



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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FAIR USE VALUES OF PROPERTIES ON SOUTH SIDE OF RONDO AVENUE
TO BE SOLD TO HIGHWAY DEPARTMENT

1 Parcel No.	2 Joint Apprai- sal	3 2nd App- raisal	4 Cost of Land & Bldgs.	5 Apprai- sal Fee Paid	6 Negotia- tor's Fee Pd.	7 Atty. Fee Paid	8 Clos- ing Fee Paid	9 Registra- tion or Torrens Fees Pd.	10 Condem- nation Fees Pd. (Atty.)	11 Condem- nation Fees Pd. (3 Cms.)	12 Expert Witness Fees Pd.	13 Misc. Record- ing Costs	14 Demoli- tion Costs	15 Total Cost Columns 4 thru 14	16 Total Sq. Ft.	17 Total Sq. Ft. To Hgwy.	18 % to Hwy.	19 Total Cost to Highway Department \$
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				\$
W-430	21,500	None	22,000	40	86.67	15	15	120				1.25	599	22,876.92	5,525	14,245	91.75	20,989.57
W-433	1,800	None	2,000	30	89.17	15	15	120				1.25	221	2491.42	1,138	1,138	100	2,491.42
434	2,600	"	2,500	30	89.17	15	15	120				1.25	450	3220.42	1,854	1,854	100	3,220.42
435	5,800	"	6,200	30	-	15	15	120				1.25	415	6796.25	2,222	1,708	76.87	5,224.28
436	3,300	"	3,300	40	94.50	15	15	120				1.25	635	4220.75	5,214	4,700	90.14	3,804.58
437	12,300	9,500	12,800	95	89.17	15	15	120				1.25	255	13,390.42	5,214	4,700	90.14	12,070.12
438	3,000	3,000	3,000	30	-	15	17.50	120	500	22	150	3.85	276	4337.35	5,214	4,700	90.14	3,909.69
439	6,500	None	6,000	30	72.43	15	15	120				1.25	236	6489.68	5,214	4,700	90.14	5,849.80
440	4,500	None	4,200	30	72.43	15	15	120				1.25	335	4788.68	5,214	4,700	90.14	4,316.52
441	4,000	"	3,800	30	94.50	15	15	120				1.25	300	4375.75	5,214	4,700	90.14	3,944.30
442	6,800	"	6,100	30	91.40	15	15	120				1.25	280	6652.65	5,214	4,700	90.14	5,996.70
443	3,500	"	3,350	30	94.50	15	15	120				1.25	260	3885.75	5,214	4,700	90.14	3,502.62
** 444	None	None				20		120				27.10	None	167.10	5,214	4,700	90.14	150.62
445	3,250	"	3,000	30	91.86	15	15	120				1.25	360	3633.11	5,214	4,700	90.14	3,274.89
446	2,750	"	2,600	30	76.75	15	15	120				1.25	240	3098.00	5,214	4,700	90.14	2,792.54
447	6,200	"	5,500	30	91.86	15	15	120				1.25	710	6483.11	5,214	4,700	90.14	5,843.88
448	3,150	"	3,000	30	72.43	15	15	120				1.25	150	3403.68	5,214	4,700	90.14	3,068.08
449	750	"	750	30	72.43	15	15	120				1.25	150	1153.68	5,214	4,700	90.14	1,039.93
450	4,800	"	4,600	30	76.23	15	15	120				1.25	285	5142.48	5,214	4,700	90.14	4,635.43
451	4,500	"	4,300	30	91.86	15	15	120				1.25	310	4883.11	5,254	4,736	90.14	4,401.64
452	4,500	"	4,000	30	86.67	15	15	120				1.25	325	4592.92	5,680	5,120	90.14	4,140.06
453	5,250	"	4,750	30	91.86	15	15	120				1.25	325	5348.11	9,514	8,976	90.14	4,820.79
454	2,000	"	2,000	30	89.17	15	15	120				1.25	260	2530.42	2,314	1,858	80.29	2,031.67
455	9,000	"	8,000	30	89.17	15	15	120				1.25	616	8886.42	2,818	1,707	60.57	5,382.50
456	5,600	"	5,000	30	89.17	15	15	120				1.25	250	5520.42	2,818	2,818	100	5,520.42
457	4,500	"	4,300	30	89.17	15	15	120				1.25	285	4855.42	3,976	3,976	100	4,855.42
458	5,700	"	5,150	30	89.17	15	15	120				1.25	247	5667.42	3,976	3,976	100	5,667.42
484	5,000	None	5,000	30	86.67	15	15	120				1.25	200	5467.92	5,000	4,300	86.00	4,702.41
485	1,800	"	1,800	30	94.50	15	15	120				3.75	310	2388.25	5,000	4,300	86.00	2,053.90
486	5,700	"	4,800	30	89.17	15	15	120				1.25	280	5350.42	3,750	3,400	90.67	4,851.23
487	6,500	"	6,500	30	91.40	15	15	120				1.25	206	6978.65	7,500	6,800	90.67	6,327.54
488	5,500	"	4,900	30	89.17	15	15	120				1.25	220	5390.42	3,750	3,400	90.67	4,887.49
489	8,450	"	8,000	50	76.75	15	15	120				1.25	280	6558.00	5,000	3,600	72.	6,161.76
490	3,800	"	3,400	30	91.86	15	15	120				1.25	265	3938.11	5,000	5,000	100	3,938.11
491	5,700	"	5,150	30	72.43	15	15	120				1.25	236	5639.68	2,450	2,450	100	5,639.68
491 1/2	5,500	"	5,000	30	72.43	15	15	120				1.25	500	5753.68	2,550	2,550	100	5,753.68

W-500	6,200	None	5,500	30	76.23	15	15	120
501	4,500	"	3,900	30	91.40	15	15	120
502	9,000	"	8,550	40	86.67	15	15	120
503	3,800	"	3,800	40	86.67	15	15	120
504	3,800	"	3,800	30	76.75	15	15	120
505	3,500	"	3,350	30	72.43	15	15	120
506	14,000	"	12,600	40	91.86	15	15	120
507	6,800	"	6,800	30	89.17	15	15	120
508	8,500	"	5,900	30	76.23	15	15	120
513	4,000	"	3,625	30	89.17	30	15	120
514	2,800	"	2,775	30	89.17	45	15	120
515	9,800	"	9,050	40	86.67	15	15	120
516	8,000	"	7,250	40	76.75	15	15	120
517	4,500	"	4,300	30	86.67	15	15	120
518	4,300	"	4,000	30	91.86	15	15	120
519	2,700	"	2,600	30	91.86	15	15	120
520	4,600	"	3,800	30	86.67	15	15	120
521	6,450	"	5,400	40	94.50	15	15	120
522	4,850	"	4,850	40	91.40	15	15	120
523	2,500	"	2,500	30	91.40	15	15	120
574	7,000	"	6,125	30	94.50	15	15	120
575	450	"	450	30	94.50	30	15	120
** 576A	None	"				20		120
577	7,000	"	6,300	30	76.75	15	15	120
578	4,000	"	3,800	30	86.67	15	15	120
579	2,500	"	2,500	30	89.17	15	15	120
580	3,500	"	3,500	30	94.50	15	15	120
581	5,800	"	5,125	30	76.23	30	15	120
582	7,500	"	6,800	30	91.86	15	15	120

Grand Totals 335,250 12,500 315,700 2,065 5,263.83 1,060 947.50 7,800 500 22

1.25	273	6032.46	2,500	2,500	100	6,032.46
1.25	310	4482.65	2,500	2,500	100	4,482.65
1.25	1170	9997.92	7,500	6,450	86	8,598.21
1.25	100	4177.92	5,000	4,300	86	3,593.01
1.25	180	4238.00	3,250	2,795	86	3,644.68
1.25	260	3863.68	3,250	2,795	86	3,322.76
1.25	475	13,358.11	3,500	3,010	86	11,487.97
1.25	255	7325.42	3,533	3,333	100	7,325.42
1.25	250	6407.48	6,667	6,667	100	6,407.48
3.75	65	3977.92	3,000	3,000	100	3,977.92
3.75	65	3142.92	3,250	3,250	100	3,142.92
1.25	200	9527.92	6,250	6,250	100	9,527.92
1.25	150	7668.00	15,000	13,950	93	7,131.24
1.25	535	5102.92	10,000	9,300	93	4,745.72
1.25	400	4673.11	7,500	6,800	90.67	4,237.11
1.25	110	2983.11	2,400	2,064	86	2,565.87
1.25	310	4377.92	2,600	2,236	86	3,765.01
3.75	425	6113.25	5,000	4,300	86	5,257.40
1.50	350	5482.90	5,000	4,300	86	4,715.29
-	190	2961.40	6,697	6,015	89.82	2,659.93
3.75	349	6752.25	4,380	4,380	100	6,752.25
-	None	739.50	4,380	4,380	100	739.50
26.10	None	166.10	2,197	2,197	100	166.10
1.25	None	6558.00	26,625	26,625	100	6,558.00
1.25	230	4297.92	4,192	4,192	100	4,297.92
1.25	211	2981.42	4,111	4,111	100	2,981.42
1.25	160	3935.75	5,197	5,197	100	3,935.75
3.75	236	5635.98	3,645	3,645	100	5,635.98
1.25	494	7567.11	6,750	6,655	98.59	7,460.41

150 147.30 19,027 332,885.63 340,973 315,209 - 322,409.03 *

The City of Saint Paul made no charges for disconnecting sewer and water.

* This figure assumes transfer from the Authority to the State Highway Department by Warranty Deed, with titles to all properties registered under Torrens system.

** No appraisal was made on tax forfeited properties.

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TO BE SOLD TO HIGHWAY DEPARTMENT

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	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				
W-430	21,500	None	22,000	40	86.67	15	15	120				1.25	599	22,876.92	15,525	14,245	91.75	20,989.57
W-433	1,800	None	2,000	30	89.17	15	15	120				1.25	221	2491.42	1,138	1,138	100	2,491.42
434	2,600	"	2,500	30	89.17	15	15	120				1.25	450	3220.42	1,854	1,854	100	3,220.42
435	5,800	"	6,200	30	-	15	15	120				1.25	415	6796.25	2,222	1,708	76.87	5,224.28
436	3,300	"	3,300	40	94.50	15	15	120				1.25	635	4220.75	5,214	4,700	90.14	3,804.58
437	12,300	9,500	12,800	95	89.17	15	15	120				1.25	255	13,390.42	5,214	4,700	90.14	12,070.12
438	3,000	3,000	3,000	30	-	15	17.50	120	500	225	150	3.85	276	4337.35	5,214	4,700	90.14	3,909.69
439	6,500	None	6,000	30	72.43	15	15	120				1.25	236	6489.68	5,214	4,700	90.14	5,849.80
440	4,500	None	4,200	30	72.43	15	15	120				1.25	335	4788.68	5,214	4,700	90.14	4,316.52
441	4,000	"	3,800	30	94.50	15	15	120				1.25	300	4375.75	5,214	4,700	90.14	3,944.30
442	6,800	"	6,100	30	91.40	15	15	120				1.25	280	6652.65	5,214	4,700	90.14	5,996.70
443	3,500	"	3,350	30	94.50	15	15	120				1.25	260	3885.75	5,214	4,700	90.14	3,502.62
** 444	None	None				20		120				27.10	None	167.10	5,214	4,700	90.14	150.62
445	3,250	"	3,000	30	91.86	15	15	120				1.25	360	3633.11	5,214	4,700	90.14	3,274.89
446	2,750	"	2,600	30	76.75	15	15	120				1.25	240	3098.00	5,214	4,700	90.14	2,792.54
447	6,200	"	5,500	30	91.86	15	15	120				1.25	710	6483.11	5,214	4,700	90.14	5,843.88
448	3,150	"	3,000	30	72.43	15	15	120				1.25	150	3403.68	5,214	4,700	90.14	3,068.08
449	750	"	750	30	72.43	15	15	120				1.25	150	1153.68	5,214	4,700	90.14	1,039.93
450	4,800	"	4,600	30	76.23	15	15	120				1.25	285	5142.48	5,214	4,700	90.14	4,635.43
451	4,500	"	4,300	30	91.86	15	15	120				1.25	310	4883.11	5,254	4,736	90.14	4,401.64
452	4,500	"	4,000	30	86.67	15	15	120				1.25	325	4592.92	5,680	5,120	90.14	4,140.06
453	5,250	"	4,750	30	91.86	15	15	120				1.25	325	5348.11	9,514	8,576	90.14	4,820.79
454	2,000	"	2,000	30	89.17	15	15	120				1.25	260	2530.42	2,314	1,858	80.29	2,031.67
455	9,000	"	8,000	30	89.17	15	15	120				1.25	616	8886.42	2,818	1,707	60.57	5,382.50
456	5,600	"	5,000	30	89.17	15	15	120				1.25	250	5520.42	2,818	2,818	100	5,520.42
457	4,500	"	4,300	30	89.17	15	15	120				1.25	285	4855.42	3,976	3,976	100	4,855.42
458	5,700	"	5,150	30	89.17	15	15	120				1.25	247	5667.42	3,976	3,976	100	5,667.42
484	5,000	None	5,000	30	86.67	15	15	120				1.25	200	5467.92	5,000	4,300	86.00	4,702.41
485	1,800	"	1,800	30	94.50	15	15	120				3.75	310	2388.25	5,000	4,300	86.00	2,053.90
486	5,700	"	4,800	30	89.17	15	15	120				1.25	280	5350.42	3,750	3,400	90.67	4,851.23
487	6,500	"	6,500	30	91.40	15	15	120				1.25	206	6978.65	7,500	6,800	90.67	6,327.54
488	5,500	"	4,900	30	89.17	15	15	120				1.25	220	5390.42	3,750	3,400	90.67	4,887.49
489	8,450	"	8,000	50	76.75	15	15	120			1.25	1.25	280	8558.00	5,000	3,600	72.	6,161.76
490	3,800	"	3,400	30	91.86	15	15	120				1.25	265	3938.11	5,000	5,000	100	3,938.11
491	5,700	"	5,150	30	72.43	15	15	120				1.25	236	5639.68	2,450	2,450	100	5,639.68
491 1/2	5,500	"	5,000	30	72.43	15	15	120				1.25	500	5753.68	2,550	2,550	100	5,753.68

W-500	6,200	None	5,500	30	76.23	15	15	120	1.25	275	6032.48	2,500	2,500	100	6,032.48			
501	4,500	"	3,900	30	91.40	15	15	120	1.25	310	4482.65	2,500	2,500	100	4,482.65			
502	9,000	"	8,550	40	86.67	15	15	120	1.25	1170	9997.92	7,500	6,450	86	8,598.21			
503	3,800	"	3,800	40	86.67	15	15	120	1.25	100	4177.92	5,000	4,300	86	3,593.01			
504	3,800	"	3,800	30	76.75	15	15	120	1.25	180	4238.06	3,250	2,795	86	3,644.68			
505	3,500	"	3,350	30	72.43	15	15	120	1.25	260	3863.68	3,250	2,795	86	3,322.76			
506	14,000	"	12,600	40	91.86	15	15	120	1.25	475	13,358.11	3,500	3,010	86	11,487.97			
507	6,800	"	6,800	30	89.17	15	15	120	1.25	255	7325.42	3,333	3,333	100	7,325.42			
508	6,500	"	5,900	30	76.23	15	15	120	1.25	250	6407.48	6,667	6,667	100	6,407.48			
513	4,000	"	3,625	30	89.17	30	15	120	3.75	65	3977.92	3,000	3,000	100	3,977.92			
514	2,800	"	2,775	30	89.17	45	15	120	3.75	65	3142.92	3,250	3,250	100	3,142.92			
515	9,800	"	9,050	40	86.67	15	15	120	1.25	200	9527.92	6,250	6,250	100	9,527.92			
516	8,000	"	7,250	40	76.75	15	15	120	1.25	150	7668.00	15,000	13,950	93	7,131.24			
517	4,500	"	4,300	30	86.67	15	15	120	1.25	535	5102.92	10,000	9,300	93	4,745.72			
518	4,300	"	4,000	30	91.86	15	15	120	1.25	400	4673.11	7,500	6,800	90.67	4,237.11			
519	2,700	"	2,600	30	91.86	15	15	120	1.25	110	2983.11	2,400	2,064	86	2,565.47			
520	4,000	"	3,800	30	86.67	15	15	120	1.25	310	4377.92	2,600	2,236	86	3,765.01			
521	6,450	"	5,400	40	94.50	15	15	120	3.75	425	6113.25	5,000	4,300	86	5,257.40			
522	4,850	"	4,850	40	91.40	15	15	120	1.50	350	5482.90	5,000	4,300	86	4,715.29			
523	2,500	"	2,500	30	91.40	15	15	120	-	190	2961.40	6,697	6,015	89.82	2,659.93			
574	7,000	"	6,125	30	94.50	15	15	120	3.75	349	6752.25	4,380	4,380	100	6,752.25			
575	450	"	450	30	94.50	30	15	120	-	None	739.50	4,380	4,380	100	739.50			
** 576A	None	"				20		120	26.10	None	166.10	2,197	2,197	100	166.10			
577	7,600	"	6,300	30	76.75	15	15	120	1.25	None	6558.00	26,625	26,625	100	6,558.00			
578	4,000	"	3,900	30	86.67	15	15	120	1.25	230	4297.92	4,192	4,192	100	4,297.92			
579	2,500	"	2,500	30	89.17	15	15	120	1.25	211	2981.42	4,111	4,111	100	2,981.42			
580	3,500	"	3,500	30	94.50	15	15	120	1.25	160	3935.75	5,197	5,197	100	3,935.75			
581	5,800	"	5,125	30	76.23	30	15	120	3.75	236	5635.98	3,645	3,645	100	5,635.98			
582	7,500	"	6,800	30	91.86	15	15	120	1.25	494	7567.11	6,750	6,655	98.59	7,460.41			
Grand Totals	335,250	12,500	315,700	2,065	5,263.83	1,060	947.50	7,800	500	225	150	147.30	19,027	352,885.63	340,973	315,209	-	322,409.08

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	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				
W-430	21,500	None	22,000	40	86.67	15	15	120				1.25	599	22,876.92	15,525	14,245	91.75	20,989.57
W-433	1,800	None	2,000	30	89.17	15	15	120				1.25	221	2491.42	1,138	1,138	100	2,491.42
434	2,600	"	2,500	30	89.17	15	15	120				1.25	450	3220.42	1,854	1,854	100	3,220.42
435	5,800	"	6,200	30	-	15	15	120				1.25	415	6796.25	2,222	1,708	76.87	5,224.28
436	3,300	"	3,300	40	94.50	15	15	120				1.25	635	4220.75	5,214	4,700	90.14	3,804.58
437	12,300	9,500	12,800	95	89.17	15	15	120				1.25	255	13,390.42	5,214	4,700	90.14	12,070.12
438	3,000	3,000	3,000	30	-	15	17.50	120	500	225	150	3.85	276	4337.35	5,214	4,700	90.14	3,909.69
439	6,500	None	6,000	30	72.43	15	15	120				1.25	236	6489.68	5,214	4,700	90.14	5,849.80
440	4,500	None	4,200	30	72.43	15	15	120				1.25	335	4788.68	5,214	4,700	90.14	4,316.52
441	4,000	"	3,800	30	94.50	15	15	120				1.25	300	4375.75	5,214	4,700	90.14	3,944.30
442	6,800	"	6,100	30	91.40	15	15	120				1.25	280	6652.65	5,214	4,700	90.14	5,996.70
443	3,500	"	3,350	30	94.50	15	15	120				1.25	260	3885.75	5,214	4,700	90.14	3,502.62
** 444	None	None				20		120				27.10	None	167.10	5,214	4,700	90.14	150.62
445	3,250	"	3,000	30	91.86	15	15	120				1.25	360	3633.11	5,214	4,700	90.14	3,274.89
446	2,750	"	2,600	30	76.75	15	15	120				1.25	240	3098.00	5,214	4,700	90.14	2,792.54
447	6,200	"	5,500	30	91.86	15	15	120				1.25	710	6483.11	5,214	4,700	90.14	5,843.88
448	3,150	"	3,000	30	72.43	15	15	120				1.25	150	3403.68	5,214	4,700	90.14	3,068.08
449	750	"	750	30	72.43	15	15	120				1.25	150	1153.68	5,214	4,700	90.14	1,039.93
450	4,800	"	4,600	30	76.23	15	15	120				1.25	285	5142.48	5,214	4,700	90.14	4,635.43
451	4,500	"	4,300	30	91.86	15	15	120				1.25	310	4883.11	5,254	4,736	90.14	4,401.64
452	4,500	"	4,000	30	86.67	15	15	120				1.25	325	4592.92	5,680	5,120	90.14	4,140.06
453	5,250	"	4,750	30	91.86	15	15	120				1.25	325	5348.11	9,514	8,576	90.14	4,820.79
454	2,000	"	2,000	30	89.17	15	15	120				1.25	260	2530.42	2,314	1,858	80.29	2,031.67
455	9,000	"	8,000	30	89.17	15	15	120				1.25	616	8886.42	2,818	1,707	60.57	5,382.50
456	5,600	"	5,000	30	89.17	15	15	120				1.25	250	5520.42	2,818	2,818	100	5,520.42
457	4,500	"	4,300	30	89.17	15	15	120				1.25	285	4855.42	3,976	3,976	100	4,855.42
458	5,700	"	5,150	30	89.17	15	15	120				1.25	247	5667.42	3,976	3,976	100	5,667.42
484	5,000	None	5,000	30	86.67	15	15	120				1.25	200	5467.92	5,000	4,300	86.00	4,702.41
485	1,800	"	1,800	30	94.50	15	15	120				3.75	310	2388.25	5,000	4,300	86.00	2,053.90
486	5,700	"	4,800	30	89.17	15	15	120				1.25	280	5350.42	3,750	3,400	90.67	4,851.23
487	6,500	"	6,500	30	91.40	15	15	120				1.25	206	6978.65	7,500	6,800	90.67	6,327.54
488	5,500	"	4,900	30	89.17	15	15	120				1.25	220	5390.42	3,750	3,400	90.67	4,887.49
489	8,450	"	8,000	50	76.75	15	15	120				1.25	280	8558.00	5,000	3,600	72.	6,161.76
490	3,800	"	3,400	30	91.86	15	15	120				1.25	265	3938.11	5,000	5,000	100	3,938.11
491	5,700	"	5,150	30	72.43	15	15	120				1.25	236	5639.68	2,450	2,450	100	5,639.68
491½	5,500	"	5,000	30	72.43	15	15	120				1.25	500	5753.68	2,550	2,550	100	5,753.68

W-500	6,200	None	5,500	30	76.23	15	15	120	1.25	275	6032.48	2,500	2,500	100	6,032.48			
501	4,500	"	3,900	30	91.40	15	15	120	1.25	310	4482.65	2,500	2,500	100	4,482.65			
502	9,000	"	8,550	40	86.67	15	15	120	1.25	1170	9997.92	7,500	6,450	86	8,598.21			
503	3,800	"	3,800	40	86.67	15	15	120	1.25	100	4177.92	5,000	4,300	86	3,593.01			
504	3,800	"	3,800	30	76.75	15	15	120	1.25	180	4238.00	3,250	2,795	86	3,644.68			
505	3,500	"	3,350	30	72.43	15	15	120	1.25	260	3863.68	3,250	2,795	86	3,322.76			
506	14,000	"	12,600	40	91.86	15	15	120	1.25	475	13,358.11	3,500	3,010	86	11,487.97			
507	6,800	"	6,800	30	89.17	15	15	120	1.25	255	7325.42	3,333	3,333	100	7,325.42			
508	6,500	"	5,900	30	76.23	15	15	120	1.25	250	6407.48	6,667	6,667	100	6,407.48			
513	4,000	"	3,625	30	89.17	30	15	120	3.75	65	3977.92	3,000	3,000	100	3,977.92			
514	2,800	"	2,775	30	89.17	45	15	120	3.75	65	3142.92	3,250	3,250	100	3,142.92			
515	9,800	"	9,050	40	86.67	15	15	120	1.25	200	9527.92	6,250	6,250	100	9,527.92			
516	8,000	"	7,250	40	76.75	15	15	120	1.25	150	7668.00	15,000	13,950	93	7,131.24			
517	4,500	"	4,300	30	86.67	15	15	120	1.25	535	5102.92	10,000	9,300	93	4,745.72			
518	4,300	"	4,000	30	91.86	15	15	120	1.25	400	4673.11	7,500	6,800	90.67	4,237.11			
519	2,700	"	2,600	30	91.86	15	15	120	1.25	110	2983.11	2,400	2,064	86	2,565.47			
520	4,000	"	3,800	30	86.67	15	15	120	1.25	310	4377.92	2,600	2,236	86	3,765.01			
521	6,450	"	5,400	40	94.50	15	15	120	3.75	425	6113.25	5,000	4,300	86	5,257.40			
522	4,850	"	4,850	40	91.40	15	15	120	1.50	350	5482.90	5,000	4,300	86	4,715.29			
523	2,500	"	2,500	30	91.40	15	15	120	-	190	2961.40	6,697	6,015	89.82	2,659.93			
574	7,000	"	6,125	30	94.50	15	15	120	3.75	349	6752.25	4,380	4,380	100	6,752.25			
575	450	"	450	30	94.50	30	15	120	-	None	739.50	4,380	4,380	100	739.50			
** 576A	None	"				20		120	26.10	None	166.10	2,197	2,197	100	166.10			
577	7,000	"	6,300	30	76.75	15	15	120	1.25	None	6558.00	26,625	26,625	100	6,558.00			
578	4,000	"	3,800	30	86.67	15	15	120	1.25	230	4297.92	4,192	4,192	100	4,297.92			
579	2,500	"	2,500	30	89.17	15	15	120	1.25	211	2981.42	4,111	4,111	100	2,981.42			
580	3,500	"	3,500	30	94.50	15	15	120	1.25	160	3935.75	5,197	5,197	100	3,935.75			
581	5,800	"	5,125	30	76.23	30	15	120	3.75	236	5635.98	3,645	3,645	100	5,635.98			
	7,500	"	6,800	30	91.86	15	15	120	1.25	494	7567.11	6,750	6,655	98.59	7,460.41			
Grand Totals	335,250	12,500	315,700	2,065	5,263.83	1,060	947.50	7,800	500	225	150	147.30	19,027	352,885.63	340,973	315,209	-	322,409.03

FAIR USE VALUES OF PROPERTIES ON SOUTH SIDE OF RONDO AVENUE
TO BE SOLD TO HIGHWAY DEPARTMENT

1 Parcel No.	2 Joint Apprai- sal	3 2nd App- raisal	4 Cost of Land & Bldgs.	5 Apprai- sal Fee Paid	6 Negotia- tor's Fee Pd.	7 Atty. Fee Paid	8 Clos- ing Fee Paid	9 Registra- tion or Torrens Fees Pd.	10 Condem- nation Fees Pd. (Atty.)	11 Condem- nation Fees Pd. (3 Comrs.)	12 Expert Witness Fees Pd.	13 Misc. Record- ing Costs	14 Demoli- tion Costs	15 Total Cost Columns 4 thru 14	16 Total Sq. Ft.	17 Total Sq. Ft. To Hgwy.	18 % to Hgwy.	19 Total Cost to Highway Department \$
W-430	21,500	None	22,000	40	86.67	15	15	120				1.25	599	22,876.92	15,525	14,245	91.75	20,989.57
W-433	1,800	None	2,000	30	89.17	15	15	120				1.25	221	2491.42	1,138	1,138	100	2,491.42
434	2,600	"	2,500	30	89.17	15	15	120				1.25	450	3220.42	1,854	1,854	100	3,220.42
435	5,800	"	6,200	30	-	15	15	120				1.25	415	6796.25	2,222	1,708	76.87	5,224.28
436	3,300	"	3,300	40	94.50	15	15	120				1.25	635	4220.75	5,214	4,700	90.14	3,804.58
437	12,300	9,500	12,800	95	89.17	15	15	120				1.25	255	13,390.42	5,214	4,700	90.14	12,070.12
438	3,000	3,000	3,000	30	-	15	17.50	120	500	225	150	3.85	276	4337.38	5,214	4,700	90.14	3,909.69
439	6,500	None	6,000	30	72.43	15	15	120				1.25	236	6489.68	5,214	4,700	90.14	5,849.80
440	4,500	None	4,200	30	72.43	15	15	120				1.25	335	4788.60	5,214	4,700	90.14	4,316.52
441	4,000	"	3,800	30	94.50	15	15	120				1.25	300	4375.75	5,214	4,700	90.14	3,944.30
442	6,800	"	6,100	30	91.40	15	15	120				1.25	280	6652.65	5,214	4,700	90.14	5,996.70
443	3,500	"	3,350	30	94.50	15	15	120				1.25	260	3885.75	5,214	4,700	90.14	3,502.62
** 444	None	None				20		120				27.10	None	167.10	5,214	4,700	90.14	150.62
445	3,250	"	3,000	30	91.86	15	15	120				1.25	360	3633.11	5,214	4,700	90.14	3,274.89
446	2,750	"	2,600	30	76.75	15	15	120				1.25	240	3098.00	5,214	4,700	90.14	2,792.54
447	6,200	"	5,500	30	91.86	15	15	120				1.25	710	6483.11	5,214	4,700	90.14	5,843.88
448	3,150	"	3,000	30	72.43	15	15	120				1.25	150	3403.68	5,214	4,700	90.14	3,068.08
449	750	"	750	30	72.43	15	15	120				1.25	150	1153.68	5,214	4,700	90.14	1,039.93
450	4,800	"	4,600	30	76.23	15	15	120				1.25	285	5142.46	5,214	4,700	90.14	4,635.43
451	4,500	"	4,300	30	91.86	15	15	120				1.25	310	4883.11	5,254	4,736	90.14	4,401.64
452	4,500	"	4,000	30	86.67	15	15	120				1.25	325	4592.92	5,680	5,120	90.14	4,140.06
453	5,250	"	4,750	30	91.86	15	15	120				1.25	325	5348.11	9,514	8,576	90.14	4,820.79
454	2,000	"	2,000	30	89.17	15	15	120				1.25	260	2530.42	2,314	1,858	80.29	2,031.67
455	9,000	"	8,000	30	89.17	15	15	120				1.25	616	8886.42	2,818	1,707	60.57	5,382.50
456	5,600	"	5,000	30	89.17	15	15	120				1.25	250	5520.42	2,818	2,818	100	5,520.42
457	4,500	"	4,300	30	89.17	15	15	120				1.25	285	4855.42	3,976	3,976	100	4,855.42
458	5,700	"	5,150	30	89.17	15	15	120				1.25	247	5667.42	3,976	3,976	100	5,667.42
484	5,000	None	5,000	30	86.67	15	15	120				1.25	200	5467.92	5,000	4,300	86.00	4,702.41
485	1,800	"	1,800	30	94.50	15	15	120				3.75	310	2388.25	5,000	4,300	86.00	2,053.90
486	5,700	"	4,800	30	89.17	15	15	120				1.25	280	5350.42	3,750	3,400	90.67	4,851.23
487	6,500	"	6,500	30	91.40	15	15	120				1.25	206	6978.65	7,500	6,800	90.67	6,327.54
488	5,500	"	4,900	30	89.17	15	15	120				1.25	220	5390.42	3,750	3,400	90.67	4,887.49
489	8,450	"	8,000	50	76.75	15	15	120				1.25	280	8558.00	5,000	3,600	72.	6,161.76
490	3,800	"	3,400	30	91.86	15	15	120				1.25	265	3938.11	5,000	5,000	100	3,938.11
491	5,700	"	5,150	30	72.43	15	15	120				1.25	236	5639.60	2,450	2,450	100	5,639.68
491 1/2	5,500	"	5,000	30	72.43	15	15	120				1.25	500	5753.68	2,550	2,550	100	5,753.68

W-500	6,200	None	5,500	30	76.23	15	15	120	1.25	275	6032.48	2,500	2,500	100	6,032.48				
501	4,500	"	3,900	30	91.40	15	15	120	1.25	310	4482.65	2,500	2,500	100	4,482.65				
502	9,000	"	8,550	40	86.67	15	15	120	1.25	1170	9997.92	7,500	6,450	86	8,598.21				
503	3,800	"	3,800	40	86.67	15	15	120	1.25	100	4177.92	5,000	4,300	86	3,593.01				
504	3,800	"	3,800	30	76.75	15	15	120	1.25	180	4238.00	3,250	2,795	86	3,644.68				
505	3,500	"	3,350	30	72.43	15	15	120	1.25	260	3863.68	3,250	2,795	86	3,322.76				
506	14,000	"	12,600	40	91.86	15	15	120	1.25	475	13,358.11	3,500	3,010	86	11,487.97				
507	6,800	"	6,800	30	89.17	15	15	120	1.25	255	7325.42	3,333	3,333	100	7,325.42				
508	6,500	"	5,900	30	76.23	15	15	120	1.25	250	6407.48	6,667	6,667	100	6,407.48				
513	4,000	"	3,625	30	89.17	30	15	120	3.75	65	3977.92	3,000	3,000	100	3,977.92				
514	2,800	"	2,775	30	89.17	45	15	120	3.75	65	3142.92	3,250	3,250	100	3,142.92				
515	9,800	"	9,050	40	86.67	15	15	120	1.25	200	9527.92	6,250	6,250	100	9,527.92				
516	8,000	"	7,250	40	76.75	15	15	120	1.25	150	7668.00	15,000	13,950	93	7,131.24				
517	4,500	"	4,300	30	86.67	15	15	120	1.25	535	5102.92	10,000	9,300	93	4,745.72				
518	4,300	"	4,000	30	91.86	15	15	120	1.25	400	4673.11	7,500	6,800	90.67	4,237.11				
519	2,700	"	2,600	30	91.86	15	15	120	1.25	110	2983.11	2,400	2,064	86	2,565.47				
520	4,000	"	3,800	30	86.67	15	15	120	1.25	310	4377.92	2,600	2,236	86	3,765.01				
521	6,450	"	5,400	40	94.50	15	15	120	3.75	425	6113.25	5,000	4,300	86	5,257.40				
522	4,850	"	4,850	40	91.40	15	15	120	1.50	350	5482.90	5,000	4,300	86	4,715.29				
523	2,500	"	2,500	30	91.40	15	15	120	-	190	2961.40	6,697	6,015	89.82	2,659.93				
574	7,000	"	6,125	30	94.50	15	15	120	3.75	349	6752.25	4,380	4,380	100	6,752.25				
575	450	"	450	30	94.50	30	15	120	-	None	739.50	4,380	4,380	100	739.50				
** 576A	None	"				20		120	26.10	None	166.10	2,197	2,197	100	166.10				
577	7,000	"	6,300	30	76.75	15	15	120	1.25	None	6558.00	26,625	26,625	100	6,558.00				
578	4,000	"	3,800	30	86.67	15	15	120	1.25	230	4297.92	4,192	4,192	100	4,297.92				
579	2,500	"	2,500	30	89.17	15	15	120	1.25	211	2981.42	4,111	4,111	100	2,981.42				
580	3,500	"	3,500	30	94.50	15	15	120	1.25	160	3935.75	5,197	5,197	100	3,935.75				
581	5,800	"	5,125	30	76.23	30	15	120	3.75	236	5635.98	3,645	3,645	100	5,635.98				
582	7,500	"	6,800	30	91.86	15	15	120	1.25	494	7567.11	6,750	6,655	98.59	7,460.41				
Grand Totals	335,250	12,500	315,700	2,065	5,263.83	1,060	947.50	7,800	500	225	150	147.30	19,027	352,885.63	340,973	315,209	-	322,409.03	*

The City of Saint Paul made no charges for disconnecting sewer and water.

* This figure assumes transfer from the Authority to the State Highway Department by Warranty Deed, with titles to all properties registered under Torrens system.

** No appraisal was made on tax forfeited properties.

29
36
65

Explanation of Terms

Building and land costs in Columns 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

- Column 1 - Column 1 designates the redevelopment parcel number in accordance with the code on the enclosed acquisition map (Exhibit A) and can be checked back with the legal description (Exhibit B).
- Column 2 - In this column is the first appraisal made on each parcel. This was a joint appraisal made by two appraisers.
- Column 3 - In some instances more than one appraisal was made. This column denotes second appraisals made on an individual basis.
- Column 4 - This column is the price approved by the Urban Renewal Administration and the amount which we paid for the land and buildings.
- Column 5 - A joint appraisal was made at \$15.00 per appraisal per parcel per man, with an additional \$5.00 per parcel where there was more than one major structure on the parcel.
- Column 6 - The negotiators fees were paid on the basis of percentage of optioned parcels obtained to total parcels assigned on both Eastern and Western areas. See schedule of percentages in attached Exhibit C.
- Column 7 - Attorneys fees were charged on the basis of \$15.00 per parcel, plus \$12.50 for each additional chain of title. On tax forfeit properties, the attorneys charge was on an hourly basis.
- Column 8 - Closing fees were charged on the basis of \$15.00 per closing, except for closings in condemnations which were on an hourly basis.
- Column 9 - The average cost of Registering all properties under the Torrens System was \$120.00 per parcel.
- Column 10 - Attorneys fees in condemnation were on the basis of \$150.00 per parcel plus \$50.00 per half day in Court.
- Column 11 - Commissioners fees in condemnation were set by the Court at \$35.00 per day or any portion thereof.
- Column 12 - Expert witness fees were on basis of contract at \$50.00 per half day of Court time.
- Column 13 - Miscellaneous recordings varied according to the transaction. The average cost of filing deeds was \$1.25. In purchase of tax forfeited properties, it was necessary to publish notices and record several instruments.
- Column 14 - Demolition costs are determined by a breakdown of the demolition contractor's contract.
- Column 15 - Total acquisition costs, including columns 4 thru 14.

- Column 16 - This column shows the total square area of the parcel. Refer to column 1 for parcel numbers.
- Column 17 - The area shown in this column is the area in square feet to be taken for Highway purposes. See Map marked Exhibit A.
- Column 18 - This shows the percentage of the total square area of the parcel to be taken. (Column 17 divided by Column 16.)
- Column 19 - Is the total cost per parcel to the Highway Department. (Column 18 multiplied by Column 15.)

EXHIBIT "C"
NEGOTIATORS FEES

<u>% of Assigned Parcels Optioned</u>		<u>Fee to be Paid on Each Parcel in the Percentile Group</u>
	38% or less	\$ 40.00 each
Over	38% to 44%	50.00
Over	44% to 49%	60.00
Over	49% to 54%	70.00
Over	54% to 59%	85.00
Over	59% to 64%	100.00
Over	64% to 69%	115.00
Over	69% to 74%	135.00
Over	74% to 79%	155.00
Over	79% to 84%	175.00
Over	84% to 89%	195.00
Over	89% to 94%	215.00
Over	94% to 99%	235.00
Over	99%	255.00

Explanation of Terms

Building and land costs in Columns 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

- Column 1 - Column 1 designates the redevelopment parcel number in accordance with the code on the enclosed acquisition map (Exhibit A) and can be checked back with the legal description (Exhibit B).
- Column 2 - In this column is the first appraisal made on each parcel. This was a joint appraisal made by two appraisers.
- Column 3 - In some instances more than one appraisal was made. This column denotes second appraisals made on an individual basis.
- Column 4 - This column is the price approved by the Urban Renewal Administration and the amount which we paid for the land and buildings.
- Column 5 - A joint appraisal was made at \$15.00 per appraisal per parcel per man, with an additional \$5.00 per parcel where there was more than one major structure on the parcel.
- Column 6 - The negotiators fees were paid on the basis of percentage of optioned parcels obtained to total parcels assigned on both Eastern and Western areas. See schedule of percentages in attached Exhibit C.
- Column 7 - Attorneys fees were charged on the basis of \$15.00 per parcel, plus \$12.50 for each additional chain of title. On tax forfeit properties, the attorneys charge was on an hourly basis.
- Column 8 - Closing fees were charged on the basis of \$15.00 per closing, except for closings in condemnations which were on an hourly basis.
- Column 9 - The average cost of Registering all properties under the Torrens System was \$120.00 per parcel.
- Column 10 - Attorneys fees in condemnation were on the basis of \$150.00 per parcel plus \$50.00 per half day in Court.
- Column 11 - Commissioners fees in condemnation were set by the Court at \$35.00 per day or any portion thereof.
- Column 12 - Expert witness fees were on basis of contract at \$50.00 per half day of Court time.
- Column 13 - Miscellaneous recordings varied according to the transaction. The average cost of filing deeds was \$1.25. In purchase of tax forfeited properties, it was necessary to publish notices and record several instruments.
- Column 14 - Demolition costs are determined by a breakdown of the demolition contractor's contract.
- Column 15 - Total acquisition costs, including columns 4 thru 14.

- Column 16 - This column shows the total square area of the parcel. Refer to column 1 for parcel numbers.
- Column 17 - The area shown in this column is the area in square feet to be taken for Highway purposes. See Map marked Exhibit A.
- Column 18 - This shows the percentage of the total square area of the parcel to be taken. (Column 17 divided by Column 16.)
- Column 19 - Is the total cost per parcel to the Highway Department. (Column 18 multiplied by Column 15.)

LEGAL DESCRIPTION

(Exhibit B)

Parcel W-430

All of Lots 1, 2, and 3, Block 2, Niningers Addition to Saint Paul, except that portion described as follows: Beginning at the northeasterly corner of said Lot 1, Block 2, Niningers Addition to Saint Paul thence southerly along the Easterly line of said Lot 1, a distance of 14 feet, thence westerly to the west line of said Lot 1, thence northerly 12.9 feet to the north line of said Lot 1, thence easterly along said line of Lot 1, - 38 feet to the point of beginning; also except the following described portion: Beginning at the northeasterly corner of Lot 2, thence southerly along the easterly line of said Lot 2 a distance of 12.9 feet, thence westerly to the west line of said Lot 2, thence northerly 10.5 feet to the north line of said Lot 2, thence easterly along said north line of Lot 2, 38.5 feet to the point of beginning; also except the following: Beginning at the northeasterly corner of Lot 3, thence southerly along the easterly line of said Lot 3, a distance of 10.5 feet, thence westerly to the west line of said Lot 3, thence northerly 5.1 feet to the north line of said Lot 3, thence easterly 38.5 feet to the point of beginning. All subject to the rights acquired by the City of Saint Paul for alley, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey, State of Minnesota.

Parcel W-433

The south thirty-one (31) feet of Lot Sixteen (16), in Block seven (7), Nininger's Addition to the City of Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-434

Lot 16, except the north 60.5 feet and except the south 31 feet thereof, Block 7, Nininger's Addition to Saint Paul.

Parcel W-435

Except the north 14 feet; the north 60.50 feet of Lot Sixteen (16), Block Seven (7), Nininger's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-436

Except the north 14 feet; Lot 15, Block 7, Nininger's Addition to Saint Paul, Minnesota.

Parcel W-437

Except the north 14 feet; Lot fourteen (14), Block seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for the County of Ramsey and State of Minnesota.

Parcel W-438

Except the north 14 feet; Lot thirteen (13), Block seven (7), Nininger's Addition to Saint Paul.

Parcel 439

Except the north 14 feet; Lot twelve (12), Block seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minn.

Parcel 440

Except the north 14 feet; Lot 11, Block 7, Nininger's Addition to Saint Paul.

Parcel 441

Except the north 14 feet; Lot ten (10), Block seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel W-442

Except the north 14 feet; Lot nine (9), Block seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-443

Except the north 14 feet; Lot eight (8), Block seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-444

Except north 14 feet; Lot 7, Block 7, Nininger's Addition to Saint Paul.

Parcel W-445

Except the north 14 feet; Lot Six (6), Block Seven (7), Nininger's Addition to the City of Saint Paul.

Parcel W-446

Except the north 14 feet; Lot Five (5), Block Seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey and State of Minnesota.

Parcel 447

Except the north 14 feet; Lot Four (4), Block Seven (7), Nininger's Addition.

Parcel 448

Except the north 14 feet; Lot Three (3), Block Seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 449

Except the north 14 feet; Lot Two (2), Block Seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-450

Except the north 14 feet; Lot One (1), Block Seven (7), Nininger's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-451

Except the north 14 feet; Lot Eight (8), Block One (1), Baileys Addition and West One Foot (1 ft) of Lot Seven (7), Block One (1), Baileys Addition.

Parcel W-452

Except the north 14 feet; east 35 feet of Lot Seven (7), and the West 5 feet of Lot Six (6), Block One (1), Bailey's Addition to Saint Paul, also known as Bailey's Addition to Rondo's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 453

Except the north 14 feet; Lot 5 and the easterly 31 feet of Lot 6, Block 1, Bailey's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 454

Lots One (1) and Two (2), Block One (1), Bailey's Addition to Saint Paul, except east 79.4 feet and subject to an easement in 1219 Deeds 163, and except the north 14 feet of Lot 1, according to the recorded plat thereof on file and of record in the Register of Deeds office in and for Ramsey County, Minnesota.

Parcel 455

With easement. The East 79.4 feet of Lot One (1), except the north 14 feet thereof, Bailey's Addition.

Parcel 456

East 79.4 feet of Lot Two (2), Block One (1), Bailey's Addition to Saint Paul according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel W-457

Lot Three (3), Block One (1), Bailey's Addition.

Parcel W-458

Lot Four (4), Block One (1), Bailey's Addition to Rondo's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-484

West fifty (50) feet of Lots five (5) and six (6), except the north 14 feet of Lot 5, Kuhn's Subdivision of Block five (5) Rondo's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey, State of Minnesota.

Parcel 485

East fifty (50) feet of Lot Five (5) and Six (6), except the Northerly fourteen (14) feet of Lot Five (5), Kuhn's Subdivision of Block 5, Rondo's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds for Ramsey County.

Parcel 486

The west 1/2 of Lot four (4), except the north 14 feet thereof, of Kuhn's Subdivision of Block five (5) Rondo's Addition to Saint Paul, together with a perpetual right-of-way over the westerly 10 feet of the northerly 100 feet of the east 1/2 of said Lot four (4), according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for said County of Ramsey and State of Minnesota.

Parcel W-487

West 1/2 of Lot three (3) and east 1/2 of Lot four (4), excepting the north 14 feet thereof, Block five (5), Kuhn's Subdivision of Block five (5), Rondo's Addition.

Parcel W-488

East one-half (E 1/2) of Lot three (3), except the north 14 feet, Block Five (5), Kuhn's Subdivision of Block five (5), Rondo's Addition, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 489

North one-third of Lots One (1) and Two (2), except the north 14 feet thereof, Block Five (5), Kuhn's Subdivision of Block Five (5), Rondo's Addition.

Parcel 490

North one-half (1/2) of south two-thirds (2/3) of Lots one (1) and two (2), Block five (5), Kuhn's Subdivision of Block five (5), Rondo's Addition.

Parcel 491

South 24.5 feet of Lots One (1) and Two (2), Kuhn's Subdivision of Block Five (5), Rondo's Addition to the City of Saint Paul, according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel 491 $\frac{1}{2}$

South one-third (1/3) of Lots One (1) and Two (2), except the south 24.5 feet thereof, Kuhn's Subdivision of Block 5, Rondo's Addition to the City of Saint Paul, according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel W-500

South one-half (S.1/2), Lot Seven (7), Kuhn's Subdivision of Block Five (5), Rondo's Addition to Saint Paul (Ramsey County, Minnesota)

Parcel W-501

The north one-half (N $\frac{1}{2}$) of Lot Seven (7), Block Five (5), Kuhn's Subdivision of Block Five (5), Rondo's Addition to the City of Saint Paul, together with an easement for the purpose of ingress and egress over and across the north five (5) feet of the west seventy-five (75) feet of the south one-half (S $\frac{1}{2}$) of Lot Seven (7); subject to an easement for the purpose of ingress and egress over and across the south two (2) feet of the west seventy-five (75) feet of the north one-half (N $\frac{1}{2}$) of said Lot Seven (7).

Parcel 502

Northerly one-third (N.1/3) of Lot Three (3), except the north 14 feet, and northerly one hundred (N.100) feet of west one-half (W.1/2) of Lot Two (2), except the north 14 feet, Block six (6), Rondo's Addition to the City of Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey and State of Minnesota.

Parcel W-503

The east one-half (E 1/2) of the north one-half (N 1/2) of Lot two (2), except north 14 feet, Block six (6), Rondo's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-504

The west thirty-two and one-half (W 32 $\frac{1}{2}$) feet of the north one hundred (N 100) feet of Lot one (1), except the north 14 feet thereof, Block six (6), Rondo's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota; also described as: Beginning at a point on the east line of the southeast quarter (SE $\frac{1}{4}$) of the southeast quarter (SE $\frac{1}{4}$) of Section thirty-six (36), Township twenty-nine (29), Range twenty-three (23), where the south line of Rondo Street, Saint Paul, would if extended east intersect the same, thence running due west on said extended line and on said line of said Rondo Street four hundred ninety-two and one-half (492 $\frac{1}{2}$) feet to the northeast (NE) corner

of the tract of land to be hereby conveyed, thence running south at right angles to said Rondo Street one hundred (100) feet, thence running west parallel with the south line of said Rondo Street thirty-two and one-half ($32\frac{1}{2}$) feet, thence running north at right angles one hundred (100) feet to said south line of said Rondo Street, thence running east on the last named line thirty-two and one-half ($32\frac{1}{2}$) feet to the place of beginning.

Parcel W-505

East $32\frac{1}{2}$ feet of west 65 feet of north 100 feet of Lot One (1), except the north 14 feet, Block Six (6), Rondo's Addition, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-506

East 35 feet of north 100 feet of Lot 1, except the north 14 feet, Block 6, Rondo's Addition.

Parcel W-507

The northerly thirty-three and one-third ($N'ly\ 33\ \frac{1}{3}$) feet of the southerly one-hundred ($S'ly\ 100$) feet of Lot one (1), Block six (6), Rondo's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, together with the free and uninterrupted use, egress and ingress in common with other adjoining owners and occupants of that certain strip described as follows: Commencing at the northeast (NE) corner of said Lot one (1), Block six (6), Rondo's Addition to Saint Paul, thence southerly along the east line of said Lot one (1) two hundred (200) feet, thence easterly and parallel with Rondo Street twenty-five (25) feet, thence northerly and parallel with the east line of said Lot one (1) two hundred (200) feet, thence westerly along the south line of Rondo Street twenty-five (25) feet to the place of beginning.

Parcel W-508

South $66\ \frac{2}{3}$ feet of Lot One (1), Block Six (6), Rondo's Addition to the City of Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-513

The southerly twenty-four ($S'ly\ 24$) feet of the South Quarter ($S\ \frac{1}{4}$) of Lot Two (2), and the Southerly twenty-four ($S'ly\ 24$) feet of South Quarter ($S\ \frac{1}{4}$) of the north two-thirds ($N\ \frac{2}{3}$) of Lot three (3), Block Six (6), Rondo's

Addition to the City of Saint Paul according to the recorded plat thereof, subject to the burdens and together with the benefits of an easement for driveway purposes over the northerly four (4) feet of the property hereinabove described and over the southerly four (S'ly 4) feet of the northerly twenty-six (N'ly 26) feet of the South Quarter (S $\frac{1}{4}$) of said Lot Two (2) and of the Northerly twenty-six (N'ly 26) feet of the South Quarter (S $\frac{1}{4}$) of the north two-thirds (N $\frac{2}{3}$) of said Lot Three (3) Block Six (6) Rondo's Addition to the City of Saint Paul subject to the interests of Walter H. Billie and Lillian E. Billie as joint tenants.

Parcel W-514

The South Quarter (S $\frac{1}{4}$) of Lot Two (2) and the South Quarter (S $\frac{1}{4}$) of the north two-thirds (N $\frac{2}{3}$) of Lot Three (3) Block Six (6), Rondo's Addition to the City of Saint Paul according to the plat thereof on file and of record in the office of the Register of Deeds in and for the said County. That title to the following described part of the property to wit: the South Quarter of Lot Two (2), except the southerly twenty-four (S'ly 24) feet thereof, and the South Quarter (S $\frac{1}{4}$) of the north two-thirds (N $\frac{2}{3}$) of Lot Three (3) except the southerly twenty-four (S'ly 24) feet thereof in Block Six (6) Rondo's Addition to the City of Saint Paul, subject to a perpetual easement over the southerly four (S'ly 4) feet thereof and together with a perpetual easement over the northerly four (N'ly 4) feet of the southerly twenty-four (S'ly 24) feet of the South Quarter (S $\frac{1}{4}$) of Lot Two (2) and the southerly twenty-four (S'ly 24) feet of the South Quarter (S $\frac{1}{4}$) of the north two-thirds (N $\frac{2}{3}$) of Lot Three (3), Block Six (6) to be used with the owner of the land to the south for driveway purposes. Subject to the interests of Leonard J. Newport and Eleanor K. Newport as joint tenants.

Parcel 515

North fifty (50) feet of south one-half (1/2) of Lot two (2) and north fifty (50) feet of middle one-third (1/3) of Lot three (3), Block Six (6), Rondo's Addition to the City of Saint Paul.

Parcel 516

A strip 25 feet by 200 feet west of and adjacent and west 1/2 of Lot Six (6), except north 14 feet thereof, Block Seven (7), Rondo's Addition.

Parcel W-517

East one-half (1/2) of Lot Six (6), except the north 14 feet, Block Seven (7)

Rondo's Addition.

Parcel W-518

Lot Five (5) and the northerly fifty (50) feet of the west one-half (W 1/2) of Lot Nine (9), except the north 14 feet of Lot Five (5), all in Block seven (7), Rondo's Addition to the City of Saint Paul according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-519

West 24 feet of Lot Four (4), except the north 14 feet, Block Seven (7), Rondo's Addition, City of Saint Paul.

Parcel 520

East 26 feet of Lot 4, except the north 14 feet thereof, Block 7, Rondo's Addition to the City of Saint Paul.

Parcel 521

Lot three (3), except the north 14 feet thereof, in Block seven (7), of Rondo's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 522

Lot 2, except the north 14 feet thereof, Block 7, Rondo's Addition to Saint Paul according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel 523

Lot 1, Block 7, Rondo's Addition, except the north 14 feet thereof and subject to rights acquired by City of Saint Paul in "YY Deeds 222", according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel 574

The south forty (S 40) feet of Lots six (6), seven (7) and eight (8), Block two (2), Grace's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 575

The north forty (N 40) feet of the south eighty (S 80) feet of Lots six (6), seven (7) and eight (8), Block two (2), Grace's Addition to Saint Paul,

according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-576A

Except northwesterly triangular part for Rondo Avenue and except south 80 feet, Lot 6, Block 2, Grace's Addition to Saint Paul.

Parcel 577

Lots One (1), Two (2), Three (3), Four (4), and Five (5), Block Two (2), Grace's Addition.

Parcel W-578

Lot Eight (8) and the west 8.05 feet of Lot Seven (7) except alley, Block two (2), Mininger's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-579

East 30.45 feet of Lot Seven (7), Block two (2), Mininger's Addition to Saint Paul, subject to rights acquired by the City of Saint Paul for opening of alley, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 580

Lot 6, Block 2, Mininger's Addition to Saint Paul.

Parcel W-581

Lot numbered Five (5), excepting the easterly eleven and one-half (E'ly $11\frac{1}{2}$) feet thereof, Block number Two (2), of Mininger's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, excepting therefrom that part thereof taken by the City of Saint Paul for alley purposes.

Parcel W-582

All of Lot four (4) and the east $11\frac{1}{2}$ feet of Lot five (5), Block two (2) Mininger's Addition to Saint Paul except the south seven (7) feet for alley and except that portion described as follows: Beginning at the northeasterly corner of said Lot four (4) Block two (2) Mininger's Addition to Saint Paul, thence southerly along the easterly line of said lot four (4) a dis-

tance of 5.1 feet, thence northwesterly to a point on the northerly line of said Lot four (4) a distance of 1.6 feet east of the northwesterly corner of said Lot four (4), thence easterly along the north line of said Lot four (4) a distance of 36.9 feet to the point of beginning.

Parcel 453

Except the north 14 feet; Lot 5 and the easterly 31 feet of Lot 6, Block 1, Bailey's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 454

Lots One (1) and Two (2), Block One (1), Bailey's Addition to Saint Paul, except east 79.4 feet and subject to an easement in 1219 Deeds 163, and except the north 14 feet of Lot 1, according to the recorded plat thereof on file and of record in the Register of Deeds office in and for Ramsey County, Minnesota.

Parcel 455

With easement. The East 79.4 feet of Lot One (1), except the north 14 feet thereof, Bailey's Addition.

Parcel 456

East 79.4 feet of Lot Two (2), Block One (1), Bailey's Addition to Saint Paul according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel W-457

Lot Three (3), Block One (1), Bailey's Addition.

Parcel W-458

Lot Four (4), Block One (1), Bailey's Addition to Rondo's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-484

West fifty (50) feet of Lots five (5) and six (6), except the north 14 feet of Lot 5, Kuhn's Subdivision of Block five (5) Rondo's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey, State of Minnesota.

Parcel 485

East fifty (50) feet of Lot Five (5) and Six (6), except the Northerly fourteen (14) feet of Lot Five (5), Kuhn's Subdivision of Block 5, Rondo's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds for Ramsey County.

Parcel 453

Except the north 14 feet; Lot 5 and the easterly 31 feet of Lot 6, Block 1, Bailey's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel 454

Lots One (1) and Two (2), Block One (1), Bailey's Addition to Saint Paul, except east 79.4 feet and subject to an easement in 1219 Deeds 163, and except the north 14 feet of Lot 1, according to the recorded plat thereof on file and of record in the Register of Deeds office in and for Ramsey County, Minnesota.

Parcel 455

With easement. The East 79.4 feet of Lot One (1), except the north 14 feet thereof, Bailey's Addition.

Parcel 456

East 79.4 feet of Lot Two (2), Block One (1), Bailey's Addition to Saint Paul according to the recorded plat thereof on file and recorded in the office of the Register of Deeds in Ramsey County, Minnesota.

Parcel W-457

Lot Three (3), Block One (1), Bailey's Addition.

Parcel W-458

Lot Four (4), Block One (1), Bailey's Addition to Rondo's Addition to Saint Paul, according to the recorded plat thereof now on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

Parcel W-484

West fifty (50) feet of Lots five (5) and six (6), except the north 14 feet of Lot 5, Kuhn's Subdivision of Block five (5) Rondo's Addition to Saint Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for the County of Ramsey, State of Minnesota.

Parcel 485

East fifty (50) feet of Lot Five (5) and Six (6), except the Northerly fourteen (14) feet of Lot Five (5), Kuhn's Subdivision of Block 5, Rondo's Addition to Saint Paul, according to the plat thereof on file and of record in the office of the Register of Deeds for Ramsey County.