

**TERMS OF PURCHASE AGREEMENT BETWEEN
THE TRUST FOR PUBLIC LAND
AND
THE CITY OF SAINT PAUL**

A. WHITAKER (middle parcel)

1. Price: \$1,050,000
2. Deadline to sign Purchase Agreement: August 25, 2015
3. Due Diligence Deadline: August 25, 2015
4. Closing Deadline: October 16, 2015
5. Contingency: TPL to obtain modification of parking easements on Alerus parcel (south) to City's satisfaction

B. ALERUS (south parcel)

1. Price: \$750,000 (TPL will fund \$300,000; City to fund \$450,000)
2. Deadline to sign Purchase Agreement: August 25, 2015
3. Due Diligence Deadline: September 29, 2015
4. Closing Deadline: December 17, 2015
5. Contingency: TPL to obtain modification of parking easements on parcel to City's satisfaction

C. KREBSBACH (north parcel)

1. Price: \$735,000 (TPL to fund contingent on private fundraising success)
2. Deadline to sign Purchase Agreement: August 25, 2015
3. Due Diligence Deadline:
 - a. Title and Survey: September 18, 2015
 - b. General: November 3, 2015
4. Closing Deadline: December 21, 2015
5. Contingencies: TPL to obtain modification of parking easements on Alerus parcel (south) to City's satisfaction. If City should use or sell Krebsbach land for other than park/educational purpose, City will invest proceeds in remainder of park to south.