

Statement of Just Compensation

Local Grants, Division of Parks & Trails, MN Department of Natural Resources. This form is to be used by MN Local Units of Government [GRANTEE's] when using state or federal grant funds to acquire lands for public outdoor recreation and open space.

Section A. Project Description	
Project Number	Project Title
Grantee (local unit of government)	Grantee's Representative
Acres to be acquired	County where real property is located
Owners of the real property to be conveyed to Grantee:	
Section B: Legal Description	
Must be attached and reviewed by both the Landowner and the Grantee before signature.	
Section C: Just Compensation (to be completed by Grantee)	
<p>Just Compensation takes into account the location of the property, its highest and best use, and current sales of similar property. Any decrease or increase in the fair market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, will be disregarded in determining just compensation.</p>	
Just compensation as determined by the Grantee	
Land and Improvements:	\$ <input type="checkbox"/> Yes <input type="checkbox"/> No Includes buildings, structures, or other improvements
Less Damage to Remainder:	\$
Less/Plus Other:	\$
Total (Just Compensation):	\$
Section D: Fee Simple Title	
Check one of the following:	
<input type="checkbox"/>	Acquisition will be of fee simple title free of all liens, encumbrances and restrictions and with no interests reserved by the Landowner.
<input type="checkbox"/>	Acquisition is subject to the following easements or restriction or interests or rights to be reserved by the Landowner (describe below). Any restriction below must be authorized, in writing, by the State.

Statement of Just Compensation (continued)

Section E: Grantee's Certification (to be completed by Grantee)

1. In compliance with Section 301 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, **Just Compensation** has been identified for the real property identified above.
2. The **Just Compensation** amount is based upon an appraisal prepared for the Grantee and is not less than the appraiser's opinion of fair market value that he/she determined after a personal inspection of the property.
3. The Landowners were given the opportunity to accompany the appraiser.
4. The Grantee is prepared to commence with negotiations for the purchase of this property.
5. The Grantee will ensure all occupants of the property are made aware of the potential relocation benefits.
6. The Grantee will pay all incidental costs associated with the acquisition, unless the Landowner(s) waives this requirement in writing.
7. This is not an offer to purchase.

Signature of Grantee's Representative

Date

Section F: Landowner's Certification (to be completed by the Landowner).

1. I was offered the opportunity to accompany the appraiser over the subject land.
2. I have received a copy of this **Statement of Just Compensation** form, fully reviewed it, and have been advised of my rights under P.L. 91-646.
3. My signature below acknowledges receipt of this completed **Statement of Just Compensation** form and places me under no obligation.

Signature of Landowner or Owner's Legal Representative

Date

This form must be submitted along with the Reimbursement Request form to:
Local Grants Program, Division of Parks and Trails, Department of Natural Resources.
500 Lafayette Rd, St. Paul, MN 55155-4052

Written Offer to Purchase

Please complete one form for each parcel to be acquired. This form must be signed and dated by the Landowner(s) prior to the transfer of the property title to the Grantee.

Grantee _____	County Name _____
Project Name _____	
Parcel Number _____	Landowner(s) Name _____

The Grantee submits to you an offer of \$ _____, which is at least the approved just compensation value of the referenced property and/or certain rights therein, disregarding any change in the before value of the property caused by the proposed parkland acquisition.

The various conditions upon which the Grantee's appraisal of just compensation value are based within the appraisal itself. Also, attached is a legal description of the property and/or rights to be acquired.

Minnesota law also provides that the owner and/or occupants of property being acquired will be reimbursed for the actual cost of moving personal property and for certain incidental costs incurred by the property owner in transferring title to the Grantee. The Grantee should have already advised you of the eligible relocation costs.

If you decide to accept the Grantee's offer, the parcel will be acquired by direct purchase and you will be paid upon satisfactory evidence of a merchantable title.

This letter is furnished to inform you of your rights in this land acquisition. Signing this acknowledgement does not in any way commit you to an acceptance of the offer.

Receipt is acknowledged of this letter known as the Written Offer to Purchase.

Signature of Local Grantee or Representative _____ Date _____

Signature of Landowner(s) or Representative _____ Date _____

Statement of Owner

Please complete one form for each parcel to be acquired. This form must be signed and dated by the Landowner(s) prior to the transfer of the property title to the Grantee.

If the following statements are true and apply to you, put an X in the box:

Among the following statements, please answer only the one that applies to you:

- A. I have accepted an amount that equals the Just Compensation determined by the Grantee
- B. I have accepted an amount which is less than the Just Compensation determined by the Grantee, but I am satisfied that I will be receiving a fair price for my property and will provide a Statement of Difference in Value form.
- C. I have accepted an amount which is greater than the Just Compensation determined by the Grantee and will provide a Statement of Difference in Value form.

Signing this statement by the Landowner(s) does not constitute an acceptance of an offer to buy.

Signed: _____ Date: _____

Grantee: If the landowner(s) has accepted an offer which is less or greater than the Just Compensation, he/she must also complete the Statement of Difference in Value form.

Statement of Difference in Value

Please complete this form for each parcel acquired for either more or less than the approved just compensation value. This form must be signed and dated by the Landowner(s) prior to the transfer of the property title to the Grantee.

The approved just compensation value should be an acceptable estimate of the property value. It cannot be assumed, however, to be an absolute statement of value. The negotiation between a willing seller and a willing buyer will often set a price that is higher or lower than the appraised valuation.

When the negotiated price differs from the approved just compensation value, the Landowner shall provide a detailed and well-documented statement of this difference. This statement should explain why the approved just compensation value may not reflect the true value and what steps were taken during negotiations to establish the true value.

Within the following space, please write your Statement of Difference in Value as it relates to the above explanation.

Signature of Landowner(s) or Representative

Date

Attorney's Certificate of Title/5 Year History of Conveyance

The Attorney's Certificate of Title and 5 year History of Conveyance form provides a description of the title for the property acquired by the Grantee. Please complete one form for each parcel acquired.

County of _____

I certify to the State of Minnesota that I have examined the title to the real estate described as shown by the records in the office of the Register of Deeds, Registrar of Titles, County Auditor, and County Treasurer and, as shown by said records, it is my opinion that the title to the following described tract: (use additional sheet if necessary):

_____ of Section _____, township _____ north, range _____ west, _____ County, is at the date of this opinion in the following named local unit of government: If title is registered, so note and give the certificate number.

<u>Local Unit of Government</u>	<u>Nature of Interest</u>	<u>Date Acquired</u>	<u>Book/Page and/or Doc. No.</u>
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5-YEAR HISTORY OF CONVEYANCE

During the past 5 years, the title to said property was in the following named persons:

<u>Name</u>	<u>Nature of Interest</u>	<u>Date Acquired</u>	<u>Book/Page and/or Doc. No.</u>	<u>Name of Spouse</u>
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Signature of Attorney Date

Name of Attorney

Address