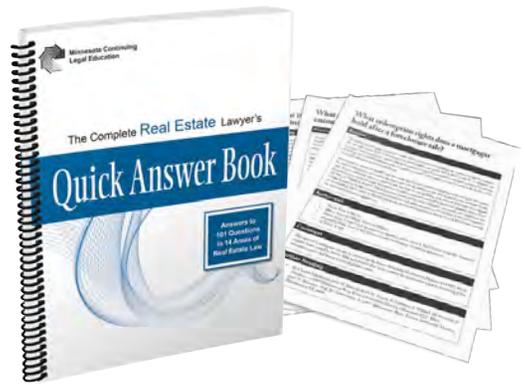


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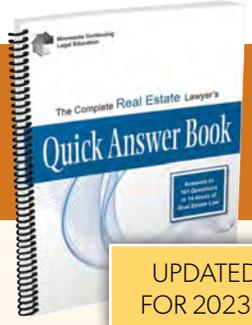


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Faculty

Caryn A. Boisen

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Saint Paul

Barbara B. Gilmore

Regional Counsel
Old Republic National Title Insurance Company
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Phaedra J. Howard

Hellmuth & Johnson
Edina

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COURSE INFORMATION

Register today at www.minncle.org

8:30 – 9:00 a.m.
CHECK-IN &
CONTINENTAL BREAKFAST

9:00 – 9:05 a.m.
WELCOME & INTRODUCTION

9:05 – 9:30 a.m.
Purchase Agreements

- What is a purchase agreement?
 - Does the doctrine of merger apply to a purchase agreement?
 - What happens if either party defaults?
 - And More!
- *Natalie R. Walz*

9:30 – 9:55 a.m.
Commercial Leases

- How do I best draft provisions regarding expense reimbursements in an office lease? In a retail lease?
 - How do I account for amortized expenses when drafting an early termination provision?
 - What are the top five clauses most important to lenders and buyers of leased properties?
 - And More!
- *Audra E. Williams*

9:55 – 10:20 a.m.
Landlord-Tenant Law

- What kind of notice do landlords have to give tenants before filing an eviction action?
 - When may landlords enter premises rented by residential tenants?
 - In “no-pets” residential buildings, must a landlord allow a tenant to keep a companion or service animal? What about commercial buildings?
 - And More!
- *Kerri J. Nelson*

10:20 – 10:35 a.m.
BREAK

10:35 – 11:00 a.m.
Title Examination

- What is marketable title under Minnesota law?
 - What steps does a prudent attorney follow when examining title?
 - How are title defects or objections cured?
 - And More!
- *Barbara B. Gilmore*

11:00 – 11:25 a.m.
Mechanics’ Liens

- Against what property or property interests may a mechanics’ lien be asserted?
 - How does one perfect a mechanics’ lien by serving and filing a mechanics’ lien statement?
 - What steps should a landlord take to protect against mechanics’ liens when a tenant improves the premises?
 - And More!
- *Caryn A. Boisen*

11:25 – 11:50 a.m.
Mortgage Foreclosures

- What types of foreclosure are available in Minnesota?
 - What redemption rights does a mortgagor hold after a foreclosure sale?
 - May a mortgagee shorten a mortgagor’s redemption period?
 - And More!
- *Mark W. Wyyan & Kyle W. Obl*

11:50 a.m. – 12:15 p.m.
Condominiums and Planned Communities

- What factors determine whether a CIC is created as a condominium or planned community?
 - What are special declarant rights? How are they created and transferred?
 - What disclosure obligations apply to the sale of CIC property?
 - And More!
- *Phaedra J. Howard*

12:15 – 1:05 p.m.
LUNCH BREAK (ON YOUR OWN)

1:05 – 1:30 p.m.
The Torrens System

- Why should I register property?
 - When is an examiner’s directive/certification necessary?
 - If my property is Torrens why do I need to buy title insurance?
 - And More!
- *Thomas H. Sellnow*

1:30 – 1:55 p.m.
Easements

- I agreed to my neighbor widening his driveway, but a recent survey shows the driveway crosses the boundary and is on my land. What can I do?
 - My previous neighbor allowed me to park my boat trailer on his lot for 20 years, but the new owner says I can no longer park my boat trailer anymore. Do I have an easement for parking?
 - I am considering buying land but the title shows an easement for an electrical transmission line without noting the exact location. What can I do?
 - And More!
- *Craig A. Kepler*

1:55 – 2:20 p.m.
Land Use

- What is the difference between a zoning ordinance and a comprehensive plan? Which one controls?
 - What does it mean for a zoning code to designate a particular land use as a “permitted use”?
 - Can courts review comprehensive plans?
 - And More!
- *Bryan J. Huntington*

2:20 – 2:35 p.m.
BREAK

2:35 – 3:00 p.m.
Contracts for Deed

- Are there any limitations on what can be provided in a contract for deed?
 - Is it possible to sell a property by contract for deed when it is encumbered by a mortgage?
 - If the seller defaults, what are the buyer’s available remedies?
 - And More!
- *Larry M. Wertheim*

3:00 – 3:25 p.m.
Agricultural Land

- How can an agricultural landlord make certain the tenant makes all lease payments due under the farm lease?
 - What is a tile easement agreement?
 - Are real estate taxes in an agricultural land sale pro-rated to the date of closing, similar to many residential sales?
 - And More!
- *Sara N. Wilson*

3:25 – 3:55 p.m.
American Indian Land

- Where are Indian land records stored?
 - How are Indian lands managed?
 - Can Indian land be leased for residential or business purposes?
 - And More!
- *Jared Miller*

3:55 – 4:25 p.m.
Environmental Liability

- What are the primary statutes covering environmental conditions at Minnesota properties?
 - What defenses are available to a landowner, purchaser, or tenant?
 - When environmental conditions are found, what sources are available to pay for clean-up?
 - And More!
- *Lindsay A. Remakel*

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