

August 3, 2026

Mayor and City Council
City of Luverne, Minnesota
City Hall
PO Box 659
Luverne, MN 56156

**RE: CHRISTENSEN BROADCASTING LUV LLC TO GOEDKEN TRUSTS- REQUEST
FOR WAIVER FROM THE PROVISIONS OF CODE CHAPTER 12**

Dear Mayor and City Council:

Please be advised that Christensen Broadcasting LUV LLC. is the owner of the following described real estate located in the County of Rock, State of Minnesota:

Parcel A

See attached legal description - Exhibit A

That Christensen Broadcasting LUC LLC has entered into an Agreement with David Goedken and Eileen Goedken, to convey the following described real estate located in the County of Rock, State of Minnesota:

Parcel B

See attached legal description - Exhibit B

This conveyance will result in the subdivision of the first described tract and, as a result, The David Goedken Revocable Living Trust dated February 15, 2025, and The Eileen Goedken Revocable Living Trust dated February 15, 2025, will take ownership of Parcel B.

That it is the intention of David Goedken and Eileen Goedken to purchase and acquire said Parcel B for the purpose of adding to their existing, adjacent parcel.

That the parcel remaining in the ownership and possession of Luverne Broadcasting LUV LLV will not be adversely affected by the conveyance and will continue to meet all provisions of the City Code.

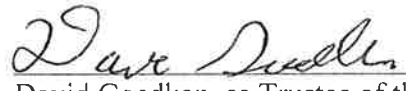
Where, the undersigned believe that there are no special issues that need to be addressed for purposes of this conveyance and that there are no special planning or development issues that would affect the property retained by the undersigned or to be conveyed herein because of the characteristics of the immediate area.

Wherefore, the undersigned respectfully request that the City Council grant a waiver from the

provisions of Luverne City Code Chapter 12.

Respectfully submitted,


Christensen Broadcasting LUV LLC
By: Colin Christensen, Its President


David Goedken, as Trustee of the David
Goedken Revocable Living Trust dated
February 21, 2025, and as Trustee of the
Eileen Goedken Revocable Living Trust
dated February 21, 2015


Eileen Goedken, as Trustee of the Eileen
Goedken Revocable Living Trust dated
February 21, 2025, and as Trustee of the
David Goedken Revocable Living Trust
dated February 21, 2025

Exhibit A
Parcel A
DESCRIPTION OF THE PROPERTY

That part of the SW $\frac{1}{4}$ of Section 7, in Township 102 North, of Range 44 West of the 5th P.M., lying North of the Railroad Company's right-of-way described as follows: Commencing at a point where the north right-of-way line of the Chicago and Northwestern Railroad intersects the west line of Section 7, Township 102 North, Range 44 West, of the 5th P.M., Rock County, Minnesota; thence North along the West line of said Section 7, 203.3 feet, to the point of beginning; thence North along the West line of said Section 7, 1035.7 feet, to the W $\frac{1}{4}$ corner of said Section 7; thence E along the W $\frac{1}{4}$ of said Section 7, 197.3 feet, to the centerline of Rock County Highway No. 4 as improved; thence turning right 13 degrees 25' 41", tangent to a 1909.86' radius curve, concave southerly and identical with the centerline of Rock County Highway No. 4 as improved, and proceeding along this curve, 647.9 feet; thence along the centerline of Rock County Highway No. 4 as improved tangent to the preceeding curve 91.6 feet; thence turning right 58 degrees 06' 00", parallel with the West line of said Section 7, 673.5 feet, to the North right-of-way line of the Chicago and Northwestern Railroad; thence turning right 34 degrees 21' 21", tangent to a 5979.65' radius curve, concave southerly and identical to the North right-of-way line of the Chicago and Northwestern Railroad, and proceeding along this curve, 307.6 feet; thence along said North Railroad right-of-way, 215.0 feet; thence continuing along a projection of the last course, 358.2 feet to the point of beginning

Exhibit B
Parcel B

TRACT 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 102 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, ROCK COUNTY, MINNESOTA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 7; THENCE NORTH 89 DEGREES 41 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 199.75 FEET; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF ROCK COUNTY HIGHWAY No. 4 ON A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1909.86 FEET, A CENTRAL ANGLE OF 19 DEGREES 27 MINUTES 00 SECONDS FOR A LENGTH OF 648.34 FEET; THENCE SOUTH 57 DEGREES 26 MINUTES 43 SECONDS EAST ALONG SAID CENTER LINE A DISTANCE OF 28.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 57 DEGREES 26 MINUTES 43 SECONDS EAST ALONG SAID CENTER LINE A DISTANCE OF 58.91 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST A DISTANCE OF 58.91 FEET TO AN IRON STAKE; THENCE CONTINUING SOUTH 00 DEGREES 37 MINUTES 55 SECONDS WEST A DISTANCE OF 613.00 FEET TO AN IRON STAKE; THENCE WESTERLY ON A NON-TANGENTIAL CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5979.65 FEET, A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 56 SECONDS, FOR A LENGTH OF 50.32 FEET TO AN IRON STAKE; THENCE NORTH 00 DEGREES 37 MINUTES 55 SECONDS EAST A DISTANCE OF 649.44 FEET TO AN IRON STAKE; THENCE CONTINUING NORTH 00 DEGREES 37 MINUTES 55 SECONDS EAST A DISTANCE OF 58.91 FEET TO SAID POINT OF BEGINNING.

SAID TRACT IS SUBJECT TO ROADWAY EASEMENTS AND ANY OTHER EASEMENTS OF RECORD, IF ANY.

