

## View Summary for Preliminary 1064977

**County:**Hennepin    **Auditor ID:**

*Submit Date: 02/18/2020 1:06 PM    Accept Date: 02/20/2020 4:09 PM*

### Buyers Information

Organization name:

**Gaviidae Commons LLC**

Address:

**141 Washington Avenue, Suite 201, Lawrence, NY 115599 United States**

Foreign address:        **No**

Phone number:        **(845) 371-5636**        Email:

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

### Sellers Information

Organization name:

**NG 651 Nicollet Mall LLC**

Address:

**c/o Nightingale Properties, 1430 Broadway, Suite 1605, New York, NY 10018 United States**

Foreign address:        **No**

Phone number:        **(212) 949-7550**        Email:        **dshafran@blpclaw.com**

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

## Property Information

County: **Hennepin**

Legal description:

Parcel 1: Tract A, Registered Land Survey No. 1833, Hennepin County, Minnesota. (Torrens Certificate No. 1397097) Parcel 2: Non-exclusive benefits and easement set forth in that certain Construction, Operation and Reciprocal Easement Agreement recorded as Document No. 1846619 in the records of the Registrar of Titles, Hennepin County, Minnesota. Parcel 3: Non-exclusive benefits and easement set forth in that certain Skyway Agreement recorded as Document No. 2142429 in the records of the Registrar of Titles, Hennepin County, Minnesota. Parcel 4: Non-exclusive benefits and easements set forth in that certain Skyway Agreement recorded as Document No. 2142430 in the records of the Registrar of Titles, Hennepin County, Minnesota. Parcel 5: Non-exclusive benefits and easements set forth in that certain Doorway Easements Agreement recorded as Document No. 2142431 in the records of the Registrar of Titles, Hennepin County, Minnesota. Parcel 6: Non-exclusive benefits and easements set forth in that certain Sixth Street Skyway Agreement recorded as Document No. 2248394 in the records of the Registrar of Titles, Hennepin County, Minnesota.

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: **651 Nicollet Mall, Minneapolis, 55402**

### *Preliminary Parcel IDs*

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

Primary parcel ID: **22-029-24-44-0123**

Additional parcel ID(s):

**22-029-24-44-0104**

### *Use(s)*

Planned use:

**Retail / Retail condominium**

Primary use: **Yes**

Prior use:

**Retail / Retail condominium**

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

Square Footage: **43807**

### Sales Agreement Information

Deed Type: **Limited Warranty Deed**  
Date of Deed or Contract: **02/13/2020**  
Purchase amount: **\$4,100,000.00**  
Downpayment amount: **\$0.00**  
Seller-paid amount: **\$0.00**  
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**  
Financing type: **Cash**

#### *Personal Property*

Personal property included: **No**

#### *Sales Agreement Questions*

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

### Supplementary Information

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

### Submitter Information

Submit date: **02/18/2020 1:06:17 PM**  
Submitter: **Megan Sattur**  
Organization: **Riverside Abstract, LLC**  
Email: **msattur@rsabstract.com**  
Phone number: **(718) 215-5159**  
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.