

Exhibit A



**CITY OF SAINT PAUL
PURCHASE AGREEMENT**

1. Date: September 20, 2012
2. Property Address 2341 Ellis Avenue, Saint Paul, Minnesota 55114
3. **General Easement Area: Temporary** - (290 Sq. Ft.) That part of the following shown on attached Map and described with the permanent below:

Permanent Easement (782 Sq. Ft.) All that part of Lot 19 Block 1 ST ANTHONY GREENS TOWNHOMES 3rd ADDITION which lies westerly of the following described line to wit:

Commencing at a drill hole at the most northerly corner of said Lot 19 thence S 36° 46' 20"W a distance of 278.25 feet along the northwesterly line of said Lot 19 to the point of beginning of the line to be described; thence S 0° 03' 20" E a distance of 55.97 feet to the northerly line of Ellis Street and said line there terminating.

Together with a 5 foot wide temporary easement for construction purposes the east line of which is 5 feet easterly and parallel with, and the west line of which is coincident with, the above described line.

Term of temporary easement twenty months, from April 1, 2013 through November 30, 2014

4. **Name of Buyer:** City of St. Paul **Name of Seller:** Phase Three Association
St Anthony Green Townhomes
Attn: Laurel Spear
2341 Ellis Ave
St Paul MN 55114-1249

5. **Agreed Price for Easement:** The compensation amount is broken down as follows:

Value of the Permanent Easement (782 Sq. Ft.)	\$12,000
Value of the Temporary Construction Easement (290 Sq. Ft)	\$ 1,100
Site Improvements – (Loss of trees in Temp. Easement)	<u>\$ 1,500</u>

Total Estimate of Market Value	\$14,600
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- 6. The Seller will not be assessed for the Raymond Avenue Street Traffic Calming – University Avenue to Hampden Avenue Project adopted by the Saint Paul City Council on 11/2/2011 and approved by the Mayor on 11/9/2011 - File RES PH 11-1097.
- 7. This Agreement is subject to approval by the St. Paul City Council.
- 8. The undersigned represents that s/he is a duly authorized representative of the Seller and has full authority to bind the Seller to all terms of this Agreement.

SELLER:

By: Francisco E. Parson Date: 1-10-13

By: Marge Vining Date: 1-10-13

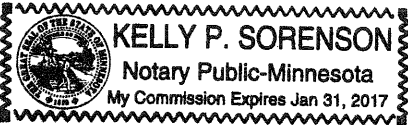
BUYER:

By: _____ Date: _____
Mayor or Deputy Mayor

By: _____ Date: _____
Director Financial Services

By: _____ Date: _____
City Clerk

City Attorney (Form Approval)



Kelly P. Sorenson 1-10-13



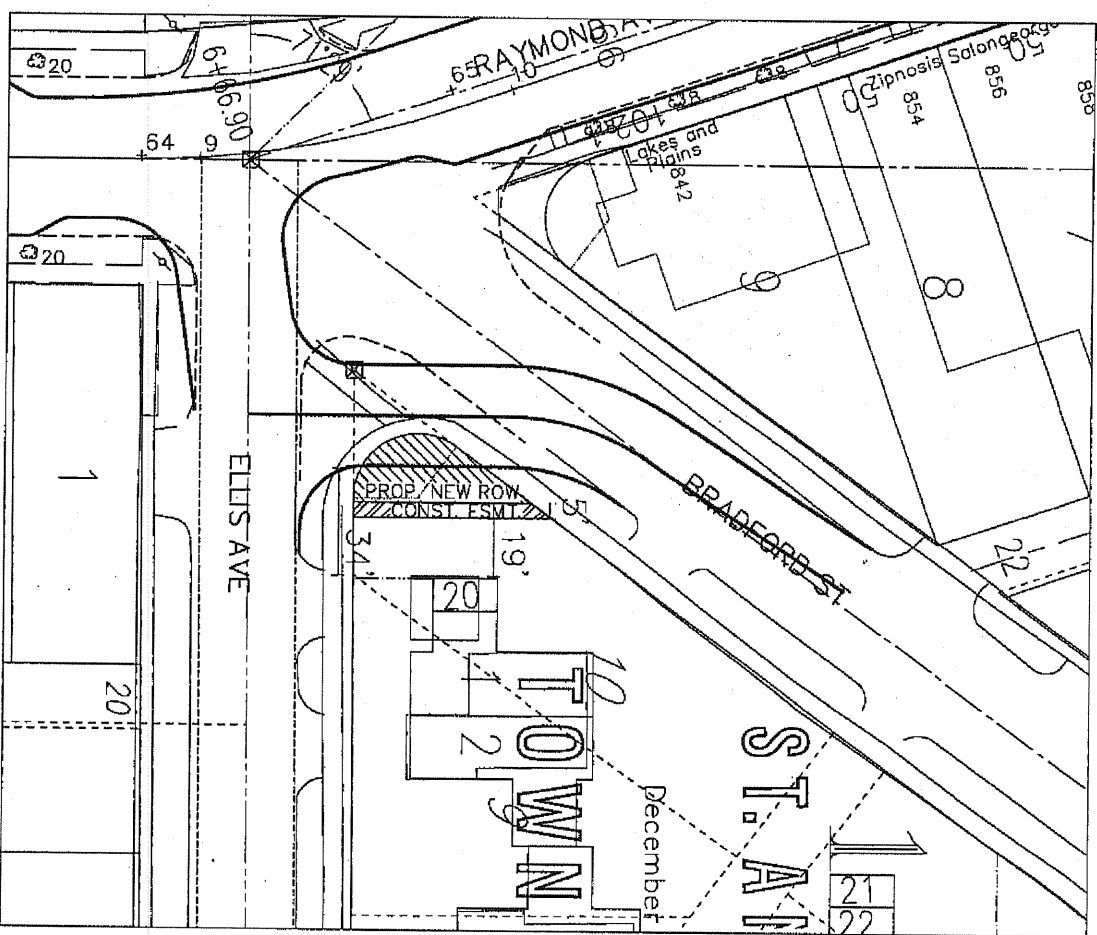
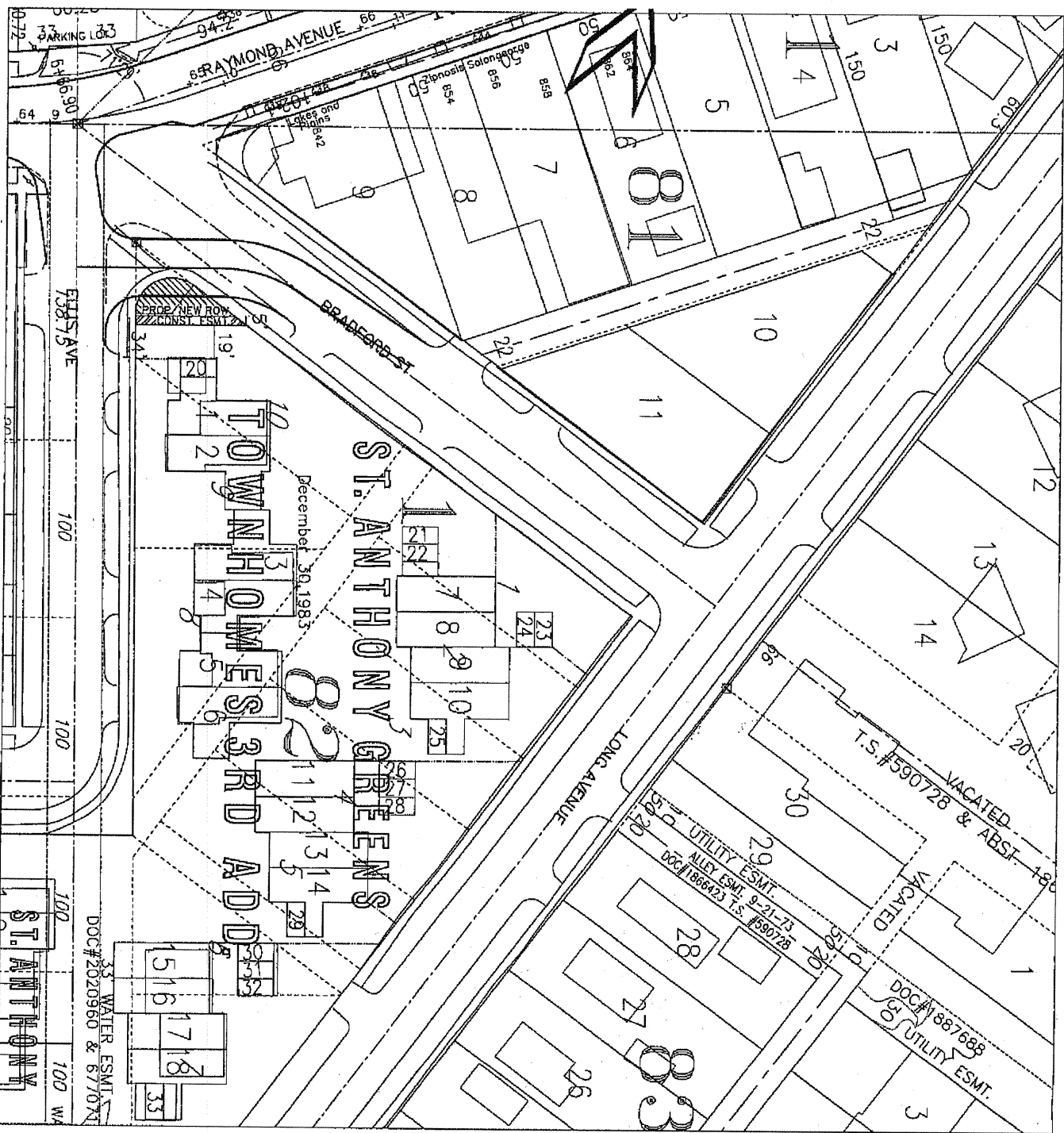
SCALE IN FEET
40 30 20 10 0 20 40
ELECTRONIC SURVEY

LEGEND

- PERMANENT ROW ACQUISITION AREA = 782 S.F.
- TEMPORARY CONSTRUCTION EASEMENT AREA = 290 S.F.



SCALE IN FEET
40 30 20 10 0 20 40



DESIGNED	BRM	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
DRAWN	BRM	
APPROVED	BRM	
Signed <i>Steven R. Mueller</i>		Date: 9/16/11
Reg. No. 4,3099		

PREPARED BY STREET ENGINEERING DIVISION FOR THE CITY OF ST. PAUL, DEPARTMENT OF PUBLIC WORKS
RAYMOND AVENUE R.O.W.

PROJECT:	12-T-1319	STATE AD PROJECT NUMBER:	164-020-109
DRAWER:	12	GAD NAME:	PROJECTS/CURRENT/RAYMOND
DWG. NO.	1549	DATE:	9/16/11
SHEET NO. 1 OF 1		SHEETS	

BRADFORD STREET
RIGHT-OF-WAY ACQUISITION