

Used Car Sales Conditional Use Permit

Incubator for small business

We are interested in purchasing the former Monarch Homes bldg. and lot to add to our already successful business plans implemented in Andover, Ham Lake, Forest Lake and Lake St Croix Beach. We intend to provide small business Used Car Dealer Offices and Shops to meet the current demand.

At the current facilities in Ham Lake we have 7 Dealers, In Forest Lake we have 7 Dealers, Andover we have 5 Dealers and in Lake St Croix Beach we have 5 Dealers pending. We wish to locate in Ramsey to provide a proximity to Dealers that live in the area. Basically we provide an office for storage of records, up to 5 car stalls including their parking, a sales office and proper zoning. The dealers need to get State required \$50,000 bond and insurance. The dealers are also required to have minimum of one year lease.

For the 6 of the 7 Dealers in Forest Lake they use total of 2-3 stalls. The Dealers themselves are there one day a week for 4 hours. Of the 7 Dealers in Ham Lake they may use 8-10 car stalls total and they are themselves seldom there. So in conclusion the actual parking the Dealers need is minimal.

We are proposing to provide 7 small Dealer Offices and Two Dealer Shops. For the two that are designated as shops, they will have shop space for two cars each for detailing or minor car repairs and each an office to go with them. This total to 9 potential Dealers.

Since I've been talking to Chris at , he has inquired as to number parking stalls at Ramsey location. It has some old striping in front of bldg. of which most is worn off but near as far as I can figure we have blacktop for 45 cars. The DMV says that parking in bldg. is also allowed so our total would be 49 car stalls. Nine Dealers times 5 each is 45 stalls necessary. But keep in mind at our other sites 80% of needed stalls go unused.

If needed we have plenty of unused space to south that we could black top if it's deemed necessary. From experience though I don't think we need to. The site is total of 1.6 acres and has plenty of room available. The septic is located on the north side of property and I've been told city sewer and water will soon become available with a hook up charge if we want to use if we need the space septic is on.

Should you have any further question feel free to inquire?

Sincerely,

Bethel Properties LLC

John Buzick, Manager