



EXHIBIT 3

Minnesota Department of Transportation

395 John Ireland Boulevard

Saint Paul, MN 55155

Date: _____

LaRue Investment Company
Unknown

In reply refer to: MS 631

S.P.: 6910-96RW C.S.: 6910 (23=185) 906 Job: TRW225404

County: St. Louis

Parcel: 49 - City of Duluth (Tax)

Property Address:

The State of Minnesota, through the Department of Transportation (MnDOT), is acquiring an interest in your property for the improvement of Trunk Highway 23. The person delivering this letter is a real estate specialist representing MnDOT. This individual will explain the procedures involved in the acquisition process.

The monetary damage to your property due to this acquisition is \$1,600.00, this being the State's certified offer. The monetary damage to your property is considered to be a loss in value to your property. The State's valuation report, which is the basis for the certified offer, is included with this letter.

Please be advised that lawful owners and/or occupants of the property on the date of this offer may be entitled to relocation assistance/benefits in accordance with Federal and State laws.

It is important that you read the information provided in the purchase packet. It will help you to understand your rights during the acquisition process and also to assist you in making sound decisions.

An Equal Opportunity Employer



As the acquisition of your property proceeds, you will undoubtedly have additional questions. Please direct them to the MnDOT representative who submitted this offer.

Sincerely,



Bryan J. Dodds, Director
Office of Land Management

Package Contents:

"Guide for Property Owners" Booklet
Legal Description describing acquisition
Offer to Sell and Memorandum of Conditions (reference copy if applicable)
Conveyance Instrument (reference copy if applicable)
"Relocation Assistance" Booklet (if applicable)
Valuation Report
Appraisal Reimbursement Claim form
Acquisition Incidental Claim form
Plat map (if applicable)
Parcel sketch

Receipt of Valuation Report:

Date: _____

Owner: _____

Minnesota Department of Transportation
APPRAISAL REIMBURSEMENT CLAIM

FOR OFFICIAL USE ONLY

Name (Payee) LaRue Investment Company

Address Unknown

Dist. D1 - Duluth

S.P. 6910-96RW

Parcel 49

C.S. 6910 (23=185) 906

C.ID. 0

Fed No. State Funds

County St. Louis

Prop. Owner City of Duluth (Tax)

Parcel Address _____

City/State/Zip _____

FOR OFFICIAL USE ONLY

Approved Amount \$ _____

Approved By _____

District Authorization

Date

Approved By _____

OLM Authorization

Date

Date Application Approved _____

Mail Check to:

Name _____

Address _____

City/State/Zip _____

FOR OFFICIAL USE ONLY

Vendor Number: _____

NAME AND ADDRESS OF QUALIFIED APPRAISER

Name of Appraiser _____

MN License # _____

Address _____

City _____

NOTE: Paid receipt and signed/dated appraisal report from above-named appraiser must accompany this form.

I, the undersigned, do hereby certify that the above information is correct, and that any receipts or statements attached hereto accurately represent the expenses incurred. I further certify that I have not submitted any other claim for reimbursement of, or have received compensation or reimbursement for, any expense in connection with this claim. I understand that any falsification of any portion of this claim will result in its denial.

MAIL CLAIM TO:

DISTRICT 1-DULUTH
1123 MESABA AVE.
DULUTH, MN 55811
PHONE (218) 725-2700

Date _____

Name (print) _____

Signature _____

Telephone _____

gm
2D
48

January 5, 2016
6910-906-49

Parcel 49 C.S. 6910 (23=185) 906

S.P. 6910-96RW

The right to use that part of Tract A described below for highway purposes, which right shall cease on December 1, 2021, or on such earlier date upon which the Commissioner of Transportation determines by formal order that it is no longer needed for highway purposes:

Tract A. Lots 11 through 19, inclusive, Block 13, Ironton First Division, according to the plat thereof on file and of record in the office of the County Recorder in and for St. Louis County, Minnesota, and that part of vacated 83rd Avenue West accruing thereto by reason of the vacation thereof; the title thereto being registered as evidenced by Certificate of Title No. 327385.0; excepting therefrom that part of said Block 13 described as follows: Beginning at the intersection of the centerline of 83 Avenue West and the northwest right of way of Grand Avenue (50.00 feet northwest of Grand Avenue centerline); thence northwest perpendicular to Grand Avenue centerline 20.00 feet; thence southwest along a line that is parallel with and 70.00 feet distant from Grand Avenue centerline a distance of 80.00 feet; thence southeast perpendicular to Grand Avenue centerline 20.00 feet to said northwest right of way; thence northeast along said northwest right of way 80.00 feet to the point of beginning;

which lies northwesterly of the northwesterly right of way line of Trunk Highway No. 23 as now located and established and southeasterly of the following described line: Beginning at the intersection of the easterly line of Tract A hereinbefore described and a line run parallel with and distant 35 feet northwesterly of the northwesterly right of way line of said Trunk Highway No. 23; thence southwesterly parallel with said northwesterly right of way line to the southerly line of said Lot 12; thence southwesterly to a point on the northeasterly line of said Lot 15, distant 15 feet northwesterly of said northwesterly right of way line; thence southwesterly parallel to said northwesterly right of way line to the southwesterly line of said Tract A and there terminating;

excepting therefrom the existing sign situate thereon.