

REPORT / RECOMMENDATION



To: MAYOR AND COUNCIL

Agenda Item #: VI. A. 1.

From: Wayne D. Houle, PE, Director of Engineering

Action

Discussion

Date: December 18, 2012

Information

Subject: Public Hearing - 6500 France Medical Plaza
Vacation of Utility Easements, Resolution No. 2012-175

Action Requested:

Recommend that City Council approve attached Resolution No. 2012-175 vacating utility easements located at 6500 France Avenue and 4005 65th Street West, provided that Item VI.A.2. is approved and subject to developer relocating the 12-inch diameter watermain, dedicating easements over proposed watermain, rededicating a sanitary sewer easement over existing sanitary sewer main located along southeasterly corner of 6500 France Avenue South, and relocating any private utilities that might be located within existing easements.

Information / Background:

The redevelopment of 6500 France Avenue and 4005 65th Street West requires the following revision to the public utilities:

1. Relocate 12" diameter watermain that is currently located parallel to the southerly property line of both properties, to adjacent to the westerly property line of 4005 65th Street West, then east along 65th Street West, and then south along France Avenue. See attached proposed utility easements.
2. Remove sanitary sewer main that is currently located parallel to the southerly property lines of both properties. This sanitary sewer main serves both existing buildings; a public sanitary sewer main will no longer be required – the new building will have a private sanitary sewer service.

Specific utility easements such as "Watermain Easement" and "Sanitary Sewer Easement" were established for these public utilities. See attached sketch that indicates utility easements to be vacated. Staff contacted the private utilities to verify that their utilities were not accidentally located within the proposed utility easement vacations. All of the private utilities such as Centerpoint, Century Link, and Xcel Energy, Comcast has not responded, have verified that their utilities are located within other utility easements on the two sites.

Attachments:

Resolution No. 2012-175

Original Application with sketch of proposed vacation, survey of properties, proposed easements

Notice of public hearing



**RESOLUTION NO. 2012-175
GRANTING THE VACATION OF
PUBLIC UTILITY EASEMENTS FOR
6500 FRANCE AVENUE SOUTH AND 4005 65TH STREET WEST**

WHEREAS, a petition was received on November 6, 2012, from the developer of 6500 France Avenue South and 4005 65th Street requesting the vacation of existing public easements; and

WHEREAS, two weeks published and posted notice was given and the hearing was held on December 18, 2012, at which time all persons desiring to be heard were given an opportunity to be heard thereon; and

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

WHEREAS, the vacation of the easement are subject to developer relocating the 12-inch diameter watermain, dedicating easements over proposed watermain, rededicating a sanitary sewer easement over existing sanitary sewer main located along southeasterly corner of 6500 France Avenue South, and relocating any private utilities that might be located within existing easements; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Edina, Hennepin County, Minnesota, that the following described easements are hereby vacated:

That part of the easement for sanitary sewer and water main purposes in favor of the City of Edina, as dedicated on the recorded plat of SOUTHDALÉ OFFICE PARK SECOND ADDITION, filed Nov. 24, 1959 per Document No. 612617 and SOUTHDALÉ OFFICE PARK, filed July 30, 1958 per Document No. 564707 lying within the following described property:

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, SOUTHDALÉ OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

And,

Lot 3, Block 2, except the Easterly 56.44 feet thereof, SOUTHDALÉ OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

Being Torrens Property

All of that part of the easement for water main purposes in favor of the City of Edina, as created and filed per Document No. 514203 filed Oct. 30, 1956, and as shown on the recorded plat of SOUTHDALÉ OFFICE PARK SECOND ADDITION, filed Nov. 24, 1959 per Document No. 612617 and SOUTHDALÉ OFFICE PARK, filed July 30, 1958 per Document No. 564707 lying within the following described property:

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, SOUTHDALÉ OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

And,

Lot 3, Block 2, except the Easterly 56.44 feet thereof, SOUTHDALÉ OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

Being Torrens Property

Said easement being described as a strip of land 18 feet in width running through the South One Half of the Northeast Quarter of Section 30, Township 28 North, Range 24 West, the centerline being described as follows:

Beginning at the southeast corner of said South One-Half of the Northeast Quarter; thence running North 00 degrees 25 minutes 30 seconds West, along the East line of the said South

ENGINEERING DEPARTMENT

Resolution No. 2012-175

Half of the Northeast Quarter, 563.69 feet; thence running South 89 degrees 50 minutes West, 605.95 feet; thence running North 50 degrees 10 minutes West, 191.55 feet: thence running South 88 degrees 13 minutes 30 seconds West, 336.81 feet to the centerline of Valley View Road.

All of the water main easement as created and filed per Document No. 702413 filed Sep. 7, 1962, lying within Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, and said easement being described as follows:

An easement 18 feet in width over and across part of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, the centerline of said easement being described as follows: Beginning at a point in the West line of said Lot 3 distant 30 feet South from the centerline of the existing 18 foot Water Main Easement as recorded by Document No. 514203 and as shown on the recorded plat of said SOUTHDAL E OFFICE PARK SECOND ADDITION, thence running East parallel with said existing Water Main Easement a distance of 104 feet and there terminating.

All of the easement for sanitary sewer system purposes in favor of the City of Edina as created and filed June 26, 1974 per Document No. 1112031, lying within Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, being described as follows:

That part of Lot 4 and the East 56.44 feet of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION lying South of the South line of the sanitary sewer easement as shown on the recorded plat of SOUTHDAL E OFFICE PARK SECOND ADDITION.

All of the easement for sanitary sewer purposes in favor of the City of Edina as created and filed per Document No. 1112375 filed July 1, 1974, lying within Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, being described as follows:

The East 15 feet of that part of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, lying West of the East 56.44 feet thereof and lying South of the South line of the sanitary sewer easement as shown on the recorded plat of SOUTHDAL E OFFICE PARK SECOND ADDITION.

BE IT FURTHER RESOLVED, that the City 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 County Recorder, in accordance with Minnesota Statutes, Section 412.851.

Passed and adopted this 18th day of December 2012.

Attest: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

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 December 18, 2012 and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20____.

City Clerk



City Of Edina, Minnesota
DEPARTMENT OF ADMINISTRATION
 4801 West 50th Street, Edina, Minnesota 55424-1394
 Phone (952) 927-8861 TDD (952) 826-0379 Fax (952) 826-0390

PUBLIC RIGHT OF WAY VACATION APPLICATION

Applicant AURORA INVESTMENTS, LLC
Print Name

Address 5215 EDINA INDUSTRIAL BLVD. EDINA, MN 55439
Street City/State Zip

Telephone No. 952-831-5002 Fax No. 952-893-0165

I hereby petition the City Council of the City of Edina to vacate all of the following described public right of way pursuant to M.S. 412.851 and Edina Code Section 820:

- Street Alley Utility Easement
 Drainage Easement Other _____

Legal description of the area proposed to be vacated (*Please note all legal descriptions shall be transmitted electronically to the City of Edina City Clerk: Dmangen@ci.edina.mn.us*):

Does the area proposed to be vacated or any part thereof terminate at or abut upon any public water?

- Yes No

Please note if the area requested to be vacated terminates at or abuts upon any public water, no vacation shall be made unless written notice of the petition is served by certified mail upon the commissioner of natural resources by the City of Edina thirty days before any Council action.

- **Attach a copy of a scaled drawing showing in full detail the area proposed to be vacated.**
- **Include the vacation fee of \$435.00 with your application.**

THE MINNESOTA DATA PRACTICES ACT requires that we inform you of your rights about the private data we are requesting on this form. Private data is available to you, but not to the public. We are requesting this data to determine your eligibility for a license from the City of Edina. Providing the data may disclose information that could cause your application to be denied. You are not legally required to provide the data, however, refusing to supply the data may cause your license to not be processed. Under MS 270.72, the City of Edina is required to provide the Minnesota Department of Revenue your MN Tax ID Number and Social Security Number. The Department of Revenue may supply information to the Internal Revenue Service. In addition, this data can be shared by Edina City Staff, Department of Public Safety, Hennepin County Auditor, Bureau of Criminal Apprehension, Hennepin County Warrant Office, Ramsey County Warrant Office and other persons or entities deemed necessary for verification of information submitted in the application. Your signature on this application indicates you understand these rights.

I request that my residence address and telephone number be considered private data. My alternative address and telephone number are as follows:

Address _____ Telephone Number _____

Date Initiated NOVEMBER 6, 2012 Signature *[Signature]*



VACATION OF EASEMENTS

That part of the easement for sanitary sewer and water main purposes in favor of the City of Edina, as dedicated on the recorded plat of SOUTHDAL E OFFICE PARK SECOND ADDITION, filed Nov. 24, 1959 per Document No. **612617** and SOUTHDAL E OFFICE PARK, filed July 30, 1958 per Document No. **564707** lying within the following described property:

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

And,

Lot 3, Block 2, except the Easterly 56.44 feet thereof, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

Being Torrens Property

All of that part of the easement for water main purposes in favor of the City of Edina, as created and filed per Document No. **514203** filed Oct. 30, 1956, and as shown on the recorded plat of SOUTHDAL E OFFICE PARK SECOND ADDITION, filed Nov. 24, 1959 per Document No. **612617** and SOUTHDAL E OFFICE PARK, filed July 30, 1958 per Document No. **564707** lying within the following described property:

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

And,

Lot 3, Block 2, except the Easterly 56.44 feet thereof, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

Being Torrens Property

Said easement being described as a strip of land 18 feet in width running through the South One Half of the Northeast Quarter of Section 30, Township 28 North, Range 24 West, the centerline being described as follows:

Beginning at the southeast corner of said South One-Half of the Northeast Quarter; thence running North 00 degrees 25 minutes 30 seconds West, along the East line of the said South Half of the Northeast Quarter, 563.69 feet; thence running South 89 degrees 50 minutes West, 605.95 feet; thence running North 50 degrees 10 minutes West, 191.55 feet; thence running South 88 degrees 13 minutes 30 seconds West, 336.81 feet to the centerline of Valley View Road.

All of the water main easement as created and filed per Document No. **702413** filed Sep. 7, 1962, lying within Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, and said easement being described as follows:

An easement 18 feet in width over and across part of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, the centerline of said easement being described as follows:

Beginning at a point in the West line of said Lot 3 distant 30 feet South from the centerline of the existing 18 foot Water Main Easement as recorded by Document No. 514203 and as

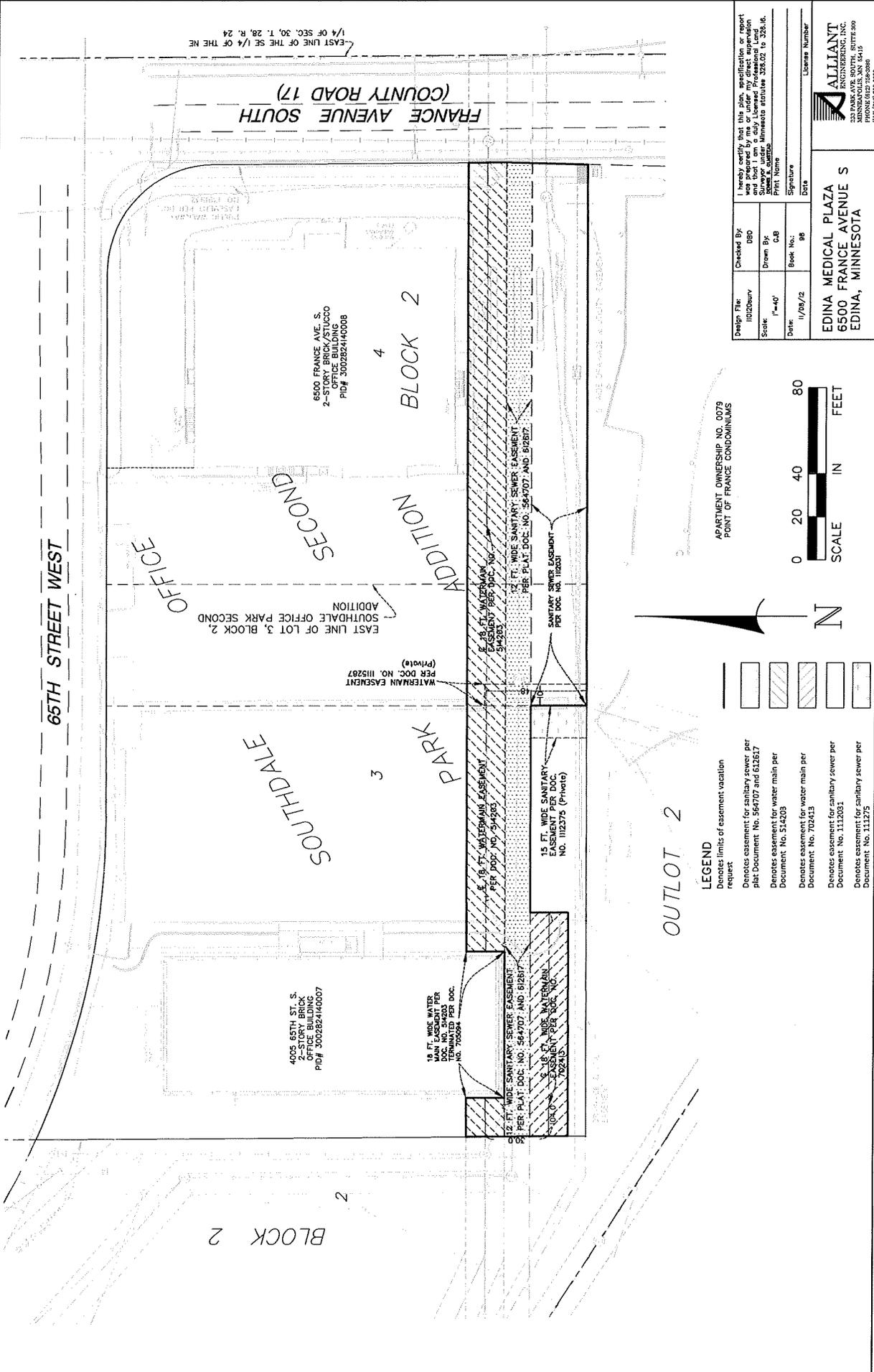
shown on the recorded plat of said SOUTHDALE OFFICE PARK SECOND ADDITION, thence running East parallel with said existing Water Main Easement a distance of 104 feet and there terminating.

All of the easement for sanitary sewer system purposes in favor of the City of Edina as created and filed June 26, 1974 per Document No. **1112031**, lying within Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, being described as follows:

That part of Lot 4 and the East 56.44 feet of Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION lying South of the South line of the sanitary sewereasement as shown on the recorded plat of SOUTHDALE OFFICE PARK SECOND ADDITION.

All of the easement for sanitary sewer purposes in favor of the City of Edina as created and filed per Document No. **1112375** filed July 1, 1974, lying within Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, being described as follows:

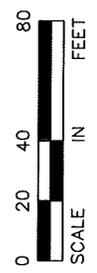
The East 15 feet of that part of Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, lying West of the East 56.44 feet thereof and lying South of the South line of the sanitary sewer easement as shown on the recorded plat of SOUTHDALE OFFICE PARK SECOND ADDITION.



LEGEND

- Denotes limits of easement vacation request
- Denotes easement for sanitary sewer per Plat Document No. 564707 and 618557
- Denotes easement for water main per Document No. 54203
- Denotes easement for water main per Document No. 702413
- Denotes easement for sanitary sewer per Document No. 1112091
- Denotes easement for sanitary sewer per Document No. 111275

APARTMENT OWNERSHIP NO. 0079
POINT OF FRANCE CONDOMINIUMS



Design File:	11020burry	Checked By:	DBD
Scale:	1"=40'	Drawn By:	CAB
Date:	11/09/12	Book No.:	98

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under Minnesota Statutes 326.02 to 326.06.

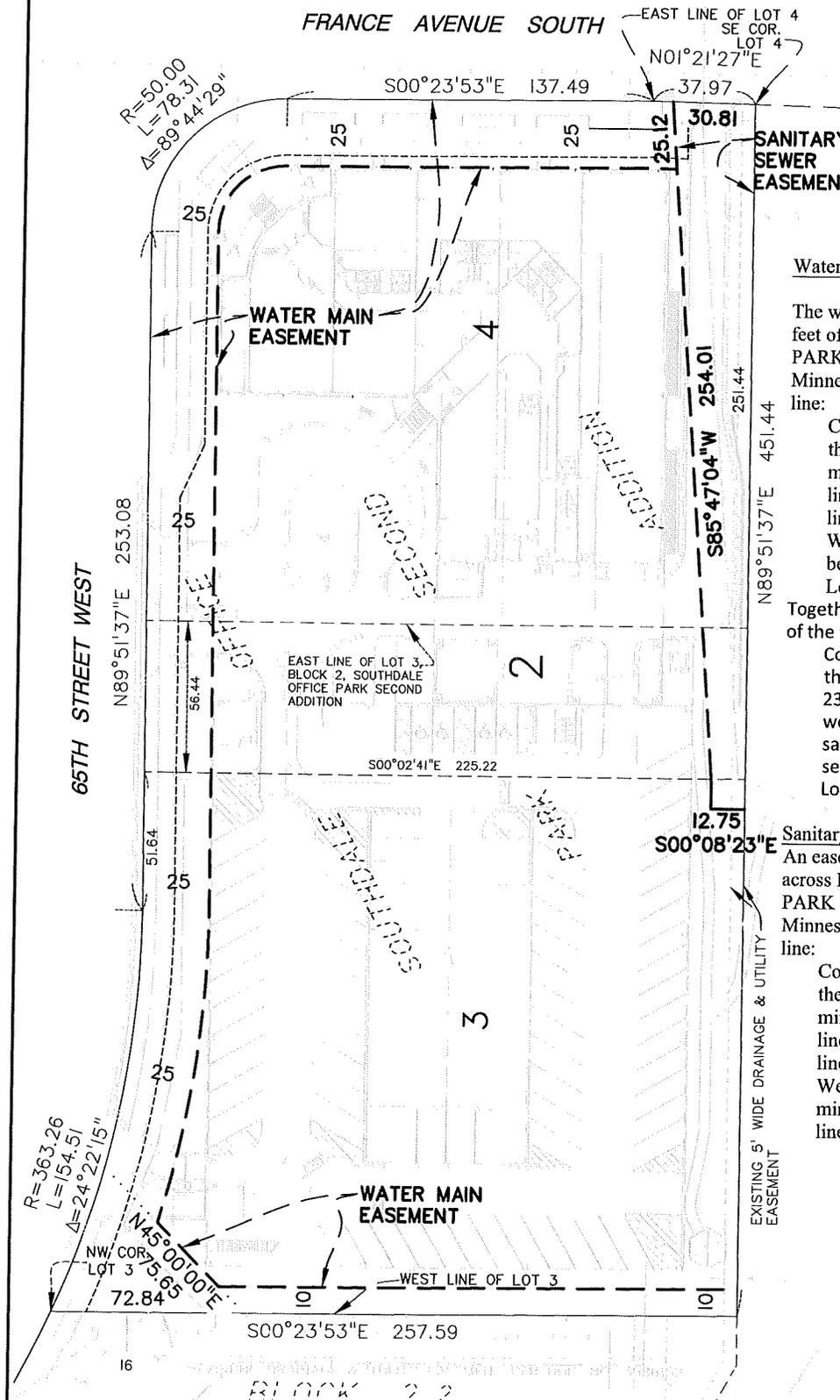
Signature: _____
Date: _____

EDINA MEDICAL PLAZA
6500 FRANCE AVENUE S
EDINA, MINNESOTA

ALLIANT
ENGINEERING, INC.
333 PARK AVE. SOUTH, SUITE 300
EDINA, MN 55425
PHONE (612) 758-3988
FAX (612) 758-3999

(COUNTY ROAD 17)

FRANCE AVENUE SOUTH



LEGAL DESCRIPTION:

Water Main Easement:

The westerly 10 feet and the northerly and easterly 25 feet of Lot 3 and Lot 4, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, lying northerly of the following described line:

Commencing at the southeast corner of said Lot 4; thence on an assumed bearing of North 01 degrees 21 minutes 27 seconds East 30.81 feet along the east line of said Lot 4 to the point of beginning of said line; thence South 85 degrees 47 minutes 04 seconds West 25.12 feet to its point of intersection with a line being parallel and 25 feet west of the east line of said Lot 4, as measured at right angles.

Together with that part of said Lot 3 lying northwesterly of the following described line:

Commencing at the northwest corner of said Lot 3; thence on an assumed bearing of South 00 degrees 23 minutes 53 seconds East 72.84 feet along the west line of said Lot 3 to the point of beginning of said line; thence North 45 degrees 00 minutes 00 seconds East 75.65 feet to the northerly line of said Lot 3 and there terminating.

Sanitary Easement:

An easement for sanitary sewer purposes over, under and across Lot 3 and Lot 4, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, lying southerly of the following described line:

Commencing at the southeast corner of said Lot 4; thence on an assumed bearing of North 01 degrees 21 minutes 27 seconds East 30.81 feet along the east line of said Lot 4 to the point of beginning of said line; thence South 85 degrees 47 minutes 04 seconds West 254.01 feet; thence South 00 degrees 08 minutes 23 seconds East 12.75 feet to the southerly line of said Lot 3 and there terminating.

Design File: 110120-base	Checked By: DBO
Dwg Name: 110120-pro_ease	Drawn By: GJB
Date: 11/26/12	Scale: 1"=60'

UTILITY EASEMENT EXHIBIT
EDINA MEDICAL PLAZA
EDINA, MINNESOTA

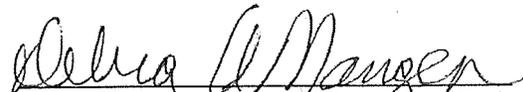
ALLIANT
ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

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 December 4, 2012, personnel of the Edina administration Department acting on behalf of said City deposited in the United States mail copies of a Public Hearing Notice (Exhibit A) to be held on December 18, 2012, 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 December 4, 2012 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.

WITNESS my hand and seal of said City this 4th day of December 2012


Edina City Clerk

CITY OF EDINA
4801 WEST 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, Minnesota will meet on December 18, 2012 at 7:00 P.M. in the Council Chambers at 4801 West 50th Street for a scenic and open space easement to be vacated:

PROPOSED LEGAL DESCRIPTION OF utility easements TO BE VACATED:

That part of the easement for sanitary sewer and water main purposes in favor of the City of Edina, as dedicated on the recorded plat of SOUTHDAL E OFFICE PARK SECOND ADDITION, filed Nov. 24, 1959 per Document No. **612617** and SOUTHDAL E OFFICE PARK, filed July 30, 1958 per Document No. **564707** lying within the following described property:

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And,

Lot 3, Block 2, except the Easterly 56.44 feet thereof, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

Being Torrens Property

All of that part of the easement for water main purposes in favor of the City of Edina, as created and filed per Document No. **514203** filed Oct. 30, 1956, and as shown on the recorded plat of SOUTHDAL E OFFICE PARK SECOND ADDITION, filed Nov. 24, 1959 per Document No. **612617** and SOUTHDAL E OFFICE PARK, filed July 30, 1958 per Document No. **564707** lying within the following described property:

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Lot 3, Block 2, except the Easterly 56.44 feet thereof, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota.

Being Torrens Property

Said easement being described as a strip of land 18 feet in width running through the South One Half of the Northeast Quarter of Section 30, Township 28 North, Range 24 West, the centerline being described as follows:

Beginning at the southeast corner of said South One-Half of the Northeast Quarter; thence running North 00 degrees 25 minutes 30 seconds West, along the East line of the said South Half of the Northeast Quarter, 563.69 feet; thence running South 89 degrees 50 minutes West, 605.95 feet; thence running North 50 degrees 10 minutes West, 191.55 feet: thence running South 88 degrees 13 minutes 30 seconds West, 336.81 feet to the centerline of Valley View Road.

All of the water main easement as created and filed per Document No. **702413** filed Sep. 7, 1962, lying within Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, and said easement being described as follows:

An easement 18 feet in width over and across part of Lot 3, Block 2, SOUTHDAL E OFFICE PARK SECOND ADDITION, the centerline of said easement being described as follows:

Beginning at a point in the West line of said Lot 3 distant 30 feet South from the centerline of the existing 18 foot Water Main Easement as recorded by Document No. 514203 and as shown on the recorded plat of said SOUTHDAL E OFFICE PARK SECOND ADDITION, thence running East parallel with said existing Water Main Easement a distance of 104 feet and there terminating.

All of the easement for sanitary sewer system purposes in favor of the City of Edina as created and filed June 26, 1974 per Document No. **1112031**, lying within Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, being described as follows:

That part of Lot 4 and the East 56.44 feet of Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION lying South of the South line of the sanitary sewer easement as shown on the recorded plat of SOUTHDALE OFFICE PARK SECOND ADDITION.

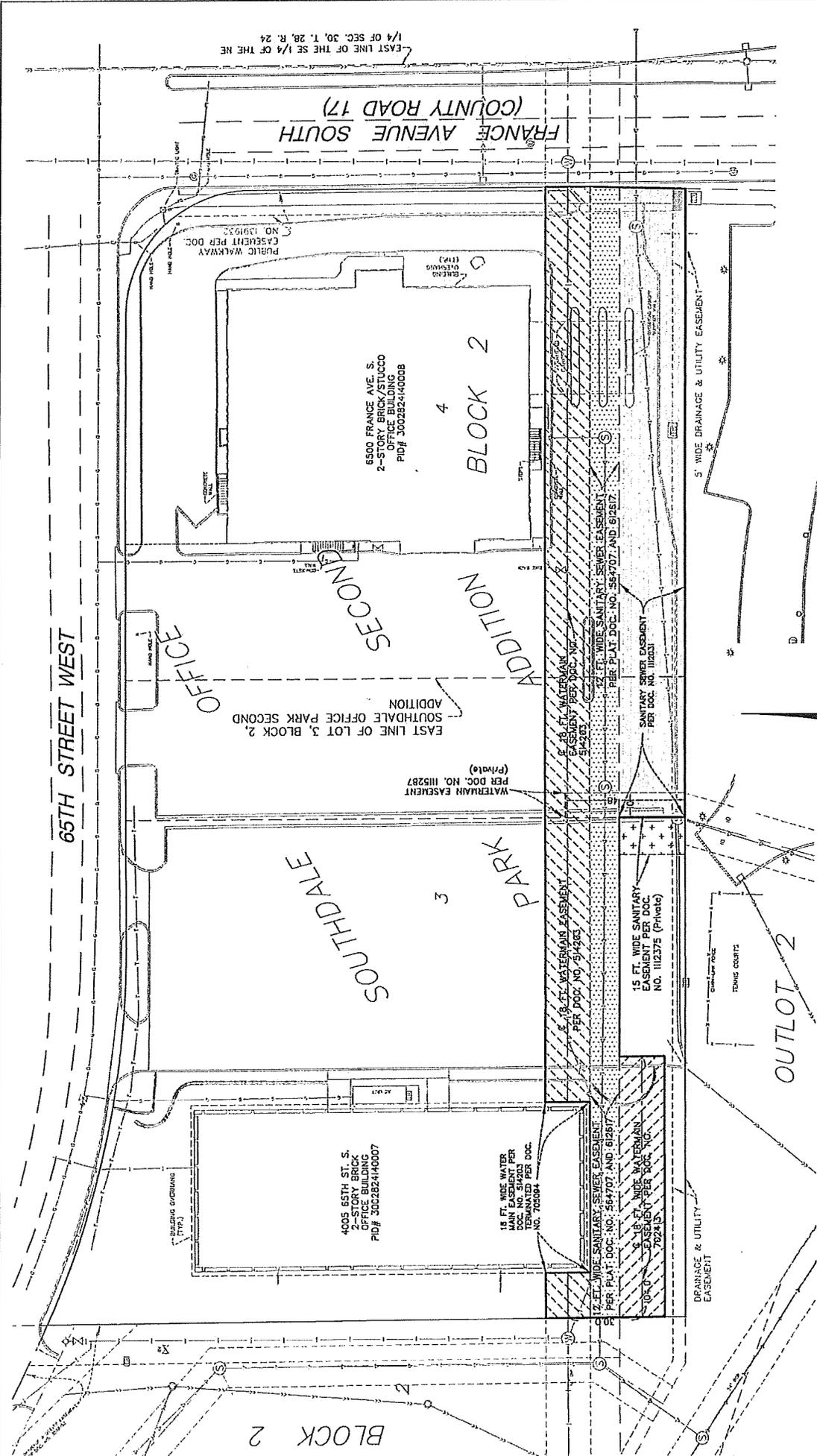
All of the easement for sanitary sewer purposes in favor of the City of Edina as created and filed per Document No. **1112375** filed July 1, 1974, lying within Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, Hennepin County, Minnesota, being described as follows:

The East 15 feet of that part of Lot 3, Block 2, SOUTHDALE OFFICE PARK SECOND ADDITION, lying West of the East 56.44 feet thereof and lying South of the South line of the sanitary sewer easement as shown on the recorded plat of SOUTHDALE OFFICE PARK SECOND ADDITION.

All persons who desire to be heard with respect to the question of whether or not the above proposed street right of way and utility and drainage 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 street 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, telephone or cable television 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 such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL
Debra Mangen, City Clerk

PLEASE PUBLISH IN THE Edina SUN CURRENT, THURSDAY, NOVEMBER, 29, 2012
SEND TWO AFFIDAVITS OF PUBLICATION
BILL TO EDINA CITY CLERK



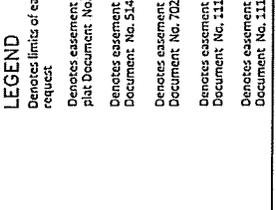
Design File:	110249	Checked By:	DBO
Scale:	1"=40'	Drawn By:	CJB
Date:	11/09/12	Book No.:	83
		Signature:	
		Date:	
		License Number:	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16.

Print Name: _____
 Signature: _____
 Date: _____
 License Number: _____

EDINA MEDICAL PLAZA
 6500 FRANCE AVENUE S
 EDINA, MINNESOTA

APARTMENT OWNERSHIP NO. 0079
 POINT OF FRANCE CONDOMINIUMS



LEGEND
 Denotes limits of easement vacation request
 Denotes easement for sanitary sewer per plat document No. 564707 and 612617
 Denotes easement for water main per Document No. 514203
 Denotes easement for water main per Document No. 704413
 Denotes easement for sanitary sewer per Document No. 1112031
 Denotes easement for sanitary sewer per Document No. 111275

4005 65TH ST. S.
 2-STORY BRICK
 OFFICE BUILDING
 PID# 300282440007

6500 FRANCE AVE. S.
 2-STORY BRICK/STUCCO
 OFFICE BUILDING
 PID# 300282440008

18 FT. WIDE WATER MAIN EASEMENT PER DOC. NO. 514203 AND 702034

12 FT. WIDE SANITARY SEWER EASEMENT PER PLAT DOC. NO. 564707 AND 612617

15 FT. WIDE SANITARY SEWER EASEMENT PER DOC. NO. 111275 (Private)

12 FT. WIDE SANITARY SEWER EASEMENT PER PLAT DOC. NO. 564707 AND 612617

8 FT. WIDE WATERMAIN EASEMENT PER DOC. NO. 514203 AND 702034

12 FT. WIDE WATERMAIN EASEMENT PER DOC. NO. 514203 AND 702034

12 FT. WIDE SANITARY SEWER EASEMENT PER PLAT DOC. NO. 564707 AND 612617

15 FT. WIDE SANITARY SEWER EASEMENT PER DOC. NO. 111275

5' WIDE DRAINAGE & UTILITY EASEMENT

DRAINAGE & UTILITY EASEMENT

65TH STREET WEST

SOUTHDALE

PARK

OFFICE

ADDITION

SECOND ADDITION

FRANCE AVENUE SOUTH (COUNTY ROAD 17)

BLOCK 2

BLOCK 3

BLOCK 4

OUTLOT 2

OUTLET

TERMINUS

5' WIDE DRAINAGE & UTILITY EASEMENT

EAST LINE OF LOT 3, BLOCK 2, SOUTHDALE OFFICE PARK SECOND ADDITION

WATERMAIN EASEMENT (Private) PER DOC. NO. 111287

1/4 OF SEC. 30, T. 28, R. 24

3002824140001
FAIRVIEW HOSP & HEALTH CAR
2312 S 6TH STREET
MINNEAPOLIS MN 55454

3002824140003
FIRST MINNESOTA BANK N.A.
24000 HWY 7 #100
SHOREWOOD MN 55331

3002824140004
4010 CORPORATION
C/O TWIN CITIES ORTHOPEDICS
JODY KELLER CLINIC MANAGER
4010 65TH ST W
EDINA MN 55435-1706

3002824140007
WILLIAM R PEDERSON ETAL
C/O PETER J. PUSTORINO
4005 W. 65TH ST.
EDINA MN 55435

3002824140008
ROBERT J MILAVETZ
2385 CHERRYWOOD ROAD
MINNETONKA MN 55305

3002824140009
KEITH E EASTMAN
CAROL D EASTMAN
6566 FRANCE AVE S 102
EDINA MN 55435

3002824140010
HELEN F SILHA
6566 FRANCE AVE S #104
EDINA MN 55435

3002824140011
RICHARD H MASSOPUST(TRSTE)
MARY B MASSOPUST
6566 FRANCE AVE S #106
EDINA MN 55435

3002824140012
PENNY J FREEMAN
6566 FRANCE AVE S #108
EDINA MN 55435

3002824140014
REGINA V VIJUMS
OLGERTS A VIJUMS
6566 FRANCE AVE S #112
EDINA MN 55435

3002824140015
MARY ELLA GALBRAITH
6566 FRANCE AVE S #201
EDINA MN 55435

3002824140016
BONNIE G LEER
6566 FRANCE AVE S #202
EDINA MN 55435

3002824140017
PHYLLIS L CARRICO
6566 FRANCE AVE S #203
EDINA MN 55435

3002824140018
JOHN W WINDHORST JR
6566 FRANCE AVE S 204
EDINA MN 55435

3002824140019
MARY J MESSENGER
6566 FRANCE AVE S #205
EDINA MN 55435

3002824140021
WILLIAM N JACKSON
ANNIE N JACKSON
6566 FRANCE AVE S 207
EDINA MN 55435

3002824140022
BOYD S MAST
BETTY C FLETCHER MAST
6566 FRANCE AVE S #208
EDINA MN 55435

3002824140023
SUSAN S LICHLITER
GARY C LICHLITER
6566 FRANCE AVE S 209
EDINA MN 55435

3002824140024
RICHARD O BARTZ
MARY A BARTZ
6566 FRANCE AVE S #210
EDINA MN 55435

3002824140025
BENNETT DAVIS
6566 FRANCE AVE S #211
EDINA MN 55435

3002824140026
GARY A KUMMER
3443 GULF SHORE BLVD N # 310
NAPLES FL 34103

3002824140028
AGNES T HALL
6566 FRANCE AVE S #302
EDINA MN 55435

3002824140029
SUANN D NICHOLS / TRUSTEE
DAVID A NICHOLS / TRUSTEE
6566 FRANCE AVE S 303
EDINA MN 55435

3002824140030
JOAN J KRAFFT
6566 FRANCE AVE S #304
EDINA MN 55435

3002824140031
HELEN M SMITH
6566 FRANCE AVE S #305
EDINA MN 55435

3002824140032
VALERIE ZINBERKETTI
6566 FRANCE AVE S 306
EDINA MN 55435

3002824140034
CATHARINE T ABBOTT
6566 FRANCE AVE S #308
EDINA MN 55435

3002824140035
LILLIAN FRANCIS MARTIN
GEORGE RILEY MARTIN JR
6566 FRANCE AVE S #309
EDINA MN 55435

3002824140036
ELEANOR AYERS
A. MERRILL AYERS
6566 FRANCE AVE S 310
EDINA MN 55435

3002824140037
GENEVA SWARTOUT TRUSTEE
6566 FRANCE AVE S 311
EDINA MN 55435

3002824140038
DAVID TYCHMARI
6566 FRANCE AVE S 312
EDINA MN 55435

3002824140041
JANICE ROVICK
6566 FRANCE AVE S #403
EDINA MN 55435

3002824140042
NANCY JESSEN J OTIS
6566 FRANCE AVE S #404
EDINA MN 55435

3002824140043
DANIEL C CONLON
6566 FRANCE AVE S #405
EDINA MN 55435

3002824140044
WILLIAM P DUNNE/TRUST
MARY S DUNNE/TRUST
6566 FRANCE AVE S #406
EDINA MN 55435

3002824140045
RALPH S GOLDBHIRSCH
PHYLLIS A GOLDBHIRSCH
6566 FRANCE AVE S #407
EDINA MN 55435

3002824140046
MARY A FENLASON
JAMES M FENLASON
6566 FRANCE AVE S #408
EDINA MN 55435

3002824140048
MARYANNE MAURIEL
JOHN J MAURIEL JR
6566 FRANCE AVE S #410
EDINA MN 55435

3002824140049
EUGENE T ELDREDGE
DIANE M ELDREDGE
6566 FRANCE AVE S 411
EDINA MN 55435

3002824140050
MARYANNE MAURIEL
JOHN J MAURIEL
6566 FRANCE AVE S 412
EDINA MN 55435

3002824140051
JOYCE M ANDERSON
GARY M ANDERSON
6566 FRANCE AVE S #501
EDINA MN 55435

3002824140052
IRA J AZHAKH
6566 FRANCE AVE S #502
EDINA MN 55435

3002824140053
DALIA KAUFMAN KATZ
6566 FRANCE AVE S 503
EDINA MN 55435

3002824140054
IRVING J CARR
CATHERINE A CARR
6566 FRANCE AVE S #504
EDINA MN 55435

3002824140055
NANCY BYRON
6566 FRANCE AVE S 505
EDINA MN 55435

3002824140056
RAYMOND M BAUER
6566 FRANCE AVE S #506
EDINA MN 55435

3002824140057
VICTOR E MILLER
RHODA E MILLER
6566 FRANCE AVE S #507
EDINA MN 55435

3002824140058
JEANNE ANN EMRICH
6566 FRANCE AVE S 508
EDINA MN 55435

3002824140060
JEANNE P SILVERMAN
6566 FRANCE AVE S #510
EDINA MN 55435

3002824140061
THOMAS W LEWIS
MARLENE A LEWIS
600 INTERLAKEN
VICTORIA MN 55386-3701

3002824140062
E MILTON KLEVEN / LIV TRUST
7500 YORK AVE S #922
EDINA MN 55435

3002824140063
W WALLACE HOUTS
6100 AUTO CLUB RD #308
BLOOMINGTON MN 55438

3002824140064
ALAN J RIEKE
6566 FRANCE AVE S #602
EDINA MN 55435

3002824140065
KURT W SMITH
ELIZABETH G SMITH
6566 FRANCE AVE S 603
EDINA MN 55435

3002824140066
REYNOLD P FLOM
DOLORES FLOM
6566 FRANCE AVE S #604
EDINA MN 55435

3002824140067
PATRICIA A CIEMINSKI
DONALD F CIEMINSKI
6566 FRANCE AVE S #605
EDINA MN 55435

3002824140068
BRIGITTE BENDT
6566 FRANCE AVE S #606
EDINA MN 55435

3002824140069
WALTER D HOPF
LOIS A HOPF
6566 FRANCE AVE S #607
EDINA MN 55435

3002824140070
JOYCE K NEWMAN
6566 FRANCE AVE S #608
EDINA MN 55435

3002824140071
RIVOLI A GOLDEN
HARRY B GOLDEN
6566 FRANCE AVE S #609
EDINA MN 55435

3002824140072
JACQUELYN H THORSEN / TRUST
6566 FRANCE AVE S 610
EDINA MN 55435

3002824140073
SHIRLEY H NORDALE
6566 FRANCE AVE S #611
EDINA MN 55435

3002824140074
PETER S DRESS
6566 FRANCE AVE S #612
EDINA MN 55435

3002824140077
WILLIAM C MELTON
6566 FRANCE AVE S 707
EDINA MN 55435

3002824140078
PEARL HIGGINBOTHAM
6566 FRANCE AVE S #704
EDINA MN 55435

3002824140079
DAVID R POWELL
6566 FRANCE AVE S 705
EDINA MN 55435

3002824140081
LORETTA J BRISBOIS
6566 FRANCE AVE S 707
EDINA MN 55435

3002824140082
ROLEE M HALPER
6566 FRANCE AVE S #708
EDINA MN 55435

3002824140084
WILLIAM A FREDELL
KATHRYN L FREDELL
6566 FRANCE AVE S #710
EDINA MN 55435

3002824140085
MARIE J SALMEN
6566 FRANCE AVE S #711
EDINA MN 55435

3002824140086
RUTH A ROBIN
6566 FRANCE AVE S #712
EDINA MN 55435

3002824140087
MARY A KRAMER
6566 FRANCE AVE S #801
EDINA MN 55435

3002824140088
802 POINT OF FRANCE
14480 42ND AVE N
PLYMOUTH MN 55446

3002824140090
LEO WOLK TRUSTEE
HELEN S WOLK TRUSTEE
6566 FRANCE AVE S #804
EDINA MN 55435

3002824140091
NANCY A HELLER
A JAMES HELLER
6566 FRANCE AVE S #805
EDINA MN 55435

3002824140092
DAVID A NOBLE
BETTYLOU NOBLE
6566 FRANCE AVE S #806
EDINA MN 55435

3002824140093
DAVID R SAHR
1201 S 23RD ST
ARLINGTON VA 22202

3002824140094
IRENE C HANSON
19 E ST ALBINS RD
HOPKINS MN 55305

3002824140095
MYRIEL I BLACK
MAXWELL S BLACK
6566 FRANCE AVE S #809
EDINA MN 55435

3002824140096
JOAN GORDON M BINDER / TRUSTEE
JAY S BINDER / TRUSTEE
6566 FRANCE AVE S 810
EDINA MN 55435

3002824140097
TAMARA M WILDAUER
FRED WILDAUER
6566 FRANCE AVE S #811
EDINA MN 55435

3002824140098
JOAN M PETERSON
6566 FRANCE AVE S #812
EDINA MN 55435

3002824140099
MARIE E KLALICH
KRISTINA R KALICH
6566 FRANCE AVE S 901
EDINA MN 55435

3002824140099
RUSSELL KALICH
RONALD B KALICH JR
6566 FRANCE AVE S 901
EDINA MN 55435

3002824140100
LOUISE HALL
6566 FRANCE AVE S 902
EDINA MN 55435

3002824140101
SUSAN C JOHNSON
DONALD H JOHNSON
6566 FRANCE AVE S #903
EDINA MN 55435

3002824140102
LEE K ANDERSON
6566 FRANCE AVE S #904
EDINA MN 55435

3002824140103
HELLER LIVING TRUST
6566 FRANCE AVE S 905
EDINA MN 55435

3002824140104
CYNTHIA SWANSON / TRUST
6566 FRANCE AVE S 906
EDINA MN 55435

3002824140105
JACK E LEIBMAN
6566 FRANCE AVE S #907
EDINA MN 55435

3002824140106
JUDITH M MATTISON
6566 FRANCE AVE S 908
EDINA MN 55435

3002824140107
ROGER D NELSON
ANDRINE J NELSON
6566 FRANCE AVE S #909
EDINA MN 55435

3002824140108
GEORGE WEINMAN
CONNIE WEINMAN
6566 FRANCE AVE S 910
EDINA MN 55435

3002824140111
HELEN DEGROOT
HARVEY DEGROOT
6566 FRANCE AVE S 1003
EDINA MN 55435

3002824140112
JANICE L HOLMSTROM
6566 FRANCE AVE S 1002
EDINA MN 55435

3002824140113
HELEN M DEGROOT
HARVEY DEGROOT
6566 FRANCE AVE S #1003
EDINA MN 55435

3002824140114
W WILLIAM BEDNARCZYK/TEE
COLETTE M BEDNARCZYK/TEE
6566 FRANCE AVE S #1004
EDINA MN 55435

3002824140115
ROBERT ANDRUS
PATRICIA ANDRUS
6566 FRANCE AVE S #1005
EDINA MN 55435

3002824140116
INTERNATIONAL SCHOOL MN
6385 BEACH RD
EDEN PRAIRIE MN 55344

3002824140117
RUTHANNE LAPINSKY
ALAN M LAPINSKY
6566 FRANCE AVE S 1007
EDINA MN 55435

3002824140118
INTERNATIONAL SCHOOL INC
6385 BEACH RD
EDEN PRAIRIE MN 55344

3002824140119
MARTHA M FOLT
GEORGE L FOLT
6566 FRANCE AVE S #1009
EDINA MN 55435

3002824140120
GEORGE D GACKLE
CAROL L GACKLE
6566 FRANCE AVE S #1010
EDINA MN 55435

3002824140123
PATRICIA A NESTANDE
6566 FRANCE AVE S #1101
EDINA MN 55435

3002824140125
BARBARA R EIGER
6566 FRANCE AVE S #1103
EDINA MN 55435

3002824140127
THOMAS W WEDIN
TERESA A WEDIN
6566 FRANCE AVE S #1105
EDINA MN 55435

3002824140128
MARY L PRINE
CHARLES E PRINE
6566 FRANCE AVE S #1106
EDINA MN 55435

3002824140129
MARY L WAGNER
6566 FRANCE AVE S #1107
EDINA MN 55435

3002824140130
AMOS ROSENBLOOM
6566 FRANCE AVE S #1108
EDINA MN 55435

3002824140131
CECILIA BERNARDI
ANTONIO BERNARDI
6566 FRANCE AVE S #1109
EDINA MN 55435

3002824140133
CECILIA BERNARDI
ANTONIO BERNARDI
6566 FRANCE AVE S #1109
EDINA MN 55435

3002824140135
PENNY KROCHOCK
6566 FRANCE AVE S 1201
EDINA MN 55435

3002824140137
MARK WATERSON
BARBARA WATERSON
6566 FRANCE AVE S 1203
EDINA MN 55435

3002824140139
JOHN R LINDER
6566 FRANCE AVE S 1205
EDINA MN 55435

3002824140140
MARILYN R KEMME
K JOHN B KEMME
6566 FRANCE AVE S 1206
EDINA MN 55435

3002824140141
ROSALYN J WINER
6566 FRANCE AVE S #1207
EDINA MN 55435

3002824140142
DANIEL M REGAN/TRUST
6566 FRANCE AVE S #1208
EDINA MN 55435

3002824140147
GORDON A BRAATZ
6566 FRANCE AVE S #PH-01
EDINA MN 55435

3002824140151
DEEANN MORTENSEN
6566 FRANCE AVE S #PH-05
EDINA MN 55435

3002824140152
MARSHALL NELSON
ANNE NELSON
6566 FRANCE AVE S PH06
EDINA MN 55435

3002824140153
CHARLES A PETERSON
8600 THACKERY UNIT 4302
DALLAS TX 75225

3002824140154
IRENE M RUSSELL/TRUSTEE
HARRY F RUSSELL/TRUSTEE
6566 FRANCE AVE S #PH-08
EDINA MN 55435

3002824140155
NORBERT J WENINGER
ELSIE WENINGER
6566 FRANCE AVE S #PH-09
EDINA MN 55435

3002824140156
ROSEMARIE FERRIS
CHARLES W FERRIS
6566 FRANCE AVE S #PH-10
EDINA MN 55435

3002824140157
STANLEY V TABOR
6566 FRANCE AVE S #PH11
EDINA MN 55435

3002824140158
VIOLA FJELLMAN
PAUL FJELLMAN
6566 FRANCE AVE S #PH-12
EDINA MN 55435

3002824140159
ELIZABETH CHERNE
ALBERT W CHERNE
6566 FRANCE AVE S #1104
EDINA MN 55435

3002824140160
ROVICK REALTY COMPANY
C/O STEVEN SCOTT MANAGEMENT
5402 PARKDALE DR SUITE 200
ST LOUIS PARK MN 55416

3002824140161
MARIA CONCETTA GRIFONI / TRUST
KENT P SHOEMAKER / TRUSTEE
6566 FRANCE AVE S #1011
EDINA MN 55435

3002824140162
MARY ELLEN GAST
DAVID W GAST
6566 FRANCE AVE S 1211
EDINA MN 55435

3002824140163
ADELINE PERL TRUST
6566 FRANCE AVE S 1210
EDINA MN 55435

3002824140166
SYLVIA GOLDMAN
ARNOLD GOLDMAN
445 GRAND BAY DRIVE SUITE 807
KEY BISCAYNE FL 33149

3002824140167
NORMAN GURSTEL
JANE E GOLDEN
6566 FRANCE AVE S #PH-04
EDINA MN 55435

3002824140168
MARJORIE S KAPLAN
6566 FRANCE AVE S #701
EDINA MN 55435