

# **CLOSED LANDFILL USE PLAN**

## **ANOKA-RAMSEY LANDFILL**

OCTOBER 28, 2014

**Minnesota Pollution  
Control Agency**



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**CLOSED LANDFILL USE PLAN**  
**ANOKA-RAMSEY LANDFILL**

**INTRODUCTION**

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In 1994, the Minnesota Legislature adopted the Landfill Cleanup Act (LCA) (Minn. Stat. 115B.39 - 115B.45) which created the Closed Landfill Program (CLP). Under the CLP, the Minnesota Pollution Control Agency (MPCA) is responsible for the cleanup and long term care of 112 closed, municipal, solid waste landfills throughout the State.

The mission of the CLP is to manage the risk to public health and the environment that is associated with these landfills. Landfill gas migration and groundwater contamination can be serious issues at some landfills. These problems can pose a threat to the health and safety of those living or occupying land nearby. In addition, chemicals leaching from landfills can degrade groundwater and surface water resources surrounding them. The MPCA addresses the risk to public health and the environment at the closed landfills by undertaking cleanup actions, operating and maintaining remediation systems (engineered covers, gas-collection and groundwater-treatment systems) and by monitoring groundwater, surface water, and landfill gas.

The risk to public health and safety is also mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. Minnesota Statutes 115B.412, Subd. 9 of the LCA requires the MPCA to develop a Land Use Plan for each of these landfills and for local government units (LGUs) to make their local land use plans consistent with the MPCA's plan for the site. Minnesota Statutes 115B.412, Subd. 4 requires the MPCA to provide LGUs certain information about the landfill and to incorporate this information in to their local land use planning. These statutes are provided in Appendix A.

The MPCA considers these statutory requirements, when put together, as a Closed Landfill Use Plan (CLUP). The purpose, then, for preparing a CLUP for each landfill is to:

- protect the integrity of the landfill's remediation and monitoring systems;
- protect human health and public safety at each landfill; and
- accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

To meet the requirements of subdivision 9 of the statute, LGUs that have land-use authority must make their land-use plans for the landfill consistent with the MPCA's plan for future use of, and obligations for, the facility. One way to accomplish this is for LGUs to make certain that their land-use designations and/or zoning ordinances are compatible with the MPCA's future responsibilities and uses for the Land Management Area. To meet the requirements of subdivision 4 of the statute, LGUs must consider the information about the landfill's contamination and methane gas migration in its land-use planning and also make this information available to those that want to develop the affected property. Also, LGUs may wish to adopt certain land-use controls in order to better protect public health and safety.

## **SITE LOCATION AND DESCRIPTION**

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The Anoka-Ramsey Landfill (Landfill) is located in the city limits of Ramsey (City), Anoka County, Minnesota (Appendix B). A landfill's Land Management Area (LMA) includes the property described in the Landfill Cleanup Agreement between the MPCA and the landfill owner/operator, and may include adjacent property that contains waste, adjacent buffer property (land acquired for the purpose of restricting use by the public due to landfill gas or groundwater concerns), and adjacent property where response action equipment is located. At a minimum, the LMA will be comprised of the property in the Landfill Cleanup Agreement. In addition, the LMA is the property that is subject to Minnesota Statutes 115B.412, Subd. 9 of the LCA that requires the MPCA to develop a Land Use Plan for the landfill and with which the LGU's land use plan must be consistent. The LMA for the Landfill consists of 267 acres described in the Landfill Cleanup Agreement, additional parcels of land purchased by the MPCA and lands sold through friendly condemnations are shown in Appendix C.

The Landfill was operated as a dump from 1967 until it was permitted in 1972 and closed in 1993. The waste footprint is about 65 acres. The MPCA took over responsibility for the Landfill in 1997 when the MPCA and Waste Management signed the Landfill Cleanup Agreement and the MPCA issued the Notice of Compliance. The LMA is currently owned by the MPCA.

## **GROUNDWATER AND METHANE GAS AREAS OF CONCERN**

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### Groundwater Area of Concern

The Groundwater Area of Concern (GWAOC) is defined as the area of land surrounding a landfill where the presence of activities that require the use of groundwater may be impacted or precluded by contamination from the landfill, or may cause the groundwater flow direction to change thereby impacting the user or others nearby. The GWAOC is used to inform the public about the current and potential risks to users of groundwater contaminated by the landfill. In most circumstances this area is not equidistant around the site. The GWAOC is shown in Appendix D.

The groundwater environmental monitoring system consists of approximately 104 wells. The groundwater contamination is in the Upper Sand that is part of the Anoka sand plain aquifer. There is also groundwater contamination in a glacial channel where the Grantsburg Till (that lies below the Upper Sand) is eroded and the Upper and Lower Sand are connected. Contaminants in groundwater that exceed drinking water standards include vinyl chloride, 1,2- dichloroethane and manganese.

The groundwater plume is shown in two dimensions but extends to a depth of 100 feet below the ground surface. The area of concern extends east 1065 feet beyond the plume boundary to include parcels that are not on city water because there may be shallow ground water flow towards Sunfish Lake. The area of concern extends to the southeast 1,614 feet beyond the plume boundary because there are parcels in this direction that are not on municipal water and regional flow in the shallow groundwater is to the southeast. Private wells to the east and southeast are protected by the Anoka Municipal Regional Landfill groundwater extraction system and by the geology of the bedrock aquifer. In addition, flow in the bedrock aquifer is to the south and southwest from the waste footprint. These

wells will be periodically sampled to verify that the Tunnel City Group bedrock aquifer is still contaminant free.

### Methane Gas Area of Concern

The Methane Gas Area of Concern (MGAOC) is defined as the area of land surrounding a landfill waste footprint where the presence of certain activities, such as construction of enclosed structures, may be impacted or precluded by subsurface migration of methane gas. Methane gas is an odorless gas produced when municipal solid waste decomposes, and can be explosive in confined spaces such as basements when mixed in air. The MGAOC is used to inform the public about the risks to current and future land owners regarding certain uses they may want to consider. The MGAOC is shown in Appendix E.

Soils in the vicinity of the Anoka/Ramsey Landfill are generally coarse sands. Depth to the groundwater table is approximately 20 feet below ground surface. The landfill waste footprint is approximately 65 acres and contains approximately 5,700,000 cubic yards of waste. A low permeability cover system is in place. The closest residences are located greater than 300 feet from the waste footprint

The cover system has 43 vertical gas extraction wells connected to an enclosed blower/flare unit. All 16 gas monitoring probes located around the landfill perimeter have had zero percent methane measured in them for more than 5 years, indicating that there likely is no gas migrating off the property. An investigation of the waste quality conducted in 2011 found the waste to be very dry, confirming that the lower gas generation rate being extracted by the flare system was not due to fouled gas wells, but rather a slower degradation rate due to lack of moisture.

Based on the large mass of waste present, the highly permeable soils in the area, the potential for an extended shutdown of the gas extraction system due to unforeseen circumstances, the dry waste present, and recognizing the potential for gas to migrate under seasonal low permeable (frozen) conditions, the MGAOC is revised down from the previous estimate to extend 250 feet beyond the waste footprint.

It is important to note that these Areas of Concern can change over time. Therefore, updated information will be provided to the City when the existing information becomes obsolete or misleading.

### **CURRENT ZONING FOR THE LMA**

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As listed on the City's Official Zoning Proposed Map updated March 2011, the portion of the LMA containing the waste footprint is zoned Public/Quasi-Public. The intent of this district is to provide for public and private recreational uses, government buildings and facilities, and schools. Two parcels south of the waste footprint, but within the LMA are zoned E-2 Employment District. The intent of this district is to provide for the mix of typically large volumes of bulk commercial goods and services, wholesale or warehouse activities and limited retail activities. Three parcels on the east side of the LMA are zoned R-2 Multiple Family Districts. The intent of this district is to accommodate duplexes, townhomes, townhomes, or multifamily units at a maximum density of seven units per acre and a minimum density of three units per acres. Lastly, seven parcels on the west side, within the LMA are zoned 2030 MUSA

R-1 Residential. The intent of this district is to accommodate single-family dwelling units on suitable land with the Metropolitan Urban Service Area at a maximum net density of three units per acres or four units per acres through the use of Planned Unit Development (PUD).

#### **DECLARATION OF RESTRICTIONS AND COVENANTS**

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The LCA was signed by Waste Management and the MPCA, and was filed with the Anoka County Recorder on March 11, 1998 as document no. 1326786 (abstract) and 308557 (Torrens), item K. *Restrictive Covenant*, which runs with the LMA land, prohibits:

- constructing any structure on the LMA without the written approval of the Commissioner of the MPCA; and
- installing any drinking water wells on the LMA without the prior written approval of the Commissioners of both the MPCA and the Minnesota Department of Health (MDH).

LCA Attachment K *Declaration of Restrictions and Covenants* was signed by Waste Management and the MPCA, and was filed with the Anoka County Recorder on March 11, 1998 as document no. 1326784 (abstract) and 308555 (Torrens). The Declaration, which runs with the land, prohibits:

- installing any drinking water wells without the prior written approval of the Commissioner of the MPCA and the MDH as identified in LCA Attachment J – *Property to be subjected to restrictive covenants*.

#### **STATE BOND FINANCED PROPERTY**

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The MPCA used proceeds from the sale of State general obligation bonds for capital costs of environmental response actions that MPCA undertook at the Landfill. As a result of this expenditure of State bond proceeds, the publicly owned property where the environmental response actions were taken became “State Bond Financed Property” as that term is defined by Minn. Stat. § 16A.695. As the owner this State Bond Financed Property, the MPCA is subject to the requirements of Minn. Stat. § 16A.695 and any orders or rules adopted by the Commissioner of Minnesota Management and Budget (MMB) under that statute.

Minn. Stat. § 16A.695 and the MMB Commissioner’s Fourth Amended Order Relating to the Use and Sale of State Bond Financed Property (the Order) impose certain requirements on any sale, mortgage, or other disposition of State Bond Financed Property, or any lease or contract for the use or management of the property entered into by the MPCA Commissioner. The statutory requirements include, but are not limited to, obtaining the approval of the Commissioner of MMB before the MPCA Commissioner enters into any such transaction (sale, lease, etc.) with respect to the property.

In order to assure that the requirements of Minn. Stat. § 16A.695 and the Order are carried out with respect to all State Bond Financed Property, the MMB Commissioner requires that a Declaration be recorded on the property records indicating that any sale of the property may be subject to the MMB

Commissioner's approval. Several Declarations, pertaining to the LMA property, will be signed by the MPCA and filed with the Anoka County Recorder in the near future.

### **MPCA'S LAND USE PLAN FOR THE LMA**

The MPCA's first and foremost responsibility regarding the Landfill is to manage the risk to public health and safety. It does this by taking response actions, maintaining the Landfill, and working with local governments to assure land use is commensurate with landfill conditions and MPCA's obligations on the LMA, as well as the conditions on the affected land off the LMA. Therefore, land uses associated with the MPCA's obligation to protect public health and safety take precedence over other possible land uses.

The MPCA has identified land uses for the LMA. It has done so by considering the methane gas and groundwater areas of concern, the types and locations of response actions and associated equipment, the amount of the LMA occupied by landfill waste, and local land-use desires. The land uses on either the entire LMA or portions thereof that are acceptable to the MPCA are:

- Closed Landfill Management;
- Solar Energy Farm; and
- Open Space

Appendices F through H show where these uses would be allowed within the LMA.

Closed Landfill Management is the use associated with the MPCA's responsibility and obligation to take necessary response actions on the property as provided in Minn. Stat. §§ 115B.39-43.

### **DISCUSSION / CONCLUSIONS**

#### Land Uses on the LMA

Minn. Stat. § 115B.412, Subd. 9 requires all local land-use plans be consistent with the MPCA's land-use plan for the LMA. The MPCA's future obligations for the LMA conflict with the current local land-use plans. The MPCA believes that most of the uses within the current zoning for the LMA are not compatible with the MPCA's future responsibilities for the site as well as the risks associated with the Landfill. As a result, the MPCA recommends that the City adopt a new zoning district and ordinance for the LMA. The MPCA recommends the City adopt a zoning district called Closed Landfill Restricted (CLR) with an ordinance similar in form to the one included in Appendix I.

The new zoning, however, should reflect the land uses identified above – Closed Landfill Management, Solar Energy Farm and Open Space as shown in Appendices F through H. The City may want to consider Closed Landfill Management as a permitted use over the entire LMA and Open Space as permitted uses in specific locations as shown in Appendix H. Solar Energy Farm could be considered a conditional use (conditioned upon location and plans approved by the MPCA and the City) where shown in Appendix G.

Regardless of future land use on the LMA, the provisions within the Declaration of Restrictions and Covenants recorded against the property prohibit the construction of structures without prior written approval of the MPCA, and the installation of drinking water wells without prior written approval of the MPCA and Minnesota Department of Health (MDH).

#### Affected Property off the LMA

Minn. Stat. § 115B.412, Subd. 4(b) requires local units of government to incorporate information about the landfill and associated groundwater contamination and landfill gas migration into any land-use plans and to notify persons applying for a permit to develop affected property of the existence of this information and, on request, to provide them with the information.

Certain land-use controls pertinent to groundwater use and well construction within the GWAOC currently exist to protect public health and safety. First, Minn. Rules Chapter 4725.4450, subp. 1 requires that a water supply well cannot be constructed within 300 feet of the Landfill. Second, the MDH has authority to approve the construction of drinking water wells. Therefore, the information pertaining to the GWAOC has been provided to MDH to assist them with their authority for approving the construction of potential new wells near the Landfill.

The MGAOC is contained within the LMA. Therefore, no additional land-use controls are necessary to prohibit the construction of buildings close to the landfill's waste.

#### **DISCLAIMER**

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The MPCA makes no representations or warranties to the user of the accuracy, currency, suitability, or reliability of the data presented in this report. Any recommendations made by the MPCA in this report are based solely on the data it has, or its contractors have, collected, and only from data collected at specific locations and times. Other sources of contamination or methane, unknown to the MPCA, could exist off the Landfill property. The MPCA recommends that any person interested in developing property near the Landfill first consult with an environmental consulting or engineering firm, and/or an environmental attorney, regarding the possible risks associated with the Landfill.

## APPENDIX A

### Minnesota Statutes 115B.412

#### Subd. 4. **Affected real property; notice.**

(a) The commissioner shall provide to affected local government units, to be available as public information, and shall make available to others, on request, a description of the real property described in the original and any revised permits for a qualified facility, along with a description of activities that will be or have been taken on the property under sections 115B.39 to 115B.43 and a reasonably accurate description of the types, locations, and potential movement of hazardous substances, pollutants and contaminants, or decomposition gases related to the facility. The commissioner shall provide and make this information available at the time the facility is placed on the priority list under section 115B.40, subdivision 2; shall revise, provide, and make the information available when response actions, other than long-term maintenance actions, have been completed; and shall revise the information over time if significant changes occur that make the information obsolete or misleading.

(b) A local government unit that receives information from the commissioner under paragraph (a) shall incorporate that information in any land use plan that includes the affected property and shall notify any person who applies for a permit related to development of the affected property of the existence of the information and, on request, provide a copy of the information.

#### Subd. 9. **Land management plans.**

The commissioner shall develop a land use plan for each qualified facility. All local land use plans must be consistent with a land use plan developed under this subdivision. Plans developed under this subdivision must include provisions to prevent any use that disturbs the integrity of the final cover, liners, any other components of any containment system, or the function of any monitoring systems unless the commissioner finds that the disturbance:

(1) is necessary to the proposed use of the property, and will not increase the potential hazard to human health or the environment; or

(2) is necessary to reduce a threat to human health or the environment.

Before completing any plan under this subdivision, the commissioner shall consult with the commissioner of management and budget regarding any restrictions that the commissioner of management and budget deems necessary on the disposition of property resulting from the use of bond proceeds to pay for response actions on the property, and shall incorporate the restrictions in the plan.

## Appendix B: Site Location Map Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

### Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

### Site Features



Waste Footprint



Land Management Area

*Designates the property that is under the responsibility and control of the MPCA.*



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris  
Date Updated: 9/26/2014

1:20,000  
Meters 0 230 460 690  
Feet 0 540 1,080 1,620

# Appendix C: Land Management Area Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

### Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

### Site Features



Waste Footprint



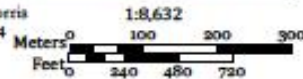
Land Management Area

Designates the property that is under the responsibility and control of the MPCA.



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Map created by: Anne Morris  
Date Updated: 9/26/2014



# Appendix D: GWAOC Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

## Site Contacts






Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik



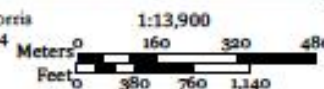
## Site Features

-  **Monitoring Well**
-  **Waste Footprint**
-  **Groundwater Plume**  
*Approximate area of the subterranean contaminated groundwater plume.*
-  **Land Management Area**  
*Designates the property that is under the responsibility and control of the MPCA.*
-  **Groundwater Area of Concern**  
*An area where the groundwater may be affected by landfill contamination.*



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Map created by: Anne Morris  
Date Updated: 9/26/2014



# Appendix E: MGAOC Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

## Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik



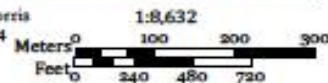
## Site Features

- Gas Probe**
- Methane Area of Concern**  
*Area surrounding the landfill that may be impacted by subsurface migration of methane gas.*
- Waste Footprint**
- Land Management Area**  
*Designates the property that is under the responsibility and control of the MPCA.*

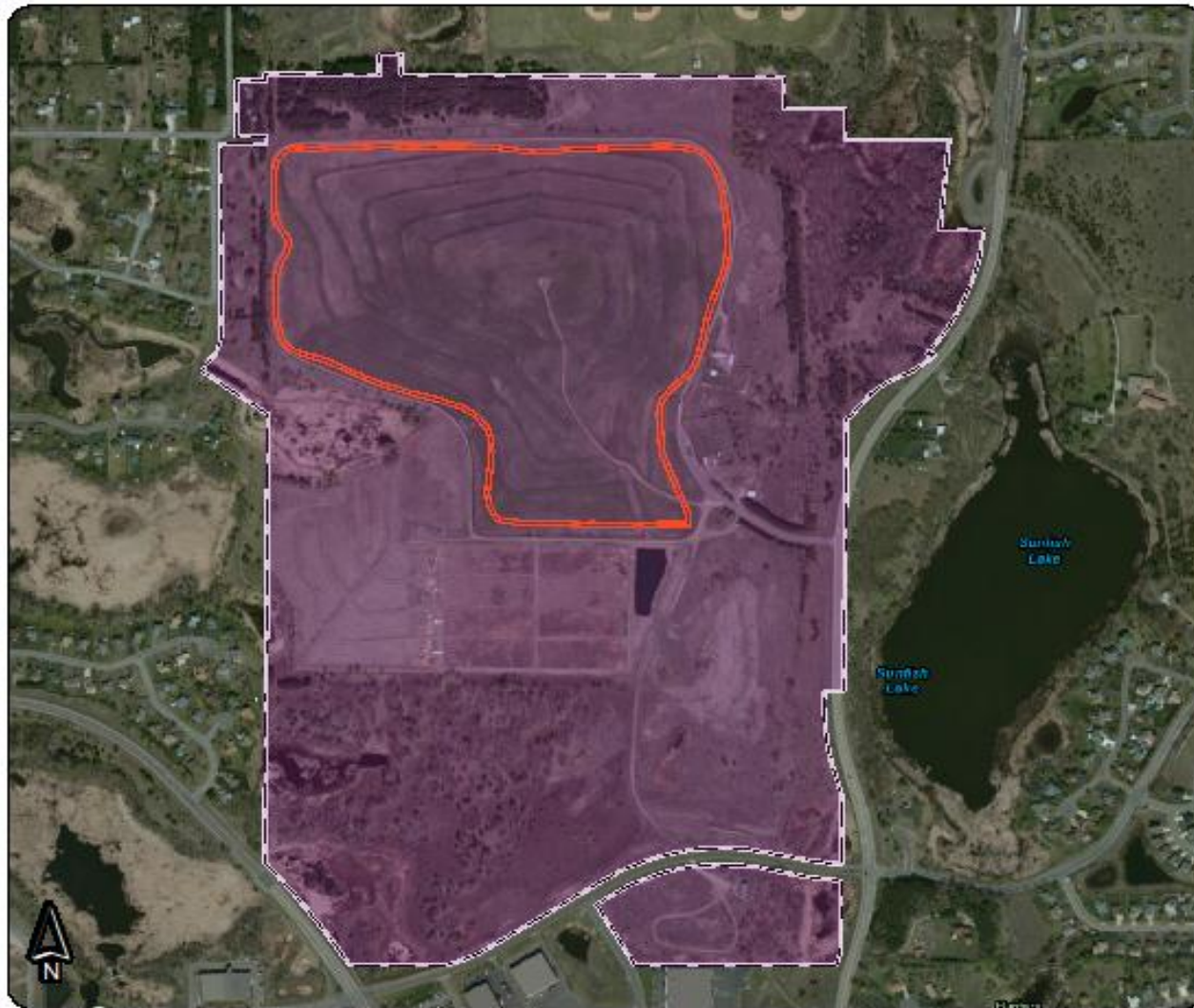


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Map created by: Anne Morris  
Date Updated: 10/9/2014



# Appendix F: Closed Landfill Management Use Anoka-Ramsey Landfill



Minnesota Pollution Control Agency





### Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

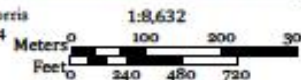
### Site Features

-  Closed Landfill Management Use
-  Waste Footprint
-  Land Management Area
-  Designates the property that is under the responsibility and control of the MPCA.



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Map created by: Anne Morris  
Date Updated: 9/26/2014



# Appendix G: Solar Energy Farm Use - Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

### Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik



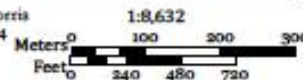
**Site Features**

-  Solar Energy Farm Use Area
-  Waste Footprint
- Land Management Area**
-  Designates the property that is under the responsibility and control of the MPCA.



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Map created by: Anne Morris  
Date Updated: 10/9/2014



## Appendix H: Open Space Use - Anoka-Ramsey Landfill



Minnesota Pollution  
Control Agency

### Site Contacts


Land Manager: Jean Hanson


Engineer: Peter Tiffany


Hydrogeologist: Joe Julik



### Site Features

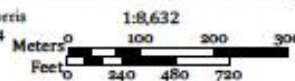
 Open Space Use

 Waste Footprint

 **Land Management Area**  
*Designates the property that is under the responsibility and control of the MPCA.*

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris  
Date Updated: 10/9/2014



## APPENDIX I

### District CLR – Closed Landfill Restricted

#### A. Purpose

The Closed Landfill Restricted (CLR) District is intended to apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of the district is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety. This district shall only apply to the closed landfill's Land Management Area, the limits of which are defined by the MPCA. This district shall apply whether the landfill is in public (MPCA, City, City, Township), Indian tribal, or private ownership.

For purposes of this ordinance, the Land Management Area for the \_\_\_\_\_ Landfill, a qualified facility under the MPCA's Closed Landfill Program, is described as:

#### B. Permitted Uses

The following uses are permitted within the CLR District: \_\_\_\_\_.

#### C. Accessory Uses

Accessory uses allowed in this district include outdoor equipment or small buildings used in concert with gas extraction systems, other response action systems, monitoring wells or any other equipment designed to protect, monitor or otherwise ensure the integrity of the landfill monitoring or improvement systems. Fences and gates shall apply under these provisions.

#### D. Conditional Uses

Conditional uses shall be limited to uses that do not damage the integrity of the Land Management Area and that continue to protect any person from hazards associated with the landfill.

Any application for a conditional use must be approved by the Commissioner of the MPCA and the \_\_\_(LGU)\_\_\_\_. Such approved use shall not disturb or threaten to disturb, the integrity of the landfill cover, liners, any other components of any containment system, the function of any monitoring system that exists upon the described property, or other areas of the Land Management Area that the Commissioner of the MPCA deems necessary for future response actions.

The following conditional uses are permitted within the CLR District:

#### E. Prohibited Uses and Structures

All other uses and structures not specifically allowed as conditional uses, or that cannot be considered as accessory uses, shall be prohibited in the CLR District.

F. General Regulations

Requirements for (parking, signs, area, height) and other regulations are set forth in \_\_\_\_\_.

G. Any amendment to this ordinance must be approved by the Commissioner of the MPCA and the (LGU).

ATTACHMENT J

PROPERTY TO BE SUBJECTED TO RESTRICTIVE COVENANTS

**Parcel "1"**. Lot 1, Block 6, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

**Parcel "2"**. Lot 2, Block 6, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

**Parcel "3"**. Lot 5, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

**Parcel "4"**. Lot 4, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

**Parcel "5"**. Lot 3, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

**Parcel "6"**. Lot 2, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

**Parcel "7"**. Lot 1, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

**Parcel "8"**. 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 27, Township 32, Range 25, Anoka County, Minnesota.

**Parcels "9" and "10"**. That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 23, Township 32, Range 25, Anoka County, Minnesota, lying Westerly of the Town Road and Southerly of the following described line: Commencing at the Southwest corner of said Section 23; thence Northerly, along the Westerly line of said Section 23, a distance of 675 feet for point of beginning of line to be described; thence Easterly, at right angles, a distance of 654.10 feet, more or less, to the centerline of said Town Road and there terminating.

**Parcel "12"**. All of Government Lot 1, Section 26, Township 32, Range 25, Anoka County, Minnesota, EXCEPT that part described as follows: Beginning at the Northwest corner of said Section; thence South 200 feet, along the Westerly Section line; thence Easterly at right angles, to the shore of Sunfish Lake at low water mark; thence Northerly, along said shoreline, to the North line of said Section; thence Westerly, along said North

line to the place of beginning; and ALSO EXCEPT that part of said Government Lot 1 described as follows: Beginning at a point on the West line of said Government Lot 1 distant 200 feet South from the Northwest corner of said Section 26; thence South, along said West line, a distance of 255.0 feet; thence East, at right angles to said West line, a distance of 485.55 feet, more or less, to the shoreline of Sunfish Lake; thence Northeasterly, along said shore line to its intersection with a line drawn at right angles to the West line of said Government Lot 1 from the point of beginning; thence West, along last mentioned line a distance of 665.36 feet, more or less, to the point of beginning.

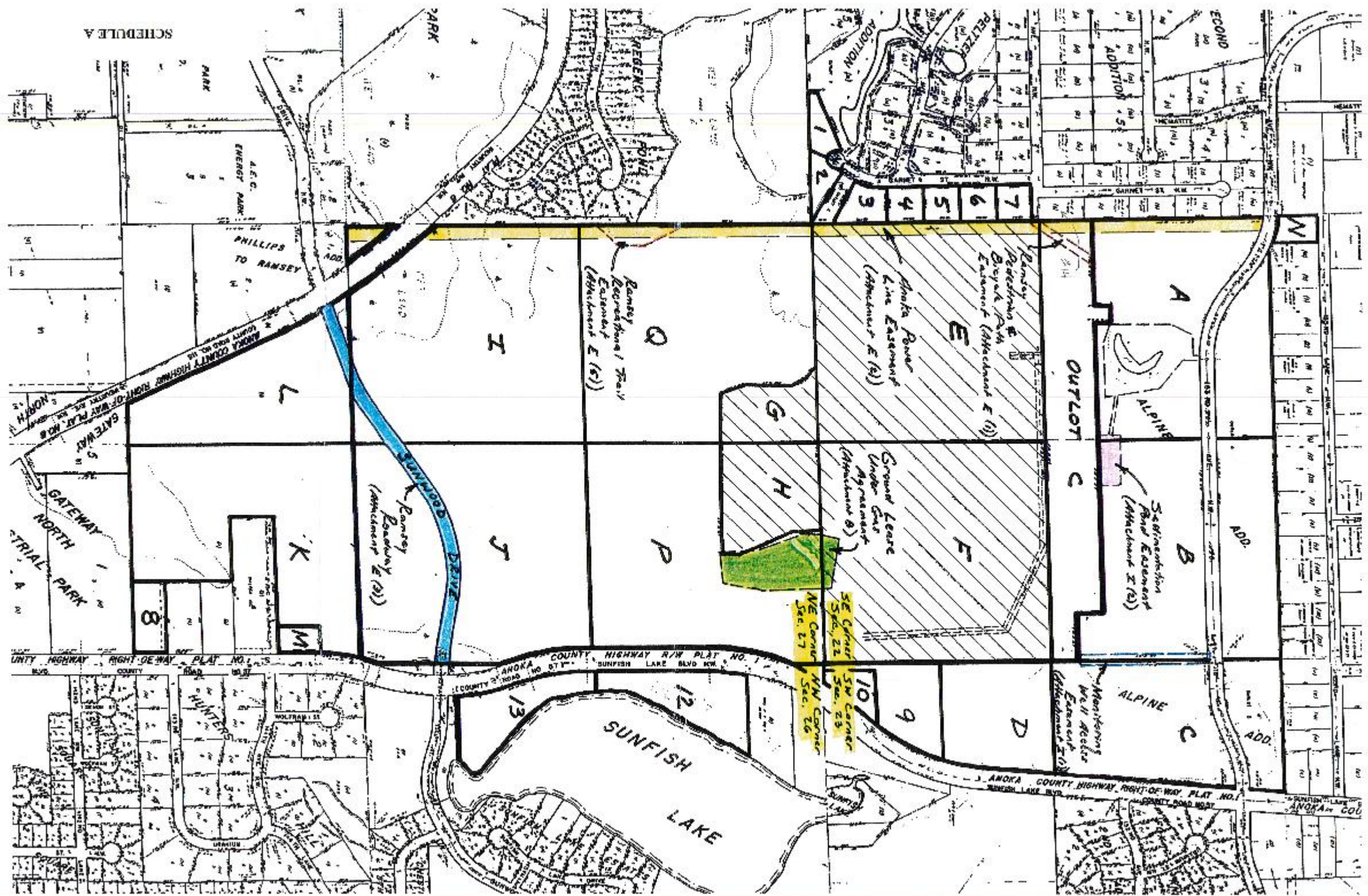
ALSO, all that part of Government Lot 3, Section 26, Township 32, Range 25, Anoka County, Minnesota, described as follows: Beginning at the Northwest corner of Government Lot 3, thence South, along the West line of said Government Lot 3, a distance of 220 feet; thence East, parallel with the South line of said Government Lot 3, to the shore of Sunfish Lake; thence Northwesterly, along the Shore of Sunfish Lake to the North line of said Government Lot 3; thence West, along the North line of said Government Lot 3, to the point of beginning.

**Parcel "13"**. That part of Government Lot 3, Section 26, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at a point on the West line of said Government Lot 3, 220 feet South of 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 thence 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.

**Parcels "K" and "M"**. The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), Section 27, Township 32, Range 25, Anoka County, Minnesota, 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.

**Parcel "L"**. That part of the Northwest Quarter of the Southeast Quarter (NW 1/4 of SE 1/4), Section 27, Township 32, Range 25, Anoka County, Minnesota, lying easterly of Anoka County Highway Right-of-Way Plat No. 8.



SCHEDULE A

PARK

PARK

EMERGENCY POINT

ADDITION

ADDITION

ADDITION

A.F.C. ENERGY PARK

PHILLIPS TO RAMSEY

AMOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1

GATEWAY NORTH

GATEWAY SOUTH

HUNTERS

AMOKA COUNTY HIGHWAY R/W PLAT NO. 1

SUNFISH LAKE

ALPINE

ALPINE

AMOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 1