

STATE OF MINNESOTA  
COUNTY OF CARVER

DISTRICT COURT  
FIRST JUDICIAL DISTRICT  
PROBATE DIVISION  
Case Type: Special Administration

\_\_\_\_\_  
In the Matter of:  
Estate of Prince Rogers Nelson,  
Decedent,  
and  
Tyka Nelson,  
Petitioner.

Court File No. 10-PR-16-46

**AFFIDAVIT OF ALISON A. HAUCK**

Alison A. Hauck, being first duly sworn upon oath, deposes and says as follows:

1. I am over the age of 18 years and competent to testify regarding the facts and matters stated herein, which are based on my personal knowledge.
2. I am a trust officer for Bremer Trust National Association, the Court-appointed Special Administrator of the Estate of Prince Rogers Nelson ("Estate"), specializing in trust and estate administration.
3. I make this affidavit in support of the Special Administrator's request for advance approval to list and sell various real estate holdings of the Estate for at least ninety percent (90%) of the appraised fair market value.
4. I have been employed by Bremer since October, 2006. My services involve all aspects of estate administration, with a specialty in managing all aspects of residential and commercial properties, including but not limited to completing annual inspections and reviews, preparing leases, interviewing appraisers, ordering appraisals, arranging for property

management, bill payment, remittances and receipts, reviewing closing documents, and compliance management including farmland and mineral, oil and gas assets.

5. I and others employed by the Special Administrator have participated in due diligence regarding the inspection, appraisal of and potential sale of certain real estate holdings of the Estate.

6. The properties that the Special Administrator is currently anticipating will be sold, and the appraised value of same, are listed in spreadsheet attached as Exhibit A.

7. I and others employed by the Special Administrator, in coordination with its attorneys at Stinson Leonard Street LLP, initiated an RFP process for interviewing and selecting potential real estate agents/brokers to list, market and eventually sell certain properties owned by the Estate.

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**REDACTED**

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8. During the interview process, the Special Administrator inquired as to the following relative to each potential agent/broker and the relevant property(ies) to be listed for sale:

- Estimated list price;
- Additional estimated costs;
- Level of experience;
- Knowledge of the relevant marketplace;
- Expected commissions on sale;
- Term of listing agreement;
- Reasonable repairs or maintenance necessary for efficient sale; and
- Competitive advantages/special skills.

9. The Special Administrator believes that the real estate agents/brokers it has selected will assist in maximizing the value of the Estate's real property. In order to do so, however, they will need to immediately begin to list and market the properties to take advantage of the current market and to allow sufficient time for preparation and sale.

10. The listing and sale of various real estate holdings will allow the Estate to increase its liquidity position to service estimated estate and income tax liabilities and improve its ability to meet ongoing administration expense obligations. As to the real estate parcels at issue, their costs of repair and ongoing maintenance are such that carrying these properties is not in the Estate's best interest. The Court's advance approval of the performance of the tasks of listing and selling these properties will streamline the process and eliminate additional and unnecessary hearings, pleadings and the attendant professional fees associated with same.

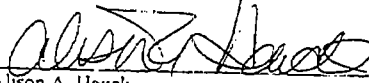
11. I understand that attorneys at Stinson Leonard Street LLP, on behalf of the Special Administrator, have shared the information contained above with counsel for the interested persons who have appeared in this action.

12. The disclosure of the identity of the realtors under consideration would be detrimental to the Estate as we negotiate listing agreements. Also, the public disclosure of the

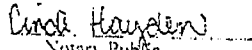
appraised values of those properties would also hamper the ability of the Special Administrator and its agents to negotiate sale terms that maximize the return to the Estate from selling the real estate assets identified in Exhibit A.

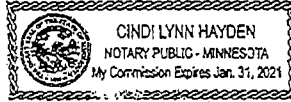
Further affiant sayeth not.

Dated: 7/29/16

  
Alison A. Hauck

Subscribed and sworn to before me this 29<sup>th</sup> day of July, 2016.

  
Notary Public



# **EXHIBIT A**

Estate of Prince Rogers Nelson  
SCHEDULE OF RESIDENTIAL REAL ESTATE

County	Parcel ID Number	Property Owner	Property Address	2016 Estimated Market Value Payable in 2017	Short Legal
CARVER	25.6900020	Prince R. Nelson	None Assigned (156 bare acres on Galpin Blvd.)	\$ 13,663,800.00	Tract B RLS 89 (Torrens)
	25.6900030	Prince R. Nelson	None Assigned (vacant lot off Galpin Blvd)	\$ 1,381,700.00	Tract C RLS 89 (Torrens)
	25.1830030	Prince R. Nelson aka Prince Rogers Nelson	8020 Park Pl, Chanhassen 55317-9267	\$ 938,800.00	Part Lot 3, Bl 1, Chanhassen Business Park 5th Addn
	25.1800090	Prince R. Nelson aka Prince Rogers Nelson	8016 Dakota Ave., Chanhassen 55317-9636	\$ 284,300.00	Lot 9, Block 1, Chanhassen Estates
	25.0257400	Prince R. Nelson aka Prince Rogers Nelson	9401 Kiowa Trl., Chanhassen 55317	\$ 619,100.00	Part GL 1, Sec. 25-116-23
	25.0257300	Prince R. Nelson aka Prince Rogers Nelson	9411 Kiowa Trl., Chanhassen 55317	\$ 95,200.00	Part GL 1, Sec. 25-116-23
	25.6900010	Prince R. Nelson	7141 Galpin Blvd., Chanhassen 55317	\$ 1,945,300.00	Tract A RLS 89 (Torrens)
	25.0100200	Prince Rogers Nelson	7021 Galpin Blvd., Excelsior MN 55331	\$ 555,600.00	Part Sec. 10-116-23
	25.0100100	Paisley Park Enterprises, Inc., a Minnesota corporation	6921 Galpin Blvd., Excelsior, MN 55331-8024	\$ 294,200.00	3.75 Acres Sec. 10, T116 Rg. 23
	25.1750030	Paisley Park Enterprises, Inc., a Minnesota corporation	99 Lake Drive E, Chanhassen, MN 55317	\$ 416,100.00	Part Lot 1, Block 2, Chan Haven Plaza
	25.8960180	Paisley Park Enterprises, Inc., a Minnesota corporation	2178 Red Fox Cir, Chanhassen, MN 55317	\$ 450,700.00	Lot 11, Block 2, The Woods at Longacres 3rd Addn. (Torrens)
	25.8960160	Paisley Park Enterprises, Inc., a Minnesota corporation	2179 Red Rox Cir, Chanhassen, MN 55317	\$ 535,000.00	Lot 9, Block 2, The Woods at Longacres 3rd Addn. (Torrens)
	25.8960170	Paisley Park Enterprises, Inc., a Minnesota corporation	2169 Red Fox Cir, Chanhassen, MN 55317	\$ 114,700.00	Lot 10, Block 2, The Woods at Longacres 3rd Addn. (Torrens)
HENNEPIN	04-117-21-21-0029	Prince R. Nelson	115 King Creek Road, Golden Valley, MN	\$ 457,000.00	Lot 12, Block 1, Hamman Addn
TURKS AND CAICOS	23-116-22-32-0014	Prince R. Nelson	None Assigned	\$ 247,000.00	Lot 1, Block 2, Aztec Drive Addn

REDACTED version of Exhibit A  
filed July 29, 2016