



To: MAYOR AND COUNCIL

Agenda Item #: IV.G.

From: Ross Bintner P.E.
Environmental Engineer

Action
Discussion
Information

Date: January 22, 2013

Subject: Resolution No. 2013-11 Purchase of Easement and Condemnation of Land for Removal of Lift Station No. 1.

Action Requested:

Authorize Mayor to sign attached resolution authorizing purchase of utility easements and proceeding with condemnation of land for the removal of Lift Station No. 1.

Information / Background:

Located in the narrow boulevard south of Sunnyside Road between 4015 and 4043, lift station 1 (LS1) serves 50 properties and is at the end of its useful life. In 2009 City staff investigated different options for rehabilitation, replacement or abandonment of LS1. The attached study by Barr Engineering details potential lift station consolidation in the Morningside neighborhood. The option to abandon LS1 and directionally drill a gravity line (option 1.1 \$73,000 capital cost) was compared to the option of rehabilitation of the lift station (option 'rehab LS1' \$100,000 capital cost.) The preliminary estimate for directional drilling and abandonment of LS1 and replacement with a gravity pipe was identified as the most cost effective option for this location. The preliminary estimate for redirecting the flow does not include easement costs, but shows a reduced initial capital cost. This option also reduces the amount of lift stations City staff must monitor and maintain thereby reducing long term operations and maintenance costs.

The option to abandon LS1 and directionally drill a gravity line was preliminarily designed in 2009. The option benefitted nearby residents by removing a control and electrical box that sits in the boulevard, and proposes directional drilling, which is a low impact approach to pipe installation that avoids the impact and tree removal required by open cut methods.

In 2009 City staff attempted to secure easement agreements for the project. Three of the four owners stated no opposition to the proposed project, but staff failed to gain agreement for easement acquisition from one owner. Since 2009, one of the three properties not opposing project has changed hands. In late 2012, Evergreen Land Services was retained to provide land acquisition consulting services. The attached easement description shows the proposed property easements along the directional drilling

alignment. The easement is 10' in width and straddles the property line, 5' wide on each side. Appraisals for each of the four properties have been complete by Evergreen Land Services. Evergreen and has contacted the 4 property owners and presented appraisals and contingent offers commensurate with the appraised value. As in 2009, three of the four owners seem willing to grant easement, with the same property owner still uncertain (4544 Meadow Rd). Since the project cannot move forward without these easements, this action authorizes easement acquisition through purchase, and authorizes condemnation if an owner is unwilling to sell. Attached are summary pages for the three properties indicating willingness to grant easement, and the full appraisal for the fourth property. The total cost of easement if each of the properties is willing to sell would be \$31,200.

This project is identified in the 2013-2017 Capital Improvement Program for 2013 as UT-03-010 Remove Lift Station No. 1. After easements are acquired, project final design and bidding will take place, and a bidder and contract will be forwarded for Council approval.

Attachments:

Resolution No. 2013-11

Easement Map "Exhibit A"

Morningside Area Lift Station Elimination Cost Estimate and Option 1.1 Map

Appraisals



**RESOLUTION NO. 2013-11
AUTHORIZING PURCHASE OF EASEMENT AND
CONDEMNATION OF LAND FOR PUBLIC PURPOSES**

WHEREAS, the City Council of the City of Edina does hereby determine that it is necessary for a public use and purpose to acquire utility easement and legally described on the attached Exhibit "A", for purposes in connection with Lift Station 1 Removal Project (Project No. LS-44); and,

WHEREAS, City staff and consultants have and will continue to work with the property owners to acquire the necessary easements; and,

WHEREAS, the City Council finds that development and construction conditions related to the area make it necessary to acquire utility easement for the property as soon as possible in order for the project to proceed in an efficient, cost effective and expeditious manner.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Edina:

1. That the City Attorney is authorized to commence eminent domain proceedings pursuant to Minnesota Statutes Chapter 117 to acquire the necessary easements and/or fee title identified on the attached Exhibit "A", subject to engineering modifications, if needed.
2. That the City Attorney is authorized to acquire the necessary property interests pursuant to the "quick take" provisions of Minnesota Statutes Section 117.042.
3. That the Mayor and the City Manager are authorized to execute all documents necessary, in the opinion of the City Attorney, to effect the acquisition of the necessary property interests.
4. The City is in the process of obtaining appraisals of the property being acquired. The City Council hereby authorizes the City Manager to approve the appraisals and make formal offers to the property owners subject to City Council's final approval.

Dated: January 22, 2013

Attest: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

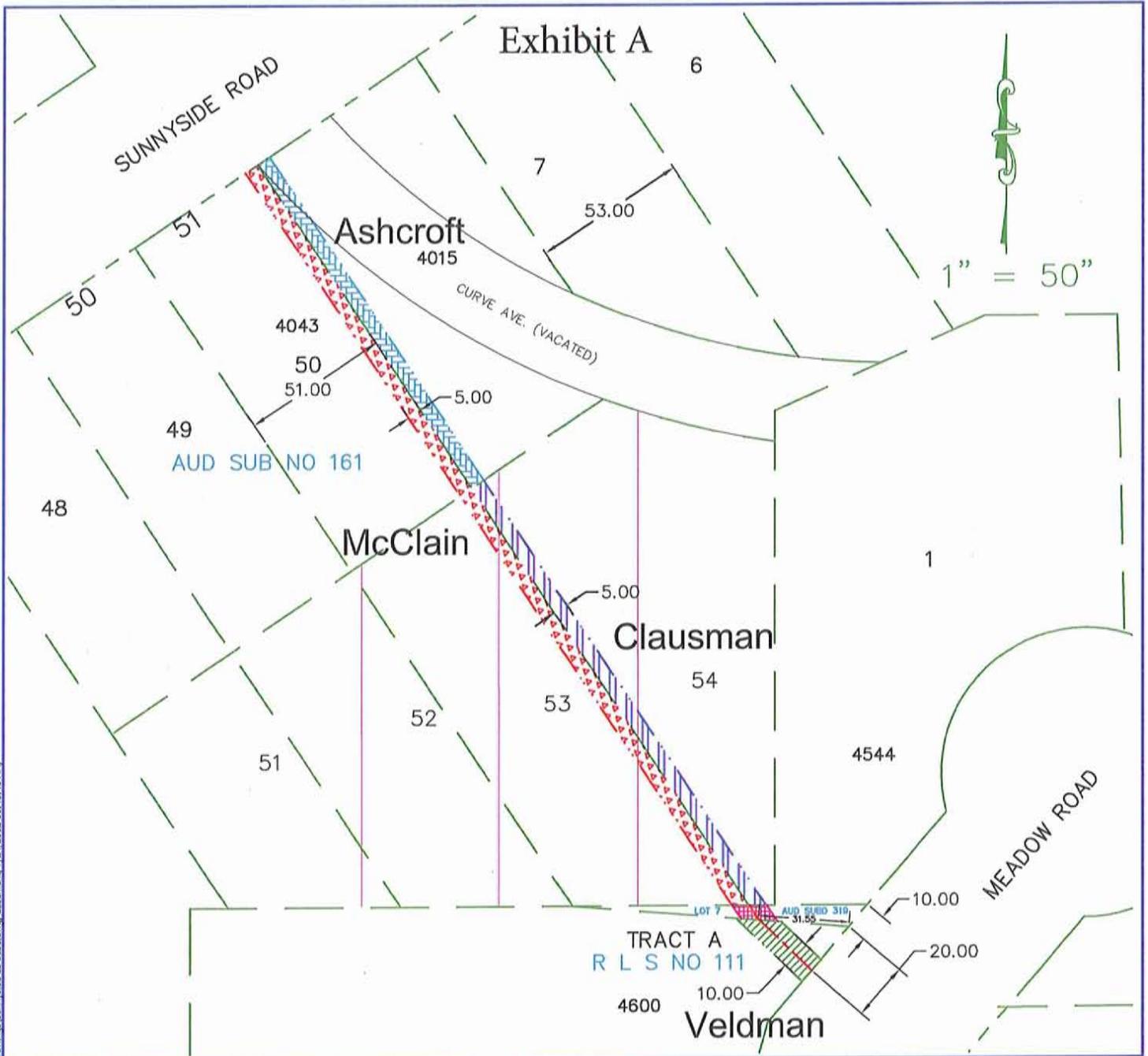
CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of January 22, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20____.

City Clerk

Exhibit A



1" = 50"

An easement for utility purposes across Curve Avenue; vacated, Lot 50, Auditor's Subdivision No. 161, according to the recorded plat thereof, Hennepin County, Minnesota. Said easement is described as follows:

The southwesterly 5.00 feet of the following described property:
That part of Lot 7, Block 2, Berkeley Heights, Hennepin County Minnesota and also the adjacent 1/2 of Curve Avenue; vacated, lying southwesterly of a line parallel with and distant 53.00 ft southwesterly from the northeasterly line of said Lot 7 and the same extended. And that part of said Lot 50, lying northeasterly of the southwesterly 51.00 ft of said Lot 50

An easement for utility purposes across Lots 50, 52, 53 and 54, Auditor's Subdivision No. 161, according to the recorded plat thereof, Hennepin County, Minnesota. Said easement is described as follows:

The northeasterly 5.00 feet of the following described property:
The southwesterly 51.00 feet of said Lot 50 and that part of said Lots 52, 53 and 54, lying between the southwesterly line of said Lot 50 extended southeasterly and a line parallel with and 51.00 feet northeasterly from said southwesterly line of said Lot 50 extended southeasterly.

An easement for utility purposes across Lots 52, 53 and 54, Auditor's Subdivision No. 161, according to the recorded plat thereof, Hennepin County, Minnesota. Said easement is described as follows:

The southwesterly 5.00 feet of the following described property:
That part of said Lots 52, 53 and 54, lying northeasterly of a line 51.00 ft northeasterly of and parallel with the southwesterly line of Lot 50, extended southeasterly across said Lots 52, 53 and 54

A 10.00 foot easement for utility purposes across Lot 7, Auditor's Subdivision No. 319, according to the recorded plat thereof, Hennepin County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northeast corner of said lot 7; thence southwesterly, along the easterly line of said lot 7 a distance of 10.00 ft; thence northwesterly along a line whose projection intersects the north line of said lot 7 with the southeasterly extension of the southwesterly line of lot 50, Auditor's Subdivision no. 161, Hennepin County Minnesota, a distance of 31.55 feet to the beginning of the line to be described; thence northwesterly distance of 6.10 feet, more or less, to the point of intersection of the north line of said lot 7 with the southeasterly extension of a line parallel with and 51.00 feet northeasterly from the southwesterly line of said lot 50, said centerline there terminating.

A 10.00 foot easement for utility purposes across Tract A, Registered Land Survey No. 0111, Files of Registrar of Titles, Hennepin County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northeast corner of said Tract A; thence southwesterly along the easterly line of said Tract A, a distance of 20.00 ft to the beginning of the line to be described; thence northwesterly a distance of 25.5 feet, more or less, to a point on the north line of said Tract A, said point being a distance of 31.55 Feet northwesterly of the northeast corner of said Tract A, and said centerline there terminating.

Morningside Area Lift Station Elimination - City of Edina, MN
Feasibility Cost Estimate

Barr Project #23/27-1029
 4/29/2009

- Option 1.1 - Remove LS01, directional drill gravity sewer to LS11 sewershed on Meadow Road (MH 223)
- Option 7.1 - Remove LS07, gravity sewer on Grimes Ave to new (deeper) LS at corner of Grimes Ave and 42nd St
- Option 7.2 - Remove LS07, gravity sewer on Grimes Ave and park space to new (deeper) LS at Grimes Ave and 42nd St
- Option 8.1 - Remove LS08, gravity sewer on Lynn Ave and 42nd St to new (deeper) LS at corner of Grimes Ave and 42nd St
- Option 8.2 - Remove LS08, gravity sewer to new (deeper) LS at corner of Grimes Ave and 42nd St
- Option 7/8.1 - Remove LS07 and LS 08, common gravity sewer on Grimes Ave to new (deeper) LS at Grimes Ave and 42nd St
- Option 7/8.2 - Remove LS07 and LS 08, common gravity sewer in park space to new (deeper) LS at Grimes Ave and 42nd St

Cost Comparison of Options

Option #	Lift Stations			Estimated capital cost	Estimated O&M Cost	30 Year PV
	Eliminated	New/rebuild	Total			
1.1	1	0	0	\$ 73,000	\$ -	\$ 73,000
7.1	1	2	2	\$ 653,000	\$ 12,000	\$ 890,000
7.2	1	2	2	\$ 598,000	\$ 12,000	\$ 830,000
8.1	1	2	2	\$ 785,000	\$ 12,000	\$ 1,020,000
8.2	1	2	2	\$ 627,000	\$ 12,000	\$ 860,000
7/8.1	2	1	1	\$ 795,000	\$ 6,000	\$ 910,000
7/8.2	2	1	1	\$ 718,000	\$ 6,000	\$ 840,000
Rehab LS1	0	1	1	\$ 100,000	\$ 6,000	\$ 220,000
Rehab LS2, LS7, & LS8	0	3	3	\$ 300,000	\$ 18,000	\$ 650,000

Estimate Qualifications:

- * Feasibility level estimate - not for bidding
- * Assuming good soil conditions
- * Necessary easements acquired by City of Edina
- * Rehab estimates based on budget cost provided by Edina

Morningside Area Lift Station Elimination - City of Edina, MN
 Feasibility Cost Estimate

Barr Project #23/27-1029
 4/29/2009

Option 1.1 - Remove LS01, directional drill gravity sewer to LS11 sewershed on Meadow Road (MH 223)

Item	Quantity	Units	Unit Cost	Extension	Notes
<i>Pre-Construction</i>					
Negotiate and Purchase Easements		LS		\$ -	Easement between houses and on vacant lots
Mobilization	1	LS	\$ 9,739	\$ 9,739	20 % of work items
<i>Demolition</i>					
Remove Bituminous Pavement	180	SY	\$ 5	\$ 900	sawcut, remove bituminous
Decommission Existing L.S.	1	LS	\$ 10,000	\$ 10,000	remove equipment, fill sump, new outlet, abandon FM
<i>Utility Work</i>					
Directional Drilling, 8" HDPE gravity	380	LF	\$ 65	\$ 24,700	avg slope 2.35%
Resolve Utility Conflicts	1	LS	\$ 5,000	\$ 5,000	
<i>Restoration</i>					
Curb and Gutter	20	LF	\$ 26	\$ 520	
Site Restoration, Sod	25	SY	\$ 15	\$ 375	
Bituminous Pavement	180	SY	\$ 40	\$ 7,200	base course, bituminous surface
Construction Subtotal				\$ 58,434	
<i>Contingency, 25%</i>				\$ 14,609	25 % of Const. subtotal
Total Estimated Capital Cost (Feasibility Level)				\$ 73,000	
Estimated Annual O&M				\$ -	

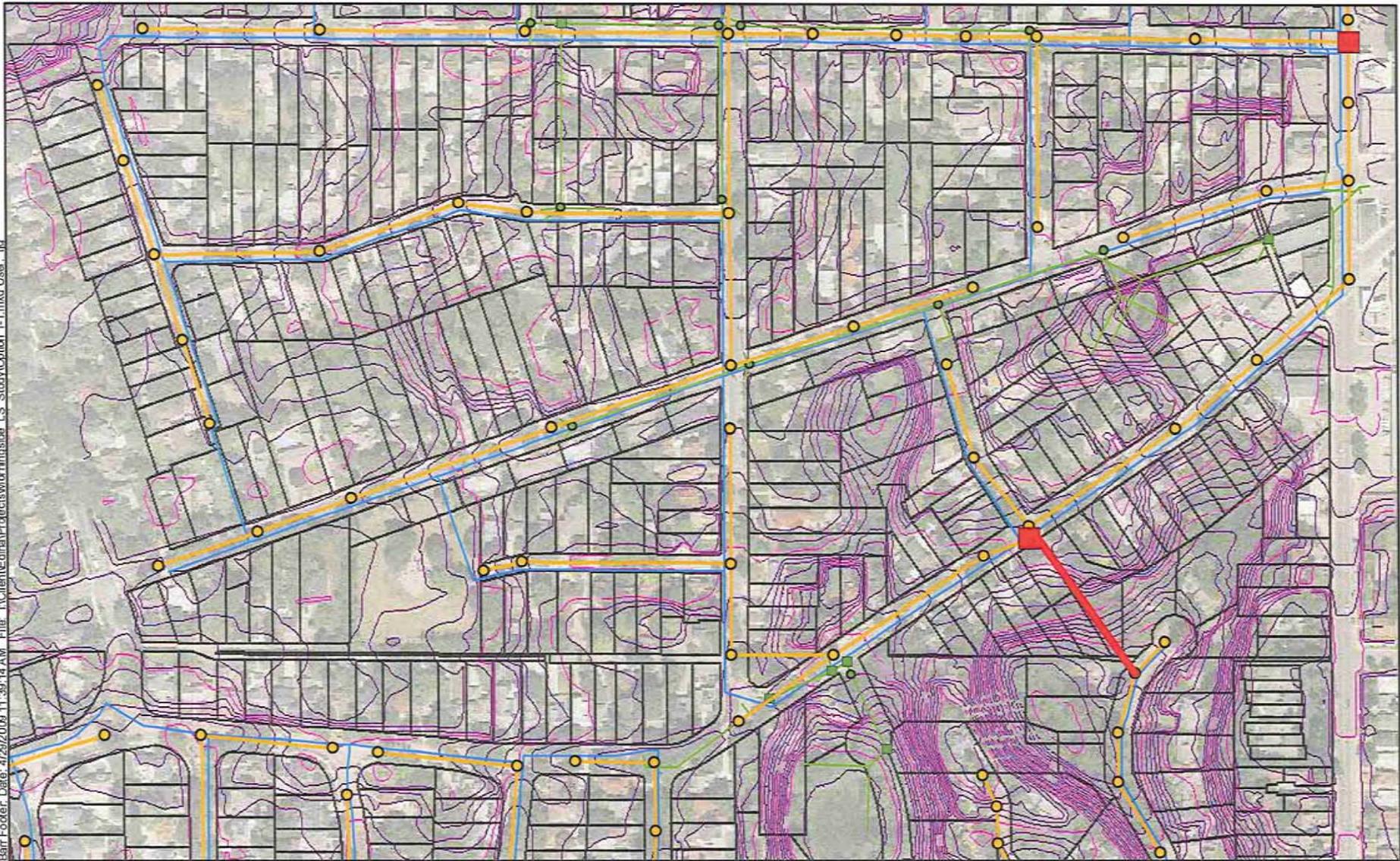
30 Year Present Value (i=3%) \$ 73,000

Qualifications:

Assuming good soil conditions

Necessary easements acquired by City of Edina

Assuming existing Lift Station 11 can handle additional flow



-  Option 1.1
-  Study Area Sanitary Lift Stations
-  Sanitary Lift Station
-  Sanitary Manhole
-  Sanitary Pressurized Main
-  Sanitary Gravity Main
-  Storm Catch Basin
-  Storm Manhole
-  Storm Gravity
-  Watermain
-  2-ft surface contour
-  10-ft surface contour
-  Parcels



OPTION 1.1
Morningside Area
Lift Station Study
City of Edina
DRAFT

SUMMARY OF SALIENT DATA

UNCOMPLICATED ACQUISITION APPRAISAL

Owner: Ernie S. Ashcroft
Property 4015 Sunnyside Road
Address: Edina, MN 55424

Zoning: R1 – Single Dwelling Unit District
Present Use: Residential Homesite

City's Land Use Plan: Residential

Highest and Best Use: Before – Single Family Homesite
After - Single Family Homesite

COMPENSATION FOR PERMANENT UTILITY EASEMENT:

Compensation for Sanitary Sewer Easement: 674 sf of unencumbered land @ \$ 39.92/sf X 25% loss in value	\$	6,726
Compensation for Trees/Shrubs within Easement: None (will not be removed or damaged)	\$	0
Severance Damage: None	\$	0
Compensation for Improvements within Acquisition: None	\$	0
Total Compensation (rounded)	\$	6,800



Douglas K. Johnson, SR/WA
MN Certified General Real Property
Appraiser License No. 4001052



Patricia J. Nolan
MN Certified General Real Property
Appraiser License No. 20243478

Date: October 22, 2012

SUMMARY OF SALIENT DATA

UNCOMPLICATED ACQUISITION APPRAISAL

Owner: Christopher & Carolyn McClain
Property 4043 Sunnyside Road
Address: Edina, MN 55424

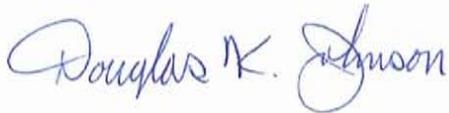
Zoning: R1 – Single Dwelling Unit District
Present Use: Residential Homesite

City's Land Use Plan: Residential

Highest and Best Use: Before – Single Family Homesite
After - Single Family Homesite

COMPENSATION FOR PERMANENT UTILITY EASEMENT:

Compensation for Sanitary Sewer Easement: 1533 sf of unencumbered land @ \$ 31.63/sf X 25% loss in value	\$	12,122
Compensation for Trees/Shrubs within Easement: None (will not be removed or damaged)	\$	0
Severance Damage: None	\$	0
Compensation for Improvements within Acquisition: None	\$	0
Total Compensation (rounded)	\$	12,200



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Appraiser License No. 20243478

Date: October 22, 2012

SUMMARY OF SALIENT DATA

UNCOMPLICATED ACQUISITION APPRAISAL

Owner: Mark Veldman
Property: 4600 Meadow Road
Address: Edina, MN 55424

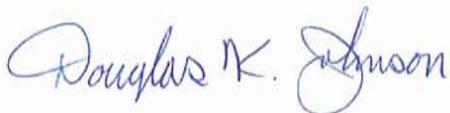
Zoning: R1 – Single Dwelling Unit District
Present Use: Residential Homesite

City's Land Use Plan: Residential

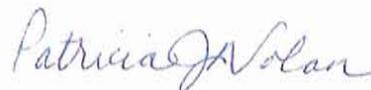
Highest and Best Use: Before – Single Family Homesite
After – Single Family Homesite

COMPENSATION FOR PERMANENT UTILITY EASEMENT:

Compensation for Sanitary Sewer Easement: 255 sf of unencumbered land @ \$ 39.56/sf X 25% loss in value	\$	2,522
Compensation for Trees/Shrubs within Easement: None (will not be removed or damaged)	\$	0
Severance Damage: None	\$	0
Compensation for Improvements within Acquisition: None	\$	0
Total Compensation (rounded)	\$	2,600



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Appraiser License No. 20243478

Date: October 22, 2012

UNCOMPLICATED ACQUISITION APPRAISAL

APPRAISAL OF PROPERTY OWNED BY:
EDWARD W. CLAUSMAN

PROJECT:
SUNNYSIDE LIFT STATION

PREPARED FOR:
CITY OF EDINA
4801 WEST 50TH STREET
EDINA, MN 55424

EFFECTIVE DATE OF APPRAISAL:
SEPTEMBER 26, 2012

PREPARED BY:
DOUGLAS K. JOHNSON, SR/WA
AND
PATRICIA NOLAN
EVERGREEN LAND SERVICES, INC.
4131 OLD SIBLEY MEMORIAL HIGHWAY, SUITE 201
EAGAN, MN 55122

SUMMARY OF SALIENT DATA

UNCOMPLICATED ACQUISITION APPRAISAL

Owner: Edward Clausman
Property: 4544 Meadow Road
Address: Edina, MN 55424

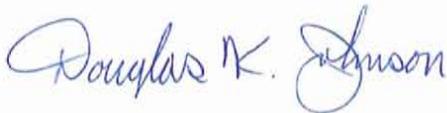
Zoning: R1 – Single Dwelling Unit District
Present Use: Residential Homesite

City's Land Use Plan: Residential

Highest and Best Use: Before – Single Family Homesite
After – Single Family Homesite

COMPENSATION FOR PERMANENT UTILITY EASEMENT:

Compensation for Sanitary Sewer Easement: 937 sf of unencumbered land @ \$ 40.95/sf X 25% loss in value	\$	9,593
Compensation for Trees/Shrubs within Easement: None (will not be removed or damaged)	\$	0
Severance Damage: None	\$	0
Compensation for Improvements within Acquisition: None	\$	0
Total Compensation (rounded)	\$	9,600



Douglas K. Johnson, SR/WA
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Appraiser License No. 4001052



Patricia J. Nolan
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Appraiser License No. 20243478

Date: October 22, 2012

UNCOMPLICATED APPRAISAL ACQUISITION

Client and User of Appraisal:	City of Edina. A secondary user of the appraisal is the landowner who will receive a copy of the appraisal.			
Owner:	Edward W. Clausman			
Property Address:	4544 Meadow Road, Edina, MN 55424			
Tax Parcel No.:	07-028-24-44-0150, 07-028-24-44-0034 & 18-028-24-11-0016			
Size of Larger Parcel:	Approximately 29,305 sf or 0.673 acres (per Hennepin County Records)			
Legal Description of Larger Parcel:	Lengthy metes and bounds description within the following: Part of Lot 7, Auditor's Subdivision No. 319; Part of Lots, 52, 53 and 54 of Auditors Subdivision No. 161 and part of Lot 1 of White Oak 7 th Addition, all in Hennepin County, MN			
Assessor's Information: (Payable 2013, value as of January 2012)	Tax Parcel No.	Land Value	Building Value	Total
	07.028.24.44.0150	\$ 271,200	\$ 440,800	\$ 712,000
	07.028.24.44.0034	\$ 166,400	\$ 0	\$ 166,400
	18.028.24.11.0016	\$ 200	\$ 0	\$ 200
	Totals	\$ 437,800	\$ 440,800	\$ 878,600
Present Use:	Single family homesite			
Scope of Valuation:	Prepare an uncomplicated acquisition valuation report for the proposed acquisition utilizing comparable land sales. Since the sewer pipe will be installed via horizontal boring, the house, yard and trees will not be affected by the acquisition and therefore the valuation problem is a function of land value. Comparable land sales will be used to estimate the value of the subject lot (land) in the before situation. Compensation for the acquisition will be calculated based on the lot value per sf times the number of sf times a percentage of the fee value. The City has indicated that any future damage to surface improvements and trees/landscaping would be compensated at the time of future damage, if and when that occurs.			
Property Interest to Be Acquired:	937 sf of permanent utility easement for directional boring of a sanitary sewer pipe. (see acquisition drawing)			
Zoning:	Zoning is "R1 – Single Dwelling Unit District". Minimum lot size is 9,000 sf.			
Highest and Best Use:	Single Family Homesite			
Landowner Contact & Date of Inspection:	Douglas K. Johnson visited the site on September 26, 2012, and performed the inspection. Landowner could not accompany the appraiser on the inspection of the property.			
5 Year Sales History of Subject Property:	There have been no sales or listings on the subject property in the last 5 years			
Date of Value:	September 26, 2012			
Just Compensation	\$ 9,600			

CERTIFICATE OF APPRAISERS

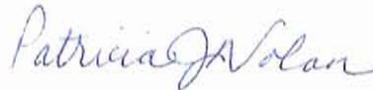
We, hereby certify that, to the best of our knowledge and belief:

- That an inspection of the subject property (land) was made by Douglas K. Johnson on September 26, 2012. The owner of the parcel, Mr. Clausman, was not able to accompany the appraiser on the inspection but was contacted by the acquisition agent.
- That the property being appraised and the comparables utilized in this appraisal are as represented in the appraisal.
- 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 are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We 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.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our 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.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- No one else provided significant appraisal assistance to us in the preparation of this appraisal.
- That any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.
- Based upon this independent appraisal and the exercise of our professional judgment, it is our conclusion that the just compensation for the acquisition described in this appraisal is **\$ 9,600 as of September 26, 2012.**

Date: October 22, 2012



Douglas K. Johnson, SR/WA
MN Certified General Real Property
Appraiser License No. 4001052



Patricia J. Nolan
MN Certified General Real Property
Appraiser License No. 20243478

PURPOSE OF THE ACQUISITION AND VALUATION

The purpose of this acquisition is to acquire a permanent utility easement for the construction of an underground sewer pipeline from Sunnyside Road to Meadow Road across the subject property. The City will use horizontal boring to install an 8" diameter sanitary sewer at a depth of up to 25 feet below the surface of the easements on four properties. The use of horizontal boring will alleviate surface damage and tree/landscaping damage.

The purpose of this valuation is to establish the amount of just compensation due the owner of the subject property for the proposed acquisition stated herein.

The just compensation estimated from this valuation will be used in the offer to the landowner.

COMPETENCY OF APPRAISERS

Douglas K. Johnson, SRWA, and Patricia Nolan have the knowledge and experience to complete this appraisal assignment competently and in compliance with USPAP. Refer to the Appraisers' Qualifications in the Addenda of this report for further details.

EXPOSURE AND MARKETING TIME

The following definitions are taken from The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute:

Exposure Time: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.

Marketing Time: The time it takes an interest in real property to sell on the market subsequent to the date of appraisal. Reasonable market time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.

Exposure time of six to twelve months would be required to sell the subject property, based on the value stated herein. Marketing time, including due diligence and closing is also estimated at six to twelve months.

MARKET VALUE DEFINITION

Market value as utilized in this appraisal report conforms to the following definition obtained from Pages 177-178 of *The Dictionary of Real Estate Appraisal*, Fourth Edition.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their own best interest;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
5. *The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concession granted by anyone associated with the sale.*

Unless otherwise noted in the appraisal report, market value shall represent cash equivalent terms where the seller receives all cash for their interest. The property may be financed at typical market terms under this definition.

APPRAISERS' HISTORY WITH SUBJECT PROPERTY

The appraisers have not performed any previous appraisal work on the subject property.

DESCRIPTION OF SUBJECT PROPERTY

The subject property is a residential home site situated on Meadow Road in the City of Edina, Hennepin County, Minnesota. The property is located just west of France Avenue about 1 mile north of the 50th and France Avenue business center. The property is described as follows:

Lot Size:	29,305± sf or 0.673± acres (three tax parcels)
Lot Shape & Dimensions:	Irregular being 110-190± feet deep and 190± feet wide.
Access & Frontage on:	Meadow Road
Residential Improvements:	Residential house built in 1951 located on easterly tax parcel.
Topography:	Subject property rises from Meadow Road to the north.
Vegetation:	Property is heavily wooded
Encumbrances:	None
Neighborhood:	Mostly residential with businesses along France Avenue and along 44 th Street in Minneapolis. Neighborhood is close to 50 th and France Avenue businesses, as well as Southdale shopping center, and also Minneapolis chain of lakes (Harriet, Calhoun)



Aerial Photo of Subject Property from Hennepin County GIS

**PHOTOS OF SUBJECT PROPERTY AND ACQUISITION
TAKEN BY DOUGLAS K. JOHNSON ON SEPTEMBER 26, 2012**



Above Photo: View of Meadow Road frontage on Clausman property.
Below Photo: View of proposed easement looking NW'ly (Clausman property on other side of wall).



PHOTOS OF SUBJECT PROPERTY AND ACQUISITION



Above Photo: View of approximate easement area looking NW'ly.

Below Photo: View of SW corner of subject property (property on left is Veldman).



ZONING

The subject property is presently zoned "R1 - Single Dwelling Unit District".

- Principal Uses:
- A. Buildings containing not more than one dwelling unit
 - B. Publicly owned parks, playgrounds and athletic facilities.
 - C. Publicly and privately owned golf courses, but not including driving ranges or miniature golf courses as a principal use.

Minimum requirements under the R1 District, for lots that are 75 feet or more in width, as follows:

Minimum Lot Area -	9,000 sf
Minimum Lot Width -	75 feet
Minimum Lot Depth -	120 feet
Minimum Front Street Setback -	30 feet
Minimum Side Street Setback -	15 feet
Minimum Interior Side Yard -	5 feet
Minimum Rear Yard Setback -	25 feet

HIGHEST AND BEST USE

Highest and best use is defined in The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, at Page 135, as follows:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Since this appraisal is concerned with land value, the highest and best use of the subject land as vacant must be determined.

Generally the legal use of a property is defined by zoning regulations. The subject is zoned "R-1: Single Dwelling Unit District" which allows for single family residential use of the subject property. Residential use is physically possible, financially feasible, and maximally profitable as shown by the existing use of similarly zoned property.

It is our opinion that the highest and best use of the subject property in the before situation is that of a single-family residential lot consistent with the zoning regulations for the City of Edina.

It appears that the subject property may have potential for splitting into another building site due to the ample size of the property. If the property were to be split into two, the result would be a westerly 14,652± sf lot and an easterly 14,652± sf lot with the existing house. This appears to give greater value to the land than a single 29,305 sf building site.

VALUATION

Compensation for the proposed easement is a function of land value rather than improvement value because the proposed easement does not affect the house and yard improvements. Therefore land (lot) sales have been researched in order to determine the value of the subject lot via the Sales Comparison Approach.

SALES COMPARISON APPROACH TO VALUE:

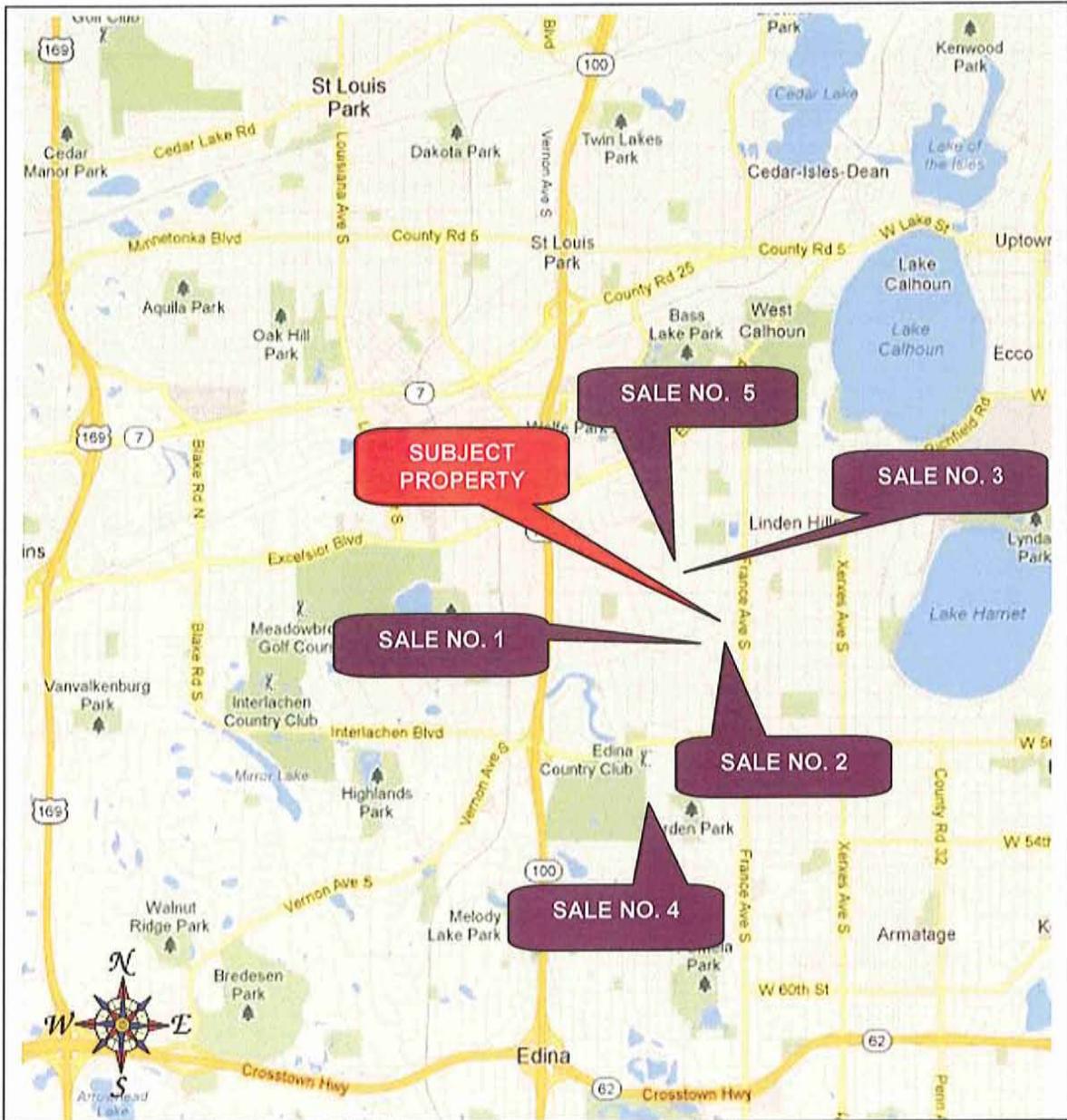
The sales comparison method is the most common and reliable way of developing a market value estimate for land. In the sales comparison method, sales of vacant land comparable to the subject property are gathered and analyzed. The sales are then compared to the subject property based upon a common unit of comparison such as price per square foot (sf), per acre, or per lot (building site). Relevant differences between the subject and sale properties such as location, size, amenities, etc. are noted and adjustments are made to the sale properties to make them "comparable" to the subject property. If the comparable is superior to the subject, the sale price of the comparable property is adjusted downward to reflect the subject property's inferior status in that comparative factor. If the comparable is inferior to the subject property, its sales price is adjusted upward to reflect the subject's superior status. Thus each comparable receives adjustments to make it more like the subject property, and thus each comparable provides an estimated unit value of the subject property. The appraisers then utilize these unit values derived from each of the comparables to estimate the unit value of the subject property. This unit value is then expanded to the entire subject property and results in an estimate of the market value of the entire subject property as if vacant.

The market was searched for recent sales of single-family residential lots within the City of Edina in the last few years. The search consisted of MLS inquiries as well as a sales search of County records. Five such sales were found and verified within the northeast portion of the City of Edina.

Comparables are identified on a comparable market data map, summarized and analyzed on a grid to arrive at a final value estimate for the subject property in the before situation. More complete comparable information is found on the sales sheets in the addendum.

Please note that the subject and comparable sale properties will be compared on a "building site" basis rather than on a per sf basis, since it is our belief that the market views these properties on a building site basis. Properties are listed and advertised based on their building site list price, and not on their square foot list price. Also please note that the following valuation is of the westerly potential lot assuming that the property is split into two 14,652± sf building sites.

VALUATION (CONTINUED):



COMPARABLE MARKET DATA MAP

COMPARABLE MARKET DATA SUMMARY & ANALYSIS GRID

Comparable No.	Subject Property	Sale 1 (2012-0091)	Sale 2 (2012-0090)	Sale 3 (2010-0005)	Sale 4 (2012-0089)	Sale 5 (2012-0092)
Location	4544 Meadow Road, Edina	4601 Townes Road Edina	4600 Meadow Rd, Edina	4240 Crocker Ave, Edina	5209 Wooddale Ave, Edina	4228 Crocker Ave, Edina
Date of Closing	NA	May 2012	May 27, 2010	Dec. 30, 2009	Jan. 31, 2012	Mar 30, 2011
Intended Use	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Zoning	Single Family	Single Family	Single Family	Single Family	Single Family	Single Family
Shape	Irregular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Physical Features/ Terrain	Many Trees Sloping	Heavily wooded Sloping	Many Trees Sloping, Cul-de-sac	Many Trees Sloping	Some Trees Level, across from Edina Country Club	Some Trees Sloping
Sales Price	-	\$900,000	\$650,000	\$400,000	\$328,000	\$280,000
Total Land Area (excluding road)	14,652 sf (75x 195)	45,417 sf (139x324)	16,937 sf (83x202)	20,000 sf (100x200)	8025 sf (60x133.75)	10,000 sf (50x200)
Sales Price With Estimated Demolition	-	\$925,000	\$670,000	\$400,000	\$348,000	\$300,000
ADJUSTMENTS						
Market Conditions		0%	0%	0%	0%	0%
Adjusted Price/ Market Conditions		\$925,000	\$670,000	\$400,000	\$348,000	\$300,000
Size:		-50%	-5%	-5%	+50%	+50%
Location:		+5%	0%	+20%	+5%	+20%
Width of Lot:		0%	0%	0%	+5%	+10%
Privacy of Lot:		0%	0%	+10%	+10%	+10%
Total Adjustments:		-45%	-5%	+20%	+70%	+90%
Indicated Value/Bldg. Site		\$508,750	\$636,500	\$500,000	\$591,600	\$570,000
Average Indicated Value Per Building Site		\$561,370 per Building Site				

VALUATION (CONTINUED)

EXPLANATION OF ADJUSTMENTS:

Market Conditions – All sales are considered recent and no market conditions adjustment are necessary.

Size - When comparing on a site basis, typically a larger site will command a higher site value than a smaller site, all other factors being equal. Thus sales substantially larger than the subject property require a downward adjustment and sales substantially smaller than the subject property require an upward adjustment.

Location – All sales are within the northeast portion of the city of Edina and are in residential neighborhoods. However adjustments are made for the fact that the subject and Sale No. 2 are on a cul-de-sac and Sales 3 and 5 are in a slightly less desirable area than the subject property.

Width of Lot – Not only is the size of the lot important, but width is important because it limits the building improvements that can fit across the lot. An adjustment for a significant difference in lot width is made between subject and sale properties.

Privacy of Lot – The subject property is very wooded and has a very private feel to the property since it does not have a house immediately behind it. Thus an adjustment for privacy is made between subject and sale properties.

CONCLUSION OF VALUE:

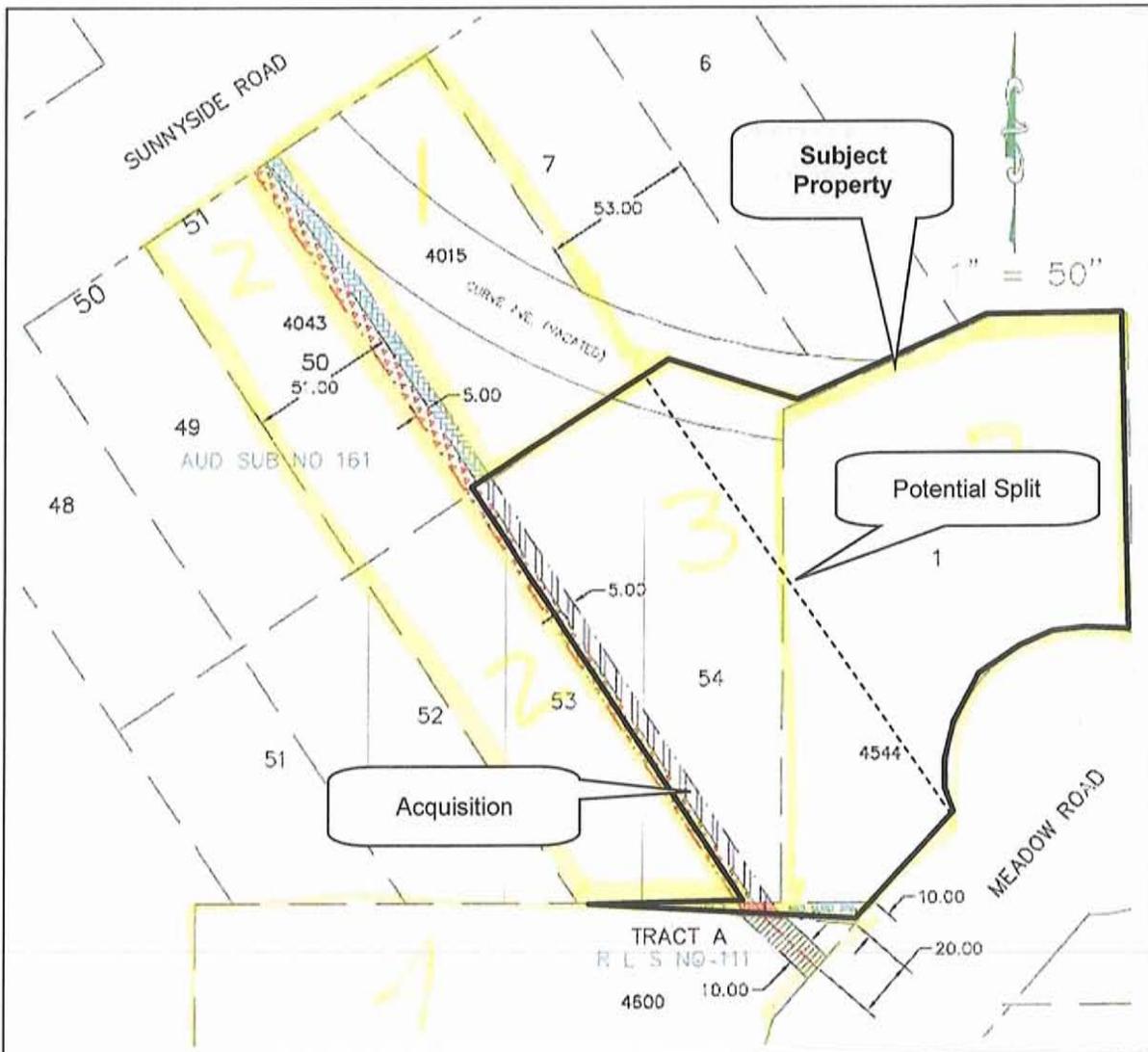
The average indicated site value from the five comparable sales is \$561,370. However Sale No. 2 is adjacent to the subject and is comparable in size, location, width of lot, and privacy of lot. Therefore it is the appraisers' judgment that the market value of the subject potential westerly lot is higher than the average, and is estimated at \$600,000.

Although the subject's site value is estimated at \$600,000, it is necessary for this valuation to "break down" the estimated market value to a per square foot basis in order to calculate compensation for the proposed acquisition. Since the subject potential westerly lot contains 14,652± sf of land, the corresponding value per SF for the subject property is **\$40.95 per square foot (SF)**.

DESCRIPTION OF PERMANENT UTILITY EASEMENT

The proposed acquisition consists of a 5 foot wide permanent utility easement along the southwesterly line of the property (10 feet wide on the sliver parcel 18.028.24.11.0016). This permanent utility easement is for the placement of an underground sanitary sewer pipeline on or near the southwest property line of the subject property. The pipeline will be installed via directional boring so as to not affect trees, bushes or other landscape items within the easement. The easement allows the construction, placement, replacement, repair, reconstruction, and maintenance of the sanitary sewer pipeline within the easement. The permanent utility easement will encumber 937 sf of the subject property. .

It is possible, but unlikely, that a break in the pipeline could occur at some point in the future. If a break should occur it could necessitate excavation and the removal of vegetation. The City has indicated that any future damage to surface improvements would be compensated at the time of future damage, if and when that occurs.



LEGAL DESCRIPTION OF PROPOSED PERMANENT UTILITY EASEMENT

An easement for utility purposes across Lots 52, 53 and 54, of Auditors Subdivision No. 161, according to the recorded plat thereof, Hennepin County, Minnesota. Said easement is described as follows:

The southwesterly 5.00 feet of the following described property:

That part of said Lots 52, 53 and 54, lying northeasterly of a line 51.00 ft northeasterly of and parallel with the southwesterly line of Lot 50, extended southeasterly across said Lots 52, 53 and 54.

And

A 10.00 foot easement for utility purposes across Lot 7, Auditors Subdivision No. 319, according to the recorded plat thereof, Hennepin County, Minnesota. The centerline of said easement is described as follows:

Commencing at the northeast corner of said lot 7; thence southwesterly, along the easterly line of said lot 7 a distance of 10.00 ft; thence northwesterly along a line whose projection intersects the north line of said lot 7 with the southeasterly extension of the southwesterly line of lot 50, Auditors Subdivision no. 161, Hennepin County, Minnesota, a distance of 31.55 feet to the beginning of the line to be described; thence northwesterly a distance of 6.10 feet, more or less, to the point of intersection of the north line of said lot 7 with the southeasterly extension of a line parallel with and 51.00 feet northeasterly from the southwesterly line of said lot 50, said centerline there terminating.

EFFECTS OF ACQUISITION AND PROJECT ON SUBJECT PROPERTY

1. The acquisition will not affect the size of the property. In both before and after situations the subject is 29,305± sf in size. However in the after situation the subject property is encumbered by 937 sf of permanent sanitary sewer easement along the southwesterly property line of the subject property.
2. The permanent easement will not affect the potential to split the property nor will the easement affect the "buildability" of the subject property since the acquisition is within the existing 5-foot side yard setback.
3. The placement of the pipeline will not damage surface features such as trees and landscaping since the pipeline will be installed via directional boring. The proposed sanitary sewer will be installed so that it is 25± feet deep near Sunnyside Road and 10± feet deep at Meadow Road.
4. Although it is unlikely that a break in the pipeline will occur, a pipeline break could necessitate digging within the easement area to repair the pipeline, thus causing damage to trees and landscaping. If a break should occur it could necessitate excavation and the removal of any landscape items over the break. The City has stated that compensation for items damaged would be paid at the time of such needed repair.

COMPENSATION

The acquisition contains a total of 937 sf of permanent utility easement located along the southwesterly property line of the subject property. The proposed easement is 5 feet in width for the majority of the easement (10 feet in width on the sliver parcel). Since the acquisition is via easement rather than fee title, the owner will still own the acquisition area. Since the easement is for an underground sanitary sewer pipeline, the owner will maintain use of the surface within the easement area and be able to utilize the easement area as part of the yard.

Although the easement has little practical effect to the subject property, the presence of the easement is an encumbrance on the property that removes a portion of the bundle of rights of the property. There is also a slight but unlikely chance of a break in the pipeline that would require repair. For these reasons, it is the opinion of the appraisers that the easement area is diminished in value by 25% by the proposed easement encumbrance.

Therefore the compensation for the acquisition is as follows:

937 sf of proposed utility easement @ \$ 40.95/sf X 25% value loss = \$ 9,593

Rounded = \$ 9,600

Compensation for trees/shrubs and other improvements – since the proposed pipeline will be installed via directional boring at a depth below most if not all roots, there will be little if any damage to the existing trees, bushes and landscaping. Although it is possible that a break in the pipeline could necessitate digging within the easement area to repair the pipeline, ruptured sanitary sewer pipelines are rare and are not likely to happen within the subject property. If a break should occur it could necessitate excavation and the removal of some landscaping. The City of Edina has indicated that any future damage due to excavation to repair a pipeline break would be paid at the time of damage, if and when that damage should occur.

COMPENSATION SUMMARY

Compensation for Sanitary Sewer Easement: 937 sf of unencumbered land @ \$ 40.95/sf X 25% loss in value	\$	9,593
Compensation for Trees/Shrubs within Easement: None (will not be removed or damaged)	\$	0
Severance Damage: None	\$	0
Compensation for Improvements within Acquisition: None (fence will not be removed or damaged)	\$	0
Total Compensation (rounded)	\$	9,600

CONTINGENT AND LIMITING CONDITIONS

This appraisal report is made subject to the following conditions:

1. The size and shape of the subject acquisition is as shown on drawings obtained from the City of Edina.
2. No survey of the subject or sale properties has been made by the appraisers. The size of the sales were calculated from half section maps or County or City information or MLS information or GIS information.
3. The appraisers assume no responsibility for matters legal in nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. Any existing liens or encumbrances have been disregarded and the property is appraised as free and clear and under competent management.
4. Soils are assumed to be adequate for the highest and best use of the property. The appraisers assume no responsibility for inadequate soils.
5. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraisers assume no responsibility for such conditions, or for engineering that might be required to discover such factors.
6. The comparable sales data utilized in this appraisal are believed to be from reliable sources. However, it is necessary in an appraisal to rely on information furnished by others. Therefore, the value conclusions are subject to the correctness of the data as furnished by others.
7. The market value herein assigned is based on conditions, which were applicable as of the effective date of appraisal, unless otherwise noted.
8. The maps and exhibits in this appraisal are of illustrative purposes only, and are not meant to be for establishing definite boundaries.
9. The appraisers are not required to give testimony or appear in court because of having made this appraisal unless previous arrangements have been made.
10. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with properly written consent and only in its entirety.
11. Environmental Disclaimer - The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The appraisers' inspection of the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions, which would affect the property negatively. The appraisers have not been privy to any Phase I Environmental Inspections of the property. The appraisers assume that the property is free and clear of hazardous substances.

COMPARABLE LAND SALE NO. 1



Sale Property

PROPERTY INFORMATION	Property Address:	4601 Townes Road	City/Township & County:	City of Edina, Hennepin County
	Present Use at Time of Sale:	Residential lot and house	Highest & Best Use:	Tear down House
	Zoning:	Residential Single Family		
	PIN/ Geo Code:	18.028.24.11.0091		
	Legal Description:	Lot 8 Auditor's Subdivision No. 319 and Lot 34 of Auditor's Subdivision No. 161, Hennepin County, MN		
	Size SF or Acres:	45,417 sf Irregular shape, 324± feet deep and 139± feet wide		
SALES INFORMATION	Grantor(s):			
	Grantee(s):	Adler Trust Company		
	Date of Sale:	May 2012		
	Document No.:			
	Confirmed With:	MLS and Listing Agent Sue Wahman		
	Confirmed By:	Douglas K. Johnson on October 3, 2012		
	Sale Conditions:	Assumed Armslength		
	Sale Price:	\$900,000 plus estimated demolition cost of \$25,000 = \$ 925,000		
	Sale Price Per SF:	\$ 19.82 per sf	Including Estimated Demolition:	\$ 20.37 per sf
DESCRIPTION	<ul style="list-style-type: none"> - sale property is within Edina's "White Oaks" neighborhood, about 1 mile north of 50th & France commercial area, and just west of Minneapolis' & Edina's 44th and France commercial area. - property is on SE quadrant of intersection of Sunnyside Road and Townes Road. - property is somewhat rectangular in shape and is heavily wooded. - listing agent stated buyers bought knowing house was total remodel or teardown, and after several months decided to tear down in fall of 2012 and build new. - MLS listing states in "Neighborhood of remodel and teardowns". 			
	(2012-0091)			

COMPARABLE LAND SALE NO. 2



Sale Property

PROPERTY INFORMATION	Property Address:	4600 Meadow Road	City/Township & County:	City of Edina, Hennepin County
	Present Use at Time of Sale:	Residential lot and house	Highest & Best Use:	Tear down House
	Zoning:	Residential Single Family		
	PIN/ Geo Code:	18.028.24.11.0044		
	Legal Description:	Metes and bounds description within Registered Land Survey No. 0111		
	Size SF or Acres:	16,937± sf (83' x 202+ feet) Slightly irregular in east.		
SALES INFORMATION	Grantor(s):			
	Grantee(s):	Mark W. Veldman		
	Date of Sale:	May 27, 2010		
	Document No.:			
	Confirmed With:	MLS and Listing Agent Sue Wahman		
	Confirmed By:	Douglas K. Johnson on October 3, 2012		
	Sale Conditions:	Assumed Armslength		
	Sale Price:	\$650,000 plus estimated demolition cost of \$20,000 = \$ 670,000		
	Sale Price Per SF:	\$ 38.37 per sf	Including Estimated Demolition:	\$ 39.56 per sf
DESCRIPTION	<ul style="list-style-type: none"> - sale property is within Edina's "White Oaks" neighborhood, about 1 mile north of 50th & France commercial area, and just west of Minneapolis' & Edina's 44th and France commercial area. - property is on a cul-de-sac and is heavily wooded. - property was advertised on MLS as "neighborhood of teardown and large remodel projects". - property was purchased for teardown and house was removed after date of sale. New house constructed. 			
	(2012-0090)			

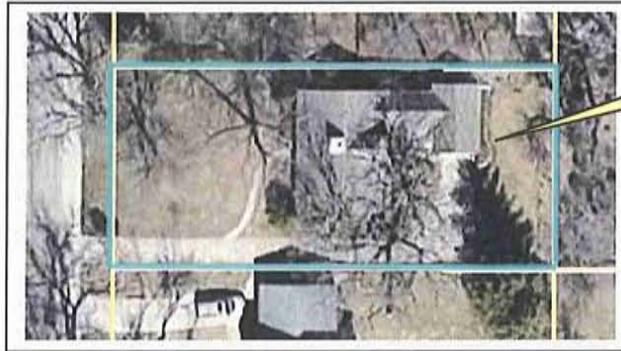
COMPARABLE LAND SALE NO. 3

Sale Property



PROPERTY INFORMATION	Property Address:	4240 Crocker Avenue	City/Township & County:	Edina Hennepin
	Present Use at Time of Sale:	Vacant lot	Highest & Best Use:	Single family building site
	Zoning:	R-1, Single Dwelling Unit District.		
	PIN/ Geo Code:	07.028.24.42.0057		
	Legal Description:	Lot 11, Block 2, Crocker & Crowles 1 st Addition, Hennepin County, Minnesota		
	Size Square Feet:	20,000 sq.ft.		
SALES INFORMATION	Grantor(s):			
	Grantee(s):	Scott Larson Construction, Inc.		
	Date of Sale:	December 30, 2009		
	Off Market Date:	December 14, 2009		
	Confirmed With:	MLS, County Records and Listing Agent		
	Confirmed By:	Patricia Nolan		
	Conditions of Sale:	Assumed Arms length		
	Sale Price:	\$400,000		
	Per Sq. Ft.	\$ 20.00		
Price Per Lot:	\$400,000			
DESCRIPTION	<ul style="list-style-type: none"> - Wooded, walk-out lot - Good tree cover - Lot slopes downward to the north 			
	(2010-0005)			

COMPARABLE LAND SALE NO. 4



Sale Property

PROPERTY INFORMATION	Property Address:	5209 Wooddale Avenue	City/Township & County:	City of Edina, Hennepin County
	Present Use at Time of Sale:	Residential lot and house	Highest & Best Use:	Tear down House
	Zoning:	Residential Single Family		
	PIN/ Geo Code:	18.028.24.43.0036		
	Legal Description:	Lot 18, Block 3, South Harriet Park Addition, Hennepin County, MN		
	Size SF or Acres:	8025 sf (60' x 133.75')		
SALES INFORMATION	Grantor(s):			
	Grantee(s):	Gennadiy and Irina Sizonenko		
	Date of Sale:	January 31, 2012		
	Document No.:			
	Confirmed With:	MLS and Dan Willette (listing agent) on Oct 3, 2012		
	Confirmed By:	Douglas K. Johnson		
	Sale Conditions:	Armslength		
	Sale Price:	\$ 328,000 plus demolition estimated at \$20,000 = \$ 348,000		
	Sale Price Per SF:	\$ 40.87 per sf	Including Estimated Demolition:	\$ 43.36 per sf
DESCRIPTION	<ul style="list-style-type: none"> - sale property had a 1936 house that needed extensive remodel or tear down. Buyers purchased to tear down and then built a house that they sold for \$1,160,000. - sale property had moderate tree cover - sale property is across street from Edina Country Club golf course. - 2012 assessed value for land was \$297,300 and for improvements was \$159,800, for total of \$457,100. - house removed after sale 			
(2012-0089)				

COMPARABLE LAND SALE NO. 5



PROPERTY INFORMATION	Property Address:	4228 Crocker Avenue	City/Township & County:	City of Edina, Hennepin County
	Present Use at Time of Sale:	Residential lot and house	Highest & Best Use:	Tear down House
	Zoning:	Residential Single Family		
	PIN/ Geo Code:	07.028.24.42.0051		
	Legal Description:	N½ Lot 7, Block 2, Crocker & Crowells 1 st Addition, Hennepin County, MN		
	Size SF or Acres:	10,000 sf (50' x 200')		
SALES INFORMATION	Grantor(s):			
	Grantee(s):	4228 Crocker Avenue LLC		
	Date of Sale:	March 30, 2011		
	Document No.:			
	Confirmed With:	MLS and Listing Agent Linda Heglund		
	Confirmed By:	Douglas K. Johnson on October 3, 2012		
	Sale Conditions:	Assumed Armslength		
	Sale Price:	\$ 280,000 plus estimated demolition cost of \$20,000 = \$300,000		
	Sale Price Per SF:	\$ 28.00 per sf	Including Estimated Demolition:	\$ 30.00 per sf
DESCRIPTION	<ul style="list-style-type: none"> - sale property is within Edina's "Morningside" neighborhood, about 1 mile north of 50th & France commercial area, and just west of Minneapolis' & Edina's 44th and France commercial area. - property is an interior lot on west side of Crocker Avenue. - property is rectangular in shape and 50 feet wide by 200 feet deep. - several trees on lot - listing agent stated house was fine but buyer was a builder who bought to tear down and rebuild. - walkout lot - Assessor's estimated 2011 market values are \$204,400 for land, \$73,300 for buildings. 			
(2012-0092)				

APPRAISER'S QUALIFICATIONS

NAME: Douglas K. Johnson, SR/WA

BUSINESS ADDRESS: Evergreen Land Services
4131 Old Sibley Memorial Highway, Suite 201
Eagan, MN 55122

PROFESSIONAL EXPERIENCE: Past President and Board Member of Chapter 20 of the International Right of Way Association; IRWA Instructor

APPRAISER LICENSE: Certified General Real Property Appraiser
Minnesota - ID # 4001052

PRESENT EMPLOYMENT: Vice President and Appraisal Manager
Evergreen Land Services

APPRAISAL EXPERIENCE:

- 1) Property Manager & Acquisition Specialist
Washington County Dept. of Transportation
& Physical Development
Stillwater, Minnesota

April 1987 – September 2002
Principle duties included managing acquisition program for highways and parks; appraised for acquisition purposes, review of appraisals, negotiations.
- 2) Appraiser, Bureau of Reclamation
U.S. Department of Interior
Bismarck, North Dakota

October 1985 – April 1987
Principle duty was the appraisal of properties for partial Acquisitions for federal water projects in ND, MT, WY
- 3) Appraiser, Bureau of Land Management
U.S. Department of Interior
Billings, Montana

April 1979 – October 1985
Principle duty was the appraisal of properties for land exchanges, acquisitions, sales, and easements in MT and SD.

EDUCATION: Bachelor of Science Degree - 1978
College of Forestry, University of Minnesota
St. Paul, Minnesota

APPRAISAL EDUCATION: (partial list)

<u>American Institute of Real Estate Appraisers</u>	<u>International Right of Way Association</u>
Appraisal Principles	Appraisal of Partial Acquisitions
Capitalization Theory/Techniques –1	Intro to Income Approach to Valuation
Capitalization Theory/Techniques –2	Easement Valuation (instructor)
Capitalization Theory/Techniques –3	Principles of Appraisal (instructor)
<u>American Society Farm Mgrs & Rural Appraisers</u>	<u>Society of Real Estate Appraisers</u>
Transitional Use/Scenic Easements	Residential Property Valuation
Advanced Rural Appraisal	

APPRAISERS QUALIFICATIONS

Name: Patricia J. Nolan

Business Address: Evergreen Land Services
4131 Old Sibley Memorial Highway, Suite 201
Eagan, MN 55122

Appraiser License: Certified General Real Property Appraiser
Minnesota License #20243478

Present Employment: Staff Appraiser
Evergreen Land Services

Appraisal Experience: Staff Appraiser – Appraisal Concepts, Inc.
05/01/1986 – 03/17/2006
Work experience included residential appraisals
such as – single family detached homes, town homes,
condos, 2 & 4 family properties, vacant land,
also assisted in appraising properties for eminent domain
purposes

Staff Appraiser – Evergreen Land Services
03/20/2006 – current
Current work experience includes several large, right of way
projects, commercial buildings, vacant commercial and residential
land

Appraisal Education: Real Estate Appraising 101 thru 108
General Appraiser Report Writing & Case Studies
General Appraiser Sales Comparison Approach
FHA Appraisal
USPAP
Right Of Way Professional Workshop 2006 & 2007
Appraising Historic Properties
Back to the Basics
Houses: 20 Cost Eff.Improvements
Houses: Interior Styles, Designs, etc.
Houses: Toxic Mold Alert
Environmental Pollution and Mold
House: Hazards Inside
Machinery & Equipment Valuation ME201
Machinery & Equipment Valuation ME202
Machinery & Equipment Valuation ME203
A.S.A. Ethics Course
Construction Blueprint Course