

January 31, 2023

Certified Mail Return Receipt Requested

Mitchell Forney
City of Columbia Heights
590 40th Avenue
Columbia Heights, MN 55421

In reply refer to: C.S. 0205 (47=156) 623 Parcel 216
Anoka County
Conveyance No. 2022-0017

Dear Mr. Forney,

We are pleased to inform you that conditional approval has been obtained for the conveyance of the above-referenced real property as described in Exhibit "A" and shown in Exhibit "B" (the "Property").

The State of Minnesota, Department of Transportation ("Seller") offers to convey the Property to City of Columbia Heights ("Buyer") for a consideration of \$7,700.00 in accordance with the following terms and conditions:

1. All current real estate taxes, existing or pending assessments, delinquent taxes, fees and penalties will be paid by Buyer.
2. Seller makes no representations about the status of the title to the Property and is not obligated to correct any title defects.
3. This conveyance is subject to the following, which will be included in the deed issued to Buyer (the Grantee described below is one and the same as the Buyer described in this offer letter):
 - a. Access control described in Exhibit "A" and shown in Exhibit "B".
 - b. The Property is subject to the rights of existing utilities, if any, as provided in Minnesota Statutes §161.45 subd. 3.
 - c. Existing Right of Way fence shall be relocated by the city to the proper position along the New Right of Way line as shown in Exhibit "B".
4. The Property and all improvements, if any, are being conveyed as-is and where-is.
5. Payment must be made in the form of a cashier's check, certified check or

money order made payable to "Commissioner of Transportation – Trunk Highway Fund" in the amount of \$7700.00

6. This offer is subject to and specifically conditioned upon receipt of the above-mentioned consideration on or before **July 31, 2023**. If such consideration is not received on or before that date, this offer is null and void and of no further force and effect; and Seller is released from any further obligation to Buyer and may negotiate with other parties for sale or other disposition of the Property.
7. Upon receipt of payment for the conveyance, Seller will issue to Buyer a quitclaim deed, using the legal description in Exhibit "A". Buyer agrees that upon issuance of the quitclaim deed, the Seller may record the deed in the Office of the County Recorder or Registrar of Titles as appropriate. Seller will provide Buyer with the recorded deed within 15 days of the return of the deed from the County.
8. ***The Seller may revoke this offer and cancel this conveyance in its discretion at any time before payment is received. The Seller shall notify Buyer in writing of such revocation and cancellation. Upon cancellation, this offer is null and void and shall be of no further force and effect; and the Seller is released from any further obligation to Buyer.***

Please submit payment to:

Minnesota Department of Transportation
395 John Ireland Blvd., St. Paul, MN 55155-1800.
Attn: Jason Alman, MS 632

Jason can be reached at 651.366.3487

Sincerely,

Joseph D. Pignato, Director
Office of Land Management

Enclosures: Exhibits A and B