MARKET VALUE APPRAISAL
RESTRICTED APPRAISAL REPORT

OFFICE/WAREHOUSE BUILDING
2642 University Avenue West
St. Paul, Minnesota 55114

As of February 15, 2017

Prepared For

Mr. Kelley J. Brandt, CCIM
University of Minnesota Real Estate Office
February 20, 2017

Mr. Kelley J. Brandt, CCIM
Assistant Director Transactions & Operations
University of Minnesota Real Estate Office
424 Donhowe Building
319 15th Avenue SE
Minneapolis, Minnesota 55455

In Re: MARKET VALUE APPRAISAL
Office/Warehouse Building
2642 University Avenue West
St. Paul, Minnesota 55114
File No. 201701

Dear Mr. Brandt:

In accordance with your request, I have completed a market value appraisal of the property. I have examined current market data for the purpose of estimating the fee simple market value as of February 15, 2017, the date of inspection. It should be noted that this is a Restricted Appraisal Report as requested by the client.

After careful consideration of the many factors influencing market value, it is my opinion that the subject property has a market value As Is in fee simple estate as of February 15, 2017, the date of inspection, as follows:

MARKET VALUE AS IS .... $1,850,000*

*The subject property also has a leasehold interest in 37 parking stalls located off-site through July 31, 2032.

I have no interest or bias with respect to the subject matter of this report nor the parties involved. The appraisal is made subject to certain assumptions and limiting conditions which are listed in this report.

Riley Real Estate, Inc.
The appraisal conforms to accepted professional, ethical, and performance standards of the real estate appraisal practice, and is set forth in compliance with the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, FIRREA regulations, the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation, and the OCC Appraisal Standards of 12 CFR, Part 34. The intended user of this report is Mr. Kelley Brandt of the University of Minnesota Real Estate Office.

The undersigned certifies that he has investigated current information believed to be pertinent to the valuation of the property, and to the best of his knowledge and belief, the statements and opinions expressed herein are correct and reasonable, subject to the assumptions and limiting conditions set forth within. The undersigned certifies that he has both the knowledge and the experience required to perform this appraisal assignment competently and therefore, he meets the Competency Provision.

This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within. The appraiser is not responsible for unauthorized use of this report.

It has been a pleasure to serve you. Should you desire further assistance, please call me at your convenience.

Sincerely,

RILEY REAL ESTATE, INC.

Patrick J. Riley, MAI
President
MN Certified General Real Property Appraiser License No. 4000699

Riley Real Estate, Inc. 2
INTENDED USE OF THE REPORT:

This report is intended to be utilized by the client, University of Minnesota Real Estate Office, to establish a sales price.

INTEREST VALUED:

Fee simple estate.

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide the appraiser’s best estimate of the market value As Is, as of the effective date. The definition of Market Value as utilized is this report was provided by the Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition, page 180.

EFFECTIVE DATES OF VALUE:

The effective date of the analysis is February 15, 2017, the date of inspection. The last date of property inspection was February 15, 2017.

APPRAISAL DEVELOPMENT AND REPORTING PROCESS:

In preparing this appraisal, the appraiser utilized one approach to valuation which was considered relevant to this property. The appraiser also estimated the land value to determine the highest and best use. This Restricted Appraisal Report sets forth only the appraiser’s conclusions. Supporting documentation is retained in the appraiser's file.

REAL ESTATE APPRAISED:

The subject building was constructed originally in 1930 and was last renovated in about 1983. The roof was replaced in November 2012 according to University of Minnesota records. It was originally designed as a printing shop. The building is currently vacant. The last tenant was Minnesota Geological Survey which moved out in 2015. The building is a 1 and 2-story building with a full basement which comprises a gross building area (GBA) of approximately 41,431 sq. ft. according to University of Minnesota floor plans and building plans. It should be noted that Ramsey County lists the GBA at 39,224 sq. ft. The building has office space on the first and second floor of about 16,524 sq. ft. or about 39.9% of the total GBA. The building was in fair condition at the time of inspection.

According to Ramsey County Assessor records, the subject parcel totals 29,563 square feet or 0.68 acres. The subject site is zoned “T-4” Traditional Neighborhood District according to the City of St. Paul Zoning Office.
The subject property’s Ramsey County Property Identification Number (PIN) is 29-29-23-32-0035. The subject property is owned by the Regents of the University of Minnesota; therefore, the subject property is tax exempt. However, according to the Ramsey County Assessor’s Office, the subject property has a 2016 Assessed Market Value (AEMV) of $1,915,500 for real estate taxes payable in 2017. The subject property has not sold within the past 3 years; however, the University of Minnesota Real Estate Office currently has the subject property listed for sale with no Listing Price.

**HIGHEST & BEST USE:**

**Highest and Best Use as Vacant:** The subject site is zoned “T-4” Traditional Neighborhood District and could be developed with a number of commercial, residential, or institutional improvements. Due to the new light rail, Green Line, immediately adjacent to the north along University Avenue, I would suggest a high-density residential use with street level retail space. I would also suggest underground parking due to the relatively small size of the site. Therefore, the highest and best use as vacant is for a high-density residential use in my opinion.

**Highest and Best Use As Improved:** The subject building could be demolished, altered, or left as is. The building has significant physical, functional, and external obsolescence. The building, As Is, provides only a minimal return to the land. It is my opinion that the building could be utilized as an interim office-warehouse use until the new residential buildings in Minneapolis and St. Paul get absorbed into the market. At that time, a developer could gauge whether it would be more cost effective to demolish the existing structure and build new or convert the existing building into a residential structure. The University of Minnesota Real Estate Office has plans to convert the basement into 26 parking stalls which could support housing units above in the first and second floors. Therefore, the highest & best use as improved is for an interim use of office/warehouse until the residential market expansion absorbs into the market. After that time, either demolish the existing building for a new residential development or convert the existing building to a residential development depending upon the cost/return under each scenario.

**SUMMARY OF ANALYSIS AND VALUATION**

I valued the subject land as though vacant to determine the highest and best use of the property and to provide a base value for adjustments under the Sales Comparison Approach. I did not value the subject via the Cost Approach due to the age of the subject building and high levels of physical, functional, and external obsolescence. I did not value the subject via the Income Approach due to the lack of any existing tenants and the uniqueness of the building. I placed all weight on the Sales Comparison Approach as described on the following page.
**LAND VALUE AS THOUGH VACANT**

I have concluded that the appropriate unit value for the subject site is $48.00 per square foot, rounded. Utilizing this unit figure as the basis for calculation, the fee simple value of the subject site as though vacant is indicated as follows:

\[
29,563 \text{ sq. ft.} \times 48.00 \text{ per sq. ft.} = 1,419,024 \\
\text{ROUNDED TO $1,420,000}
\]

**SALES COMPARISON APPROACH TO VALUE:**

I have concluded that the appropriate unit value for the subject property is $44.75 per square foot of gross building area, rounded. Utilizing this unit figure as the basis for calculation, the value of the subject property as of February 15, 2017, the date of inspection, is indicated as follows:

\[
41,431 \text{ sq. ft.} \times 44.75 \text{ per sq. ft.} = 1,854,037 \\
\text{ROUNDED TO $1,850,000}
\]

**FINAL RECONCILIATION AS IS:**

Reconciliation involves the correlation of the conclusions reached from the three approaches to valuation considering the property type involved and the requirements of the appraisal assignment.

- **Cost Approach to Value:** Not Applicable
- **Sales Comparison Approach to Value:** $1,850,000
- **Income Approach to Value:** Not Applicable

The Sales Comparison Approach is considered to be a reliable indicator of value due to the market data which is considered good. Therefore, the Sales Comparison Approach is considered to be a primary indicator of value. The Cost Approach and Income Approach were not applicable in my opinion. Therefore, I am placing all emphasis on the Sales Comparison Approach. It is my opinion that the market value "As Is" of the fee simple interest in the subject property, as of February 15, 2017, the date of inspection, is as follows:

**ONE MILLION EIGHT HUNDRED & FIFTY THOUSAND DOLLARS**

\[
$1,850,000^*
\]

*The subject property also has a leasehold interest in 37 parking stalls located off-site through July 31, 2032.*

*Riley Real Estate, Inc.*
UNDERLYING ASSUMPTIONS & EXTRAORDINARY ASSUMPTIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any and all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.

5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a nonconformity has been stated, defined, and considered in the appraisal report.

8. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

9. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless notes in this report.

10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value...
UNDERLYING & EXTRAORDINARY ASSUMPTIONS—CONTINUED

estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

11. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of USPAP for a Restricted Appraisal Report. As such, it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

12. The Market Value As Is is estimated as of February 15, 2017. The last date of the property external inspection was February 15, 2017. The last date of the property internal inspection was December 5, 2014.

13. The subject property owners entered into a Ground Lease (Parking Lease) for 37 parking spaces on July 31, 2002 with Emerald Street Partners, LLC. This Lease terminates on July 31, 2032 or about 15 years from now. A copy of the First Amendment To Ground Lease has been included in the Addenda. The subject site currently has about 7 parking stalls for guest parking on the east side of the subject building. Therefore, these 37 additional parking spaces are necessary for the tenants of the subject building. The 37 parking spaces are currently provided for in the underground parking ramp of 808 Berry Place located immediately south of the subject site across Ellis Avenue. A Buyer would expect there to be parking with the purchase of the subject building; therefore, I have not assigned the Ground Lease with any additional value. The leasehold value of the 37 off-site parking spaces is inherently included in the overall market value determined in this report.
LIMITING CONDITIONS: This appraisal report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party whom it is addressed without the written consent of the appraiser and, in any event, only with proper written qualification, and only in its entirety.

3. The appraiser herein by reason of this report is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.

4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

5. Portions of this report involve forecasts of future economic events based on the appraiser's best judgment and the data presented in the report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur, causing actual results to vary from those forecasted.

6. All valuation services rendered by Riley Real Estate, Inc. are subject to the above enumerated underlying assumptions and limiting conditions.

7. The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible non-compliance with the requirements of ADA in estimating the subject’s value.
CERTIFICATE OF APPRAISAL

The undersigned does hereby certify as follows:

1. I have currently inspected the exterior of the subject property. I last inspected the interior of the subject property on December 5, 2014.

2. I have no present or contemplated future interest in the property that is the subject of this report.

3. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.

4. To the best of my knowledge and belief, the statements of fact contained in this report, upon which the analyses, opinions, and conclusions expressed herein are based, are true and correct.

5. This report sets forth all of the limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analyses, opinions, and conclusions contained in this report.

6. This report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute. This report has also been made in conformity with and is subject to the requirements of the Uniform Standards of Professional Appraisal Practice, and FIRREA.

7. No one other than the undersigned prepared the analyses, conclusions, and opinions concerning the property that are set forth in this report.

8. As of the date of this report the undersigned has completed the requirements under the continuing education program of the Appraisal Institute.

9. Neither my engagement to make this appraisal (or any future appraisals for this client), nor any compensation therefore, are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

10. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

11. The undersigned certifies that he has both the knowledge and the experience required to perform this appraisal assignment competently and therefore, he meets the Competency Provision.
12. The undersigned certifies that he does not have any pending lawsuits or regulatory actions taken against him.

13. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

14. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

15. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

16. I have provided appraisal services on the subject property during the past three years. I last appraised the subject property for the University of Minnesota Real Estate Office on December 5, 2014.

17. The subject property which is the subject of this report is valued as of February 15, 2017, the date of inspection, in fee simple estate as follows:

   MARKET VALUE AS IS .... $1,850,000*

* The subject property also has a leasehold interest in 37 parking spaces located off-site through July 31, 2032.

Patrick J. Riley, MAI
President
MN Certified General Real Property Appraiser License No. 4000699
QUALIFICATIONS OF
PATRICK J. RILEY, MAI

RILEY REAL ESTATE, INC. - President

REAL ESTATE EXPERIENCE

Present
President - Riley Real Estate, Inc. (January 1992 to Present)

Prior
Senior Staff Appraiser - Marquette Partners, Minneapolis, Minnesota, Consulting Services Division

Completed fair market value appraisals and consulting assignments for all types of commercial real estate including: industrial, office, retail, land, hotel, and restaurants.

Manager - Pannell Kerr Forster, Minneapolis, Minnesota Management Advisory Services Department

Performed market studies, impact analyses, and fair market value appraisals for proposed and existing hotels, resorts and casinos located throughout the United States.

Senior Consultant - Laventhol & Horwath, Minneapolis, Minnesota Management Advisory Services Department.

Completed market studies and financial projections for proposed hotels, operational consulting for hotels and restaurants, fair market value appraisals for hotels.

SPECIAL AREAS OF COMPETENCE

Fair market value appraisals, market studies, financial projections, operational consulting, and brokerage for hotels, motels, golf courses, and resorts. Also, an expertise in the appraisal of auto and truck dealerships.

MAJOR PROJECTS


Riley Real Estate, Inc.
Professional Qualifications of Patrick J. Riley, MAI – Continued

- Fair market value appraisal of the Young Quinlan office building in Minneapolis, Minnesota and the Metropolitan Federal Bank Building in St. Paul, Minnesota.

- Fair market value appraisals of over 150 auto and truck dealerships; located in the Minneapolis/St. Paul metropolitan area, out-state Minnesota, and Wisconsin; including, Southview Chevrolet, Forest Lake Ford, Forest Lake Chrysler/Plymouth, Stillwater Ford, Burnsville Buick/Nissan, proposed Carousel Porsche/Audi, Inver Grove Ford, Brookdale Ford, Rosedale Dodge, Monticello Ford, Stillwater Cadillac, Inver Grove Hyundai, Arrow Pontiac/GMC, Boyer Ford Trucks, Rosedale Hyundai, all located in the Minneapolis/St. Paul metropolitan area. Lupient Viking Olds located in Rochester, Minnesota, Tanner Honda/Mazda located in Brainerd, Minnesota, proposed Toyota dealership in Baxter, Minnesota, Gilbert Motors located in Hudson, Wisconsin, Rice Lake Ford located in Rice Lake, Wisconsin, Minong Ford located in Minong, Wisconsin, etc…

- Market value appraisals of over 350 hotels, motels, and resorts in 22 states. Fair market value appraisals for the Radisson Hotel in Fargo, North Dakota; Edgewater Motel in Duluth, Minnesota; Holiday Inn Rushmore Plaza, Rapid City, South Dakota; Super 8 in Wisconsin Dells, Wisconsin; Holiday Inn North in Brooklyn Center, Minnesota; Adams Mark in Charlotte, North Carolina; Dillon Inn, Minnetonka, Minnesota; Radisson Metrodome, Minneapolis, Minnesota; Hilton Towers, Minneapolis, Minnesota; the Chambers Hotel, Minneapolis, Minnesota; Holiday Inn Metrodome, Minneapolis, Minnesota; Days Inn, Duluth, Minnesota; Days Inn, Fargo, North Dakota; Hampton Inn, Shoreview, Minnesota; Radisson Hotel & Conference Center, Plymouth, Minnesota; Holiday Inn, New Ulm, Minnesota; Best Western Marshall Inn, Marshall, Minnesota; Staybridge Suites, Bloomington, Minnesota; Staybridge Suites, Eagan, Minnesota; Hilton Garden Inn, Shoreview and Eagan, Minnesota; Country Inn & Suites, Inver Grove Heights, Minnesota; proposed Inn on the Lake, Duluth, Minnesota; a proposed Marriott Courtyard, Wausau, Wisconsin; a proposed Radisson Hotel, Kenosha, Wisconsin; a proposed Hampton Inn, Duluth, Minnesota; a proposed Residence Inn, Minneapolis, Minnesota; a proposed Hilton Garden Inn, Eagan, Minnesota; 2 proposed Fairfield Suites in Rochester and Eagan, Minnesota; a proposed Country Inn & Suites, Bloomington, Minnesota; 2 proposed Holiday Inn Express hotels in Eagan and Golden Valley, Minnesota; proposed Westin Hotel, Minneapolis, Minnesota; proposed Le Meridien Hotel, Minneapolis, Minnesota, et cetera.

- Fair Value Appraisal of the Commodore Inn & Marina located in Door County, WI. Market Value Appraisal of a mixed-use, 240-acre resort in Somerset, Wisconsin. Market value appraisal of the proposed Ruttger's Sugar Lake Lodge and golf course in Itasca County, MN. Market value appraisal of Ruttger's Bay Lake Lodge in Deerwood, MN, Izaty's Golf & Yacht Club in Mille Lacs County, MN, and the Village East Resort in Okoboji, IA. Market value appraisal of the 200-room Radisson Arrowwood Resort in Douglas County, MN.

Riley Real Estate, Inc.
Professional Qualifications of Patrick J. Riley, MAI - Continued

CLIENTS


EDUCATION

B.A. in Accounting, Carlson School of Management  
University of Minnesota, Minneapolis, Minnesota, 1983

B.A. in Business Administration  
University of Minnesota, Duluth, Minnesota, 1981

PROFESSIONAL MEMBERSHIPS

Appraisal Institute - MAI
Appraisal Data Network - Shareholder
North Star Chapter of the Appraisal Institute

MAI CERTIFICATION

Currently certified under voluntary program of continuing education for designated members of the Appraisal Institute.

STATE CERTIFICATION

MN Certified General Real Property Appraiser #4000699
MN Licensed Real Estate Broker #20020809
ADDENDA

1. SUBJECT EXTERIOR PHOTOGRAPHS FROM FEBRUARY 15, 2017

2. LOCATION MAP

3. RAMSEY COUNTY PLAT MAP

4. ST. PAUL ZONING MAP

5. FIRST AMENDMENT TO GROUND LEASE

6. MINNESOTA APPRAISAL LICENSE
**Subject Photo No. 1:** The north elevation of the subject building facing University Avenue.

**Subject Photo No. 2:** The east elevation of the subject building.

*Riley Real Estate, Inc.*
Subject Photo No. 3: The east elevation of the subject building.

Subject Photo No. 4: The south elevation of the subject building fronting Ellis Avenue.

Riley Real Estate, Inc.
FIRST AMENDMENT TO GROUND LEASE

THIS FIRST AMENDMENT TO GROUND LEASE (the "Amendment") is effective as of the date of last signature below (the "Effective Date") by and between Regents of the University of Minnesota, a Minnesota constitutional corporation ("University"), and Emerald Street LLC, a Minnesota limited liability company ("ES"), and its and their successors and assigns.

WHEREAS, University and ES entered into a Ground Lease dated July 31, 2002 (the "Lease"), providing for University’s use of at least 37 parking stalls ("Leased Stalls") for the benefit of the University’s property located at 2642 University Avenue (the "University Office Building") during a term commencing July 31, 2002 and terminating July 31, 2032 (the "Term"); and

WHEREAS, the Leased Stalls were initially located on the property located at 2650 University Avenue; and

WHEREAS, within one block of the University Office Building, there is a parking garage located at 808 Berry Street ("808 Berry Garage"), which is owned by St. Paul Leased Housing Associates I, Limited Partnership ("SPLHA"); and

WHEREAS, SPLHA leased to Midway University LLC a total of 50 parking stalls in the 808 Berry Garage via that certain Parking Lease Agreement dated October 10, 2002; and

WHEREAS, Midway University LLC subleased to ES the right to park in 37 of the 50 parking stalls in 808 Berry Garage; and

WHEREAS, ES has the right to relocate the Leased Stalls within one block of the University Office Building no more than three times during the Term of the Lease, subject to University’s approval, which shall not be unreasonably withheld, and subject to the terms and conditions of the Lease; and

WHEREAS, University and ES agree to amend the Lease in accordance with the terms and conditions of this Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. The above recitals are hereby incorporated into this Amendment. Capitalized terms used in this Amendment but not otherwise defined will have the meanings given them in the Lease.
2. On or about March 31, 2006, the Leased Stalls were relocated to the 808 Berry Garage in the specific locations specified in Exhibit C-1. Exhibit C to the Lease is hereby replaced in its entirety with Exhibit C-1 attached hereto. Such relocation shall constitute the first of the “three times” permitted in the Lease, and ES shall continue to have the right to relocate all or portions of the Leased Stalls no more than two additional times during the Term of the Lease, subject to University’s approval, which shall not be unreasonably withheld, and subject to the terms and conditions of the Lease.

3. To the parties’ actual knowledge, as of the Effective Date, neither University nor ES is in default of its obligations under the Lease.

4. Except as modified by this Amendment, all terms and conditions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, University and ES execute this Amendment.

Regents of the University of Minnesota

By: 
Name: Susan Carlson Weinberg
Title: Director of Real Estate
Date: 3/30/15

Emerald Street LLC

By: 
Name: Stephen B. Wellington, Jr.
Title: Chief Manager
Date: 3/30/15

Acknowledged: The undersigned acknowledges that it has subleased to Emerald Street LLC its right to park in 37 parking stalls in the 808 Berry Garage as permitted in that certain Parking Lease Agreement dated October 10, 2002 between the undersigned and St. Paul Leased Housing Associates I, Limited Partnership.

Midway University LLC

By: 
Name: Stephen B. Wellington, Jr.
Title: Chief Manager
Date: 3/30/15
The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that

Patrick J Riley

2380 Yuma Lane
Plymouth, MN 55447

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Certified General

License Number: 4000699

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2017.

IN TESTIMONY WHEREOF, I have hereunto set my hand this July 20, 2015.

Mike Quinlan
COMMISSIONER OF COMMERCE

Minnesota Department of Commerce
Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165
Telephone: (651) 539-1599
Email: licensing.commerce@state.mn.us
Website: commerce.state.mn.us

Notes:

Individual Licensees Only - Continuing Education: 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.

Appraisers: You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at commerce.state.mn.us.