

**Minnesota Department of Natural Resources
Bureau of Real Estate Management**



Land Exchange

**BRIEFING MATERIALS
FOR**

PERMANENT SCHOOL FUND ADVISORY COMMITTEE

February 14, 1991

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STATE PARK SCHOOL TRUST FUND LAND EXCHANGE

Overview of Program

There are approximately 10,800 acres of School Trust land confined within the boundaries of eighteen State Parks. The objective of the State Park School Trust exchange, an LCMR funded project, is to remove Trust land from the Parks because these lands are severely limited in their opportunity to produce revenue for the Trust. The Trust status will be transferred to other Department of Natural Resources administered lands which have more economic opportunity.

This exchange program was begun during the 1987-89 biennium and is funded through June 1991. Within this timeline, 6,750 acres of trust land in fifteen state parks are being exchanged. The three parks not being addressed at this time, for various reasons, are as follows:

- **Nerstrand Woods** - The 460 acres of trust land in this park were appraised at a value in excess of one million dollars. As there are no DNR acquired lands in Rice County, it would be necessary to transfer the trust status to acquired lands in other counties such as Wabasha or Winona. The transfer of such a substantial amount of land value could result in a reduction in the amount in-lieu-of tax payments of six to eight thousand dollars per year to the affected county. (Payments on trust lands are 37 1/2¢ per acre; for acquired lands the payment is \$3.00 per acre.) Such a transfer would have to be worked out with officials in the county receiving the trust status.
- **Savanna Portage** - This park contains approximately 3,050 acres of trust land, most of it located in the northern part of the park. It has been recommended that the trust lands which contain few improvements other than trails, be deleted from the park's statutory boundary and transferred to the management control of the Division of Forestry. This recommendation is pending until a park management plan is prepared.
- **Hill Annex Mine** - At the time the School Trust Exchange program was begun, this facility had not yet been designated as a state park. Given this, limited time and budget, and the fact that state park designation does not preclude mineral development revenues, it was decided not to address the park at this time.

The chart on page 2 indicates those steps in the exchange process which have been accomplished for each of the state parks in the program. Exchange Project #2, which contains five of the state parks, is now ready for consideration by the Permanent School Fund Advisory Committee. The five parks which comprise the project are Lake Bemidji, Glacial Lakes, Scenic, Caribou Falls and George Crosby-Manitou. If the committee approves of the exchange, Project #2 will then be submitted to the Land Exchange Board for final consideration at their next meeting scheduled for March 6, 1991.

In order to meet the June 30, 1991 deadline, it will be necessary to present the remainder of the parks to the Land Exchange Board at their quarterly meetings to be held on March 6 and June 5, 1991.

A third group of parks could be packaged into Exchange Project #3 and presented to the Permanent School Fund Advisory Committee sometime in early May prior to the June Land Exchange Board meeting. This schedule is, of course, subject to the availability of Committee members for the suggested meeting.

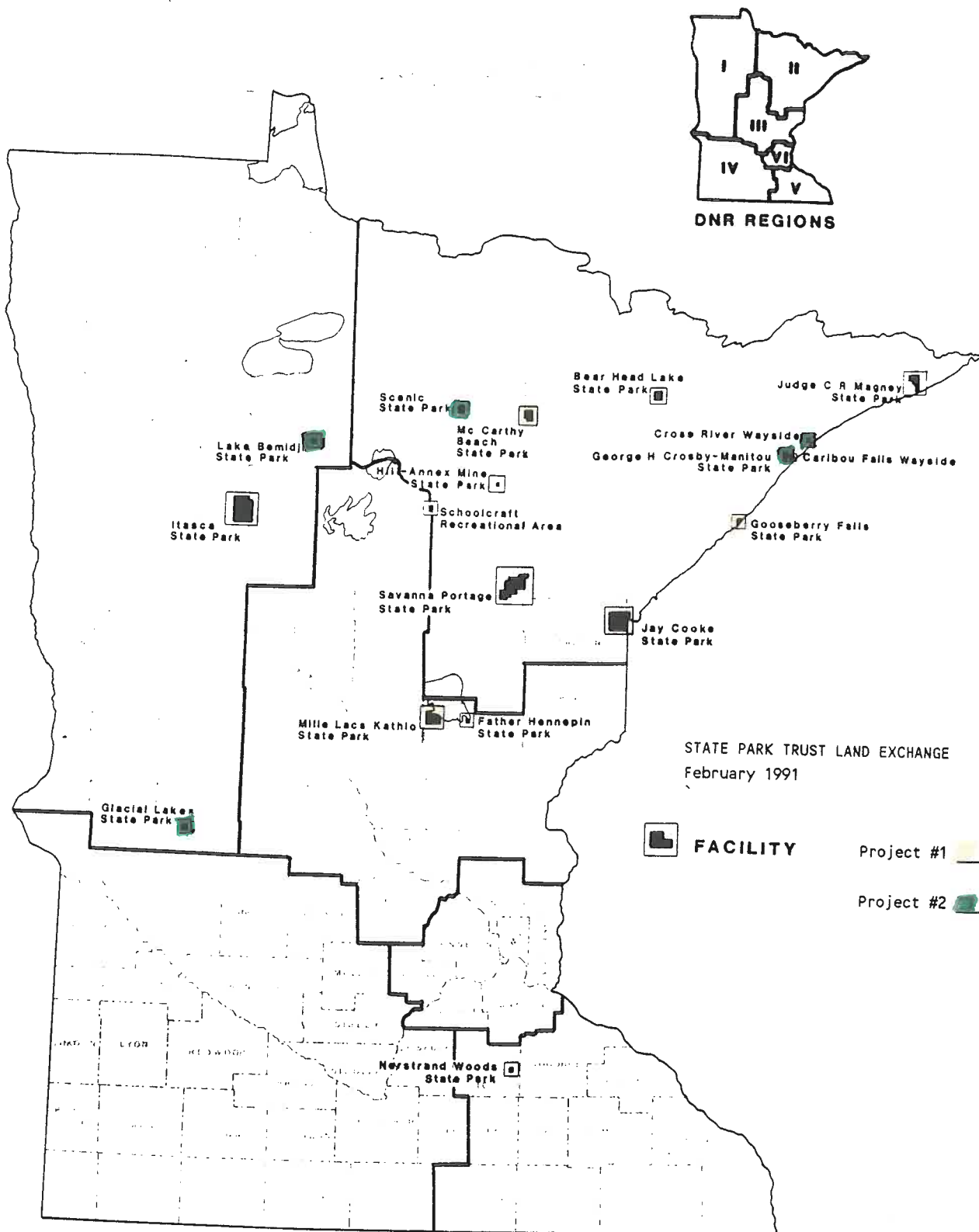
STATE PARK TRUST EXCHANGE
FEBRUARY 1991

PROGRESS TRACKING SHEET

EXCHANGES TO BE COMPLETED BY JUNE 30, 1991

	LAKE BEMIDJI	ITASCA	GLACIAL LAKES	JAY COOKE	MCCARTHY BEACH	GOOSEBERRY FALLS	SCENIC	SCHOOL- CRAFT	BEARHEAD LAKE	JUDGE MAGNEY	CROSS RIVER	GEO CROSBY MANITOU	CARIBOU FALLS	FATHER HENNEPIN	MILLE L KATHIO
TRUST PARCELS IDENTIFIED	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
APPRAISAL ASSIGNED	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
APPRAISAL RECEIVED	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
APPRAISAL REVIEW ASSIGNED	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
REVIEW COMPLETED	X	X	X	X	X	X	NA	X	X	X	X	X	X	X	X
ACQUIRED PARCELS SELECTED	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
REVIEW -- MINERALS	X	X	X	X	X	X	X	X	X			X	X	X	X
REVIEW -- DIV F & WL	X	X	X	X	X	X	X	X	X			X	X	X	X
APPRAISAL ASSIGNED	X	X	X	X	X	X	X	X				X	X	X	X
APPRAISAL RECEIVED	X	X	X	X	X	X	X	X				X	X	X	X
APPRAISAL REVIEW ASSIGNED	X	X	X	X	X	X	X	X				X	X	X	X
REVIEW COMPLETE				X	X	X	X	X				X	X	X	X
ABSTRACTS OF TITLE ORDERED	T/A	T/A	T/A	T/A	T/A	T/A	T/A	A	T			T/A	T/A	T/A	T/A
RECEIVED	T/A	T	T/A	T/A	T/A	T/A	T/A	A	T			T/A	T/A	T/A	T/A
AGO REVIEW	T/A	T	T/A	T/A	T/A	T/A	T/A	A	T			T/A	T/A	T/A	T/A
APPROVED	T/A	T	T/A	T/A	T/A	T/A	T/A	A	T			T/A	T/A	T/A	T/A
PUBLIC HEARING HELD	X		X	X	X	X	X					X	X	X	X
PSF REVIEW	#2		#2	#1	#1	#1	#2					#2	#2	#1	#1
PSF APPROVED				X	X	X								X	X
COMMISSIONERS RECOMMENDATION				X	X	X								X	X
LEB SCHEDULED	X		X	X	X	X	X					X	X	X	X
APPROVED				X	X	X								X	X
FINAL TRANSFER COMPLETE															

X Action Taken
T Trust Land
A Acquired Land
Project Number
NA Not Approved



**State Facilities
Impacted by
School Trust Land**

**Figure
1**

STATE PARK TRUST EXCHANGE
PROJECT #2

In Exchange Project #2, the DNR proposes to exchange 1,846 acres of trust land valued at \$461,500 for 1,849 acres of forestry acquired land valued at \$467,950.

The trust lands are located in five Minnesota state parks and the forestry acquired lands are located within the respective counties.

Most of the information for Exchange Project #2 is organized and presented by state park and county.

The table below shows the acreages and values in Project #2 broken down by county and state park.

STATE PARK TRUST LAND EXCHANGE PROJECT #2
SUMMARY TABLE OF ACRES AND VALUES BY State Park and County

State Park	Lake Bemidji	Glacial Lakes	Scenic	Caribou Falls George Crosby-Manitou	Total
County	Beltrami	Pope/Hubbard	Itasca	Lake	
Acres Trust	287	35 (Pope)	*1,204	320	1,846
Acres Acquired	326	80 (Hubbard)	1,089	354	1,849
Value Trust	\$118,200	\$12,300	\$282,500	\$ 48,500	\$461,500
Value Acquired	\$ 85,150	\$20,000	\$186,000	\$176,800	\$467,950

* There are 88 additional acres of land area than the GLO indicated due to rough survey work and fluxuations in lake levels. These 88 acres were valued in the appraisal process.

		Acres	Value
PROJECT #1	Trust Acquired	657 840	\$123,900 \$126,400
PROJECT #1 & 2	Trust Acquired	2,503 2,689	\$585,400 \$594,350
Balance to Date			\$ -8,950 (within 1.5%)

There is an imbalance of \$8,950 in favor of the School Trust in Exchange Projects #1 and #2. This imbalance will be corrected in the third and final exchange project which will be ready for presentation to the PSF Advisory Committee in May, 1991. Upon completion of all three projects, the trust will receive land equal in value to the land it is giving up.

SUMMARY OF APPRAISAL INFORMATION
AND LAND CHARACTERISTICS

EXCHANGE PROJECT #2

The forestry acquired lands were selected from a pool of acquired lands based on criteria which would enhance the generation of revenue to the trust. Most commonly in this exchange, timber growth potential was the determining characteristic which made the forestry acquired land suitable for trust status. Other lands chosen include a campground in Lake County and a tower site in Beltrami County that have revenue generation capability.

The next two pages briefly summarize information from the appraisal reports that were used to determine the values of trust and forestry acquired land in this exchange. For each county, a general description of the area economy is provided followed by the acres and appraised value for each land type are listed. The column on the right lists the highest and best use of the lands appraised, which is key in estimating market value. In addition, the characteristics of the land that lend to their desirability for trust land management are listed.

STATE PARK TRUST EXCHANGE / PROJECT #2
FEBURARY 1991

SUMMARY OF APPRAISAL INFORMATION AND LAND DESCRIPTIONS

COUNTY	STATE PARK	GENERAL AREA DESCRIPTION		Acres Value	EXCHANGE LANDS DESCRIPTIONS
BELTRAMI	Lake Bemidji	*Fair demand for residential sites *Economy dependant on timber, tourism and recreation	TRUST LAND	287 \$118,200	*Highest & best use is residential/rec subdivision *Excellent road access/8 miles from Bemidji *Moderate timber value enhances residential/rec demand *Level to rolling woodland with swamp pockets *Average land value is \$412 per acre
			ACQUIRED LAND	326 \$85,150	*Highest & best use residential/recreation & tower site *Access is generally very good to all 5 parcels *Level to gently rolling mixed hardwood & pine forest *Majority of land is productive, managed for timber *Average land value is \$261 per acre
POPE	Glacial Lakes	*Economy dependant on agriculture *Within 30 miles of Alexandria, population of 7,000 *Popular lake recreation area	TRUST LAND	35 \$12,300	*Highest & best use residential *Predominately Oak forest with some prairie *No road access/Accessible thru State land *Recreation trails transect property *Hilly terrain with steep slope to lake *Shoreline is marshy/Lake is shallow & small *Average land value is \$350 per acre
HUBBARD		*Demand for lake associated recreation activities *Local real estate market is slow	ACQUIRED LAND	80 \$20,000	*Highest & best use is recreation residential *Excellent black top road access *Level pine covered terrain *Steep slope to small lake *Managed for timber *Average land value is 250 per acre

ITASCA Scenic

- *Local economy depends on tourism and Forestry/Mining is declining
- *Strong demand for lakeshore
- *Area is in heartland of Minnesotas northern forest recreation area

TRUST LAND 1,204 | \$282,500

- *Highest & best use is seasonal recreation and shoreland development
- *Approximately 4 miles of shoreland on Coon and Sandwick lakes/half marsh
- *Half of property with access/half with limited physical access
- *60% upland woods, 40% lowland woods and marsh
- *Property has remote, scenic beauty
- *Average land value \$235 per acre

ACQUIRED LAND 1,089 | \$186,000

- *Highest & best use forest management/recreational
- *Scattered parcels adjacent to Trust land
- *Good road access/or access thru state land
- *Good timber markets
- *Average land value is \$170 per acre

LAKE Caribou Falls

- *Sparcely populated region with decreasing population
- *Slight upturn in mining industry after a long period of steady decline
- *Timber and tourism are steady and growing local industries

TRUST LAND 280 | \$22,500

- *Highest & best use is recreation
- *Timber type mixed aspen, birch, maple & conifers
- *Remote, rugged terrain/rock outcrops
- *No road access
- *Average land value \$80 per acre

TRUST LAND 40 | \$26,000

- *Highest & best use is residential/recreation
- *Access thru State land
- *Timber type mixed aspen, birch, maple & conifers
- *Remote, rugged terrain/rock outcrops
- *Spectacular views of Lake Superior
- *Scenic Caribou falls located on tract
- *Average land value \$650 per acre

ACQUIRED LAND 354 | \$176,800

- *Highest & best use is residential, recreation and timber management
- *Road access to residential sites,
- *Access thru other state land on timber lands
- *Generally rugged terrain with shallow soils
- *Campground generates \$8,000 + per year
- *Average land value is \$497 per acre

George Crosby-Manitou

APPRAISAL/TITLE/HEARING ACTION SUMMARY
PROJECT #2

Parcel Appraisal and Appraisal Review

Appraisal of the School Trust lands and the DNR Acquired lands was done using both staff appraisers and independent contract appraisers. For purposes of review, other independent contract appraisers were hired to analyze all of the appraisal reports. In some instances, additional work was required of the appraisers before the reviewers would approve the reports. All appraisals for Exchange Project #2 lands have received final approval from the contract reviewers. The detailed appraisals and review material for all exchange parcels are available for review upon request.

Abstract of Title Examination

Abstracts of Title were created for all of the acquired and trust lands. At the request of the Permanent School Fund Advisory Committee, the Attorney General's office appointed an attorney to represent the interests of the School Trust Fund in examining the title to the DNR Acquired lands which the Trust will receive as a result of this project. The abstracts for the trust parcels were examined by another representative of the Attorney General's office serving as legal counsel for the DNR. With a few exceptions, the title to the lands involved in the project have been approved. Those exceptions are:

- The federal patent covering DNR Acquired parcel NW1/4 NE1/4, Section 33, Township 58, Range 7 was never recorded. A certified copy of the patent will be sent to the Lake County Recorder for recording. When this has been completed, the attorney for the School Trust will re-examine the title to the land to verify that the patent has been properly recorded.
- Some of the trust land in Glacial Lakes and Lake Bemidji State Parks was erroneously identified by the counties as tax-forfeited land. The County Auditors for the two counties involved have received requests to cancel the tax-forfeiture status. This is a technical error which should be easily corrected.
- The federal patent covering School Trust parcels SE1/4 NW1/4, Section 27, NE1/4 SE1/4 and NE1/4 NW1/4 Section 28, Township 58, Range 6 was never recorded. A certified copy of the patent will be sent to the Lake County Recorder for recording. When this has been completed, the attorney for the School Trust will re-examine the title to the land to verify that the patent has been properly recorded.

Copies of title opinions can be found in the individual park sections of this report.

Public Hearings

A Public Hearing was held February 5, 1991 at the DNR Building, 500 Lafayette Road, St. Paul, Minnesota. Notices of these hearings were posted in the offices of the County Auditors and published in the appropriate legal newspapers. No objections to the exchange project have been received, either at the public hearings or in writing.

The chart on the following page identified the appraisers, appraisal reviewers, legal counsel and public hearing dates and locations.

STATE PARK TRUST LAND EXCHANGE PROJECT #2
APPRAISAL/TITLE/HEARING ACTION BY STATE PARK

State Park	Lake Bemidji	Glacial Lakes	Scenic	Caribou Falls George Crosby-Manitou
Acquired Lands Appraised By:	Stone Appraisal Co. Crookston, MN July, 1990		Wolverton & Assoc. Brainerd, MN July 1990	Walker Appraisals Minneapolis, MN July 1990
Acquired Lands Appraisals Reviewed By:	Anoka Appraisal Services Anoka, MN February, 1991		Walker Appraisals Minneapolis, MN November, 1990	Panger/Benson Appraisals St. Cloud, MN August, 1990
Title to Acquired Lands Reviewed By:	Dave Phillips, AGO (MnDOT) October-January, 1990			
Trust Lands Appraised By:	Stone Appraisal Co. Crookston, MN August, 1989	Nesburg Appraisal & Consulting Co. July, 1989	Panger/Benson App. St. Cloud, MN July 1990	Ramsland & Vigen, Inc. Duluth, MN August, 1989
Trust Lands Appraisals Reviewed By:	Walker Appraisals Minneapolis, MN December, 1989			Herman Appraisal Services Minneapolis, MN April, 1990
Title to Trust Lands Reviewed by:	Carl Conney, AGO October-January, 1991			

RESOLUTION
MINNESOTA PERMANENT SCHOOL FUND ADVISORY COMMITTEE

_____ offered the following resolution and moved its adoption.

WHEREAS, Minnesota Statute 94.342, Subdivisions 4 and 5 authorizes the exchange of School Trust land in state parks for state land administered by the Commissioner of Natural Resources if the Permanent School Fund Advisory Committee is appointed as temporary trustee of the School Trust lands; and

WHEREAS, the Minnesota Land Exchange Board in its October 4, 1989 meeting appointed the Permanent School Fund Advisory Committee as temporary trustee of the School Trust lands in state parks for purposes of land exchange for state land; and

WHEREAS, in its efforts to ^{fund the Minnesota Resources} complete the ~~Legislative Commission on Minnesota Resources~~ funded project involving the exchange of School Trust land in state parks for other acquired state lands, the Minnesota Department of Natural Resources has appraised those School Trust lands and the state lands to which the School Trust status will be transferred for those exchange lands identified as School Trust Exchange Project #2 described in the agenda, (consisting of 1,846 acres of School Trust lands appraised at \$461,500.00 in Scenic, Glacial Lakes, Lake Bemidji, Caribou Falls and George Crosby-Manitou State Parks and 1,849 acres of DNR Acquired lands appraised at \$467,950.00 to which the Trust status for those parks will be transferred).

WHEREAS, the Department of Natural Resources has completed all of the statutory requirements including appraisal, appraisal review, Attorney General title review and public hearings, for School Trust Exchange Project #2, for submission of the project to the Land Exchange Board.

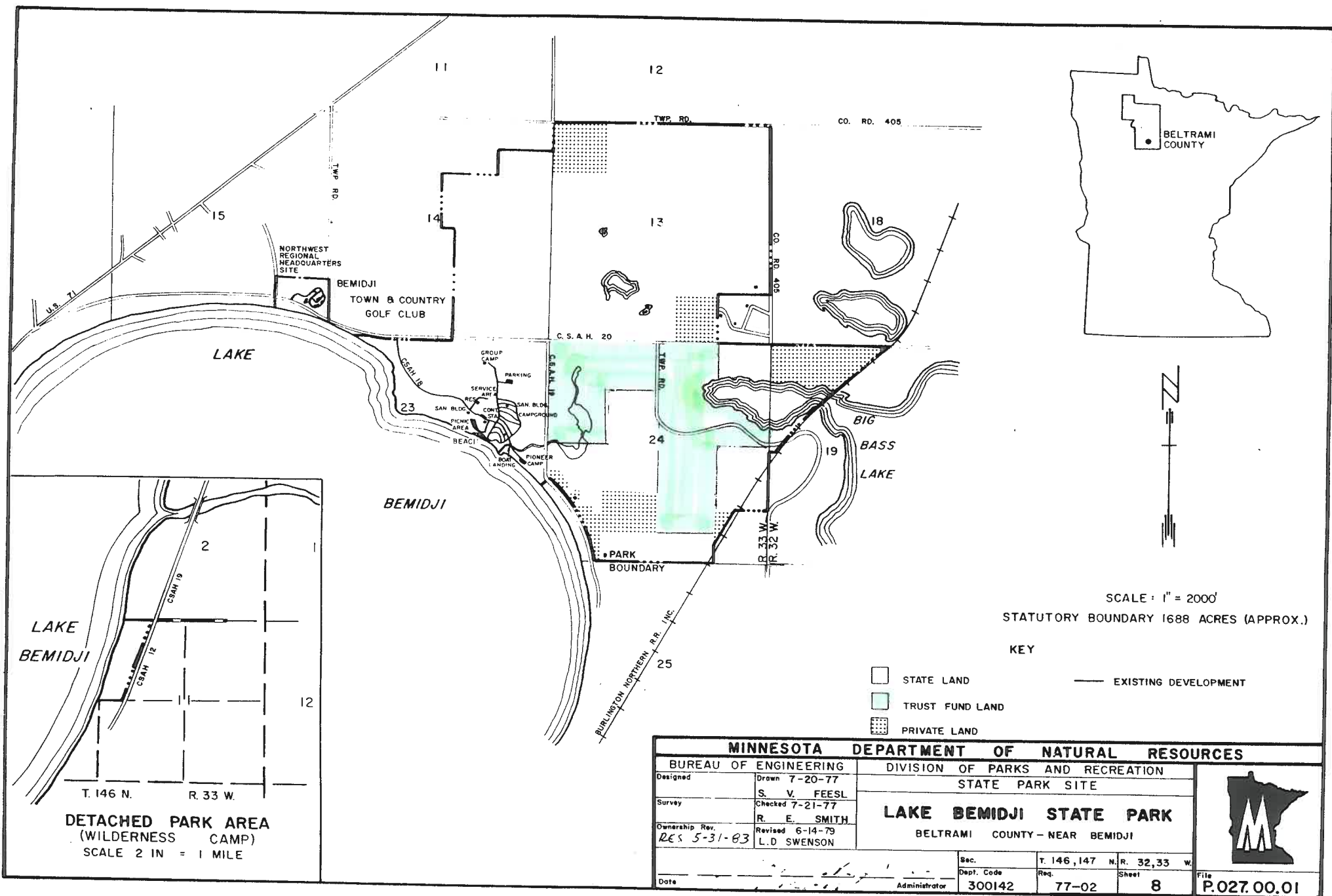
NOWHEREFORE, BE IT RESOLVED, The Permanent School Fund Advisory Committee in its role as temporary trustee does hereby approve of School Trust Exchange Project #2 as submitted in the agenda materials, and recommend its submittal to the Land Exchange Board for final consideration at the next scheduled Board meeting.

The motion was duly seconded by _____ and the questions being on the adoption of the resolution and the vote taken, there were _____ yeas (and _____ nay) as follows:

Superintendent John Neonnig	_____
Superintendent Robert Gross	_____
Commissioner Gene Mammenga	_____
Senator Gene Merriam	_____✓
Senator Gregory Dahl	_____✓
Representative Bob McEachern	_____
Representative Lyn Carlson (Chair)	_____

The resolution was duly adopted by the Permanent School Fund Advisory Committee at its meeting held in the State Office Building, Room 300 North, on February 14, 1991.

Chair, Permanent School Fund Advisory Committee





STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

December 4, 1990

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

PUBLIC RESOURCES SECTION
SUITE 200
520 LAFAYETTE ROAD
ST. PAUL
MINNESOTA 55155-4037

Joseph N. Alexander
Commissioner of Natural Resources
6th Floor - DNR Building
St. Paul, Minnesota 55155-4037

LAKE BEMIDJI STATE PARK
C-4-1

RE: Land Exchange #
Beltrami County
Atty. Gen. File No. C 1797

DEC - 4 1990

Dear Sir:

I have examined abstract of title No. 30124 consisting of 56 entries, certified on October 1, 1990, at 7:00 a.m. by Martin R. Sathre, president of Sathre Abstracters Incorporated, and from such examination I am of the opinion that title to the following described lands, to wit:

Government Lots 2, 3 and 4, the North Half of the Northwest Quarter (N 1/2 NW 1/4), the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4), and the West Half of the Southeast Quarter (W 1/2 SE 1/4), Section Twenty-four (24), Township One Hundred Forty-seven (147), Range Thirty-three (33).

is vested in fee simple in

State of Minnesota

subject to the following:

1. Rights of persons in possession record.
2. Zoning ordinances of record.
3. Roadways, easements, minerals and mineral reservations of record.
4. The South Half of the Southwest Quarter of the Southeast Quarter was acquired by the State of Minnesota in 1979 by a warranty deed from Lulu S. Clark and David W. Clark recorded on (Microfilm No. 255630), found at entry no. 51. This parcel was patented by the United States of America to the state as swamp land in 1908 (entry no. 2). Then in 1926 the State of Minnesota issued a patent for the parcel at abstract entry no. 38. This means that this parcel is not school land that the state is holding in trust for the permanent school fund. Rather, it is acquired land since the swamp land was sold and later repurchased

by the state. Therefore, it is not necessary to exchange this parcel out of the state park.

The remaining parcels were patented by the United States of America to the State of Minnesota as swamp land (entry no. 8), which by action of the Minnesota legislature is classified as school fund land.

5. At the abstract entry numbers appearing below are forfeiture and county auditor's Certificates forfeiting the below described parcels for property taxes. Since the State of Minnesota holds title to these lands, these lands were and continue to be exempt from taxation. The Certificate of forfeiture was erroneously issued. The department should apply to the county auditor for a Certificate of cancellation of the erroneous certificate under Minnesota Statute Sec. 279.33-.34. The cancellation certificate must be recorded before the exchange can be completed.

FORFEITURE/AUDITOR'S CERTIFICATE

ABSTRACT ENTRY NO.

LEGAL DESCRIPTION

22 and 23	North Half of Northwest Quarter
22 and 23	Southwest Quarter of Northwest Quarter
27 and 28	Northwest Quarter of Southeast Quarter
32 and 33	North Half of Southwest Quarter of Southeast Quarter

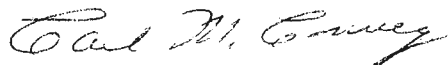
All in Section 24, Township 147, Range 33

6. At entry no. 40 appears a Notice of Lis Pendens in a highway condemnation by the County of Beltrami to widen and improve State Aid Road Nos. 14, 16 and 18 over the NW 1/4 of NW 1/4, the E 1/2 of NE 1/4 of the NW 1/4 and Government Lot 2 in the above described Section 24. It appears that they were widening an existing road located on these parcels. Although there is not a final Certificate in the condemnation action, which should have been filed upon completion of the condemnation, I would assume they have widened the road. The abstract shows no original easement for road purposes from the Department of Natural Resources. It is important that you are aware that these parcels appear to have county state aid roads located in them. A field or map inspection by the department would verify this for the department.

A copy of this abstract is being enclosed for your convenience.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



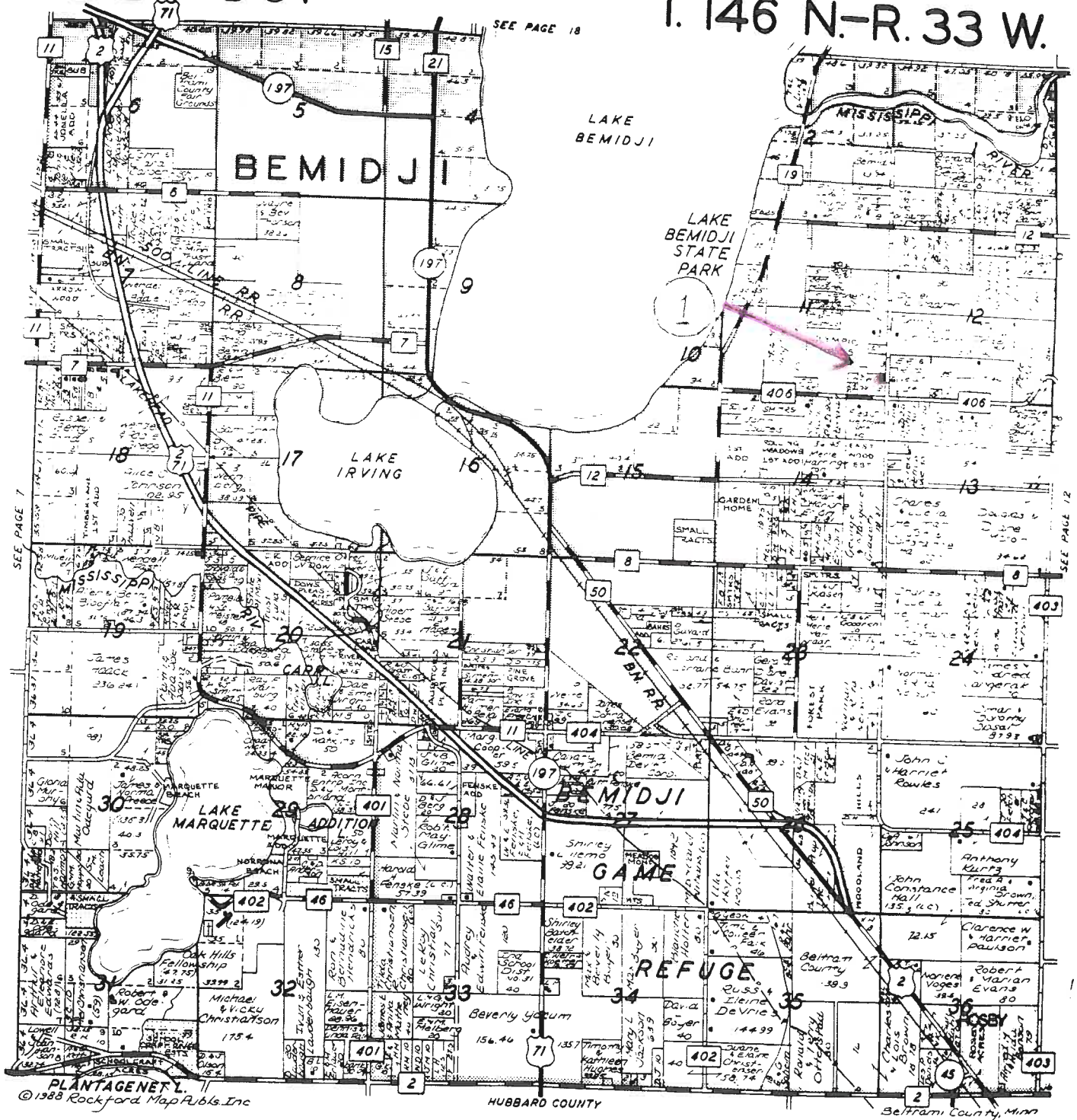
CARL M. CONNEY
Special Assistant
Attorney General

CMC:dag.AU8
Enclosures
cc: Mike Miller

BEMIDJI

T. 146 N.-R. 33 W.

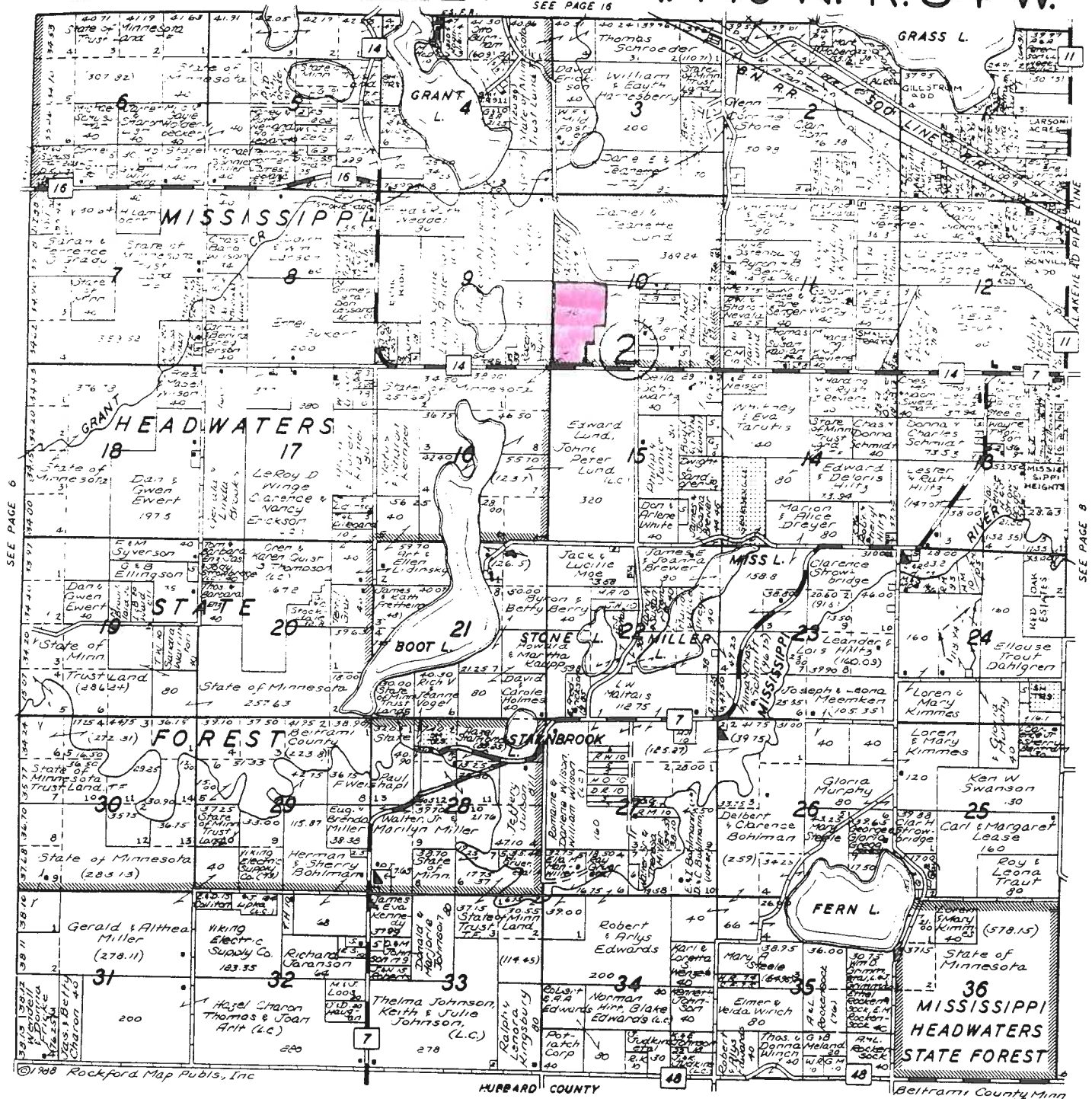
SEE PAGE 18



GRANT VALLEY

T. 146 N.-R. 34 W.

SEE PAGE 16



SEE PAGE 6

SEE PAGE 8

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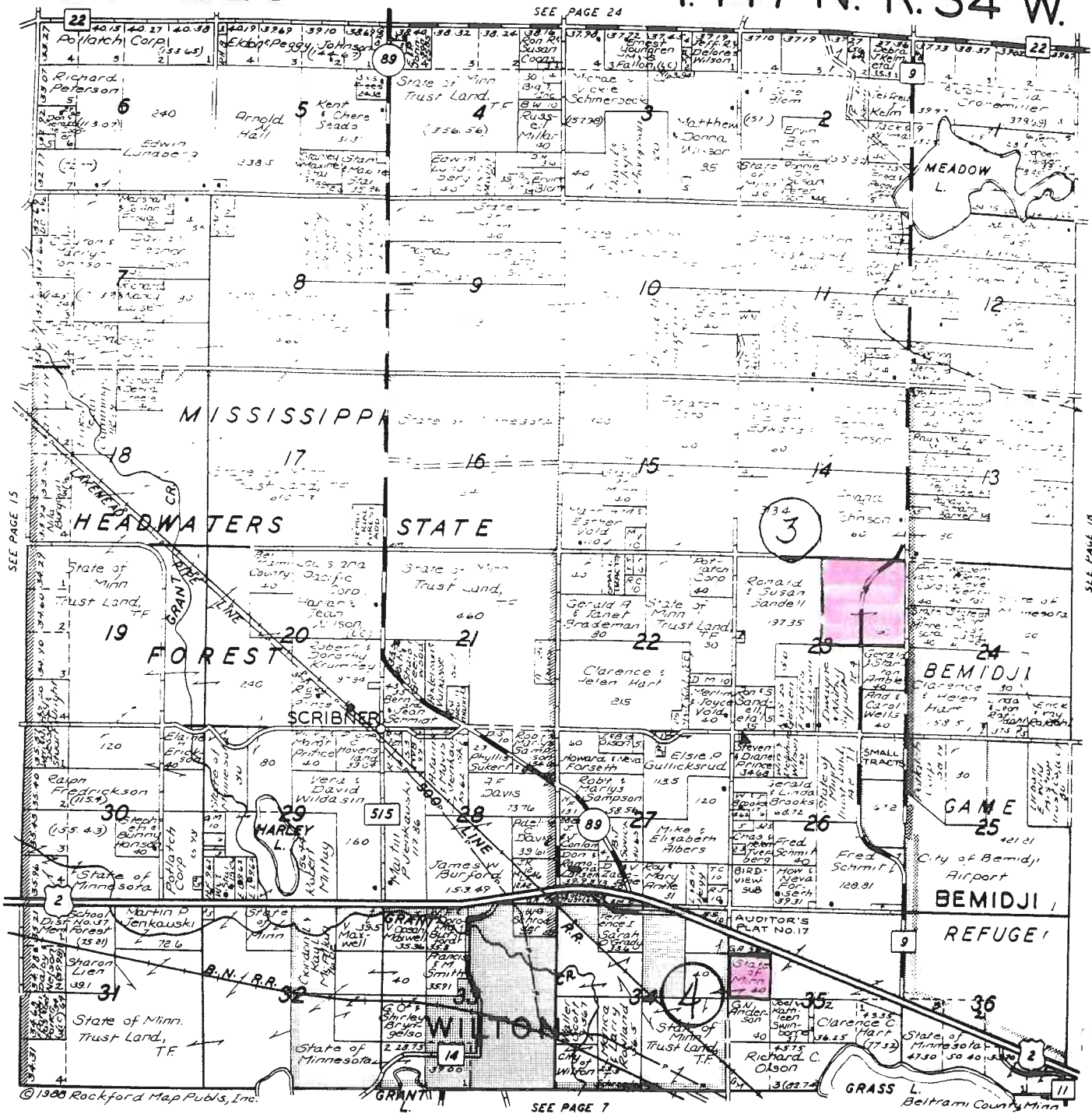
HURD COUNTY

Beltrami County, Minn

DNR Forestry Acquired Lands

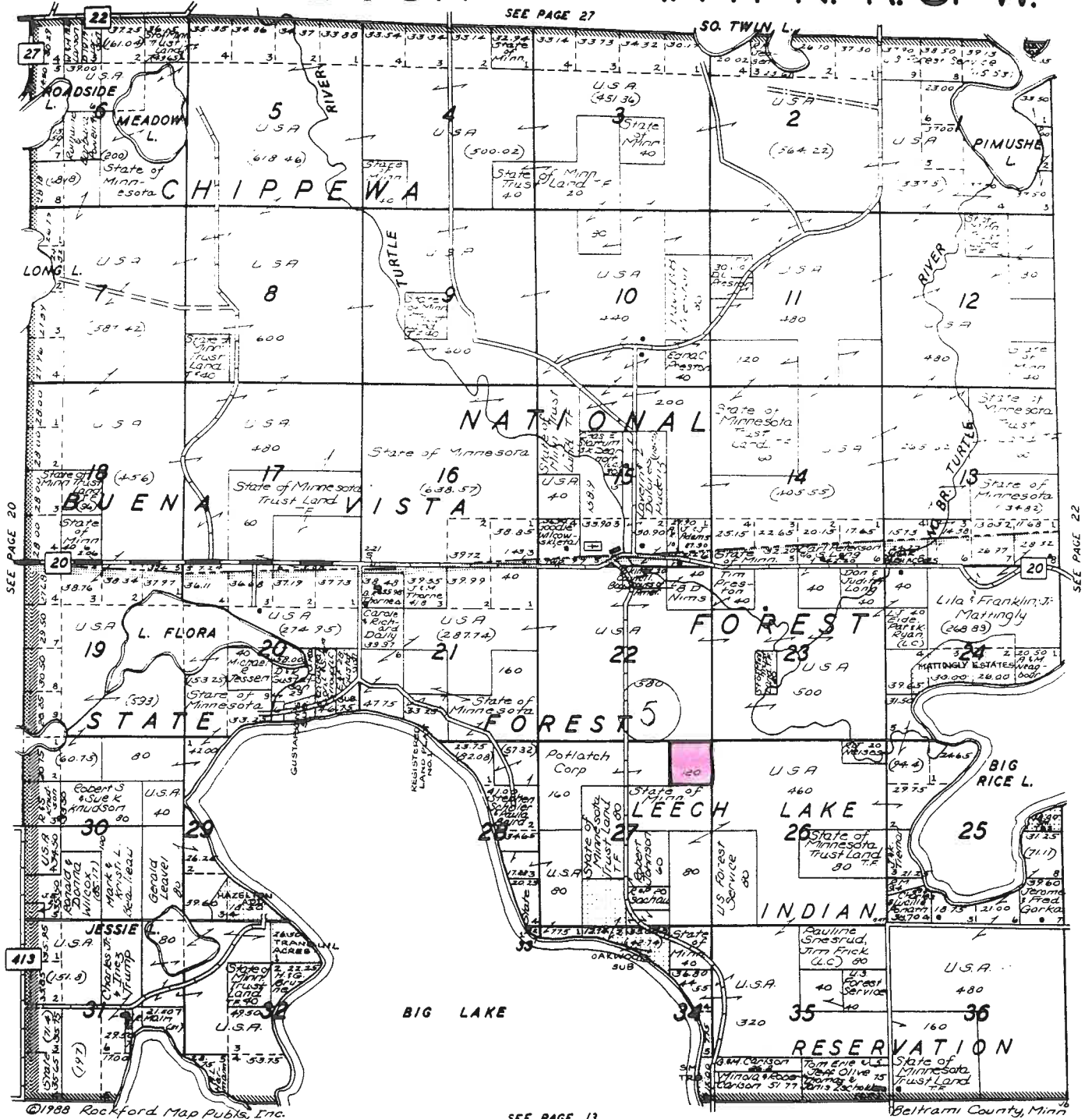
ECKLES

T. 147 N.-R. 34 W.



SUGAR BUSH

T. 147 N.-R. 31 W.





STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

January 16, 1991

GOVERNMENT SERVICES SECTION
225 PARK STREET
ST. PAUL
MINN. 55101
PHONE 225-1111
FAX 225-1111

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Beltrami County
DNR Project Parcel No. _____
My File No. 04-5

Dear Representative Carlson:

I have examined an abstract of title consisting of 26 entries, certified on October 1, 1990, at 7 a.m. by Sathre Abstractors, Incorporated, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 146 North, Range 33, West of the Fifth Principle Meridian described as follows: Commencing at a point 696 feet North of the Southeast Corner of said Section 11; thence West 208 feet parallel with a South line of said Section 11; thence North 170 feet parallel with the East line of said Section 11; thence East 208 feet parallel with a South line of said Section 11 to the East line of said Section 11; thence South 170 feet along the East line of said Section 11 to the point of beginning.

#1

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."

Representative Lyndon Carlson
January 16, 1991
Page 2

2. A reservation of all minerals and mining rights by Dwight F. Brooks as shown in Abstract Entry No. 2. No statement of severed mineral interest has been filed to preserve this interest.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

January 16, 1991

GOVERNMENT SERVICES SECTION
325 PARK STREET
ST. PAUL, MN 55101
TELEPHONE: 621-2701
FAX: 621-2705

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Beltrami County
DNR Project Parcel No. _____
My File No. 04-4

Dear Representative Carlson:

I have examined an abstract of title consisting of 55 entries, certified on October 1, 1990, at 7 a.m. by Sathre Abstractors, Incorporated, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The West 330 feet of the Northeast Quarter of the Southwest Quarter and the West Half of the Southwest Quarter less the East 330 feet of the South Half of the Southwest Quarter of the Southwest Quarter all in Section 10, Township 146 North, Range 34 West of the Fifth Principle Meridian.

#2

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. A 125 foot wide easement for a pipeline or pipelines to Great Lakes Gas Transmission Company as shown in Abstract Entry No. 21 and modified and limited in Abstract Entry No. 36.
3. A reservation of all gold, silver, copper, iron ore and its associated metals, coal, gas and oil made on behalf of the

Representative Lyndon Carlson
January 16, 1991
Page 2

heirs of Charles F. Ruggles as shown in Abstract Entry No. 42.
No statement of severed mineral interest has been filed to
preserve this interest.

4. An easement for county highway purposes obtained by the
County of Beltrami for the right of way of County-State Aid
Highway No. 14 as shown in Abstract Entry Nos. 48 and 49.

5. A claim of a transmission line easement made on behalf
of Minnkoda Power Cooperative, Inc., as shown in Abstract Entry
No. 53.

Should you have any questions, do not hesitate in contacting
me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

January 16, 1991

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55101
TELEPHONE: (612) 296-2040
FACSIMILE: (612) 296-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Beltrami County
DNR Project Parcel No. _____
My File No. 04-01

Dear Representative Carlson:

I have examined an abstract of title consisting of 15 entries, certified on October 1, 1990, at 7 a.m. by Sathre Abstractors, Incorporated, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Northeast Quarter of Section 23,
Township 147, North, Range 34, West of the
Fifth Principle Meridian.

#3

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. An easement for roadway purposes granted to the County of Beltrami over approximately 13.84 acres of said quarter section as shown in Abstract Entry No. 13.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

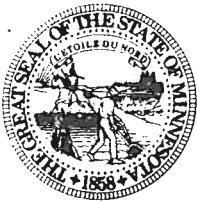
ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

January 16, 1991

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MINN. 55101
TELEPHONE (612) 297-2540
FACSIMILE (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Beltrami County
DNR Project Parcel No. _____
My File No. 04-3

Dear Representative Carlson:

I have examined an abstract of title consisting of 27 entries, certified on October 1, 1990, at 7 a.m. by Beltrami Consolidated Abstract Company, a licensed abstract company, from such examination I am of the opinion that title to the following described lands, to wit:

Southwest Quarter of the Northwest Quarter of
Section 35, Township 147 North, Range 34, West
of the Fifth Principle Meridian.

4

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. A reservation of minerals and mineral rights, also all rock, gravel and sand as reserved by Ginz L. Opsahl and Clara M. Opsahl, his wife, in Abstract Entry No. 20. No statement of severed mineral interest has been filed to preserve this interest.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

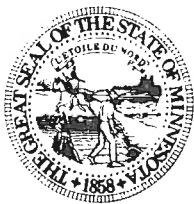
ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

January 16, 1991

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Beltrami County
DNR Project Parcel No. _____
My File No. 04-2

Dear Representative Carlson:

I have examined an abstract of title consisting of 19 entries, certified on October 1, 1990, at 7 a.m. by Sathre Abstractors, Incorporated, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Northeast Quarter of the Northeast Quarter
of Section 27, Township 147 North, Range 31,
West of the Fifth Principle Meridian.

#5

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. The United States of America reserved rights to construct and maintain dams for the purpose of creating reservoirs in aid of navigation in its original patent of this property as shown in Abstract Entry No. 1. This encumbrance does not render the property unmarketable but its existence should be taken into account by the appraiser in valuing the fee interest. If no use has been made of this reservation, it would be wise for the State to contact the United States about releasing this interest.

Representative Lyndon Carlson
January 16, 1991
Page 2

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

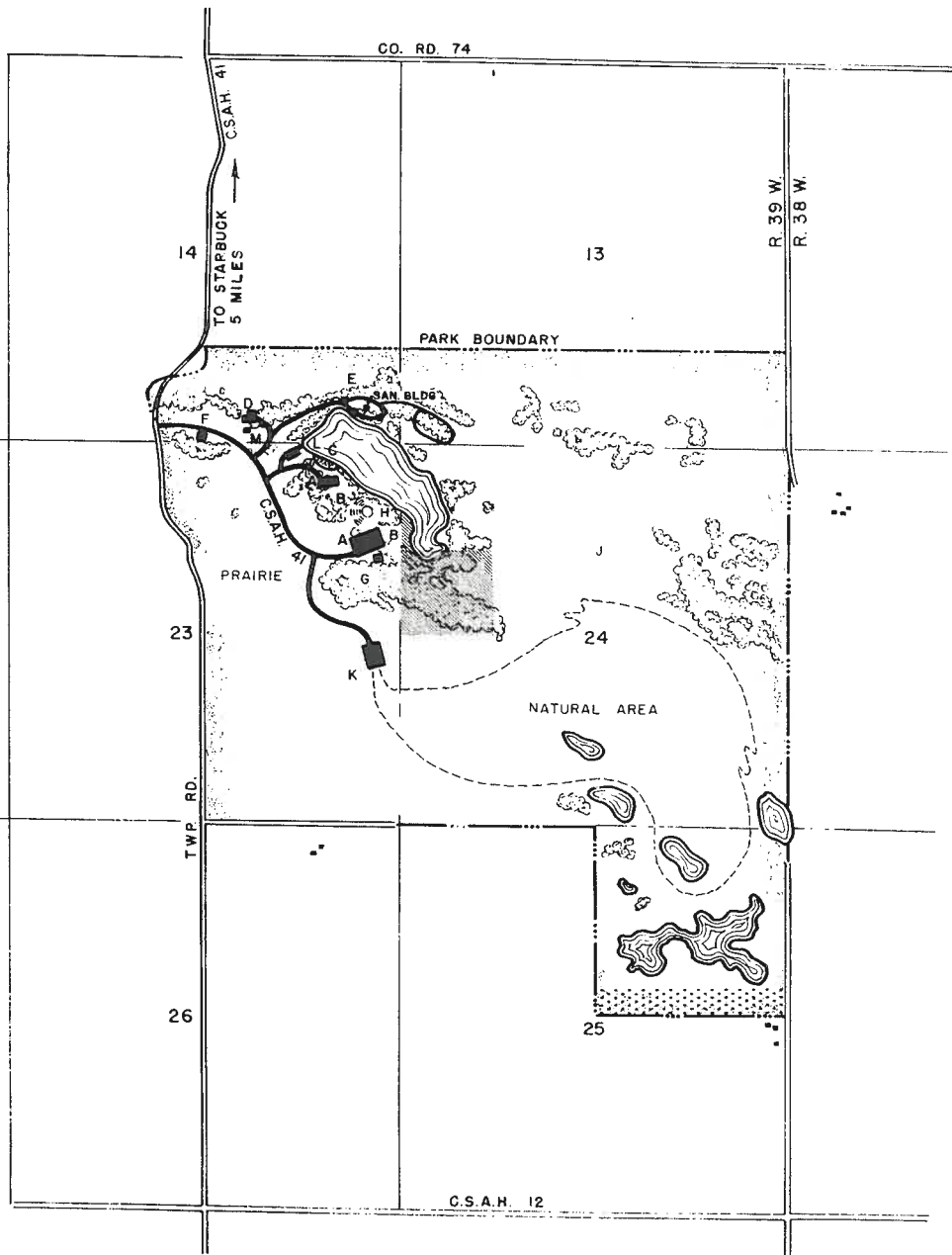
ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

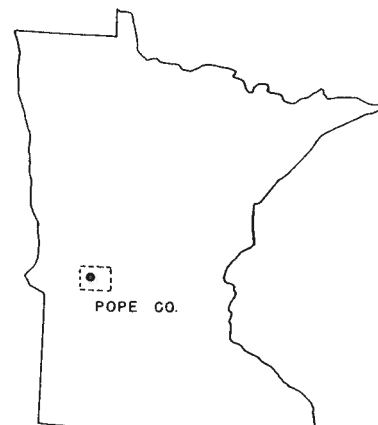
Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



- KEY -

- A. PARKING
- B. PICNIC AREA
- C. BEACH
- D. SERVICE AREA
- E. CAMPGROUND
- F. CONTACT STATION
- G. SHELTER
- H. AMPHITHEATER
- J. PRIMITIVE CAMP SITES
- K. TRAIL CENTER
- L. BOAT RAMP
- M. RESIDENCE



- STATE LAND
- PRIVATE LAND
- TRUST FUND LAND
- EXISTING DEVELOPMENT

SCALE : 3"=1 MILE (APPROX.)
STATUTORY BOUNDARY 1345 ACRES (APPROX.)

MINNESOTA DEPARTMENT OF NATURAL RESOURCES DIVISION OF PARKS AND RECREATION		
STATE PARK SITE		
GLACIAL LAKES STATE PARK POPE CO. - NR. STARBUCK		
T. 124 N.	R. 39 W.	5TH P.M.
DRAWN GLC 1-15-62	BUREAU OF ENGINEERING	SURVEY 195' AIR PHOTO DATUM
CHECKED MMH 1-17-62		
REVISED SVF 7-20-78	CHIEF ENGINEER	



STATE OF MINNESOTA

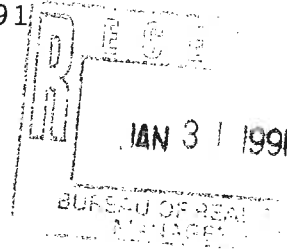
OFFICE OF THE ATTORNEY GENERAL

PUBLIC RESOURCES SECTION
SUITE 200
520 LAKE AVENUE ROAD
TELEPHONE: (612) 297-4075
FACSIMILE: (612) 297-4159

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

January 30, 1991

Rodney W. Sando
Commissioner of Natural Resources
6th Floor - DNR Building
St. Paul, Minnesota 55155-4037



RE: Land Exchange #
School Land Fund State Park
Pope County
Atty. Gen. File No. C 1797

Glacial Lake State Park
Abstract No. C-61-1

Dear Sir:

I have examined an abstract of title No. 1 consisting of 18 entries, certified on August 6, 1990, at 8:00 a.m. by Patricia Larson, Pope County Recorder, and from such examination I am of the opinion that title to the following described lands, to wit:

Government Lot 2, Section Twenty-four (24), Township One Hundred Twenty-four (124) North, Range Thirty-nine (39) West of the Fifth Principal Meridian.

is vested in fee simple in

State of Minnesota (school Land)

subject to the following:

1. Rights of persons in possession.
2. Zoning ordinances of record.
3. Roadways, easements, minerals and mineral reservations of record.
4. At abstract entry number 13 appears a county auditor's Certificate, recorded on December 29, 1938 in Book Q Miscellaneous, page 520, forfeiting the above described parcel for property taxes. Since the State of Minnesota holds title to this land, the land was and continues to be exempt from taxation.

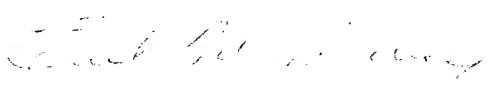
Rodney W. Sando
January 30, 1991
Page 2

The Certificate of forfeiture was erroneously issued. The department should apply to the county auditor for a Certificate of cancellation of the erroneous certificate under Minnesota Statute § 279.33-.34. The cancellation certificate must be recorded to remove this title objection.

The abstract shows that the above described parcels have not been sold by the county.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

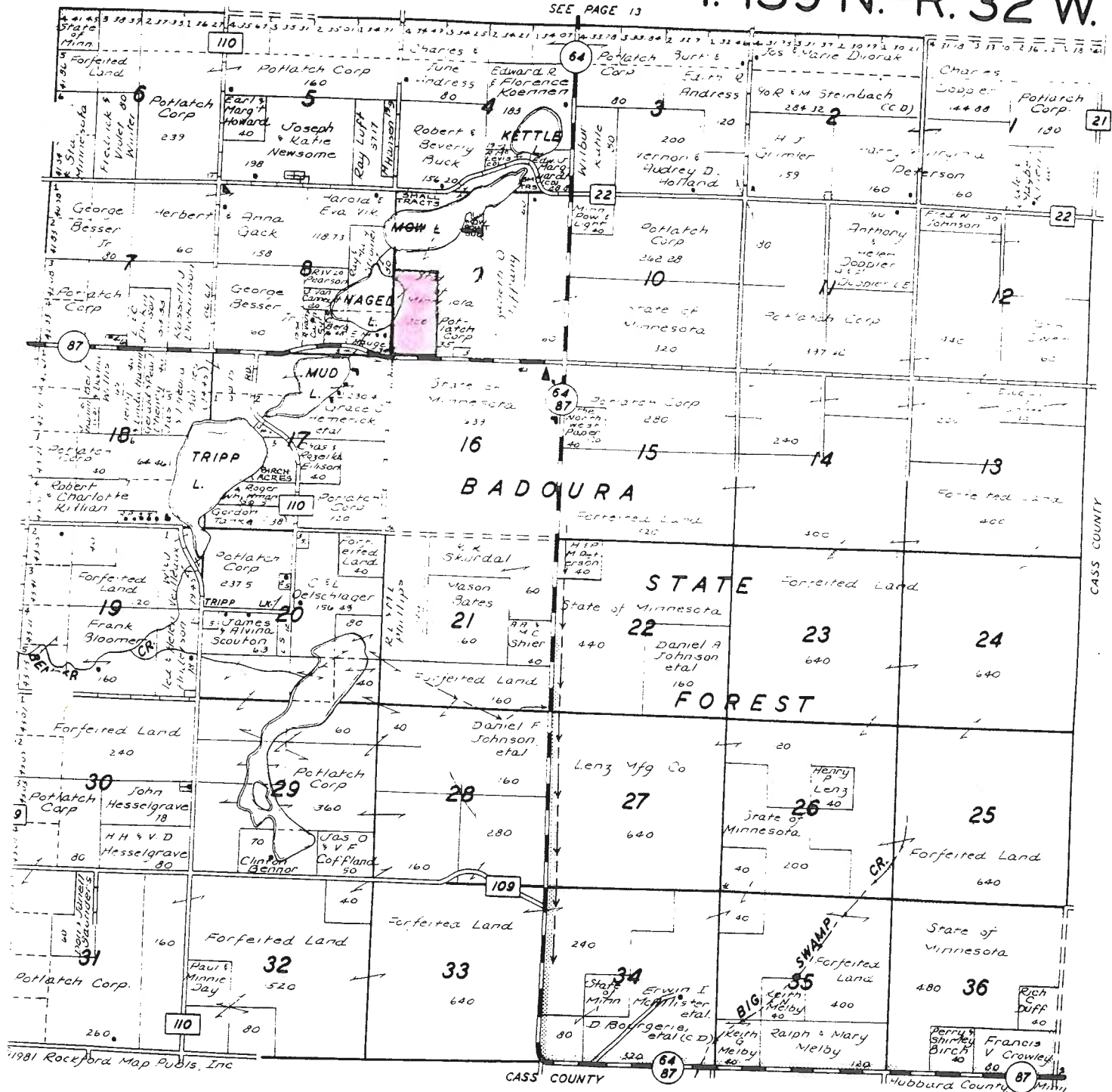

CARL M. CONNEY
Special Assistant
Attorney General

CMC:dag.AZ2
cc: Mike Miller
Dave Phillips

BADOURA

T. 139 N.-R. 32 W.

SEE PAGE 13



Hubbard County

DNR Forestry Acquired Lands



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 8, 1990

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FACSIMILE: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Hubbard County
DNR Project Parcel No. _____
My File No. 29-1

Dear Representative Carlson:

I have examined an abstract of title consisting of 41 entries, certified on August 14, 1990, at 8 a.m. by Hubbard County Abstract Co., Inc., a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Nine (9), Township One Hundred Thirty-nine (139), Range Thirty-two (32).

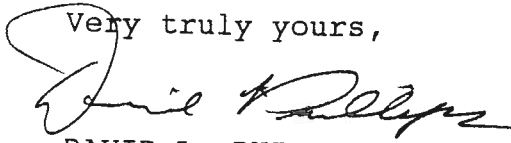
is vested in fee simple in the State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. A 33 foot wide road easement to Badoura Township as shown in Abstract Entry Nos. 34, 35, 40 and 41.
3. An undivided one-half interest in mineral rights reserved by a Fred L. Ryan as shown in Abstract Entry No. 27. There has been no filing of a certificate of severed mineral interest filed to support this reservation.

Representative Lyndon Carlson
October 8, 1990
Page 2

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

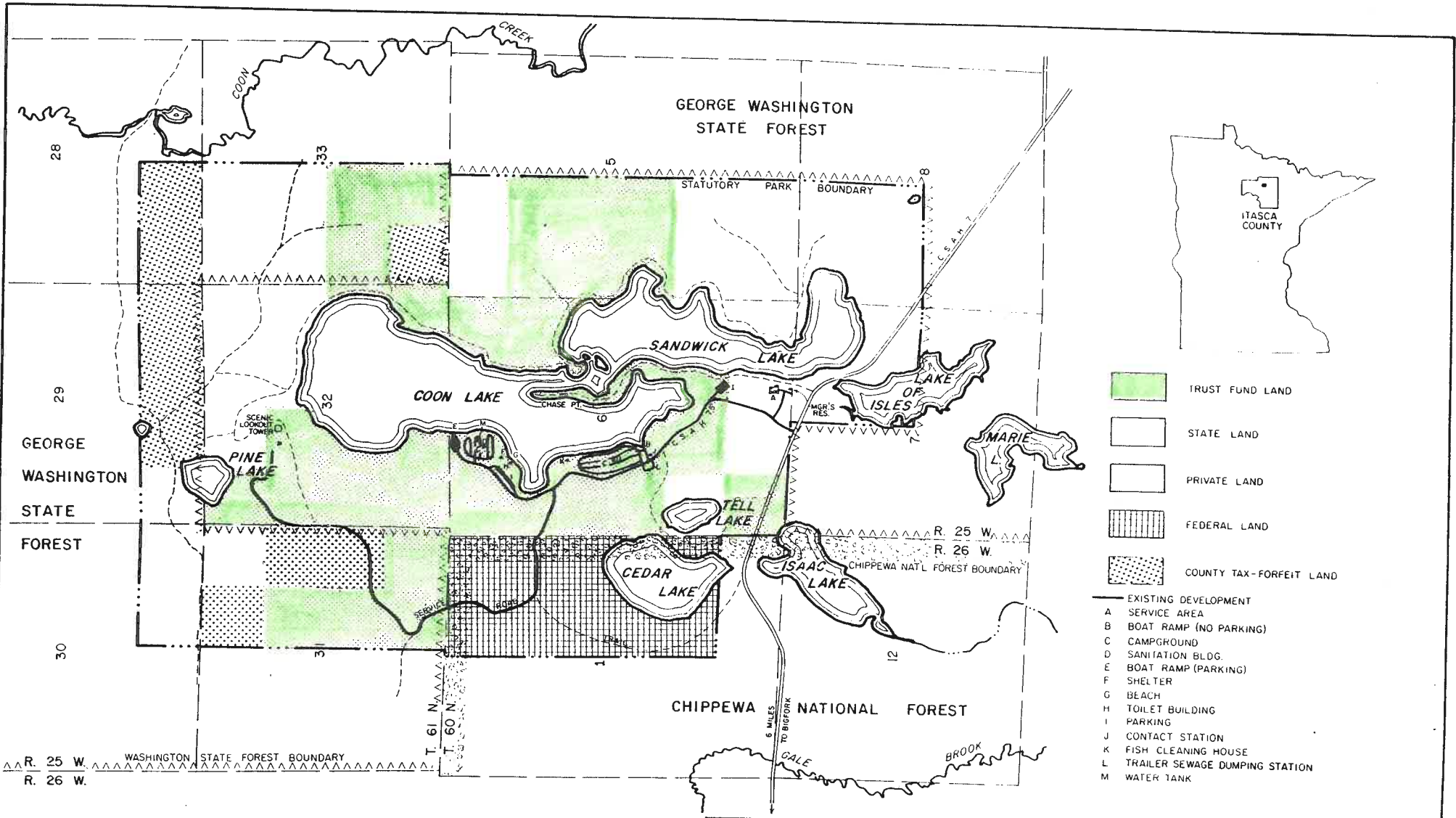
ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



SCALE: 1" = 2000'
 STATUTORY BOUNDARY: 2922 ACRES



MINNESOTA DEPARTMENT OF NATURAL RESOURCES			
BUREAU OF ENGINEERING		DIVISION OF PARKS AND RECREATION	
Designed	Drawn 5-14-80	STATE PARK SITE MAP	
Survey	C A BOULA Checked 5-16-80	SCENIC STATE PARK	
Ownership Revised	L D SWENSON Revised	ITASCA CO - NEAR BIG FORK	
Date 4-1-85	4-1-85	Sec VARIOUS Dept Code 325845	T. 60, 61 N. R. 25, 26 W. Req 80-1-1 Sheet 11
<i>Rick C. Englund</i> Date 4-1-85 4-1-85 Administrator		File P042.00.01	



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

PUBLIC RESOURCES SECTION
SLATE 200
NOV 14 1990

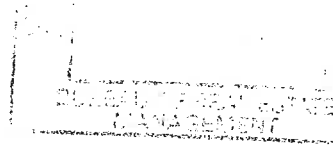
HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

Scenic State Park
Schoolcraft Recreational Area
Title Opinion C 31-1

November 8, 1990

Joseph N. Alexander
Commissioner of Natural Resources
6th Floor - DNR Building
St. Paul, Minnesota 55155-4037

RE: Land Exchange
Itasca County
Atty. Gen. File No. C 1797



Dear Sir:

I have examined abstract of title number 23,576 consisting of 24 entries, certified on September 6, 1990, at 8:00 a.m. by Verladene M. Stabe, Licensed Abstractor, Itasca County Abstract Co., and from such examination I am of the opinion that title to the following described lands, to wit:

Government Lots Five (5), Six (6), Eleven (11) and Twelve (12), Section Five (5); Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Fourteen (14) and Fifteen (15), Section Six (6), all in Township Sixty (60) North, Range Twenty-five (25), West of the Fourth Principal Meridian.

The Southwest Quarter of Northeast Quarter (SW 1/4 of NE 1/4), the Northwest Quarter of Southeast Quarter (NW 1/4 of SE 1/4), Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) and the Southeast Quarter of Southeast Quarter (SE 1/4 of SE 1/4), all in Section Thirty-one (31); Government Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Northwest Quarter of Northwest Quarter (NW 1/4 of NW 1/4), Southwest Quarter of Northwest Quarter (SW 1/4 of NW 1/4) and Southwest Quarter of Southwest Quarter (SW 1/4 of SW 1/4) all in Section Thirty-two; the Northeast Quarter of Southwest Quarter (NE 1/4 of SW 1/4), Northwest Quarter of

Southwest Quarter (NW 1/4 of SW 1/4), and Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4), all in Section Thirty-three (33), Township Sixty-one (61) North, Range Twenty-five (25) West of the Fourth Principal Meridian.

Government Lots Six (6), Nine (9) and Eleven (11), Section Two (2), and Government Lot Four (4), Section Eleven (11), all in Township One Hundred Forty-three (143) North, Range Twenty-five (25), West of the Fifth Principal Meridian. *Not included in Project #2*

is vested in fee simple in

State of Minnesota,

subject to the following:

1. Rights of persons in possession.
2. Zoning ordinances of record.
3. Roadways, easements, minerals and mineral reservations of record.
4. The abstract entries show that the state received the above lands from the United States of America by patents or lists at entry numbers 1, 2, 4, 6, 7 and 8, which are of record. Most of the patents and lists identify the parcels the state is receiving as indemnity school land. There are a few abstract entries which do not identify the authority or classification of the land being transferred to the state. Since only the W 1/2 of the SE 1/4 and the W 1/2 of the NW 1/4 of Section 31, Township 61, Range 25, and the W 1/2 of the NW 1/4 of Section Thirty-two, Township Sixty-one, Range Twenty-five are identified as indemnity school land in the abstract, you should verify the land classification of the other parcels with the department's land records.
5. At abstract entry 3, the Revised List of Lands dated January 19, 1882, indicates that Government Lot 11, Section 2, Township 143 North, Range 25 West of the Fifth Principal Meridian is subject to overflow by the continuation of reservoirs at the headwater of the Mississippi River. The patent shown at abstract entry 4 does not indicate a reservation for flowage on this parcel. The reservation could be on the patent, but the abstractor failed to note it at entry 4. If this is of concern, you should check the department's records to determine if the reservation for flowage is on the patent. A copy of these abstract entries is attached for your convenience.
6. Abstract entry 10 shows a judgment in a legal action brought by the State of Minnesota in 1938. The judgment determines the validity of certain surveys in Sections 25 and 26

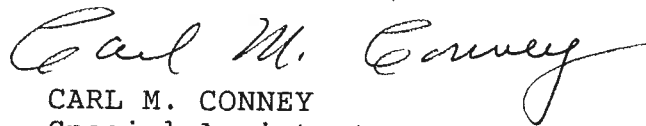
in Township 60 North, Range 25. A copy of the judgment as it appears in the abstract is attached for your convenience.

7. At entries 11 through 20 appear a number of Certificates of Location of Government Corner recorded in 1986 by Jeffrey W. Miller, registered land surveyor. These are for your information.

8. The County Treasurer's Certification as to taxes for the above land show that Government Lots 6 and 9 in Section 2 and Government Lot 4, Section 11, all in Township 143, Range 25 are "assessed in Leech Lake Tribal Land - Indian Reservation." At abstract entry no. 8 appears a United States patent dated December 13, 1909, recorded in Book 73 of Deeds, page 113, conveying these parcels to the State of Minnesota. The abstract does not show any documents indicating Indian ownership or claims as to these parcels. We will check with the Bureau of Indian Affairs to obtain more information on any potential Indian land claims. Although I believe that the state is fee owner of these parcels, I would reserve my final opinion until I have reviewed the information supplied to the office by the Bureau of Indian Affairs. This should cause only a slight delay with these parcels.

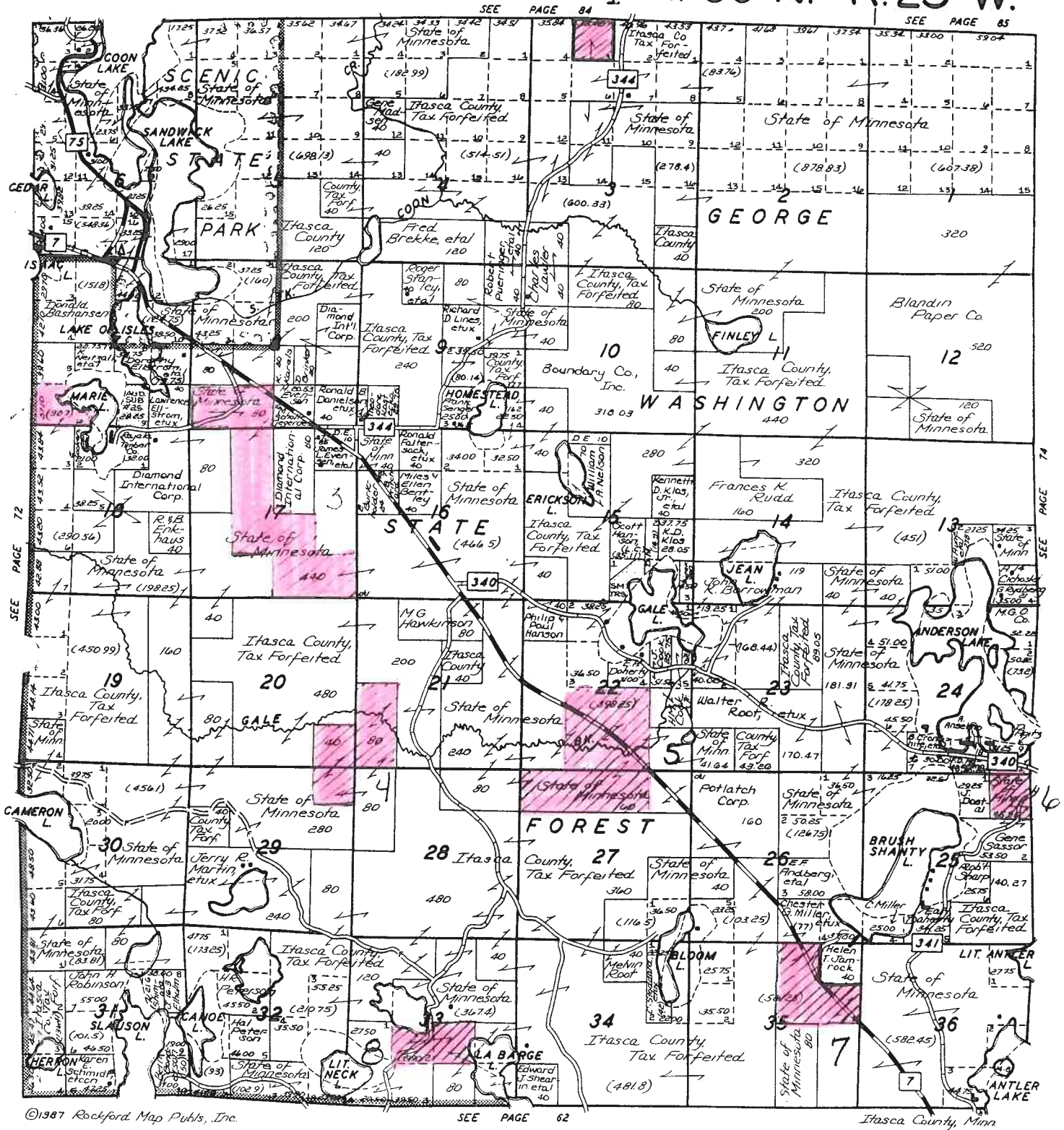
Should you have any questions, do not hesitate in contacting me.

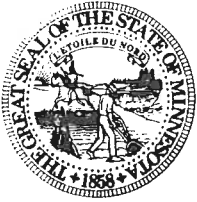
Very truly yours,



CARL M. CONNEY
Special Assistant
Attorney General

CMC:dag.AQ5
Enclosures
cc: Mike Miller





STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

January 23, 1991

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE (612) 297-2040
FACSIMILE (612) 297-2576

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Itasca County
DNR Project Parcel No. _____
My File No. 31-4

Dear Representative Carlson:

I have examined a conditions of title certified on August 31, 1990, at 8 a.m. by Itasca County Abstract Company, Inc., a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

Government Lot 3, Section 3, in Township 60
North, Range 25, West of the Fourth Principle
Meridian.

#1

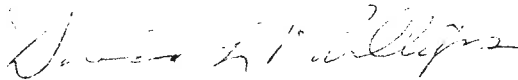
is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. Subject to a reservation by Nicollet Title and Investment Company, a Minnesota corporation, of an undivided one-third interest in all mines, ores, mineral substances and fossils, including iron and coal, which may be found in, under or upon said lands and accompanying rights therein as more particularly set forth in deed of said land dated the 20th day of May, 1919, filed on the 10th day of June, 1919 in the office of the Registrar of Titles of Itasca County, Minnesota, and given as Document No. 540.
3. A reservation by Willard A. Rossman and Catherine C. Rossman, and the survivor of them of an undivided one-third interest in all minerals in and under or upon said lands and accompanying rights as more particularly set forth in the deed to said lands, dated the 10th day of May, 1934, filed on the 1st day

of August, 1935 in the office of the Registrar of Titles of Itasca County, Minnesota, and given Document No. 2433. There is no statement of severed mineral interest filed to support and preserve either one of the above-referenced mineral right reservations.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS

Special Assistant

Attorney General

Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A FOR TORRENS PROPERTY

Pursuant to Minn. Stat. § 508.25 the following items appear as an exception on the face of the certificate of title:

(1) liens, claims, or rights arising or existing under the laws or the constitution of the United States, which this state cannot require to appear of record;

(2) the lien of any real property tax or special assessment for which the land has not been sold at the date of the certificate of title;

(3) any lease for a period not exceeding three years when there is actual occupation of the premises thereunder;

(4) all rights in public highways upon the land;

(5) the right of appeal, or right to appear and contest the application, as is allowed by this chapter;

(6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title;

(7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

In addition you are advised that matters not appearing on the record may affect the title to the property, its value or limit the uses to which the land may be put. These matters include the following:

(1) Questions of survey which may affect the boundaries.

(2) Governmental regulations.

(3) Special assessments.

(4) The possible existence of hazardous waste as defined by local state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State of Minnesota under custodial control of the Department of Natural Resources for many years substantially lessens these risks. In addition, Minn. Stat. ch. 508 the title registration or so-called Torrens Law insulates registered titles against many risks that may affect abstract property.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

January 14, 1991

GOVERNMENT SERVICES SECTION
100 PARK STREET
ST. PAUL, MINN. 55101
TELEPHONE (612) 297-1240
FACSIMILE (612) 297-1240

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Itasca County
DNR Project Parcel No. _____
My File No. 31-1

Dear Representative Carlson:

I have examined an abstract of title consisting of 132 entries, certified on August 31, 1990, at 8 a.m. by Itasca County Abstract Company, Inc., a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The South Half of the Southwest Quarter,
Section 8; the East Half of the Northwest
Quarter, Section 17; and Government Lot 6,
Section 7, all in Township 60 North, Range 25
West of the Fourth Principal Meridian

#2

part #3

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. A reservation of all mines and minerals by the Itasca Lumber Company, an Illinois Corporation, as shown in Abstract No. 17 pertaining to the South Half of the Southwest Quarter of Section 8 and the East Half of the Northwest Quarter of Section 17 all in Township 60 North, Range 25 West of the Fourth Principle Meridian.
3. A reservation of minerals by Frank P. Sheldon and Clarabelle S. Sheldon, his wife, has shown in Abstract No. 30 pertaining to Government Lot 6, Section 7, Township 60, Range 25.

Representative Lyndon Carlson

January 14, 1991

Page 2

4. A purported reservation of all minerals and mineral rights by Blandin Paper Company, a Minnesota corporation as shown in Abstract Entry No. 128 pertaining to Government Lot 6, Section 7, Township 60, Range 25.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

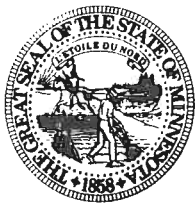
ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

January 23, 1991

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FACSIMILE: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

BUREAU OF REAL ESTATE
MANAGEMENT

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Itasca County
DNR Project Parcel No. _____
My File No. 31-3

Dear Representative Carlson:

I have examined a condition of title certified on August 31, 1990, at 8 a.m. by Itasca County Abstract Company, Inc., a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The South Half of the Southeast Quarter,
Section 17, Township 60 North, Range 25, West
of the Fourth Principle Meridian. Also the
Northeast Quarter of the Southwest Quarter and
the Northwest Quarter of the Southeast
Quarter, Section 17, Township 60 North,
Range 25, West of the Fourth Principle
Meridian.

part #3

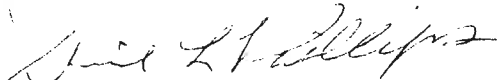
is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. The South Half of the Southeast Quarter of said Section 17 is subject to a reservation by Itasca Lumber Company, an Illinois corporation, of all mines and minerals together with the right, power and privilege to take all usual necessary and convenient means for prospecting, exploring, working, getting, laying up, dressing, making merchantable and taking away said minerals, including the right of access to use such parts of the surface of said lands as may be necessary for mining and saving said minerals. No statement of severed mineral interest has been filed to preserve this interest.

3. The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of said Section 17 is subject to a reservation by Northern Investment Company, a Maine corporation, of all iron ore, coal, oils, mines, minerals and fossils of whatever name or nature, upon or within said lands together with the right, power, and privilege to enter upon the above-described lands and premises or any part thereof, and to take all the means which are now or may hereinafter be or become necessary, usual or convenient for exploring, working, obtaining, laying up, dressing, making merchantable, and taking away the said ores or minerals or other properties aforesaid. No statement of Severed Mineral interest has been filed to preserve this interest.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General

Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,

c/o George Golden, Suite 200, 525 Lafayette Road

Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A FOR TORRENS PROPERTY

Pursuant to Minn. Stat. § 508.25 the following items appear as an exception on the face of the certificate of title:

(1) liens, claims, or rights arising or existing under the laws or the constitution of the United States, which this state cannot require to appear of record;

(2) the lien of any real property tax or special assessment for which the land has not been sold at the date of the certificate of title;

(3) any lease for a period not exceeding three years when there is actual occupation of the premises thereunder;

(4) all rights in public highways upon the land;

(5) the right of appeal, or right to appear and contest the application, as is allowed by this chapter;

(6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title;

(7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

In addition you are advised that matters not appearing on the record may affect the title to the property, its value or limit the uses to which the land may be put. These matters include the following:

(1) Questions of survey which may affect the boundaries.

(2) Governmental regulations.

(3) Special assessments.

(4) The possible existence of hazardous waste as defined by local state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State of Minnesota under custodial control of the Department of Natural Resources for many years substantially lessens these risks. In addition, Minn. Stat. ch. 508 the title registration or so-called Torrens Law insulates registered titles against many risks that may affect abstract property.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

January 23, 1991

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

GOVERNMENT SERVICES SECTION
100 PARK STREET
ST. PAUL, MN 55101
TELEPHONE (612) 297-2340
FAX (612) 297-2876

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Itasca County
DNR Project Parcel No. _____
My File No. 31-6

Dear Representative Carlson:

I have examined a condition of title certified on August 31, 1990, at 8 a.m. by Itasca County Abstract Company, Inc., a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Southeast Quarter of the Southeast Quarter
of Section 20; and the West Half of the
Southwest Quarter of Section 21; and the
Northeast Quarter of the Northeast Quarter of
Section 29 all in Township 60 North, Range 25,
West of the Fourth Principle Meridian.

#4

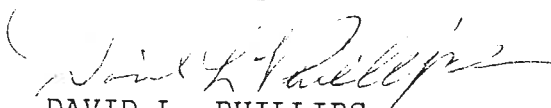
is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. Subject to a reservation by Northern Investment Company, a Maine corporation, of all iron, ore, coal, oils, mines, minerals and fossils of whatever name and nature, upon, or within said lands, together with the right, power and privilege to the said Northern Investment Company, its successors and assigns, to enter upon the above-described lands and premises or any part thereof and to take all the means which are now or may hereafter be or become necessary, usual or convenient for exploring, working, obtaining, laying up, dressing, making merchantable and taking away said ores and minerals or other properties or substances, including the right and privilege to enter upon any portion of any said land or premises for the purposes aforesaid.

3. A statement of severed mineral interests dated March 5, 1987, registered March 11, 1987 as Document No. 27008 running in favor of Giant's Range Minerals, Inc., successors to Ernest R. Lehmann and Associates, Inc., et al. There is no conveyance to the parties named in this certificate severing the mineral interest from the surface estate. If this statement has been filed to preserve mineral interest severed by Northern Investment Company described in paragraph 2 above, it would be ineffective since it would be untimely pursuant to the provisions of Minn. Stat. § 93.55, subd. 1.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General

Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A FOR TORRENS PROPERTY

Pursuant to Minn. Stat. § 508.25 the following items appear as an exception on the face of the certificate of title:

(1) liens, claims, or rights arising or existing under the laws or the constitution of the United States, which this state cannot require to appear of record;

(2) the lien of any real property tax or special assessment for which the land has not been sold at the date of the certificate of title;

(3) any lease for a period not exceeding three years when there is actual occupation of the premises thereunder;

(4) all rights in public highways upon the land;

(5) the right of appeal, or right to appear and contest the application, as is allowed by this chapter;

(6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title;

(7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

In addition you are advised that matters not appearing on the record may affect the title to the property, its value or limit the uses to which the land may be put. These matters include the following:

(1) Questions of survey which may affect the boundaries.

(2) Governmental regulations.

(3) Special assessments.

(4) The possible existence of hazardous waste as defined by local state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State of Minnesota under custodial control of the Department of Natural Resources for many years substantially lessens these risks. In addition, Minn. Stat. ch. 508 the title registration or so-called Torrens Law insulates registered titles against many risks that may affect abstract property.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

January 23, 1991

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FACSIMILE: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

DEPT. OF REVENUE
MANAGEMENT

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Itasca County
DNR Project Parcel No. _____
My File No. 31-5

Dear Representative Carlson:

I have examined a condition of title certified on August 31, 1990, at 8 a.m. by Itasca County Abstract Company, Inc., a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Northeast Quarter of Southwest Quarter,
Southeast Quarter of Southwest Quarter,
Northwest Quarter of Southeast Quarter,
Southwest Quarter of Southeast Quarter,
Section 22; Northwest Quarter of Northwest
Quarter, Northwest Quarter of Northeast
Quarter and Northeast Quarter of Northwest
Quarter, Section 27, all in Township 60 North,
Range 25, West of the Fourth Principle
Meridian.

#5

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. The Northeast Quarter of the Southwest Quarter and the West Half of the Southeast Quarter of said Section 22 is subject to a reservation by Frank Almquist of an undivided one-half interest in minerals and mineral rights in said lands as reserved in a deed dated and recorded on July 12, 1911, in Book 41 of Deeds, at page 281, in the office of the Registrar of Deeds of said Itasca County.
3. A reservation of an undivided one-half interest in all minerals in said lands pertaining to the Northwest Quarter of the

Northwest Quarter of said Section 27 reserved by Edward Bevans in a deed dated September 12, 1910, recorded December 4, 1915 in Book 62 of Deeds, page 30, office of the Registrar of Deeds of said Itasca County.

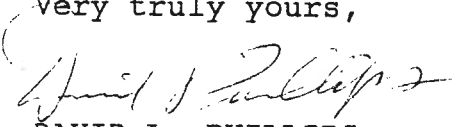
4. All of the lands described in the two preceding paragraphs are subject to a reservation by Northern Investment Company, a Maine corporation, of an undivided one-half interest in all iron, ore, coal, oils, mines, minerals and fossils of whatever name or nature upon or within said lands together with the right, power and privilege to enter upon said lands and premises or any part thereof, and to take all necessary means which are now or hereinafter be or become necessary usual or convenient for exploring, working, obtaining, laying up, dressing, making merchantable and taking away the said ores or minerals or other properties or substances, including the right and privilege to enter upon any portions of said land or premises for the purpose aforesaid.

5. The Southeast Quarter of the Southwest Quarter of said Section 22 and the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of said Section 27 are subject to a reservation by Northern Investment Company, a Maine corporation, of mineral rights which read in a fashion identical to the reservation by said company set forth in the preceding paragraph. There has been no statement of severed mineral interest filed to support and preserve any of the above-enumerated reservation of minerals.

6. An easement to Itasca County dated November 24, 1981, registered December 28, 1981, as Document No. 23408, Files of the Registrar of Titles in an fore Itasca County.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,


DAVID L. PHILLIPS
Special Assistant
Attorney General

Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A FOR TORRENS PROPERTY

Pursuant to Minn. Stat. § 508.25 the following items appear as an exception on the face of the certificate of title:

(1) liens, claims, or rights arising or existing under the laws or the constitution of the United States, which this state cannot require to appear of record;

(2) the lien of any real property tax or special assessment for which the land has not been sold at the date of the certificate of title;

(3) any lease for a period not exceeding three years when there is actual occupation of the premises thereunder;

(4) all rights in public highways upon the land;

(5) the right of appeal, or right to appear and contest the application, as is allowed by this chapter;

(6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title;

(7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

In addition you are advised that matters not appearing on the record may affect the title to the property, its value or limit the uses to which the land may be put. These matters include the following:

(1) Questions of survey which may affect the boundaries.

(2) Governmental regulations.

(3) Special assessments.

(4) The possible existence of hazardous waste as defined by local state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State of Minnesota under custodial control of the Department of Natural Resources for many years substantially lessens these risks. In addition, Minn. Stat. ch. 508 the title registration or so-called Torrens Law insulates registered titles against many risks that may affect abstract property.



STATE OF MINNESOTA

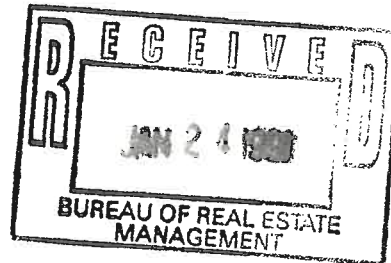
OFFICE OF THE ATTORNEY GENERAL

January 23, 1991

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 900
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FACSIMILE: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155



Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Itasca County
DNR Project Parcel No. _____
My File No. 31-2

Dear Representative Carlson:

I have examined a condition of title certified on August 31, 1990, at 8 a.m. by Itasca County Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Northeast Quarter of the Northeast Quarter, Section 25; Lot 2 and the Northwest Quarter of the Southeast Quarter, Section 33; and the West Half of the Northeast Quarter, Southeast Quarter of the Northeast Quarter, and*Northwest Quarter of the Southeast Quarter, Section 35, all in Township 60 North, Range 25, West of the Fourth Principle Meridian.

#6
#7
#8

*
NOT NEEDED

is vested in fee simple in State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. A reservation by Northern Investment Company, a Maine corporation, of all iron ore, coal, oils, mines, minerals and fossils of whatever name and nature, upon or within said lands, together with the right, power and privilege to enter upon the above-described lands and premises or any part thereof and take all the means which may hereafter become necessary, usual or convenient for exploring, working, obtaining, laying up, dressing, making merchantable and taking away the said ores or minerals, including also the right and privilege to enter upon any portion of said lands or premises for the purpose aforesaid.

No statement of severed mineral interest has been filed to preserve this interest.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A FOR TORRENS PROPERTY

Pursuant to Minn. Stat. § 508.25 the following items appear as an exception on the face of the certificate of title:

(1) liens, claims, or rights arising or existing under the laws or the constitution of the United States, which this state cannot require to appear of record;

(2) the lien of any real property tax or special assessment for which the land has not been sold at the date of the certificate of title;

(3) any lease for a period not exceeding three years when there is actual occupation of the premises thereunder;

(4) all rights in public highways upon the land;

(5) the right of appeal, or right to appear and contest the application, as is allowed by this chapter;

(6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title;

(7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

In addition you are advised that matters not appearing on the record may affect the title to the property, its value or limit the uses to which the land may be put. These matters include the following:

(1) Questions of survey which may affect the boundaries.

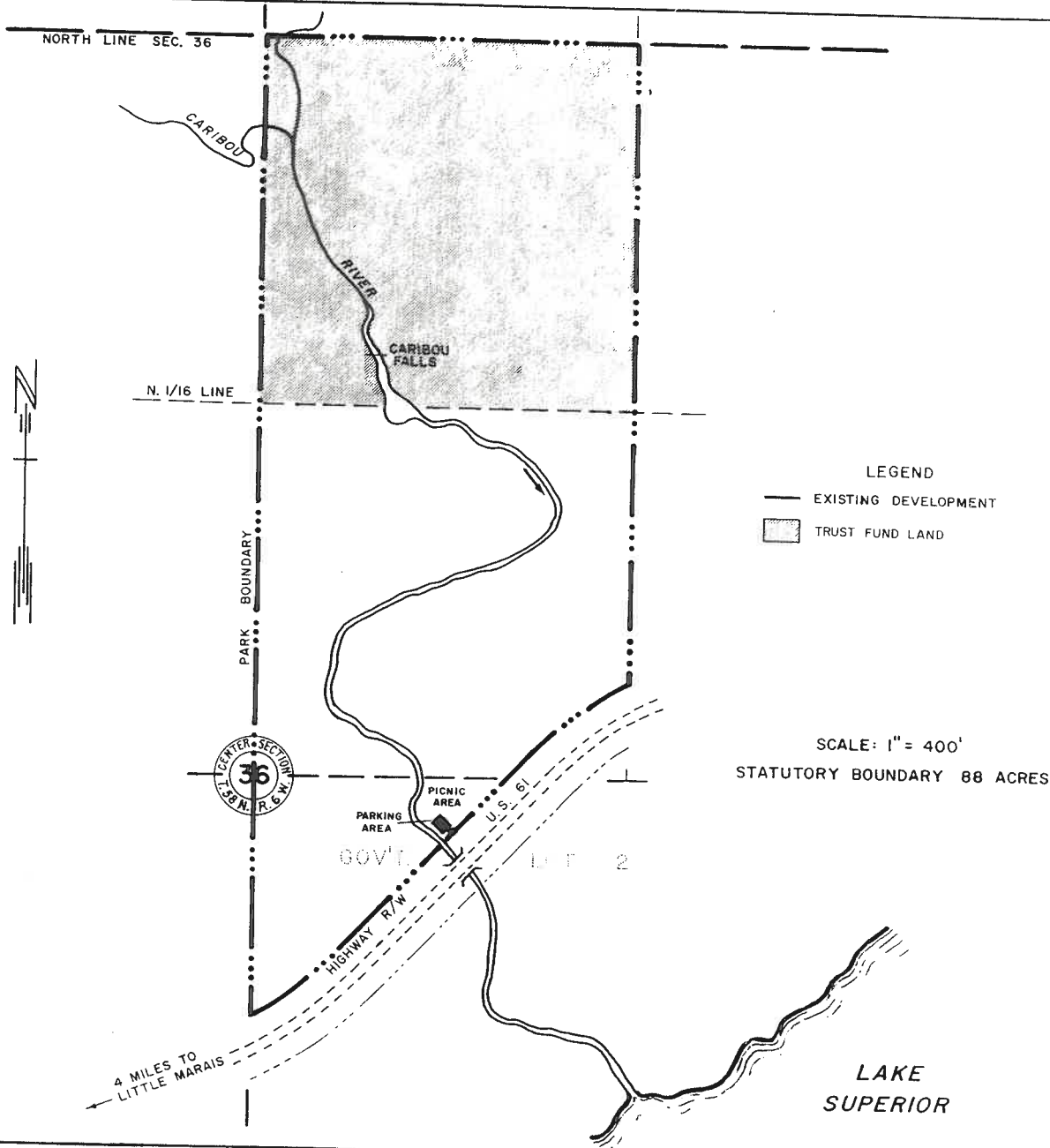
(2) Governmental regulations.

(3) Special assessments.

(4) The possible existence of hazardous waste as defined by local state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State of Minnesota under custodial control of the Department of Natural Resources for many years substantially lessens these risks. In addition, Minn. Stat. ch. 508 the title registration or so-called Torrens Law insulates registered titles against many risks that may affect abstract property.



NOTE
NO PRIVATE LAND
WITHIN PARK BOUNDARY

SCALE: 1" = 400'
STATUTORY BOUNDARY 88 ACRES

MINNESOTA DEPARTMENT OF NATURAL RESOURCES DIVISION OF PARKS AND RECREATION STATE PARK SITE			
CARIBOU FALLS STATE WAYSIDE LAKE CO. - NEAR LITTLE MARAIS			
SEC. 36	T. 58 N.	R. 6 W.	4TH P.
DRAWN DAD 4-11-63	BUREAU OF ENGINEERING		SURVEY
CHECKED AFR 5-15-63			DATUM
REVISED RES 8-5-69	5-27-69 CHIEF ENGINEER		
REQ 54-21	SHEET 4	P.073.00.01	



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

PUBLIC RESOURCES SECTION
SUITE 200

Caribou Falls Wayside
C 38-3

November 8, 1990

Joseph N. Alexander
Commissioner of Natural Resources
6th Floor - DNR Building
St. Paul, Minnesota 55155-4037

RE: Land Exchange _____
Lake County
Atty. Gen. File No. C 1797



Dear Sir:

I have examined an abstract of title consisting of 3 entries, certified on August 31, 1990, at 7:30 a.m. by Thomas J. Mueheberg, Licensed Abstractor, Lake County Land Abstract Company, and from such examination I am of the opinion that title to the following described lands, to wit:

Northwest Quarter of the Northeast Quarter (NW /14 NE 1/4), Section Thirty-six (36), Township Fifty-eight (58) North, Range Six (6) West of the Fourth Principal Meridian

is vested in fee simple in

State of Minnesota

subject to the following:

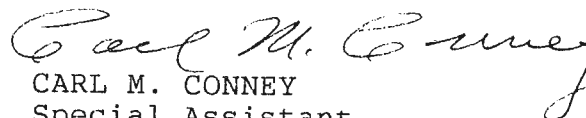
1. Rights of persons in possession.
2. Zoning ordinances of record.
3. Roadways, easements, minerals and mineral reservations of record.
4. This parcel is in Section 36, and was conveyed to the State of Minnesota for primary and secondary school purposes when

Joseph N. Alexander
November 8, 1990
Page 2

Minnesota became a state in 1858. Abstract shows no pre-emptory conveyances by the United States of America.

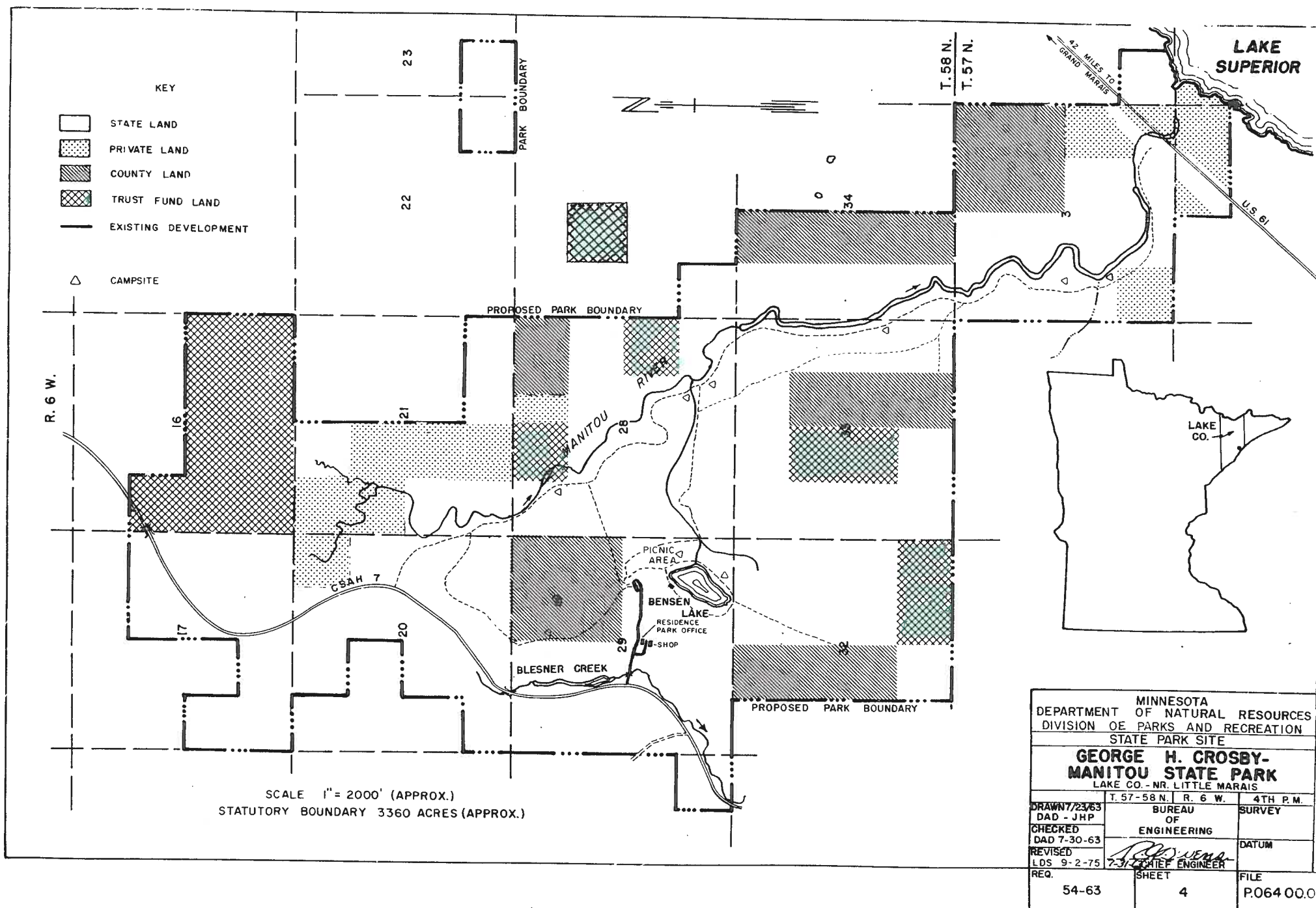
Should you have any questions, do not hesitate in contacting me.

Very truly yours,

A handwritten signature in cursive script, reading "Carl M. Conney".

CARL M. CONNEY
Special Assistant
Attorney General

CMC:dag.AQ8
cc: Mike Miller





STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

PUBLIC RESOURCES SECTION
SUITE 200

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

George Crosby-Manitou State Park
C 38-1

November 8, 1990

Joseph N. Alexander
Commissioner of Natural Resources
6th Floor - DNR Building
St. Paul, Minnesota 55155-4037

RE: Land Exchange _____
Lake County
Atty. Gen. File No. C 1797

Dear Sir:

I have examined an abstract of title consisting of 2 entries, certified on August 31, 1990, at 7:30 a.m. by Thomas J. Mueheberg, Licensed Abstractor, Lake County Land Abstract Co., together with the lists and patents contained in the land records of the Department of Natural Resources, and from such examination I am of the opinion that title to the following described lands, to wit:

Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4), Section Twenty-seven (27), and Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), and Northeast Quarter of Northwest Quarter (NE 1/4 of NW 1/4), Section Twenty-eight (28), all in Township Fifty-eight (58) North, Range Six (6) West of the Fourth Principal Meridian

is vested in fee simple in

State of Minnesota

subject to the following:

1. Rights of persons in possession.
2. Zoning ordinances of record.
3. Roadways, easements, minerals and mineral reservations of record.

Joseph N. Alexander
November 8, 1990
Page 2

4. The abstract is being returned to the abstract company to add the section number to the legal description in the caption of the abstract.

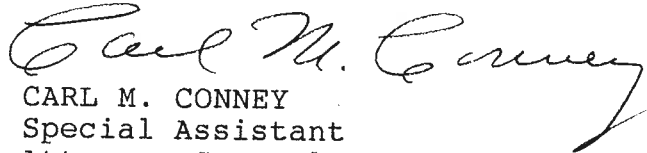
5. The abstract shows no documents of record for this parcel.

6. The Department of Natural Resources' land records show that the above described parcel was conveyed to the State of Minnesota by the United States of America as indemnity school land by List No. 9., approved April 25, 1907.

This instrument of conveyance or a certified copy thereof must be recorded with the County Recorder before this exchange can be completed.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



CARL M. CONNEY
Special Assistant
Attorney General

CMC:dag.AQ6
cc: Mike Miller



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

PUBLIC RESOURCES SECTION
SUITE 200
520 LAKE AVENUE EAST

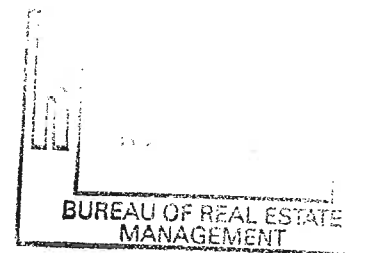
TELEPHONE 622-2222
FACSIMILE 622-2222

George Crosby-Manitou State Park
C 38-2

November 8, 1990

Joseph N. Alexander
Commissioner of Natural Resources
6th Floor - DNR Building
St. Paul, Minnesota 55155-4037

RE: Land Exchange _____
Lake County
Atty. Gen. File No. C 1797



Dear Sir:

I have examined an abstract of title consisting of 31 entries, certified on August 31, 1990, at 7:30 a.m. by Thomas J. Mueheberg, Licensed Abstractor, Lake County Land Abstract Co., together with the lists and patents contained in the land records of the Department of Natural Resources, and from such examination I am of the opinion that title to the following described lands, to wit:

Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), and Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), Section Thirty-three (33), Township Fifty-eight (58) North, Range Six (6) West of the Fourth Principal Meridian

is vested in fee simple in

State of Minnesota

subject to the following:

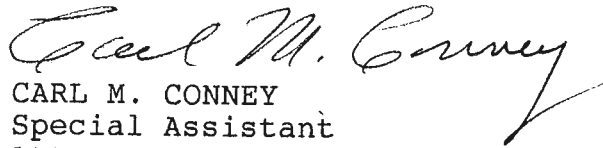
1. Rights of persons in possession.
2. Zoning ordinances of record.
3. Roadways, easements, minerals and mineral reservations of record.

4. At abstract entry 29 appears a deed conveying these two parcels from George Norman Slade, aka G. Norman Slade and spouse to the State of Minnesota. This deed was recorded on November 7, 1961, at Book 55 of Deeds, page 432. The state deed at entry 30 indicates that the above described parcels were received as part of a 1961 exchange with Mr. Slade. As part of this exchange, the state conveyed the North Half of Southwest Quarter (N 1/2 of SE 1/4), Section Nine (9), Township Fifty-seven (57) North, Range Six (6) West of the Fourth Principal Meridian to Mr. Slade. From the abstract, I cannot determine the land classification of these parcels acquired by the department at Entry 29 as part of the exchange. You should verify with the department's records for the land classification given to the above parcels when they were received in the land exchange. They should be classified as school, indemnity school or swamplands. A copy of the abstract entry nos. 29 and 30 is attached.

5. Half of the mineral interests have been severed and are not owned by the state. The Statements of severed mineral interests have not been recorded.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,


CARL M. CONNEY
Special Assistant
Attorney General

CMC:dag.AQ7
Enclosures
cc: Mike Miller



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

PUBLIC RESOURCES SECTION

SLATE 200

600 N. W. 1st St. S.

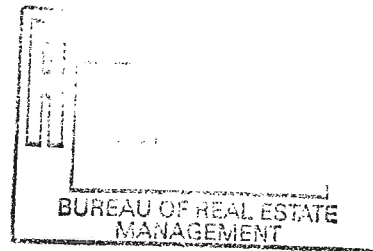
HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

George Crosby-Manitou State Park
C 38-4

November 8, 1990

Joseph N. Alexander
Commissioner of Natural Resources
6th Floor - DNR Building
St. Paul, Minnesota 55155-4037

RE: Land Exchange _____
Lake County
Atty. Gen. File No. C 1797



Dear Sir:

I have examined an abstract of title consisting of 21 entries, certified on August 24, 1990, at 7:30 a.m. by Thomas J. Mueheberg, Licensed Abstractor, Lake County Land Abstract Company, and from such examination I am of the opinion that title to the following described lands, to wit:

South Half of the Southeast Quarter (S 1/2 SE 1/4),
Section Thirty-two (32), Township Fifty-eight (58)
North, Range Six (6) West of the Fourth Principal
Meridian

is vested in fee simple in

State of Minnesota

subject to the following:

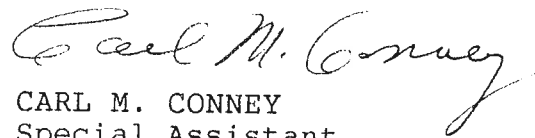
1. Rights of persons in possession.
2. Zoning ordinances of record.
3. Roadways, easements, minerals and mineral reservations of record.
4. The State of Minnesota acquired this parcel by a deed from George Norman Slade, which is found at entry no. 19. It

Joseph N. Alexander
November 8, 1990
Page 2

appears from the land exchange deed at entry 20 that the state received this parcel in exchange for state land described as the North 1/2 of the Southwest Quarter (N 1/2 SW 1/4), Section Nine (9), Township Fifty-seven (57) North, Range Six (6) West of the Fourth Principal Meridian. I am unable to determine the department's land classification of this parcel from the abstract. You should verify with the department's land records that the parcel is classified a school, indemnity school or swamp land.

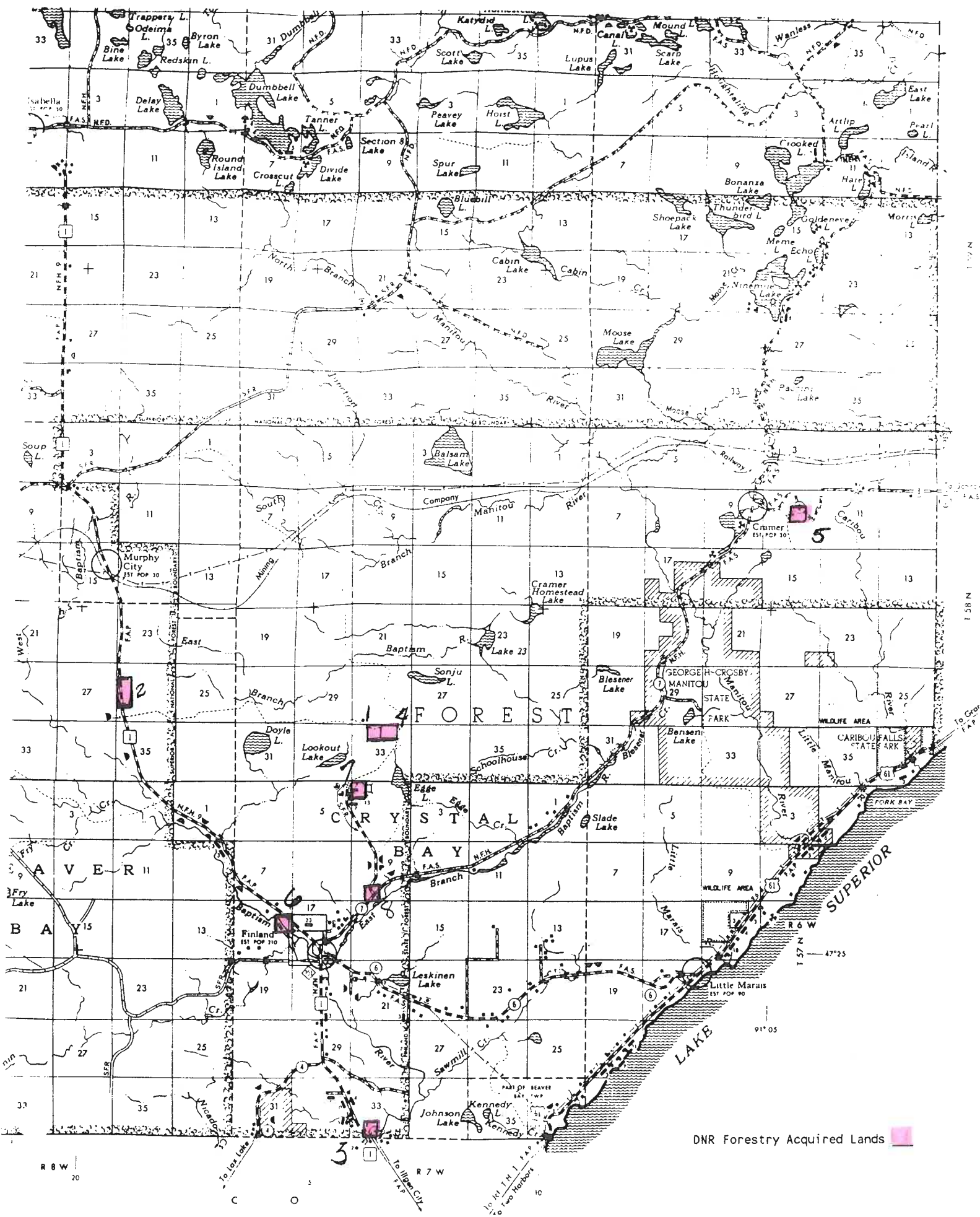
Should you have any questions, do not hesitate in contacting me.

Very truly yours,



CARL M. CONNEY
Special Assistant
Attorney General

CMC:dag.AQ9
cc: Mike Miller



DNR Forestry Acquired Lands



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

MINNESOTA DEPARTMENT OF REVENUE

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

September 18, 1990

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-1

Dear Representative Carlson:

I have examined an abstract of title consisting of six entries, certified on August 15, 1990, at 7:30 a.m. by Lake County Land and Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Northeast Quarter of Northwest Quarter (NE 1/4 of
NW 1/4), Section Thirty-three (33), Township Fifty-eight (58)
North, Range Seven (7) West of the Fourth Principal Meridian

1

is vested in fee simple in the State of Minnesota with custodian control in the Department of Natural Resources subject to the following:

1. Those items listed in Attachment "A."

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette
Michael Miller, DNR, Box 30, 500 Lafayette Road

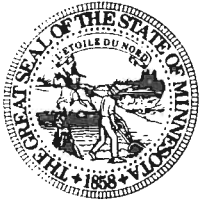
ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 12, 1990

GOVERNMENT SERVICES SECTION
625 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE (612) 297-2040
FACSIMILE (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-3

Dear Representative Carlson:

I have examined an abstract of title consisting of 20 entries, certified on August 15, 1990, at 7:30 a.m. by Lake County Land Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Northwest Quarter of Southwest Quarter
(NW $\frac{1}{4}$ of SW $\frac{1}{4}$), Southwest Quarter of Northwest
Quarter (SW $\frac{1}{4}$ of NW $\frac{1}{4}$), Section Twenty-six (26),
Township Fifty-eight (58) North, Range Eight
(8) West of the Fourth Principal Meridian.

#2

is vested in fee simple in the State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. A one-third interest in minerals conveyed to the Alger Company in Abstract Entry No. 18 and a statement of severed mineral interest filed by the Alger Company in Abstract Entry No. 19.
3. The following parties who have not filed statements of severed mineral interests may also claim mineral rights:

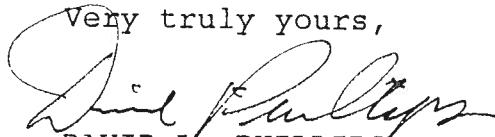
Representative Lyndon Carlson
October 12, 1990
Page 2

James D. Beveridge and Etta Beveridge, husband and wife and Margaret Thorp Seymore and Charles T. Seymore, husband and wife and the unknown heirs of the four above-listed parties.

4. A notice of lis pendens by the Minnesota State Department of Transportation is shown on Abstract Entry No. 20.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,

c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 8, 1990

GOVERNMENT SERVICES SECTION
525 PARK STREET
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FACSIMILE: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-4

Dear Representative Carlson:

I have examined an abstract of title consisting of five entries, certified on August 23, 1990, at 7:30 a.m. by Lake County Land Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Southeast Quarter of Southwest Quarter
(SE $\frac{1}{4}$ of SW $\frac{1}{4}$), Section Thirty-three (33),
Township Fifty-Seven (57) North, Range Seven
(7) West of the Fourth Principal Meridian.

3

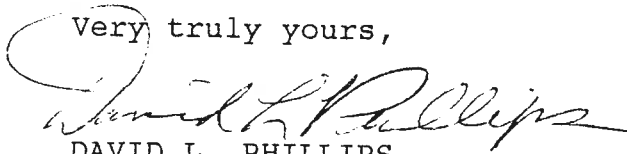
is vested in fee simple in the State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. A highway easement as shown in final certificate filed by the State of Minnesota, Department of Transportation, as shown in Abstract Entry No. 4.
3. A right of way easement to Crystal Bay Township as shown in Abstract Entry No. 5.

Representative Lyndon Carlson
October 8, 1990
Page 2

Should you have any questions, do not hesitate in contacting me.

Very truly yours,

A handwritten signature in cursive script, appearing to read "David L. Phillips".

DAVID L. PHILLIPS
Special Assistant
Attorney General

Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 12, 1990

GOVERNMENT SERVICES SECTION
527 PARK STREET
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FAX: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-5

Dear Representative Carlson:

I have examined an abstract of title consisting of 11 entries, certified on August 16, 1990, at 7:30 a.m. by Lake County Land and Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

Northwest Quarter of Northeast Quarter (NW $\frac{1}{4}$ of NE $\frac{1}{4}$), Section Thirty-three (33), Township Fifty-eight (58) North, Range Seven (7) West of the Fourth Principal Meridian.

#4

is vested in fee simple in the State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. The abstract does not list the filing of a patent from the United States of America. Pursuant to Title Standard No. 13 the Department of Natural Resources as custodian of the subject property must obtain and file a patent or certified copy of a patent transferring the title of this property from the United States of America before this parcel can be made part of the proposed land exchange.

Representative Lyndon Carlson
October 12, 1990
Page 2

3. Mineral rights are reserved by Earl Wright and Mary H. Wright, his wife, in Abstract Entry No. 10. No statement of severed mineral interest has been filed preserving this right.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 8, 1990

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FACSIMILE: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-6

Dear Representative Carlson:

I have examined an abstract of title consisting of 49 entries, certified on August 23, 1990, at 7:30 a.m. by Lake County Land and Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Southwest Quarter of the Northeast Quarter
(SW $\frac{1}{4}$ of NE $\frac{1}{4}$), Section Ten (10), Township
Fifty-eight (58) North, Range Six (6) West of
the Fourth Principal Meridian.

#5

is vested in fee simple in the State of Minnesota--custodial control Department of Conservation, Division of Forestry, subject to the following:

1. Those items listed in attachment "A."
2. A reservation of an undivided one-half interest in mineral rights by L. G. Lundquist and A. C. Lundquist, his wife, as shown in Abstract Entry No. 38.
3. An undivided three-eighths interest in mineral rights in R. R. Forward, E. J. Silver and H. W. Silver as shown in Abstract Entry No. 40.

Representative Lyndon Carlson
October 8, 1990
Page 2

4. An undivided one-eighth interest in mineral rights in Charles Silver and W. A. Corya as shown in Abstract Entry No. 41.

5. A statement of severed mineral interest to claiming an undivided one-half interest filed by a Lloyd K. Johnson as shown in Abstract Entry No. 46.

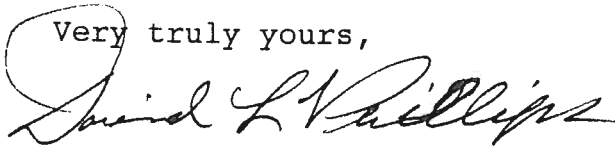
6. A statement of severed mineral interest claiming an undivided one-eighth interest filed by Angela D. McAlpine as shown in Abstract Entry No. 47.

7. A statement of severed mineral interest claiming an undivided one-eighth interest filed by a John D. McAlpine as shown in Abstract Entry No. 48.

8. A decree of distribution which purports to assign an undivided one-eighth interest in mineral rights to a Dale K. McAlpine as shown in Abstract Entry No. 45.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General

Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette ROAD
Michael Miller, DNR, Box 30, 500 Lafayette Road

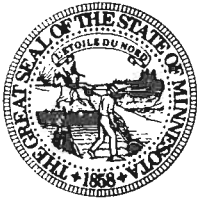
ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 8, 1990

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE: (612) 297-2040
FACSIMILE: (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-7

Dear Representative Carlson:

I have examined an abstract of title consisting of 24 entries, certified on August 15, 1990, at 7:30 a.m. by Lake County Land and Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Southeast Quarter of Northeast Quarter
(SE $\frac{1}{4}$ of NE $\frac{1}{4}$), Section Eighteen (18), Township
Fifty-Seven (57) North, Range Seven (7) West
of the Fourth Principal Meridian.

#6

is vested in fee simple in the State of Minnesota subject to the following:

1. Those items listed in Attachment "A."
2. An easement for highway purposes acquired by the State of Minnesota as shown in final certificate found at Abstract Entry No. 18.
3. A purported reservation of an undivided one-quarter interest in mineral rights by James D. Beveridge and Etta Beveridge, his wife, as shown in Abstract Entry No. 2.
4. An undivided one-quarter interest in mineral rights in Lloyd K. Johnson as shown in Abstract Entry No. 16.

Representative Lyndon Carlson
October 8, 1990
Page 2

5. An undivided one-eighth interest in mineral rights in Dale K. McAlpine as shown in Abstract Entry No. 19.

6. An undivided one-eighth interest in mineral rights in John D. McAlpine as shown in Abstract Entry No. 19.

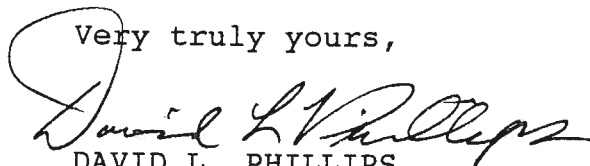
7. A statement of severed mineral interest purporting to claim an undivided one-half interest in mineral rights filed by Lloyd K. Johnson as shown in Abstract Entry No. 20.

8. A statement of severed mineral interest claiming an undivided one-eighth interest in mineral rights filed by Angela D. McAlpine as shown in Abstract Entry No. 21.

9. A statement of severed mineral interest claiming an undivided one-eighth interest in mineral rights filed by John D. McAlpine as shown in Abstract Entry No. 22.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS

Special Assistant

Attorney General

Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,

c/o George Golden, Suite 200, 525 Lafayette Road

Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 8, 1990

GOVERNMENT SERVICES SECTION
525 PARK STREET
SUITE 500
ST. PAUL, MN 55103
TELEPHONE: (612) 297-1400
FACSIMILE: (612) 297-2776

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-8

Dear Representative Carlson:

I have examined an abstract of title consisting of 10 entries, certified on August 16, 1990, at 7:30 a.m. by Lake County Land and Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

Northwest Quarter of Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$), Section Four (4), Township Fifty-seven (57) North, Range Seven (7) West of the Fourth Principal Meridian.

7

is vested in fee simple in the State of Minnesota subject to the following:

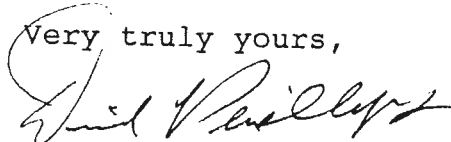
1. Those items listed in Attachment "A."
2. A reservation of all minerals and mineral rights in trust for the taxing district concerned by the State of Minnesota.
3. At Abstract Entry No. 9 there is a notice of lis pendens filed by the United States of America to acquire a portion of said land. No final certificate or extension or discharge of this lis pendens is filed of record. Since the vitality of the

Representative Lyndon Carlson
October 8, 1990
Page 2

notice of lis pendens expired ten years from the date of filing in absence of a new notice of lis pendens extending the time, your Examiner feels that this lis pendens does not create a cloud on the State's title.

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General
Telephone: (612) 296-6472

DLP:cjg
Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A

You are advised that matters not appearing on the abstract of title examined may cause a complete or partial failure of title, limit the uses to which the land may be put or affect its value. These matters include the following:

1. Rights of parties in possession.
2. Questions of survey which may affect the boundaries.
3. Mechanic's liens for improvements by any person or party who may have furnished labor or material to the property within the past 120 days.
4. Governmental regulations.
5. Special assessments.
6. The possible existence of hazardous waste as defined by local, state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State under the custodial control of the Department of Natural Resources for many years substantially lessens these risks.



STATE OF MINNESOTA

OFFICE OF THE ATTORNEY GENERAL

HUBERT H. HUMPHREY, III
ATTORNEY GENERAL

October 12, 1990

GOVERNMENT SERVICES SECTION
222 PARK STREET
MINNEAPOLIS, MN 55433
TELEPHONE (612) 297-2440
FACSIMILE (612) 297-2576

Representative Lyndon Carlson
Chairman, Permanent School Fund
Advisory Committee
379 State Office Building
St. Paul, Minnesota 55155

Re: School Trust Land/State Parks Land Exchange
With the Department of Natural Resources
Lake County
DNR Project Parcel No. _____
My File No. 38-9

Dear Representative Carlson:

I have examined a registered property abstract certified on August 15, 1990, at 7:30 a.m., by Lake County Land and Abstract Company, a licensed abstract company, and from such examination I am of the opinion that title to the following described lands, to wit:

The Southeast Quarter of the Southwest Quarter
(SE 1/4 of SW 1/4) of Section Nine (9),
Township Fifty-seven (57) North, Range Seven
(7) West of the Fourth Principal Meridian.

#8

Subject to an undivided one-fourth (1/4)
interest in all minerals lying in, upon or
under said lands, as reserved to the Church
Land Company in Certificate of Title number
823.

And reserving to the said D. J. Shama and
H. J. Bainbridge the remaining undivided
three-fourths (3/4) interest in all minerals
lying in and upon or under said lands,
together with the right to enter upon said
land and to use, explore for, and take said
minerals.

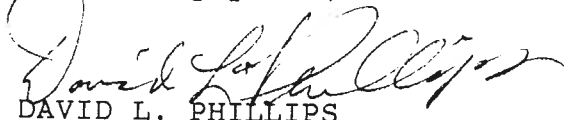
Representative Lyndon Carlson
October 12, 1990
Page 2

is vested in fee simple in the State of Minnesota subject to the following:

1. Those items listed in Attachment "A."

Should you have any questions, do not hesitate in contacting me.

Very truly yours,



DAVID L. PHILLIPS
Special Assistant
Attorney General

Telephone: (612) 296-6472

DLP:cjg

Encl.

cc: Carl M. Conney, SAAG,
c/o George Golden, Suite 200, 525 Lafayette Road
Michael Miller, DNR, Box 30, 500 Lafayette Road

ATTACHMENT A FOR TORRENS PROPERTY

Pursuant to Minn. Stat. § 508.25 the following items appear as an exception on the face of the certificate of title:

- (1) liens, claims, or rights arising or existing under the laws or the constitution of the United States, which this state cannot require to appear of record;
- (2) the lien of any real property tax or special assessment for which the land has not been sold at the date of the certificate of title;
- (3) any lease for a period not exceeding three years when there is actual occupation of the premises thereunder;
- (4) all rights in public highways upon the land;
- (5) the right of appeal, or right to appear and contest the application, as is allowed by this chapter;
- (6) the rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
- (7) any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

In addition you are advised that matters not appearing on the record may affect the title to the property, its value or limit the uses to which the land may be put. These matters include the following:

- (1) Questions of survey which may affect the boundaries.
- (2) Governmental regulations.
- (3) Special assessments.
- (4) The possible existence of hazardous waste as defined by local state and federal law on the property.

Examiners Note:

These are standard exceptions to title opinions. The fact that the instant land has been owned by the State of Minnesota under custodial control of the Department of Natural Resources for many years substantially lessens these risks. In addition, Minn. Stat. ch. 508 the title registration or so-called Torrens Law insulates registered titles such as this against many risks that may affect abstract property.