



SOLOMON
REAL ESTATE
GROUP

"Where Wisdom and Opportunity Meet"

November 30, 2011

Ms. Heidi Nelson
Executive Director
The COR of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Request for a grocery exclusive and/or restriction on the vacant land within the COR.

Dear Ms. Nelson:

As the original and long-time owners of the Coborn's-anchored shopping center known as Northstar Marketplace we have been loyal and committed to the growth and success of the Ramsey Town Center (now The COR), and we remain so to this day and into the future. The recent developments and proposed opportunities within the area are very exciting and offer great potential for all.

As you know, we have been in discussions with the City as it relates to the new Armstrong Boulevard Interchange and the impacts it will have on our shopping center property. Of course, all things equal, we would prefer to have our entry and primary point of access left unchanged. However, we understand the need for this change and support the City of Ramsey's efforts to work with us and other impacted parties in the downtown area, and to try and minimize the effects it will have on our properties and tenants.

We believe we share a common desire to see our properties and tenants remain healthy and active through the changes that may incur in the future (including infrastructure changes and the newly proposed development activity within The COR). We understand that change is inevitable and important for the continued growth of The COR and support your efforts. However, with these changes, some challenges or concerns to arise that we hope can be proactively addressed with the City.

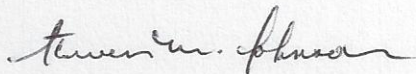
As I'm sure you can fully appreciate, our shopping center is largely dependent upon the success of our one main anchor tenant – that being Coborn's. As Coborn's remains successful and healthy, our other tenants, and thus, the entire shopping center property can remain healthy and successful. In order to insure this on-going success, we respectfully request that the City of Ramsey agree to place a deed restriction on the

available commercial property within The COR that would limit any future user to having no more than 20,000 square feet dedicated to the sale of grocery-related items. This size limit would not preclude a Target with their P-Fresh concept, or a specialty grocery store concept such as Trader Joe's or Aldi's, but would prohibit a full-line grocery store competitor to Coborn's. We feel this exclusive is absolutely necessary in order to protect the long-term success of Coborn's and our entire shopping center property.

We have all been through a lot since the very beginning and as an ownership group we are pleased with the direction the City has taken toward promoting and growing the area, and with your on-going commitment to excellence. We remain loyal to the Ramsey Town Center and will continue to promote it to all. We would appreciate your sincere consideration of this important request so that we can continue to work together toward the promotion and success of the area going forward.

If you have any questions, please do not hesitate to contact me. I look forward to talking with you soon on this request. Thanks for your consideration and support.

Sincerely,

A handwritten signature in cursive script, appearing to read "Steve Johnson".

Steve Johnson
Partner
Sophia-Ramsey, LLC