby extinguishing) all easements owned by other entities in the areas described in Exhibits A (Parcel A), B (Parcel B), C (Parcel C), D (Parcel D), and E (Parcel E) and for the purpose of acquiring easements for ingress and egress in the areas described in Exhibits F (Parcel F), G (Parcel G), and H (Parcel H). All exhibits are on file in the Board Office.
5. The appropriate administrative officers are also authorized to use the “quick take” procedure of Minnesota Statutes Section 117.042 to take immediate title and possession of the above-described easements.

## PARCEL A

A 17.6-foot wide tract of land over and across part of that part of Lots 10, 13, 14, 15 and 22, "AUDITOR'S SUBDIVISION NUMBER Eighty-eight (88) Hennepin County, Minnesota", according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the Fourth Principal Meridian; thence on an assumed bearing of North 88 degrees 17 minutes 54 seconds East, along the South line of said Southwest Quarter, a distance of 725.21 feet; thence North 39 degrees 37 minutes 06 seconds West a distance of 436.02 feet; thence Northwesterly, a distance of 158.63 feet along a tangential curve concave to the Southwest having a radius of 617.96 feet and a central angle of 14 degrees 42 minutes 27 seconds; thence North 0 degrees 01 minute 14 seconds East, not tangent with said curve, a distance of 16.46 feet; thence South 88 degrees 24 minutes 54 seconds West a distance of 23.14 feet; thence Northwesterly, a distance of 20.82 feet, along a non-tangential curve concave to the Southwest having a radius of 617.96 feet, a central angle of 1 degree 55 minutes 49 seconds and the chord of said curve has a length of 20.82 feet which bears North 57 degrees 53 minutes 21 seconds West; thence Northwesterly, a distance of 191.58 feet, along a non-tangential curve concave to the southwest having a radius of 893.37 feet, a central angle of 12 degrees 17 minutes 13 seconds and the chord of said curve has a length of 191.21 feet which bears North 23 degrees 59 minutes 33 seconds West; thence Northwesterly a distance of 69.81 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 4 degrees 28 minutes 38 seconds and the chord of said curve has a length of 69.79 feet which bears North 32 degrees 18 minutes 07 seconds West; thence Northwesterly, a distance of 216.26 feet, along a nontangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 13 degrees 52 minutes 10 seconds and the chord of said curve has a length of 215.73 feet which bears North 41 degrees 23 minutes 11 seconds West; thence North 61 degrees 04 minutes 33 seconds West, not tangent to the last described curve, a distance of 37.71 feet, to a point on the West line of the Southwest Quarter of said Section 19 distant 906.01 feet Northerly from the Southwest corner of said Southwest Quarter; thence North 60 degrees 44 minutes 24 seconds West a distance of 76.60 feet; thence North 46 degrees 09 minutes 24 seconds West a distance of 39.72 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 256.95 feet; thence South 29 degrees 15 minutes 36 seconds West a distance of 10.00 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 171.16 feet; thence South 29 degrees 23 minutes 12 seconds West a distance of 33.17 feet; thence Northwesterly, a distance of 141.01 feet, along a nontangential curve concave to the southwest having a radius of 1196.28 feet, a central angle of 6 degrees 45 minutes 14 seconds and the chord of said curve has a length of 140.93

EXHIBIT A

feet which bears North 64 degrees 49 minutes 04 seconds West; thence South 84 degrees 43 minutes 56 seconds East, not tangent to the last described curve, a distance of 227.24 feet; thence Southeasterly, a distance of 134.61 feet along a tangential curve concave to the Southwest having a radius of 577.00 feet and a central angle of 13 degrees 22 minutes 00 seconds; thence South 71 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 129.56 feet; thence Southeasterly a distance of 337.51 feet along a tangential curve concave to the Northeast having a radius of 3223.00 feet and a central angle of 6 degrees 00 minutes 00 seconds; thence South 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 327.25 feet; thence Southeasterly a distance of 185.51 feet along a tangential curve concave to the Northeast having a radius of 4523.00 feet and a central angle of 2 degrees 21 minutes 00 seconds; thence South 79 degrees 42 minutes 56 seconds East, tangent to the last described curve, a distance of 77.87 feet; thence Southeasterly a distance of 171.87 feet; along a tangential curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of compound curvature; thence Southeasterly a distance of 163.57 feet, along said compound curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point hereinafter referred to as "Point A"; thence South 32 degrees 03 minutes 56 seconds East, tangent with the last described curve, a distance of 1039.24 feet, to the point of beginning of the land to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 1039.24 feet, to the above referenced "Point A"; thence Northwesterly a distance of 163.57 feet, along a tangential curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point of compound curvature; thence Northwesterly a distance of 171.87 feet, along said compound curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of cusp; thence South 79 degrees 42 minutes 56 seconds East, not tangent with the last described curve, a distance of 260.62 feet; thence Southeasterly a distance of 221.93 feet along a tangential curve concave to the Southwest having a radius of 1178.93 feet and a central angle of 10 degrees 47 minutes 08 seconds, to the intersection with a line which bears North 32 degrees 23 minutes 06 seconds West from a point on the South line of said Southwest Quarter distant 1706.42 feet from the Southwest corner of said Southwest Quarter; thence South 32 degrees 23 minutes 06 seconds East a distance of 982.88 feet, to the intersection with a line which bears North 57 degrees 39 minutes 19 seconds East from the point of beginning; thence South 57 degrees 39 minutes 19 seconds West a distance of 188.30 feet, to the point of beginning.

AND

EXHIBIT A

Also over and across that part of Lots 10,12,13,14,15 and 16, "AUDITOR'S SUBDIVISION NUMBER EIGHTY-EIGHT (88) HENNEPIN COUNTY, MINNESOTA", according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the Fourth Principal Meridian; thence on an assumed bearing of North 88 degrees 17 minutes 54 seconds East, along the South line of said Southwest Quarter, a distance of 725.21 feet; thence North 39 degrees 37 minutes 06 seconds West a distance of 436.02 feet; thence Northwesterly, a distance of 158.63 feet along a tangential curve concave to the southwest having a radius of 617.96 feet and a central angle of 14 degrees 42 minutes 27 seconds; thence North 0 degrees 01 minute 14 seconds East, not tangent with said curve, a distance of 16.46 feet; thence South 88 degrees 24 minutes 54 seconds West a distance of 23.14 feet; thence Northwesterly, a distance of 20.82 feet, along a non-tangential curve concave to the Southwest having a radius of 617.96 feet, a central angle of 1 degree 55 minutes 49 seconds and the chord of said curve has a length of 20.82 feet which bears North 57 degrees 53 minutes 21 seconds West; thence Northwesterly, a distance of 191.58 feet, along a non-tangential curve concave to the southwest having a radius of 893.37 feet, a central angle of 12 degrees 17 minutes 13 seconds and the chord of said curve has a length of 191.21 feet which bears North 23 degrees 59 minutes 33 seconds West; thence Northwesterly a distance of 69.81 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 4 degrees 28 minutes 38 seconds and the chord of said curve has a length of 69.79 feet which bears North 32 degrees 18 minutes 07 seconds West; thence Northwesterly, a distance of 216.26 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 13 degrees 52 minutes 10 seconds and the chord of said curve has a length of 215.73 feet which bears North 41 degrees 23 minutes 11 seconds West; thence North 61 degrees 04 minutes 33 seconds West, not tangent to the last described curve, a distance of 37.71 feet, to a point on the West line of the Southwest Quarter of said Section 19 distant 906.01 feet Northerly from the Southwest corner of said Southwest Quarter; thence North 60 degrees 44 minutes 24 seconds West a distance of 76.60 feet; thence North 46 degrees 09 minutes 24 seconds West a distance of 39.72 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 256.95 feet; thence South 29 degrees 15 minutes 36 seconds West a distance of 10.00 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 171.16 feet; thence South 29 degrees 23 minutes 12 seconds West a distance of 33.17 feet; thence Northwesterly, a distance of 141.01 feet, along a non-tangential curve concave to the Southwest having a radius of 1196.28 feet, a central angle of 6 degrees 45 minutes 14 seconds and the chord of said curve has a length of 140.93 feet which bears North 64 degrees 49 minutes 04 seconds West; thence South 84 degrees 43 minutes 56 seconds East, not tangent to the last described curve, a distance of 227.24 feet; thence Southeasterly, a distance of 134.61 feet along a

EXHIBIT A

tangential curve concave to the Southwest having a radius of 577.00 feet and a central angle of 13 degrees 22 minutes 00 seconds; thence South 71 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 129.56 feet; thence Southeasterly a distance of 337.51 feet along a tangential curve concave to the Northeast having a radius of 3223.00 feet and a central angle of 6 degrees 00 minutes 00 seconds; thence South 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 327.25 feet; thence Southeasterly a distance of 185.51 feet along a tangential curve concave to the Northeast having a radius of 4523.00 feet and a central angle of 2 degrees 21 minutes 00 seconds; thence South 79 degrees 42 minutes 56 seconds East, tangent to the last described curve, a distance of 77.87 feet; thence Southeasterly a distance of 171.87 feet, along a tangential curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of compound curvature; thence Southeasterly a distance of 163.57 feet, along said compound curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point hereinafter referred to as "Point A"; thence South 32 degrees 03 minutes 56 seconds East, tangent with the last described curve, a distance of 1039.24 feet, to the point of beginning of the land to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 198.71 feet, to a point distant 840.53 feet southeasterly from said "Point A"; thence South 57 degrees 39 minutes 19 seconds West a distance of 78.50 feet; thence South 32 degrees 20 minutes 41 seconds East a distance of 577.06 feet, to the center line of vacated 5<sup>th</sup> Street Southeast; thence South 60 degrees 42 minutes 06 seconds East a distance of 92.54 feet, to the intersection with the southwesterly extension of the most northwesterly line of Lot 6 in said Auditor's Subdivision No. 88; thence North 62 degrees 16 minutes 49 seconds East, along said southwesterly extended line, a distance of 317.45 feet, to a southerly corner of Lot 9 of said Auditor's Subdivision No. 88; thence northwesterly, a distance of 252.05 feet, along a southwesterly line of said Lot 9, along a non-tangential curve concave to the Northeast having a radius of 763.94 feet, a central angle of 18 degrees 54 minutes 14 seconds and a chord of 250.91 feet which bears North 44 degrees 17 minutes 41 seconds West to a northwest corner of said Lot 9 on the southeasterly line of Lot 12 in said Auditor's Subdivision; thence South 62 degrees 16 minutes 54 seconds West, along the southeasterly line of said Lot 12, a distance of 25.88 feet, to the intersection with a line bearing South 32 degrees 37 minutes 06 seconds East from a point on the south line of the Southwest Quarter of said Section 19 distant 1727.99 feet easterly from the Southwest corner of said Southwest Quarter; thence North 32 degrees 37 minutes 06 seconds West a distance of 1200.27 feet; thence northwesterly a distance of 25.60 feet, along a non-tangential curve concave to the Southwest having a radius of 1178.93 feet, a central angle of 1 degree 14 minutes 39 seconds and chord distance of 25.60 feet which bears North 68 degrees 18 minutes 28 seconds West, to the intersection with a line which bears North 32 degrees 23 minutes 06 seconds West from a point on the

EXHIBIT A

South line of said Southwest Quarter distant 1706.42 feet easterly from the Southwest corner of said Southwest Quarter; thence South 32 degrees 23 minutes 06 seconds East a distance of 982.88 feet, to the intersection with a line which bears North 57 degrees 39 minutes 19 seconds East from the point of beginning; thence South 57 degrees 39 minutes 19 seconds West a distance of 188.30 feet, to the point of beginning.

The Southwesterly line of said tract of land is described as follows:

Commencing at the point of beginning of the first above described property; thence on an assumed bearing of North 57 degrees 39 minutes 19 seconds East a distance of 188.30 feet, to the intersection with a line which bears South 32 degrees 23 minutes 06 seconds East from a point on the South line of said Southwest Quarter distant 1706.42 feet Easterly from the Southwest corner of said Southwest Quarter; thence North 32 degrees 23 minutes 06 seconds West a distance of 335.00 feet, to the point of beginning of the line to be described; thence North 32 degrees 23 minutes 06 seconds West a distance of 447.00 feet, to a point hereinafter referred to as "Point B"; thence continuing North 32 degrees 23 minutes 06 seconds West a distance of 200.88 feet and said line there terminating.

TOGETHER WITH a tract of land over and across that part of Lot 13, "AUDITOR'S SUBDIVISION NUMBER EIGHTY-EIGHT", according to the recorded plat thereof described as follows:

Beginning at the above referenced "Point B", thence North 32 degrees 23 minutes 06 seconds West, a distance of 130.00 feet; thence South 57 degrees 36 minutes 54 seconds West a distance of 65.00 feet; thence South 32 degrees 23 minutes 06 seconds East a distance of 130.00 feet; thence North 57 degrees 36 minutes 54 seconds East a distance of 65.00 feet, to the point of beginning.

## PARCEL B

A 20.00-foot wide tract of land over and across part of that part of Lots 10, 13, 14, 15 and 22, "AUDITOR'S SUBDIVISION NUMBER Eighty-eight (88) Hennepin County, Minnesota", according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the Fourth Principal Meridian; thence on an assumed bearing of North 88 degrees 17 minutes 54 seconds East, along the South line of said Southwest Quarter, a distance of 725.21 feet; thence North 39 degrees 37 minutes 06 seconds West a distance of 436.02 feet; thence Northwesterly, a distance of 158.63 feet along a tangential curve concave to the Southwest having a radius of 617.96 feet and a central angle of 14 degrees 42 minutes 27 seconds; thence North 0 degrees 01 minute 14 seconds East, not tangent with said curve, a distance of 16.46 feet; thence South 88 degrees 24 minutes 54 seconds West a distance of 23.14 feet; thence Northwesterly, a distance of 20.82 feet, along a non-tangential curve concave to the Southwest having a radius of 617.96 feet, a central angle of 1 degree 55 minutes 49 seconds and the chord of said curve has a length of 20.82 feet which bears North 57 degrees 53 minutes 21 seconds West; thence Northwesterly, a distance of 191.58 feet, along a non-tangential curve concave to the southwest having a radius of 893.37 feet, a central angle of 12 degrees 17 minutes 13 seconds and the chord of said curve has a length of 191.21 feet which bears North 23 degrees 59 minutes 33 seconds West; thence Northwesterly a distance of 69.81 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 4 degrees 28 minutes 38 seconds and the chord of said curve has a length of 69.79 feet which bears North 32 degrees 18 minutes 07 seconds West; thence Northwesterly, a distance of 216.26 feet, along a nontangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 13 degrees 52 minutes 10 seconds and the chord of said curve has a length of 215.73 feet which bears North 41 degrees 23 minutes 11 seconds West; thence North 61 degrees 04 minutes 33 seconds West, not tangent to the last described curve, a distance of 37.71 feet, to a point on the West line of the Southwest Quarter of said Section 19 distant 906.01 feet Northerly from the Southwest corner of said Southwest Quarter; thence North 60 degrees 44 minutes 24 seconds West a distance of 76.60 feet; thence North 46 degrees 09 minutes 24 seconds West a distance of 39.72 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 256.95 feet; thence South 29 degrees 15 minutes 36 seconds West a distance of 10.00 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 171.16 feet; thence South 29 degrees 23 minutes 12 seconds West a distance of 33.17 feet; thence Northwesterly, a distance of 141.01 feet, along a nontangential curve concave to the southwest having a radius of 1196.28 feet, a central angle of 6 degrees 45 minutes 14 seconds and the chord of said curve has a length of 140.93



EXHIBIT B

feet which bears North 64 degrees 49 minutes 04 seconds West; thence South 84 degrees 43 minutes 56 seconds East, not tangent to the last described curve, a distance of 227.24 feet; thence Southeasterly, a distance of 134.61 feet along a tangential curve concave to the Southwest having a radius of 577.00 feet and a central angle of 13 degrees 22 minutes 00 seconds; thence South 71 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 129.56 feet; thence Southeasterly a distance of 337.51 feet along a tangential curve concave to the Northeast having a radius of 3223.00 feet and a central angle of 6 degrees 00 minutes 00 seconds; thence South 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 327.25 feet; thence Southeasterly a distance of 185.51 feet along a tangential curve concave to the Northeast having a radius of 4523.00 feet and a central angle of 2 degrees 21 minutes 00 seconds; thence South 79 degrees 42 minutes 56 seconds East, tangent to the last described curve, a distance of 77.87 feet; thence Southeasterly a distance of 171.87 feet; along a tangential curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of compound curvature; thence Southeasterly a distance of 163.57 feet, along said compound curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point hereinafter referred to as "Point A"; thence South 32 degrees 03 minutes 56 seconds East, tangent with the last described curve, a distance of 1039.24 feet, to the point of beginning of the land to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 1039.24 feet, to the above referenced "Point A"; thence Northwesterly a distance of 163.57 feet, along a tangential curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point of compound curvature; thence Northwesterly a distance of 171.87 feet, along said compound curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of cusp; thence South 79 degrees 42 minutes 56 seconds East, not tangent with the last described curve, a distance of 260.62 feet; thence Southeasterly a distance of 221.93 feet along a tangential curve concave to the Southwest having a radius of 1178.93 feet and a central angle of 10 degrees 47 minutes 08 seconds, to the intersection with a line which bears North 32 degrees 23 minutes 06 seconds West from a point on the South line of said Southwest Quarter distant 1706.42 feet from the Southwest corner of said Southwest Quarter; thence South 32 degrees 23 minutes 06 seconds East a distance of 982.88 feet, to the intersection with a line which bears North 57 degrees 39 minutes 19 seconds East from the point of beginning; thence South 57 degrees 39 minutes 19 seconds West a distance of 188.30 feet, to the point of beginning.

AND

EXHIBIT B

Also over and across that part of Lots 10,12,13,14,15 and 16, "AUDITOR'S SUBDIVISION NUMBER EIGHTY-EIGHT (88) HENNEPIN COUNTY, MINNESOTA", according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the Fourth Principal Meridian; thence on an assumed bearing of North 88 degrees 17 minutes 54 seconds East, along the South line of said Southwest Quarter, a distance of 725.21 feet; thence North 39 degrees 37 minutes 06 seconds West a distance of 436.02 feet; thence Northwesterly, a distance of 158.63 feet along a tangential curve concave to the southwest having a radius of 617.96 feet and a central angle of 14 degrees 42 minutes 27 seconds; thence North 0 degrees 01 minute 14 seconds East, not tangent with said curve, a distance of 16.46 feet; thence South 88 degrees 24 minutes 54 seconds West a distance of 23.14 feet; thence Northwesterly, a distance of 20.82 feet, along a non-tangential curve concave to the Southwest having a radius of 617.96 feet, a central angle of 1 degree 55 minutes 49 seconds and the chord of said curve has a length of 20.82 feet which bears North 57 degrees 53 minutes 21 seconds West; thence Northwesterly, a distance of 191.58 feet, along a non-tangential curve concave to the southwest having a radius of 893.37 feet, a central angle of 12 degrees 17 minutes 13 seconds and the chord of said curve has a length of 191.21 feet which bears North 23 degrees 59 minutes 33 seconds West; thence Northwesterly a distance of 69.81 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 4 degrees 28 minutes 38 seconds and the chord of said curve has a length of 69.79 feet which bears North 32 degrees 18 minutes 07 seconds West; thence Northwesterly, a distance of 216.26 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 13 degrees 52 minutes 10 seconds and the chord of said curve has a length of 215.73 feet which bears North 41 degrees 23 minutes 11 seconds West; thence North 61 degrees 04 minutes 33 seconds West, not tangent to the last described curve, a distance of 37.71 feet, to a point on the West line of the Southwest Quarter of said Section 19 distant 906.01 feet Northerly from the Southwest corner of said Southwest Quarter; thence North 60 degrees 44 minutes 24 seconds West a distance of 76.60 feet; thence North 46 degrees 09 minutes 24 seconds West a distance of 39.72 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 256.95 feet; thence South 29 degrees 15 minutes 36 seconds West a distance of 10.00 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 171.16 feet; thence South 29 degrees 23 minutes 12 seconds West a distance of 33.17 feet; thence Northwesterly, a distance of 141.01 feet, along a non-tangential curve concave to the Southwest having a radius of 1196.28 feet, a central angle of 6 degrees 45 minutes 14 seconds and the chord of said curve has a length of 140.93 feet which bears North 64 degrees 49 minutes 04 seconds West; thence South 84 degrees 43 minutes 56 seconds East, not tangent to the last described curve, a distance of 227.24 feet; thence Southeasterly, a distance of 134.61 feet along a

EXHIBIT B

tangential curve concave to the Southwest having a radius of 577.00 feet and a central angle of 13 degrees 22 minutes 00 seconds; thence South 71 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 129.56 feet; thence Southeasterly a distance of 337.51 feet along a tangential curve concave to the Northeast having a radius of 3223.00 feet and a central angle of 6 degrees 00 minutes 00 seconds; thence South 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 327.25 feet; thence Southeasterly a distance of 185.51 feet along a tangential curve concave to the Northeast having a radius of 4523.00 feet and a central angle of 2 degrees 21 minutes 00 seconds; thence South 79 degrees 42 minutes 56 seconds East, tangent to the last described curve, a distance of 77.87 feet; thence Southeasterly a distance of 171.87 feet, along a tangential curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of compound curvature; thence Southeasterly a distance of 163.57 feet, along said compound curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point hereinafter referred to as "Point A"; thence South 32 degrees 03 minutes 56 seconds East, tangent with the last described curve, a distance of 1039.24 feet, to the point of beginning of the land to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 198.71 feet, to a point distant 840.53 feet southeasterly from said "Point A"; thence South 57 degrees 39 minutes 19 seconds West a distance of 78.50 feet; thence South 32 degrees 20 minutes 41 seconds East a distance of 577.06 feet, to the center line of vacated 5<sup>th</sup> Street Southeast; thence South 60 degrees 42 minutes 06 seconds East a distance of 92.54 feet, to the intersection with the southwesterly extension of the most northwesterly line of Lot 6 in said Auditor's Subdivision No. 88; thence North 62 degrees 16 minutes 49 seconds East, along said southwesterly extended line, a distance of 317.45 feet, to a southerly corner of Lot 9 of said Auditor's Subdivision No. 88; thence northwesterly, a distance of 252.05 feet, along a southwesterly line of said Lot 9, along a non-tangential curve concave to the Northeast having a radius of 763.94 feet, a central angle of 18 degrees 54 minutes 14 seconds and a chord of 250.91 feet which bears North 44 degrees 17 minutes 41 seconds West to a northwest corner of said Lot 9 on the southeasterly line of Lot 12 in said Auditor's Subdivision; thence South 62 degrees 16 minutes 54 seconds West, along the southeasterly line of said Lot 12, a distance of 25.88 feet, to the intersection with a line bearing South 32 degrees 37 minutes 06 seconds East from a point on the south line of the Southwest Quarter of said Section 19 distant 1727.99 feet easterly from the Southwest corner of said Southwest Quarter; thence North 32 degrees 37 minutes 06 seconds West a distance of 1200.27 feet; thence northwesterly a distance of 25.60 feet, along a non-tangential curve concave to the Southwest having a radius of 1178.93 feet, a central angle of 1 degree 14 minutes 39 seconds and chord distance of 25.60 feet which bears North 68 degrees 18 minutes 28 seconds West, to the intersection with a line which bears North 32 degrees 23 minutes 06 seconds West from a point on the

EXHIBIT B

South line of said Southwest Quarter distant 1706.42 feet easterly from the Southwest corner of said Southwest Quarter; thence South 32 degrees 23 minutes 06 seconds East a distance of 982.88 feet, to the intersection with a line which bears North 57 degrees 39 minutes 19 seconds East from the point of beginning; thence South 57 degrees 39 minutes 19 seconds West a distance of 188.30 feet, to the point of beginning.

The centerline of said tract of land is described as follows:

Commencing at the most Northerly corner of lot 6 in said Auditor's Subdivision No. 88; thence on an assumed bearing of South 62 degrees 16 minutes 49 seconds West, along the Southwesterly extension of the most Northwesterly line of said Lot 6, a distance of 161.78 feet, to a Southerly corner of Lot 9 in said Auditor's Subdivision; thence South 62 degrees 16 minutes 49 seconds West, along said Southwesterly extended line, a distance of 111.00 feet; thence South 31 degrees 00 minutes 34 seconds East a distance of 10.00 feet, to the point of beginning of the centerline to be described; thence North 31 degrees 00 minutes 34 seconds West a distance of 476.57 feet; thence North 32 degrees 23 minutes 06 seconds West a distance of 160.00 feet and said center line there terminating.

## PARCEL C

A 15.00-foot wide tract of land over and across that part of Lot 10, 13, 14, 15 and 22, "AUDITOR'S SUBDIVISION NUMBER Eighty-eight (88) Hennepin County, Minnesota", according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the Fourth Principal Meridian; thence on an assumed bearing of North 88 degrees 17 minutes 54 seconds East, along the South line of said Southwest Quarter, a distance of 725.21 feet; thence North 39 degrees 37 minutes 06 seconds West a distance of 436.02 feet; thence Northwesterly, a distance of 158.63 feet along a tangential curve concave to the Southwest having a radius of 617.96 feet and a central angle of 14 degrees 42 minutes 27 seconds; thence North 0 degrees 01 minute 14 seconds East, not tangent with said curve, a distance of 16.46 feet; thence South 88 degrees 24 minutes 54 seconds West a distance of 23.14 feet; thence Northwesterly, a distance of 20.82 feet, along a non-tangential curve concave to the Southwest having a radius of 617.96 feet, a central angle of 1 degree 55 minutes 49 seconds and the chord of said curve has a length of 20.82 feet which bears North 57 degrees 53 minutes 21 seconds West; thence Northwesterly, a distance of 191.58 feet, along a non-tangential curve concave to the southwest having a radius of 893.37 feet, a central angle of 12 degrees 17 minutes 13 seconds and the chord of said curve has a length of 191.21 feet which bears North 23 degrees 59 minutes 33 seconds West; thence Northwesterly a distance of 69.81 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 4 degrees 28 minutes 38 seconds and the chord of said curve has a length of 69.79 feet which bears North 32 degrees 18 minutes 07 seconds West; thence Northwesterly, a distance of 216.26 feet, along a nontangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 13 degrees 52 minutes 10 seconds and the chord of said curve has a length of 215.73 feet which bears North 41 degrees 23 minutes 11 seconds West; thence North 61 degrees 04 minutes 33 seconds West, not tangent to the last described curve, a distance of 37.71 feet, to a point on the West line of the Southwest Quarter of said Section 19 distant 906.01 feet Northerly from the Southwest corner of said Southwest Quarter; thence North 60 degrees 44 minutes 24 seconds West a distance of 76.60 feet; thence North 46 degrees 09 minutes 24 seconds West a distance of 39.72 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 256.95 feet; thence South 29 degrees 15 minutes 36 seconds West a distance of 10.00 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 171.16 feet; thence South 29 degrees 23 minutes 12 seconds West a distance of 33.17 feet; thence Northwesterly, a distance of 141.01 feet, along a nontangential curve concave to the southwest having a radius of 1196.28 feet, a central angle of 6 degrees 45 minutes 14 seconds and the chord of said curve has a length of 140.93

## EXHIBIT C

feet which bears North 64 degrees 49 minutes 04 seconds West; thence South 84 degrees 43 minutes 56 seconds East, not tangent to the last described curve, a distance of 227.24 feet; thence Southeasterly, a distance of 134.61 feet along a tangential curve concave to the Southwest having a radius of 577.00 feet and a central angle of 13 degrees 22 minutes 00 seconds; thence South 71 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 129.56 feet; thence Southeasterly a distance of 337.51 feet along a tangential curve concave to the Northeast having a radius of 3223.00 feet and a central angle of 6 degrees 00 minutes 00 seconds; thence South 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 327.25 feet; thence Southeasterly a distance of 185.51 feet along a tangential curve concave to the Northeast having a radius of 4523.00 feet and a central angle of 2 degrees 21 minutes 00 seconds; thence South 79 degrees 42 minutes 56 seconds East, tangent to the last described curve, a distance of 77.87 feet; thence Southeasterly a distance of 171.87 feet; along a tangential curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of compound curvature; thence Southeasterly a distance of 163.57 feet, along said compound curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point hereinafter referred to as "Point A"; thence South 32 degrees 03 minutes 56 seconds East, tangent with the last described curve, a distance of 1039.24 feet, to the point of beginning of the land to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 1039.24 feet, to the above referenced "Point A"; thence Northwesterly a distance of 163.57 feet, along a tangential curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point of compound curvature; thence Northwesterly a distance of 171.87 feet, along said compound curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of cusp; thence South 79 degrees 42 minutes 56 seconds East, not tangent with the last described curve, a distance of 260.62 feet; thence Southeasterly a distance of 221.93 feet along a tangential curve concave to the Southwest having a radius of 1178.93 feet and a central angle of 10 degrees 47 minutes 08 seconds, to the intersection with a line which bears North 32 degrees 23 minutes 06 seconds West from a point on the South line of said Southwest Quarter distant 1706.42 feet from the Southwest corner of said Southwest Quarter; thence South 32 degrees 23 minutes 06 seconds East a distance of 982.88 feet, to the intersection with a line which bears North 57 degrees 39 minutes 19 seconds East from the point of beginning; thence South 57 degrees 39 minutes 19 seconds West a distance of 188.30 feet, to the point of beginning.

EXHIBIT C

The Northeasterly line of said 15.00-foot wide tract of land is described as follows:

Commencing at the point of beginning of the above described property; thence on an assumed bearing of North 57 degrees 39 minutes 19 seconds East a distance of 188.30 feet, to the intersection with a line which bears South 32 degrees 23 minutes 06 seconds East from a point on the South line of said Southwest Quarter distant 1706.42 feet Easterly from the Southwest corner of the Southwest Quarter; said intersection being the point of beginning of the line to be described; thence North 32 degrees 23 minutes 06 seconds West a distance of 487.00 feet and said line there terminating.

PARCEL D

The Northwesterly 46.00 feet of that part of Lot 8, Block 10, REGENTS' ADDITION, according to the recorded plat thereof, lying southwesterly of a line run parallel with and distant 65.00 feet northeasterly of the following described line and also lying northeasterly of a line drawn parallel with and 40.00 feet northeasterly of the following described line:

Commencing at the east quarter corner of Section 30, Township 29 North, Range 23 West; thence North 00 degrees 07 minutes 54 seconds East, assumed bearing, along the east line of said Section 30 for 498.53 feet to the point of beginning of the line to be described; thence North 77 degrees 16 minutes 12 seconds West 1433.74 feet; thence North 61 degrees 32 minutes 28 seconds West 1557.10 feet; thence North 61 degrees 08 minutes 34 seconds West 159.31 feet; thence North 60 degrees 44 minutes 40 seconds West 1100.00 feet and there terminating.



## PARCEL E

That part of Lots 10,12,13,14,15 and 16, AUDITOR'S SUBDIVISION NUMBER EIGHTY-EIGHT (88) HENNEPIN COUNTY, MINNESOTA, according to the recorded plat thereof described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the Fourth Principal Meridian; thence on an assumed bearing of North 88 degrees 17 minutes 54 seconds East, along the South line of said Southwest Quarter, a distance of 725.21 feet; thence North 39 degrees 37 minutes 06 seconds West a distance of 436.02 feet; thence Northwesterly, a distance of 158.63 feet along a tangential curve concave to the southwest having a radius of 617.96 feet and a central angle of 14 degrees 42 minutes 27 seconds; thence North 0 degrees 01 minute 14 seconds East, not tangent with said curve, a distance of 16.46 feet; thence South 88 degrees 24 minutes 54 seconds West a distance of 23.14 feet; thence Northwesterly, a distance of 20.82 feet, along a non-tangential curve concave to the Southwest having a radius of 617.96 feet, a central angle of 1 degree 55 minutes 49 seconds and the chord of said curve has a length of 20.82 feet which bears North 57 degrees 53 minutes 21 seconds West; thence Northwesterly, a distance of 191.58 feet, along a non-tangential curve concave to the southwest having a radius of 893.37 feet, a central angle of 12 degrees 17 minutes 13 seconds and the chord of said curve has a length of 191.21 feet which bears North 23 degrees 59 minutes 33 seconds West; thence Northwesterly a distance of 69.81 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 4 degrees 28 minutes 38 seconds and the chord of said curve has a length of 69.79 feet which bears North 32 degrees 18 minutes 07 seconds West; thence Northwesterly, a distance of 216.26 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 13 degrees 52 minutes 10 seconds and the chord of said curve has a length of 215.73 feet which bears North 41 degrees 23 minutes 11 seconds West; thence North 61 degrees 04 minutes 33 seconds West, not tangent to the last described curve, a distance of 37.71 feet, to a point on the West line of the Southwest Quarter of said Section 19 distant 906.01 feet Northerly from the Southwest corner of said Southwest Quarter; thence North 60 degrees 44 minutes 24 seconds West a distance of 76.60 feet; thence North 46 degrees 09 minutes 24 seconds West a distance of 39.72 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 256.95 feet; thence South 29 degrees 15 minutes 36 seconds West a distance of 10.00 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 171.16 feet; thence South 29 degrees 23 minutes 12 seconds West a distance of 33.17 feet; thence Northwesterly, a distance of 141.01 feet, along a non-tangential curve concave to the Southwest having a radius of 1196.28 feet, a central angle of 6 degrees 45 minutes 14 seconds and the chord of said curve has a length of 140.93 feet which bears North 64 degrees 49 minutes 04 seconds West; thence South 84 degrees 43 minutes 56 seconds East, not tangent to the last described curve, a distance of 227.24 feet; thence Southeasterly, a distance of 134.61 feet along a tangential curve concave to the Southwest having a radius of 577.00 feet and a central angle of 13 degrees 22 minutes 00 seconds; thence South 71 degrees 21 minutes 56 seconds East, tangent to

EXHIBIT E

the last described curve, a distance of 129.56 feet; thence Southeasterly a distance of 337.51 feet along a tangential curve concave to the Northeast having a radius of 3223.00 feet and a central angle of 6 degrees 00 minutes 00 seconds; thence South 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 327.25 feet; thence Southeasterly a distance of 185.51 feet along a tangential curve concave to the Northeast having a radius of 4523.00 feet and a central angle of 2 degrees 21 minutes 00 seconds; thence South 79 degrees 42 minutes 56 seconds East, tangent to the last described curve, a distance of 77.87 feet; thence Southeasterly a distance of 171.87 feet, along a tangential curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of compound curvature; thence Southeasterly a distance of 163.57 feet, along said compound curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point hereinafter referred to as "Point A"; thence South 32 degrees 03 minutes 56 seconds East, tangent with the last described curve, a distance of 1039.24 feet, to the point of beginning of the land to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 198.71 feet, to a point distant 840.53 feet southeasterly from said "Point A"; thence South 57 degrees 39 minutes 19 seconds West a distance of 78.50 feet; thence South 32 degrees 20 minutes 41 seconds East a distance of 577.06 feet, to the center line of vacated 5<sup>th</sup> Street Southeast; thence South 60 degrees 42 minutes 06 seconds East a distance of 92.54 feet, to the intersection with the southwesterly extension of the most northwesterly line of Lot 6 in said Auditor's Subdivision No. 88; thence North 62 degrees 16 minutes 49 seconds East, along said southwesterly extended line, a distance of 317.45 feet, to a southerly corner of Lot 9 of said Auditor's Subdivision No. 88; thence northwesterly, a distance of 252.05 feet, along a southwesterly line of said Lot 9, along a non-tangential curve concave to the Northeast having a radius of 763.94 feet, a central angle of 18 degrees 54 minutes 14 seconds and a chord of 250.91 feet which bears North 44 degrees 17 minutes 41 seconds West to a northwest corner of said Lot 9 on the southeasterly line of Lot 12 in said Auditor's Subdivision; thence South 62 degrees 16 minutes 54 seconds West, along the southeasterly line of said Lot 12, a distance of 25.88 feet, to the intersection with a line bearing South 32 degrees 37 minutes 06 seconds East from a point on the south line of the Southwest Quarter of said Section 19 distant 1727.99 feet easterly from the Southwest corner of said Southwest Quarter; thence North 32 degrees 37 minutes 06 seconds West a distance of 1200.27 feet; thence northwesterly a distance of 25.60 feet, along a non-tangential curve concave to the Southwest having a radius of 1178.93 feet, a central angle of 1 degree 14 minutes 39 seconds and chord distance of 25.60 feet which bears North 68 degrees 18 minutes 28 seconds West, to the intersection with a line which bears North 32 degrees 23 minutes 06 seconds West from a point on the South line of said Southwest Quarter distant 1706.42 feet easterly from the Southwest corner of said Southwest Quarter; thence South 32 degrees 23 minutes 06 seconds East a distance of 982.88 feet, to the intersection with a line which bears North 57 degrees 39 minutes 19 seconds East from the point of beginning; thence South 57 degrees 39 minutes 19 seconds West a distance of 188.30 feet, to the point of beginning.

AND

EXHIBIT E

That part of the Northeast Quarter of the Northwest Quarter of Section 30 and the Southeast Quarter of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the 4<sup>th</sup> Principal Meridian bounded and described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 30; thence easterly along the north line of the Northwest Quarter of the Northwest Quarter of said Section 30 a distance of 1980.81 feet to the point of beginning, said north line assumed to be true east and west; thence North 26 degrees 15 minutes 00 seconds West a distance of 256.90 feet, last described course hereinafter referred to as Line "A"; thence northwesterly along a 12 degree 30 minute 00 seconds radius curve to the left a distance of 90 feet, more or less, to the north line of Lot 17, in Block 54, Gurney Park Addition to Minneapolis, Minnesota; thence easterly along the north line of said Lot 17 a distance of 20 feet, more or less, to a line parallel with and distant 10 feet northeasterly, measured at right angles, from the previously described Line "A" and the northwesterly and southeasterly extensions of the tangent portion thereof; thence southeasterly along said parallel line a distance of 560 feet, more or less, to a point on a line hereinafter referred to as Line "B" (said Line "B" described as follows: Commencing at the above described point of beginning; thence South 26 degrees 12 minutes 00 seconds East, a distance of 218.36 feet to a point hereinafter referred to as Point "A" being also the point of beginning of said Line "B"; thence North 63 degrees 55 minutes 00 seconds East a distance of 28.78 feet and there terminating); thence South 63 degrees 55 minutes 00 seconds West along said Line "B" a distance of 10 feet, more or less, to said Point "A"; thence North 26 degrees 12 minutes 00 seconds West a distance of 218.36 feet to the point of beginning.

AND

A piece of land lying partly in Gurney Park Addition to Minneapolis and partly in Regents Addition, according to the recorded plat of said Additions on file and of record in the office of the Register of Deeds in and for said Hennepin County, more particularly described as follows:

Beginning at a point on the south line of Section nineteen (19), Township twenty-nine (29) North, Range twenty-three (23) West, which point is three hundred fifty-nine and one hundredth (359.01) feet west from the southeast corner of the southwest one-quarter of Section 19, said point being fifty-eight (58) feet southwesterly measured at right angles from the northeasterly property line of the Chicago Great Western Railway as it existed on the twenty-sixth day of March 1907; thence northwesterly parallel to and fifty-eight (58) feet southwesterly from said northeasterly property line of the Chicago Great Western Railway a distance of two hundred fifty-seven and fourteen hundredths (157.14) feet; thence on a curve convex to the northeast and of a radius of four hundred fifty-nine (459) feet a distance of one hundred ninety-four and nine-tenths (194.9) feet to a point which is fifty (50) feet southwesterly of the southwesterly right of way line of the Great Northern Railway measured at right angles thereto; thence northwesterly parallel to and

EXHIBIT E

fifty (50) feet southwesterly from the said right of way line of the Great Northern Railway a distance of four hundred sixty-seven and seven-tenths (467.7) feet; thence on a curve convex to the north and of a radius of four hundred fifty-nine (459) feet a distance of one hundred twenty-four and five tenths (124.5) feet; thence southeasterly by a straight line making an angle of fifty-nine (59) degrees and nineteen (19) minutes with the south line of said Section nineteen (19) a distance of one thousand one hundred ninety-nine and thirty-five hundredths (1199.35) feet; thence northeasterly at right angles to said northeasterly property line of the Chicago Great Western Railway a distance of two hundred (200) feet to a point which is fifty-eight (58) feet southwesterly from the said property line of the Chicago Great Western Railway measured at right angles thereto; thence parallel to and fifty-eight (58) feet southwesterly from said Chicago Great Western Property line a distance of two hundred- eighteen (218) feet to the place of beginning.

AND

That part of Lot 15, AUDITOR'S SUBDIVISION NO. 88, HENNEPIN COUNTY, MINNESOTA, According to said plat, described as follows:

Commencing at the point at which the southwesterly line of Lot 16 of said AUDITOR'S SUBDIVISION NO. 88 intersects the southeasterly line of twenty-fourth avenue southeast (vacated); thence southwesterly along said southeasterly line of twenty-fourth avenue southeast (vacated) a distance of 38.92 feet; thence southeasterly along a line that is parallel to said southwesterly line of Lot 16 (which parallel line is also approximately 9 feet southwesterly from and parallel to the center line of said CHICAGO GREAT WESTERN RAILWAY COMPANY TRACK #41) a distance of 20 feet to the point of beginning of the tract of land to be described; thence continuing southeasterly along the last described course a distance of 68 feet; thence southwesterly at a right angle a distance of 21 feet; thence northwesterly at a right angle a distance of 68 feet; thence northeasterly at a right angle a distance of 21 feet to the point of beginning.

PARCEL F

A tract of land over and across that part of AUDITOR'S SUBDIVISION NO. 88, Hennepin County, Minnesota lying within Northeast Quarter of the Northwest Quarter of Section 30, Township 29, Range 23 bounded as follows: On the Northeast by the southeasterly extension of the northwesterly line of Lot 9, said AUDITOR'S SUBDIVISION NO. 88; on the Northwest by a line parallel with and 40.00 southeasterly of the northwesterly line and the southwesterly extension thereof of said Lot 6; on the Southwest by the centerline of Fifth Street Southeast; and on the Southeast by a line parallel with and 80.00 feet southeasterly of said northwesterly line and the southwesterly extension thereof of said Lot 6.

PARCEL G

A tract of land over and across that part of AUDITOR'S SUBDIVISION NO. 88, Hennepin County, Minnesota lying within Northeast Quarter of the Northwest Quarter of Section 30, Township 29, Range 23 bounded as follows: On the Northwest by the southeasterly right-of-way line of 25<sup>th</sup> Avenue Southeast; on the Northeast by the centerline of Fifth Street Southeast; and on the South by a line parallel with and 80.00 feet southeasterly of the southwesterly extension of the northwesterly line of Lot 6, said AUDITOR'S SUBDIVISION NO. 88.

PARCEL H

That part of 25<sup>th</sup> Avenue Southeast as per the plat of REGENTS' ADDITION, Hennepin County, Minnesota, southwesterly of the southwesterly right-of-way line of Fifth Street S.E. and also lying northeasterly of a line drawn parallel with and 40.00 feet northeasterly of the following described line:

Commencing at the east quarter corner of Section 30, Township 29 North, Range 23 West; thence North 00 degrees 07 minutes 54 seconds East, assumed bearing, along the east line of said Section 30 for 498.53 feet to the point of beginning of the line to be described; thence North 77 degrees 16 minutes 12 seconds West 1433.74 feet; thence North 61 degrees 32 minutes 28 seconds West 1557.10 feet; thence North 61 degrees 08 minutes 34 seconds West 159.31 feet; thence North 60 degrees 44 minutes 40 seconds West 1100.00 feet and there terminating.

**ACQUISITION BY EMINENT DOMAIN OF  
EASEMENT INTERESTS,  
EAST GATEWAY DISTRICT AREA, MINNEAPOLIS CAMPUS  
(ACTION II)  
(TWIN CITIES CAMPUS)**

**1. Recommended Action**

The President recommends approval of the attached “Resolution Regarding Acquisition of Property in the East Gateway District by Eminent Domain (Action II)” for easement interests in the East Gateway District.

**2. Location and Description of the Property**

The easements to be acquired are located in the East Gateway District. The University owns fee title to the property shown as parcels I, J, and K, on the attached maps. Other entities currently own easements which burden the parcels. The University proposes to acquire by eminent domain the easements held by other entities, thereby extinguishing them.

**3. Basis for Request**

The easements are needed for surface parking facilities and rights of way to access the parking in the East Gateway District. Construction of TCF Football Stadium is causing the loss on or about July 1, 2007, of surface parking facilities now used on a daily basis by students, staff, visitors, and other members of the University community. The University needs to acquire the easements immediately so that accessible replacement daily parking can be constructed to replace the lost parking.

The University of Minnesota is empowered to acquire property using eminent domain pursuant to Minn. Stat. § 137.02, subd. 3, which provides:

The Board of Regents may use any money not specifically appropriated for other purposes for acquiring land by purchase or condemnation. In case it is desired to use the fund for the acquisition of land by eminent domain, the power of eminent domain shall be exercised in accordance with chapter 117.

**4. Details of Transaction**

The University of Minnesota previously acquired property in the East Gateway District through voluntary transactions for purposes of surface parking facilities and rights of way. The University’s title, however, was subject to certain easements. The University has been unable, however, to acquire through voluntary transactions all of the easement interests it needs to provide needed parking and adequate access to the parking. Therefore, eminent domain is necessary.



**5. Use of the Property**

The University will use the land which is the subject of the easements to be acquired for surface parking facilities and rights of way to access such parking facilities. The surface parking facilities will be used on a daily basis by students, staff, visitors, and other members of the University community.

**6. Environmental**


The University has determined from its investigation of properties in the immediate area of the easement areas that the easement areas to be acquired do not include environmental contamination that would prevent use of the property for parking and access purposes.

**7. Source of Funding**

The acquisition would be funded by University debt.

**8. Recommendations**

The above-described real estate transaction is appropriate:

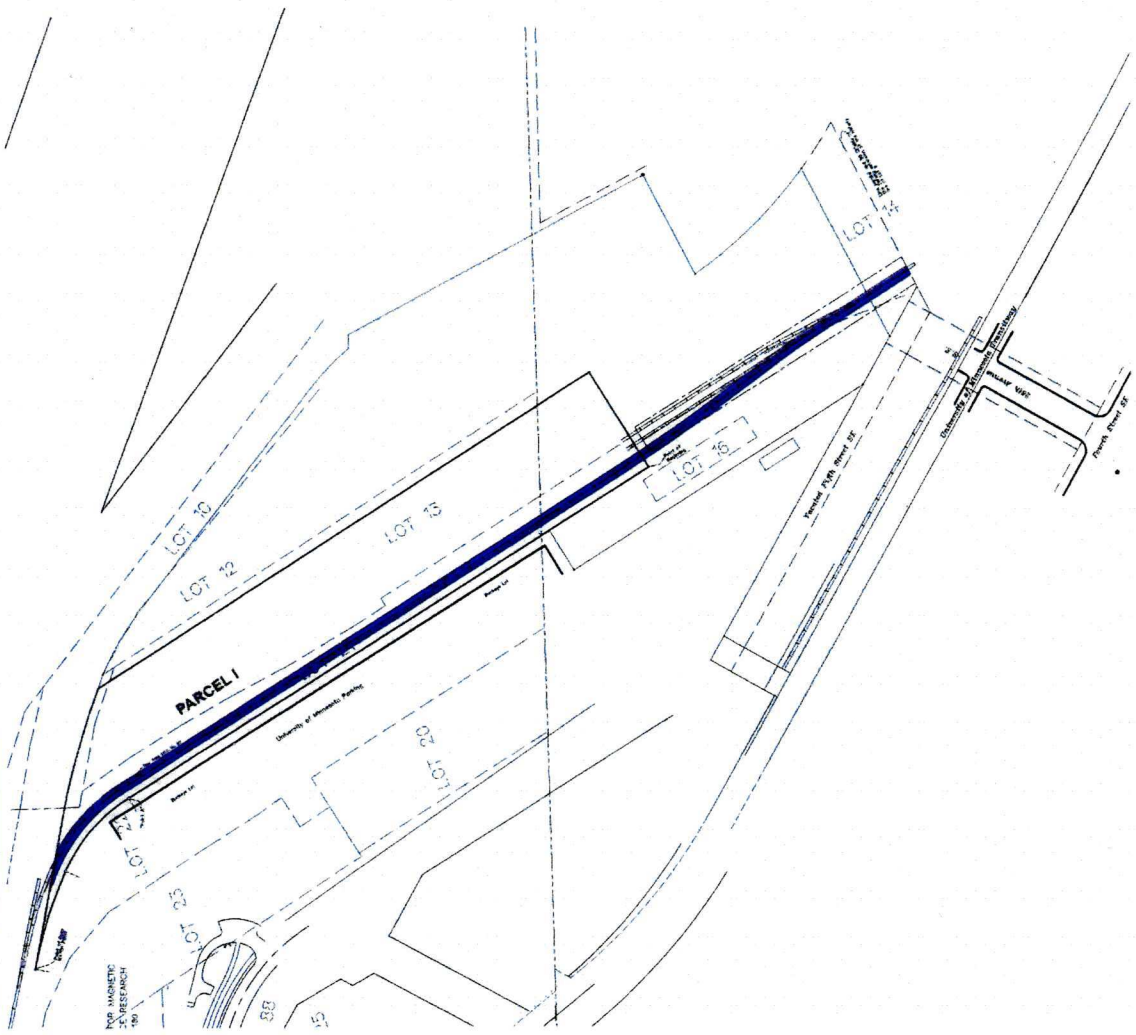
 4/15/07  
\_\_\_\_\_  
Richard H. Pfulzenreiter III, Vice President for Finance and CFO

\_\_\_\_\_  
Kathleen O'Brien, Vice President for University Services

Property Exhibit  
for  
University of Minnesota

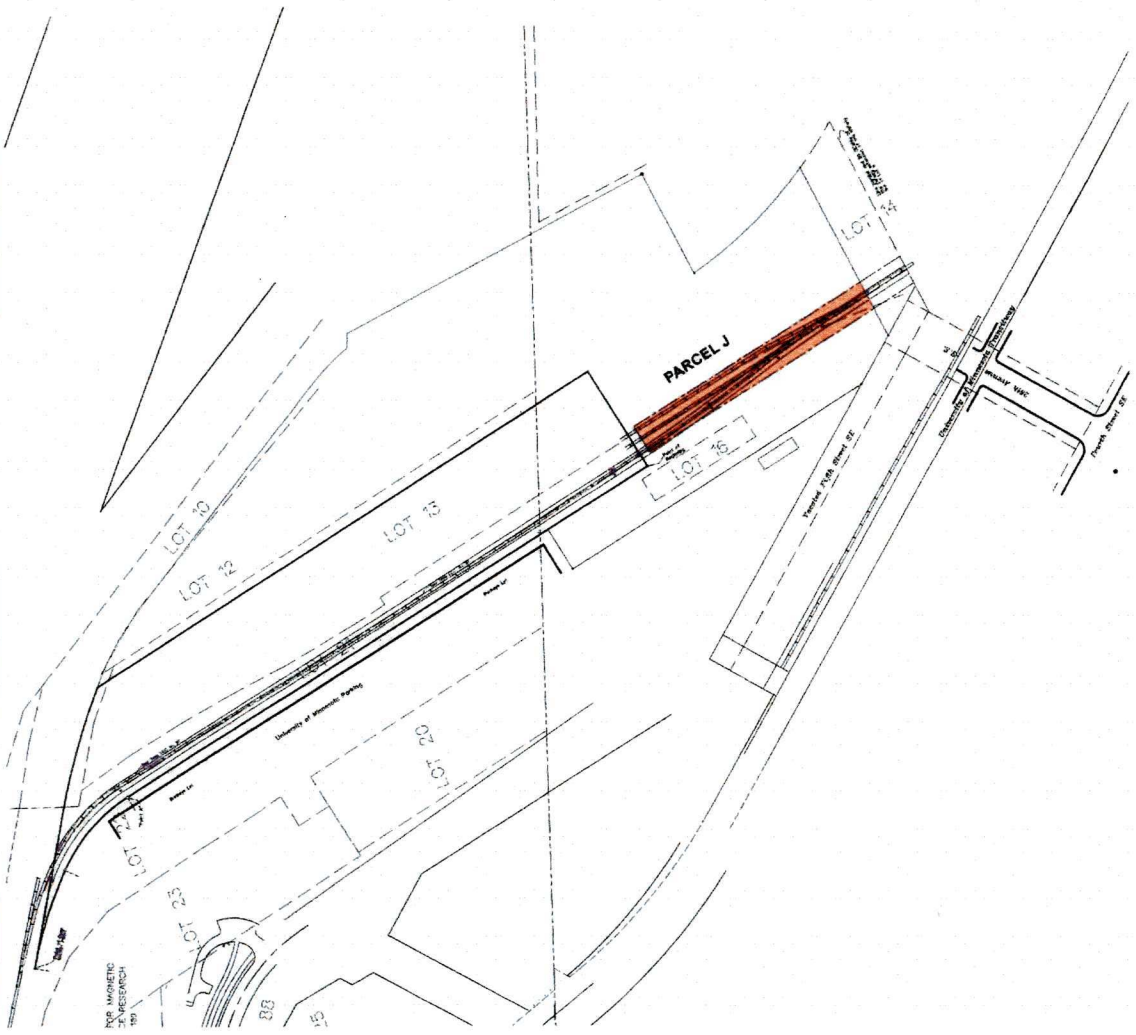
LEGEND

Parcel I - ●



DATE		REVISION		SHEET 1 OF 1		Property Exhibit for University of Minnesota		Former Reichhold Chemical & ConAgra Properties		© 2007 HAKANSON ANDERSON ASSOCIATES	
NO. 1	DATE	BY	CHKD.	DATE	BY	CHKD.	DATE	BY	CHKD.	DATE	BY
				<b>Hakanson Anderson Assoc., Inc.</b> Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-426-1200 www.hakanson-anderson.com							
				DRAWN BY: [Name] CHECKED BY: [Name] DATE: 4/04/07 PROJECT: 2200129							

Property Exhibit  
 for  
 University of Minnesota

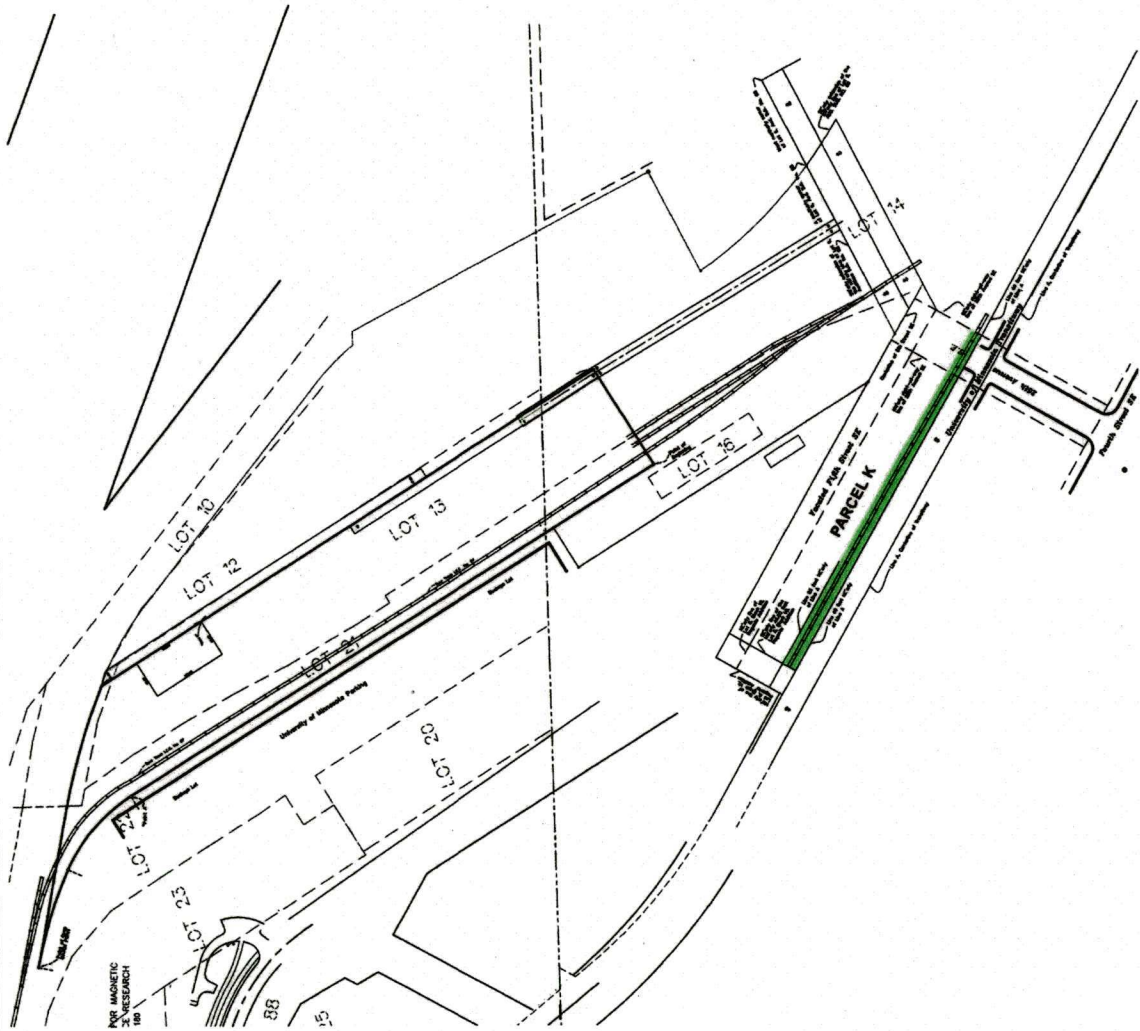


LEGEND

Parcel J - ●

SHEET 1 of 1 SHEETS		Property Exhibit for University of Minnesota	Former Reichhold Chemical & ConAgra Properties	Hakanson Anderson Assoc., Inc. Civil Engineers and Land Surveyors 3601 Ilwaco Ave., P.O. Box 5303 78000 Houston, TX 77056-5303 www.hakanson-anderson.com
DATE REVISION	WORK # DATE BY CHECKED	DATE BY CHECKED	DATE BY CHECKED	DATE BY CHECKED

# Property Exhibit for University of Minnesota



**LEGEND**

Parcel K - ●

	SHEET 1 OF 1 SHEETS	Property Exhibit for University of Minnesota	Former Reichhold Chemical & ConAgra Properties												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">DATE</td> <td style="width: 15%;">REVISION</td> <td style="width: 15%;">DRAWN BY</td> <td style="width: 15%;">DATE</td> <td style="width: 15%;">CHECKED BY</td> <td style="width: 15%;">DATE</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		DATE	REVISION	DRAWN BY	DATE	CHECKED BY	DATE							<p><b>Hakanson Anderson Assoc., Inc.</b> Engineers and Land Surveyors 5001 763-427-5800 FAX 763-427-0520 www.hakanson-anderson.com</p>	
DATE	REVISION	DRAWN BY	DATE	CHECKED BY	DATE										



## REGENTS OF THE UNIVERSITY OF MINNESOTA

### RESOLUTION RELATED TO ACQUISITION OF PROPERTY IN THE EAST GATEWAY DISTRICT BY EMINENT DOMAIN (ACTION II)

**WHEREAS**, the Board of Regents is empowered to acquire property using eminent domain pursuant to Minn. Stat. § 137.02, subd. 3;

**WHEREAS**, construction of TCF Football Stadium is displacing surface parking facilities used on a daily basis by students, staff, visitors, and other members of the University community in the East Gateway District;

**WHEREAS**, there is an immediate need to begin construction to replace the displaced parking facilities because the parking facilities will be lost on or about July 1, 2007;

**WHEREAS**, the University has developed a plan to replace the displaced parking facilities; and

**WHEREAS**, the use of eminent domain is necessary because the University has been unable to acquire by voluntary transactions all of the easement interests needed to implement the plan to provide replacement parking and access to the replacement parking.

#### **NOW, THEREFORE, BE IT RESOLVED AND DETERMINED:**

1. There is a public purpose and need for the University to construct as soon as possible surface parking facilities in the East Gateway District for the use of students, staff, visitors, and other members of the University community, to replace the surface parking facilities lost due to the construction of TCF Football Stadium.
2. The acquisition of easements burdening the University property that is the site of the replacement parking facilities and access routes is necessary for the University to construct the needed

surface parking facilities and to provide the necessary access to the parking.

3. It is necessary to use the “quick take” procedures of Minnesota Statutes Section 117.042 because there is an immediate need to begin construction to replace the parking that has been already lost and that will be lost on or about July 1, 2007.
4. The appropriate administrative officers are authorized to commence eminent domain proceedings pursuant to Minnesota law, for the purpose of acquiring (and thereby extinguishing) all easements owned by other entities in the areas described in Exhibit A (Parcel I), Exhibit B (Parcel J), and Exhibit C (Parcel K). All exhibits are on file in the Board Office.
5. The appropriate administrative officers are also authorized to use the “quick take” procedure of Minnesota Statutes Section 117.042 to take immediate title and possession of the above-described easements.

## PARCEL I

A 16.00-foot wide tract of land over and across that part of Lot 10, 13, 14, 15 and 22, AUDITOR'S SUBDIVISION NUMBER Eighty-eight (88) Hennepin County, Minnesota, according to the recorded plat thereof described as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 19, Township 29 North, Range 23 West of the Fourth Principal Meridian; thence on an assumed bearing of North 88 degrees 17 minutes 54 seconds East, along the South line of said Southwest Quarter, a distance of 725.21 feet; thence North 39 degrees 37 minutes 06 seconds West a distance of 436.02 feet; thence Northwesterly, a distance of 158.63 feet along a tangential curve concave to the Southwest having a radius of 617.96 feet and a central angle of 14 degrees 42 minutes 27 seconds; thence North 0 degrees 01 minute 14 seconds East, not tangent with said curve, a distance of 16.46 feet; thence South 88 degrees 24 minutes 54 seconds West a distance of 23.14 feet; thence Northwesterly, a distance of 20.82 feet, along a non-tangential curve concave to the Southwest having a radius of 617.96 feet, a central angle of 1 degree 55 minutes 49 seconds and the chord of said curve has a length of 20.82 feet which bears North 57 degrees 53 minutes 21 seconds West; thence Northwesterly, a distance of 191.58 feet, along a non-tangential curve concave to the southwest having a radius of 893.37 feet, a central angle of 12 degrees 17 minutes 13 seconds and the chord of said curve has a length of 191.21 feet which bears North 23 degrees 59 minutes 33 seconds West; thence Northwesterly a distance of 69.81 feet, along a non-tangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 4 degrees 28 minutes 38 seconds and the chord of said curve has a length of 69.79 feet which bears North 32 degrees 18 minutes 07 seconds West; thence Northwesterly, a distance of 216.26 feet, along a nontangential curve concave to the Southwest having a radius of 893.37 feet, a central angle of 13 degrees 52 minutes 10 seconds and the chord of said curve has a length of 215.73 feet which bears North 41 degrees 23 minutes 11 seconds West; thence North 61 degrees 04 minutes 33 seconds West, not tangent to the last described curve, a distance of 37.71 feet, to a point on the West line of the Southwest Quarter of said Section 19 distant 906.01 feet Northerly from the Southwest corner of said Southwest Quarter; thence North 60 degrees 44 minutes 24 seconds West a distance of 76.60 feet; thence North 46 degrees 09 minutes 24 seconds West a distance of 39.72 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 256.95 feet; thence South 29 degrees 15 minutes 36 seconds West a distance of 10.00 feet; thence North 60 degrees 44 minutes 24 seconds West a distance of 171.16 feet; thence South 29 degrees 23 minutes 12 seconds West a distance of 33.17 feet; thence Northwesterly, a distance of 141.01 feet, along a nontangential curve concave to the southwest having a radius of 1196.28 feet, a central angle of 6 degrees 45 minutes 14 seconds and the chord of said curve has a length of 140.93

EXHIBIT A

feet which bears North 64 degrees 49 minutes 04 seconds West; thence South 84 degrees 43 minutes 56 seconds East, not tangent to the last described curve, a distance of 227.24 feet; thence Southeasterly, a distance of 134.61 feet along a tangential curve concave to the Southwest having a radius of 577.00 feet and a central angle of 13 degrees 22 minutes 00 seconds; thence South 71 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 129.56 feet; thence Southeasterly a distance of 337.51 feet along a tangential curve concave to the Northeast having a radius of 3223.00 feet and a central angle of 6 degrees 00 minutes 00 seconds; thence South 77 degrees 21 minutes 56 seconds East, tangent to the last described curve, a distance of 327.25 feet; thence Southeasterly a distance of 185.51 feet along a tangential curve concave to the Northeast having a radius of 4523.00 feet and a central angle of 2 degrees 21 minutes 00 seconds; thence South 79 degrees 42 minutes 56 seconds East, tangent to the last described curve, a distance of 77.87 feet; thence Southeasterly a distance of 171.87 feet; along a tangential curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of compound curvature; thence Southeasterly a distance of 163.57 feet, along said compound curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point hereinafter referred to as "Point A"; thence South 32 degrees 03 minutes 56 seconds East, tangent with the last described curve, a distance of 1039.24 feet, to the point of beginning of the land to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 1039.24 feet, to the above referenced "Point A"; thence Northwesterly a distance of 163.57 feet, along a tangential curve concave to the Southwest having a radius of 277.00 feet and a central angle of 33 degrees 50 minutes 00 seconds, to a point of compound curvature; thence Northwesterly a distance of 171.87 feet, along said compound curve concave to the Southwest having a radius of 712.71 feet and a central angle of 13 degrees 49 minutes 00 seconds, to a point of cusp; thence South 79 degrees 42 minutes 56 seconds East, not tangent with the last described curve, a distance of 260.62 feet; thence Southeasterly a distance of 221.93 feet along a tangential curve concave to the Southwest having a radius of 1178.93 feet and a central angle of 10 degrees 47 minutes 08 seconds, to the intersection with a line which bears North 32 degrees 23 minutes 06 seconds West from a point on the South line of said Southwest Quarter distant 1706.42 feet from the Southwest corner of said Southwest Quarter; thence South 32 degrees 23 minutes 06 seconds East a distance of 982.88 feet, to the intersection with a line which bears North 57 degrees 39 minutes 19 seconds East from the point of beginning; thence South 57 degrees 39 minutes 19 seconds West a distance of 188.30 feet, to the point of beginning.

AND

Also over and across that part of Lots 14 and 15, "AUDITOR'S SUBDIVISION NUMBER EIGHTY-EIGHT (88) HENNEPIN COUNTY, MINNESOTA", according to



EXHIBIT A

the recorded plat thereof lying northwesterly of a line drawn parallel with and 80.00 southeasterly of the northwesterly line and its southwesterly extension of Lot 6, said AUDITOR'S SUBDIVISION NO. 88.

The centerline of said tract of land is described as follows:

Commencing at the most Northerly corner of Lot 6 in said Auditor's Subdivision No. 88; thence on an assumed bearing of South 62 degrees 16 minutes 49 seconds West, along the Southwesterly extension of the most Northwesterly line of said Lot 6, a distance of 161.78 feet, to a Southerly corner of Lot 9 in said Auditor's Subdivision; thence South 62 degrees 16 minutes 49 seconds West, along said Southwesterly extended line, a distance of 241.28 feet; thence South 32 degrees 03 minutes 56 seconds East, a distance of 80.23 feet to a line drawn parallel with and 80.00 southeasterly of the northwesterly line and its southwesterly extension thereof of the northwesterly line of said Lot 6 and the point of beginning of the centerline to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 168.01 feet; thence Northwesterly a distance of 91.96 feet along a tangential curve concave to the Southwest having a radius of 1215.85 feet and a central angle of 4 degrees 20 minutes 00 seconds; thence North 36 degrees 23 minutes 56 seconds West; tangent to said curve, a distance of 140.00 feet; thence Northwesterly, a distance of 199.91 feet along a tangential curve concave to the Northeast having a radius of 2643.16 feet and a central angle of 4 degrees 20 minutes 00 seconds; thence North 32 degrees 03 minutes 56 seconds West, tangent to the last described curve, a distance of 985.00 feet; thence Northwesterly a distance of 220.00 feet along a tangential curve concave to the southwest having a radius of 300.00 feet and said centerline there terminating.

PARCEL J

A 50.00-foot wide tract of land over and across that part of Lot 14 and 15, AUDITOR'S SUBDIVISION NUMBER Eighty-eight (88) Hennepin County, Minnesota. The centerline of said tract of land is described as follows:

Commencing at the most Northerly corner of Lot 6 in said Auditor's Subdivision No. 88; thence on an assumed bearing of South 62 degrees 16 minutes 49 seconds West, along the Southwesterly extension of the most Northwesterly line of said Lot 6, a distance of 161.78 feet, to a Southerly corner of Lot 9 in said Auditor's Subdivision; thence South 62 degrees 16 minutes 49 seconds West, along said Southwesterly extended line, a distance of 241.28 feet; thence South 32 degrees 03 minutes 56 seconds East, a distance of 80.23 feet to a line drawn parallel with and 80.00 southeasterly of the northwesterly line and its southwesterly extension thereof of the northwesterly line of said Lot 6 and the point of beginning of the centerline to be described; thence North 32 degrees 03 minutes 56 seconds West a distance of 530.23 feet and said centerline there terminating.

PARCEL K

All those portions of Lots 8, 9, 10, Block 10, and Lots 6, 7, 8, 9 and 10, Block 11, REGENTS' ADDITION, Hennepin County, Minnesota, according to the recorded plat thereof, and including that portion of vacated 24<sup>th</sup> Avenue S.E. accruing thereto, and 25<sup>th</sup> Avenue S.E. lying Northwesterly of a line ran parallel with and distant 40 feet Northeasterly of the following described "Line A", as follows:

Commencing at the east quarter corner of Section 30, Township 29 North, Range 23 West; thence North 00 degrees 07 minutes 54 seconds East, assumed bearing, along the east line of said Section 30 for 498.53 feet to the point of beginning of the line to be described; thence North 77 degrees 16 minutes 12 seconds West 1433.74 feet; thence North 61 degrees 32 minutes 28 seconds West 1557.10 feet; thence North 61 degrees 08 minutes 34 seconds West 159.31 feet; thence North 60 degrees 44 minutes 40 seconds West 1100.00 feet and there terminating.

Said property is described as that part of the above said property lying southwesterly of a line 65.00 feet northeasterly of, as measured at a right angle to and parallel with the above said "Line A", lying southeasterly of the northwesterly 46.00 feet of said Lot 8, Block 10, and lying northwesterly of the southeasterly right of way of 25<sup>th</sup> Avenue S.E. as per the plat of REGENTS' ADDITION.



**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Board of Regents**

**April 10, 2007**

**Agenda Item:** Report of the All-University Honors Committee

review       review/action       action       discussion

**Presenters:** President Robert H. Bruininks

**Purpose:**

policy       background/context       oversight       strategic positioning

To adopt the recommendation endorsed by President Robert H. Bruininks and the All-University Honors Committee.

**Outline of Key Points/Policy Issues:**

**Background Information:**

The recommendation was forwarded in a letter dated April 4, 2007, from President Robert H. Bruininks to members of the Board of Regents.

**President's Recommendation for Action:**

The President recommends that the Board of Regents adopt the report of the All-University Honors Committee.