

G. SCOTT HOKE
PROFESSIONAL ASSOCIATION



March 8, 2017

Mr. Patrick Brama
City of Ramsey
7550 Sunwood Drive Northwest
Ramsey, MN 55303

Re: Acquisition of Pro Power Sports & Marine, Inc.

Dear Mr. Brama:

I am writing to follow up on our recent email exchange concerning the above Ramsey business. My client, Mille Lacs Motorsports II, Inc., owned by Thomas A. Dehn, is purchasing the business and assets of Pro Power Sports & Marine, Inc. We expect the closing to be held on March 15, 2017.

Thomas A. Dehn owns a Minnesota corporation known as Mille Lacs Motorsports, Inc. This business owns and operates Power Lodge dealerships in Brainerd and Onamia, Minnesota. The business sells snowmobiles, ATVs, UTVs and boats. Mr. Dehn formed Mille Lacs Motorsports II, Inc., to purchase the business in Ramsey. The business in Ramsey leases its property at 6781 Highway 10 from 6781 Properties, LLC, owned by Russell King.

In connection with this transaction, my client is receiving an assignment of the lease with 6781 Properties, LLC, and is also receiving an assignment of the Pro Power interest in the lease with the City of Ramsey.

Mr. Dehn, was raised on his family farm in Dayton, Minnesota. He graduated from Anoka High School in 1981 and operates the Brainerd and Onamia Power Lodge dealerships. He is also involved in real estate development and home construction. He started the Onamia business as a Polaris dealer in 1998. In 2005 they moved to a different location in a new building on Highway 169 just south of Onamia. In 2006 he opened the Power Lodge location in Brainerd.

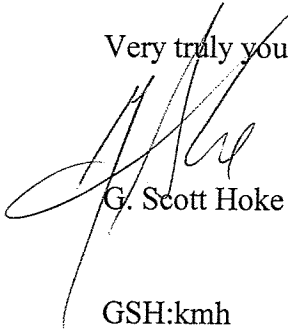
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I have enclosed with this letter a copy of the Assignment of Lease from Pro Power for the city of Ramsey properties. This document requires a consent signed by the City of Ramsey.

We would appreciate the council's consideration of the assignment of this lease and an extension of the lease to coincide with the term of the lease with 6781 Properties, LLC. That lease terminates on December 31, 2021.

Thank you for your consideration of this matter.

Very truly yours,



G. Scott Hoke

GSH:kmh
Enc.
cc: Thomas A. Dehn