

City of Ramsey
Agenda
City Council Work Session
Tuesday March 12, 2013
Immediately Following Personnel Committee
Lake Itasca Room 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Topics for Discussion**
- 3. Future Topics for Discussion - *See Attached Calendar***
 1. Discussion Regarding 2013 Union Contract Negotiations with AFSCME,
 2. 15153 Nowthen Blvd: Review Cost Benefit Analysis of Former Municipal Center Site
 3. Rebuild of Fire Station #2
 4. Consider Offer to Purchase City Owned Property Located at 14280 Azurite Street NW (PORTIONS MAY BE CLOSED TO THE PUBLIC)
- 4. Mayor/Council/Staff Input**
- 5. Adjournment**

CC Work Session

3. 1.

Meeting Date: 03/12/2013

By: Colleen Lasher, Administrative Services

Title:

Discussion Regarding 2013 Union Contract Negotiations with AFSCME,

Background:

Per Minnesota Statutes 13D.03, staff is requesting that the City Council go into closed session to discuss a labor negotiations strategy for the City's labor agreement with AFSCME. Staff will provide information at the meeting.

Recommendation:

For the City Council to provide staff with a suggested course of action for moving ahead with the 2013 AFSCME contract negotiations.

Funding Source:

Not applicable at this time.

Council Action:

Discussion only - no action is required at this time.

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date

03/06/2013 03:47 PM

Form Started By: Colleen Lasher

Started On: 03/03/2013 04:27 PM

Final Approval Date: 03/06/2013

CC Work Session

3. 2.

Meeting Date: 03/12/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

15153 Nowthen Blvd: Review Cost Benefit Analysis of Former Municipal Center Site

Background:

The EDA and City Council have expressed interest in developing the former municipal center site, 15153 Nowthen Boulevard ("Subject Property") for a data center user(s). The City is partnering with Connexus Energy to pursue this development opportunity.

As part of this effort, Staff was directed to pursue a "Shovel Ready" development certification through the State of Minnesota. Additionally, both the EDA and the City Council have requested Staff develop a cost/benefit analysis on potential development scenarios for the Subject Property.

PURPOSE OF CASE:

- 1) Provide Council with an update on the Shovel Ready certification program application.
- 2) Review the attached cost/benefit analysis; and consider moving forward with marketing and positioning the Subject Property for a data center user(s).

CASE HISTORY:

This case was discussed by the EDA on February 14, 2013. The EDA directed Staff to move forward with:

Marketing and positioning the Subject Property for a data center user(s).

Specifically Including:

- (A) Zoning; move forward with open house, develop zoning proposal
- (B) Recognized Environmental Conditions; move forward with RFP (request for proposal)
- (C) Order commercial appraisal on the Subject Property (estimated \$1,200 cost, EDA budget--funding source)

Observations:

Shovel Ready Certification Progress:

Staff has submitted an application, including all required information to the State of Minnesota. Connexus Energy will be paying the program application fee (see attached invoice). It is expected the State of Minnesota will certify the Subject Property this spring; exact timing is to-be-determined.

Cost/Benefit Analysis:

The EDA and City Council have expressed interest in developing the Subject Property for a data center user. However, before committing additional resources and directing Staff to pursue a data center user(s), both the EDA and City Council have requested Staff to develop a cost/benefit analysis. The intention of the analysis is to compare a data center development to a residential development, from a financial prospective.

Three scenarios were considered by Staff:

- (1) Data Center, Single User, 250,000 square feet
- (2) Data Center, Two Users, 200,000 square feet
- (3) Residential Development, 47 single family homes

Attached to this case are sketch plans of the proposed development scenarios. Said sketch plans were used to develop input information for the referenced cost/benefit analysis. Please note, the three scenarios provided are considered "best-case-scenarios" for full build out. Every option carries risk. For example, a homebuilder may only take down ten homes a year; or, a data center development happens in phases over a number of years.

Meaning, the City would not yield a full built out potential for several years.

In order to insure proposed scenarios were realistic for the market, Staff reviewed with builders (Mortenson and Kraus Anderson), real estate agents (CBRE), Greater MSP (regional economic development agency), the State of Minnesota (Department of Employment and Economic Development), the City's economic development consultant (Mike Mulrooney) and the City's planning consultant (Stantec).

With the information above in mind, Staff developed the attached cost/benefit analysis. Said analysis renders a number of conclusions. Staff reviewed this information in detail at the February EDA meeting and intends to provide the City Council with a brief overview. Below is a summary of conclusions:

(1) From an annual cash flow prospective (City of Ramsey only), data center developments scenarios result in a significantly higher general tax revenue stream than does a residential development. 1 Data Center = \$276,742, 2 Data Center = \$223,714, Residential = \$28,263

(2) From a one time land transaction scenario perspective, a residential development scenario results in a higher return for the City. Data Centers = 0-\$500,000, Residential \$1,000,000.

(3) Considering the City's strategic plan of using revenues from the Subject Property to pay for a new fire station, Staff would conclude data center scenarios provide a stronger and more complete financial solution than does a residential development. See fire station attachment (updated).

NOTE: Staff updated fire station analysis. The original fire station analysis was an in house draft estimate. The new updated analysis includes market input data from the City's financial consultant, Northland Securities.

Moving Forward:

Zoning

If the EDA and City Council decide they would like to move forward with pursuit of a data center development, the next step in this process is zoning. As it stands today, the Subject Property is located within the Public/Quasi Public Zoning District. A Comprehensive Plan and Zoning Amendment would need to be approved to allow for a data center user. Staff would ask the EDA and City Council for direction to begin this process by engaging surrounding property owners via an open house. Then, Staff will report findings from said open house; and, develop a proposed zoning and long range planning solution for consideration by the EDA and City Council.

Recognized Environmental Conditions

As a result of the Shovel Ready certification process, three "recognized environmental conditions" were identified on the Subject Property by Braun Inertec (environmental services contractor). In order to clear said "recognized environmental conditions" from the property, they would need to be tested. Meaning, additional soil borings would need to be attained and reviewed. Staff will bring back a request for proposals (RFP) for said service at the April EDA meeting.

Funding Source:

NA

Staff Recommendation:

A number of options exist as the EDA considers the development of the Subject Property:

(1) Move forward with pursuing a data center user(s) [STAFF RECOMMENDATION]

Considering the attached cost/benefit analysis, pursuing option 1 makes financial sense for the City, and may still fall generally within future land use plans and compatibility with surrounding land uses. Additionally, this development provides a solution to finance the City's new fire station. Aside from the financial aspect of this review, the only foreseeable drawback of this development is a potential negative reaction from the public relative to land use planning. The unknown variable of public feedback is part of Staff's recommendation of an open house to complete the land use analysis.

Staff would ask for specific direction on three items:

- (A) Zoning; move forward with open house, develop zoning proposal
- (B) Recognized Environmental Conditions; move forward with RFP (request for proposal)
- (C) Order commercial appraisal on the Subject Property

(2) Move forward with pursuing a residential development.

Considering the attached cost/benefit analysis, pursuing option 2 makes less financial sense for the City, but does not necessarily preclude residential development from a land use perspective. A negative reaction from the public regarding residential development is unlikely. This development does not provide a complete solution to finance the City's new fire station. A residential development would add to the City's tax base, but appears would not to the level of a data center.

(3) Alternative direction.

Direct Staff to pursue a different direction.

NOTE: both options 1 and 2 hold a level of market risk that should be recognized. For example, it could take years to fully develop the Subject Property; or, potentially no developers/buyers may step forward altogether.

Action:

Motion to direct Staff to move forward with marketing and positioning the Subject Property for a data center user(s).

Specifically Including:

- (A) Zoning; move forward with open house, develop zoning proposal
- (B) Recognized Environmental Conditions; move forward with RFP (request for proposal)
- (C) Order commercial appraisal on the Subject Property

Attachments

Cost Benefit Analysis Final

Fire Station Funding (UPDATED) 03062013

REF MAP

Development Scenarios Sketch Maps

Shovel Ready Program Invoice

Site Location Map

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
03/06/2013 03:35 PM
Started On: 02/27/2013

Form Started By: Patrick Brama

Final Approval Date: 03/06/2013

Cost/Benefit: Annual Cash Flow

| | Concept 1 <i>One Data Center User</i> | | Concept 2 <i>Two Data Center Users</i> | | Concept 3 <i>Sing. Fam. Resd. Devel.</i> | |
|---|---|----------------------|--|----------------------|--|---------------------|
| VALUATION (market value) | | | | | | |
| Data Center Building(s): | | | | | | |
| Square Feet | \$ | 250,000.00 | \$ | 200,000.00 | | |
| Valuation (per sq ft) | \$ | 120.00 | \$ | 120.00 | \$ | 30,000.00 |
| Total Building Valuation | \$ | 30,000,000.00 | \$ | 24,000,000.00 | \$ | 153,153.00 |
| Land: | | | | | \$ | 183,153.00 |
| Northern Parcel | \$ | 810,300.00 | \$ | 810,300.00 | \$ | (20,750.00) |
| Southern Parcel | \$ | 540,000.00 | \$ | 540,000.00 | \$ | 162,403.00 |
| Total Land Valuation | \$ | 1,350,300.00 | \$ | 1,350,300.00 | | |
| VALUATION (market value) | \$ | 31,350,300.00 | \$ | 25,350,300.00 | \$ | 7,632,941.00 |
| REVENUE (taxes/city only) | | | | | | |
| Tax Capacity Rate (commercial) | | | | | | 1.00% |
| First \$150,000 | | 1.50% | | 1.50% | | |
| Sub total | \$ | 2,250.00 | \$ | 2,250.00 | \$ | 76,329.41 |
| After \$150,000 | | 2.00% | | 2.00% | | 44.19% |
| Sub total | \$ | 624,006.00 | \$ | 504,006.00 | | |
| Total Tax Capacity | \$ | 626,256.00 | \$ | 506,256.00 | | |
| Tax Rate (Ramsey Only) | | 44.19% | | 44.19% | | |
| REVENUE (taxes/city only) | \$ | 276,742.53 | \$ | 223,714.53 | \$ | 33,729.97 |
| EXPENSES (> residential development) | | | | | | |
| Operating Expenses | \$ | - | \$ | - | \$ | 1,000.00 |
| | \$ | - | \$ | - | \$ | 383.00 |
| | \$ | - | \$ | - | \$ | 883.00 |
| | \$ | - | \$ | - | \$ | 3,200.00 |
| | \$ | - | \$ | - | \$ | 5,466.00 |
| Annual Operating Expenses | \$ | - | \$ | - | \$ | - |
| Increased Demand for Services (> residential development) | | | | | | |
| Police | \$ | - | \$ | - | | NA, likely higher |
| Fire | \$ | - | \$ | - | | NA, likely higher |
| Other | \$ | - | \$ | - | | NA, likely higher |
| Services Subtotal | \$ | - | \$ | - | | NA, likely higher |
| EXPENSES (> residential development) | \$ | - | \$ | - | \$ | 5,466.00 |
| NET ANNUAL CASH FLOW (City) | \$ | 276,742.53 | \$ | 223,714.53 | \$ | 28,263.97 |
| EXPENSES (> commercial development) | | | | | | |
| Operating Expenses | | | | | | |
| Snow Removal | \$ | 1,000.00 | | | | |
| Street Sweeping | \$ | 383.00 | | | | |
| Seal Coating (\$10,600/12yr) | \$ | 883.00 | | | | |
| Future Overlay (\$64,000/20yr) | \$ | 3,200.00 | | | | |
| Annual Operating Expenses | \$ | 5,466.00 | | | | |
| Increased Demand for Services (> commercial development) | | | | | | |
| Police | | | | | | NA, likely higher |
| Fire | | | | | | NA, likely higher |
| Other | | | | | | NA, likely higher |
| Services Subtotal | | | | | | NA, likely higher |
| EXPENSES (> commercial development) | \$ | 5,466.00 | \$ | 5,466.00 | \$ | 5,466.00 |
| NET ANNUAL CASH FLOW (City) | \$ | 276,742.53 | \$ | 223,714.53 | \$ | 28,263.97 |

| NOTE: Estimate Does Not Include: | | |
|---|-----------------------|---------------------|
| Anoka County | 45.45% | 45.45% |
| Anoka Hennipen ISD 11 | 26.75% | 26.75% |
| Special Taxing Districts | 4.15% | 4.15% |
| Minnesota | 53.00% | 53.00% |
| Fiscal Disparaties (bottom of page*) | NA | NA |
| Estimated Total Tax Revenue | \$1,257,447.38 | \$936,212.44 |

| NOTE: Estimate Does Not Include: | | |
|---|--------------------|--------|
| Anoka County | 45.45% | 45.45% |
| Anoka Hennipen ISD 11 | 26.75% | 26.75% |
| Special Taxing Districts | 4.15% | 4.15% |
| Estimated Total Tax Revenue | \$92,013.58 | |

*Important Note: Commercial & Industrial taxes are effected by a program known as "fiscal disparities." This program takes a portion of taxes collected from each property in the metro, and places them into one pot. Then, said monies are redistributed by the State based on a complex formula. Ramsey typically is a beneficiary of this program. Therefore, the revenue number listed in the above estimate can change, depending on how the fiscal disparity number comes out. However, it is very likely Rasmey would recieve the provided tax revenue number.

Cost/Benefit: Land

| | Concept 1 <i>One Data Center User</i> | | Concept 2 <i>Two Data Center Users</i> | | Concept 3 <i>Sing. Fam. Resd. Devel.</i> | |
|-----------------------------------|---|--------------|--|--------------|--|---------------------|
| Land Proceeds | | | | | | |
| Land Value | \$ | 1,350,300.00 | \$ | 1,350,300.00 | \$ | 1,350,300.00 |
| Expected Sale Price | \$ | - | \$ | - | \$ | 1,000,000.00 |
| Total Land Proceeds | \$ | - | \$ | - | \$ | 1,000,000.00 |
| Expenses | | | | | | |
| Business Subsidy, Land Write Down | | | | | | |
| Total Value of Subsidy | \$ | 1,350,300.00 | \$ | 1,350,300.00 | \$ | - |
| Annual Pay Back Capacity | \$ | 276,742.53 | \$ | 223,714.53 | \$ | - |
| Pay Back Period (years) | | 4.88 | | 6.04 | \$ | - |

**Given the state of the market, it would be challenging to sell this property for a residential development. If the City could, it is very likely a developer would take the land down in portions (not all at once). Lastly, it is likely the City would not get an offer at the appraised value of this property.

Funding a Fire Station

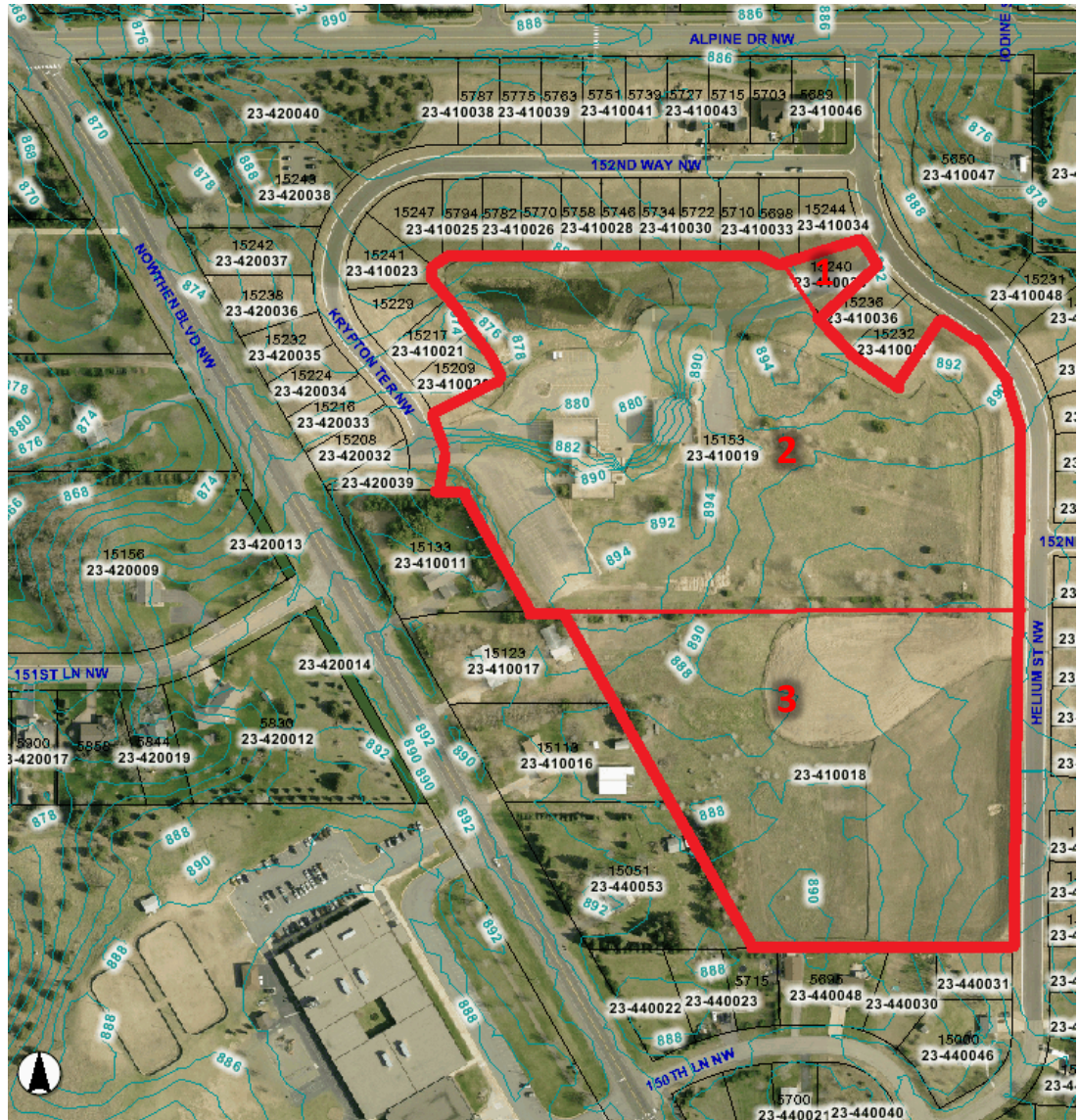
| Expenditures | 1 Data Cener User | 2 Data Center Users | Residential Development |
|---|--------------------------|----------------------------|--------------------------------|
| Fire Station | \$ 3,000,000.00 | \$ 3,000,000.00 | \$ 3,000,000.00 |
| Financing | 1 Data Cener User | 2 Data Center Users | Residential Development |
| Land Sale Proceeds | \$ - | \$ - | \$ 1,000,000.00 |
| GO Bond Principal | \$ 3,000,000.00 | \$ 3,000,000.00 | \$ 2,000,000.00 |
| Annual Payments (average): | | | |
| 10 YEAR | \$ 330,000.00 | \$ 330,000.00 | \$ 330,000.00 |
| 15 YEAR | \$ 237,000.00 | \$ 237,000.00 | \$ 237,000.00 |
| 20 YEAR | \$ 192,000.00 | \$ 192,000.00 | \$ 192,000.00 |
| Available Cash Flow | \$ 276,742.53 | \$ 223,714.53 | \$ 28,263.97 |
| Net Annual Cash Flow (through payback period) | 1 Data Cener User | 2 Data Center Users | Residential Development |
| 10 YEAR | \$ (532,574.74) | \$ (1,062,854.74) | \$ (3,017,360.34) |
| 15 YEAR | \$ 397,425.26 | \$ (132,854.74) | \$ (2,087,360.34) |
| 20 YEAR | \$ 847,425.26 | \$ 317,145.26 | \$ (1,637,360.34) |

General Obligation Capital Improvement Plan Bonds, Series 2013

Aa+BQ Rates plus .25% as of February 28, 2013

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 06
ADDRESS: 15240 HELIUM ST NW, 15153 NOWTHEN BLVD NW, NA
PID: 233225410035, 233225410019, 233225410018 (Three separate parcels—listed from the top down).
LEGAL: Lots 4, 5, 21, Block 1, Meadow, Anoka County, Minnesota
ACRES: 20.86
VALUATION: \$1,501,769
ZONING: Public/Quasi Public and PUD (Planned Unit Development)
MUSA: Yes
GIS IMAGE:





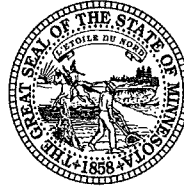








DEED
ATTN: FINANCIAL SERVICES
PO BOX 75842
ST. PAUL, MN 55175
United States



State of Minnesota
INVOICE

Customer No: 0000000106
Payment Terms: Due in 30
Due Date: 3/6/2013
Invoice: 00000122165
Invoice Date: 2/4/2013
From: 2/4/2013 To 6/30/2013
Purchase order:
Page: 1 of 1

Bill To:
City of Ramsey
7550 Sunwood Drive NW
Ramsey 55303

AMOUNT DUE: 2,950.00 USD

For billing questions, please call: 651-259-7298

Original

| Line | Description | Quantity | UOM | Msg | Unit Amt | Net Amount |
|------|--|----------|-----|-----|----------|------------|
| 1 | Shovel Ready - City of Ramsey From: 2/4/2013 To 6/30/2013 | 1.00 | DO | | 2,950.00 | 2,950.00 |

Shovel Ready Certification Fee
City of Ramsey - \$2950.00

FOR INTERNAL USE ONLY:
B22CONFER, 55352, SHO

Subtotal: 2,950.00

AMOUNT DUE: 2,950.00 USD

Bill To:
City of Ramsey
7550 Sunwood Drive NW
Ramsey 55303

Customer No: 0000000106
Payment Terms: Due in 30
Due Date: 3/6/2013

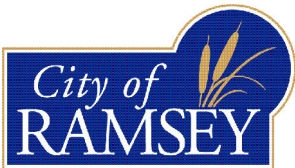
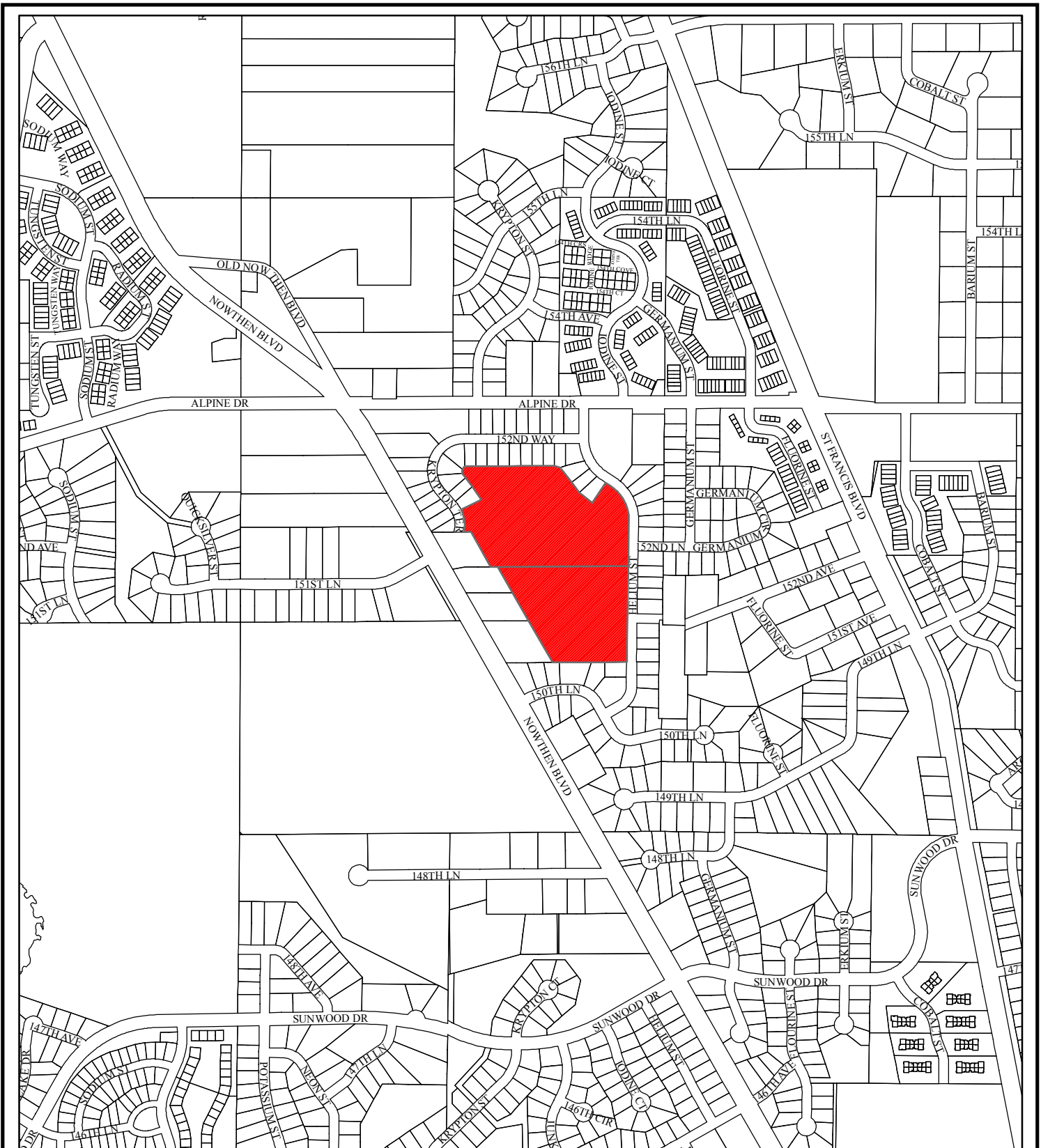
Address Change? If yes, check box.
Write correct address on back.

Please Remit To:
DEED
ATTN: FINANCIAL SERVICES
PO BOX 75842
ST. PAUL MN 55175

AMOUNT DUE: 2,950.00 USD

Amount Remitted

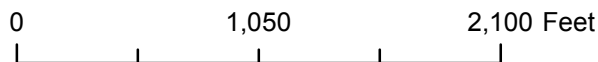
B2203 0000000106ZZZZ 0 00000122165ZZZZZZZZZZ 2 0000295000



15153 Nowthen Blvd. NW

Legend

- Site
- Parcels



CC Work Session

3.3.

Meeting Date: 03/12/2013

Submitted For: Dean Kapler

By: Dean Kapler, Fire Department

Title:

Rebuild of Fire Station #2

Background:

Purpose of the discussion at the work session is to review the history of this process including:

- Replacement need
- Site Selection
- Basic Needs
- Estimated Costs
- Timelines

Funding Source:

For discussion at Work Session

Council Action:

Based on Discussion

Form Review

Inbox

Kurt Ulrich

Form Started By: Dean Kapler

Reviewed By

Kurt Ulrich

Date

03/07/2013 03:41 PM

Started On: 03/07/2013 03:18 PM

Final Approval Date: 03/07/2013

CC Work Session

3. 4.

Meeting Date: 03/12/2013

Submitted For: Patrick Brama

By: Kathy Schmitz, Administrative Services

Title:

Consider Offer to Purchase City Owned Property Located at 14280 Azurite Street NW (PORTIONS MAY BE CLOSED TO THE PUBLIC)

Background:

The City owns a property located at 14280 Azurite Street NW ("Subject Property"). The Subject property is 4.8 acres in size, is located on the north side of Bunker Lake Boulevard adjacent to MultiSource Manufacturing and Diamond Graphics. The Subject Property is zoned Employment 1 (E1) and is available for sale.

The City received an inquiry from a prospect regarding the Subject Property in early January 2013. Staff met with said prospect on January 11, 2013 to discuss the Subject Property. Subsequent to meeting with the prospect, Staff ordered a market appraisal on the Subject Property. Staff contacted the prospect on February 15, 2013 indicating the City's position and the result of the market appraisal. The prospect made an offer to purchase the Subject Property on February 28, 2013.

The purpose of this case is to review an offer to purchase the Subject Property.

Observations/Alternatives:

Staff will provide copies of correspondence between the City and the prospect, along with a recommendation, in closed session. Attached to this case is background information on the Subject Property.

NOTE:

The appraised value of the Subject Property is \$420,000. Based on the City's adopted Business Subsidy Policy, any discount in land value greater than \$25,000 would be considered a "Business Subsidy." In which case, certain filing and reporting with the State of Minnesota would be required; and potentially, an agreement, for job creation and/or retention would need to be established. Staff would be required to work with the prospect annually to complete required reporting to the State of Minnesota.

Recommendation:

Staff will provide copies of correspondence between the City and the prospect, along with a recommendation, in closed session. Attached to this case is background information on the Subject Property.

Funding Source:

NA

Council Action:

Accept:

Accept offer to purchase City owned property located at 14280 Azurite Street NW; and, authorize Staff to draft a purchase agreement and the required ordinance

Counter:

Authorize Staff to draft a counter offer to the prospect for the sale of City owned property located at 14280 Azurite Street NW

Deny:

Deny standing offer and do not direct Staff to draft a counter offer to the prospect for the sale of City owned

property located at 14280 Azurite Street NW

Attachments

[Profile](#)

[Owner and Encumbrance Report](#)

[Ref Map](#)

[Appraisal](#)

[Plat](#)

Form Review

| Inbox | Reviewed By | Date |
|--------------------------------|---------------------------------|---------------------------------|
| Patrick Brama | Patrick Brama | 03/07/2013 01:48 PM |
| Kurt Ulrich | Kurt Ulrich | 03/07/2013 04:11 PM |
| Form Started By: Kathy Schmitz | | Started On: 03/07/2013 10:45 AM |
| | Final Approval Date: 03/07/2013 | |

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 27
ADDRESS: 14280 AZURITE ST NW
PID: 273225420015
LEGAL: Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota
ACRES: 4.80
VALUATION: \$376,500
ZONING: E1 Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the north side of Azurite Street and the east side of Bunker Lake Boulevard. This property is zoned Employment District, it is surrounded by manufacturing, and is part of the Sunfish Lake Business Park. The City acquired the subject property from Waste Management in 1991 and is subject to various environmental restrictions due to its proximity to the landfill.

WETLAND: No reason to use property for wetland banking. There are no issues with stormwater/drainage that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: There is no maintenance.

REGISTERED ABSTRACTERS, INC.
2115 NORTH THIRD AVENUE
ANOKA, MN 55303

TO: Bill Goodrich
2140 Fourth Avenue N
Anoka, MN 55303
Bill Goodrich

YOUR FILE NUMBER: CITY OF RAMSEY
OUR FILE NUMBER: A11-08015
LEGAL DESCRIPTION: Lot 1, Block 1, Sunfish Lake Business Park
Fourth Add.
DATE: 08/08/2011

PLEASE FIND THE FOLLOWING ATTACHED:

X Our Statement
Tract check
X Owners & Encumbrance Report
Abstract of Title
Registered Property Abstract
Name Searches
X Copies of Documents

SPECIAL INSTRUCTIONS:

BY: Karri B
Registered Abstracters, Inc.

Remit Payment To:
Registered Abstractors, Inc.
2115 North Third Avenue
Anoka, MN 55303

INVOICE

Billed To:
Bill Goodrich
2140 Fourth Avenue N
Anoka, MN 55303

Invoice Date: August 8, 2011
Please Pay Before: August 19, 2011
Our File Number: A11-08015
Your Reference Number: CITY OF RAMSEY

Property:
14280 Azurite Street NW
Ramsey, MN 55303
Anoka County

Brief Legal: Lot 1, Block 1, Sunfish Lake
Business Park Fourth Add.

| DESCRIPTION | AMOUNT |
|-------------|--------|
|-------------|--------|

| | |
|------------------------|--------|
| O&E Report Service Fee | 125.00 |
|------------------------|--------|

Invoice Total Amount Due \$ 125.00

ATTN: Bill Goodrich
PIN No.: 27-32-25-42-0015

(A11-08015.PFD/A11-08015/1)

REGISTERED ABSTRACTERS, INC.

REPORT OF RECORD OWNERSHIP
AND ENCUMBRANCES

File Number: All-08015

Legal Description: Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota

Torrrens Property - Certificate Number: 113700 (Covers Additional Land)
PIN #: 27-32-25-42-0015

I. Registered Abstracters, Inc. does hereby certify that as of the 26th day of July, 2011, at 8 A.M. the records in the office of the Registrar of Titles in and for Anoka County, Minnesota, discloses as grantee in the last recorded conveyance to the above captioned property by Limited Warranty Deed recorded on November 19, 2001, as Document No. 384535 the following:

The City of Ramsey, a Minnesota municipal corporation

II. The above captioned property appears to be subject to the following Recitals:

Subject to drainage and utility easements as shown on the plat, Sunfish Lake Business Park Fourth Addition, filed as Document No. 493539.001 on November 28, 2007.

Subject to County of Anoka the Right of Access onto County State Aid Highway No. 116 as shown on the plat, Sunfish Lake Business Park Fourth Addition, filed as Document No. 493539.001 on November 28., 2007.

Subject to drainage and utility easements as shown on the plat, Sunfish Lake Business Park Second Addition, filed as Document No. 484366.001 on September 7, 2005.

Subject to drainage and utility easements as shown on the plat, Sunfish Lake Business Park, filed as Document No. 408857 on October 9, 2007.

III. The above captioned property appears to be subject to the following encumbrances:
(SEE ATTACHED DOCUMENTS)

| DOCUMENT NUMBER | DOCUMENT TYPE | FILED DATE |
|-----------------|---------------|------------------|
| *308554 | Easement | March 11, 1998 |
| *308555 | Declaration | March 11, 1998 |
| *308557 | Agreement | March 11, 1998 |
| *493598.004 | Agreement | December 5, 2007 |

*Governing Documents are not attached. Copies will be provided upon Request at an additional charge.
Also subject to assessments, if any, and any easements of record.

REGISTERED ABSTRACTERS, INC.

BY _____

(Authorized Signature)

KB

This report is an Ownership and Encumbrance Report, which only cites matters appearing in the public records of Anoka County, Minnesota and is not to be construed as an Opinion of Title. Registered Abstracters, Inc. disclaims any liability for errors or omissions.

File Number: All-08015

REGISTERED ABSTRACTERS, INC. CERTIFIES that it has made a search of the records in the office of the County Recorder in and for Anoka County, Minnesota, and finds no unsatisfied notices of Internal Revenue Tax Liens for the last eleven years, no unsatisfied notices of State Tax Liens, no unsatisfied notices of Federal Judgments for the last twenty years, and no Bankruptcy Proceedings filed or recorded in said office against the names hereon, between the dates set opposite the respective names, except as shown herein.

REGISTERED ABSTRACTERS, INC. FURTHER CERTIFIES that it has made a search of the Judgment Lien Docket in the following named Courts.

District Court, Tenth Judicial District, Anoka County, MN,
County Court, Tenth Judicial District, Anoka County, MN,

and finds no unsatisfied judgments appearing therein against the names hereon between the dates set opposite the respective names, except as shown hereof.

No search made as to the parties the middle initial of whose name is other than as stated below.

| NAMES | DATES |
|--|--|
| The City of Ramsey, a Minnesota Municipal Corporation | July 25, 2000 July 26, 2011 |

REGISTERED ABSTRACTERS, INC.

BY

(Authorized Signature)

CERTIFICATE OF REAL ESTATE TAXES

REGISTERED ABSTRACTERS, INC., CERTIFIES that it has made a search of the General Tax Books of Anoka County, Minnesota for taxes assessed against the following described lands:

Same land as described at caption hereof.

and according to the Current General Tax Books maintained by the Anoka County Treasurer for real estate taxes payable in the year 2011 are listed below:

Pin #: 27-32-25-42-0015
Municipality: Ramsey
Homestead Credit: EXEMPT
Special Assessments: NONE
TOTAL TAXES AND ASSESSMENTS: EXEMPT

and said company further certifies there are no Delinquent real estate taxes or unredeemed Tax Judgment Certificates against the above described property according to the Anoka County Auditor except as follows:

NONE

LIMITED WARRANTY DEED (Corporation or Partnership to Corporation or Partnership)

384535

1621212

No delinquent taxes and transfer entered; Certificate of Real Estate Value filed () not required Certificate of Real Estate Value No. 19, 2001

Maureen J. Devine

County Auditor

By

Deputy

State Deed Tax Due Herson: \$ 5477.15

Date: November 14, 2001

(reserved for recording date)

FOR VALUABLE CONSIDERATION, Waste Management of Minnesota, Inc., a Minnesota Corporation, a Corporation under the laws of Minnesota, Grantor, hereby conveys and quitclaims to The City of Ramsey, a Municipal Corporation, under the Laws of the State of Minnesota, real property in Anoka County, Minnesota, described as follows:

See Attached Legal Description

Together with all hereditaments and appurtenances belonging thereto, subject to: (a)Covenants, conditions, easements and restrictions of record, particularly, as created by the Landfill Cleanup Agreement between Waste Management of Minnesota, Inc. and The Commissioner of the Minnesota Pollution Control Agency pursuant to Minn. Stat. 115B.39-115B.46; (b) Encroachments, if any, which do not interfere with Purchaser's use and enjoyment of the Property; (c) General real estate taxes and installments of special assessments due after the date of closing; (d) Declaration of Restrictions and Covenants made October 15, 1997 by Waste Management of Minnesota, Inc. and recorded in Abstract March 11, 1998 as Document No. 1326784 and as registered in Torrens as Document 308555, which Declaration provides in pertinent part that the Minnesota Pollution Control Agency shall have access to the Property, the Owner shall cooperate with clean-up efforts, and that no new or additional drinking water wells shall be installed in or on the Property without the written approval of the Commissioner and the Minnesota Department of Health. This deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property EXCEPT: NONE

Check if applicable:

- () The Seller certifies that the seller does not know of any wells on the described real property.
- (x) A well disclosure certificate accompanies this document.
- (x) I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

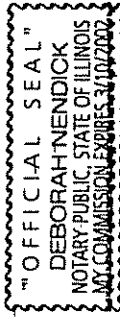
WASTE MANAGEMENT OF MINNESOTA, INC.,
a Minnesota Corporation

Gregory J. Miska
Gregory J. Miska
Senior Real Estate Project Manager

11/15/01

STATE OF ILLINOIS)
) SS:
COUNTY OF DU PAGE)

The foregoing was acknowledged before me this 14 day of November, 2001, by Gregory J. Milka the Senior Real Estate Project Manager of Waste Management of Minnesota, Inc. a Minnesota Corporation, a Corporation under the laws of Minnesota, on behalf of the corporation.



3-10-02

This Instrument Was Drafted By:

Gregory J. Constantino
GOLDSTINE, SKRODZKI, RUSSIAN
NEMEC & HOFF, LTD
The Prairie Building
835 McClintock Drive
Burr Ridge, IL 60521

Tax Statements for the real property described
In this instrument should be sent to:

The City of Ramsey
15153 Dowden Blvd, NW
Ramsey, Minnesota 55303

REGISTERED ABSTRACTERS, INC.
115 Third Avenue
Anoka, MN 55303

701-482-55

EXHIBIT "A"

Tract A and C, Registered Land Survey No. 189

AND ALSO

The Northeast Quarter of the Southeast Quarter, Section 27, Township 32, Range 25, EXCEPT the following described three tracts:

1. The East 500 feet of that part of said Northeast Quarter of the Southeast Quarter lying South of the North 750 feet of said Northeast Quarter of the Southeast Quarter, as measured along the north and east line of said Northeast Quarter of the Southeast Quarter.
2. The South 250 feet of the North 750 feet of the East 871 feet of said Northeast Quarter of the Southeast Quarter, as measured along the east and north line of said Northeast Quarter of the Southeast Quarter.
3. That part of Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, lying north of Parcel 5, said plat. That part of Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1, lying south of Parcel 5, said plat.

TOGETHER WITH EASEMENTS FOR ROAD PURPOSES OVER THE NORTH 33 FEET AND OVER THE EAST 93 FEET OF:

The South 250 feet of the North 750 feet of the East 871 feet of the N 1/2 of the Southeast 1/4 of Section 27, Township 32 North of Range 25, West

AND

The East 500 feet of the South 200 feet of the Northeast Quarter of the Southeast Quarter of Section 27, Township 32 North of Range 25.

Together with an easement for road purposes over the East 63 feet as reserved in Warranty Deed filed as Doc. #87586 on October 16, 1975 over the East 500 feet of the NE 1/4 of the SE 1/4 of Section 27, Township 32 North of Range 25 West EXCEPT the South 400 feet and except the North 750 feet.

AND

The North 200 feet of the South 400 feet of the East 500 feet of the NE 1/4 of the SE 1/4 of Section 27, Township 32 North of Range 25 West.

AND ALSO

The East 500 feet of the South 200 feet (as measured along the East and South lines respectively) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section numbered Twenty-seven (27), Township Thirty-Two (32) North of Range Twenty-five (25) West.

CONTINUED...

AND ALSO

That part of Government Lot 3, Section 26, Township 32, Range 25 that is described as follows: Beginning at a point on the west line of said Government Lot 3, 220 feet south to the northwest corner thereof proceeding thence south along said west line to a point which is 802 feet south of the northwest corner of said Lot 3 proceeding then east and parallel to the north line of said Government Lot 3 to the shore of Sunfish Lake proceeding thence northerly along the shore of Sunfish Lake to a point east of the point of beginning herein as measured on a line parallel with the north line of said Lot 3 proceeding thence west and parallel to the north line of said Government Lot 3 to the point of beginning. Except Parcel 8, Anoka County Highway Right-of-Way Plat No. 1.

AND ALSO

Government Lot 1, Section 26, Township 32, Range 25, EXCEPT that part described as follows: Beginning at the northwest corner of said Section; thence south 290 feet along the westerly section line; thence east at right angles to the shore of Sunfish Lake; thence northerly along said shoreline to the north line of said Section; thence westerly along said north line to the point of beginning. Also EXCEPT that part described as follows: Beginning at a point on the west line of said Government Lot 290 feet south of the northwest corner of said Section; thence south along said west line 255 feet; thence east at right angle 485.55 feet more or less to the shoreline of Sunfish Lake; thence northeasterly along said shoreline to its intersection with a line drawn at right angle to said west line from the point of beginning; thence west along said line 665.36 feet more or less to the point of beginning except that part platted as Anoka County Highway Right-of Way Plat No. 1.

AND ALSO

That part of Government Lot 3, Section 26, Township 32, Range 25 described as follows: Commencing at the northwest corner of Government Lot 3 and proceeding thence south along the west line of Government Lot 3 a distance of 220 feet; thence east and parallel to the south line of Government Lot 3 to the shore of Sunfish Lake; thence northwesterly along the shore of Sunfish Lake to the north line of Government Lot 3; thence west along the north line of Government Lot 3 to the point of beginning; except a strip for road described in Book 60 of Deeds, Page 86 and also except that part platted as Anoka County Highway Right-of-Way Plat No. 1.



TORRENS

Receipt # 11013/15575.8 Certified Copy Date Mailed
 Date/Time: Nov 19 16:30 Tax Liens / Releases
 Doc. Order: 1 of 1 Multi-Co Doc Tax Pd
 by: Recordability: QE Transfer New Desc.
 Filing Fees: 99.00 Division GAC
 Status Def. Spec
 Other No Change
 Well Certificate Received this Date: 11/19/01 Notes: NS form
 Refund Rec# (13014)
 From See attached New Certs.: 2 Comp. Entry
 Cert. # 266 Updated: 1 Comp. Complete
 Typed 266

BK 266 PG 61560 NO 61560
266 94440 94440

266 62641 62641
266 94441 94441

ABSTRACT

Receipt # 111091630 Certified Copy Date Mailed
 Date/Time: 11/19 16:30 Tax Liens / Releases
 Doc. Order: 1 of 1 Multi-Co Doc Tax Pd
 by: Fins: QE Transfer New Desc.
 Recordability / Defts: QE Division GAC
 Filing Fees: 30.00 Status Def. Spec
 Other No Change
 Well Certificate Received this Date: _____
 Anoka County Recorder
 Notes: NS form

384535-0 TORRENS
 REGISTERED ABSTRACTERS
 2115 3RD AVE N
 ANOKA, MN 55303

FILE IN TORRENS

DOCUMENT NO. 384535.0 TORRENS
ANOKA COUNTY MINNESOTA

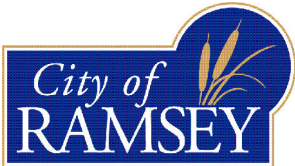
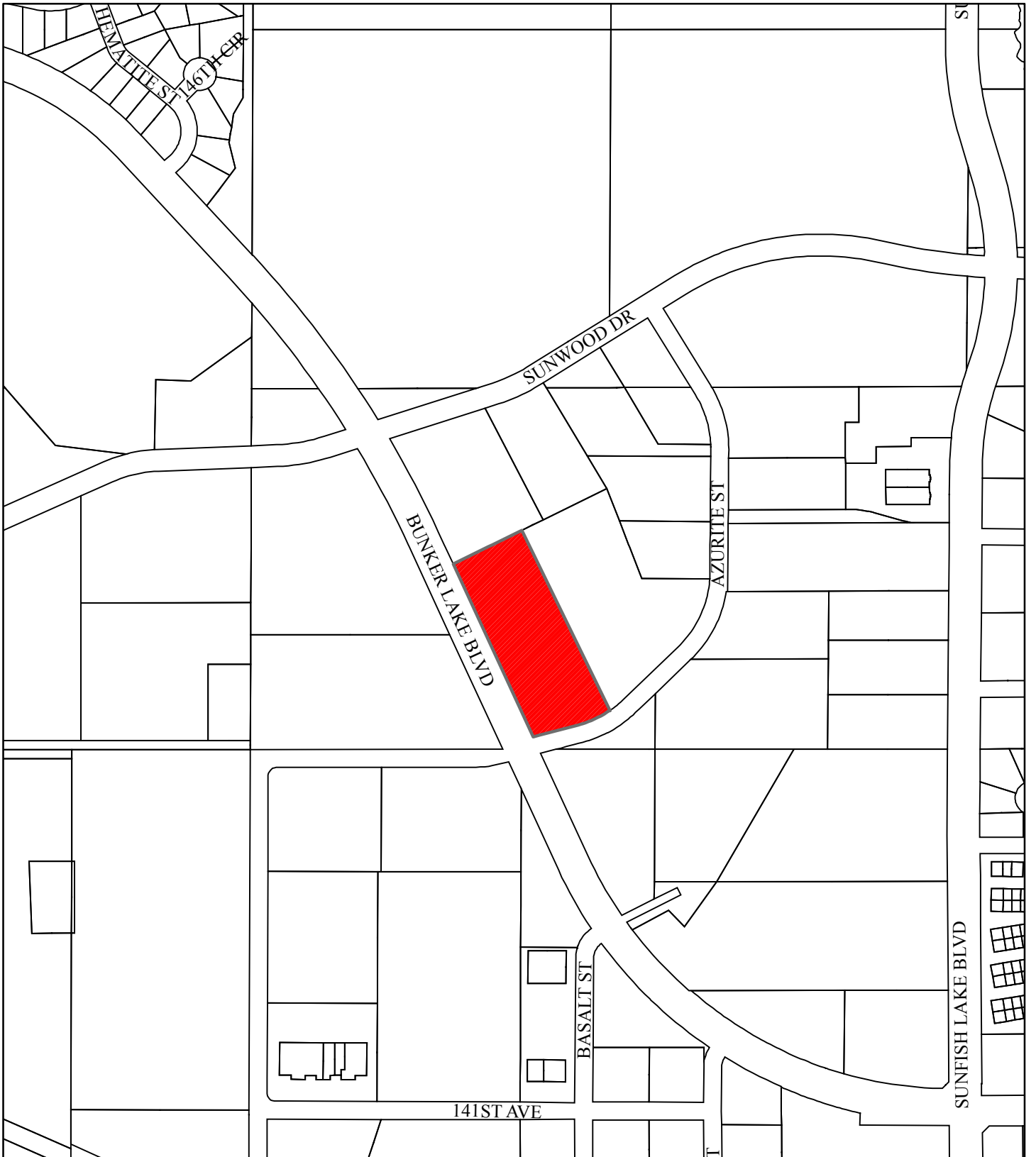
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
 FOR RECORD ON NOV 19 2001
 AT 4:30 PM AND WAS DULY RECORDED.
 FEES AND TAXES IN THE AMOUNT OF \$5575.15 PAID.

RECEIPT NO. 2001110913
~~XXXXXXXXXX~~ MAUREEN J. DEYNE
 ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
 BY GKE
 DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

DOCUMENT NO. 1621212.0 ABSTRACT
ANOKA COUNTY MINNESOTA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE
 FOR RECORD ON NOV 19 2001
 AT 4:30 PM AND WAS DULY RECORDED.
 FEES AND TAXES IN THE AMOUNT OF \$30.00 PAID.

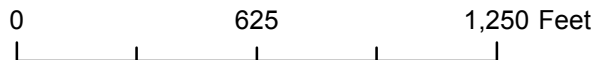
RECEIPT NO. 2001110916
 MAUREEN J. DEYNE
 ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES
 BY GKE
 DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES



14280 Azurite Street NW
PID: 27-32-25-42-0015

Legend

-  Site
-  Parcels



MARKET VALUE APPRAISAL

of

Approximately 4.80± Acres of Vacant Industrial Land

located at the

14280 Azurite Street Northwest
Ramsey, Minnesota 55303

in

Anoka County
Minnesota

BY

Certified Appraisal Services

Mark R. Schwab
License #20005641

as of

January 31, 2013

Certified Appraisal Services

Federally Certified Appraisers
13016 Owatonna Street Northeast
Blaine, Minnesota 55449

THIS IS A RESTRICTED USE REPORT

(The cost and income approaches are not relevant to estimate value)

This report is intended for the use of the client only and may not be fully understood without data contained in the appraisers' workfile.

February 5, 2013

Mr. Patrick Brama, Management Analyst
City of Ramsey
7550 Sunwood Drive Northwest
Ramsey, Minnesota 55303

RE: 4.80± Acres of Vacant Industrial Land
14280 Azurite Street Northwest
Ramsey, Minnesota 55303

Dear Mr. Brama:

Pursuant to your request, we have made a careful inspection of the captioned property, which is more particularly described as Lot 1, Block 1, Sunfish Lake Business Park 4th Addition, Ramsey, Minnesota, and have made a study of the conditions affecting its value. The property rights appraised consist of title in fee simple, subject to easements and special assessments of record, if any.

THE PURPOSE AND INTENDED USE OF THIS APPRAISAL IS:

To estimate the market value of subject property, as of our inspection date which is January 31, 2013, which value will be used by The City of Ramsey as a resource for making internal business decisions.

This appraisal conforms to "USPAP" and is made subject to certain limiting conditions and assumptions as hereinafter expressed. Such facts and information contained herein were obtained from sources that we considered reliable and are true to the best of our knowledge.

The following is a restricted use report and states our method of approach, contains data gathered in our investigation, but **does not** demonstrate our analysis in arriving at the estimation of market value for the subject property. All analysis is contained in the appraisers' workfile and may be viewed by the client only. **THE APPRAISERS HAVE ELECTED TO INCLUDE ALL ANALYSIS IN THE CLIENTS REPORT.** The client has been informed that a restricted use report contains minimum analysis and a photocopy will not be provided for any other party. The client has been informed that a restricted use report should not be used for underwriting purposes. The client has been informed that a restricted use report is intended for internal uses such as, foreclosures, OREO's and abundance of caution only.

DEFINITION OF MARKET VALUE:

Market value as defined in *The Appraisal of Real Estate, Appraisal Institute, 12th Edition*, is "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale."

This federal definition is compatible with the definition of market value cited in the current edition of *The Dictionary of Real Estate Appraisal*. The federal definition requires that the effect on property value of any special or creative financing or sales concessions be determined and that the opinion of value reflect cash equivalent terms. Special financing or sales concessions often characterize transactions in depressed markets. This definition was developed to address categories of appraisal assignments in a real estate market characterized by unique circumstances.

EXTENT OF THE PROCESS OF COLLECTING, CONFIRMING AND REPORTING DATA: includes (1) an inspection of the subject site, (2) consideration of neighborhood characteristics, (3) use of sales data from the county assessor and private data collection services, (4) use of the closed appraisal files, and (5) personal inspection of all comparable sales.

CONTINGENT AND LIMITING CONDITIONS AND ASSUMPTIONS:

1. The certification of the appraisers appearing in the appraisal report is subject to the following conditions and assumptions and to such other specific and limiting conditions and assumptions as are set forth by the appraisers in the report.
2. The appraisers assume no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor do the appraisers render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
3. Any sketch in the report shows approximate dimensions and is included to assist the reader in visualizing the property. The appraisers have made no survey of the property.
4. The appraisers have examined the available flood maps that are provided by the Federal Emergency Management Agency and have noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraisers are not surveyors, no guarantee, express or implied, is made regarding this determination.

5. The appraisers are not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements to do so have been made beforehand.
6. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
7. Disclosure of the contents of the appraisal report is governed by the Uniform Standards of Professional Appraisal Practice and the Laws of the State of Minnesota.
8. Neither all nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the appraisers, professional designations, reference to any professional appraisal organizations, or the firm with which the appraisers are connected) shall be used for any purpose by anyone except the client specified in the report, by any department, agency, or instrumentality of the United States, or by any department, agency, or instrumentality of the State of Minnesota without the previous written consent and approval of the appraisers.
9. The appraisers are aware of the competency provision of the USPAP and the appraisers of this report meet the standards. The appraisers have extensive appraisal experience with similar properties in and around the Minneapolis-St. Paul Metropolitan area. The appraisers have full knowledge and experience in the nature of this assignment.
10. The appraisers are aware of the Gramm-Leach-Bliley Act (G-L-B Act) effective July 1, 2001. The Federal Trade Commission (FTC) has adopted regulations to implement the G-L-B Act.¹ These regulations apply to appraisers as well as other providers of financial services and states that non-public personally identifiable information is not to be disseminated or re-used.

The appraisers have formed the opinion that income and expense information (lease comparables) and newly constructed building information (new building cost comparables) obtained, either through interviews in the field or appraisal assignments, are considered non-public personally identifiable information and can not be disseminated under the G-L-B Act and FTC Privacy Rule.

11. The value herein assigned is based on conditions which are applicable as of the date of the appraised value. This value may be the same but also may vary at a later date due to changing market conditions. It is the appraiser's opinion that the subject property would sell in an appropriate time period should it be offered on the open real estate market at this time at about the appraised value subject to the appraisal assumptions; but a guarantee of such sale is not implied or warranted.
12. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless in compliance is stated, defined and considered in the appraisal report.
13. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
14. It is assumed that the utilization of the land is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted within the report.

¹ Federal Trade Commission, Privacy of Consumer Financial Information; Final Rule, 16 CFR Part 313, herein referred to as "FTC Privacy Rule".

15. If the attached appraisal report considers an analysis of existing lease data, this analysis is restricted to the lease terms as provided to the appraiser and not on our review of lease documents. Any review of lease data is also restricted to only economic considerations and not legal provisions or restrictions.
16. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and general limiting conditions. After the report is complete and delivered, the scope of this assignment is finished. Certified Appraisal Services, Inc. is available for additional consultation or evaluation work, billed at an hourly rate.
17. This is a Restricted-Use Appraisal Report and is intended to comply with the developing and reporting requirements under Standard Rules 1 & 2 of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and the Financial Institution Reform, Recovery and Enforcement Act of 1989 (FIRREA) Title XI regulations. It is written in a somewhat abbreviated narrative style but is considered to be sufficiently descriptive to allow the reader to follow the reasoning and logic of the appraisal.
18. This is a RESTRICTED USE APPRAISAL REPORT for use by the client only and no part of the report, or copy thereof (including conclusions as to the property value, the identity of the appraisers or the firm with which the appraisers are connected) shall be used for any purpose by anyone but the client specified in the report without the previous written consent and approval of the appraisers.

HYPOTHETICAL CONDITIONS:

1. This appraisal and the value herein estimated assume the subject property is as follows:

According to county records the subject site contains a gross area of 209,284 square feet or about 4.80± acres and the site is 100% buildable. See AERIAL MAP on page 19 for visual representation. The areas mentioned above were obtained from Anoka County Property Records. The appraisers were not supplied with a professional survey of the subject site. If a professional survey is supplied at a later date and it determines the subject site to be larger or smaller than reported in this appraisal, the appraisers reserve the rights to amend this appraisal.

ORDINARY ASSUMPTIONS:

(1) Information, estimates, and opinions furnished to the appraisers, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. The review appraiser assumes all facts, discovered by the appraiser signing this report, are reliable, true and correct. However, the appraisers do not assume responsibility for accuracy of such items that were furnished by other parties.

(2) According to the City of Ramsey Officials, the subject site can not be split due to lack of access. Bunker Lake Boulevard is a county owned road and has restricted access rights. The city owned road, Azurite Street Northwest, does not have adequate frontage to split the parcel.

(3) The effective date of this appraisal is the same as the inspection date.

EXTRAORDINARY ASSUMPTIONS:

1. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraisers assume no responsibility for such conditions, or for engineering which might be required to discover such factors.
2. The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in the report. The appraisers are not experts in the identification of hazardous substances or detrimental environmental conditions. The appraisers' routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

SALE HISTORY:

The subject property **has not** been sold during the past three years. **It should be noted, the subject is currently listed by the City of Ramsey for sale and the asking price is \$376,500 or about \$1.80 per square foot.** The appraisers have estimated the market value of the subject property at \$420,000 or \$2.00 per square foot with a marketing time of twelve to twenty-four months. The listing price should reflect a shorter marketing time.

MARKETING TIME:

(1) A reasonable exposure time for the subject is estimated to have been from one to two years. (2) A reasonable marketing time for the subject site is estimated to be about twelve to twenty-four months.

ZONING-FLOOD INFORMATION:

(1) According to the Ramsey Zoning Ordinance the subject is currently zoned E1; Employment District. The subject property is vacant land and no discussion is necessary on legal and/or conforming use in this zoning district. (2) According to the FEMA Flood Map Number 270681-0020B, dated November 1, 1979, the subject property is located in Zone C. Zone C is not within the 100 year flood hazard zone. A copy of the flood map is contained in the appraisers' file.

TITLE:

Fee title to the subject property is vested in: **City of Ramsey**. See copy of county property records in the addendum.

LEGAL DESCRIPTION:

PID#'s 27-32-25-42-0015. Lot 1, Block 1, Sunfish Lake Business Park 4th Addition.

ASSESSOR'S MARKET VALUE:

The Anoka County Assessor has placed estimated market values on the subject property as follows:

| | | | | |
|--------------|------------|-------------|--------|------------|
| Land | (2010 EMV) | all parcels | | \$ 395,900 |
| Improvements | (2010 EMV) | | | <u>0</u> |
| Total | (2010 EMV) | all parcels | | \$ 395,900 |
| Land | (2011 EMV) | all parcels | (05%↓) | \$ 376,500 |
| Improvements | (2011 EMV) | | | <u>0</u> |
| Total | (2011 EMV) | all parcels | | \$ 376,500 |
| Land | (2012 EMV) | all parcels | (11%↓) | \$ 339,000 |
| Improvements | (2012 EMV) | | | <u>0</u> |
| Total | (2012 EMV) | all parcels | | \$ 339,000 |

PROPERTY TAX INFORMATION:

| | |
|---------------------------------------|-------------------------|
| Real estate taxes due in 2012: | City Owned - Tax Exempt |
| Special Assessment taxes due in 2012: | City Owned - Tax Exempt |

The value herein estimated assumes that delinquent real estate taxes and special assessments, if any, are paid in full.

NEIGHBORHOOD DESCRIPTION:

The City of Ramsey is a mostly stable community with convenient access to all areas. The latest population records available indicate the population in 2010 was 23,668 which is an increase of about 28% from the population in 2000 of 18,510. The topography is mostly level to rolling land under mixed uses of mixed styles, sizes, ages and values. Growth rate is stable and property values have mostly stabilized since 2007 and in many cases (residential) are declining. Supply and demand of residential single family lots appears to be out of balance. There is an over supply and under demand of residential building sites as the residential market continues to recover. Most developer's are holding steady and are not purchasing land for future developments and many have discounted existing lot prices to sell off inventory. The number of foreclosed properties in the market have stabilized since 2010/2011. The result of many bank owned properties is declining sale prices. Commercial/industrial land values stabilized through 2006 and have been declining from 2007 through the end of 2011. Commercial/industrial land values appear to be mostly stable during 2012. It appears there is a slight over supply and under demand of vacant commercial/industrial land for future development in the area which is driving prices down and marketing times longer. According to the City of Ramsey, there are 3 industrial land parcels on the market for sale and many commercial and residential parcels on the market. One industrial parcel is .95 acres and listed for \$112,100 or \$2.71 per square foot, another is 4.14 acres and listed at \$488,700 or \$2.71 per square foot and 1.24 acres and listed at \$176,800 or \$3.27 per square foot. Property compatibility and appearance are average. Most commercial buildings are wholly or partially owner occupied and the vacancy rate has been increasing to about 8% to 15%.

According to land reports completed by Welsh Company, the Twin Cities land market continues a slow recovery. Land values, led by residential land, have decreased significantly in the last 3 to 4 years. The demand that does exist is limited to opportunistic purchases and smaller retail uses with limited development of office and industrial product. Pricing now appears to be at or near the bottom.

The presence of lender-owned land continues to be influential on land sales. Some lenders are able to take lower prices on their foreclosed land while others hold the land and wait for the market to recover. Any landowner putting property on the market for sale feels the drag of reduced bank-owned sale prices as they attempt to place a value on their properties.

Senior and residential multi-unit housing developers are active in the market as demand for these product types surges. The ability to secure financing on land purchase can be an impediment to closing deals. We are starting to see increasing interest from developers motivated to secure land positions in preparation for the next development cycle. They expect demand to be strong from large retailers seeking new locations over the next 18 to 36 months. In addition, corporations that survived the recession are beginning to consider building new facilities and will be looking for land sites. We are optimistic about the stronger close to 2011 and expect increasing growth in 2012 and 2013.

SUBJECT SITE DESCRIPTION:

The subject site is located on the northeast corner of Bunker Lake Boulevard and Azurite Street Northwest in the southeastern part of the City of Ramsey. See CITY MAP and ZONING MAP for visual representation. The subject site consists of one platted lot. See AERIAL MAP for visual representation.

The subject of this appraisal has a total area is 209,284 square feet or about 4.80± acres, of which 100% is usable. The topography is mostly level and is at, and above street grade. The subject site has approximately 700± lineal feet of frontage along Bunker Lake Boulevard and approximately 300± lineal feet of frontage along Azurite Street Northeast.

SUBJECT SITE IMPROVEMENTS DESCRIPTION:

The subject has access to city sewer and water. All public utilities (natural gas, electric and telephone) are available.

SUBJECT BUILDING DESCRIPTION:

There are no structural improvements on the subject site.

SUBJECT INSPECTION:

Neither the owner nor the owner's representative were present at the inspection. Photos of the subject are on pages 11 through 14, a city map is on page 16, a zoning map is on page 17, a plat map is on page 18 and a aerial map is on page 19.

FUNCTIONAL AND EXTERNAL OBSOLESCENCE:

1. After personally inspecting the subject site, the appraisers have formed the opinion that no functional obsolescence exists.

2. After personally inspecting the immediate vicinity of the subject property, the appraisers have formed the opinion that external obsolescence exists in the form of poor economic market conditions, vacant land values have been declining from 2007 to the present.

HIGHEST AND BEST USE:

The zoning, function and utility of the subject property clearly indicate that the highest and best use of the subject property, as unimproved, is as vacant industrial land, and, as improved, is as a building site for an industrial enterprise as market conditions improve.

EXCLUSION OF USUAL VALUATION APPROACHES:

Two of the usual valuation approaches were excluded; one of the three universally accepted approaches to value was used in this analysis. The cost approach and income approaches are not relevant to estimate the value of vacant land.

APPRAISAL PROCEDURES FOLLOWED:

The appraisers have considered the following specific data about the subject property.

1. location
2. absorption
3. view
4. appeal
5. access

The appraisers have considered the following specific market data and neighborhood characteristics.

1. supply and demand for industrial land
2. comparable sales of industrial land

CERTIFICATION:

The appraisers certify that, to the best of our knowledge and belief: (1) The statements of fact contained in this report are true and correct. (2) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions. (3) We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved. (4) We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. (5) Our engagement in this assignment was not contingent upon developing or reporting predetermined results. (6) Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. (7) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice. (8) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. (9) Mr. Mark Schwab personally inspected the subject property. (10) No one provided significant real property appraisal assistance to the person signing this certification. (11) We are aware of the competency provision of the USPAP and the appraisers of this report meet the standards. (12) The appraiser signing this report has not previously appraised the subject property in the past three years.

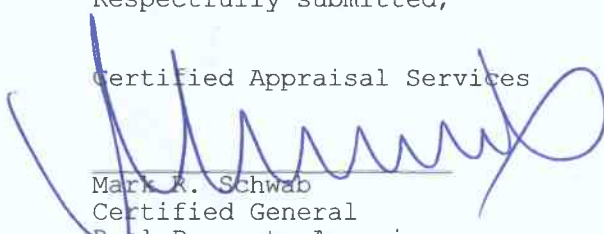
ESTIMATE OF VALUE:

By virtue of our investigation and analysis we have formed the opinion that the value of the subject property, based on an exposure time of twelve to twenty-four months and a marketing time of twelve to twenty-four months, as of January 31, 2013, which is the date of our inspection, is:

\$ 420,000

Respectfully submitted,

Certified Appraisal Services



Mark R. Schwab
Certified General
Real Property Appraiser
License Number 20005641
All Types of Property

PHOTO PAGE 1

PHOTO #1



VIEW OF
SUBJECT
SITE

Taken from
POINT 1

Looking
to the
NORTHWEST

PHOTO #2



VIEW OF
SUBJECT
SITE

Taken from
POINT 1

Looking
to the
SOUTHWEST

PHOTO PAGE 2

PHOTO #3



VIEW OF
SUBJECT
SITE

Taken from
POINT 2

Looking
to the
SOUTHEAST

PHOTO #4



VIEW OF
SUBJECT
SITE

Taken from
POINT 2

Looking
to the
NORTHEAST

PHOTO PAGE 3

PHOTO #5



STREET
SCENE

Taken from
POINT 3

Looking
to the
NORTH
along
Bunker
Lake
Boulevard

PHOTO #6



STREET
SCENE

Taken from
POINT 3

Looking
to the
SOUTH
along
Bunker
Lake
Boulevard

PHOTO PAGE 4

PHOTO #7



STREET
SCENE

Taken from
POINT 3

Looking
to the
EAST
along
Azurite
Street
Northwest

PHOTO #8

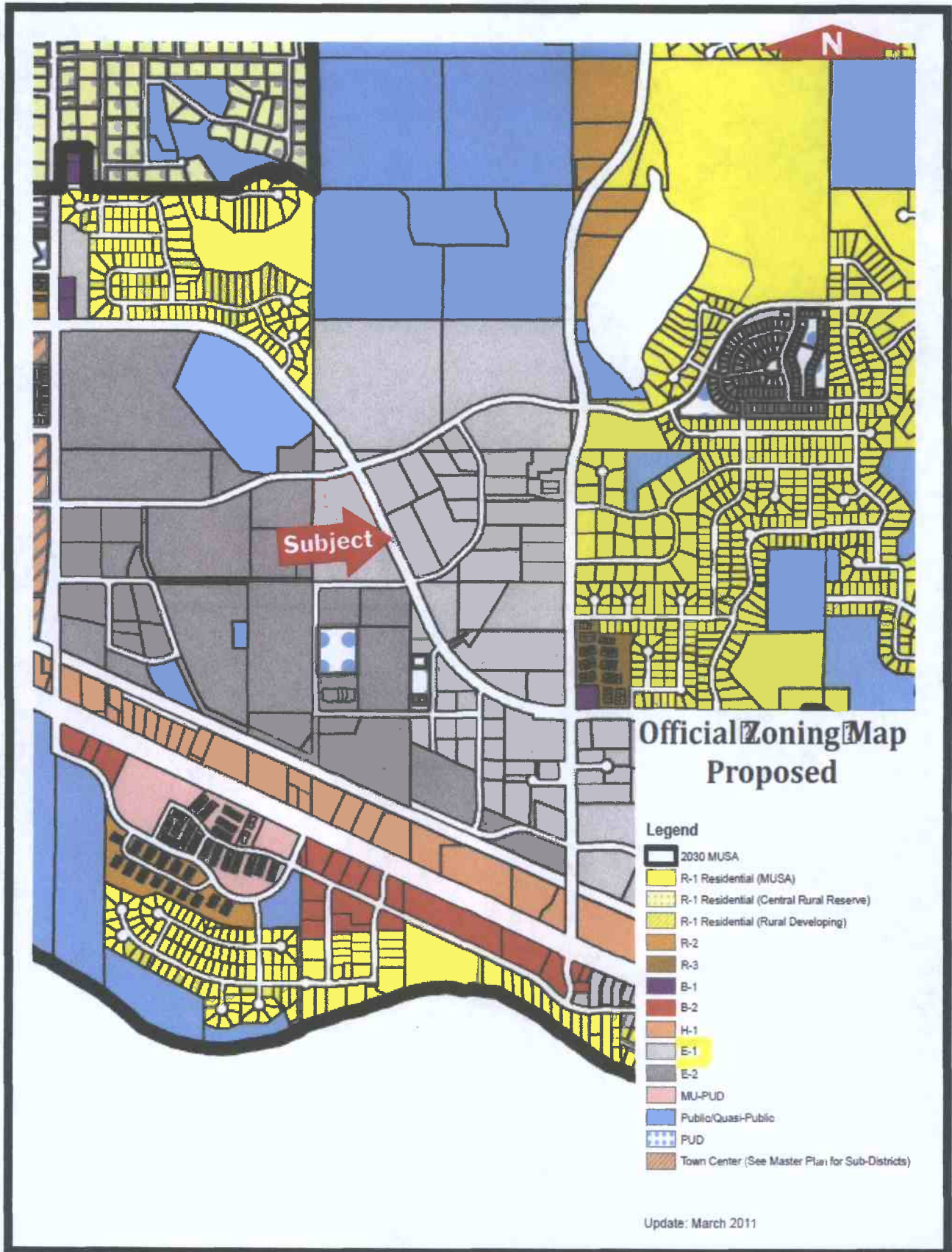


STREET
SCENE

Taken from
POINT 3

Looking
to the
WEST
along
143rd
Avenue
Northwest

ZONING MAP



PLAT MAP



AERIAL MAP



ADDENDUM

SECTION 28
DIRECT SALES COMPARISON APPROACH

The appraisers have cited four recent sales of industrially zoned parcels located in the subject's immediate market area and/or surrounding similar communities and have considered them in the direct sales comparison analysis which follows. The description includes a percentage adjustment reflecting market reaction to those items of significant variation between the subject and the comparable land sales. If a significant item in the comparable land sale is superior to, or more favorable than, the subject site, a minus (-) adjustment is made, thus reducing the value of the subject site. If a significant item in the comparable land sale is inferior to, or less favorable than, the subject site, a plus (+) adjustment is made, thus increasing the value of the subject site.

All parcels have been personally viewed by the appraisers and detail sheets for each are contained in the addendum. If possible, Certificates of real estate value for all land sales are contained in the appraisers' files.

Appropriate adjustments are made to adjust for market condition (-10% per year from 2008 to the present), financing, time (no adjustment made), location, zoning, size, utility, utilities and appeal. All sizes listed are for the net area only. Appeal adjustments take into consideration platting, access, corner influence and other factors that may positively or negatively affect value.

The appraisers will use a -10% per year marketing condition adjustment on all sales from 2008 to the present in the following analysis.

The subject and comparable land sales one, two, three and four are arrayed on the next page in the Direct Sales Comparison Grid.

DIRECT LAND COMPARISON GRID

| ITEM | SUBJECT | COMPARABLE 1 | COMPARABLE 2 | COMPARABLE 3 | COMPARABLE 4 |
|---------------------|--------------------------|----------------------|-----------------------------|---------------------|---------------------------|
| SALE DATE | 01/31/13 | 06/14/12 | 07/01/11 | 04/04/12 | 10/07/09 |
| PROXIMITY | | 4.2 miles NW | 13 miles SE | 14.8 miles SE | 4 lots NE |
| SALE PRICE | | \$ 471,772 | \$ 760,000 | \$ 282,660 | \$ 325,000 |
| FINANCING | | Cash | Cash Equival | Cash Equival | Conventional |
| SIZE/SQ FT | 209,284 SF | 269,636 SF | 239,580 SF | 92,458 SF | 130,680 SF |
| | <u>DESCRIPTION</u> | <u>DSCPTN ± ADJ</u> | <u>DSCPTN ± ADJ</u> | <u>DSCPTN ± ADJ</u> | <u>DSCPTN ± ADJ</u> |
| ADJ \$/SQ FT | | 1.75 | 3.17 | 3.06 | 2.49 |
| MARKET CONDITION | | - 06% | - 15% | - 08% | - 33% |
| ADJ \$/SQ FT | | 1.65 | 2.69 | 2.82 | 1.67 |
| FINANCING | | <u>nil</u> | <u>nil</u> | <u>nil</u> | <u>nil</u> |
| ADJ \$/SQ FT | | 1.65 | 2.69 | 2.82 | 1.67 |
| TIME ADJUST | | <u>nil</u> | <u>nil</u> | <u>nil</u> | <u>nil</u> |
| ADJ \$/SQ FT | | 1.65 | 2.69 | 2.82 | 1.67 |
| LOCATION | RAMSEY BUNKER/AZURITE | ELK RV GATEWAY RD | FRIDLEY - 10% HICKORY ST | BLAINE 103TH CT | RAMSEY SUNFISH LK BLVD |
| ADJ \$/SQ FT | | 1.65 | 2.42 | 2.26 | 1.67 |
| ZONING | E-1 | I-3 | M-4 | I-1 | E-1 |
| SIZE/SQ FT | 209,284 | 269,636 | 239,580 | 92,458 | 130,680 |
| UTILITY | AVERAGE | AVERAGE | AVERAGE | AVERAGE | AVERAGE |
| UTILITIES | ALL CITY | WELL/SEP + 25% | ALL CITY | ALL CITY | ALL CITY |
| APPEAL | AVERAGE | AVG/FR + 05% | AVERAGE | AVERAGE | AVERAGE |
| ADJUSTMENTS | | + 30% | nil | - 10% | - 05% |
| IND VAL/SQ FT | | 2.15 | 2.42 | 2.03 | 1.59 |

CORRELATION OF THE LAND SALES COMPARISON APPROACH

The subject property was compared to the preceding four land sales. These sale properties are considered to be the best available for comparison to the subject property and are considered to be an accurate reflection of the current demand for these types properties.

Comparable sales one and three are about equally most recent. Comparable sale two is least adjusted and most similar in size. Comparable sale three is most proximate but is the oldest sale.

The direction of adjustments is mixed; subject is bracketed. The range in price indicated by the forgoing adjustment analysis is from \$1.59 to \$2.42 per square foot. The midpoint of the range is \$2.01 per square foot and the average is \$2.05 per square foot. The median sale price is \$2.09 per square foot.

In consideration of the data presented and after analysis and adjustment of the previously reported comparable sales, we have estimated a value of \$2.00 per square foot of the land size for the subject property.

$$209,284 \text{ Sq Ft (Land Size)} \times \$2.00 \text{ (Value/Sq Ft)} = \$ 418,568$$

INDICATED VALUE BY DIRECT LAND COMPARISON APPROACH (ROUNDED) :

\$ 419,000

SECTION 29
RECONCILIATION AND FINAL VALUE ESTIMATE

| | |
|--|----------------------|
| Indicated Value of Subject by the Cost Approach | Not Estimated |
| Indicated Value of Subject by the Income Approach | Not Estimated |
| Indicated Value of Subject by the Direct Sales Comparison Approach | \$ 419,000 |

The Cost Approach will not be used to estimate value, because there are no structural improvements to the subject property. This appraisal is of the subject vacant land.

The Income Approach will not be used to estimate value, because vacant land is seldom purchased for income production.

The Direct Sales Comparison Approach is believed to offer a good indication of value since it reflects current decisions of buyers in the marketplace. All weight is placed on the direct sales comparison approach.

| | |
|-------------------------------------|-------------------|
| ESTIMATED VALUE OF SUBJECT PROPERTY | \$ 419,000 |
| ROUNDED | \$ 420,000 |

FIRREA STATEMENT

As per FIRREA bulletin #94-55, last updated June 7, 1994, the OCC, FRB, FDIC and OTS have agreed to reduce the original FIRREA supervisory appraisal standards from 14 to 5. The accompanying appraisal **does** meet or exceed the following FIRREA Standards:

1. Complies with Uniform Standards for Professional Appraisal Practice (USPAP).
2. Is sufficiently written and informative to support the institution's lending decision.
3. Analysis, deductions and/or discounts are appropriately discussed, when necessary.
4. Is based on the definition of Market Value as stated earlier in this appraisal.
5. This appraisal was performed by a State licensed or Certified appraiser.

MARK R. SCHWAB
Certified General Real Property Appraiser

Formal Education

| | |
|--|-------------------------|
| Hennepin Technical College (Appraisal) | Eden Prairie, Minnesota |
| Anoka Technical College (Electrician) | Anoka, Minnesota |
| Harding High School | Saint Paul, Minnesota |

Professional Education

| | | |
|---------------------------------------|------|---------------------------------|
| 14 th Annual Market Trends | 2012 | Appraisal Institute |
| 13 th Annual Market Trends | 2011 | Appraisal Institute |
| USPAP Update | 2011 | Appraisal Institute |
| Analyzing Tenant Credit Risk | 2011 | Appraisal Institute |
| Architectural Tour - Target Field | 2010 | Appraisal Institute |
| Appraising Distressed Comm. RE | 2009 | Appraisal Institute |
| Supporting Capitalization Rates | 2009 | Appraisal Institute |
| Subdivision Valuation | 2009 | Appraisal Institute |
| USPAP Update | 2009 | Appraisal Institute |
| RE Finance, Statistics & Valuation | 2008 | Appraisal Institute |
| Appraising for Alternate Use | 2008 | Appraisal Institute |
| Office Building Valuation | 2008 | Appraisal Institute |
| USPAP Update | 2007 | Appraisal Institute |
| USPAP Update | 2005 | Appraisal Institute |
| Subdivision Valuation | 2005 | Appraisal Institute |
| Evaluating Commercial Construction | 2005 | Appraisal Institute |
| 2004 Real Estate Trends | 2004 | Appraisal Institute |
| RE Investmt Analysis & Valuation I | 2004 | Appraisal Institute |
| RE Investmt Analysis & Valuation II | 2004 | Appraisal Institute |
| USPAP Update | 2003 | Appraisal Institute |
| DNR Appraisal Changes | 2002 | Department of Natural Resources |
| USPAP Update | 2002 | Prosource |
| Appraisal Consulting | 2002 | Appraisal Institute |
| Real Estate Trends | 2002 | Appraisal Institute |
| Damages: Assessment and Testimony | 2001 | McKissock Data Systems |
| Appraiser as Expert Witness | 2001 | McKissock Data Systems |
| 2001 USPAP Review | 2000 | Prosource |
| Investment & Financial Analysis | 2000 | Prosource |
| 2000 USPAP Review | 1999 | The Appraisal Foundation |
| Instructor Training | 1999 | The Appraisal Foundation |
| 1999 USPAP Standards & Ethics Update | 1998 | Prosource |
| Basic Financial Training | 1998 | Prosource |
| Independent Contractor or Employee? | 1998 | Prosource |
| Business Planning for Appraisal Prof | 1998 | Prosource |
| Office and Retail Appraisal | 1996 | Prosource |
| Advanced Yield Capitalization | 1996 | Prosource |
| URAR Report (1993 Rev) Seminar | 1994 | Prosource |
| Market Data by Abstraction, Part 2 | 1994 | MN Assoc of Prof Appraisers |
| Environmental Hazards | 1994 | MN Assoc of Prof Appraisers |
| Direct Capitalization, Part Two | 1994 | MN Assoc of Prof Appraisers |
| New Construction, Residential-1 | 1993 | MN Assoc of Prof Appraisers |
| Retail and Shopping Center Trends | 1993 | MN Assoc of Prof Appraisers |
| Minnesota DNR Lakeshore Sales | 1993 | MN Assoc of Prof Appraisers |
| Direct Capitalization, Part One | 1993 | MN Assoc of Prof Appraisers |
| Principals of Market Abstraction | 1993 | MN Assoc of Prof Appraisers |
| Standards of Professional Practice | 1992 | Hennepin Technical College |
| Residential Real Estate Appraisal | 1992 | Hennepin Technical College |
| Commercial Blueprint Readings | 1988 | Anoka Technical College |
| Residential Blueprint Reading | 1986 | Anoka Technical College |

Professional History

| | | |
|---------------------------------|--------------|------------------------|
| Real Estate Appraiser | 1994-Present | State of Minnesota |
| Real Estate Appraiser | 1998-2003 | Western Wisconsin |
| Real Estate Appraiser | 1992-1994 | East Central Minnesota |
| Electrical Inspector; Honeywell | 1979-1991 | Minneapolis, Minnesota |

Affiliations

Minnesota Association of Real Estate Appraisers
Minnesota Association of Professional Appraisers



Welcome to the Web site of

Anoka County

Minnesota

Property Account Summary

Current General Information

| | |
|--------------------------------|---|
| Property ID | 27-32-25-42-0015 |
| Situs Address | 14280 AZURITE ST NW , RAMSEY, MN 55303 |
| Property Description | LOT 1 BLOCK 1 SUNFISH LAKE BUSINESS PARK 4TH, SUBJ TO EASE OF REC |
| Last Sale Price | |
| Last Sale Date | |
| Last Sale Document Type | |
| Linked Property Group Position | |
| Status | Active |
| Abstract/Torrens | All Torrens |

Parties

| | |
|-------|----------------|
| Role | Name |
| Owner | RAMSEY CITY OF |

Document Recording Process Dates

| | |
|---|------------|
| Abstract Documents Have Been Recorded Through | 01/25/2013 |
| Abstract Documents Have Been Mailed Through | 01/25/2013 |
| Torrens Documents Have Been Recorded Through | 01/24/2013 |
| Torrens Documents Have Been Mailed Through | 01/24/2013 |

Active Certificates Of Title

| Type | Certificate Number | Certificate Date |
|---------------------------------------|--------------------|------------------|
| CRTST CERTIFICATE OF TITLE - STANDARD | 97074 | 10/22/2002 |
| CRTST CERTIFICATE OF TITLE - STANDARD | 113700 | 08/18/2008 |

Documents Recorded Within 30 Days Of "Recorded Through" Dates Above

| Type | Abstract/Torrens | Recorded Number | Recorded Date |
|--------------------|------------------|-----------------|---------------|
| No Documents Found | | | |

Property Characteristics

| | |
|----------|-------------------|
| Lot Size | SE300*699*280*763 |
|----------|-------------------|

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

| | |
|---------------------------------|------------------------------------|
| City Name | RAMSEY |
| School District Number and Name | ANOKA-HENNEPIN SCHOOL DISTRICT #11 |

Property Classification

| Tax Year | Classification |
|----------|----------------------|
| 2012 | 5E-Exempt Properties |
| 2011 | 5E-Exempt Properties |

Property Values

| Tax Year | Description | Amount |
|----------|---|---------|
| 2013 | Est Market (MKTTL) | 339,000 |
| 2013 | Taxable Market (TMTV) | 339,000 |
| 2013 | Market Value Prior to Hstd Excl. (TMVP) | 339,000 |
| 2013 | Est Market Land (MKLND) | 339,000 |
| 2012 | Market Value Prior to Hstd Excl. (TMVP) | 376,500 |
| 2012 | Taxable Market (TMTV) | 376,500 |

| | | |
|------|-----------------------|---------|
| 2012 | Est Market (MKTTL) | 376,500 |
| 2011 | Taxable Market (TMTV) | 395,900 |
| 2011 | Est Market (MKTTL) | 395,900 |

Tax Amounts for M1PR

| Tax Year | Description | Amount |
|----------|---|--------|
| 2012 | Total Tax Amounts - Before Payments | 0.00 |
| 2012 | Special Assessments (Included in Total) | 0.00 |

Payment History for Past Three Years

| Date Paid | Tax Year | Principal | Interests, Penalties and Costs | Amount Paid |
|--------------------------|----------|-----------|--------------------------------|-------------|
| No Payment Records Found | | | | |

No Charges are currently due.

Developed by Manatron, Inc.

@2010 All rights reserved.

Version 1.0.4367.23769

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 27
ADDRESS: 14280 AZURITE ST NW
PID: 273225420015
LEGAL: Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota
ACRES: 4.80
VALUATION: \$376,500
ZONING: E1 Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the north side of Azurite Street and the east side of Bunker Lake Boulevard. This property is zoned Employment District, it is surrounded by manufacturing, and is part of the Sunfish Lake Business Park. The City acquired the subject property from Waste Management in 1991.

WETLAND:

No reason to use property for wetland banking. There are no issues with stormwater/drainage that would make this property unusable; or, effect adjacent properties.



BACKGROUND:

Located in the Twin Cities Metro, the City of Ramsey enjoys many of the amenities of a large city while retaining the benefits of a small community.

EDA

Ramsey EDA
The primary objective of the Economic Development Commission is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey.

City of Ramsey

COMMUNITY PROFILE

Quick Facts

DEMOGRAPHICS:

- 2010 Population 23,668 (23% increase, #1 in Anoka)
- Median Household Income: 76,560
- Unemployment: 8.6%

LABOR MARKET:

- Labor Force: 14,577
- Over 10,000 peoples between ages 20-49 (over 50%)
- 2,000 manufacturing jobs in 2011 (30.5%)
- Over 600 existing businesses & non-profit organizations

EDUCATION:

- Over 50 universities located within 50 miles (Anoka Technical College)

UTILITIES:

- Electric Provider: Connexus Energy
- Gas Provider: CenterPoint Energy
- Water/Sewer: City of Ramsey

Source: Minnesota Department of Employment and Economic Development, 2012



Patrick Brama, Management Analyst

PHONE: 763-433-9903 EMAIL: pbrama@ci.ramsey.mn.us
ADDRESS: 7550 Sunwood Drive, Ramsey, MN 55303

Ramsey

Full Community Details (Ramsey, Minnesota)

| People | |
|--|--------|
| Population | 24,097 |
| Labor Force | 14,664 |
| Job Growth Rate | 25.04% |
| Unemployment Rate | 7.45% |
| Median Age | 34.32 |
| Labor Force | |
| Bachelors Degree or higher | 26.73% |
| High School Degree or higher | 94.35% |
| White Collar Workers | 51% |
| Blue Collar Workers | 48% |
| Universities in Community | 0 |
| Universities in Community + 50 miles | 53 |
| Community Colleges in Community | 1 |
| Community Colleges in Community + 50 miles | 12 |

| Budgets | |
|--|----------------|
| Household Expenditures (Average) | 64,639 |
| Household Income (Median) | 81,357 |
| Home Values | 233,600 |
| Transportation | |
| Commute Travel Time (minutes) | 29 |
| International Airports in Community | 0 |
| International Airports in Community + 50 miles | 1 |
| Domestic Airports in Community | 0 |
| Domestic Airports in Community + 50 miles | 1 |
| Distance to Interstate (miles) | 4 |
| Distance to Rail (miles) | In Community |
| Latitude | 45.2618587751 |
| Longitude | -93.4493853035 |

Overview

The City of Ramsey is a northwestern Twin Cities metropolitan city that has much to offer to businesses, residents and visitors. Ramsey is currently involved in developing an exciting transit oriented project called Ramsey Town Center that will include housing, commercial, office and mixed use elements. US Trunk Highway 10, which is the fastest growing corridor in the State of Minnesota and second fastest in the nation, runs through the heart of Ramsey and possesses great development potential. The City of Ramsey is bordered entirely on the south and east by the scenic beauty of the Mississippi and Rum Rivers. Many parks and an extensive trail system are readily accessible to residents, visitors and the workforce. Ramsey is an exciting community that has unlimited potential.

Population

| | |
|-------------|--------|
| 1990 Census | 12,408 |
| 2000 Census | 18,510 |

Electricity

| | |
|---------------|--|
| Provider Name | Connexus Energy |
| Phone | 763-323-2650 |
| Website | www.connexusenergy.com |
| Contact | Connexus Energy |
| Contact Phone | 763-323-2650 |

Natural Gas

| | |
|---------------|--|
| Provider Name | CenterPoint Energy Minnegasco |
| Phone | 612-372-4664 |
| Website | www.minnegasco.centerpointenergy.com |
| Contact | CenterPoint Energy |
| Contact Phone | 612-372-4664 |

Labor Force Report (Ramsey, Minnesota)

| | |
|-----------------------------|--------------|
| Total Establishments | 588 |
| Total Employees | 6,524 |

| Total Establishments by Size (2012) | | |
|-------------------------------------|-------|-------|
| | TOTAL | % |
| 1-4 Employees | 327 | 55.61 |
| 5-9 Employees | 111 | 18.88 |
| 10-19 Employees | 70 | 11.90 |
| 20-49 Employees | 53 | 9.01 |
| 50-99 Employees | 17 | 2.89 |
| 100-249 Employees | 7 | 1.19 |
| 250-499 Employees | 3 | 0.51 |
| 500-999 Employees | 0 | 0.00 |
| 1000+ Employees | 0 | 0.00 |

| Total Employees by Major SIC (2012) | | |
|---|-------|-------|
| | TOTAL | % |
| Agricultural, Forestry, Fishing (SIC Range 01-09) | 108 | 1.66 |
| Mining (SIC 10-14) | 0 | 0.00 |
| Construction (SIC 15-17) | 658 | 10.09 |
| Manufacturing (SIC 20-39) | 2,047 | 31.38 |
| Transportation and Communications (SIC 40-49) | 507 | 7.77 |
| Wholesale Trade (SIC 50-51) | 359 | 5.50 |
| Retail Trade (SIC 52-59) | 1,043 | 15.99 |
| Finance, Insurance And Real Estate (SIC 60-69) | 245 | 3.76 |
| Services (SIC 70-89) | 1,393 | 21.35 |
| Public Administration (SIC 90-98) | 143 | 2.19 |
| Unclassified (SIC 99) | 21 | 0.32 |

| Total Businesses by Establishment Type (2012) | | | Total Employees by Establishment Type (2012) | | |
|---|-------|-------|--|-------|-------|
| | TOTAL | % | | TOTAL | % |
| Agriculture, Forestry and Fishing | 2 | 0.34 | Agriculture, Forestry and Fishing | 51 | 0.78 |
| Agricultural Services | 18 | 3.06 | Agricultural Services | 57 | 0.87 |
| Coal and Ore Mining | 0 | 0.00 | Coal and Ore Mining | 0 | 0.00 |
| Oil and Gas | 0 | 0.00 | Oil and Gas | 0 | 0.00 |
| General Construction | 32 | 5.44 | General Construction | 164 | 2.51 |
| Heavy Construction | 67 | 11.39 | Heavy Construction | 494 | 7.57 |
| Food Manufacturing | 0 | 0.00 | Food Manufacturing | 0 | 0.00 |
| Tobacco Manufacturing | 0 | 0.00 | Tobacco Manufacturing | 0 | 0.00 |
| Textile Mills | 1 | 0.17 | Textile Mills | 5 | 0.08 |
| Apparel and Textile Manufacturing | 2 | 0.34 | Apparel and Textile Manufacturing | 2 | 0.03 |
| Lumber and Wood Production | 3 | 0.51 | Lumber and Wood Production | 60 | 0.92 |
| Furniture Manufacturing | 1 | 0.17 | Furniture Manufacturing | 10 | 0.15 |
| Paper Manufacturing | 3 | 0.51 | Paper Manufacturing | 114 | 1.75 |
| Printing and Publishing | 5 | 0.85 | Printing and Publishing | 29 | 0.44 |
| Chemicals | 0 | 0.00 | Chemicals | 0 | 0.00 |
| Petroleum Refining | 1 | 0.17 | Petroleum Refining | 5 | 0.08 |
| Rubber and Plastics | 2 | 0.34 | Rubber and Plastics | 60 | 0.92 |
| Leather Manufacturing | 0 | 0.00 | Leather Manufacturing | 0 | 0.00 |
| Stone, Glass, and Concrete | 0 | 0.00 | Stone, Glass, and Concrete | 0 | 0.00 |
| Metals Fabrication | 11 | 1.87 | Metals Fabrication | 201 | 3.08 |
| Machinery and Equipment Manufacturing | 47 | 7.99 | Machinery and Equipment Manufacturing | 1,561 | 23.93 |
| Transportation | 9 | 1.53 | Transportation | 49 | 0.75 |
| Travel Services | 1 | 0.17 | Travel Services | 2 | 0.03 |
| Transport Services | 1 | 0.17 | Transport Services | 2 | 0.03 |
| Communications | 3 | 0.51 | Communications | 23 | 0.35 |
| Utilities | 4 | 0.68 | Utilities | 431 | 6.61 |
| Durables Wholesale | 32 | 5.44 | Durables Wholesale | 238 | 3.65 |
| Non Durables Wholesale | 7 | 1.19 | Non Durables Wholesale | 121 | 1.85 |
| Building Materials, Hardware and Garden | 16 | 2.72 | Building Materials, Hardware and Garden | 113 | 1.73 |
| General Merchandise Stores | 4 | 0.68 | General Merchandise Stores | 6 | 0.09 |
| Food Markets | 3 | 0.51 | Food Markets | 76 | 1.16 |
| Convenience Stores | 5 | 0.85 | Convenience Stores | 86 | 1.32 |
| Other Food Stores | 1 | 0.17 | Other Food Stores | 2 | 0.03 |
| Auto Dealers and Gas Stations | 24 | 4.08 | Auto Dealers and Gas Stations | 183 | 2.81 |
| Clothing Stores | 3 | 0.51 | Clothing Stores | 13 | 0.20 |
| Furniture Stores | 8 | 1.36 | Furniture Stores | 86 | 1.32 |
| Home Furnishings | 4 | 0.68 | Home Furnishings | 27 | 0.41 |
| Electronics and Computer Stores | 3 | 0.51 | Electronics and Computer Stores | 8 | 0.12 |
| Music Stores | 0 | 0.00 | Music Stores | 0 | 0.00 |
| Restaurants | 11 | 1.87 | Restaurants | 184 | 2.82 |
| Other Food Service | 8 | 1.36 | Other Food Service | 122 | 1.87 |
| Bars | 0 | 0.00 | Bars | 0 | 0.00 |
| Drug Stores | 1 | 0.17 | Drug Stores | 4 | 0.06 |

| | | | | | |
|---------------------------------------|----|------|---------------------------------------|-----|------|
| Liquor Stores | 4 | 0.68 | Liquor Stores | 25 | 0.38 |
| Specialty Stores | 12 | 2.04 | Specialty Stores | 98 | 1.50 |
| Catalog and Direct Sales | 1 | 0.17 | Catalog and Direct Sales | 10 | 0.15 |
| Banks and Financial Institutions | 12 | 2.04 | Banks and Financial Institutions | 102 | 1.56 |
| Insurance Carriers | 0 | 0.00 | Insurance Carriers | 0 | 0.00 |
| Insurance Agents and Brokers | 11 | 1.87 | Insurance Agents and Brokers | 61 | 0.94 |
| Real Estate | 20 | 3.40 | Real Estate | 82 | 1.26 |
| Hotels and Lodging | 2 | 0.34 | Hotels and Lodging | 33 | 0.51 |
| Dry Cleaning and Laundry | 2 | 0.34 | Dry Cleaning and Laundry | 22 | 0.34 |
| Beauty and Barber Shops | 6 | 1.02 | Beauty and Barber Shops | 37 | 0.57 |
| Other Personal Service | 5 | 0.85 | Other Personal Service | 12 | 0.18 |
| Advertising | 1 | 0.17 | Advertising | 60 | 0.92 |
| Computer Services | 5 | 0.85 | Computer Services | 18 | 0.28 |
| Other Business Services | 33 | 5.61 | Other Business Services | 282 | 4.32 |
| Auto Repair/Services | 21 | 3.57 | Auto Repair/Services | 108 | 1.66 |
| Miscellaneous Repair Services | 11 | 1.87 | Miscellaneous Repair Services | 23 | 0.35 |
| Motion Pictures | 5 | 0.85 | Motion Pictures | 5 | 0.08 |
| Entertainment and Recreation Services | 9 | 1.53 | Entertainment and Recreation Services | 161 | 2.47 |
| Health and Medical Services | 18 | 3.06 | Health and Medical Services | 165 | 2.53 |
| Hospitals | 2 | 0.34 | Hospitals | 6 | 0.09 |
| Legal Services | 1 | 0.17 | Legal Services | 2 | 0.03 |
| Primary and Secondary Education | 3 | 0.51 | Primary and Secondary Education | 248 | 3.80 |
| Colleges and Universities | 0 | 0.00 | Colleges and Universities | 0 | 0.00 |
| Social Services | 2 | 0.34 | Social Services | 6 | 0.09 |
| Child Care Services | 6 | 1.02 | Child Care Services | 36 | 0.55 |
| Museums and Zoos | 1 | 0.17 | Museums and Zoos | 2 | 0.03 |
| Membership Organizations | 15 | 2.55 | Membership Organizations | 81 | 1.24 |
| Professional Services | 20 | 3.40 | Professional Services | 83 | 1.27 |
| Government | 5 | 0.85 | Government | 143 | 2.19 |
| Unclassified Establishments | 10 | 1.70 | Unclassified Establishments | 21 | 0.32 |

| Total Employees by Occupation (2012) | | |
|--|-------|-------|
| | TOTAL | % |
| Executive, Managers, and Administrators | 665 | 10.19 |
| Business and Financial Operations | 235 | 3.60 |
| Computer and Mathematical Occupations | 113 | 1.73 |
| Architecture and Engineering | 206 | 3.16 |
| Life/Physical/Social Science Occupations | 36 | 0.55 |
| Community and Social Services | 53 | 0.81 |
| Legal | 25 | 0.38 |
| Education/Training/Library | 231 | 3.54 |
| Health Diagnosing and Treating Practitioners | 78 | 1.20 |
| Health Technologists/Technicians | 37 | 0.57 |
| Healthcare Support | 42 | 0.64 |
| Protective Services | 50 | 0.77 |
| Food Preparation/Serving | 211 | 3.23 |
| Building and Grounds Maintenance | 230 | 3.53 |
| Personal Care and Service | 160 | 2.45 |
| Sales | 743 | 11.39 |
| Office and Administrative Support | 817 | 12.52 |
| Farming/Fishing/Forestry | 61 | 0.94 |
| Construction and Extraction | 535 | 8.20 |
| Installation/Maintenance and Repair Workers | 270 | 4.14 |
| Production Workers | 1,183 | 18.13 |
| Transportation Workers | 203 | 3.11 |
| Material Moving | 237 | 3.63 |

Source: Applied Geographic Solutions, 2012

Demographics Report (Ramsey, Minnesota)

| Population (2012) | |
|-------------------|--------|
| | TOTAL |
| Population (2012) | 24,097 |

| Sex (2012) | | |
|------------|--------|-------|
| | TOTAL | % |
| Male | 12,111 | 50.26 |
| Female | 11,986 | 49.74 |

| Age Distribution (2012) | | |
|-------------------------|-------|-------|
| | TOTAL | % |
| 0-4 | 1,752 | 7.27 |
| 5-9 | 1,825 | 7.57 |
| 10-19 | 3,812 | 15.82 |
| 20-29 | 2,867 | 11.9 |
| 30-39 | 3,437 | 14.26 |
| 40-49 | 3,839 | 15.93 |
| 50-59 | 3,395 | 14.09 |
| 60-64 | 1,341 | 5.57 |
| 65+ | 1,829 | 7.59 |

| Race Distribution (2012) | | |
|--------------------------|--------|-------|
| | TOTAL | % |
| White | 21,812 | 90.52 |
| Black | 748 | 3.1 |
| American Indian | 128 | .53 |
| Asian | 635 | 2.64 |
| Pacific Islander | 6 | .02 |
| Other | 30 | .12 |
| Multirace | 738 | 3.06 |
| Hispanic | 624 | 2.59 |

| Total Households (2012) | | |
|-------------------------|-------|------|
| | TOTAL | % |
| Households | 8,135 | |
| Families | 6,565 | 80.7 |

| Household Income Distribution (2012) | | |
|--------------------------------------|-------|-------|
| | TOTAL | % |
| <\$10 K | 80 | .98 |
| \$10-\$20K | 279 | 3.43 |
| \$20-\$30K | 246 | 3.02 |
| \$30-\$40K | 443 | 5.45 |
| \$40-\$50K | 583 | 7.17 |
| \$50-\$60K | 687 | 8.44 |
| \$60-\$75K | 1,139 | 14 |
| \$75-\$100K | 1,939 | 23.84 |
| > \$100K | 2,739 | 33.67 |

| Labor Force Status (2012) | | |
|---------------------------|--------|-------|
| | TOTAL | % |
| Labor Force | 14,664 | |
| Employed | 13,557 | 92.45 |
| Unemployed | 1,093 | 7.45 |
| In Armed Forces | 14 | |
| Not In Labor Force | 3,518 | |

| Total Number of Housing (2012) | | |
|--------------------------------|-------|-------|
| | TOTAL | % |
| Total Dwellings | 8,399 | |
| Owner-Occupied Dwellings | 7,382 | 90.74 |
| Renter-Occupied Dwellings | 753 | 9.26 |
| Housing Units Occupied | 8,135 | 96.86 |

| Population (2017) | |
|-------------------|--------|
| | TOTAL |
| Population (2017) | 25,047 |

| Sex (2017) | | |
|------------|--------|-------|
| | TOTAL | % |
| Male | 12,567 | 50.17 |
| Female | 12,480 | 49.83 |

| Age Distribution (2017) | | |
|-------------------------|-------|-------|
| | TOTAL | % |
| 0-4 | 1,764 | 7.04 |
| 5-9 | 1,755 | 7.01 |
| 10-19 | 3,779 | 15.09 |
| 20-29 | 3,275 | 13.08 |
| 30-39 | 3,286 | 13.12 |
| 40-49 | 3,462 | 13.82 |
| 50-59 | 3,673 | 14.66 |
| 60-64 | 1,627 | 6.5 |
| 65+ | 2,426 | 9.69 |

| Race Distribution (2017) | | |
|--------------------------|--------|-------|
| | TOTAL | % |
| White | 21,931 | 87.56 |
| Black | 951 | 3.8 |
| American Indian | 179 | .71 |
| Asian | 769 | 3.07 |
| Pacific Islander | 6 | .02 |
| Other | 44 | .18 |
| Multirace | 1,167 | 4.66 |
| Hispanic | 750 | 2.99 |

| Total Households (2017) | | |
|-------------------------|-------|------|
| | TOTAL | % |
| Households | 8,368 | |
| Families | 6,745 | 80.6 |

| Household Income Distribution (2017) | | |
|--------------------------------------|-------|-------|
| | TOTAL | % |
| <\$10 K | 77 | .92 |
| \$10-\$20K | 221 | 2.64 |
| \$20-\$30K | 262 | 3.13 |
| \$30-\$40K | 361 | 4.31 |
| \$40-\$50K | 429 | 5.13 |
| \$50-\$60K | 536 | 6.41 |
| \$60-\$75K | 914 | 10.92 |
| \$75-\$100K | 1,907 | 22.79 |
| > \$100K | 3,661 | 43.75 |

| Labor Force Status (2017) | | |
|---------------------------|--------|-------|
| | TOTAL | % |
| Labor Force | 15,551 | |
| Employed | 14,670 | 94.33 |
| Unemployed | 865 | 5.56 |
| In Armed Forces | 16 | |
| Not In Labor Force | 3,700 | |

| Total Number of Housing (2017) | | |
|--------------------------------|-------|-------|
| | TOTAL | % |
| Total Dwellings | 8,617 | |
| Owner-Occupied Dwellings | 7,452 | 89.05 |
| Renter-Occupied Dwellings | 916 | 10.95 |
| Housing Units Occupied | 8,368 | 97.11 |

| Education Attainment (2012) | | |
|-----------------------------|--------|-------|
| | TOTAL | % |
| Population Age 25+ | 15,300 | |
| < Grade 9 | 389 | 2.54 |
| Grade 9-12 | 476 | 3.11 |
| High School | 4,164 | 27.22 |
| Some College | 4,144 | 27.08 |
| Assoc Degree | 2,038 | 13.32 |
| Bach Degree | 3,127 | 20.44 |
| Grad Degree | 962 | 6.29 |

| Education Attainment (2017) | | |
|-----------------------------|--------|-------|
| | TOTAL | % |
| Population Age 25+ | 16,020 | |
| < Gr 9 | 409 | 2.55 |
| Gr 9-12 | 500 | 3.12 |
| High School | 4,368 | 27.27 |
| Some College | 4,343 | 27.11 |
| Assoc Degree | 2,137 | 13.34 |
| Bach Degree | 3,259 | 20.34 |
| Grad Degree | 1,004 | 6.27 |

| Size of Household (2012) | | |
|--------------------------|-------|-------|
| | TOTAL | % |
| 1 Person | 1,122 | 13.79 |
| 2 Person | 2,701 | 33.2 |
| 3 Person | 1,560 | 19.18 |
| 4 Person | 1,644 | 20.21 |
| 5 Person | 726 | 8.92 |
| 6+ Person | 245 | 3.01 |

| Size of Household (2017) | | |
|--------------------------|-------|-------|
| | TOTAL | % |
| 1 Person | 1,159 | 13.85 |
| 2 Person | 2,784 | 33.27 |
| 3 Person | 1,604 | 19.17 |
| 4 Person | 1,686 | 20.15 |
| 5 Person | 744 | 8.89 |
| 6+ Person | 245 | 2.93 |

Source: Applied Geographic Solutions, 2012

Consumer Spending Report (Ramsey, Minnesota)

| Consumer Expenditures (2012) | | |
|--|---------------|-----------|
| \$ PER HOUSEHOLD | TOTAL \$000'S | |
| Apparel | | |
| Totals: | \$3,081 | \$25,069 |
| Men's Apparel | \$592 | \$4,824 |
| Boys' Apparel | \$149 | \$1,213 |
| Women's Apparel | \$1,015 | \$8,258 |
| Girls' Apparel | \$209 | \$1,703 |
| Infants Apparel | \$139 | \$1,138 |
| Footwear | \$473 | \$3,848 |
| Apparel Services and Accessories | \$502 | \$4,086 |
| Education | | |
| Totals: | \$1,607 | \$13,079 |
| Books And Supplies | \$225 | \$1,838 |
| Tuition | \$1,381 | \$11,240 |
| Entertainment | | |
| Totals: | \$3,661 | \$29,786 |
| Fees And Admissions | \$987 | \$8,037 |
| Video And Audio Equipment | \$1,229 | \$10,004 |
| Recreational Equipment And Supplies | \$1,443 | \$11,745 |
| Food and Beverages | | |
| Totals: | \$9,692 | \$78,847 |
| Food At Home | \$4,895 | \$39,822 |
| Food Away From Home | \$4,042 | \$32,889 |
| Alcoholic Beverages | \$754 | \$6,136 |
| Health Care | | |
| Totals: | \$3,771 | \$30,680 |
| Health Care Insurance | \$1,821 | \$14,814 |
| Health Care Services | \$907 | \$7,385 |
| Health Care Supplies And Equipment | \$1,042 | \$8,482 |
| Household Furnishings | | |
| Totals: | \$2,982 | \$24,259 |
| Household Textiles | \$206 | \$1,677 |
| Furniture | \$824 | \$6,704 |
| Floor Coverings | \$106 | \$867 |
| Major Appliances | \$333 | \$2,713 |
| Housewares And Small Appliances | \$1,511 | \$12,298 |
| Shelter | | |
| Totals: | \$12,502 | \$101,709 |
| Mortgage Interest | \$5,404 | \$43,968 |
| Property Taxes | \$2,289 | \$18,627 |
| Miscellaneous Owned Dwelling Costs | \$1,730 | \$14,080 |
| Rental Costs | \$2,297 | \$18,687 |
| Other Lodging | \$780 | \$6,347 |
| Household Operations | | |
| Totals: | \$2,415 | \$19,646 |
| Babysitting And Elderly Care | \$564 | \$4,593 |
| Household Services | \$434 | \$3,534 |
| Alimony And Child Support | \$344 | \$2,802 |
| Household Supplies | \$1,071 | \$8,717 |
| Miscellaneous Expenses | | |
| Totals: | \$1,055 | \$8,588 |
| Legal And Accounting | \$127 | \$1,039 |
| Funeral And Cemetery | \$117 | \$953 |
| Finance Charges Excluding Mortgage And Vehicle | \$680 | \$5,534 |
| Other Miscellaneous Expenses | \$130 | \$1,063 |

| Consumer Expenditures (2012), Cont'd | | |
|--|---------------|-----------|
| \$ PER HOUSEHOLD | TOTAL \$000'S | |
| Personal Care | | |
| Totals: | \$932 | \$7,585 |
| Hair Care | \$71 | \$586 |
| Electric Personal Care Appliances | \$18 | \$150 |
| Personal Care Services | \$624 | \$5,080 |
| Personal Care Products | \$217 | \$1,769 |
| Reading | | |
| Totals: | \$210 | \$1,716 |
| Newspapers | \$90 | \$735 |
| Magazines | \$43 | \$352 |
| Books | \$77 | \$629 |
| Tobacco | | |
| Totals: | \$379 | \$3,088 |
| Cigarettes | \$341 | \$2,779 |
| Other Tobacco Products | \$38 | \$309 |
| Transportation | | |
| Totals: | \$13,150 | \$106,980 |
| New Vehicle Purchase | \$3,586 | \$29,173 |
| Used Vehicle Purchase | \$1,992 | \$16,206 |
| Motorcycles (New And Used) | \$99 | \$806 |
| Vehicle Finance Charges | \$632 | \$5,141 |
| Gasoline And Oil | \$2,878 | \$23,418 |
| Vehicle Repair And Maintenance | \$1,002 | \$8,156 |
| Vehicle Insurance | \$1,456 | \$11,847 |
| Public Transportation | \$754 | \$6,141 |
| Other Transportation Costs | \$748 | \$6,092 |
| Utilities | | |
| Totals: | \$4,322 | \$35,160 |
| Natural Gas | \$607 | \$4,942 |
| Electricity | \$1,559 | \$12,686 |
| Fuel Oil And Other Fuels | \$164 | \$1,342 |
| Telephone Service | \$1,481 | \$12,054 |
| Other Utilities | \$508 | \$4,137 |
| Gifts | | |
| Totals: | \$1,753 | \$14,261 |
| Gifts Of Apparel | \$348 | \$2,836 |
| Gifts Of Apparel Accessories | \$43 | \$353 |
| Gifts Of Education | \$351 | \$2,856 |
| Gifts Of Recreation | \$119 | \$969 |
| Gifts Of Food And Beverages | \$164 | \$1,338 |
| Gifts Of Household Furnishings And Equipment | \$286 | \$2,330 |
| Gifts Of Household | \$73 | \$598 |
| Gifts Of Transportation | \$96 | \$788 |
| Gifts Elsewhere Unspecified | \$269 | \$2,193 |
| Personal Insurance | | |
| | \$685 | \$5,574 |
| Contributions | | |
| | \$2,435 | \$19,813 |

Source: Applied Geographic Solutions, 2012



Mark Schwab <mrsinc55@gmail.com>

Restricted appraisal order

1 message

Patrick Brama <pbrama@ci.ramsey.mn.us>
To: "Mrsinc55@gmail.com" <Mrsinc55@gmail.com>

Tue, Jan 22, 2013 at 5:27 PM

Mark,

Per our phone conversation--

We are a "go" for a restricted appraisal on the City owned commercial property in Ramsey. The City was quoted \$1,200 dollars, and is expecting a reply in the next 3-4 weeks.

I sent the specs in a different email, located off Azurite, 4.8 acres (about).

Thanks,

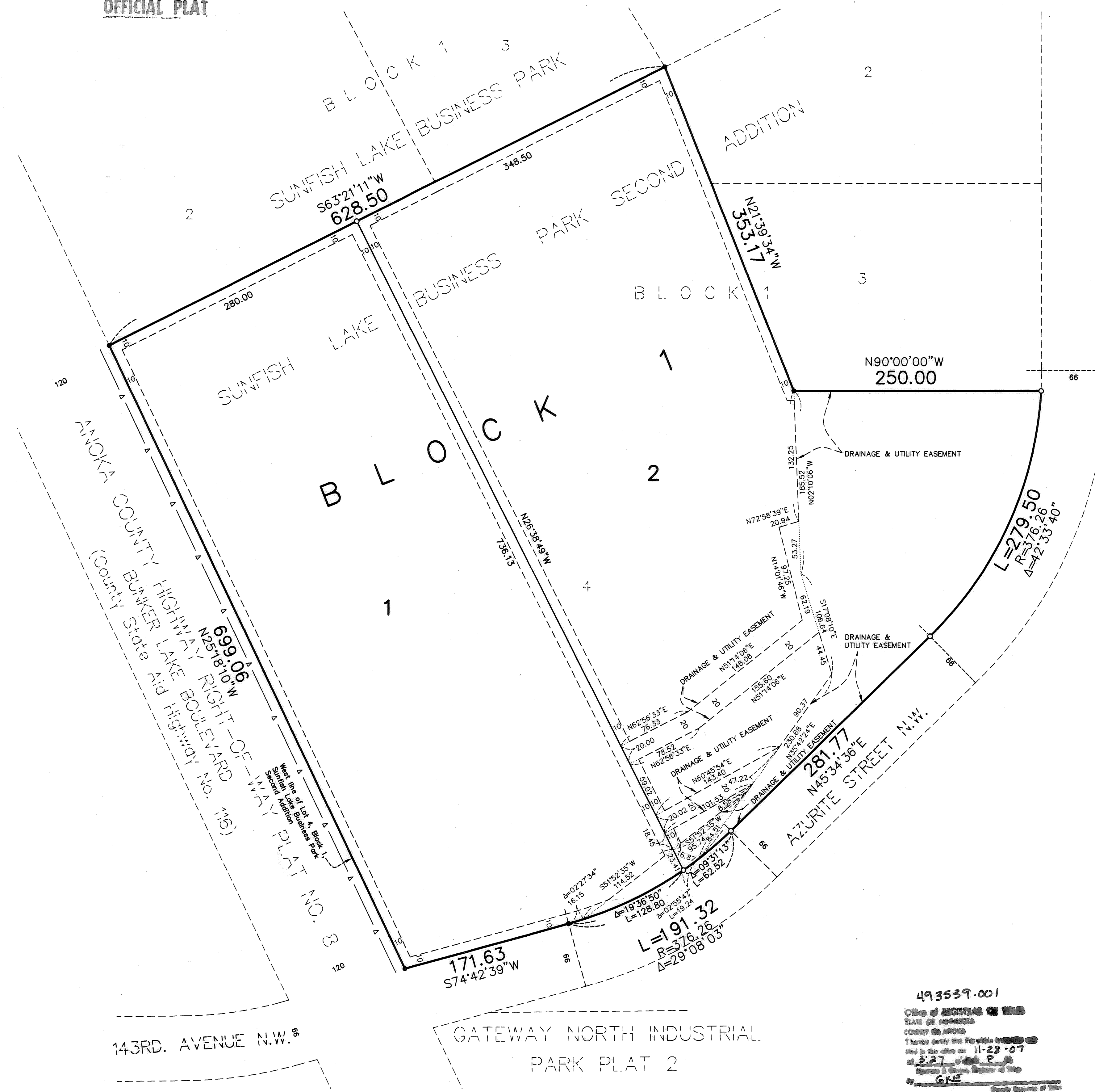
Patrick Brama
City of Ramsey
[763-433-9903](tel:763-433-9903)
Sent from my iPhone

SUNFISH LAKE BUSINESS PARK FOURTH ADDITION

Bk 21 of Toms Pa 5

CITY OF RAMSEY
COUNTY OF ANOKA
SECTION 27, T. 32, R. 25

OFFICIAL PLAT



KNOW ALL PERSONS BY THESE PRESENTS that the City of Ramsey, a Minnesota Municipal Corporation, fee owner of the following described property situated in the County of Anoka, State of Minnesota, to wit:

Lot 4, Block 1, SUNFISH LAKE BUSINESS PARK SECOND ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as SUNFISH LAKE BUSINESS PARK FOURTH ADDITION and does hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat. Also dedicating the right of access onto County State Aid Highway No. 116 to the County of Anoka as shown on this plat. In witness whereof said City of Ramsey, a Minnesota Municipal Corporation, has caused these presents to be signed by its Mayor and City Clerk, and its corporate seal to be hereunto affixed this 28th day of NOVEMBER, 2007.

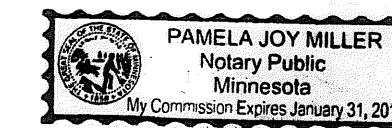
CITY OF RAMSEY

Thomas Gamec
Thomas Gamec as Mayor

JoAnn M. Thieling
JoAnn M. Thieling as City Clerk

STATE OF MINNESOTA, COUNTY OF Anoka

The foregoing instrument was acknowledged before me this 28th day of NOVEMBER, 2007 by Thomas Gamec, as Mayor, and JoAnn M. Thieling, as City Clerk of the City of Ramsey, a Minnesota Municipal Corporation, on behalf of the Municipal Corporation.



Pamela Joy Miller
Notary Public, Minnesota
My Commission Expires January 31, 2010.

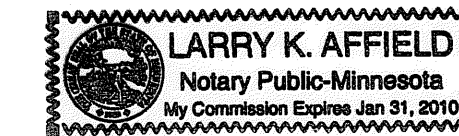
I hereby certify that I surveyed and platted or directly supervised the surveying and plating of the land described on this plat as SUNFISH LAKE BUSINESS PARK FOURTH ADDITION; this plat is a correct representation of the boundary survey; all mathematical data and labels are correctly designated; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet lands as of this date, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled; and all public ways are shown and labeled.

Charles R. Christopherson
Charles R. Christopherson, Land Surveyor
Minnesota Registration No. 18420

STATE OF MINNESOTA, COUNTY OF ANOKA

The foregoing instrument was acknowledged before me this 26th day of NOVEMBER, 2007 by Charles R. Christopherson, Land Surveyor.

Larry K. Affield
Notary Public, Minnesota
My Commission Expires January 31, 2010.



CITY OF RAMSEY

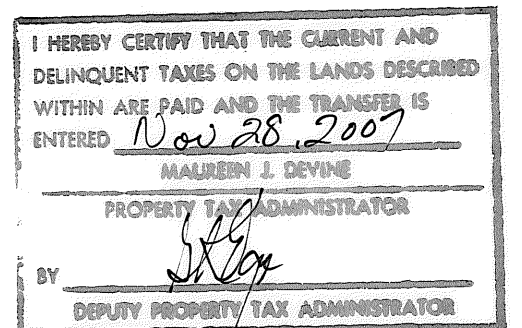
We hereby certify that the City Council of Ramsey, Anoka County, Minnesota, duly accepted and approved the plat of SUNFISH LAKE BUSINESS PARK FOURTH ADDITION at a regular meeting thereof held this 13th day of NOVEMBER, 2007. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minn. Statutes, Section 505.03, Subd 2.

Thomas Gamec
Thomas Gamec, as Mayor

JoAnn M. Thieling
JoAnn M. Thieling, as City Clerk

This plat of SUNFISH LAKE BUSINESS PARK FOURTH ADDITION was checked and approved by me this 28th day of NOVEMBER, 2007.

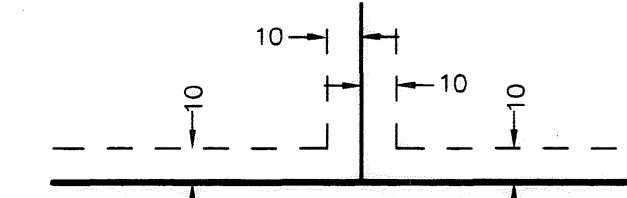
Larry Holm
Larry Holm, Anoka County Surveyor



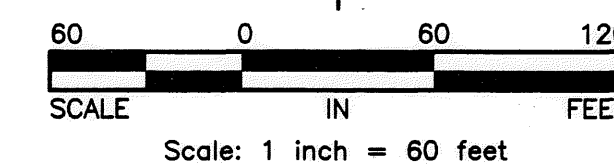
For the purposes of this plat the west line of Lot 4, Block 1, SUNFISH LAKE BUSINESS PARK SECOND ADDITION is assumed to bear North 25°18'10" West.

- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- Denotes iron monument found
- Δ - Denotes right of access dedicated to the County of Anoka

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 10 feet in width and adjoining lot lines and street lines unless otherwise shown on the plat.



493539.001
City of Ramsey, Minnesota
STATE OF MINNESOTA
COUNTY OF ANOKA
I hereby certify that the above plat was filed in the office of the County Clerk of Ramsey, Minnesota, on this 11-28-07 at 3:27 P.M.
Notary Public
GMS

\$56.00



493539.001



Record ID 1873794

THIS DOCUMENT NUMBER REPRESENTS A PLAT

MUNICIPALITY: Ramsey CERTIFIED BY: gje ON _____

MAP # 3798 PLAT BOOK: 21 OF Turns PAGE 5

DOC. DATE: 11/28/07 NO. OF PAGES: 1 TRACT BOOK: _____ PAGE _____

PLAT SHORT NAME: Sunfish Lake Business Park 4

LONG NAME: Sunfish Lake Business Park 4 Youth Addition

| A/T | PARENT PINS | RES | GRANTORS (Fees, C/Ps, Mortgagees) |
|-----|------------------|-----|--------------------------------------|
| T | 27 32 25 42 0013 | N | Ramsey City of |
| | | | |
| | | | |
| | | | |

FILED BY: Kate Reg. Abstractors PHONE: 763 427 3012

TAXPAYER NAME: Ramsey City of

ADDRESS: 7550 Sunwood Dr

CITY: Ramsey STATE: MN ZIP: 55303

NEW PARCELS

| LOT | BLOCK | LOT | BLOCK | LOT | BLOCK |
|-----|-------|-----|-------|-----|-------|
| 1 | 1 | | | | |
| 2 | | | | | |
| | | | | | |
| | | | | | |

| | |
|--|-----------------|
| DELQ & CURRENT TAXES ARE PAID: _____ INITIALS: <u>gje</u> DATE: <u>11/28/07</u> | DIV. NO.: _____ |
|--|-----------------|

ANOKA COUNTY MINNESOTA

Document No.: 493539.001 TORRENS

I hereby certify that the within instrument was filed in this
office for record on: 11/28/2007 3:27:00 PM

Fees/Taxes In the Amount of: \$56.00

MAUREEN J. DEVINE

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

GKE, Deputy

Record ID: 1873794