

View Summary for Preliminary 1018659

County:Hennepin **Auditor ID:**

Submit Date: 10/01/2019 6:22 PM Accept Date: 10/02/2019 10:51 AM

Buyers Information

Organization name:

10 West End, LLC

Address:

c/o Ryan Companies US Inc., 533 South Third Street, Ste. 100, Minneapolis, MN 55415 United States

Foreign address: **No**

Phone number: **(612) 492-4423** Email:

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

Sellers Information

Organization name:

OP4 SLP, LLC

Address:

1660 Highway 100 South, Suite 400, St. Louis Park, MN 55416 United States

Foreign address: **No**

Phone number: **(999) 999-9999** Email:

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

Property Information

County: **Hennepin**

Legal description:

Real property in the City of Golden Valley / St. Louis Park, County of Hennepin, State of Minnesota, described as follows: PARCEL 1: Lot 2, Block 1, Central Park West P.U.D. No. 121 Second Addition, Hennepin County, Minnesota. Registered (Torrens) property: Certificate of Title No. 1437049. PARCEL 2: Non-exclusive easement for the passage of vehicles and pedestrians over and across the Service Drive, as contained in the Operation and Easement Agreement recorded as Document No. 2821030, as amended by the First Amendment to Operation and Easement Agreement recorded as Document No. 4058778, and further amended by the First Addendum to Operation and Easement Agreement recorded as Document No. 4913721, and further amended by the Agreement Regarding Operation and Easement Agreement recorded as Document No. 5582926, all in the records of the Registrar of Titles, Hennepin County, Minnesota. PARCEL 3: Easements for pedestrian and vehicular ingress and egress, parking, sidewalks and pathways, pedestrian and bicycle traffic and use of improvements on civic space as set forth in the Amended and Restated Easement, Maintenance, and Cost-Sharing Agreement recorded as Document No. 5409224 in the records of the Registrar of Titles, Hennepin County, Minnesota. Parcel 4: Non-exclusive easements for access, signage, drainage and utility purposes as contained in the Operation and Easement Agreement dated _____, recorded _____, as Document No. _____.

Deeded acres:

Will use as primary residence: **No**

What is included in the sale: **Land and Buildings**

New construction: **No**

Property Location(s)

Property location: **1601 Utica Avenue South, St. Louis Park, 55416**

Property location: **1603 Utica Avenue South, St. Louis Park, 55416**

Parcel ID(s)

Parcels to be split or combined: **No**

Primary parcel ID: **30-029-24-31-0056**

Additional parcel ID(s):

30-029-24-32-0032

Use(s)

Planned use:

Office / General office

Primary use: **Yes**

Prior use:

Other/Special Use / Parking surface

Rental buildings: **0** Rental units: **0**

Square Footage: **362169**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **10/01/2019**
Purchase amount: **\$4,000,000.00**
Downpayment amount: **\$4,000,000.00**
Seller-paid amount: **\$0.00**
Delinquent Special Assessments Paid by Buyer: **\$0.00**
Financing type: **New Mortgage**

Personal Property

Personal property included: **No**

Sales Agreement Questions

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

Supplementary Information

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

Submitter Information

Submit date: **10/01/2019 6:22:55 PM**
Submitter: **Sharon Finnegan**
Organization: **First American Title**
Email: **sfinnegan@firstam.com**
Phone number: **(612) 305-2039**
Comments:

Terms Accepted by the Submitter:

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