



City of Blaine

10801 Town Square Drive NE
Blaine, MN 55449-8101
www.ci.blaine.mn.us

February 26, 2018

Blaine Land, LLC

Re: 1509 105th Avenue NE Easements
Improvement Project 14-11

Dear Mr. Essler:

The City of Blaine is in the process of undertaking the above-referenced improvement project to reconstruct 105th Avenue NE, including the installation of utilities, sidewalks, and a bituminous trail. As part of such Project, the City wishes to obtain certain easements from Blaine Land, LLC in exchange for payment from the City.

Pursuant to negotiations between the City and Blaine Land, LLC, the City has agreed to pay Blaine Land LLC the total amount of \$290,330.96 for such easements. A breakdown for such payment is set forth below.

Permanent Easement	
3,908 Sq Ft @ \$11.50 =	\$44,942
Drainage and Utility Easement	
16,801.14 Sq Ft @ \$11.50 =	\$193,213.11
8,119.86 Sq Ft @ \$11.50 * (50%) =	\$46,689.20
Temporary Construction Easement	
9,542 Sq Ft @ \$11.50 * (10%) =	\$10,973.30/6 months = \$5,486.65
Roadway Easement	
31,004 Sq Ft @ \$0.00 =	\$0.00
TOTAL ACQUISITION PRICE =	\$290,330.96

Enclosed please find a copy of the Easement Agreement for your signatures. Upon receipt of the fully executed easement the City will make the payment set forth above.