

8/18/86 VACATION OF UTILITY EASEMENT
Lots 1, 2, 3, 12, Block 1
GRANDVIEW PLATEAU



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

NOTICE OF COMPLETION OF PROCEEDINGS
ON VACATION OF EASEMENTS FOR UTILITY PURPOSES
IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of Edina, Hennepin County, Minnesota, on November 17, 1986, adopted a Resolution Vacating Utility Easements, after public hearing and notice thereof as required by law and after determining it to be in the best interest of the City and of the public that said easement vacation be made, which resolution ordered the vacation of the following described easements for utility purposes, all as platted and of record in the office of the Register of Deeds in and for Hennepin County, Minnesota:

Utility easements over the Southerly 5 feet of Lots 1, 2 and 3, except for the westerly 5 feet of Lot 3, and the Northerly 5 feet of Lot 12, except for the westerly 5 feet thereof, all in Block 1, as platted on and dedicated by the plat of GRANDVIEW PLATEAU, Hennepin County, Minnesota

The time of completion of proceedings and effective date of said vacation is November 18, 1986.

BY ORDER OF THE EDINA CITY COUNCIL,
CITY OF EDINA

A handwritten signature in cursive script that reads 'Marcella M. Daehn'.

Marcella M. Daehn, City Clerk



4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8861

November 26, 1986

Mr. James Van Valkenburg
Thomsen, Nybeck, Johnson, Bouquet & Van Valkenburg, P.A.
7250 France Avenue South
Edina, MN 55435

Re: Vacation of Frontage Road - Grandview Plateau
Vacation of Utility Easements - Grandview Plateau

Dear Jim:

Enclosed are two copies each of the Notice of Completion of Proceedings and Council Resolution for the two above referenced vacations in connection with the Grandview Biltmore Project.

As you indicated in your letter of November 19, 1986, you will arrange to have these documents entered into the transfer record of the County Auditor and filed with the County Recorder.

Very truly yours,

Marcella M. Daehn
City Clerk

enclosures (4)

cc: Thomas S. Erickson P.A.
Dorsey and Whitney

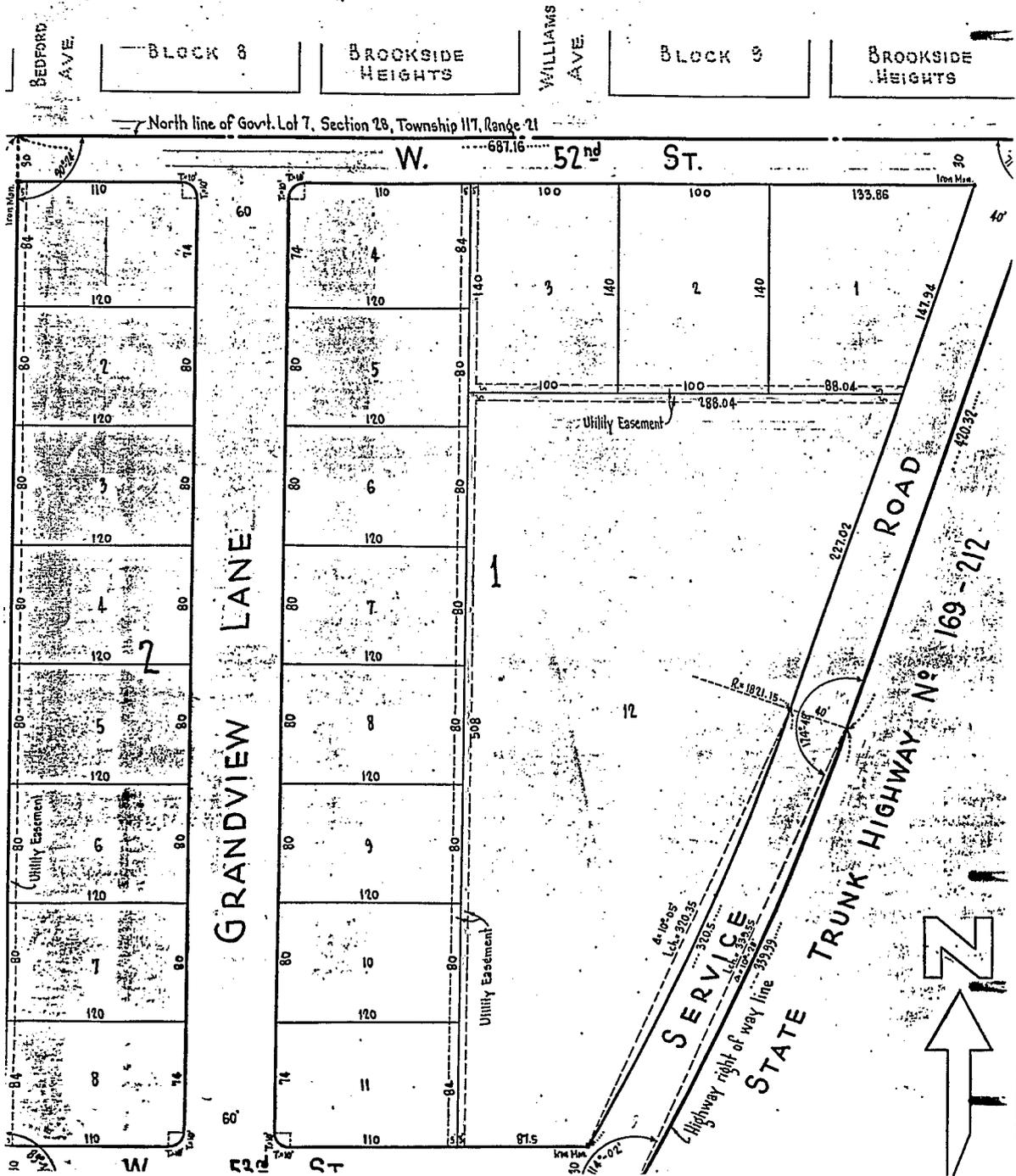
GRANDVIEW PLATEAU

HENNEPIN COUNTY, MINNESOTA

Scale: 1"=60'

August, 1953

EGAN, FIELD & NOWAK



STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by *[Signature]* Acceptable Opposed Conditional

CONDITIONS Maintain other utilities per request

MINNEGASCO by _____ Acceptable Opposed Conditional

CONDITIONS _____

NORTHWESTERN BELL by _____ Acceptable Opposed Conditional

CONDITIONS _____

N.S.P. by _____ Acceptable Opposed Conditional

CONDITIONS _____

LOCATION Utility Easements - GRANDVIEW PLATEAU

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

Return to:
City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424

NOTICE OF PUBLIC HEARING
ON VACATION OF UTILITY EASEMENTS
IN THE CITY OF EDINA
HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota, will meet at the Edina City Hall, 4801 W. 50th Street on August 18, 1986, at 7:00 p.m. for the purpose of holding a public hearing on the proposed vacation of the following easements for utility purposes:

Utility easements over the Southerly 5 feet of Lots 1, 2 and 3, the Westerly 5 feet of Lots 3 and 12 and the Northerly 5 feet of Lot 12, all in Block 1, as platted on and dedicated by the plat of GRANDVIEW PLATEAU, Hennepin County, Minnesota.

All persons who desire to be heard with respect to the question of whether or not the above proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of any such easements, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL.

Marcella M. Daehn
City Clerk

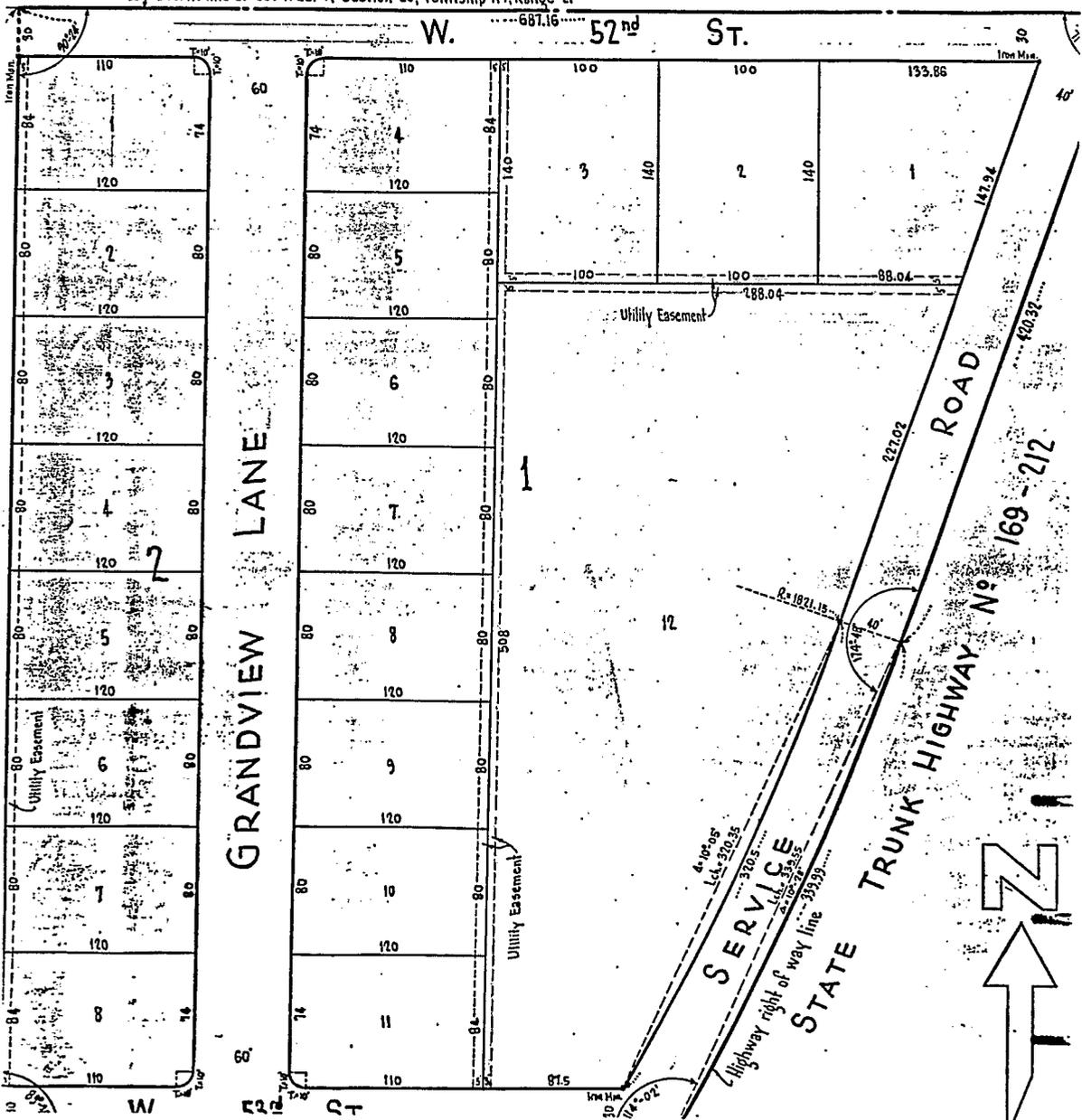
GRANDVIEW PLATEAU

HENNEPIN COUNTY, MINNESOTA

Scale: 1"=60'

August, 1953

EGAN, FIELD & NOWAK



STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by _____ Acceptable Opposed Conditional

CONDITIONS _____

MINNEGASCO by _____ Acceptable Opposed Conditional

CONDITIONS _____

NORTHWESTERN BELL by RA Olson Acceptable Opposed Conditional *WEST SIDE LOTS 3 AND 12*

CONDITIONS SOUTH 5' OF LOTS 1-2-3 & NORTH 5' OF LOT 12 IS ACCEPTABLE

N.S.P. by _____ Acceptable Opposed Conditional

CONDITIONS _____

LOCATION Utility Easements - GRANDVIEW PLATEAU

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

Return to:

City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424

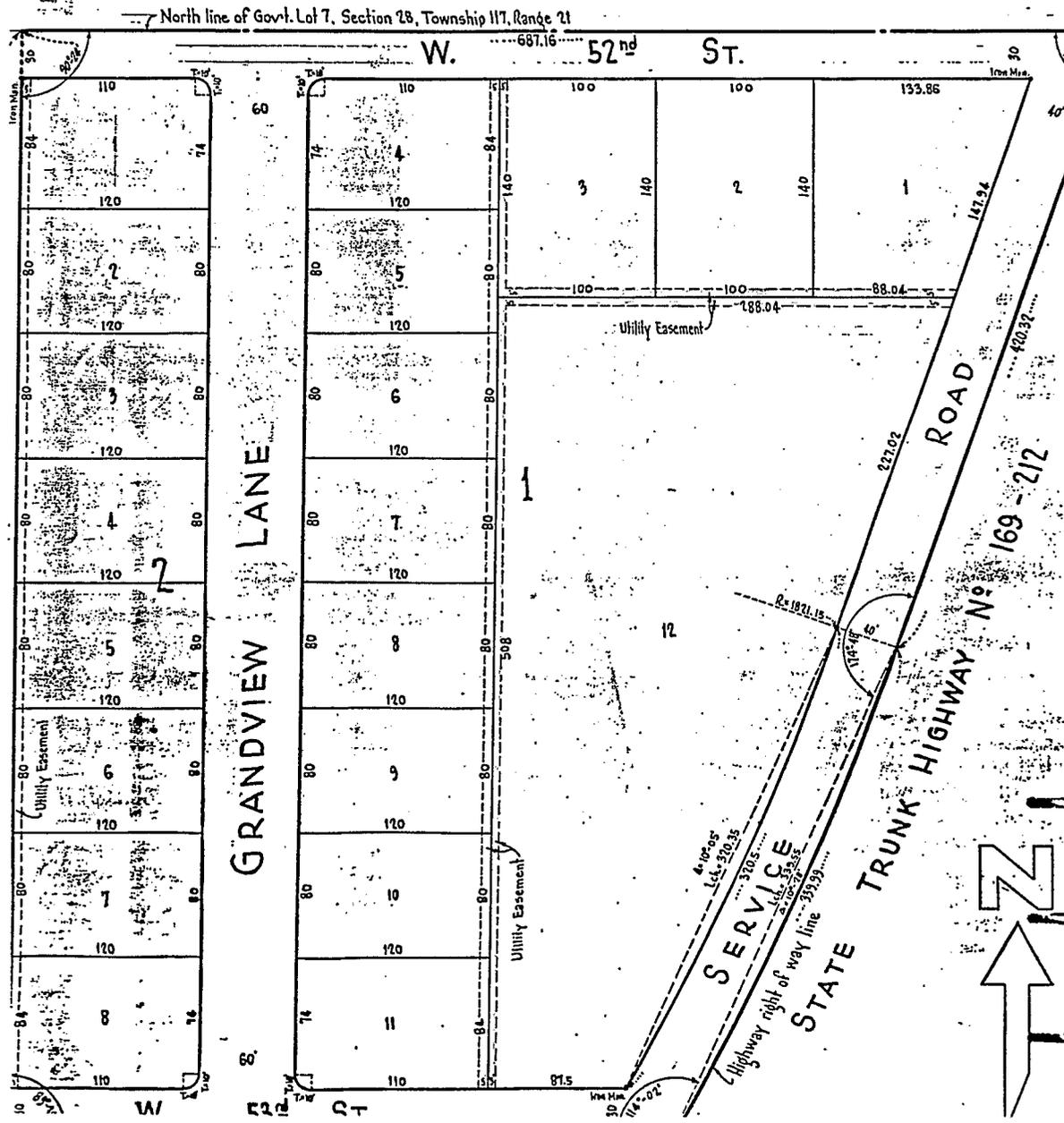
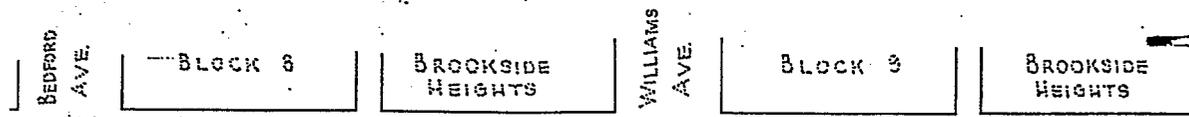
GRANDVIEW PLATEAU

HENNEPIN COUNTY, MINNESOTA

Scale: 1"=60'

August, 1953

EGAN, FIELD & NOWAK





4801 WEST 50TH STREET, EDINA, MINNESOTA 55424
612-927-8361

RESOLUTION VACATING UTILITY EASEMENTS

WHEREAS, a resolution of the City Council, adopted the 21st day of July, 1986, fixed a date for a public hearing on a proposed vacation of easements for utility purposes; and

WHEREAS, two weeks' published and posted notice of said hearing was given and the hearing was held on the 17th day of November, 1986, at which time all persons desiring to be heard were given an opportunity to be heard thereon; and

WHEREAS, the Council deems it to be in the best interest of the City and of the public that said easement vacations be made; and

WHEREAS, the Council has considered the extent to which the vacation affects existing easements within the area of the vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same, or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Edina, Hennepin County, Minnesota, that the following described portion of the utility easements be and is hereby vacated effective as of November 18, 1986:

Utility easements over the Southerly 5 feet of Lots 1, 2 and 3, except for the westerly 5 feet of Lot 3, and the Northerly 5 feet of Lot 12, except for the westerly 5 feet thereof, all in Block 1, as platted on and dedicated by the plat of GRANDVIEW PLATEAU, Hennepin County, Minnesota

and that the Clerk is authorized and directed to cause a notice of completion of proceedings to be prepared, entered in the transfer record of the County Auditor, and filed with the Register of Deeds in accordance with Minnesota Statutes, Section 413.851.

ADOPTED this 17th day of November, 1986.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina, do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of November 17, 1986 and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this 18th day of November, 1986.

Marella M. Dachs

City Clerk

NOTICE OF COMPLETION OF PROCEEDINGS
ON VACATION OF EASEMENTS FOR UTILITY PURPOSES
IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA

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BY ORDER OF THE EDINA CITY COUNCIL,
CITY OF EDINA

Marcella M. Daehn, City Clerk

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ADOPTED this 17th day of November, 1986.

STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by _____ Acceptable Opposed Conditional

CONDITIONS _____

MINNEGASCO by _____ Acceptable Opposed Conditional

CONDITIONS _____

NORTHWESTERN BELL by _____ Acceptable Opposed Conditional

CONDITIONS _____

N.S.P. by S.E. Fraser Acceptable Opposed Conditional

CONDITIONS existing O.H. pole line subject to a 10' easement being granted to protect

LOCATION Utility Easements - GRANDVIEW PLATEAU

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

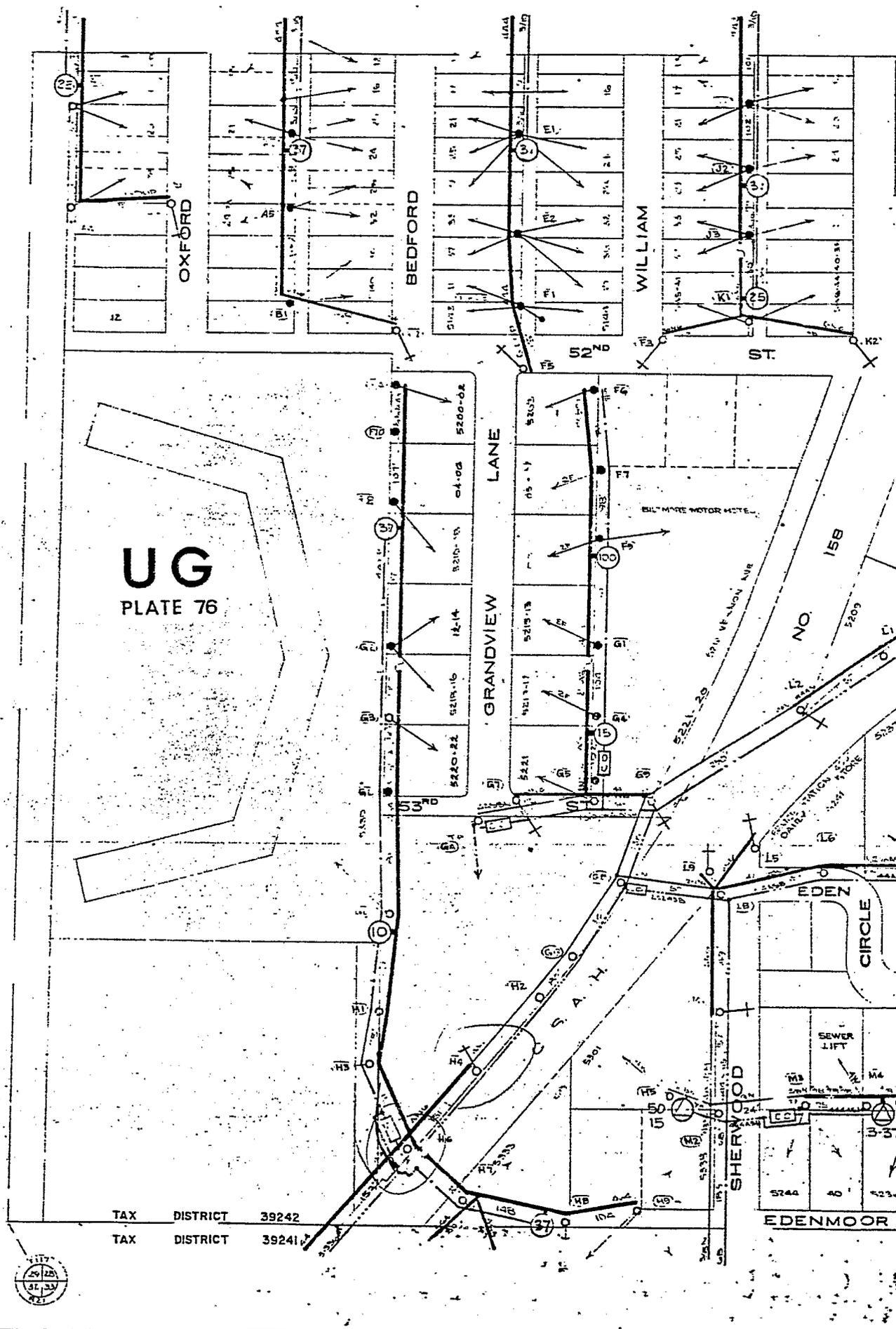
Return to:
City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424

UG
PLATE 76

TAX DISTRICT 39242
TAX DISTRICT 39241



LOCATION NUMBER 39242



STREET AND/OR EASEMENT VACATION REVIEW

CITY ENGINEER by _____ Acceptable Opposed Conditional

CONDITIONS _____

MINNEGASCO by *J.M.D. Johnson 8/8/86* Acceptable Opposed Conditional

CONDITIONS _____

NORTHWESTERN BELL by _____ Acceptable Opposed Conditional

CONDITIONS _____

N.S.P. by _____ Acceptable Opposed Conditional

CONDITIONS _____

LOCATION Utility Easements - GRANDVIEW PLATEAU

PLEASE SIGN AND RETURN TO INDICATE RECEIPT OF NOTICE

Return to:
City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424

(Official Publication)
CITY OF EDINA
4801 W. 50th Street
Edina, Minnesota 55424

NOTICE OF PUBLIC HEARING
ON VACATION OF UTILITY EASEMENTS
IN THE CITY OF EDINA
HENNEPIN COUNTY, MINNESOTA

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except for the southerly 5 feet of Lot 3 & Lot 12.

All persons who desire to be heard with respect to the question of whether or not the above proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of any such easements, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL.

Marcella M. Daehn
City Clerk

Please publish in the Edina Sun-Current on August 6 and 13, 1986.
Please send two Affidavits of Publication.

THOMSEN, NYBECK, JOHNSON, BOUQUET & VAN VALKENBURG, P.A.

LAW OFFICES

SUITE 102

7250 FRANCE AVENUE SOUTH

MINNEAPOLIS (EDINA), MINNESOTA 55435

(612) 835-7000

GLENN G. NYBECK
GORDON V. JOHNSON
JOHN K. BOUQUET
JAMES VAN VALKENBURG
MARK G. OHNSTAD
DONALD D. SMITH
MARSH J. HALBERG
DENNIS M. PATRICK
JOHN R. PRAETORIUS

OF COUNSEL
HELGE THOMSEN
RICHARD D. WILSON, P.A.
JACK W. CARLSON
STEVEN J. QUAM
ROBERT E. ZECK

August 14, 1986

Mr. Kenneth Rosland
City of Edina
4801 W. 50th Street
Edina, Minnesota 55424

RE: Dunbar

Dear Ken:

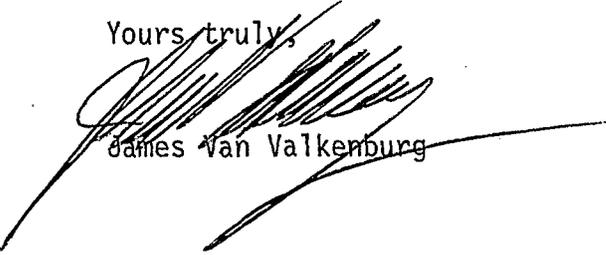
I have talked with Frank Dunbar and he and I both agree that the hearing which is now set for August 18th to vacate the easement, should be continued until we are a little further along with our plans and are able to specifically locate the new easements.

I would suggest that this now be continued to either September 8th or 15th and we will see where we are at that time.

Frank also reports that the bids are coming in now and they are working on the financing and methods to handle this in spite of the Congressional delays in coming up with a tax bill.

I would appreciate it if you would continue this, at our request.

Yours truly,


James Van Valkenburg

JVV:jd
cc: Mr. Frank Dunbar

THOMSEN, NYBECK, JOHNSON, BOUQUET & VAN VALKENBURG, P.A.

LAW OFFICES

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OF COUNSEL
HELGE THOMSEN
RICHARD D. WILSON, P.A.
JACK W. CARLSON
STEVEN J. QUAM
ROBERT E. ZECK

July 30, 1986

Mr. Frank Dunbar
Dunbar Development Corp.
Suite 311
5353 Gamble Drive
Minneapolis, Mn. 55416

Dear Frank:

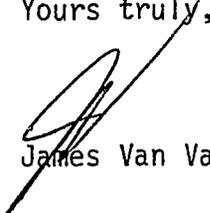
I have met with Marcella Daehn to work out the legal description on the easements being vacated. This will be heard on August 18th.

I have also asked that the item of the completion of the vacation of the strip along Vernon Avenue be on the same agenda so that we can have a clean bill of health there.

I also would like to get a consent by the mortgage company. Can I write to Carl Seesser and get that?

By copy of this letter I am asking Marcella Daehn to advise me if she hears from any of the utility companys who want to reserve any rights so I can explain to them the concept that we have developed here so that we can get this thing cleared and then file the floating easement until you in fact are able to give me the specifics for traffic signal, utilities and such.

Yours truly,


James Van Valkenburg

JVV:jd
cc: Marcella Daehn ✓
Craig Larsen

THOMSEN, NYBECK, JOHNSON, BOUQUET & VAN VALKENBURG, P.A.

LAW OFFICES

SUITE 102

7250 FRANCE AVENUE SOUTH

MINNEAPOLIS (EDINA), MINNESOTA 55435

(612) 835-7000

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OF COUNSEL
HELGE THOMSEN
RICHARD D. WILSON, P.A.
JACK W. CARLSON
STEVEN J. QUAM
ROBERT E. ZECK

October 27, 1986

Mr. Craig Larsen
City Planner
City of Edina
4801 W. 50th Street
Edina, Minnesota 55424

Dear Craig:

I am enclosing herein a proposed Easement to be executed by Mr. Dunbar on behalf of Grandview Development Company, Limited Partnership.

My suggestion as to the procedure would be as follows:

1. The City Council will vacate the existing easements on the subject property as is contemplated, except for the easement along the westerly line which is essentially a retaining wall. That will continue.

This easement, which is enclosed, is for the traffic signal.

Rather than require several hearings what I am suggesting is that when the construction starts, we will then, as soon as a description is agreed upon with Minnegasco, Northern States Power, the phone company, and the City of Edina, as to gas, electric, phone, sewer and water, will grant further easements. Each of those entities has an easement that runs to the property line and I am attempting to remove the old one so that we are not creating a title problem by building on top of the existing easements.

Mr. Craig Larsen

-2-

October 27, 1986

You will recall in the Redevelopment Agreement, that Grandview agreed to give any necessary easements, and what I am attempting to do is remove the existing ones, to place this easement of record for the signals, and to then further acknowledge that we still have the obligation to furnish the other easements at a later time.

I have delivered copies of the survey to Bob Obermeyer and, of course, am sending a copy of this easement to him.

Yours truly,

James Van Valkenburg

JVV:jd

Encl.

cc: Bob Obermeyer
Gordon Hughes
Tom Erickson
Karl H. Seesser
c/o Union Bank & Trust
Frank C. Dunbar

The above letter has been read and the contents agreed to.

GRANDVIEW DEVELOPMENT COMPANY

BY:

Frank C. Dunbar, Managing
General Partner

P. S.

In the survey done by Mr. Gabriel in the last line of the description of the service road he uses the call of "thence northeasterly along the southeastern line of said Block 1, to the point of beginning". In the description used by the City in the Resolution Vacating it, they say "thence northeasterly along said Block 1 to the point of beginning".

These two descriptions actually get to the same place.

Mr. Craig Larsen

-3-

October 27, 1986

I don't care which we use but would prefer to not use the one from the surveyor as the original description used at the time of platting the property was "...thence northeasterly along said Block 1 to the point of beginning".

JVV

THOMSEN, NYBECK, JOHNSON, BOUQUET & VAN VALKENBURG, P.A.

LAW OFFICES

SUITE 102

7250 FRANCE AVENUE SOUTH

MINNEAPOLIS (EDINA), MINNESOTA 55435

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OF COUNSEL
HELGE THOMSEN
RICHARD D. WILSON, P.A.
JACK W. CARLSON
STEVEN J. QUAM
ROBERT E. ZECK

June 5, 1986

Mr. Craig Larsen, City Planner
City of Edina
4801 W. 50th Street
Edina, Minnesota 55424

Dear Craig:

I am enclosing the application for vacation of utility easements and the retaining wall agreement in connection with the Grandview property.

This is provided for in the Redevelopment Agreement between the City and Grandview Development Company, Limited Partnership with the understanding that we will then furnish a floating easement to either the City or the HRA as you direct, and that it is further understood that when the exact location of the easements are known, that we will cancel the "floating easement" and replace it with a specific easement.

For your additional information I am enclosing a copy of the commitment for Title Insurance showing that the title was in the name of Industrico, a Minnesota General Partnership.

This is further to indicate and certify that a Warranty Deed was executed March 28, 1986, conveying this property to Grandview Development Company, Limited Partnership, and thus title is in the name of the partnership and they have good right to execute this Petition.

Mr. Craig Larsen

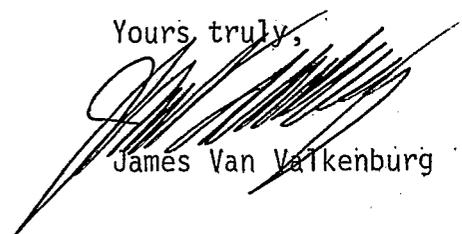
-2-

June 5, 1986

Then, we also enclose check payable to the City of Edina for \$75.00 to cover the filing fee.

For your information the provisions in the Redevelopment Agreement are found in Section 2.2 (g) and also (h).

Yours truly,



James Van Valkenburg

JVV:jd
Encl.

P. S.

I am assuming that the strip along Vernon Avenue has been vacated. If I am wrong on that let me know and I will take this back and add to it or add as a supplement to this request to vacate that as well.

JVV

P. S. S.

I am enclosing a copy of proposed Floating Easement and if you find the same in order we will have the original executed and delivered to you to hold until the vacation is completed.

JVV

EASEMENT AGREEMENT

WHEREAS, GRANDVIEW DEVELOPMENT COMPANY, LIMITED PARTNERSHIP (hereinafter "Grandview"), is the owner of that certain property lying and being in the County of Hennepin, State of Minnesota, and legally described as:

Lots 1, 2, 3 and 12, Block 1, GRANDVIEW PLATEAU according to the recorded plat thereof on file and of record in the Office of the Registrar of Deeds in and for Hennepin County, Minnesota; and

WHEREAS, GRANDVIEW and the HOUSING AND REDEVELOPMENT AUTHORITY OF EDINA, Minnesota (hereinafter "Edina HRA"), did enter a Redevelopment Agreement which, among other things, contemplated the vacation of certain existing easements and the temporary replacement thereof with a general floating easement to exist during the period of construction and until a more specific description is known; and

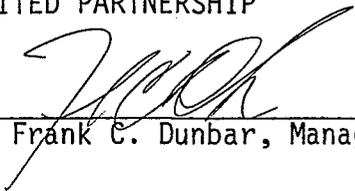
WHEREAS, it is the contemplation of the parties that the current easements will be vacated and a new easement granted herein, granted to the City of Edina, a Municipal Corporation, and the Edina Housing and Redevelopment Authority until the same is made more specific.

NOW THEREFORE, in consideration of the vacation of the existing easements, GRANDVIEW DEVELOPMENT COMPANY, LIMITED PARTNERSHIP, does hereby grant to the CITY OF EDINA, Minnesota, and the EDINA HOUSING AND REDEVELOPMENT AUTHORITY a general easement for utility purposes over, under and across the following described property.

Lots 1, 2, 3 and 12, Block 1, GRANDVIEW PLATEAU according to the recorded plat thereof on file and of record in the Office of the Registrar of Deeds in and for Hennepin County, Minnesota.

With the understanding that Grandview may, during construction, build over and upon said easement, and with the further understanding that this easement shall continue until replaced with a specific easement locating utility lines and right-of-ways for, among other things, access and wiring for street lights.

GRANDVIEW DEVELOPMENT COMPANY
LIMITED PARTNERSHIP

BY: 
Frank C. Dunbar, Managing Partner

ACCEPTANCE

The above easement is accepted.

HOUSING AND REDEVELOPMENT AUTHORITY
OF EDINA, Minnesota

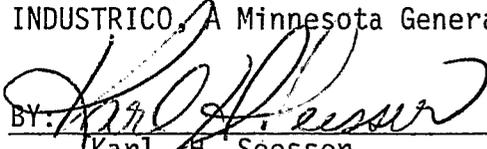
BY: _____
C. Wayne Courtney, Chairman

Leslie Turner, Secretary

CONSENT

The undersigned mortgagee does hereby consent to the above easement.

INDUSTRICO, A Minnesota General Partnership

BY: 
Karl H. Seesser
Vice President and Trust Officer

For Grandview Development Company files. Please
return after document has been executed to the
address below:

Frank C. Dunbar
Grandview Development Company
5353 Gamble Drive, Suite 311
Minneapolis, MN 55416

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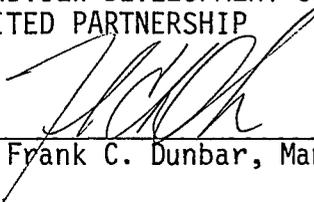
WHEREAS, it is the contemplation of the parties that the current easements will be vacated and a new easement granted herein, granted to the City of Edina, a Municipal Corporation, and the Edina Housing and Redevelopment Authority until the same is made more specific.

NOW THEREFORE, in consideration of the vacation of the existing easements, GRANDVIEW DEVELOPMENT COMPANY, LIMITED PARTNERSHIP, does hereby grant to the CITY OF EDINA, Minnesota, and the EDINA HOUSING AND REDEVELOPMENT AUTHORITY a general easement for utility purposes over, under and across the following described property.

Lots 1, 2, 3 and 12, Block 1, GRANDVIEW PLATEAU according to the recorded plat thereof on file and of record in the Office of the Registrar of Deeds in and for Hennepin County, Minnesota.

With the understanding that Grandview may, during construction, build over and upon said easement, and with the further understanding that this easement shall continue until replaced with a specific easement locating utility lines and right-of-ways for, among other things, access and wiring for street lights.

GRANDVIEW DEVELOPMENT COMPANY
LIMITED PARTNERSHIP

BY: 
Frank C. Dunbar, Managing Partner

ACCEPTANCE

The above easement is accepted.

HOUSING AND REDEVELOPMENT AUTHORITY
OF EDINA, Minnesota

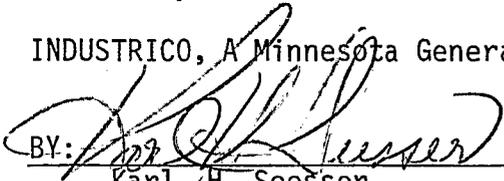
BY: _____
C. Wayne Courtney, Chairman

Leslie Turner, Secretary

CONSENT

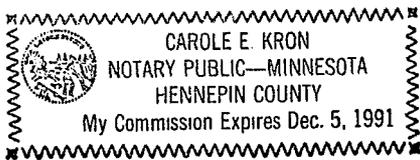
The undersigned mortgagee does hereby consent to the above easement.

INDUSTRICO, A Minnesota General Partnership

BY: 
Karl H. Seesser
Vice President and Trust Officer

STATE OF MINNESOTA)
) ss
COUNTY OF HENNEPIN)

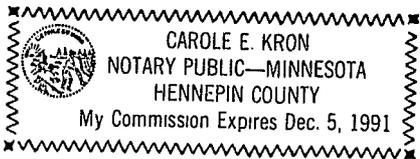
On this 10th day of July, 1986, before me, a Notary Public, within and for said County, personally appeared FRANK C. DUNBAR, to me personally known, who being by me duly sworn, did say that he is the Managing Partner of GRANDVIEW DEVELOPMENT COMPANY LIMITED PARTNERSHIP, and that said instrument was signed and sealed on behalf of said partnership by authority of its Board of Directors, and that said FRANK C. DUNBAR acknowledged said instrument to be the free act and deed of said partnership.



Carole E. Kron

STATE OF MINNESOTA)
) ss
COUNTY OF HENNEPIN)

On this 5th day of July, 1986, before me, a Notary Public, within and for said County, personally appeared KARL H. SEESSER, to me personally known, who being by me duly sworn, did say that he is the Vice President and Trust Officer of INDUSTRICO, a Minnesota General Partnership, and that said instrument was signed and sealed on behalf of said partnership by authority of its Board of Directors, and that said KARL H. SEESSER acknowledged said instrument to be the free act and deed of said partnership.



Carole E. Kron

Minnesota Suburban Newspapers, Inc.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)

ss.

COUNTY OF HENNEPIN)

Donald K. Mortenson, being duly sworn on an oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as Edina Sun-Current, and has full knowledge of the facts which are stated below.

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed Notice of Public Hearing

which is attached was cut from the columns of said newspaper; and was printed and published once each week, for two successive weeks; it was first published on Wednesday, the 6 day of August, 1986, and was thereafter printed and published on every Wednesday to and including Wednesday, the 13 day of August, 1986; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: Donald K. Mortenson
 TITLE: Operations Manager

Subscribed and sworn to before me on this

30 day of Sept, 1986

 Notary Public **MERIDEL M. HEDBLOM**
 NOTARY PUBLIC — MINNESOTA
 HENNEPIN COUNTY
 My commission expires 7-2-92

RATE INFORMATION

(1) Lowest classified rate paid by commercial users for comparable space	\$ <u>2.10 per line</u> (Line, word, or inch rate)
(2) Maximum rate allowed by law for the above matter	\$ <u>365¢ per line</u> (Line, word, or inch rate)
(3) Rate actually charged for the above matter	\$ <u>35¢ per line</u> (Line, word, or inch rate)

(Official Publication)
 CITY OF EDINA
 4801 W. 50th Street
 Edina, Minnesota 55424

NOTICE OF PUBLIC HEARING ON VACATION OF UTILITY EASEMENTS IN THE CITY OF EDINA HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota, will meet at the Edina City Hall, 4801 W. 50th Street on August 13, 1986, at 7:00 p.m. for the purpose of holding a public hearing on the proposed vacation of the following easements for utility purposes:

Utility easements over the Southern 5 feet of Lots 1, 2 and 3, and Western 5 feet of Lots 3 and 12 and the Northern 5 feet of Lot 12, all in Block 1, as platted on and dedicated by the plat of GRANDVIEW PLATEAU, Hennepin County, Minnesota.

All persons who desire to be heard with respect to the question of whether or not the above proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying in any such vacation resolution, the extent to which any or all of any such easements, and such authority to maintain, and to enter upon the area or the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL
 MARCELLA M. DAEHN
 City Clerk
 (Aug. 6 & 13, 1986) -ED

1/1/74

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date August 6, 19 86, acting on behalf of said City I deposited in the United States mail copies of the attached NOTICE OF PUBLIC HEARING - VACATION OF UTILITY EASEMENTS - GRANDVIEW PLATEAU (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B) attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date 12 days prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

<u>Name</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

WITNESS my hand and seal of said City this 6th day of August, 19 86.

Marilyn M. Oach
Edina City Clerk

NOTICE OF PUBLIC HEARING
ON VACATION OF UTILITY EASEMENTS
IN THE CITY OF EDINA
HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota, will meet at the Edina City Hall, 4801 W. 50th Street on August 18, 1986, at 7:00 p.m. for the purpose of holding a public hearing on the proposed vacation of the following easements for utility purposes:

Utility easements over the Southerly 5 feet of Lots 1, 2 and 3, the Westerly 5 feet of Lots 3 and 12 and the Northerly 5 feet of Lot 12, all in Block 1, as platted on and dedicated by the plat of GRANDVIEW PLATEAU, Hennepin County, Minnesota.

All persons who desire to be heard with respect to the question of whether or not the above proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of any such easements, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL.

Marcella M. Daehn
City Clerk

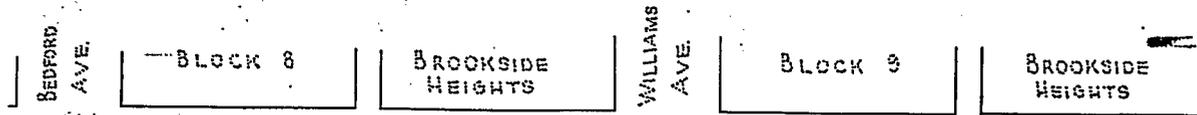
GRANDVIEW PLATEAU

HENNEPIN COUNTY, MINNESOTA

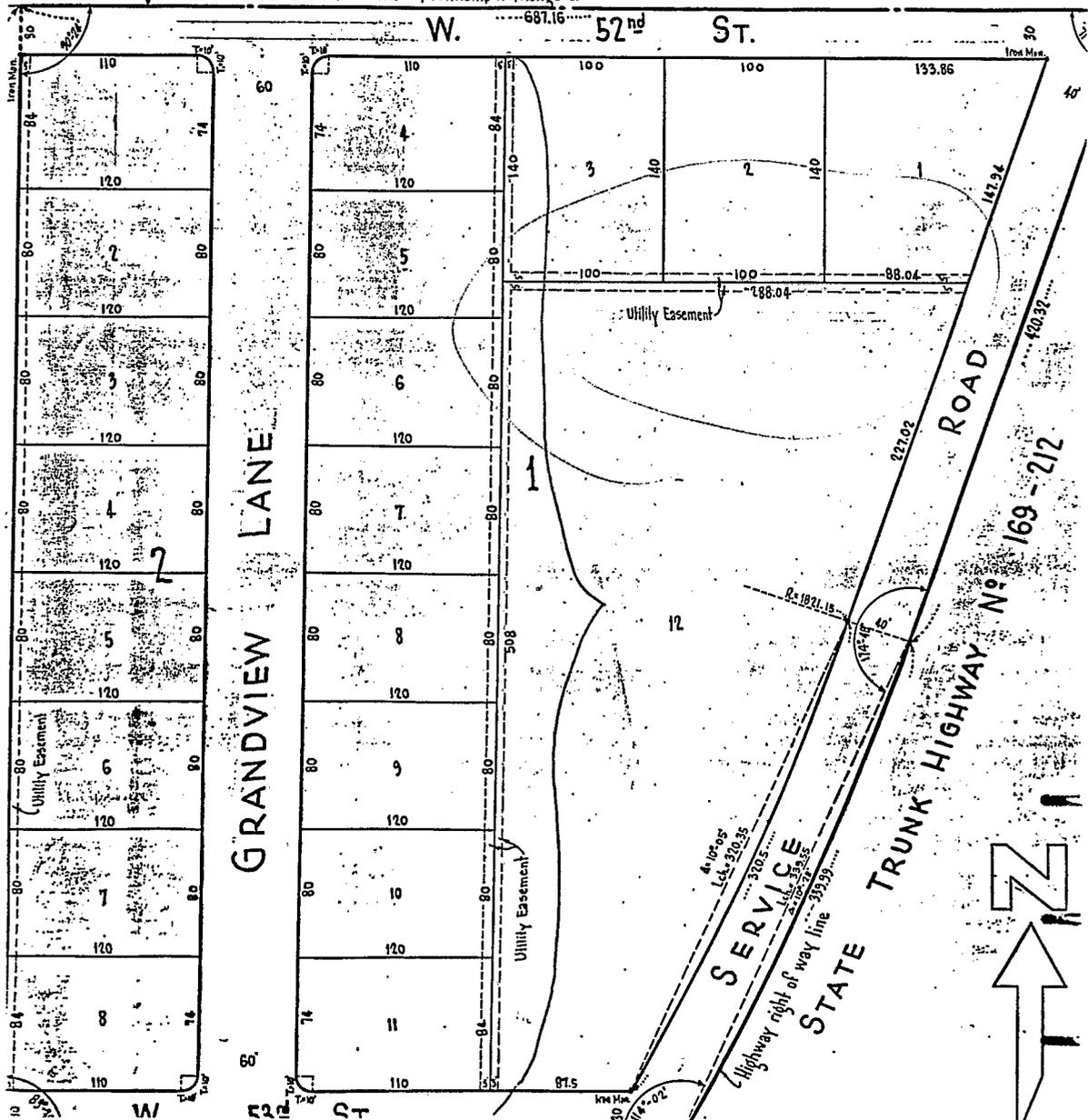
Scale: 1"=60'

August, 1953

EGAN, FIELD & NOWAK



North line of Govt. Lot 7, Section 28, Township 117, Range 21



MAILING LIST - UTILITY EASEMENT VACATION - Lots 1, 2, 3 and 12, Block 1,
GRANDVIEW PLATEAU

28-117-21-0081 Industrico
312 Central Avenue
Minneapolis, MN 55414

0019 Roland H. Winebrenner
5203 Grandview Lane
Edina, MN 55436

0020 Margot H. Delaittre
5207-05 Grandview Lane
Edina, MN 55436

0021 Randall and Bette Espeseth
2717 78th Avenue No.
Brooklyn Center, MN 55444

0022 Victor Bodina
2310 23rd Avenue So.
Minneapolis, MN 55404

0023 Waldo J. Carlson
5219 Grandview Lane
Edina, MN 55436

0036 Sue T. Corlick
12 Cooper Avenue
Edina, MN 55436

0037 Seldon M. Tremblatt
5223 Grandview Lane
Edina, MN 55436

Grandview Development Company
Frank C. Dunbar, Managing General Partner
5353 Gamble Drive, Suite 311
Minneapolis, MN 55416

Stuart E. Fraser
NSP Normandale Division
5309 W. 70th Street
Edina, MN 55435

William Schramm
Minnegasco
700 Linden Avenue W.
Minneapolis, MN 55403

Don Romain
NW Bell Telephone Company
6244 Cedar Avenue So.
Richfield, MN 55423

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF POSTING NOTICE

I, the undersigned duly appointed and acting Police Patrolman for the City of Edina, County of Hennepin, State of Minnesota, do hereby certify that I have on this date posted copies of the attached and foregoing

NOTICE OF PUBLIC HEARING - VACATION OF UTILITY EASEMENTS _ GRANDVIEW PLATEAU

on three official City Bulletin Boards, as follows:

- 1) City Hall, 4801 W. 50th Street
- 2) 50th and France Business Area, 3943 W. 50th Street
- 3) Amundson Avenue Shopping Center

Dated 08-06-86

Signed

Thomas M. Nelson
Police Patrolman

Signed and sworn to before me, a Notary Public
in and for Hennepin County, Minnesota, this

6th day of August, 19 86.

Marilla M. Dreher

NOTICE OF PUBLIC HEARING
ON VACATION OF UTILITY EASEMENTS
IN THE CITY OF EDINA
HENNEPIN COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Hennepin County, Minnesota, will meet at the Edina City Hall, 4801 W. 50th Street on August 18, 1986, at 7:00 p.m. for the purpose of holding a public hearing on the proposed vacation of the following easements for utility purposes:

Utility easements over the Southerly 5 feet of Lots 1, 2 and 3, the Westerly 5 feet of Lots 3 and 12 and the Northerly 5 feet of Lot 12, all in Block 1, as platted on and dedicated by the plat of GRANDVIEW PLATEAU, Hennepin County, Minnesota.

All persons who desire to be heard with respect to the question of whether or not the above proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The Council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric or telephone poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of any such easements, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL.

Marcella M. Daehn
City Clerk

LEGAL DESCRIPTION:

Utility easements over the Southerly 5 feet of Lots 1, 2 and 3, the Westerly
5 feet of Lots 3 and 12 and the Northerly 5 feet of Lot 12,^{all in Block 1,} as platted on
and dedicated by the plat of GRANDVIEW PLATEAU, Hennepin County, Minnesota.

7/30 Checked by Craig Larson,

CITY OF EDINA

PUBLIC RIGHT-OF-WAY VACATION APPLICATION

Date Initiated 6-5-86

1) I hereby petition the City Council of the City of Edina to vacate all of the following described public right-of-way:

<input type="checkbox"/>	Street	<input type="checkbox"/>	Alley	<input checked="" type="checkbox"/>	Utility Easement		
<input type="checkbox"/>	Drainage Easement	<input type="checkbox"/>	Other	<u>Retaining Wall</u>		<u>TOTAL</u>	<u>75.00</u>
				(describe)			<u>07/17/86</u>

Description of area proposed to be vacated:

Utilities are over the Southerly 5 feet of Lots 1, 2 and 3, the Westerly 5 feet of Lots 3 and 12 and the Northerly 5 feet of Lot 12 as per plat recorded in Book 129 of Plats at page 14.

~~ALSO there is a retaining wall stradling the west property line as shown on survey dated December 2, 1983, by Gary Gabriel registered surveyor Number 2066. Said retaining wall must be retained, repaired and reconstructed as necessary to provide lateral support for soil and improvements on property adjacent to the west of subject premises and to prevent subsidence or erosion detrimental to said adjacent property and improvements. Alternatively, a slope built, landscaped and maintained sufficient to prevent subsidence or erosion may be implemented.~~

Attached copy of scaled drawing showing in full detail the proposed vacation.

GRANDVIEW DEVELOPMENT COMPANY, LIMITED PARTNERSHIP
 Signature A Minnesota Limited Partnership
 BY: Frank C. Dunbar, Managing General Partner
 Address 5353 Gamble Drive, Suite 311
 Telephone Minneapolis, Minnesota 55416

593-5014

2) Review

CITY ENGINEER by _____	<input type="checkbox"/>	Acceptable	<input type="checkbox"/>	Opposed	<input type="checkbox"/>	Conditional
Conditions _____						
MINNEGASCO by _____	<input type="checkbox"/>	Acceptable	<input type="checkbox"/>	Opposed	<input type="checkbox"/>	Conditional
Conditions _____						
N.W. BELL by _____	<input type="checkbox"/>	Acceptable	<input type="checkbox"/>	Opposed	<input type="checkbox"/>	Conditional
Conditions _____						
N.S.P. by _____	<input type="checkbox"/>	Acceptable	<input type="checkbox"/>	Opposed	<input type="checkbox"/>	Conditional
Conditions _____						



File No. C18518

Schedule B - Section 1

The following are the requirements to be complied with:

1. Instrument creating the estate or interest to be insured must be executed and filed for record, to-wit:

Mortgage encumbering the estate or interest in land as described on Schedule A executed by Grandview Development Company Limited Partnership, a Minnesota limited partnership, to Proposed Insured (Lender) to secure the payment of a note in a principal amount equal to the amount insured hereunder.

2. Pay the full consideration to, or for the account of, the grantors or mortgagors.
3. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, sub-contractors, labor and materialmen are all paid; and have released of record all liens or notice of intent to perfect a lien for labor or material.
5. Provide standard form Seller's/Mortgagor's affidavit in recordable form.
6. Obtain and file of record conveyance of the estate or interest in land as described in Schedule A from the party or parties recited at Item 3 of Schedule A to Grandview Development Company Limited Partnership, a Minnesota limited partnership.
NOTE: Certificate of Real Estate Value, Affidavit of Purchaser of Registered Land and Owner's Duplicate Certificate of Title must accompany the deed for filing.
7. Pay delinquent real estate taxes for the year 1985 in the amount of \$38,379.02 plus penalty, interest and cost.
8. A party and/or parties to the transaction that will execute instruments to be recorded is a general and/or limited partnership. We require disclosure, prior to closing, of the names of all partners who will execute documents to be recorded on behalf of the general and/or limited partnership, so that name searches for bankruptcy can be conducted pursuant to Revised Title Standard No. 82.
9. If the mortgage to be insured hereunder contains a "future advance clause," i.e., a clause by which the mortgage may secure the advance of an indeterminate additional amount, we require a supplementary affidavit in the form attached hereto, to satisfy recording requirements arising out of Minn. Stat. Sec. 287.05, Subd. 5.
10. Provide evidence that proposed mortgagor is a valid legal entity.



COMMONWEALTH LAND

TITLE INSURANCE COMPANY

A Reliance Group Holdings Company

File No. C18518

Page No. 2

Schedule B - Section 1 (continued)

11. We require an affidavit of non-identity, a discharge, a certificate of non-attachment or a release of the subject premises from the following federal tax lien:

Taxpayer: John Tuthill and Jane Tuthill

Address of Taxpayer: 19665 Hillside Street, Excelsior, Minnesota 55331

Dated: October 15, 1980

Filed: October 17, 1980

Amount: \$596.29

File No.: 459627

Note: J. Richard Tuthill was in title between November 7, 1977 (Document No. 1245861) and May 14, 1985 (Document No. 1645269).



COMMONWEALTH LAND

TITLE INSURANCE COMPANY

A Reliance Group Holdings Company

File No. C18518

Schedule B - Section 2

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Real estate taxes for and payable in 1987 and thereafter.
3. Special assessments hereafter levied.
4. Real estate taxes for and payable in the year 1986 in the amount of \$38,602.72, first half due May 15, 1986, second half due October 15, 1986. Base Tax: \$38,602.72, Non-homestead Property Tax Identification No. 28-117-21-33-0018.
5. Any levied or pending assessments now of record.
Note: An endorsement will follow with the results of an ordered assessment search.
6. Utility easements over the Southerly 5 feet of Lots 1, 2 and 3, the Westerly 5 feet of Lots 3 and 12 and the Northerly 5 feet of Lot 12, as per plat recorded in Book 129 of Plats, page 14.
7. Retaining wall straddling West property line as shown on survey dated December 2, 1983 by Gary Gabriel, Reg. Surveyor No. 2066. Said retaining wall must be maintained, repaired and reconstructed as necessary to provide lateral support for soil and improvements on property adjacent to the West of the subject premises and to prevent subsidence or erosion detrimental to said adjacent property and improvements. Alternatively, a slope built, landscaped and maintained sufficient to prevent subsidence or erosion may be implemented.

The Policy to be issued pursuant to this Commitment will insure that the Insured has easement rights to maintain retaining wall on adjoining property as located and rights of adjoining owners do not exceed rights incidental to maintaining, repairing, or reconstructing wall to provide lateral support.

8. Any state of facts which constitutes an objection to title that might be disclosed by an accurate survey.

NOTE A: This Commitment does not cover utility bills against the subject property not shown on tax or assessment records.

NOTE: AN OWNER'S POLICY ISSUED IN CONNECTION WITH THIS COMMITMENT WILL CONTAIN THE FOLLOWING STANDARD EXCEPTIONS:

1. Rights or claims of parties other than Insured in actual possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Unfiled mechanics' or materialmen's liens.

AFFIDAVIT - FUTURE ADVANCES

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

_____, being first duly sworn, hereby deposes and states as follows:

1. That he/she is _____ of _____, a national banking association (the "Bank").

2. That on _____, 1985, _____ executed a Promissory Note in favor of the Bank in the original principal amount of _____, which Promissory Note was secured by a Mortgage on property legally described on Exhibit A attached hereto, which Mortgage was dated _____, 1985.

3. That the Mortgage may contain a provision allowing for future advances, but the limit on the amount of any such advance is not currently known.

4. That the Mortgagee is aware of the statutory provisions of Minn. Stat. Sec. 287.05, subd. 5, and intends to comply with the requirements contained herein.

Further, Affiant Sayeth Not.

Telephone: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 1986 by _____ as _____ of _____

Notary Public

This instrument was drafted by:
Title Services, Inc.
255 Park Square Court
400 Sibley Street
St. Paul, Minnesota 55101
(612) 297-8571

Commitment For Title Insurance

Commonwealth Land Title Insurance Company, a Pennsylvania corporation, herein called the company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate 120 days after the effective date hereof or when the policy or policies committed for shall be issued, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the company.

IN WITNESS WHEREOF, the said Company has caused its Corporate Name and Seal to be hereunto affixed; this instrument, including Commitment, Conditions and Stipulations attached, to become valid when countersigned by an Authorized Officer or Agent of the Company.



COMMONWEALTH LAND TITLE INSURANCE COMPANY

Attest:

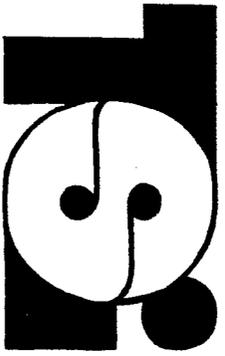
James J. D. Lynch, Jr.
Secretary

By

Joseph A. Burke
President

Conditions and Stipulations

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Conditions and Stipulations, and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

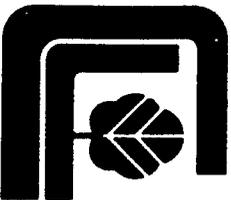


Title Services, Inc.

255 Park Square Court
400 Sibley Street
St. Paul, Minnesota 55101
Telephone (612) 227-8571

**COMMITMENT
FOR
TITLE
INSURANCE**

American Land Title Association
1966



**COMMONWEALTH LAND
TITLE INSURANCE COMPANY**
A Reliance Group Holdings Company

Title Insurance Since 1876

HOME OFFICE
EIGHT PENN CENTER
PHILADELPHIA, PA 19103

B 1004-8

COPY

Individual (s) to Individual (s)

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required
 Certificate of Real Estate Value No. _____
 _____, 19 _____

_____ County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREON: \$ _____

Date: March 28, 1986

(reserved for recording data)

FOR VALUABLE CONSIDERATION, INDUSTRICO, a Minnesota General Partnership _____, Grantor (s),
(marital status)

hereby convey (s) and warrant (s) to GRANDVIEW DEVELOPMENT COMPANY, LIMITED PARTNERSHIP, Grantee (s),
real property in HENNEPIN County, Minnesota, described as follows:

Lots 1, 2, 3 and 12, Block 1, GRANDVIEW PLATEAU according to the recorded plat thereof on file and of record in the Office of the Registrar of Deeds in and for Hennepin County, Minnesota

(if more space is needed, continue on back)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

Subject to the utilities as shown upon the plat thereof and recorded in Book 129 of Plats, Page 14 in Office of Register of Deeds of said Hennepin County

Affix Deed Tax Stamp Here

INDUSTRICO, a Minnesota General Partnership

BY: _____
Earl Doble, a General Partner

STATE OF MINNESOTA }
COUNTY OF HENNEPIN } ss.

The foregoing instrument was acknowledged before me this 28th day of March, 1986, by INDUSTRICO, a Minnesota General Partnership by Earl Doble, a General Partner, Grantor (s).

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Tax Statements for the real property described in this instrument should be sent to (Include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
James Van Valkenburg
Suite 102
7250 France Avenue South
Edina, Minnesota 55435
I. D. # 112409

Grandview Development Company
Suite 311
5353 Gamble Drive
Minneapolis, Minnesota 55416



34

32

33

Revised Oct. 13

ALVER R. FREEMAN
 COUNTY SURVEYOR
 HENNEPIN COUNTY, MINN.
 (Numbered L.D. Nos. 4-23-70
 8-31-77)

SEC. 33, T. 17, R. 21

28-117-21



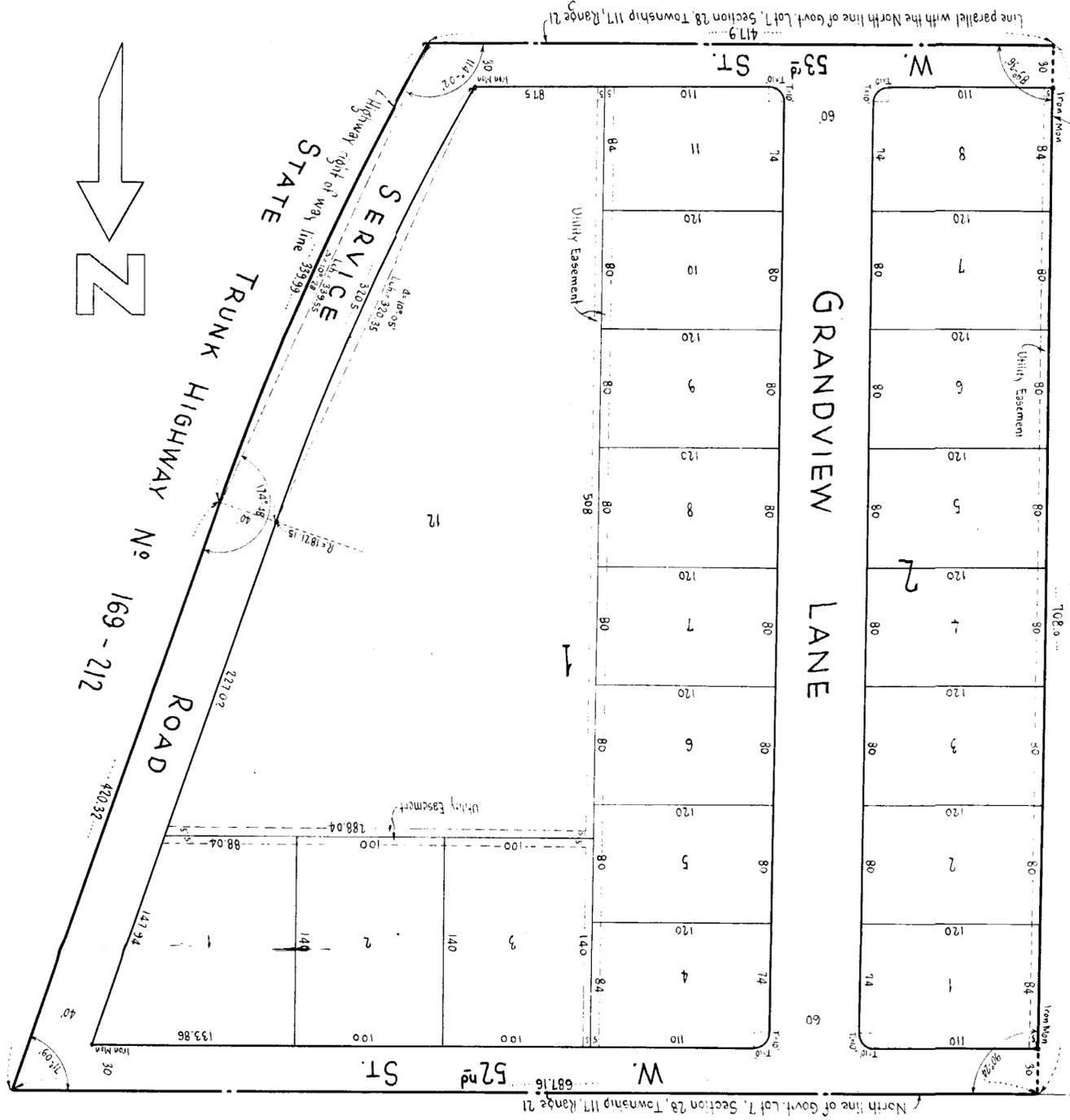
GRANDVIEW PLATEAU

HENNEPIN COUNTY, MINNESOTA

EGAN, FIELD & NOWAK

August, 1953

Scale: 1"=60'



Know all men by these presents - that Edina Motor Lodge, Inc. a Minnesota corporation, owners and proprietors of the following described property situate in the County of Hennepin and State of Minnesota to-wit: - That part of the North 708 feet of the East 845 feet of Government Lot 7, Section 28, Township 117, Range 21, lying Westerly of State Trunk Highway No 169-212; have caused the same to be surveyed and platted as Grandview Plateau and do hereby donate and dedicate to the public for public use forever the streets, lane and road shown on annexed plat. Also subject to Utility Easements as shown on the annexed plat for use of municipality or other public utilities, for installation and maintenance of facilities installed in and over said easements to serve adjacent or other premises in the vicinity. In witness whereof said Edina Motor Lodge, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this _____ day of _____ A.D. 1953.

In Presence of: -
 Signed: -
 EDINA MOTOR LODGE, INC.
 President _____
 Secretary _____
 STATE OF MINNESOTA } S. On this _____ day of _____ A.D. 1953, before me, a Notary Public, personally appeared Peder Mickelsen and Carl Gerrard Swendsen, to me personally known, who being by me duly sworn did say that they are president and secretary respectively of Edina Motor Lodge, Inc. the corporation in the foregoing instrument, that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said Peder Mickelsen and Carl Gerrard Swendsen acknowledged said instrument to be the free act and deed of said corporation.

STATE OF MINNESOTA } S. I hereby certify that I have surveyed and platted the property described on this plat as GRANDVIEW PLATEAU; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and decimals of a foot; that the monuments for guidance of future surveys are correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; that the topography of the land is correctly shown on the plat, and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

 Notary Public, Hennepin County, Minnesota
 My Commission Expires _____ 1953
 Above certificate subscribed and sworn to before me this _____ day of _____ A.D. 1953.

The foregoing plat was approved and accepted by the Planning Commission of the Village of Edina, Minnesota, at a regular meeting thereof held this _____ day of _____ A.D. 1953.

 its Chairman
 The foregoing plat was approved and accepted by the Village Council of Edina, Minnesota, at a regular meeting thereof held this _____ day of _____ A.D. 1953.

 its Mayor

 its Clerk