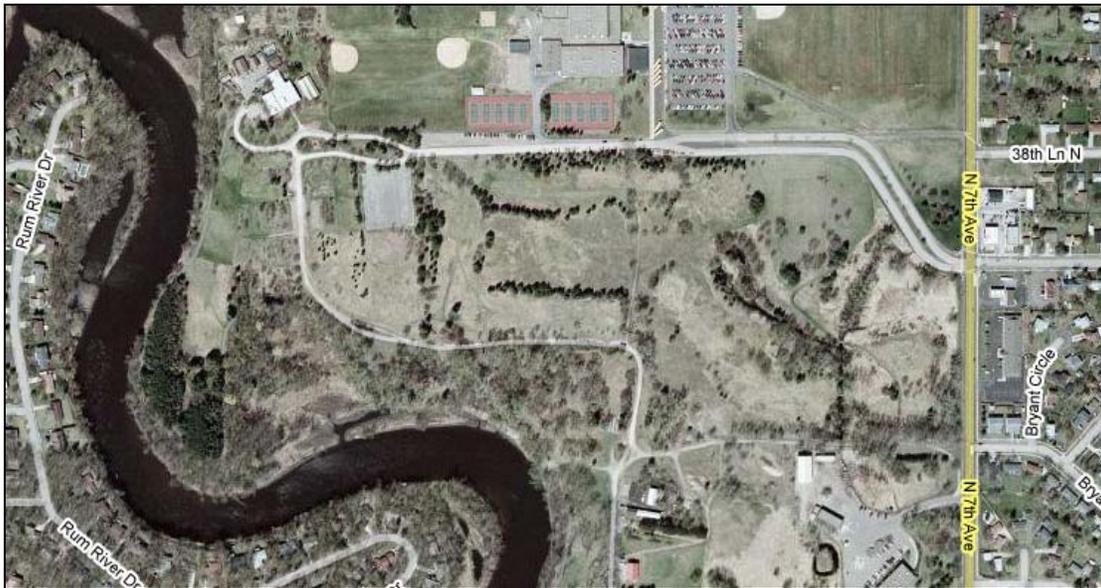




FOR SALE
STATE OF MINNESOTA REAL PROPERTY
LOCATION: XX 7th Avenue North, Anoka



File: D-ADMIN-06-02

Minimum Offer: \$2,300,000

OFFERS WILL BE ACCEPTED
UNTIL FURTHER NOTICE

**The subject property is located in the City of Anoka
to the north of the Anoka Metro Regional Treatment Center and MNDOT Truck Station
west of Seventh Avenue, south of Anoka High School and east of the Rum River**

MINNESOTA DEPARTMENT OF ADMINISTRATION
REAL ESTATE & CONSTRUCTION SERVICES
50 SHERBURNE AVENUE, ROOM 309
SAINT PAUL MN 55155
651.201.2549

INVITATION FOR OFFERS

The State of Minnesota, acting by and through its Commissioner of Administration (the "State"), is offering for sale certain real property located in Anoka County legally described in Exhibit A ("Property"):

INSTRUCTIONS

1. OFFER FORM

Offers must be submitted on the offer form ("Offer for Purchase of Real Property") attached hereto as Exhibit B and made a part hereof thereby.

2. MINIMUM OFFER

The minimum offer is \$2,300,000. All offers must be at least the minimum amount as set forth herein. Any offers below the minimum amount will be rejected.

3. OFFERS EXECUTED ON BEHALF OF ANOTHER

An offer executed by an attorney or agent on behalf of another shall be accompanied by an authenticated copy of his or her Power of Attorney to act on behalf of the person making the offer.

Any corporations submitting offers must furnish evidence that the officer(s) or employee(s) who executes the offer has been given the power to act on behalf of the corporation.

4. ELIGIBILITY

Persons making offers must be at least 18 years of age.

5. RESERVATIONS

The State reserves the right to reject any offer, to waive defects and technicalities in an offer package, to readvertise the property, and/or withdraw the property from sale at any time.

6. INDEMNIFICATION

Person making offer agrees for and on behalf of him/herself, his/her heirs, successors and assigns that he/she shall indemnify and hold the State of Minnesota, acting by and through its Department of Administration, harmless from and against any claim, demand or cause of action arising or alleged to have arisen out of the sale or failure to sell the Property including claims for personal or bodily injury, death or contract damages.

7. MODIFICATIONS

The terms and conditions and provisions herein are subject to change.

TERMS AND CONDITIONS OF SALE

1. PURCHASE AGREEMENT

After acceptance of an offer, the purchase agreement ("Purchase Agreement"), attached hereto as Exhibit C and made a part hereof thereby, will be provided to the person making the offer. He/she shall have three (3) working days after receipt of the Purchase Agreement to execute and return the Purchase Agreement to the Minnesota Department of Administration, Real Estate & Business Services, 50 Sherburne Avenue, Room 309, Saint Paul MN 55155.

2. INSPECTION OF PROPERTY

All persons interested in making an offer are invited, urged, and cautioned to thoroughly inspect the Property prior to submitting an offer. The property is vacant land and is open for inspection at any time. Prior to entering the site, however, please notify Susan Maki at (651) 201-2549 or susan.maki@state.mn.us.

3. CONDITION OF PROPERTY

The information contained herein is not a warranty or guaranty of any kind by the State of Minnesota or its agents. Prospective purchasers are encouraged to thoroughly inspect the Property and condition of title in order to insure full knowledge of existing conditions prior to submitting an offer. The Property is sold AS-IS. The State of Minnesota makes no representations or warranties regarding the property condition, its use or the marketability of its title.

4. ZONING

Verification of the present zoning and determination of permitted uses there under, along with compliance of the property for the present or proposed future use, shall be the responsibility of the person submitting an offer and the State makes no representation in regard thereto.

5. ADVERTISING OR OTHER MATERIAL

Information included in advertising or other material provided to interested parties from authorized representatives of the State is from sources deemed reliable; however the State assumes no liability for errors, omissions or changes.

6. MODIFICATIONS

The terms and conditions and provisions herein are subject to change.