

STATE OF MINNESOTA
COUNTY OF CARVER

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

In the Matter of:

Court File No. 10-PR-16-46

Estate of Prince Rogers Nelson,

Decedent,

and

Tyka Nelson,

Petitioner.

**SUPPLEMENTAL AFFIDAVIT OF
ALISON A. HAUCK**

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

1. 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.

2. I make this affidavit in support of the Special Administrator’s request for advance authority to list and sell various real estate held directly or indirectly by the Estate for at least ninety percent (90%) of the appraised fair market value.

3. This affidavit supplements my affidavit filed under seal in unsigned form on July 29 (with the original signed on July 29, 2016 and filed under seal on August 3, 2016) which attached a Schedule of Residential Real Estate (“Schedule”) to be listed and potentially sold. That Schedule excluded the properties commonly known as Paisley Park and the “Purple Rain” house, among others, but included a property at 115 King Creek Road which is the subject of Omarr Baker’s August 8, 2016 objection.

4. Before listing the 115 King Creek Road property, I discussed the possible sale of that property with Mr. Baker at length, including the sharing of a proposed “caretaker agreement” with him and his prior counsel to address property maintenance in the meantime. At no point, did Mr. Baker object to the potential sale of that property; he did discuss the possibilities of obtaining financing to purchase the property from the Estate or receiving it as part of his distributive share. The first I heard of his interest in a life estate to that property is when I learned from counsel about yesterday’s filed objection.

5. In light of Mr. Baker’s request made via his August 8, 2016 objection, Bremer Trust has no concern with withdrawing its request to market the 115 King Creek Road property. That is the same conclusion Bremer Trust would have reached had Mr. Baker raised his request directly with us before yesterday.

6. Bremer Trust will address Mr. Baker’s claim to a life estate once he presents written documentation detailing its basis.

7. As for Alfred Jackson’s request to delay the listing and/or sale of the remaining residential properties on the Schedule, Bremer Trust has no objection to the Court delaying its decision as to sale authorization until after August 26, as long as Mr. Jackson works with Bremer Trust to arrange a tour of the Minnesota properties in time to discuss any proposals or concerns, and if necessary, file any objection by August 19, 2016. That Schedule would allow the properties to be listed, but assure the interested persons that no sale would occur until the Court rules sometime after August 26, 2016.

8. An appraisal has been performed by a Certified Residential Real Estate Appraiser of the 115 King Creek Road property. Similarly, appraisals have been performed on the other Minnesota properties which are currently used as residences. These appraisals, evaluating the

Minnesota properties as of the date of death, were completed in June of 2016. An appraisal of the out-of-state property on the Schedule has also been performed. Bremer Trust will certainly supply the appraisals to the Court under seal if the Court wishes to review them as it assesses the real estate Schedule, including the appraisal amounts submitted under seal on July 29, 2016.

9. As indicated in the sealed portion of my July 29, 2016 affidavit, there are eight parcels, some related and some currently zoned residential, for which the work of the Special Administrator continues. No matter how zoned, these parcels are likely better suited to be listed with a commercial realtor. The selection of the appropriate commercial realtor is "TBD", as indicated under seal in Paragraph 7(c) of my July 29 affidavit. Likewise, as indicated in the sealed portion of the Exhibit A Schedule to that affidavit, appraisals as of the date of death for these eight parcels are "pending" (Bremer Trust has appraisals for some of these parcels, but not as of date of death). As for these eight parcels, Bremer Trust, consistent with its practice, will not list or sell them until an appraisal is obtained. Bremer Trust will obviously follow the Court's direction as to how and when to list and/or sell those parcels. Our expectation is that Bremer Trust will supplement its sealed filing, when it is in a position to do so, to identify, again under seal, the commercial realtors and appraisal values where it is noted that realtors are "TBD" and appraisals are "pending". As with the residential real estate proposed for listing and sale, Bremer Trust would appreciate, and will respectfully seek at a later time, a supplemental approval from the Court before proceeding to list and sell the eight parcels at issue.

Further affiant sayeth not.

Dated: August 9, 2016


Alison A. Hauck

Subscribed and sworn to before
me this 9th day of August, 2016.


Notary Public

