Introduction to
the University of Minnesota’s
Real Estate Inventory

I. Real Estate Office

The University of Minnesota Real Estate Office maintains an inventory database and
publishes an annual report (this “Real Estate Inventory”) of all University of Minnesota
system real estate at the end of the fiscal year. (A separate Fiscal Year Lease Report is also
produced each year by the Real Estate Office.) The properties contained within the Real
Estate Inventory include a) property owned by the Regents of the University of Minnesota, a
constitutional corporation, b) property held in title by the State of Minnesota, for the benefit
of the University of Minnesota, or c) property leased on a long-term basis by the University
from third-party land owners, which leased property includes buildings owned by the
University of Minnesota. The Real Estate Inventory does not include real estate holdings
owned by any of the University of Minnesota’s recognized foundations.

II. Organization of the Inventory Report

The Real Estate Inventory is organized as provided below:

A. Minneapolis Area. Includes the Twin Cities – Minneapolis Campus and Hennepin
   County properties.

B. St. Paul Area. Includes the Twin Cities – St. Paul Campus and Ramsey County
   properties.

C. Other Metro Area. Includes properties located within the Twin Cities seven-county
   metropolitan area (excluding Ramsey and Hennepin Counties other than the
   Intercampus Transitway).

D. Duluth. Includes the Duluth Campus and properties in the greater Duluth, MN area.

E. Morris. Includes the Morris Campus and West Central Research and Outreach
   Center.

F. Crookston. Includes the Crookston Campus and Northwest Research and Outreach
   Center.

G. Rochester. Includes properties in Rochester acquired for future development of the
   Rochester Campus and Unit 2 of the Stable Building Condominium. (Property
   leased for the Rochester Campus at 111 S Broadway as of June 30, 2014 is
   included in the Lease Report.)

H. Greater Minnesota. Includes properties in Minnesota outside the Twin Cities seven-
   county metropolitan area, as well as research centers and labs in Minnesota
   operated by various departments but outside the vicinity of any UMN campus.
I. **Leased Land.** Includes major facilities and programs throughout the state that operate on long-term ground leases, and include University-owned buildings. For a detailed report concerning the University’s annual leasing activities, please see the Real Estate Office’s *Fiscal Year Lease Report* produced each year.

J. **Other U.S. Properties.** Includes all owned properties in the U.S. outside the State of Minnesota.

K. **Trust Properties.** Includes properties that were donated to and retained by the University with a restriction on the use of the property and proceeds generated from the property.

L. **State-Owned Properties.** Includes the congressionally-granted property conveyed to the State of Minnesota known as “Permanent University Fund” lands (“PUF” lands) for the creation and support of the land grant university in Minnesota, and other lands titled in the name of the state, but from which the University receives benefit from the proceeds (sale, lease or otherwise).

M. **Minerals – State and University Owned.** Includes all State mineral interests from which the University receives benefit from the proceeds and University mineral interests in Minnesota or elsewhere that have been separated (or severed) from the surface rights.

**Note:** Bookmarks have been added to the electronic version of this inventory to facilitate navigation through the document. Click the “Bookmarks” tab in Adobe Acrobat to access these links.

III. **Inventory Report Contents**

Each campus or property area includes the following:

A. **Map.** Where practical, a map showing the boundaries and general location of the property is included. Maps are generated using a combination of data from the University of Minnesota Real Estate Office, University Services Enterprise GIS, State of Minnesota Geospatial Information Office, Department of Transportation, and Department of Natural Resources, United States Farm Service Agency, Metropolitan Council’s Metro GIS, and various counties and cities. A sample map is shown below:
B. **Summary Data Sheet.** Each campus property area report includes a summary data sheet which includes:
1. Property description and area
2. Use
3. Rights/Restrictions
4. Administrator
5. Comments

An example of the summary data sheet is shown below:

C. **Spreadsheet report detailing specific tracts.** Each campus or property area includes a spreadsheet report (campus code report) which details the property owned as of the date of the report for that campus or property area by “Tract Numbers”. A Tract Number is assigned to each property acquired by the University of Minnesota. Additional tract details can be obtained using the tract number by accessing the Real Estate Office’s **Real Estate Database** on the web (www.realestate.umn.edu).

A sample page of a spreadsheet report is shown below:
IV. Use of this Real Estate Inventory

A. Intended Use. Great care was taken to ensure the accuracy of the report. However, errors or omissions may have been made. This document is intended to be used for reporting or planning purposes only and should not be relied upon when a survey or title report is warranted.

B. Comments and/or Corrections:
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Minneapolis MN 55455 612-624-6345 (fax)

V. Major Inventory Changes during Fiscal Year 2017

The following are the highlighted differences from the Fiscal Year 2016 report:

Acquisitions

A. Acquisition of Kurth Elevator Property from Mathisen Properties LLC, Minneapolis East Bank Campus

The University acquired the 2.705 acre Kurth Elevator property adjacent to the northeastern edge of the Minneapolis East Bank Campus. This transaction is listed as number 0834.00 in the Minneapolis East Bank section.

B. Acquisition of Properties from Union Pacific Railroad, Minneapolis East Bank Campus

The University acquired properties from Union Pacific Railroad at 301 29th Ave SE (0.242 acres) and 530 ½ 25th Ave SE (0.669 acres), adjacent to the northeastern edge of the Minneapolis East Bank Campus. These transactions are listed as numbers 0835.00 and 0837.00 respectively in the Minneapolis East Bank section.

C. Street Vacations, Minneapolis East Bank Campus

The University acquired the rights to portions of Pleasant and Walnut Streets as dedicated in the plat of the Town of St Anthony on the Minneapolis East
Bank Campus. This transaction is listed as numbers 0745.96, 0745.97, and 0748.98 in the Minneapolis East Bank section.

D. **Safe Housing for Greek Chapter Students Improvement Fund Mortgages, Minneapolis East Bank Campus**
   
The University acquired mortgages on the Sigma Nu, Beta Theta Pi, and Phi Gamma Delta properties adjacent to the Minneapolis East Bank Campus as collateral for loans issued by the University of Minnesota Foundation via a revolving fund for the renovation and repair of Greek Housing. These transactions are listed as numbers 0829.03, 0829.04, and 0829.05 in the Minneapolis East Bank section.

E. **Alleyway Vacation – Rochester Campus**
   
The University acquired the rights to part of the alleyway in Block 107 of Wilson’s Addition to the City of Rochester (block south of 6th St SW bounded by 1st Ave SW and 2nd Ave SW). This transaction is listed as number 1383.01 in the Rochester Campus section.

**Dispositions**

A. **Final Payoff of Contract for Deed – Arbor Woods (Meridian Land Holdings LLC) – Landscape Arboretum**
   
The University sold the remainder of the Arbor Woods sub development (2.140 acres) to Meridian Land Holdings LLC per the terms of the Contract for Deed entered into in FY ’15. This transaction is reflected in the absence of tract number 1319.00 in the Landscape Arboretum Report.

B. **Sale of 1.346 Acres to Vic’s Crane (3CW LLC) – UMore Park**
   
The University sold its rights to the abandoned railroad spur at the northeast corner of the UMore Park property in Rosemount to Vic’s Crane (3CW LLC). The results of this transaction are reflected in the reduced surface acreage of tract number 2001.00 in the UMore Park section.

**Corrections and Revisions**

A. **Correction to Reported Net Severed Mineral Acres**
   
The undivided ownership percentage for certain severed mineral rights in the State of California were previously entered incorrectly. They have been reduced to the correct values, reflected in the net mineral acres of tract numbers 1875.01, 1875.02, 1875.03, 1875.04, 1875.05. There were also severed mineral rights in California not previously reported, which have been added as tract numbers 1875.06 and 1875.07.

B. **Various Map Updates**
   
Several maps throughout the report have been updated or heavily reformatted for consistency and accuracy.