

RESOLUTION NO. 080315-02
CITY OF WAITE PARK

A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO MAKE AN OFFER TO ANGELINE A. GILLITZER FOR THE PURCHASE OF PROPERTY FOR RIGHT OF WAY AND EASEMENTS IN CONNECTION WITH THE EXTENSION OF 17TH AVENUE SOUTH CONSISTENT WITH MIKE AMO'S UPDATED AND AMENDED APPRAISAL WRITTEN IN JULY OF 2015 WHICH HAS AN EFFECTIVE DATE OF MAY 4, 2015, AND IN THE EVENT SAID OFFER IS ACCEPTED, AUTHORIZING THE CITY ATTORNEY TO NEGOTIATE A PURCHASE AND SALE AGREEMENT AND TO DIRECT THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND ANY DOCUMENTS NECESSARY TO EFFECTUATE THIS PURCHASE

WHEREAS, the City of Waite Park, Minnesota, is engaged in a project for the extension of 17th Avenue South located within the City (the "Project"); and

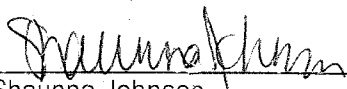
WHEREAS, by previous Resolution No. 050415-05, the City authorized the City Attorney to proceed with an eminent domain action pursuant to the authority under Minn. Stat. Chapter 117, including the "quick-take" procedures under Minn. Stat. §117.042 against Angeline A. Gillitzer the owner of property located at 511 17th Avenue South, in the City of Waite Park, Minnesota, regarding a partial acquisition of property more particularly described in Exhibit "A" attached hereto, for right of way and permanent drainage and utility easements in connection with the extension of 17th Avenue South. In addition, the City authorized the City Attorney to continue to negotiate with the owner for the purchase of said property.

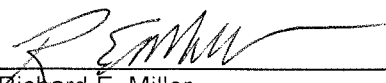
WHEREAS, the City desires to make an offer to Angeline A. Gillitzer for the purchase of property and easements consistent with Mike Amo's updated and amended appraisal written in July of 2015 which has an effective appraisal date of May 4, 2015, in the amount of \$18,417. A copy of said updated and amended appraisal is attached hereto as Exhibit "B."

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WAITE PARK, MINNESOTA, AS FOLLOWS:

1. The City Attorney is authorized to make an offer to Angeline A. Gillitzer for the purchase of property and easements consistent with Mike Amo's updated and amended appraisal written in July of 2015 which has an effective appraisal date of May 4, 2015, in the amount of \$18,417.
2. In the event said offer is accepted, the City Attorney is authorized to negotiate a Purchase and Sale Agreement and the Mayor and City Administrator are hereby directed to execute said Purchase and Sale Agreement and any documents necessary to effectuate this purchase.

Adopted by the City Council this 3rd day of August, 2015.


Shaunna Johnson
City Administrator-Clerk-Treasurer


Richard E. Miller
Mayor



ACTION ON THIS RESOLUTION:

Motion for adoption: Member Theisen

Seconded by: Member Linquist

Voted in favor of: Mayor Miller, Members Linquist, Schulz, Theisen

Voted against: None

Absent: Member Schneider

Resolution Approved.

CERTIFICATE OF CITY ADMINISTRATOR-CLERK-TREASURER

I, the undersigned duly appointed and acting City Administrator-Clerk-Treasurer for the City of Waite Park, do hereby certify that the attached and foregoing Resolution was duly adopted by the Waite Park City Council at a duly authorized meeting held on August 3, 2015.



Shaunna Johnson
City Administrator-Clerk-Treasurer

EXHIBIT A

Parcel 4 (SE ¼ of SE ¼) Section 18, Township 124 North, Range 28 West
AND
Parcel 4 (NE ¼ of NE ¼) Section 19, Township 124 North, Range 28 West
Owner: Angeline A. Gillitzer

FEE ACQUISITION

All of the following:

That part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 124 North, Range 28 West, shown as Parcel 4 on WAITE PARK RIGHT OF WAY PLAT NUMBER 5,

containing 6,902 square feet, more or less.

AND

All of the following:

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 124 North, Range 28 West, shown as Parcel 4 on WAITE PARK RIGHT OF WAY PLAT NUMBER 5,

containing 3,541 square feet, more or less.

**PERMANENT DRAINAGE AND UTILITY
EASEMENT ACQUISITION**

All of the following:

That part of the Southeast Quarter of the Southeast Quarter of Section 18, Township 124 North, Range 28 West, shown as Parcel 4 on WAITE PARK RIGHT OF WAY PLAT NUMBER 5. A permanent easement for drainage and utility purposes as shown on said plat as to said Parcel 4 by the permanent easement symbol,

containing 821 square feet, more or less.

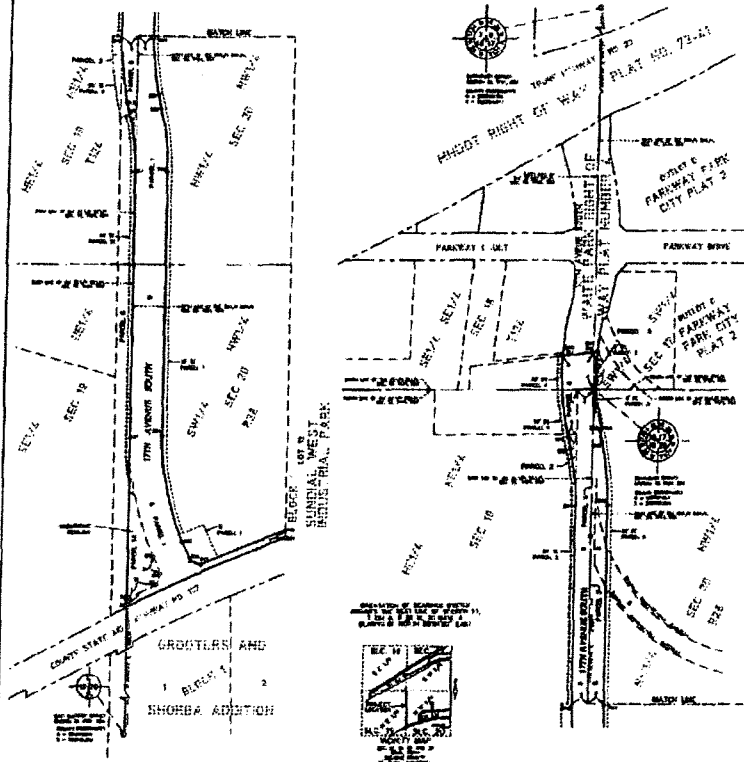
AND

All of the following:

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 124 North, Range 28 West, shown as Parcel 4 on WAITE PARK RIGHT OF WAY PLAT NUMBER 5. A permanent easement for drainage and utility purposes as shown on said plat as to said Parcel 4 by the permanent easement symbol,

containing 1,111 square feet, more or less.

WAITE PARK RIGHT OF WAY PLAT NUMBER 5



SECTION	OWNER	ACRES	REMARKS
10	...	...	...
20	...	...	...
30	...	...	...
40	...	...	...
50	...	...	...
60	...	...	...
70	...	...	...
80	...	...	...
90	...	...	...
100	...	...	...
110	...	...	...
120	...	...	...
130	...	...	...
140	...	...	...
150	...	...	...
160	...	...	...
170	...	...	...
180	...	...	...
190	...	...	...
200	...	...	...
210	...	...	...
220	...	...	...
230	...	...	...
240	...	...	...
250	...	...	...
260	...	...	...
270	...	...	...
280	...	...	...
290	...	...	...
300	...	...	...
310	...	...	...
320	...	...	...
330	...	...	...
340	...	...	...
350	...	...	...
360	...	...	...
370	...	...	...
380	...	...	...
390
400
410
420
430
440
450
460
470
480
490
500
510
520
530
540
550
560
570
580
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600
610
620
630
640
650
660
670
680
690
700
710
720
730
740
750
760
770
780
790
800
810	...	...	...
820	...	...	...
830	...	...	...
840	...	...	...
850	...	...	...
860	...	...	...
870	...	...	...
880	...	...	...
890	...	...	...
900	...	...	...
910	...	...	...
920	...	...	...
930	...	...	...
940	...	...	...
950	...	...	...
960	...	...	...
970	...	...	...
980	...	...	...
990	...	...	...
1000	...	...	...



PLAT RECORD DATA

SECTION 10: ...

SECTION 20: ...

SECTION 30: ...

SECTION 40: ...

SECTION 50: ...

SECTION 60: ...

SECTION 70: ...

SECTION 80: ...

SECTION 90: ...

SECTION 100: ...

SECTION 110: ...

SECTION 120: ...

SECTION 130: ...

SECTION 140: ...

SECTION 150: ...

SECTION 160: ...

SECTION 170: ...

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SECTION 190: ...

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SECTION 210: ...

SECTION 220: ...

SECTION 230: ...

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SECTION 360: ...

SECTION 370: ...

SECTION 380: ...

SECTION 390: ...

SECTION 400: ...

SECTION 410: ...

SECTION 420: ...

SECTION 430: ...

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SECTION 470: ...

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SECTION 640: ...

SECTION 650: ...

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SECTION 670: ...

SECTION 680: ...

SECTION 690: ...

SECTION 700: ...

SECTION 710: ...

SECTION 720: ...

SECTION 730: ...

SECTION 740: ...

SECTION 750: ...

SECTION 760: ...

SECTION 770: ...

SECTION 780: ...

SECTION 790: ...

SECTION 800: ...

SECTION 810: ...

SECTION 820: ...

SECTION 830: ...

SECTION 840: ...

SECTION 850: ...

SECTION 860: ...

SECTION 870: ...

SECTION 880: ...

SECTION 890: ...

SECTION 900: ...

SECTION 910: ...

SECTION 920: ...

SECTION 930: ...

SECTION 940: ...

SECTION 950: ...

SECTION 960: ...

SECTION 970: ...

SECTION 980: ...

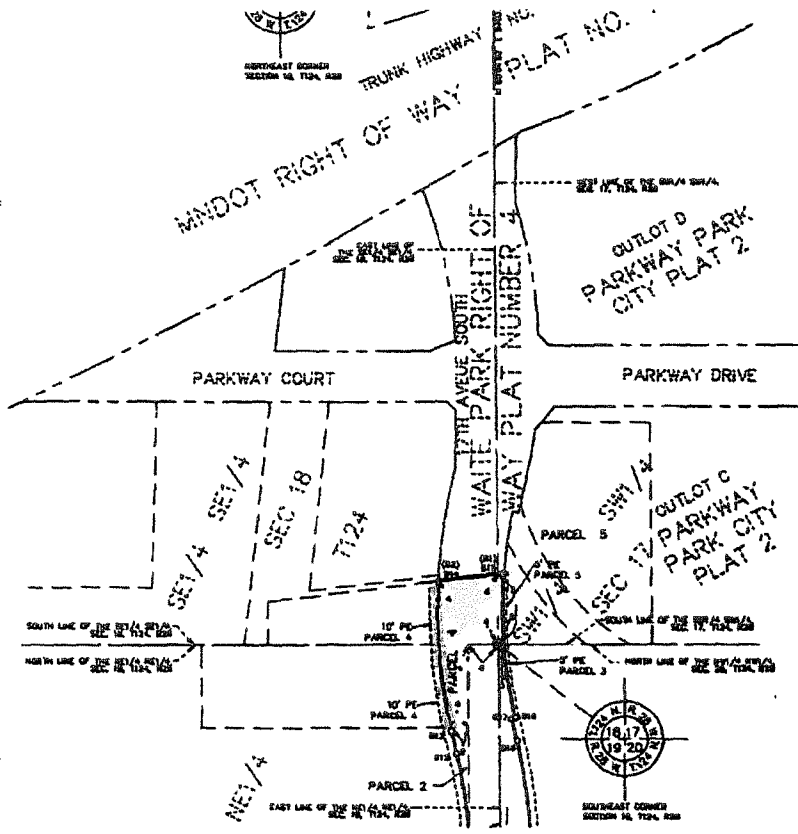
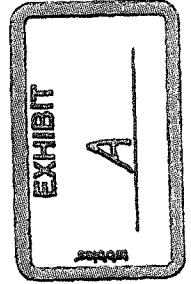
SECTION 990: ...

SECTION 1000: ...

EXHIBIT

A

WAITE PARK RIGHT OF WAY PLAT NUMBER 5



RIGHT OF WAY IN SECTION 18 T 124 N - R 28 W									
PROPERTY I.D. NUMBER	PARCEL I.D. NO.	RECORDED OWNER	LOCATION PART OF	NEW R/W IN FEET	FEET INTEREST	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES ON	SQUARE FEET (MORE OR LESS)
1800000000	1	CHARLES A. FIFIELD	R17/2-S17/4	3300					

RIGHT OF WAY IN SECTION 19 T 124 N - R 28 W									
PROPERTY I.D. NUMBER	PARCEL I.D. NO.	RECORDED OWNER	LOCATION PART OF	NEW R/W IN FEET	FEET INTEREST	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES ON	SQUARE FEET (MORE OR LESS)
1900000000	1	MINNAPACK DRIVE COMPANY	R17/2-S17/4	1200			PERM	1817	1817/21/2
1900000000	2	CHARLES A. FIFIELD	R17/2-S17/4	2400					
1900000000	3	CITY OF WAITE PARK	R17/2-S17/4	3000					

RIGHT OF WAY IN SECTION 20 T 124 N - R 28 W									
PROPERTY I.D. NUMBER	PARCEL I.D. NO.	RECORDED OWNER	LOCATION PART OF	NEW R/W IN FEET	FEET INTEREST	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES ON	SQUARE FEET (MORE OR LESS)
2000000000	1	ROBERT J. DE WILLO, & CHRISTOPHER B. DE WILLO & DAVID M. DE WILLO	R17/2-S17/4	1875			PERM	1817	1817/21/2
2000000000	2	ROBERT J. DE WILLO, & CHRISTOPHER B. DE WILLO & DAVID M. DE WILLO	R17/2-S17/4	1875					
2000000000	3	CITY OF WAITE PARK	R17/2-S17/4	2400					

PLAT BOUNDARY DATA SECTIONS 17-20 T 124 N - R 28 W									
FROM	TO	DISTANCE (FT)	BEARING	FROM	TO	DISTANCE (FT)	BEARING	FROM	TO
17	18	3300	S 00° 00' 00" W	18	19	3300	S 00° 00' 00" W	19	20
18	19	3300	S 00° 00' 00" W	19	20	3300	S 00° 00' 00" W	20	17
19	20	3300	S 00° 00' 00" W	20	17	3300	S 00° 00' 00" W	17	18
20	17	3300	S 00° 00' 00" W	17	18	3300	S 00° 00' 00" W	18	19

THE CITY COUNCIL OF WAITE PARK, MINNESOTA IS HEREBY DESIGNATING THE DEFUITE LOCATION OF 17TH AVENUE SOUTH IN SECTION 17, 18, 19 AND 20, TOWNSHIP 124 NORTH, RANGE 28 WEST, STEARNS COUNTY, MINNESOTA.

As shown on this plat prepared for the City of Waite Park, and is hereby certified as the official plat of that portion of said 17th Avenue South, within the designated portion of Sections 17, 18, 19, and 20, Township 124 North, Range 28 West, Stearns County, Minnesota, pursuant to Minnesota Statutes Section 505.1792 and Section 505.1793.

Mayer _____ City Clerk Date _____

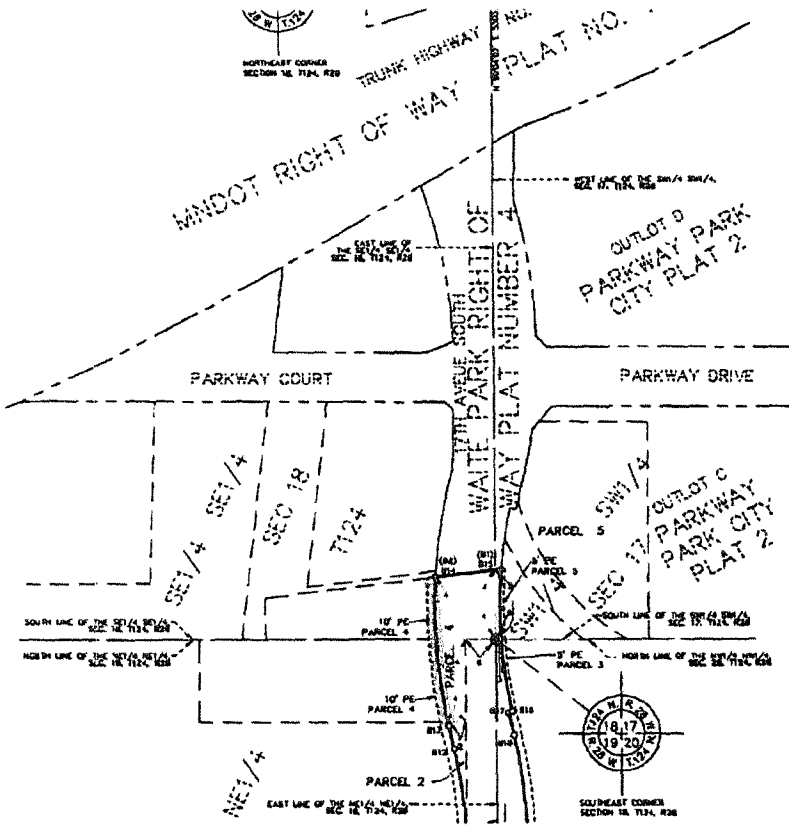
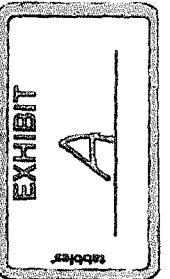
I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota, I hereby further certify that this plat meets the requirements of Minnesota Statutes, Section 505.1792 and Section 505.1793; that the parcel ownerships are correctly described and delineated on the plat; that the proposed right of way boundary lines are correctly designated on the plat; that all measurements are correctly shown and that all monuments have been correctly placed in the ground as shown.

Dennis J. Warner, Licensed Land Surveyor,
Minnesota License Number 42835
Dated this _____ day of _____ 20____

STATE OF MINNESOTA,
COUNTY OF _____
The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____ 20____ by Dennis J. Warner, Licensed Land Surveyor, Minnesota License Number 42835.

(Notary Signature) _____ (Notary Printed Name)

WAITE PARK RIGHT OF WAY PLAT NUMBER 5



RIGHT OF WAY IN SECTION 18 T 124 N - R 28 W

PROPERTY I.D. NUMBER	PARCEL I.D. NO.	RECORDED OWNER	LOCATION PART OF	NEW R/W IN FEE INTEREST	FEE INTEREST	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES ON
18020540.010	1	ANDREW A. GULTNER	SE1/4-SE1/4	1.00				

RIGHT OF WAY IN SECTION 19 T 124 N - R 28 W

PROPERTY I.D. NUMBER	PARCEL I.D. NO.	RECORDED OWNER	LOCATION PART OF	NEW R/W IN FEE INTEREST	FEE INTEREST	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES ON
18020540.003	2	MENARD GRAPHIC COMPANY	E1/2-NE1/4	1.00			1987	06/21/27
18020540.020	3	ANDREW A. GULTNER	SE1/4-NE1/4	1.00		1111		
18020540.012	4	CITY OF WAITE PARK	SE1/4-SE1/4	37658			10327	08/20/27

RIGHT OF WAY IN SECTION 20 T 124 N - R 28 W

PROPERTY I.D. NUMBER	PARCEL I.D. NO.	RECORDED OWNER	LOCATION PART OF	NEW R/W IN FEE INTEREST	FEE INTEREST	PERMANENT EASEMENT	TEMPORARY EASEMENT	TEMPORARY EASEMENT EXPIRES ON
18020540.010	1	ROBERT J. SEC. WILKER & CHRISTOPHER R. SEC. & JUDITH H. SEC. PURCHASER	W1/2-NE1/4	12795			17839	05/20/27
18020540.012	2	ROBERT J. SEC. WILKER & CHRISTOPHER R. SEC. & JUDITH H. SEC. PURCHASER	W1/2-NE1/4	12795				
18020540.010	3	CITY OF WAITE PARK	W1/2-NE1/4	28458		7242		

PLAT BOUNDARY DATA
SECTIONS 17-20 T 124 N - R 28 W

FROM	TO	NEAR/TO	BEARING	DISTANCE
B1	B2	CH	S 89° 00' 00" E	10.00
B1	B3	CH	S 89° 00' 00" E	10.00
B1	B4	CH	S 89° 00' 00" E	10.00
B1	B5	CH	S 89° 00' 00" E	10.00
B1	B6	CH	S 89° 00' 00" E	10.00
B1	B7	CH	S 89° 00' 00" E	10.00
B1	B8	CH	S 89° 00' 00" E	10.00
B1	B9	CH	S 89° 00' 00" E	10.00
B1	B10	CH	S 89° 00' 00" E	10.00
B1	B11	CH	S 89° 00' 00" E	10.00
B1	B12	CH	S 89° 00' 00" E	10.00
B1	B13	CH	S 89° 00' 00" E	10.00
B1	B14	CH	S 89° 00' 00" E	10.00
B1	B15	CH	S 89° 00' 00" E	10.00
B1	B16	CH	S 89° 00' 00" E	10.00
B1	B17	CH	S 89° 00' 00" E	10.00
B1	B18	CH	S 89° 00' 00" E	10.00
B1	B19	CH	S 89° 00' 00" E	10.00
B1	B20	CH	S 89° 00' 00" E	10.00
B1	B21	CH	S 89° 00' 00" E	10.00
B1	B22	CH	S 89° 00' 00" E	10.00
B1	B23	CH	S 89° 00' 00" E	10.00
B1	B24	CH	S 89° 00' 00" E	10.00
B1	B25	CH	S 89° 00' 00" E	10.00
B1	B26	CH	S 89° 00' 00" E	10.00
B1	B27	CH	S 89° 00' 00" E	10.00
B1	B28	CH	S 89° 00' 00" E	10.00
B1	B29	CH	S 89° 00' 00" E	10.00
B1	B30	CH	S 89° 00' 00" E	10.00
B1	B31	CH	S 89° 00' 00" E	10.00
B1	B32	CH	S 89° 00' 00" E	10.00
B1	B33	CH	S 89° 00' 00" E	10.00
B1	B34	CH	S 89° 00' 00" E	10.00
B1	B35	CH	S 89° 00' 00" E	10.00
B1	B36	CH	S 89° 00' 00" E	10.00
B1	B37	CH	S 89° 00' 00" E	10.00
B1	B38	CH	S 89° 00' 00" E	10.00
B1	B39	CH	S 89° 00' 00" E	10.00
B1	B40	CH	S 89° 00' 00" E	10.00
B1	B41	CH	S 89° 00' 00" E	10.00
B1	B42	CH	S 89° 00' 00" E	10.00
B1	B43	CH	S 89° 00' 00" E	10.00
B1	B44	CH	S 89° 00' 00" E	10.00
B1	B45	CH	S 89° 00' 00" E	10.00
B1	B46	CH	S 89° 00' 00" E	10.00
B1	B47	CH	S 89° 00' 00" E	10.00
B1	B48	CH	S 89° 00' 00" E	10.00
B1	B49	CH	S 89° 00' 00" E	10.00
B1	B50	CH	S 89° 00' 00" E	10.00
B1	B51	CH	S 89° 00' 00" E	10.00
B1	B52	CH	S 89° 00' 00" E	10.00
B1	B53	CH	S 89° 00' 00" E	10.00
B1	B54	CH	S 89° 00' 00" E	10.00
B1	B55	CH	S 89° 00' 00" E	10.00
B1	B56	CH	S 89° 00' 00" E	10.00
B1	B57	CH	S 89° 00' 00" E	10.00
B1	B58	CH	S 89° 00' 00" E	10.00
B1	B59	CH	S 89° 00' 00" E	10.00
B1	B60	CH	S 89° 00' 00" E	10.00
B1	B61	CH	S 89° 00' 00" E	10.00
B1	B62	CH	S 89° 00' 00" E	10.00
B1	B63	CH	S 89° 00' 00" E	10.00
B1	B64	CH	S 89° 00' 00" E	10.00
B1	B65	CH	S 89° 00' 00" E	10.00
B1	B66	CH	S 89° 00' 00" E	10.00
B1	B67	CH	S 89° 00' 00" E	10.00
B1	B68	CH	S 89° 00' 00" E	10.00
B1	B69	CH	S 89° 00' 00" E	10.00
B1	B70	CH	S 89° 00' 00" E	10.00
B1	B71	CH	S 89° 00' 00" E	10.00
B1	B72	CH	S 89° 00' 00" E	10.00
B1	B73	CH	S 89° 00' 00" E	10.00
B1	B74	CH	S 89° 00' 00" E	10.00
B1	B75	CH	S 89° 00' 00" E	10.00
B1	B76	CH	S 89° 00' 00" E	10.00
B1	B77	CH	S 89° 00' 00" E	10.00
B1	B78	CH	S 89° 00' 00" E	10.00
B1	B79	CH	S 89° 00' 00" E	10.00
B1	B80	CH	S 89° 00' 00" E	10.00
B1	B81	CH	S 89° 00' 00" E	10.00
B1	B82	CH	S 89° 00' 00" E	10.00
B1	B83	CH	S 89° 00' 00" E	10.00
B1	B84	CH	S 89° 00' 00" E	10.00
B1	B85	CH	S 89° 00' 00" E	10.00
B1	B86	CH	S 89° 00' 00" E	10.00
B1	B87	CH	S 89° 00' 00" E	10.00
B1	B88	CH	S 89° 00' 00" E	10.00
B1	B89	CH	S 89° 00' 00" E	10.00
B1	B90	CH	S 89° 00' 00" E	10.00
B1	B91	CH	S 89° 00' 00" E	10.00
B1	B92	CH	S 89° 00' 00" E	10.00
B1	B93	CH	S 89° 00' 00" E	10.00
B1	B94	CH	S 89° 00' 00" E	10.00
B1	B95	CH	S 89° 00' 00" E	10.00
B1	B96	CH	S 89° 00' 00" E	10.00
B1	B97	CH	S 89° 00' 00" E	10.00
B1	B98	CH	S 89° 00' 00" E	10.00
B1	B99	CH	S 89° 00' 00" E	10.00
B1	B100	CH	S 89° 00' 00" E	10.00

THE CITY COUNCIL OF WAITE PARK, MINNESOTA IS HEREBY DESIGNATING THE DEFINITE LOCATION OF 17TH AVENUE SOUTH IN SECTION 17, 18, 19 AND 20, TOWNSHIP 124 NORTH, RANGE 28 WEST, STEARNS COUNTY, MINNESOTA.

As shown on this plat prepared for the City of Waite Park, and is hereby certified as the official plat of that portion of said 17th Avenue South, within the designated portion of Sections 17, 18, 19, and 20, Township 124 North, Range 28 West, Stearns County, Minnesota, pursuant to Minnesota Statutes Section 505.1792 and Section 505.1793.

Mayor _____ City Clerk _____ Date _____

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota, I hereby further certify that this plat meets the requirements of Minnesota Statutes, Section 505.1792 and Section 505.1793; that the parcel ownerships are correctly described and delineated on the plat; that the proposed right of way boundary lines are correctly designated on the plat; that all measurements are correctly shown and that all monuments have been correctly placed in the ground as shown.

Dennis J. Warner, Licensed Land Surveyor,
Minnesota License Number 42656
Dated this _____ day of _____ 20____

STATE OF MINNESOTA,
COUNTY OF _____
This foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____ 20____ by Dennis J. Warner, Licensed Land Surveyor, Minnesota License Number 42656.

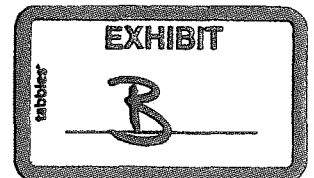
(Notary Signature) _____ (Notary Printed Name)

BEFORE AND AFTER
REAL ESTATE APPRAISAL FOR
GORDON HANSMEIER, ATTORNEY AT LAW
OF

ANGELINE GILLITZER PROPERTY
511 17TH AVENUE SOUTH
WAITE PARK, MINNESOTA 56387

AUTHORED
BY

MIKE AMO, MAI
417 16TH STREET NORTH
SAUK RAPIDS, MINNESOTA
APPRAISAL EFFECTIVE MAY 4, 2015



LETTER OF TRANSMITTAL
July 21, 2015
Mr. Gordon Hansmeier, Attorney at Law
11 7th Avenue North
P.O. Box 1433
St. Cloud, MN 56302

July 21, 2015

Gordon Hansmeier, Attorney at Law
11 7th Avenue North
P.O. Box 1433
St. Cloud, MN 56302

Re: Update (May 4, 2015 version) of the appraisal of the Angeline Gillitzer property before and after roadway acquisition for 17th Avenue South; property located at 511 17th Avenue South, Waite Park, Minnesota.

Dear Mr. Hansmeier:

As requested via email, I have completed an appraisal amendment and update of the Gillitzer home and site before and after a fee acquisition of land for the proposed 17th Avenue South road improvement project. My updated and amended appraisal is effective as of May 4, 2015. Note that the original appraisal was completed after a detailed inspection on July 19, 2012 and that during March of 2015 John Gustafson and I completed a new or current appraisal of this property. Due to changes to Plat 5, I am again updating my appraisal. During 2012 the property was inspected in the presence of Dean and Angeline Gillitzer and John Gustafson, my assistant. We discussed the extent of the acquisition with the Gillitzers during the property inspection. For this update and amendment, I performed an exterior inspection only.

This is an appraisal report which is presented in a narrative format. I basically wrote over the original appraisal and utilized the before value which was estimated when John Gustafson performed an analysis with current sale comparables on a home valuation form. That analysis was completed during March of 2015. As this report is written in July of 2015 and has an effective appraisal date of May 4, 2015, the value estimate is *retrospective* in nature. Now, there has been a change to the area to be acquired, so I am amending the March of 2015 report to bring it up to the new date of acquisition, which is May 4, 2015. I am also recognizing and estimating additional damages to the property as a consequence of acquiring a larger area for right of way and permanent easements as well as removal of two more trees from the front of the site.

The reader is advised that there may be additional information in my file memorandum which lends support to my value estimates, but the data which is directly pertinent to the appraisal process is contained within the covers of this appraisal report.

This is a partial acquisition from the site (1.32 acre) which includes a home with attached garage as well as a post-frame shed and workshop. The acquisition includes 10,443 Ø of new right of way (versus 5,528Ø in my March of 2015 report) as well as a perpetual drainage and utility easement containing 1,932 Ø (versus 1,933 Ø in my March of 2015 report). I have utilized a "before and after" appraisal technique in this instance, and have considered the three conventional methods of valuation to the property.

As a result of my investigations and analysis I have estimated the before value, after value and fee simple value of the acquisition as of May 4, 2015, to be:

ESTIMATED VALUE BEFORE THE ACQUISITION:	\$255,000
ESTIMATED VALUE AFTER THE ACQUISITION:	\$236,583
ESTIMATED DIMINUTION OF VALUE, ACQUISITIONS:	\$ 18,417

This appraisal is intended to meet the criteria within the Uniform Standards of Professional Appraisal Practice as well as the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. Lastly, this appraisal is subject to the Assumptions and Limiting Conditions which are contained within this document.

If there are questions after you have read the report in its entirety contact me. Thank you for the opportunity to complete an appraisal in this matter.

Sincerely,



Mike Amo, MAI
Real Estate Appraiser
Certified General Real Property Appraiser #4000495
Expires August 31, 2013
valueamo@gmail.com

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CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment except for the original appraisal of this site and the aforementioned March of 2015 update of my July of 2012 report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraisal was made and the appraisal report prepared using the format recommended by the *Uniform Appraisal Standards for Federal Land Acquisitions*.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Appraisal Institute's Code of Professional Ethics and the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report. Dean and Angeline Gillitzer were afforded an opportunity to accompany the appraisers on the property inspection and both accepted the invitation by personally accompanying us during the inspection. The date of original inspection was July 19, 2012 which is also the date John Gustafson and I inspected the property and discussed the acquisition with Mrs. Gillitzer and her son Dean. The first appraisal update was as of March 5, 2015. A drive-by inspection was completed on March 19, 2015. This amendment and update of the March of 2015 appraisal is effective as of May 4, 2015 and was written on July 21, 2015. At that time I drove to the site and walked the new right of way and observed the engineer's stakes on the site. Due to the fact that the report is written on July 21, 2015 with an effective date of May 4, 2015, this is a *retrospective* value estimate.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. The Appraisal Institute conducts a mandatory program of continuing education for its designated members. I am considered to have my continuing education completed under this program and am Certified through December 31, 2018.
- John Gustafson provided significant professional assistance to the appraiser in the completion of this appraisal analysis by selecting comparable residential sales and completing the residential appraisal form contained within this report and which were used in March of 2015 for the update. Mr. Gustafson did not participate or assist in completion of this May 4, 2015 amended and updated report.

Estimated Value of Damages as of May 4, 2015: \$18,417. Estimated Value before the acquisition: \$255,000.
Estimated Value after the acquisition: \$236,583. Portion of damages allocated to severance damage to land:
\$6,750



Mike Amo, MAI, CAE
Certified General Appraiser #4000495
Expires August 31, 2015

July 21, 2015

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

ESTIMATED VALUES, BEFORE AND AFTER THE ACQUISITION:

COST METHOD, CONSIDERED, BUT NOT APPLIED:	
SALES COMPARISON METHOD, BEFORE ACQUISITION:	\$255,000
SALES COMPARISON METHOD, AFTER ACQUISITION:	\$236,583
INCOME METHOD, CONSIDERED BUT NOT APPLIED:	
PART TAKEN AS PART OF THE WHOLE, LAND:	\$ 11,667
SEVERANCE DAMAGE TO FLORA AND SITE IMPROVEMENTS:	\$ 6,750
TOTAL DAMAGES, ACQUISITIONS AND FLORA/SITE IMPROVEMENTS:	\$ 18,417

Identity of the Subject: The subject of this appraisal is the home and site which is located at 511 17th Avenue South, within the City of Waite Park, Stearns County, Minnesota.

Effective Date of Value: The property is appraised as of May 4, 2015. On July 19, 2012, we viewed the site and improvements and met with Angeline and Dean Gillitzer at the property. This appraisal amended and updated report was written on July 21, 2015 with an effective date of May 4, 2015, so this is a retrospective value estimate.

Highest and Best Use-Existing: The estimated Highest and Best Use existing before the acquisitions, as if vacant and as improved, is for use as a custom single family residence and site.

Highest and Best Use Reflected in Appraisal: The estimated Highest and Best Use reflected in the appraisal analysis after the acquisitions, as if vacant and as improved, is identical as the highest and best use before the acquisitions—custom single family residential.

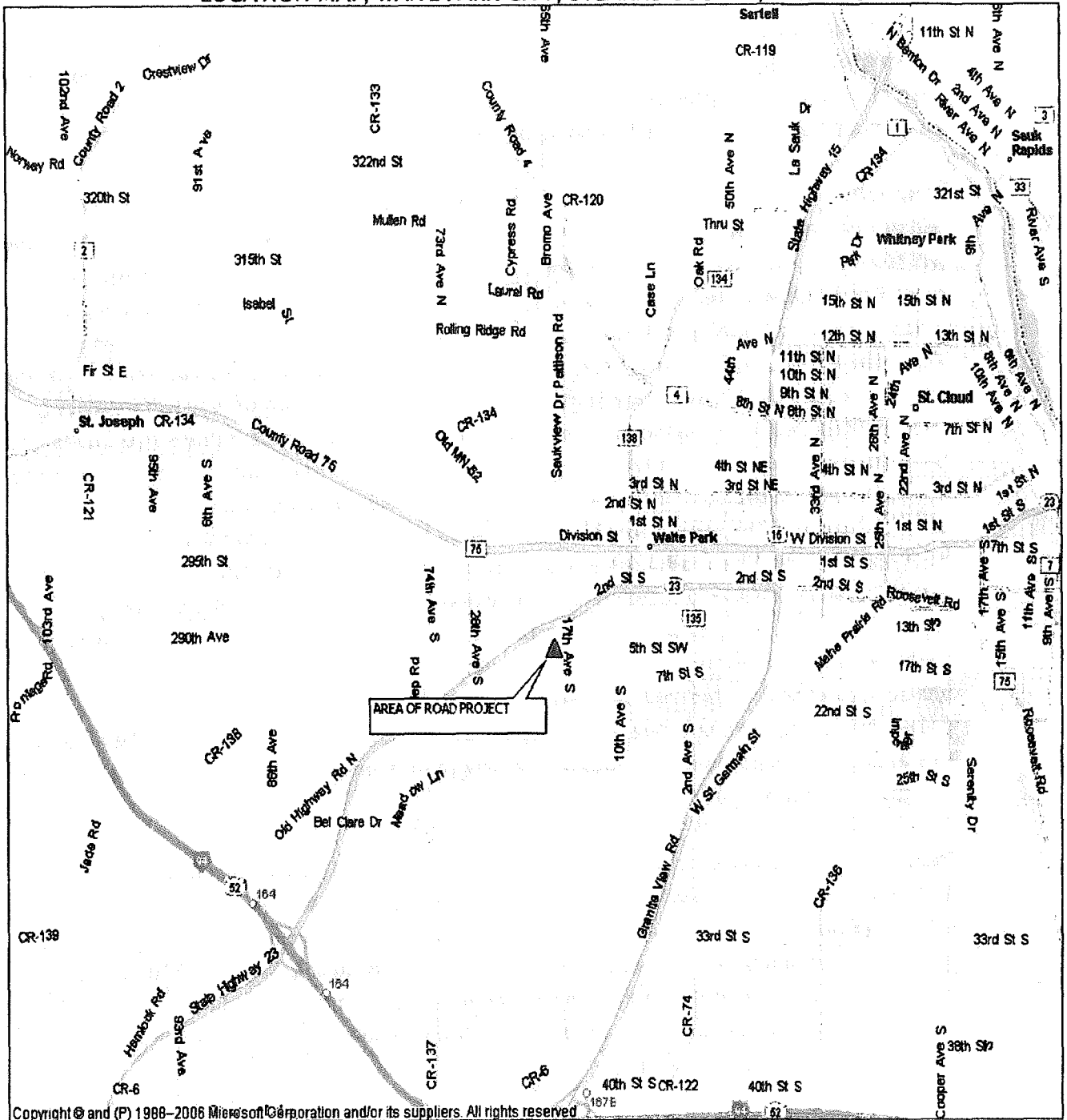
Description, Before Acquisitions: Before the acquisition the property consists of a single tract of land with a total area of 1.32 acres. The property contains a custom single family home with attached garage and a detached post-frame garage and workshop. The home is in very good condition, is above average in quality and is occupied as the homestead of Angeline A. Gillitzer and has been for many years. In its current configuration the home is not visible from Highway #23 but is south of the Chad Geske residence on a secluded site which is just west of an abandoned BNSF rail corridor and a deep, inactive granite quarry.

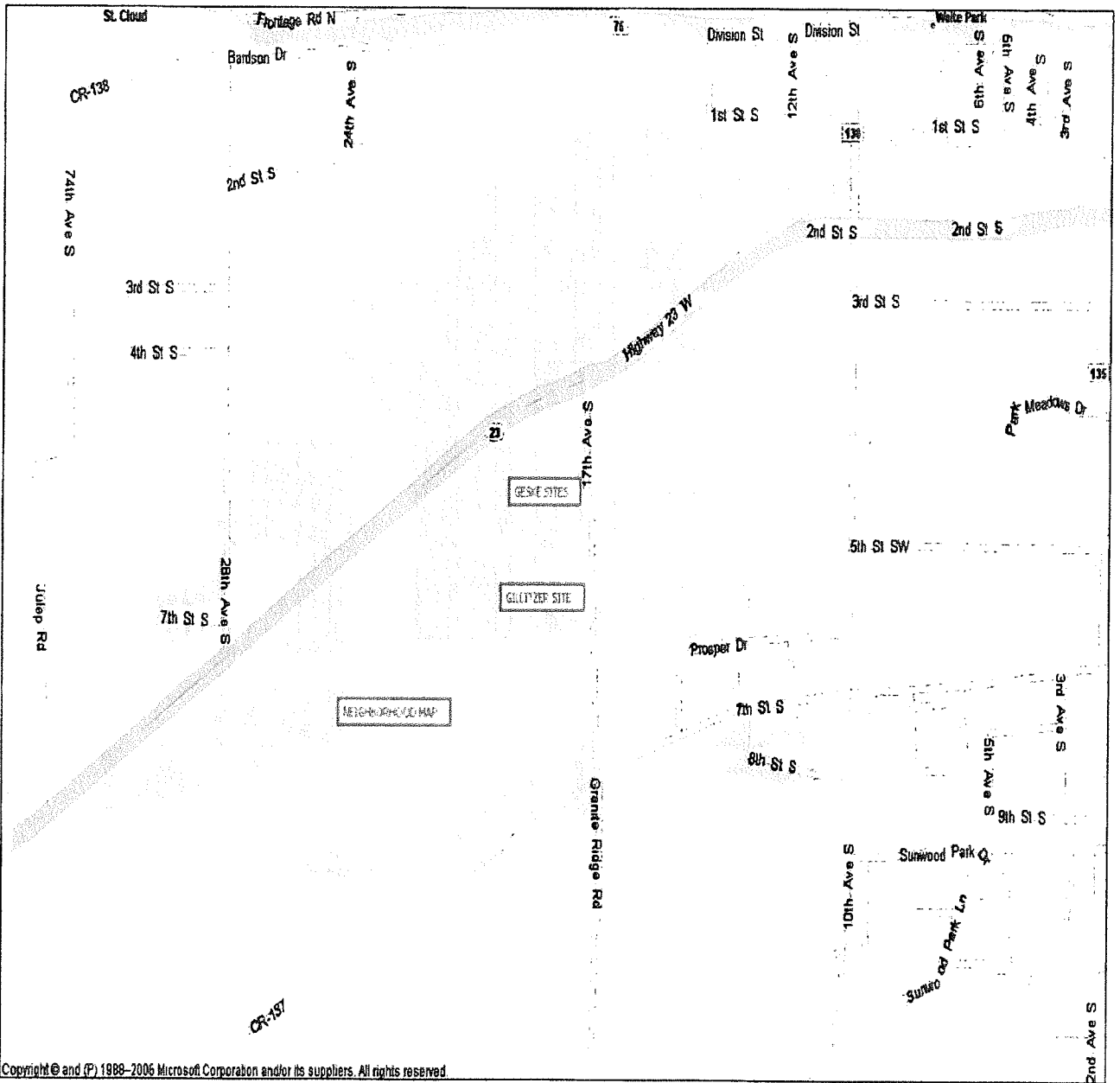
No public utilities are in place on the site (but are adjacent as of the date of value) and there is no natural gas or high speed internet service. Electrical and telephone service are above ground. Access is via a new street which runs to the edge of the Geske parcel, but then terminates at a "private access" sign on the Gillitzer property. The site is secluded and wooded as of July 21, 2015 and as of the date of appraisal which is May 4, 2015.

Description, After Acquisitions: After the acquisitions the home and garages on the parcel will not be harmed as they are an adequate distance from the new right of way. The home will front towards new street. The overall parcel size will diminish by 10,443 square feet due to acquisition of fee title for new right of way. In addition, a perpetual drainage and utility easement containing 1,932 sq. ft. will be acquired from the east side of the site. The right of way acquisition is linear in shape and is situated along the eastern edge of the site where the new 17th Avenue South will be installed. The right of way will be placed over existing Peony (3) bushes, three large, mature Burr Oaks, four mature Hydrangeas, a twin-trunked birch tree and two young black walnut trees. The home will be 60' from the new right of way line, 62' from the back of the new bituminous trail and 81' from the new curb and gutter. The new road will be a 40' wide urban section street with a 40 mile per hour speed limit. The road will be approximately at the same elevation as the home. A direct 26' wide access via a concrete apron will be provided to the property from 17th Avenue as a part of the project. City water and sewer will be installed under the new roadway as well as storm drains. New electrical and gas lines will be brought in during the project as will high speed internet wires. I estimate that there is no severance or proximity damage to the home and garages due to these acquisitions. As of the date of this appraisal amendment and update, the new road is not yet in place, but is planned for construction during 2015.

Description of the Acquisitions: The acquisitions and remainder along with various maps and photographs are shown within the body of this appraisal report. Mike Amo and John Gustafson originally photographed the site on July 19, 2012, while the proposed right of way aerial and taking sizes were presented to me by SEH during August of 2012. On March 19, 2015 I re-photographed the home and nearby streets. On July 21, 2015 I walked the right of way area and observed the lathe stakes which were labeled as "ROW".

LOCATION MAP, WAITE PARK CITY, STEARNS COUNTY, MINNESOTA

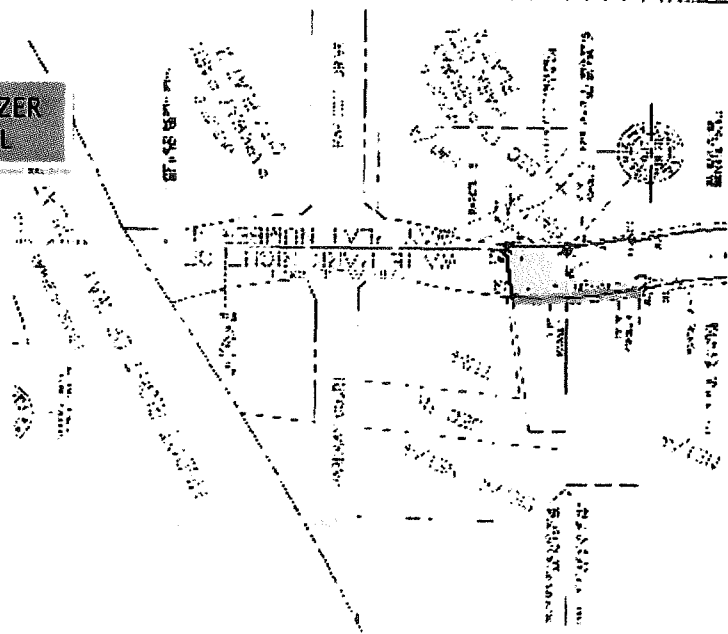




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NEIGHBORHOOD MAP

GILLITZER PARCEL



PARCEL MAP SHOWING THE AREA ACQUIRED AS YELLOW-PLAT 5 VERSION

ACRES	1.00
SECTION	1
TOWNSHIP	10 N
RANGE	10 E
COUNTY	CLATSOP
STATE	OREGON

OWNER	CLATSOP COUNTY
ADDRESS	1000 1/2 AVENUE
CITY	ASTORIA
STATE	OREGON

SECTION	1	AREA	1.00
SECTION	2	AREA	1.00
SECTION	3	AREA	1.00
SECTION	4	AREA	1.00
SECTION	5	AREA	1.00
SECTION	6	AREA	1.00
SECTION	7	AREA	1.00
SECTION	8	AREA	1.00
SECTION	9	AREA	1.00
SECTION	10	AREA	1.00
SECTION	11	AREA	1.00
SECTION	12	AREA	1.00

THIS PARCEL MAP WAS PREPARED BY THE CLATSOP COUNTY ASSESSOR'S OFFICE ON FEBRUARY 1, 1995. THE INFORMATION CONTAINED HEREIN IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF PREPARATION. THE CLATSOP COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS PARCEL MAP. THE CLATSOP COUNTY ASSESSOR'S OFFICE IS NOT RESPONSIBLE FOR ANY CHANGES IN THE STATUS OF THIS PARCEL AFTER THE DATE OF PREPARATION.

SECTION	1	AREA	1.00
SECTION	2	AREA	1.00
SECTION	3	AREA	1.00
SECTION	4	AREA	1.00
SECTION	5	AREA	1.00
SECTION	6	AREA	1.00
SECTION	7	AREA	1.00
SECTION	8	AREA	1.00
SECTION	9	AREA	1.00
SECTION	10	AREA	1.00
SECTION	11	AREA	1.00
SECTION	12	AREA	1.00