

From: Adam Ripple <ARipple@rinkenoonan.com>
Sent: Wednesday, March 02, 2016 9:08 AM
To: Sam DeLeo; bruce conrad; Martin Bode
Cc: Mary Jo Rowan
Subject: RE: 16642-0079 City of Rockville: Industrial Park Conveyance: Conveyance to Bruce Conrad
Attachments: Quit Claim Deed (City to Bruce Conrad)(3-2-16).docx; Drainage and Utility Easement(3-2-16).docx

Here are the revised deed and the drainage and utility easement. The City Council needs to approve and sign both; Bruce will need to sign the easement. For recording, I suggest the City pay the \$46 for the easement and Bruce pay the \$46 for the deed. The deed should be recorded first, and then the easement, otherwise the Recorder's office may have an issue with the legal description for the combined parcel that is used in the easement document. Let me know if there are further questions. THANKS

Adam A. Ripple
Attorney

RINKE NOONAN
Suite 300, US Bank Plaza
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700 General
(320) 257-3868 Direct
(320) 656-3500 Fax

[website](#) | [email](#) | [bio](#) | [map](#)



For prompt assistance, please contact my paralegal,
Mary Jo Rowan at (320) 656-3553 or mjrowan@rinkenoonan.com

From: Adam Ripple
Sent: Wednesday, March 02, 2016 7:55 AM
To: Sam DeLeo <deleo@kldland.com>; bruce conrad <bruceconrad@live.com>; Martin Bode <mbode@rockvillecity.org>
Cc: Mary Jo Rowan <mjrowan@rinkenoonan.com>
Subject: RE: 16642-0079 City of Rockville: Industrial Park Conveyance: Conveyance to Bruce Conrad

I did not realize that Bruce's existing parcel did not have a D&U easement. We should dedicate that in a separate document. I will prepare the easement document and revise the deed per the comments below.

Adam A. Ripple
Attorney

RINKE NOONAN
Suite 300, US Bank Plaza
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700 General
(320) 257-3868 Direct

(320) 656-3500 Fax

[website](#) | [email](#) | [bio](#) | [map](#)



For prompt assistance, please contact my paralegal,
Mary Jo Rowan at (320) 656-3553 or mjrowan@rinkenoonan.com

From: Sam DeLeo [<mailto:deleo@kldland.com>]
Sent: Wednesday, March 02, 2016 5:38 AM
To: Adam Ripple <ARipple@rinkenoonan.com>; bruce conrad <bruceconrad@live.com>; Martin Bode <mbode@rockvillecity.org>
Cc: Mary Jo Rowan <mjrowan@rinkenoonan.com>
Subject: Re: 16642-0079 City of Rockville: Industrial Park Conveyance: Conveyance to Bruce Conrad

Adam. I read through the deed. The only changes that I see are that the area of 27,019 square feet needs to be revised to read 27,169 square feet in Exhibit E and the updated survey needs to be attached to Exhibit D. Also, there is not a 10 foot wide D&U easement across Bruce's current parcel so he would really be conveying the portion of this easement to the city that runs across his current tract. With that, he should be signing the document too. Correct???

Sam

From: [Adam Ripple](#)
Sent: Tuesday, March 01, 2016 3:04 PM
To: [Sam DeLeo](#) ; [bruce conrad](#) ; [Martin Bode](#)
Cc: [Mary Jo Rowan](#)
Subject: RE: 16642-0079 City of Rockville: Industrial Park Conveyance: Conveyance to Bruce Conrad

All,
Please find a draft of the deed using the data Sam provided. Please let me know if there are any questions. Once we're all on board with the document it will need to go to the Council for approval. My understanding is that there is not a written purchase agreement, so I'm not sure who is going to take care of recording. Our office can certainly assist in any way necessary. THANKS

Adam A. Ripple
Attorney

RINKE NOONAN
Suite 300, US Bank Plaza
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700 General
(320) 257-3868 Direct
(320) 656-3500 Fax

[website](#) | [email](#) | [bio](#) | [map](#)



For prompt assistance, please contact my paralegal,
Mary Jo Rowan at (320) 656-3553 or mjrowan@rinkenoonan.com

From: Sam DeLeo [<mailto:deleo@kldland.com>]
Sent: Tuesday, February 23, 2016 8:17 AM
To: Adam Ripple <ARipple@rinkenoonan.com>
Cc: Martin Bode <mbode@rockvillecity.org>; bruce conrad <bruceconrad@live.com>
Subject: Conveyance to Bruce Conrad

Adam, the City of Rockville is going to be conveying a small tract of land that is located along Prairie Drive in the Prairie Industrial Park as an attachment to a tract of land owned by Bruce Conrad.

Attached you will find a copy of the certificate of survey depicting the tracts related to this conveyance, the related legal descriptions in Word format, and a colored mark-up of the survey.

The City will want to retain a 10 foot wide drainage and utility easement along Prairie Drive as there is a buried power line within it so you will need to account for that in your documents. I didn't show the utilities on the survey though because it was getting too cluttered.

I suggest that you use the legal description that describes the entire parcel that Bruce will own after the attachment of Tract A (The last description listed on the survey) because the legal description used when the City conveyed Bruce his parcel in 2013 is not worded very well. There is a curve dimension missing from it. This new description will clean that up and will result in a clean description for Bruce's parcel.

I will assume that you will coordinate the preparation of the deed for this conveyance with Martin. If you have any questions please let me know.

Sam DeLeo, PLS

deleo@KLDland.com

Office 320-259-1266 Mobile 320-492-1824 Fax 320-259-8811

Kramer Leas DeLeo, P.C. 13 North 11th Ave. St. Cloud, MN 56303

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>
