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Series: Area 1-B, Parcels 1-240A, 1961-1962.

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Records.

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F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in blue

Property Address: S. E. ly side of Plato St. 150' N. E. ly of Eaton st. Date: November 27, 1961.

Legal Descrip.: Lot 4, Block 22, Marshall's Addition

Assessments: _____ Market Value: \$600.00

APPRAISAL FOR: Port Authority of Saint Paul

Address 60 E. Fourth St.

| | |
|--------------------|--------------------------|
| Land Valuation | |
| Width | 50 |
| Depth | 100 |
| Total Sq. Ft. Area | 5,000 |
| Shape | rectangular |
| Topography | level |
| Street Width | 60 |
| Alley | none |
| Schools | |
| Churches | |
| Shopping | |
| Zoning | "B" Residence District |
| % Developed | undeveloped |
| Filled Ground | no |
| Sidewalk | no |
| Curb. | no xxxxx |
| Street Paving | oiled |
| Street Lights | no |
| Sewer - Water | 6" water main on Plato |
| Gas - Elec. | Electricity is available |
| Transportation | 1-1/2 blocks to Robert |



Looking S. E. ly toward the front
 portion of Lot 4 Blk. 22 from
 Plato St.

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

5,000 front feet square feet at _____ = \$ 600.00
 acres -

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in blue .

Property Address: N. E. side of Eaton St., North of Florida Date: November 27, 1961

Legal Descrip.: Lots 11, 12, 13, 14, 15, 16, all in Block 22, Marshall's Addition

Assessments: none Market Value: \$3,500

APPRAISAL FOR: Port Authority of Saint Paul Address 60 E. Fourth St.

Land Valuation
 Width see attached photostat of plat
 Depth
 Total Sq. Ft. Area 35,000 sq. ft.
 Shape irregular
 Topography level
 Street Width Eaton is 60', Florida ungr
 Alley none
 Schools
 Churches
 Shopping
 Zoning "B" Residence District
 % Developed undeveloped
 Filled Ground apparently not
 Sidewalk no
 Curb. no
 Street Paving Eaton St. is oiled
 Street Lights no
 Sewer - Water no sewer. Water could be
 Gas - Elec. Electricity is available
 Transportation 1-1/2 blocks to Robert Sq.



Looking S. E. ly along Eaton St.
 Tape line extending along W. ly
 line of Lots 16 & 15 Block 22

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

35,000 ^{front feet} square feet at _____ = \$ 3,500
 acres - -

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EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in blue.

Robertson

Property Address: S. E. ly side of Florida St. between Eva and/ Date: November 27, 1961.

Legal Descrip.: All of Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, Block 26, Marshall's Addition.

Assessments:

Market Value: \$9,450

APPRAISAL FOR: Port Authority of Saint Paul

Address 60 E. Fourth St.

Land Valuation

Width see attached photostat of plat
 Depth
 Total Sq. Ft. Area 62,987.50
 Shape irregular
 Topography level
 Street Width 60' (Oregon St. not grade)
 Alley none
 Schools
 Churches
 Shopping
 Zoning Light Industry
 % Developed undeveloped
 Filled Ground
 Sidewalk no
 Curb. no
 Street Paving no
 Street Lights no
 Sewer - Water is available at N. E. corn
 Gas - Elec. Electricity is available
 Transportation 3 blocks



Looking S. E. ly along
 Robertson St. Blk. 26 on
 right hand side.

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION. DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

62,987.50 ^{front-feet} square feet at _____ = \$ 9,450
 -acres - -

Additional Photographs



Looking East along Florida St. with manhole
in center of Eva St. on left hand side of
picture toward Block 26.



Looking S. E. from Eva St. at intersection of
Flora St. if extended. Block 26 in background.

Additional Photographs



Looking Southerly along Eva St. at Block 26
near corner of Florida Street.



Looking S. W. ly along Florida St.
Block 26 on left hand side.

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 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in green .

Property Address: S. E. ly corner Florida St. and Eaton St. Date: November 27 , 19...61

Florida St. is not graded through.

Legal Descrip.: Lots 7 & 8, Block 4, Eaton & Morrison's Addition to West St. Paul.

Assessments: A survey should be made to show exact location of these lots. As shown on the plat they appear to be partly in Eaton Street. Market Value: \$850

APPRAISAL FOR: Port Authority of Saint Paul Address 60 E. Fourth St.

| |
|---------------------------------------|
| Land Valuation |
| Width see attached photostat of plat |
| Depth |
| Total Sq. Ft. Area 8,660 sq. ft. |
| Shape rectangular |
| Topography approximately level |
| Street Width Florida & McCallum ungr |
| Alley none |
| Schools |
| Churches |
| Shopping |
| Zoning Heavy Industry |
| % Developed undeveloped |
| Filled Ground no |
| Sidewalk no |
| Curb. no |
| Street Paving no |
| Street Lights no |
| Sewer - Water no |
| Gas - Elec Elec. should be available. |
| Transportation 2 blocks |



Looking at S. E. ly corner of Eaton & Florida if Florida were graded
 COMPARABLE SALES thru, being Lots 8 & 7, Blk. 4, Eaton & Morrison's Addition.

| COMPARISON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|----------------|--|----------|-------|-----------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

8,660 ^{- front-foot} square feet at _____ = \$ 850
 acres - -

F. M. and E. V. DOLAN
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 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in green.

Property Address: / Between Florida St., ungraded, ~~ad~~ and Morrison St., graded, and McCallum St. ungraded on the West. Date: November 27, 1961
 Legal Descrip.: Lots 1 through 4, Block 5, Eaton & Morrison's Addition

Assessments: Market Value: \$1,850

APPRAISAL FOR: Port Authority of Saint Paul Address 60 E. Fourth St.

Land Valuation
 Width 105.5 ft. frontage on Morrison
 Depth 173.2' along ungraded McCallum
 Total Sq. Ft. Area 18,272.60 sq. ft.
 Shape rectangular
 Topography approximately level
 Street Width see plat
 Alley none
 Schools
 Churches
 Shopping
 Zoning Heavy Industry
 % Developed undeveloped
 Filled Ground apparently not
 Sidewalk none
 Curb. none
 Street Paving Morrison St. is a dirt road
 Street Lights none
 Sewer - Water none
 Gas - Elec. none
 Transportation 3-1/2 blocks



Looking North from Morrison at lots 4, 3, 2, 1, Blk. 5, Eaton & Morrison's Addition

COMPARABLE SALES

| COMPARISON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|----------------|--|----------|-------|-----------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY ON BASIS OF COMPARABLE MARKET DATA:

18,272.6 ^{front feet -} square feet at _____ = \$1,850
 acres -

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 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on the attached photostat
 colored in yellow.

Property Address: S. W. ly corner of Oregon, which is ungraded. Date: November 27, 1961

Eva St. is a dirt road.

Legal Descrip.: Lots 2 and 3, Block 16, Morrison's Addition to West Saint Paul

Assessments:

Market Value: \$1,000

APPRAISAL FOR: Port Authority of Saint Paul

Address 60 E. Fourth St.

Land Valuation

Width 100' on Eva St. (see plat)

Depth 119'

Total Sq. Ft. Area 11,900

Shape rectangular

Topography level

Street Width see attached plat

Alley none

Schools

Churches

Shopping

Zoning Heavy Industry

% Developed undeveloped

Filled Ground no

Sidewalk none

Curb. none

Street Paving none

Street Lights none

Sewer - Water none

Gas - Elec. Elec. should be available

Transportation 4 blocks



Looking N. W. ly along Eva St.
 at Lots 2 & 3 Blk. 16

COMPARABLE SALES

Morrison's Addition
 UNIT PRICE

| COMPARISON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|----------------|--|----------|-------|-----------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

11,900 front-feet - square feet at _____ = \$1,000
 -acres - -



Looking West toward Lots 2 and 3, Block
16, Morrison's Addition, on the West
side of Eva Street.

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

Shown on attached photostat
 colored in yellow.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Property Address: Located between Oregon St. & Morrison St., Date: November 27, 1961.
 both ungraded. Eva St. is graded to Morrison St.
 Legal Descrip.: and Greenwood St. is ungraded.

Assessments- Legal Description: Lots 1 to 6, inclusive, Block 15 Market Value: \$3,750

APPRAISAL FOR: Port Authority of Saint Paul Morrison's Addn. Address 60 E. Fourth St.

| | |
|--------------------------------------|------------------------------|
| Land Valuation | |
| Width see attached photostat of plat | |
| Depth | |
| Total Sq. Ft. Area | 37,500 |
| Shape | rectangular |
| Topography | approximately level |
| Street Width | see plat |
| Alley | none |
| Schools | |
| Churches | |
| Shopping | |
| Zoning | Heavy Industry |
| % Developed | Undeveloped |
| Filled Ground | Very little if any |
| Sidewalk | none |
| Curb. | none |
| Street Paving | none |
| Street Lights | none |
| Sewer - Water | no sewer |
| Gas - Elec. | no gas. Elec. could be avail |
| Transportation | 2 blocks to State St. |



Looking N. E. ly at Block 15
 Morrison's Addition from inter-
 section of Eva and Morrison Sts.

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION. DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

37,500 ^{front feet} square feet at _____ = \$3,750
 acres ---



Looking Westerly from State Street
where Oregon Street intersects
State St. if it were extended and graded
toward Block 15.

F. M. and E. V. DOLAN

Realtors and Appraisers
St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.

E. VINCENT DOLAN

Pioneer Building
Capital 4-7811

Shown on attached photostat
colored in yellow.

Property Address: Located on So. side of Morrison St. between Date: November 27, 1961

Eva St. and Greenwood St. if graded through.

Legal Descrip.: Lots 1 to 12 inclusive, Block 14, Morrison's Addition

Assessments:

Market Value: \$7,500

APPRAISAL FOR: Port Authority of Saint Paul

Address 60 E. Fourth St.

Land Valuation

Width see attached photostat of plat

Depth

Total Sq. Ft. Area 75,000 sq. ft.

Shape irregular

Topography level. See photographs.

Street Width see attached photostat of

Alley

Schools

Churches

Shopping

Zoning Heavy Industry

% Developed undeveloped

Filled Ground not known

Sidewalk no

Curb. no

Street Paving no

Street Lights no

Sewer - Water no

Gas - Elec. Elec. is perhaps available

Transportation



Looking North along Eva St. from
Eaton St. Block 14 on right hand
side of picture.

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
ON BASIS OF COMPARABLE MARKET DATA:

75,000 $\frac{\text{front feet}}{\text{square feet}}$ at _____ = \$7,500
 acres -

Additional Photographs



Looking N. E. ly from Eva St. if
graded and Eaton St. toward
Block 14 and Block 15.



Looking E. ly from where Eva St. would
intersect Eaton St. if extended. View
shows lots in Blocks 13 and 14 facing along
Eaton Street.

Additional Photographs



Looking S. E. ly at Block 14, Morrison's
Addition from Eva St. and Morrison St.



Looking E. ly from Eva St. toward
Block 14

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in yellow.

Property Address: Located between Morrison St. and Champlain St. Date: November 27, 1961.
 ungraded and Greenwood St. ungraded and State St. graded.

Legal Descrip.: Lots 1 through 10, Block 7, Morrison's Addition

Assessments:

Market Value: \$4,700

APPRAISAL FOR: Port Authority of Saint Paul

Address 60 E. Fourth St.

| | |
|--------------------|--------------------------------|
| Land Valuation | |
| Width | see attached photostat of plat |
| Depth | |
| Total Sq. Ft. Area | 62,500 sq. ft. |
| Shape | rectangular |
| Topography | E. ly 20' of Lots 1 to 5 on |
| Street Width | hillside approx. 8 to 10 ft. |
| Alley | none) Balance level |
| Schools | |
| Churches | |
| Shopping | |
| Zoning | Heavy Industry |
| % Developed | undeveloped |
| Filled Ground | very little |
| Sidewalk | along State St. |
| Curb. | along State St. |
| Street Paving | blacktop along State St. |
| Street Lights | no |
| Sewer - Water | no sewer. Water on State |
| Gas - Elec. | along State St. |
| Transportation | |



Looking West from State St.
 toward Blocks 7, 8 and 14.

COMPARABLE SALES

| COMPARISON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|----------------|--|----------|-------|-----------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

62,500 ^{front-feet-}square feet at _____ = \$4,700
 acres - -

Additional Photographs



Looking North from Champlain St. toward Lots 1 to 5, Blk. 7, on W. side of State St. which is on right hand side of this picture.



Looking East from where Champlain St. would intersect Greenwood if both were graded through. Block 7 is on right hand side of picture.



Looking N. E. ly toward Block 7
from Greenwood and Champlain
if graded through.

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in yellow.

Property Address: Between Champlain St. and Eaton St., West side of State St. Date: November 27, 1961
 Legal Descrip.: Lots 1 to 7, inclusive, Block 8, Morrison's Addition.

Assessments: _____ Market Value: \$2,775
 APPRAISAL FOR: Port Authority of Saint Paul Address 60 E. Fourth St.

Land Valuation
 Width see attached photostat of pla
 Depth _____
 Total Sq. Ft. Area 42,500
 Shape see attached photostat of pla
 Topography E. ly 30' of Lots 1 to 6 is
 Street Width on a hillside.
 Alley no
 Schools _____
 Churches _____
 Shopping _____
 Zoning Heavy industry
 % Developed undeveloped
 Filled Ground _____
 Sidewalk on State St. only
 Curb. no
 Street Paving State St. is oiled
 Street Lights no
 Sewer - Water no sewer. 16" water ma
 Gas - Elec. Available on State S
 Transportation _____



Looking East from Greenwood if
 graded through toward Lot 7,
 Block 8, and Champlain St.

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

42,500 ^{front feet} _{square feet} at _____ = \$ 2,775
 acres-

Additional Photographs



Looking N. E. ly toward Block 8 from
Eaton Street.



Looking North from Eaton St. toward
Lots 1 to 7, Block 8.

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in yellow

Property Address: Located S. W. ly corner of Eaton St. & State St. Date: November 27, 1961

Legal Descrip.: Lots 4, 5, 6 and 7, Block 9, Morrison's Addition

Assessments:

Market Value: \$1,600

APPRAISAL FOR: Port Authority of Saint Paul

Address 60 E. Fourth St.

| | |
|--------------------|--------------------------------|
| Land Valuation | |
| Width | see attached photostat of plat |
| Depth | |
| Total Sq. Ft. Area | 32,275 |
| Shape | irregular |
| Topography | approx. 50% of depth W. of |
| Street Width | State St. is on hillside. |
| Alley | none |
| Schools | |
| Churches | |
| Shopping | |
| Zoning | Heavy Industry |
| % Developed | undeveloped |
| Filled Ground | some is filled ground |
| Sidewalk | on State Street |
| Curb. | none |
| Street Paving | dirt road |
| Street Lights | none |
| Sewer - Water | No sewer. Water on Stat |
| Gas - Elec. | No gas. Elec. available |
| Transportation | |



Looking North toward Blk. 9,
 Morrison's Addn., from a point
 South of Lot 4, Blk. 9 showing the
 topography.

COMPARABLE SALES

| COMPARISON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|----------------|--|----------|-------|-----------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

32,275 $\frac{\text{front-feet--}}{\text{square feet}}$ at _____ = \$ 1,600.00
 acres--

Additional Photograph



Showing topography of Block 9,
Morrison's Addition

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

Shown on attached photostat
 colored in yellow.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Property Address: On S. W. ly side of Eaton St. West of State St. Date: November 27, 1961

Legal Descrip.: Lots 1 and 2, Block 10, Morrison's Addition.

Assessments:

Market Value: \$1,300.00

APPRAISAL FOR: Port Authority of Saint Paul

Address, 60 E. Fourth St.

| | |
|--------------------|---------------------------------|
| Land Valuation | |
| Width | See attached photostat of plat. |
| Depth | |
| Total Sq. Ft. Area | 12,875 |
| Shape | irregular |
| Topography | Below grade of Eaton St. |
| Street Width | see plat |
| Alley | none |
| Schools | |
| Churches | |
| Shopping | |
| Zoning | Heavy Industry |
| % Developed | undeveloped |
| Filled Ground | not apparent |
| Sidewalk | none |
| Curb. | none |
| Street Paving | Eaton is a dirt road |
| Street Lights | none |
| Sewer - Water | none |
| Gas - Elec. | no gas. |
| Transportation | 1/2 block |



Looking N. W. ly at Block 10,
 Morrison's Addition

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION. DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

12,875 front feet-
square feet at _____ = \$ 1,300.00
 acres -

Additional Photographs



Looking S. E. ly toward Lots 1 and 2
Block 10, from Eaton St.



Looking South from Eaton St. toward
Lots 1 and 2, Block 10.

Additional Photograph



Looking S. E. ly along Eaton St. at intersection of
Greenwood St. toward State St.
Block 8 on left hand side and Blocks 10 and 9 on
right hand side of picture.

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

Shown on attached photostat
 colored in yellow.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Property Address: N. W. ly corner of ungraded Greenwood St. and No. side of graded Eaton St. Date: September 27, 1961.
 Legal Descrip.: Lots 1, 2 and 3, Block 12, Morrison's Addition

Assessments: _____ Market Value: \$1,025
 APPRAISAL FOR: Port Authority of Saint Paul Address 60 E. Fourth St.

| Land Valuation | |
|--------------------|--------------------------------|
| Width | see attached photostat of plat |
| Depth | |
| Total Sq. Ft. Area | 10,232.21 |
| Shape | irregular |
| Topography | level |
| Street Width | see plat |
| Alley | none |
| Schools | |
| Churches | |
| Shopping | |
| Zoning | Heavy Industry. |
| % Developed | undeveloped |
| Filled Ground | not apparent |
| Sidewalk | none |
| Curb. | none |
| Street Paving | Eaton is a dirt road |
| Street Lights | none |
| Sewer - Water | none |
| Gas - Elec. | no gas. Elec. is available. |
| Transportation | 1 block |



Looking N. W. ly along Eaton St.
 about 50 ft. S. E. of Greenwood St.
 at Block 12, Morrison's Addition.

COMPARABLE SALES

| COMPARISON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|----------------|--|----------|-------|-----------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
| | | | | | | | |
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| | | | | | | | |

ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

10,232.21 ^{front-feet-} square feet ^{acres - -} at _____ = \$ 1,025.00

Additional Photograph



Looking N. W. ly toward Block 12
at intersection of Greenwood St.
and Eaton St.

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in yellow.

Property Address: East of Eva St. if graded and on North side of Date: November 27, 1961

-Legal-Descrip.: Eaton St. which is graded.

Assessments: Legal: Lots 1, 2, 3, Block 13, Morrison's Addition. Market Value: \$1,200

APPRAISAL FOR: Port Authority of Saint Paul Address 60 E. Fourth St.

| Land Valuation | |
|--------------------|--------------------------------|
| Width | see attached photostat of plat |
| Depth | |
| Total Sq. Ft. Area | 11,711.60 |
| Shape | irregular |
| Topography | level |
| Street Width | see plat |
| Alley | none |
| Schools | |
| Churches | |
| Shopping | |
| Zoning | Heavy Industry |
| % Developed | undeveloped |
| Filled Ground | not apparent |
| Sidewalk | none |
| Curb. | none |
| Street Paving | Eaton is a dirt road |
| Street Lights | none |
| Sewer - Water | none |
| Gas - Elec. | Elec. is available |
| Transportation | 2 blocks |



Looking E. ly along Eaton St. from
 where Eva St. would intersect if
 graded through. Block 13 on left hand
 side of picture.

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION. DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

$$\frac{11,711.60 \text{ front feet}}{\text{acres -}} \text{ at } \text{_____} = \$ 1,200$$

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Shown on attached photostat
 colored in yellow.

Property Address: West side of Eva St., ungraded, and North Date: November 27, 1961
 side of Eaton St., a graded street.
 Legal Descrip.: Lots 1 and 2 and 3, Block 18, Morrison's Addition.

Assessments: Market Value: \$975.00

APPRAISAL FOR: Port Authority of Saint Paul

Address 60 E. Fourth St.

Land Valuation

Width see attached photostat of plat
 Depth
 Total Sq. Ft. Area 9,720
 Shape irregular
 Topography level
 Street Width see attached plat
 Alley none
 Schools
 Churches
 Shopping
 Zoning Heavy Industry
 % Developed undeveloped
 Filled Ground not apparent
 Sidewalk none
 Curb. none
 Street Paving Eaton St. is a dirt road
 Street Lights none
 Sewer - Water none
 Gas - Elec. no gas. Elec. should be
 Transportation 2 blocks available



Looking N. W. ly from Eaton St. at
 NW corner of Eva & Eaton if Eva St.
 was graded through, being Blk. 18

COMPARABLE SALES

| COMPARI- SON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION, DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|---------------------|--|----------|-------|--------------------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY
 ON BASIS OF COMPARABLE MARKET DATA:

9,720 front-feet square feet at _____ = \$ 975.00
 acres --

F. M. and E. V. DOLAN
 Realtors and Appraisers
 St. Paul 1, Minn.

Shown on attached photostat
 colored in yellow

EARL V. DOLAN, S.R.A. M.A.I.
 E. VINCENT DOLAN
 Pioneer Building
 Capital 4-7811

Property Address: Located 41.09 feet East of Greenwood St., Date: _____, 19_____

Legal-Descrip.: ungraded, on North side of Eaton St., graded.

Assessments:- Legal Description: Lots 1 and 2, Block 20, Morrison's Addition, Market Value: \$800.00

APPRAISAL FOR: Port Authority of Saint Paul Address 60 E. Fourth St.

Land Valuation
 Width See attached photostat of plat
 Depth _____
 Total Sq. Ft. Area 8,218
 Shape irregular
 Topography low
 Street Width see attached plat
 Alley none
 Schools _____
 Churches _____
 Shopping _____
 Zoning Heavy Industry
 % Developed undeveloped
 Filled Ground very little
 Sidewalk none
 Curb. none
 Street Paving ~~none~~ dirt road
 Street Lights ~~dirt road~~ none
 Sewer - Water none
 Gas - Elec. none
 Transportation - No gas. Elec. is available
 Transportation - 1/2 block.



Looking North toward Lots 1 and 2 Block 20, from Eaton St.

COMPARABLE SALES

| COMPARISON NO. | LOCATION, LEGAL DESCRIPTION, CONSIDERATION. DATE OF SALE | FRONTAGE | DEPTH | AREA SQ. FT. OR ACRES | UNIT PRICE | | |
|----------------|--|----------|-------|-----------------------|------------|-------------|----------|
| | | | | | PER F.F. | PER SQ. FT. | PER ACRE |
| | See attached list of comparable sales. | | | | | | |
| | | | | | | | |
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ESTIMATED VALUE OF LAND IN SUBJECT PROPERTY ON BASIS OF COMPARABLE MARKET DATA:

8,218 front feet-square feet at _____ = \$ 800.00
 acres -

COMPARABLE SALES THAT HAVE BEEN
CONSIDERED IN ESTIMATING THE MARKET
VALUE OF ALL THE PARCELS INCLUDED IN
THIS APPRAISAL.

Limited Warranty Deed, Document #1505948 dated 1/20/60, John E. Blomquist Inc. to Sophia T. Remackel. Lot 21, Block 4, Second Addition to Brooklynd. Indicated sale price \$500 for a lot 40 feet West of Missouri St. on the North side of St. Lawrence St. 40 x 125 feet to a platted but ungraded 16 foot alley. Sold on a basis of 10 cents per square foot. Zoned for Heavy Industry.

In the same block as above. Lots 18 and 19 were sold by Warranty Deed dated 6/7/57, Document #1440872, Stuart F. Markoe and wife to Frank M. Remackel and Geraldine D. Remackel. Sale price \$1,000 for 80 feet on St. Lawrence St. by a depth of 125 feet, or 10,000 square feet, or sold on a basis of 10 cents per square foot.

Also in the same block as above Brooklyn Company, as grantor, sold by Warranty Deed dated 5/17/57 to Stuart F. Markoe Lots 1 and 20, Block 4. Document #1440869. Subject to a Contract for Deed entered into 7/7/55 between Brooklyn Company and Frank M. Remackel. Sale price \$1,000, or sold on a basis of 10 cents per square foot.

Warranty Deed dated 11/15/55, Brooklyn Company, Grantor, to John J. Remackel, Grantee. Document #1413811. Lots 12 to 17 inclusive, Block 4, Second Addition to Brooklynd. 242.72 feet frontage on St. Lawrence St. by a depth of 125 feet, or 30,340 square feet. Sale price \$1,500, or sold on a basis of 5 cents per square foot.

COMPARABLE SALES (Continued)

The South side of Kentucky between Missouri St. and Taft St. was sold by Warranty Deed dated 8/17/56 for \$4,000. The property is legally described as Lots 1 to 5 and 18 to 22, Block 3, Second Addition to Brooklynd, containing 50,000 square feet, or sold for 8¢ per square foot.

The South side of Kentucky between Taft and Missouri Sts. sold by Warranty Deed 3/20/58 for \$2,000 , a total of 30,400 square feet, or sold for 7¢ per square foot. The property is described as Lots 6 to 10, Block 3, Second Addition to Brooklynd.

The Brooklynd Co. sold to Northern Valley Co. a tract of land located on the North and South sides of Texas, legally described as Lots 12 to 17 inclusive, Block 3, and Lots 2 to 11 inclusive, Block 4, Second Addition to Brooklynd. This property was sold by Warranty Deed dated 9/25/56, for \$6,000 for a total of 80,626 square feet, or 7-1/2¢ per square foot.

COMPARABLE SALES (Continued)

The following purchases were made of the subject properties by the present owner, and the factual data was obtained from the records as to the tax sale number, date of sale, legal description and purchase price, square foot area and price per square foot.

Legal: Exc. St., Lots 1 thru 5 and all of Lots 6 thru 10,
 Block 7, Morrison's Addition.

Date: March 25, 1954

Price: \$2,285.00

Tax Sale

No. 18982

Size: 250 x 250 feet.

No. of
sq. ft. 62,500

Price per
sq. ft. 3-1/2¢

Legal: Lots 1 and 2, Block 20

Date March 25, 1954

Price: \$330.00

Tax Sale No. : 18987

Size 82.19 x 100 feet.

No. of
sq. ft. : 8,218

Price per
sq. ft. 4¢

COMPARABLE SALES (Continued)

Legal: Lots 1 and 2, Block 10
Date: April 23, 1954
Price: \$645.00

Tax Sale No. : 19164
Size 105 x 130 feet
No. of sq. ft. 13,650
Price per sq. ft. 4-1/2¢

Legal: Lots 4 to 7, Block 9
Date: April 23, 1954
Price: \$1,185.00
Tax Sale No. : 19164
Size: 200 x 195 feet.
No. of sq. ft. : 39,000
Price per
sq. ft. 3¢

Legal: All of Blocks 12, 13, 14, 15
Date: March 25, 1954
Price: \$2,520
Tax Sale No. : 18986
Size: 250 x 402.5 feet
150 x 250 feet

No. of sq. ft. 138,125
Price per sq.
ft.: 2¢

Legal: Lots 2 and 3, Block 16
Date: April 23, 1954
Price: \$420.00.
Tax Sale No. : 19172
Size: 100 x 119 feet
No. of sq. ft. : 11,900
Price: 3-1/2¢ per square foot.

COMPARABLE SALES (Continued)

Legal: All of Block 18
Date: April 23, 1954
Price: \$490.00
Tax Sale No.: 19174
Size: 119 x 102 feet.
No. of sq. ft.: 12,138
Price per
sq. ft. 4¢

All of the above are in Morrison's
Addition to West St. Paul.

Legal: Subject to Florida St.
Lots 4 & 11, Blk. 22, Marshall's Add.

Date: April 23, 1954
Price: \$385.00
Tax Sale No. 19152
Size: 100 x 100 feet
No. of sq. ft.: 10,000
Price: 4¢ per sq. ft.

Legal: Subject to Florida St.
Lot 12, Block 22, Marshall's Add.

Date: April 23, 1954
Price: \$140.00
Tax Sale No.: 19152
Size: 50 x 100 feet
No. of sq. ft.: 5,000
Price: 3¢ per sq. ft.

Legal: Subject to Florida St.
Lots 13 and 14, Block 22, Marshall's Add.

Date: April 23, 1954
Price: \$225.00
Tax Sale No.: 19152
Size: 100 x 100 feet
No. of sq. ft. 10,000
Price: 2-1/4¢ per sq. ft.

COMPARABLE SALES (Continued)

Legal: Subject to Florida St.
Lot 15, Block 22, Marshall's Add.

Date: April 23, 1954
Price: \$280.00
Tax Sale No. 19152
Size: 50 x 150
No. of sq. ft. 7,500
Price: 3-1/2¢ per sq. ft.

Legal: Subject to Florida St.
Lot 16, Block 22, Marshall's Add.

Date: April 23, 1954
Price: \$280.00
Tax Sale No. 19152
Size: 150 x 50
No. of sq. ft.: 7,500
Price: 3-1/2¢ per sq. ft.

Legal: Lot 1, Blk. 26, Marshall's Add.
Date: April 23, 1954
Price: \$155.00
Tax Sale No.: 19160
Size: 50 x 100
No. of sq. ft.: 5,000
Price: 3¢ per sq. ft.

Legal: Lot 1, Block 26, Marshall's Add.
Date: April 23, 1954
Price: \$140.00
Tax Sale No.: 19160
Size: 50 x 100
No. of sq. ft.: 5,000
Price: 3¢ per sq. ft.

Legal: Lot 3, Blk. 26, Marshall's Add.
Date: April 23, 1954
Price: \$140.00
Tax Sale No. 19160
Size: 50 x 100
No. of sq. ft.: 5,000
Price per sq.: 3¢

COMPARABLE SALES (Continued)

Legal: Lot 4, Blk. 26, Marshall's Add.
Date: April 23, 1954
Price: \$140.00.
Tax Sale No.: 19160
Size: 50 x 100
No. of sq. ft.: 5,000
Price per sq.: 3¢

Legal: Lot 6, Block 26, Marshall's Add.
Date: April 23, 1954
Price: \$140.00
Tax Sale No.: 19160
Size: 50 x 100
No. of sq. ft. 5,000
Price per sq.: 3¢

Legal: Lot 7, Blk. 26, Marshall's Add.
Date: April 23, 1954
Price: \$140.00
Tax Sale No. 19160
Size: 50 x 150
No. of sq. ft. 7,500
Price per sq.: 2¢

Legal: Lot 8, Blk. 26, Marshall's Add.
Date: April 23, 1954
Price: \$140.00
Tax Sale No.: 19160
Size: 50 x 150
No. of sq. ft.: 7,500
Price per sq.: 2¢

Legal: Lot 9, Blk. 26, Marshall's Add.
Date: April 23, 1954
Price: \$245.00
Tax Sale No.: 19160
Size: 150 x 73
No. of sq. ft. 10,950
Price per sq.: 2¢

COMPARABLE SALES (Continued)

Legal: Lot 10, Blk. 26, Marshall's Add.
Date: April 23, 1954
Price: \$245.00
Tax Sale No.: 19160
Size: 83 x 150
No. of sq. ft.: 12,450
Price per sq.: 2¢

Legal: Lots 7 and 8, Block 4, Eaton & Morrison's Add.
Date: April 23, 1954
Price: \$560.00
Tax Sale No.: 19128 and 19123
Size: 100 x 86.6
No. of sq. ft.: 8,660
Price per sq.: 6-1/2¢

Legal: Lot 1, Blk. 5, Eaton & Morrison's Add.
Date: April 23, 1954
Price: \$210.00
Tax Sale No.: 19129
Size: 43.3 x 105.5
No. of sq. ft.: 4,568.15
Price per sq.: 5¢

Legal: Lot 2, Blk. 5, Eaton & Morrison's Add.
Date: April 23, 19~~6~~ 1954
Price: \$210.00
Tax Sale No. 19129
Size: 43.3 x 105.5
No. of sq. ft.: 4,568.15
Price per sq.: 5¢

Legal: Lot 3, Blk. 5, Eaton & Morrison's Add.
Date: April 23, 1954
Price: \$210.00
Tax Sale No.: 19129
Size: 43.3 x 105.5
No. of sq. ft.: 4,568.15
Price per sq.: 5¢

COMPARABLE SALES (Continued)

Legal: Lot 4, Blk. 5, Eaton & Morrison's Add.
Date: April 23, 1954
Price: \$210.00
Tax Sale No.: 19129
Size: 43.3 x 105.5
No. of sq. ft.: 4,568.15
Price per sq.: 5¢.

Legal: Lot 2, Blk. 6, Eaton & Morrison's Add.
Date: April 23, 1954
Price" \$175.00
Tax Sale No.: 19129
Size: 40 x 105
No. of sq. ft.: 4,200
Price per sq.: 4¢.

These sales have been adjusted for time, the purchasing power of the dollar, and the increase in demand for industrially zoned property, and consideration has been given to what comparable type land is selling for in the market.

PHOTOSTAT OF PLAT

Property in Marshall's Addition - colored in Blue.

Property in Eaton & Morrision's
Addition - colored in Green.

Property in Morrision's Addition - colored in Yellow.

This Appraisal is made subject to the following limiting conditions:

1. The legal description furnished me is assumed to be correct.
2. I assume no responsibility for matters legal in character nor do I render any opinion as to the title which is assumed to be marketable. Liens and encumbrances if any have been disregarded, and the property has been appraised as though free and clear and under responsible ownership and competent management.
3. If sketches of floor plans or plots are included in this report, they are to be considered only as being approximate and submitted to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters
4. The information in this report identified as being furnished to me by others is believed by me to be reliable, but I assume no responsibility for its accuracy.
5. Possession of this report or a copy thereof does not carry with it the right for publication, nor may it be used for any purpose by anyone but the applicant without the previous written consent of the appraiser or the applicant and in any event only with proper qualification.
6. I am not required to give testimony or attendance in court by reason of this appraisal with reference to its subject property, unless arrangements have previously been made therefor.
7. I have no present or contemplated interest in the property appraised.
8. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
9. This appraisal has been made in accordance with the rules of professional ethics of the American Institute of Real Estate Appraisers, of which I am a member.
- 10.
- 11.
- 12.

Earl V. Dolan, M. A. I.
Realtor-Appraiser

Appraisal Qualifications
of
EARL V. DOLAN

1. Member:

- (a) American Institute of Real Estate Appraisers
Governing Council 1950 to 1955
Vice President 1951-1953
- (b) Society of Residential Appraisers
Charter Member of St. Paul Chapter
Past President of the Twin City and the St. Paul Chapter
- (c) National Association of Real Estate Boards
Director 1952-53-54
- (d) Vice President 1954
- (e) Minnesota Association of Realtors
Director 1948, 1952-53
- (f) St. Paul Board of Realtors
Member since 1924
Vice President 1941-42
President 1943-44
Chairman of Reviewing Committee on Appraisals 1949-50

2. Appraisal assignments and for whom appraisals have been made:

| | |
|---|---|
| City of St. Paul | Numerous Private Clients and Others |
| University of Minnesota | Minnesota State Highway Department |
| American Appraisal Company | St. Paul Housing and Redevelopment Authority |
| Home Owner Loan Corporation | The Veterans Administration |
| County of Ramsey | Village of West St. Paul |
| Anchor Casualty Company | Roseville, St. Paul Park |
| Bankers Life Company | School Districts in the Village of North St. Paul, Stillwater, Roseville and Mounds View |
| Shell Oil Company | Western Electric Co. |
| Phillips Petroleum Company | Northern Federal Savings & Loan Association |
| Minnesota Federal Savings & Loan Association | American National Bank |
| First Trust Company of St. Paul | Probate Court of Ramsey County |
| F. W. Woolworth Company | Minnesota Mutual Life Insurance Co. |

3. Experience:

- (a) Actively engaged in the general real estate business since 1921, selling, property management and appraising various types of properties in St. Paul and adjacent Counties and in other towns in Minnesota.
- (b) Qualified expert witness on real estate value in various Counties in the District Court of Minnesota.
- (c) Served on the Faculty of Appraisal School in Case Study Course given under the auspices of the American Institute of Real Estate Appraisers and have lectured on appraisal subjects at the University of Minnesota Extension Courses.
- (d) Have served as Commissioner, appointed by the District Court, on many condemnation hearings.

Appraisal Qualifications
of
E. VINCENT DOLAN

- I Member:
(a) Society of Residential Appraisers
(b) American Right of Way Association
(c) Member of the St. Paul Board of Realtors
- II Education
(a) Graduate of the College of St. Thomas
(b) Completed courses in Real Estate at
Macalester College
University of Minnesota
Hamline University
- III Appraisal Assignments:
- | | |
|----------------------------|--|
| State of Minnesota | Federal Housing Administration |
| Northwestern Bell Tel. Co. | Village of New Brighton |
| Village of Shoreview | Immanuel Congregational Church |
| Minn. Transfer Ry. Co. | Ramsey County Probate Court |
| Village of Moundsview | Shell Oil Company |
| Owens-Illinois Co. | United Air Lines |
| Peoples Furniture Co. | Port Authority of City of St. Paul |
| Griffin Wheel Co. | Trustees in Bankruptcy |
| Remington Rand Univac | Dakota County Assessor |
| American National Bank | Numerous individual clients in St. Paul and adjoining counties. |
- IV Experience
(a) Engaged in the appraisal field since 1952, having appraised both residential and commercial properties for market value.
(b) Engaged in the selling of real estate for the past 5 years.
(c) Commissioner appointed by the District Court of Ramsey County.
(d) Qualified as expert witness on real estate values in the District Court of Minnesota.

CITY OF SAINT PAUL

OFFICE OF THE CITY ATTORNEY

R. SCOTT DAVIES

July 12, 1974

Cliff Ramsted

PORT AUTHORITY CITY OF ST. PAUL

| | | |
|------|-------------------------------------|--|
| RFS | <input checked="" type="checkbox"/> | |
| EAK | <input type="checkbox"/> | |
| DGD | <input type="checkbox"/> | |
| JFF | <input type="checkbox"/> | |
| CER | <input checked="" type="checkbox"/> | |
| RAG | <input type="checkbox"/> | |
| WEM | <input type="checkbox"/> | |
| REB | <input type="checkbox"/> | |
| DATE | | |

FILING INSTRUCTION
JUL 15 1974
ALL DEPTS.

Mr. Mike McDonough
 Real Estate Division
 Chicago Northwestern Transportation Co.
 400 West Madison Avenue
 Chicago, Illinois 60606

Dear Mr. McDonough:

You have advised me that the deed from the Port Authority to the Chicago Great Western Railway Company dated the 15th day of December, 1964, wherein a certain parcel of property was conveyed from the Port Authority to the Chicago Great Western Railway Company for the amount of approximately \$1,351.00 was lost by the Chicago Great Western Railway Company. You further advised me that the Chicago Great Western Railway Company has now been named the Chicago Northwestern Transportation Company, a Delaware corporation. Your company now desires to receive a replacement quit claim deed for this property since you have advised me this quit claim deed has been lost and you are unable to find it so as to record the deed.

Enclosed herein is an unexecuted copy of a quit claim deed from the Port Authority to Chicago Great Western Railway Company. I am forwarding this to you so that you can determine whether or not the property described therein is the same property that you are concerned with in this matter. Upon receipt

City Hall, Saint Paul, Minnesota 55102

612 298-5121

Mr. Mike McDonough
Page Two
July 12, 1974

of evidence from you that this is the property you are concerned with, we will attempt to prepare a new legal description based upon the registered property certificates since it is apparent that part of this property at least has been registered since this conveyance.

Yours truly,


PIERRE N. REGNIER
Deputy City Attorney

Legal Counsel
Saint Paul Port Authority

PNR:jr
Enc.
cc: Cliff Ramsted

QUIT CLAIM DEED

THIS INDENTURE, Made this _____ day of December, 1964, between PORT AUTHORITY OF THE CITY OF SAINT PAUL, a municipal corporation under the laws of the State of Minnesota, party of the first part, and CHICAGO GREAT WESTERN RAILWAY COMPANY, a corporation under the laws of the State of Delaware, party of the second part,

WITNESSETH, That the said party of the first part, in consideration of the sum of One Dollar and Other Good and Valuable Consideration, to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Quitclaim, and Convey unto the said party of the second part, its successors and assigns, Forever, all the tracts or parcels of land lying and being in the County of Ramsey and State of Minnesota, described as follows, to-wit:

All of the hereinafter described lots, parcels of land or portions thereof in the Southwest 1/4 of Section 5, Township 28 North, Range 22 West, lying Southerly of a line described as follows: Beginning at a point on the East line of the SW 1/4 of said Section 5, distant 103.52 feet N 1°21'12" W of a granite monument at the South Quarter corner of said Section 5; thence N 58°10'42" W along a line a distance of 1294.98 feet to a point and there terminating: (Westerly line of Track No. 1 produced South).

All that part of Lots 10 and 11, Block 6, Eaton and Morrison's Addition and the Easterly 1/2 of vacated McCallum St. Adjoining Lots 9 and 10 of said Block 6, Eaton and Morrison's Addition; Lot 1, Block 19, Morrison's Addition; vacated Eva St.; Lots 1, 2, 3, 4, 5 and 6, Block 11, Morrison's Addition; vacated Greenwood Avenue; Lots 4 and 5, Block 9, Morrison's Addition; Lots 1, 2 and 3, Block 10, Morrison's Addition; and Lot 3, Block 2, Morrison's Addition.

All of the hereinafter described lots, parcels of land or portions thereof in the Southwest 1/4 of the SE 1/4 of Section 5, Township 28 North, Range 22 West, and the NW 1/4 of the NE 1/4 of Section 8, Township 28 North, Range 22 West, lying Southerly of a line described as follows: Beginning at a point on the West line of the SE 1/4 of said Section 5, distant 103.52 feet N 1°21'12" W of a granite monument at the South Quarter corner of said Section 5; thence S 58°10'42" E along a line for a distance of 596.42 feet to a point; thence S 49°51' E along a line for a distance of 318.6 feet more or less to the Westerly line of the Lafayette Highway Frontage Road extended Southerly and there terminating:

Beginning at a point on the West line of Gov't Lot 9, Section 5, Township 28 North, Range 22 West, 1097 feet South of the Northwest corner of said lot; thence South to the Northwest corner of Lot 1, Block 1, Morrison's Addition to West St. Paul; thence Southeasterly in a direct line drawn to the Northwest corner of Lot 8, Block 9, Hitchcock's Addition to West St. Paul to a point on the West line of said Hitchcock's Addition; thence North along said West line to a point due East of the point of beginning; thence West to place of beginning.

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns Forever.

IN TESTIMONY WHEREOF, The said first party has caused these presents to be executed in its corporate name by its President and its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

In Presence of:

PORT AUTHORITY OF THE CITY OF
SAINT PAUL

By

Its President

Its Secretary

**PORT
AUTHORITY**

OF THE CITY OF ST. PAUL

Memorandum

TO: Leases & Contracts Committee

DATE: October 30, 1963

FROM: Review Committee

SUBJECT: Project Area 1-B, Parcels 3, 202 and 245

Frank D. Marzitelli, Dale D. Braddock and Joseph E. Dillon met on Tuesday, October 29, 1963 at 11:00 A.M. for the purpose of determining the fair market value of the above referenced parcels.

Owner: 1-B 3 and 1-B 202 Roy W. Pederson

1-B 245 Iowa Development Company
(Roy Pederson is a Nominee of the Iowa Development Co.
and the Iowa Development Company is owned by the
Chicago Great Western Railway Company).

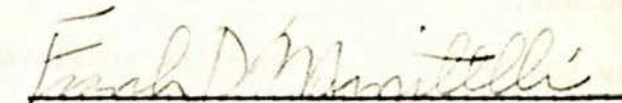
A number of conversations have been held with representatives of the Railway Company regarding the amount to be paid by the Port Authority for the above referenced parcels. Attached are the legal descriptions of the lots included in these parcels. The Port Authority has had appraisals on Parcel 3 and on all of the lots in Parcel 202 except those marked with a red asterisk. Parcel 3 was appraised for the Port Authority at a value of \$700.00 and the appraised portion of Parcel 202 was valued at \$42,875.00 by the Port Authority's appraiser. The Railway Company originally requested \$88,300.00 for the appraised portion of Parcel 202. In view of this large difference, the Railway Company agreed to review their figures and with aid of the appraisal firm of Newcombe and Lawrence, suggested settlement in the following amounts:

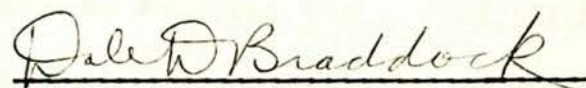
| | | |
|------------------------------|-------------|--------------------|
| 1-B, 3 | \$1,000.00 | 20¢ per sq. ft. |
| 1-B, 202 (Appraised Portion) | \$70,000.00 | 16.65¢ per sq. ft. |
| 1-B, 245 | \$1,000.00 | 20¢ per sq. ft. |

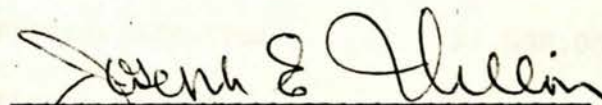
Discussions regarding these proposed settlements were held and the Railway Company would be agreeable to the following settlements:

| | | |
|--|---------------|--------------------|
| 1-B, 3 | \$1,000.00 | 20¢ per sq. ft. |
| 1-B, 202 (Appraised Portion) | 70,000.00 | 16.65¢ per sq. ft. |
| 1-B, 202 (Not Appraised by the Port Authority) | 1,025.00 | 16.65¢ per sq. ft. |
| 1-B, 245 | <u>750.00</u> | 15¢ per sq. ft. |
| Total | \$72,775.00 | |

Also attached is a summary of condemnation awards and direct purchases of properties located near the subject properties. These surrounding properties are considered comparable to the Railway properties. In view of the values assigned to the surrounding properties by Port Authority appraisers and the court appointed commissioners, it is the opinion that the sum of \$72,775.00 truly reflects the market value of Parcels 3, 202 and 245 and it is recommended that settlement in this amount be approved.


Frank D. Marzitelli
Executive Vice President


Dale D. Braddock, Chief Engineer


Joseph E. Dillon, Attorney

Roy W. Pedersen

Project Area 1-B

| <u>PARCEL</u> | <u>LEGAL DESCRIPTION</u> | <u>AREA</u> |
|---------------|--|-------------------------|
| 3 | Lot 10; Blk 17; Marshall's Addition | 5,000.00 |
| X 202 | Lots 1 thru 4 & 6 thru 10; Blk 26; | 59,686.00 |
| X 202 | Lots 4, 11, 15 & 16,; Blk 22; Marshall's Addition | 25,000.00 |
| X 202 | Subj. to Florida St; Lots 12, 13 & 14; Blk 22; Marshall's Addition | 9,091.25 |
| X 202 | Lots 7 & 8; Blk 4; Eaton & Morrisons Addition | 9,887.50 |
| X 202 | Lots 1 thru 4; Blk 5; Eaton & Morrisons Addition | 21,000.00 |
| X 202* | ✓ Lot 2, Blk 6; Eaton & Morrisons Addition | 4,220.00 |
| X 202* | Lot 3, Blk 25; Lawtons Rearrangement of Blk 25; Marshall's Addition to W. St. Paul | 1,920.00 |
| X 202 | Lots 1 thru 10; Blk 7; Morrisons Addition | 61,642.46 |
| X 202 | Lots 1 thru 3; Blk 12; Morrisons Addition | 11,773.24 |
| X 202 | Lots 1 thru 3; Blk 13; Morrisons Addition | 15,101.80 |
| X 202 | Lots 1 thru 12; Blk 14; Morrisons Addition | 75,000.00 |
| X 202 | Lots 1 thru 6; Blk 15; Morrisons Addition | 37,500.00 |
| X 202 | Lots 1 thru 7; Blk 8; Morrisons Addition | 42,153.82 |
| 202 | Lots 4 thru 7; Blk 9; Morrisons Addition | 31,812.50 |
| 202 | Lots 1 & 2; Blk 10; Morrisons Addition | 12,275.00 |
| X 202 | Lots 2 & 3; Blk 16; Morrisons Addition | 11,019.50 |
| X 202 | Lots 1, 2 & 3; Blk 18; Morrisons Addition | 8,280.54 |
| X 202 | Lots 1 & 2; Blk 20; Morrisons Addition | 13,036.95 |
| | | <u>455,400.56 sq.ft</u> |

IOWA DEVELOPMENT COMPANY

PARCEL

LEGAL DESCRIPTION

AREA

1-B 245

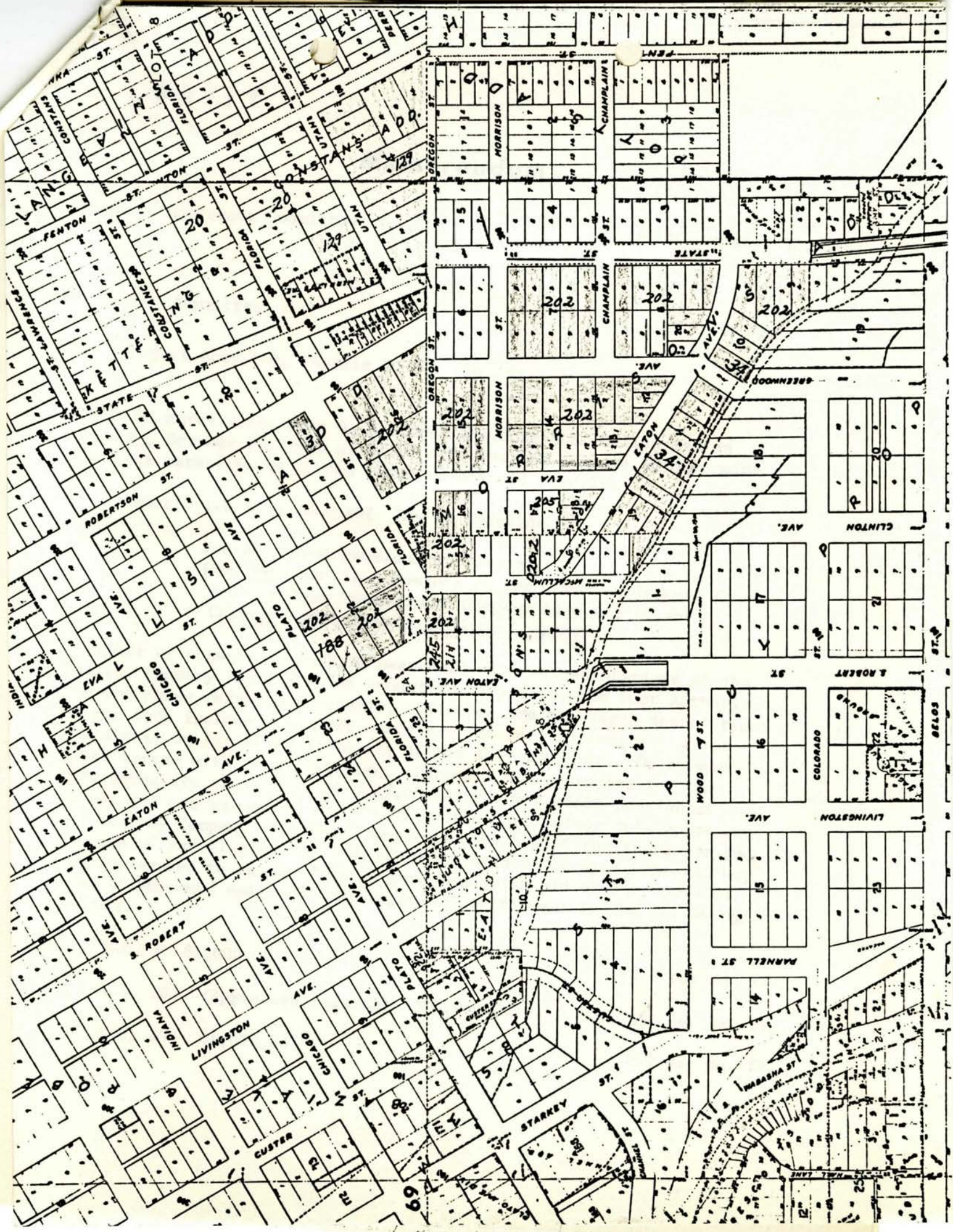
Lot 1, Blk 4; Eaton & Morrisons Addition

5000 square feet

ST. 5018

SUMMARY OF AWARDS AND PURCHASES

| PARCEL | SOURCE | AMOUNT | AREA PER SQ. FT. | VALUE PER SQ. FT. |
|---------|------------------------------------|-----------|---------------------|--------------------------------------|
| 1-A 20 | Commissioners Award | \$ 13,400 | 101,645 | 13.2¢ |
| 1-A 129 | Real Estate Research Appraisal, | 22,200 | 148,162 | 15¢ |
| | Musky Appraisal | 25,400 | 148,162 | 30¢ for 21,200 15¢ for 126,962 |
| 1-B 34 | Commissioners Award | 21,700 | 70,702 | 30.7¢ |
| 1-B 188 | Bettendorf Appraisal | 7,500 | 15,000 | 50¢ |
| 1-B 205 | Commissioners Award | 3,500 | 8,790 | 25.1¢ |
| 1-B 211 | Commissioners Award | 875 | 4,330 | 20.2¢ |



FENTON ST.
STATE ST.
ROBERTSON ST.
EATON ST.
ROBERT ST.
LIVINGSTON ST.
CHICAGO ST.
CUSTER ST.
STARKEY ST.
WABASHA ST.

20
129
202
34
188
245
214
215
16
15
14
13
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1
69

MORRISON ST.
CHAMPLAIN ST.
STATE ST.
EATON ST.
ROBERT ST.
LIVINGSTON ST.
CHICAGO ST.
CUSTER ST.
STARKEY ST.
WABASHA ST.

202
34
188
245
214
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