

View Summary for Preliminary 1249712

County:Anoka **Auditor ID:**

Submit Date: 05/11/2021 4:03 PM Accept Date: 05/20/2021 3:40 PM

Buyers Information

Organization name:

Cliffside Holdings LLC

Address:

9508 Derecho Bend, Austin, TX 78737 United States

Foreign address: **No**

Phone number: **(715) 808-8833** Email: **karlselle@yahoo.com**

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

Sellers Information

Organization name:

ACV Watkins Portfolio I, LLC

Address:

465 First Street West, Second Floor, Sonoma, CA 95476 United States

Foreign address: **No**

Phone number: **(707) 935-3700** Email: **scoleman@acventures.com**

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

Property Information

County: **Anoka**

Legal description:

Parcel 1: Lot 1, Block 1, Pheasant Ridge Village Second Addition, according to the recorded plat thereof.

Anoka County, Minnesota Abstract Property Parcel 2: Non-exclusive and perpetual easements for access, ingress and egress and water and sanitary sewer line connections, for the benefit of Parcel 1, contained in that certain Agreement Granting Easements and Creating Restrictions and Covenants dated March 14, 2003, filed May 2, 2003, as Document Nos. 429682 (Torrens) and 1794981 (Abstract). Parcel 3: Non-exclusive and perpetual access, ingress and egress, storm water drainage and water mains easements, for the benefit of Parcel 1, contained in that certain Declaration of Easements, Covenants, Conditions and Restrictions dated April 30, 2003, filed May 2, 2003, as Document No. 1794983.

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: **4202 Pheasant Ridge Pkwy NE, Blaine, 55449**

Preliminary Parcel IDs

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

Primary parcel ID: **24-31-23-23-0008**

Additional parcel ID(s):

Use(s)

Planned use:

Retail / General retail

Primary use: **Yes**

Prior use:

Retail / General retail

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

Square Footage: **14430**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **05/07/2021**
Purchase amount: **\$4,560,000.00**
Downpayment amount: **\$0.00**
Seller-paid amount: **\$0.00**
Delinquent Special Assessments and Delinquent Taxes Paid by Buyer: **\$0.00**
Financing type: **New Mortgage**

Personal Property

Personal property included: **No**

Sales Agreement Questions

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

Supplementary Information

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

Submitter Information

Submit date: **05/11/2021 4:03:45 PM**
Submitter: **Sam Riley**
Organization: **Fidelity National Title**
Email: **sam.riley@fnf.com**
Phone number: **(602) 343-7556**
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.