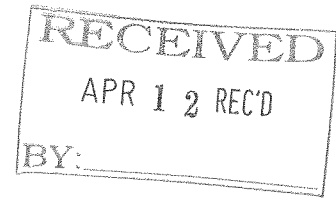


Ramsey Professional Center, LLC
7533 Sunwood Drive
Suite 220
Ramsey, MN 55303



City of Ramsey
7553 Sunwood Drive
Ramsey, MN 55303
ATTENTION: Building Department

RE: Application for Curb Cut on Sunwood Drive

To Whom It May Concern:

Attached please find our application for a curb cut on Sunwood Drive into the parking lot servicing Ramsey Professional building located at 7533 Sunwood Drive, Ramsey, MN.

Also attached are 2 letters – the first from George Wells of Wells Catering Services, Inc. (“Wells”) and the second from Wells’ consultant, Grand Restaurant. Both letters advocate the need for a visible entrance off Sunwood Drive for the new Falls Café. Both parties feel that an entrance off Sunwood Drive is vital to the success of the restaurant. We would like to get our curb cut application expedited as soon as possible because the City has put a hold on the building permit for the construction of the restaurant until the parking matter is settled.

Please be aware that time is of the essence for Wells because of his present lease arrangements.

Thank you in advance for expediting this curb cut application. If you have any questions or need anything additional from us with regard to this application, please feel free to contact me at 763 427-5955 or Matt.kuker@psdlanddevelopment.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Kuker".

Matt Kuker
Assistant Manager

MK:vjk

Enclosures



WELLS CATERING

6139 Hwy. 10
Ramsey, MN 55303

□
763.712.0987
Fax: 763.712.0988
www.wellscatering.com

March 10th, 2011

PSD

Attn: Matt Kuker
7533 Sunwood Drive
Ramsey MN 55303

Matt:

It has been a concern of mine and also been brought to my attention from Grand Restaurant Design on not only the parking but also the signage for the Falls Café. I feel that people driving down Sunwood Drive west bound would be past the restaurants before they would see the signage on the building and figure out that they need to turn in behind the building for parking. My thought was if we could place additional signage on Sunwood Drive east of the Ramsey Office Plaza building along with an entrance into the existing parking lot. This would give our customer's better access which would help make the restaurant more successful. I have attached a letter which I have received from Grand Restaurant Design.

Thank You for your Consideration in this matter!

George Wells
Wells Catering
6139 Hwy 10
Ramsey MN 55303
Cell #612-990-9991
Office#763-712-0987
Web Site www.wellscatering.com



March 8th, 2011

The Fall's Cafe
Attn: George Wells
7533 Sunwood Drive, Suite 100
Ramsey, MN 55303

SUBJECT: Review of Plans & Site

George:

Thank you again for your business. We at Grand look forward to working with you on this exciting new project. Per our conversation today, once the health department reviews the plans we will update any errors they find, and get those changes to you in a timely manner.

Also, you asked about any possibly issues that in our experience we may see with the project. Generally, as the area develops, we believe this will be a wonderful location. I would only suggest however, parking in time may become an issue. As the facility fills with tenants additional access and parking may become important. Easy of accessibility is very important to people, and so if they have a difficult time found a parking space or getting into a space, they may decide to go elsewhere. So, my only concerns will be once the area develops more – have the ability to access the restaurant easily – especially given long cold winters.

If there are any other questions you would like me to consider, please do not hesitate to contact me.

Sincerely,

Michael Engel
Contract/Design Specialist
Grand Restaurant Equipment & Design, Inc.
(ph) 763-746-3410 x 204
(fx) 763-746-3415
mike@grandresteq.com