

**RESIDENCE AT THE COR
DEVELOPMENT PERMIT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

THIS DEVELOPMENT PERMIT, is made and entered into by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota (the "**CITY**"), and **F & C RAMSEY, LLC**, limited liability corporation under the laws of the State of Indiana, whose address is 8900 Keystone Crossing #1200, Indianapolis, IN 46240 (the "**PERMITTEE**").

INCORPORATION OF THE DEVELOPMENT AGREEMENT. The **CITY** and the **PERMITTEE** are party to a Development Agreement dated November 23, 2010 (the "Development Agreement"). The terms of the Development Agreement are herein incorporated as reference. In instances of conflict, the Development Agreement shall prevail.

WITNESSETH:

WHEREAS, the **PERMITTEE** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lot 3, Block 1, COR ONE, Anoka County, Minnesota

(the "Subject Property"); and

WHEREAS, on December 14, 2010, the **CITY** approved the final plat of the Subject Property for COR ONE (the "Plat"),

WHEREAS, on December 14, 2010, the **CITY** approved the final site plan for Residence at The COR on the Subject Property; and

WHEREAS, the **PERMITTEE** intends to cause certain required improvements to the **Subject Property** to be constructed:

NOW, THEREFORE, the **CITY** and **PERMITTEE** agree as follows:

**SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES**

1. **City Code Compliance.** The **CITY** approves the Site Plan conditioned on the **PERMITTEE** developing the Subject Property in accordance with the applicable provisions of City Code.
2. **Conformance with Plan.** The Site Plan shall be developed pursuant to the final plat plans and final site plans consisting of the following:
 - a) Sheet C001 prepared by Landform Professional Services, LLC, dated October 5, 2010, *revised December 3, 2010*
 - b) Sheet C101 prepared by Landform Professional Services, LLC, dated October 5, 2010, *revised December 3, 2010*

- c) Sheet C201 prepared by Landform Professional Services, dated October 5, 2010, *revised December 3, 2010*
 - d) Sheet C301 prepared by Landform Professional Services, LLC, dated October 5, 2010, *revised December 3, 2010*
 - e) Sheet C401 prepared by Landform Professional Services, dated October 5, 2010, *revised December 3, 2010*
 - f) Sheet E1 prepared by Emanuelson-Podas Consulting Engineers dated October 5, 2010, *revised December 3, 2010*
 - g) Sheet E2 prepared by Emanuelson-Podas Consulting Engineers dated October 5, 2010, *revised December 3, 2010*
 - h) Sheet L201 prepared by Landform dated October 5, 2010, *revised December 3, 2010*
 - i) Sheet A300 prepared by UrbanWorks Architecture, LLC dated October 5, 2010, *revised December 3, 2010*
 - j) Sheet A301 prepared by UrbanWorks Architecture, LLC dated December 3, 2010
 - k) Parking Ramp Exhibit prepared by LSA Design dated March 8, 2010, *revised June 3, 2010, revised by Landform Professional Services dated November 17, 2010.*
3. **Incorporation of All City Code Requirements.** That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the CITY, as amended to date hereof, are incorporated herein by reference.
 4. **State Building Code Compliance.** The structures on the Subject Property shall be constructed in accordance with the requirements of the Building Code.
 5. **Fire Lanes.** Fire lanes shall be maintained on the Subject Property. The exact locations of these items on the Subject Property shall be as directed by the Fire Chief or his/her designee. The **PERMITTEE** herein agrees to post "No Parking" signs in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief or his/her designee.
 6. **Building Façade.** The **PERMITTEE** agrees to construct the building on the Subject Property in accordance with the site plan and architectural elevations prepared by UrbanWorks Architecture, LLC dated October 5, 2010, *revised December 3, 2010* and approved by the City Council on December 14, 2010.
 7. **Required Improvements.** The **PERMITTEE** shall construct and install the following site improvements on the Subject Property in accordance with the specifications and location as shown on the Site Plan. The required improvements are as follows:
 - a. Site grading in accordance with the Grading Plan prepared by Landform Professional Services, LLC dated October 5, 2010, *revised December 3, 2010.*
 - b. Private storm sewer and appurtenances.
 - c. Private sanitary sewer system
 - d. Private watermains and appurtenances
 - e. Private trunk and lateral storm drainage facilities
 - f. Bituminous driveways, parking lots, and maneuvering areas.
 - g. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces, excluding the bituminous surface parallel to the west boundary of the site.
 - h. Installation of Landscaping in accordance with the Landscape Plan prepared by Landform Professional Services dated October 5, 2010, *revised December 3, 2010.*

- i. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
- j. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
- k. Establishment of turf in areas disturbed during construction and in accordance with the Plat.
- l. Temporary and permanent erosion control

(the "Required Improvements")

The **PERMITTEE** agrees to construct the Required Improvements according to the terms and conditions of this agreement and in accordance with **PERMITTEE'S** plans submitted to the **CITY**.

- 8. **Required Improvements Completion Date.** The Required Improvements shall be completed on or before December 14, 2011.
- 9. **Required Improvements Financial Guarantee.** In order to ensure the installation of the Required Improvements in accordance with **CITY** specifications and in a timely manner, the **PERMITTEE** shall be required to deposit with the **CITY** a cash escrow or letter of credit, approved as to form by the **CITY**, in the amount of _____ Dollars and No Cents. ($\$ ____ \times 1.50 = \$ ________.00$), which is 150% of the **CITY's** estimated cost of the Required Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein. [NOTE: If the Developer has bids for the required improvements that are proven to be lower than our Engineer's Estimate, the City Engineer will take those bids in consideration for the financial guarantee. Bids may need to be accepted and signed to be used for this purpose.] **Required Improvements Completion Date.** The Required Improvements shall be completed on or before December 14, 2011.

Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the **PERMITTEE** and the **PERMITTEE** shall be required to provide the landscaping maintenance guarantee described in Paragraph 12 of this Development Permit. The determination of completion of the construction of the Required Improvements shall be made by the City Council after consultation with the City Engineer. In the event the **PERMITTEE** fails to construct and install the Required Improvements as required herein, the City Council may order the completion of the Required Improvements with **CITY** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and assigns to enter upon the Site for the purpose of completing the construction and installation of the Required Improvements in the event of the **PERMITTEE's** default.

- 10. **Inspection Fees.** The **PERMITTEE** shall be responsible for all inspection costs incurred by the **CITY** related to the installation of Required Improvements. The **PERMITTEE** shall make a cash deposit into the appropriate escrow account at the **CITY** and the **CITY** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to _____ Dollars and No Cents ($\$ ________.00$) ($5\% \times \$ ________$). Upon completion of the Improvements to the satisfaction of the **CITY**, any surplus balance remaining in the **CITY'S** escrow account shall be refunded to the **PERMITTEE**.

**SECTION II
PERMITS AND OCCUPANCY**

11. **Requirements for Building Permits.** No building permit for any lot on the Subject Property shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the structure; (b) site plan approval is granted by the **CITY** and any expense incurred in giving site plan approval has been reimbursed to the **CITY**; (c) the Building Official has been provided with a copy of the approved site plan, signed by a registered architect or surveyor, showing all dimensions to scale; (d) the Plat has been recorded at Anoka County Property Records, (e) a Lower Rum River Watershed Management Organization Permit has been obtained. In addition, the **CITY** reserves the right to suspend all building activities upon the **CITY** being notified by an outside agency that the appropriate permit(s) was not obtained from the applicable agency. Approval of the building foundation requires a certificate of elevation signed by a licensed (State of Minnesota), professional land surveyor, verifying that the elevation with the approved grading plan for the Subject Property. Foundation approvals will require a certificate of elevation verifying that the actual elevation is in compliance with the approved grading and drainage plan. The lowest floor elevation shall be at least 2 feet above the 100 year elevation.

No occupancy permit for any lot in the Subject Property shall be issued until: (a) vehicular access to the Subject Property is provided including the installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **CITY**; (c) slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota), professional land surveyor, must be provided to the **CITY** documenting that the flattest grade on this lot is 1% or greater will require certificates of grading.

**SECTION III
LANDSCAPING**

12. **Maintenance Guarantee for Landscaping.** It is herein agreed that the **PERMITTEE** shall provide a maintenance guarantee to ensure the survival of the plantings for the Subject Property, in accordance with the Landscape Plan prepared by Landform Professional Services, LLC, dated October 5, 2010, *revised December 3, 2010*. Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the **CITY**, in the amount of _____ Dollars and No Cents ($[\text{___ trees} \times \$150] + [\text{___ shrubs} \times \$75] \times 30\%$ non-survival rate = \$_____.00), which shall be in effect for a two-year period commencing on the date of the **CITY's** acceptance of said plantings as part of the Required Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the **PERMITTEE**. The determination that all plantings that have been planted in accordance with the Site Plan have either survived or have been replaced shall be made by the Community Development Department. In the event the **PERMITTEE** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **CITY** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **PERMITTEE** hereby grants permission and a license to the **CITY** and/or its contractors and

assigns to enter upon the Site for the purpose of replacing plantings in the event of the **PERMITTEE** default.

SECTION IV DEVELOPMENT FEES

13. **Park Dedication Fees.** The Subject Property is located in the **CITY'S** Greenland Hills Park District. The current park dedication requirement is \$2,475 per residential unit and \$4,738 per commercial acre. Per the Development Agreement, park dedication fees will be paid as part of the assistance package. The Subject Property is a mix of residential (229 units) and commercial (3,000 square feet). The Subject Property is eligible for a fifteen percent (15%) credit on the number of residential units for park dedication calculation purposes. The amount due on the Plat is Four Hundred Eighty Two Thousand Ninety One Dollars and No Cents [$(\$2,475 \times 195 \text{ units} = \$481,759.00) + (\$4,738 \times 0.07 \text{ acres} = \$332.00) = \mathbf{\$482,091}$].
14. **Trail Development Fees.** The current trail development requirement is \$600 per residential unit and \$1,090 per commercial acre. Per the Development Agreement, trail development fees will be paid as part of the assistance package. The Subject Property is a mix of residential (229 units) and commercial (3,000 square feet). The amount due on the Plat is One Hundred Thirty Seven Thousand Four Hundred Seventy Six Dollars and No Cents [$(\$600 \times 229 \text{ units} = \$137,400.00) + (\$1,090 \times 0.07 \text{ acres} = \$76.00) = \mathbf{\$137,476.00}$].
15. **Sanitary Sewer Trunk Fees.** The current sanitary sewer trunk fee requirement is \$1,271 per residential unit and \$3,824 per commercial acre. Per the Development Agreement, sanitary sewer trunk fees will be paid as part of the assistance package. The Subject Property is a mix of residential (229 units) and commercial (3,000 square feet). The amount due on the Plat is Two Hundred Ninety One Thousand Three Hundred Twenty Seven Dollars and No Cents [$(\$1,271 \times 229 \text{ units} = \$291,059.00) + (\$3,824 \times 0.07 \text{ acres} = \$268.00) = \mathbf{\$291,327.00}$].
16. **Water Trunk Fees.** The current water trunk fee requirement is \$1,271 per residential unit and \$3,824 per commercial acre. Per the Development Agreement, water trunk fees will be paid as part of the assistance package. The Subject Property is a mix of residential (229 units) and commercial (3,000 square feet). The amount due on the Plat is Five Hundred Six Thousand Four Hundred Forty Five Dollars and No Cents [$(\$2,209 \times 229 \text{ units} = \$505,861.00) + (\$8,337 \times 0.07 \text{ acres} = \$584.00) = \mathbf{\$506,445.00}$].
17. **Sanitary Sewer Lateral Fees.** The current sanitary sewer lateral fee requirement is \$3,847 per connection. Per the Development Agreement, sanitary sewer lateral fees will be paid as part of the assistance package. The amount due on the Subject Property is Seven Thousand Six Hundred Ninety Four Dollars and No Cents ($\$3,847 \times 2 \text{ connections} = \mathbf{\$7,694.00}$).
18. **Water Lateral Fees.** The current water lateral fee requirement is \$8,777 per connection. Per the Development Agreement, water lateral fees will be paid as part of the assistance package. The amount due on the Subject Property is Seventeen Thousand Five Hundred Fifty Four Dollars and No Cents ($\$8,777 \times 2 \text{ connections} = \mathbf{\$17,554.00}$).
19. **Stormwater Management Fees.** The current stormwater management requirement is \$448 per residential unit and \$4,465 per commercial acre. Per the Development Agreement, stormwater management fees will be paid as part of the assistance package. The Subject Property is a mix of

residential (229 units) and commercial (3,000 square feet). The amount due on the Plat is Five Hundred Six Thousand Four Hundred Forty Five Dollars and No Cents [(\$448 x 229 units = \$102,592.00) + (\$4,465 x 0.07 acres = \$313.00) = **\$102,905.00**].

SECTION V GENERAL

20. **Boulevard and Area Restoration.** The **PERMITTEE** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **PERMITTEE** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to this Site Plan resulting from grading or other construction performed in the development of the land.
21. **Construction Site Maintenance.** The **PERMITTEE** shall adhere to all **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.
22. **Estimated Cost.** It is understood and agreed that cost amounts set forth in this permit as Required Improvements, unless specified as fixed amounts, are estimated. The **PERMITTEE** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.
23. **Site Plan Approval Expenses.** The **PERMITTEE** agrees that it will pay to the **CITY** all **CITY** expenses incurred in the approval of the Site Plan, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **CITY** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this contract for payment.
24. **Reimbursement to the City.** The **PERMITTEE** agrees to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this permit, or any portion thereof, including court costs and reasonable engineering and attorney's fees.
25. **Invalidity of Any Section.** If any portion, section, subsection, sentence, clause, paragraph or phase of this Development Permit is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this Development Permit.
26. **Proof of Authority.** When the **PERMITTEE** is a corporation, the **CITY** requires proof of authority by the corporation to execute this Development Permit.
27. **Violation of This Permit.** If the **PERMITTEE** fails to perform any of the terms of this permit in the manner required by the **CITY**, the **CITY** shall be entitled to recover, from the **PERMITTEE** or the issuer of **PERMITTEE** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this Development Permit by the **PERMITTEE** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.
28. **Agreement Binding On Successors and Assigns.** The **PERMITTEE** agrees that this Development Permit shall be binding upon its successors and assigns.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this _____ day of _____, 2010.

F & C RAMSEY, LLC

CITY OF RAMSEY

By: _____

By: _____

Its: _____

Its: Mayor

ATTEST

By: _____

Its: City Administrator

STATE OF MINNESOTA)
)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2010, before me a Notary Public personally appeared Bob Ramsey and Kurt G. Ulrich, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Bob Ramsey and Kurt G. Ulrich acknowledge said instrument to be the free act and deed of said municipal corporation.

Notary Public

STATE OF MINNESOTA)
)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 2010, by _____, _____ of F & C RAMSEY, LLC, a limited liability corporation under the laws of the State of Indiana, on behalf of the company.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

REVIEWED BY:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Randall and Goodrich
2140 Fourth Avenue
Anoka, MN