



Transportation Building
395 John Ireland Boulevard
Saint Paul, Minnesota 55155-1899

October 22, 2009

RECEIVED

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Mr. Brian O'Connell
Community Development Director
801 Washington Street
Northfield, MN 55057-2565

In reply refer to:

C.S. 6612 (3=001) 903 Parcel 92
C.S. 6612 (3=001) 903 Parcel 93
Rice County
Re-Conveyance
Realms# 2007-0047

Dear Mr. O'Connell,

Pursuant to my conversation with Mn/DOT's District 6 staff, the City of Northfield and Mn/DOT are in agreement to reflect current market conditions and modify the consideration set forth in Mn/DOT's January 29, 2009 offer letter.

Therefore, the State of Minnesota, Department of Transportation (State) will proceed with the reconveyance provided the City of Northfield acknowledges the following as attached to this letter:

- Affidavit concerning Real Property Contaminated with Hazardous Substances filed with Rice County on October 28, 2008;
- Minnesota Pollution Control Agency letter dated November 12, 2008; and
- Minnesota Pollution Control Agency letter dated October 28, 2008.

If the City of Northfield acknowledges the aforementioned, the State hereby offers to convey the 17,062 square foot property for a consideration of \$131,000.00 in accordance with the following terms and conditions:

1. Any existing or pending assessments and/or penalties will be paid by the buyer.
2. The conveyance is subject to the rights of existing utilities, if any, as provided in Minnesota Statutes §161.45 Subdivision 3.
3. Payment is to 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 \$130,567.70 (\$131,000.00 less deed tax of \$432.30).
4. This offer is subject to and specifically conditioned upon receipt of the above-mentioned consideration on or before December 31, 2009. 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 the State is released from any further obligation to you and may negotiate with other parties for sale or other disposition of this property.
An equal opportunity employer

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5. Upon receipt of payment for the reconveyance the State will issue a quitclaim deed using the enclosed legal description to: City of Northfield.

Please submit payment and any questions you may have regarding this transaction to:
Bonnie McCabe, Central Office - 395 John Ireland Blvd, St. Paul, MN 55155 - 651-366-3476.

Sincerely,



Robert S. Brown, Director
Office of Land Management

Enclosures:
Legal Description (1)
Map (1)