

TYPE: 3010-C80

St. Anthony / Hennepin

PROPERTY TYPE: F-60

PR/ADD: 2917 Anthony Ln	5C-367	PID: 0602923440040
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BR/LEGAL: Lot: 3 Blk: 2 Legal: L3 EXCEPT PT THEREOF LYING SWLY OF A LINE DRAWN FROM A PT IN THE NWLY LINE OF SAID MOST

BUYER: Anthony Lane Partners LLC, 3323 Skycroft Dr Minneapolis	PHONE: 612-919-3568 MN 55418
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SELLER: The Kunz Oil Co, 7900 Excelsior Blvd Hopkins	PHONE: MN 55343
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MKT VALUE: 800,000.00	PUR PRICE: 730,000.00	PROP TYPE: F-60
TAXES: 26,351.16	DOWN PAYMT:	YEAR BUILT: 1967
L/SA/AMT: 550,000.00	PERS PROP: 0.00	FILE NUMBER 966969
L/SA/DATE: 3/25/2004	POINTS-Buyer:	FILE DATE: 12/11/2007
PUR AGREEMENT: 12/3/2007	POINTS-Seller:	
CLOSING DATE: 12/03/2007	DEED/TYPE: W	

MGTE./CONTRACT	MONTHLY PAYMT	% INTEREST	NO. of PAYMT	BALLOON DATE
1:				
2:				
3:				

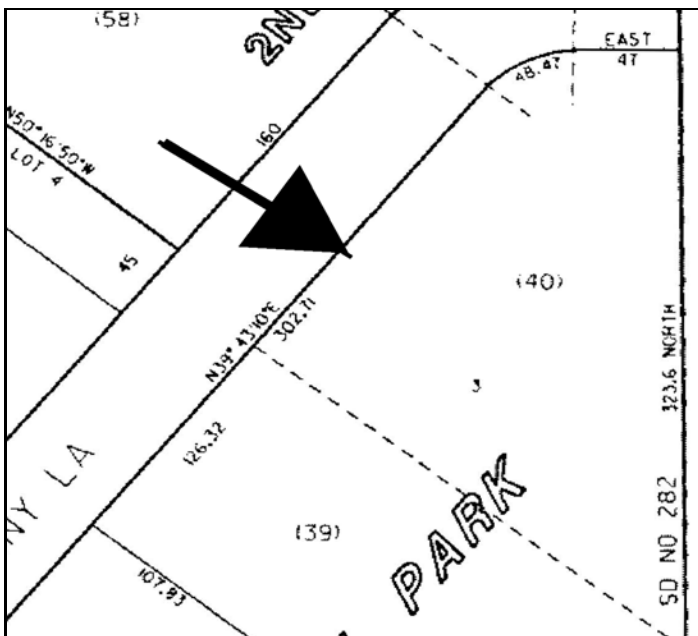
COMMENTS: To be general repair shop.

PERSON FILING: Patrick Niccum	612-919-3568
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ZONING/USAGE: MANUFACTURING - LIGHT
LAND SIZE: 45,182 SF

#BLDGS: 1 #Stories: 1

BUILDING SIZE: 13,858 GBA



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DEC 11 2007

MINNESOTA REVENUE

PE20

Auditor use only

000966969

Certificate of Real Estate Value

Names of buyers (last, first, MI) Anthony Lane Partners LLC
Address 3323 Skycroft Drive Minneapolis, MN 55418
Daytime phone (612) 919 3568
Names of sellers (last, first, MI) The Kunz Oil Company
New address 7900 Excelsior Blvd. Hopkins, MN 55343
Daytime phone ()
Street address or rural route of property purchased 2917 Anthony Lane
City or township St. Anthony
County Hennepin
1. Date of deed or contract 12/3/07
Legal description of property purchased (lot, block and plat) or attach 3 copies of the legal description See attached

Financial arrangements

2. Total purchase price 730,000.00
Was personal property included in purchase price (e.g., furniture, inventory, equipment)?
3. Down payment
4. Points or prepaid interest paid by seller
5. Current value of personal property

6. Type of acquisition (check all that apply)

- Buyer and seller are relatives or related businesses
Buyer or seller is religious or charitable organization
Buyer or seller is unit of government
Buyer purchased partial interest only
Contract paid off or resold
Name added or removed from deed
Property condemned or foreclosed upon
Property received as gift or inheritance
Property received in trade
Purchase agreement signed over two years ago

7. Type of property transferred (check all that apply)

- Land only
Land and buildings
Construction of new building after Jan. 1 of year of sale

8. Planned use of property (check one)

- Residential: single family
Residential: duplex, triplex
Cabin or recreational (noncommercial)
Agricultural. Number of acres:
Apartment (residential, four or more units). Number of units:
Commercial-industrial. Type of business: General Repair
Other. Describe:
8a. Will this property be the buyer's principal residence? Yes No

Method of financing (complete only if seller-financed, including contracts-for-deed and assumed mortgages)

Table with columns: Assumed mortgage, Contract for deed, Mortgage or contract-for-deed amount at purchase, Monthly payment (principal & interest), Interest rate now in effect, Number of payments, Date of any lump-sum (balloon) payments.

Sign here. I declare under penalty of law that the information on this form is true, correct and complete to the best of my knowledge and belief.

Print name Patrick H. Niccum
Signature [Signature]
Date 12/3/07
Daytime phone (612) 919 3568

Counties: Complete this section.

Table with columns: Co, C, T, Yr Bit, SD, Yr, Land, Bldg, Tot, Acres, Tillable, CER, CRP RIM, Use, Deed, Yr, Land, Bldg, Tot, Good for study, X, HC, ST, Adj, Adjs, Use, Tillable EMV, Apt, FM, GA, C, 1, MV, 2, MV, ID, Co, CT, PT, Date, T, M, S. Includes Primary property ID number 06-029-23-44-0040.

Stock No. 6000400 (Rev. 5/04)

Certificate of Real Estate Value Supplemental Schedule

Complete this form for apartment, commercial/industrial or farm sales only.

Name of buyer <u>Anthony Lane Partners LLC</u>	Form PE20 (Cert. of Real Estate Value) sequence number <u>258228</u>
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1 If the sale price included personal property (e.g., furniture, appliances, supplies, fixtures, machinery or stock inventories) or other items (e.g., business's goodwill, business's name, franchise, or non-compete agreement), enter total value of items..... \$ 0

2 If you or the seller paid someone to do an appraisal of the property's value prior to sale, check this box .
If known, enter appraised value \$ 730,00

3 Commercial/Industrial properties:
From the property uses on the back, enter the code that best describes the property's use:
 ■ before the sale 510
 ■ after the sale 890

4 Apartment properties:
Enter the number of:
 ■ apartment buildings included in sale price .. _____
 ■ rental units in all buildings _____

5 Farm properties:
How many acres are:
 ■ irrigated _____
 ■ enrolled in Reinvest in Minnesota (RIM) _____
 ■ enrolled in Conservation Reserve Program (CRP) _____
 ■ enrolled in Conservation Reserve Enhancement Program (CREP)? _____

All properties

6 Did you own property adjacent to the property purchased? Yes No
If yes, in your opinion, did you pay a higher price for the property than other potential buyers would have paid? Yes No

7 Does the total purchase price from line 2 of Form PE20 include other properties sold to you at the same time? Yes No

8 Did you lease the property from the seller before the purchase? Yes No
If yes, did you have an option to buy? Yes No

Did the seller lease the property from you after the purchase? Yes No
If yes, what was the term of the lease in months _____

9 Was the sale announced and/or promoted through realtor listings, newspaper or other publications, advertisements, brochures, or other promotional or informational mailings? Yes No
If no, how did you learn that the property was for sale? _____

10 If the property was rental property, were you guaranteed a minimum level of rental income? Yes No

11 Were you and the seller family members, business partners, business affiliates, a subsidiary to the other, joint owners of the property or stockholders of the business? .. Yes No

12 When the property was sold, was a foreclosure, court judgment, order or other legal proceeding pending in connection with the property? Yes No

13 In your opinion, was the property sold for a considerably different price from what you believe other similar properties would sell for? Yes No
If yes, explain briefly: _____

Sign here. I declare under penalty of law that the information on this form is true, correct and complete to the best of my knowledge and belief.

Signature of Buyer <u>[Signature]</u>	Print name <u>PATRICK H. NICCUM</u>	Date <u>12/3/07</u>	Daytime phone <u>612 919 3568</u>
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Mail to your county auditor's or recorder's office with Form PE20 and your deed or contract-for-deed.

EXHIBIT A

Par 1:

Lot 3 except that part thereof lying Southwesterly of a line drawn from a point in the Northwesterly line of said Lot 3, distant 126.32 feet Northeasterly from the most Westerly corner of said Lot 3 to the Northeasterly corner of Lot 2, Block 2, St. Anthony Industrial Park, Hennepin County, Minnesota.

Par 2:

That part of vacated Anthony Lane, as dedicated in the plat of St. Anthony Industrial Park, lying Southeasterly of the centerline of said vacated street and Northeasterly of a line described as commencing at the Northeast corner of Lot 3, Block 2, said plat; thence West along the Northerly line of said lot, a distance of 47 feet to an angle point in said Northerly line; thence Southwesterly, along the curve of the Northwesterly line of said lot, a distance of 48.47 feet to an angle point in said Northwesterly line, said point hereinafter referred to as "Point A"; thence Southwesterly, along the Northwesterly line of said lot, a distance of 86.54 feet to the actual point of beginning of the line to be described; thence Northwesterly deflecting to the right 90 degrees 00 minutes 01 seconds a distance of 30 feet to the center line of said vacated street and there terminating.

except that part of said vacated Anthony Lane, lying Northeasterly of a line described as commencing at the aforementioned "Point A"; thence Southwesterly along the Northwesterly line of said lot, a distance of 14.80 feet to the actual point of beginning of the line to be described; thence Northwesterly deflecting to the right 90 degrees 00 minutes 01 seconds a distance of 30 feet to the center line of said vacated street and there terminating.