

CONDEMNATION

STATE OF MINNESOTA

IN DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT
Court File No.: 62-CV-10-6746

State of Minnesota, by its Commissioner of Transportation,

Petitioner,

vs.

Randall R. Grilz, Sharon Grilz, Donald M. Grilz, Union Pacific Railroad Company, successor in interest by merger to the Chicago and North Western Railway Company, Maytag Corporation, successor in interest to Chicago Pacific Corporation and to Chicago, Rock Island and Pacific Railroad Company, Northern States Power Company, doing business as Xcel Energy, Qwest Corporation, successor in interest to U S West Communications, Inc. and to Northwestern Bell Telephone Company, Unknown successors in interest to Pier Foundry & Pattern Shop, Inc., a statutorily dissolved Minnesota corporation, City of St. Paul, County of Ramsey, CHS Inc., Donerly, Inc., Clear Channel Outdoor, Inc., J.M. Keefe Co., doing business as Keefe Co. Parking, 444 Lafayette, LLC, State of Minnesota Department of Natural Resources, LaSalle Bank, National Association, NGP Lafayette Portfolio Owner Corp., Meritex Enterprises, Inc., Holiday Stationstores, Inc., Naegele Realty of Minnesota, Inc., formerly known as Naegele Outdoor Advertising, Inc., a statutorily dissolved Minnesota corporation, J-Mont, Inc., Anchor Bank, National Association, successor in interest by corporate merger, consolidation, amendment, or conversion to The Bank of Saint Paul, Judith A. Kaufman, Jay W. Montpetit, Michelle Montpetit, Port Authority of the City of St. Paul, BNSF Railway Company, formerly known as The Burlington Northern and Santa Fe Railway Company, and as Burlington Northern Railway Company successor in interest to the Northern Pacific Railway Company, and to The First Division of the St. Paul and Pacific Railroad Company, and to The St. Paul, Minneapolis, and Manitoba Railway Company, City of Minneapolis, also all other persons unknown claiming any right, title, estate, interest or lien in the real estate described in the Petition herein,

Respondents.

IN THE MATTER OF THE CONDEMNATION OF
CERTAIN LANDS FOR TRUNK HIGHWAY PURPOSES

REPORT OF COMMISSIONERS

REPORT OF COMMISSIONERS

To the Court above named:

The undersigned Commissioners appointed by this Court in the above entitled matter by Order of the Court, do hereby report as follows:

I.

We met at the time and place appointed by the Court, in the office of the Court Administrator, and took the oath prescribed by law.

II.

We make the following award for the damages sustained by the several respondents by reason of the taking.

As to the property interests described as Parcel 251E, C.S. 6283 (94=392) 901:

Holiday Stationstores, Inc.	_____)	<u>\$441,840.00</u>
Clear Channel Outdoor, Inc.	_____)	<u>\$4,321,000.00</u>
Naegele Realty of Minnesota, Inc., formerly known as Naegele Outdoor Advertising, Inc.	_____)))	<u>NONE</u>
State of Minnesota Department of Natural Resources	_____))	<u>NONE</u>
Northern States Power Company, doing business as Xcel Energy	_____))	<u>NONE</u>
City of St. Paul	_____))	<u>NONE</u>
J-Mont, Inc.	_____))	<u>NONE</u>
County of Ramsey	_____))	<u>NONE</u>

The above award is made on the basis and condition that the date of passage of title and right of possession and the date of valuation is October 8, 2010, pursuant to Minn. Stat. § 117.042.

The above award of commissioners is based on the condition that the real estate taxes due and payable 2010 or in prior years on the lands acquired by the State and all unpaid special assessments and future installments thereof, as well as pending assessments, are the responsibility of the owners or lessees herein, except that petitioner is responsible for and will pay real estate taxes, if any, payable in 2011 on the real estate acquired herein by petitioner.

As a further basis and condition of this award, Holiday Stationstores acknowledges the receipt of \$160,000.00 on or about October 8, 2010. Clear Channel Outdoor, Inc. acknowledges the receipt of \$500,000.00 on or about October 8, 2010. Said funds were paid to owners pursuant to Minn. Stat. § 117.042. These previous payments will be credited against full payment of the above amounts.

The above award is made on the basis and condition that the State of Minnesota and the owners have agreed to said award and that interest shall be paid on said award at the statutory rate.

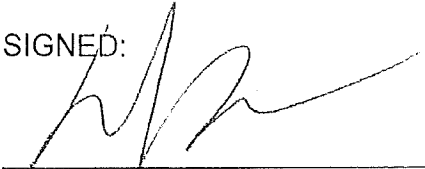
The commission has not considered the impact of pollutants, contaminants, or hazardous materials on the subject property, if any, in its assessment of damages.

III.

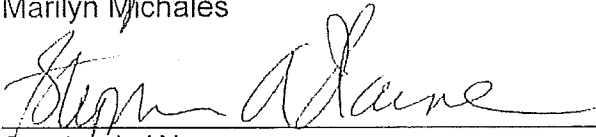
We further report that in the performance of our duties as Commissioners we were occupied for ____ day(s).

Dated: 9-26-2013

SIGNED:



Marilyn Michales



Stephanie Warne



Richard Black

COMMISSIONERS