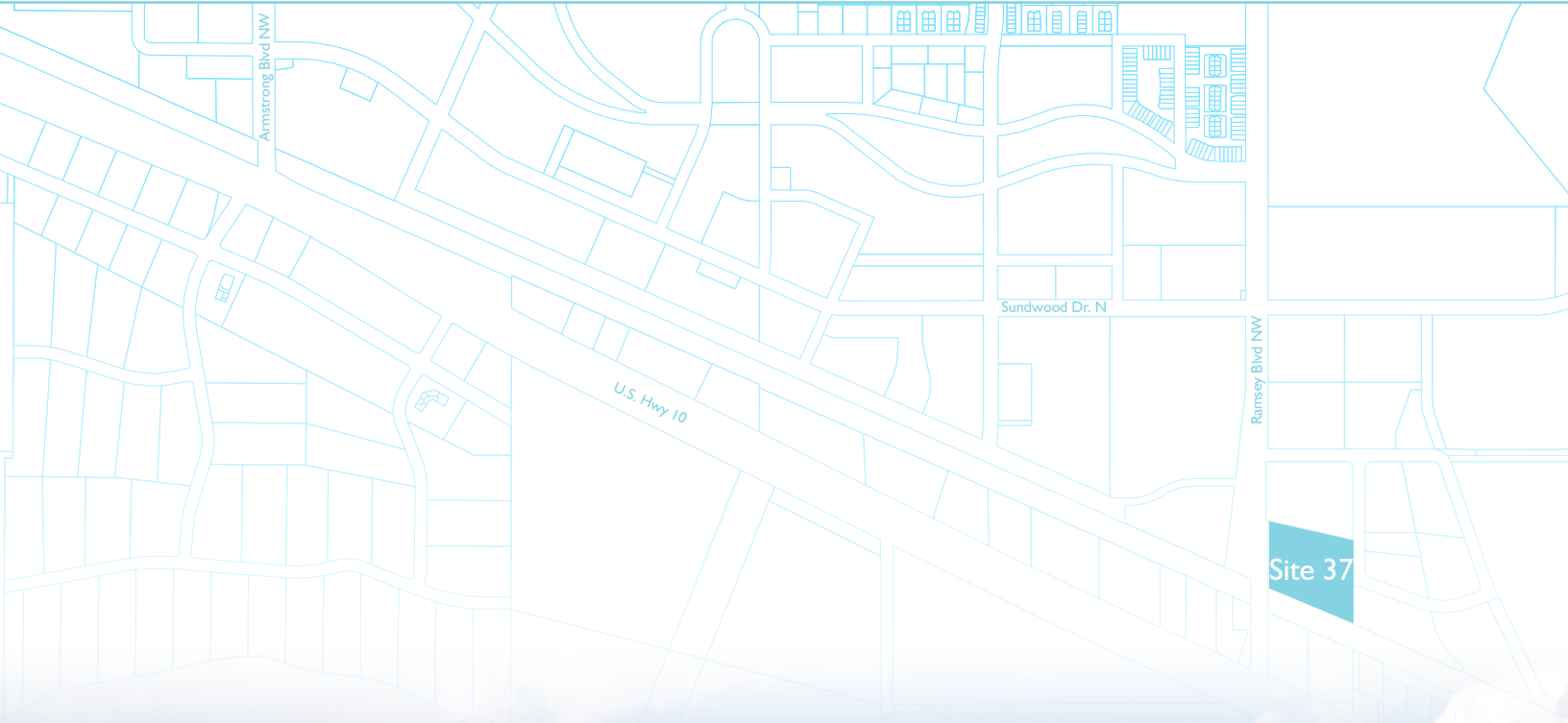


Site 37 Executive Summary



Site 37 – Site Executive Summary

March 29, 2017

Site Information: Site 37 is adjacent to The COR, and bordered to the west by Ramsey Boulevard which is adjacent to Ramsey’s “COR” development area which is home to a Coborns Superstore, PACT Charter School, medical and office buildings and residential development. Ramsey Boulevard provides a direct connection to U.S. Highway 10. To the south, the property is bordered by the railway servicing the Northstar Commuter railway which connects to downtown Minneapolis. To the north is an existing commercial building and 143rd Avenue NW, and to the east of the property is Limonite St NW. The Site has one stubbed access point off of Limonite St NW. In addition, there is a 1,000 acre nearly fully developed business park that runs through Ramsey-Anoka adjacent to this site. This business park represents over 10,000 jobs supplied by hundreds of businesses.

The property is 4.14 acres in size and is zoned as “E-2 Employment District”. The E-2 Employment District is designated to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities. Manufacturing, warehouse, and office uses are encouraged uses within the E-2 district.

Building Permit Application and Commercial Site Review: The city’s current building permit and requirements for the development of the parcel have been included for the site.

Community Profile: The community demographics have been included with the report to allow for the potential development contacts to have a general understanding of the community.

Environmental Review: WSB has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for Anoka County Parcel 27-32-25-33-0006 located in Ramsey, Minnesota. Exceptions to, or deletions from, this practice are described in Section 2.3 of the report. This Phase I ESA has revealed two RECs, one HREC, and no CRECs associated with the Property as described in Section 8.1, Section 8.2, and Section 8.3. Based on the results of this assessment, WSB provides the following recommendations:

- Complete a Limited Phase II ESA to determine if historical machine shop/engine repair, railroad, or adjacent closed leak site leaks have resulted in subsurface impacts at the Property.

WSB completed the Limited Phase II ESA and based on the elevated DRO and metals detected in groundwater, that additional groundwater sampling is required to determine the source and further define the magnitude and extent of petroleum and metals contamination at the site. Elevated dichlorodifluoromethane detected in the soil vapor require additional soil vapor sampling be completed to identify the source area(s) of the release. Dichlorodifluoromethane concentrations detected during the investigation were greater than 100 times the established industrial ISV for this compound. Vapor mitigation may be required below future buildings at the site as recommended by MPCS vapor mitigation guidance. Levels of DRO, barium, cadmium, lead, and dichlorodifluoromethane concentrations in the groundwater and/or soil vapor exceeded MPCA or MDH reporting thresholds and as such, the findings of this Limited Phase II ESA should be reported to the Minnesota State Duty Officer.

Alta Survey: An ALTA Survey was completed and is provided as part of this report. The survey does not indicate any concerns for the development of the property.

Title Commitment: The title commitment has been completed and indicates there are no concerns with the city's ownership. The complete title commitment and supporting documentation is included as part of this report.

Geotechnical Tests: Haugo Geotechnical Services (HGTS) performed a standard penetration test boring on January 4, 2016. The boring location was selected and staked in the field by Hakanson Anderson. The test soil borings were performed in general accordance with ATSM Specification D-1586 procedures. The soil boring encountered a foot of topsoil underlain by generally native granular soils to the termination depths of the borings. Groundwater was encountered in each boring at depths of 5 to 8 feet below the surface, correlating to elevations of 854 to 856 MSL.

Utility Information: The site is currently served by public utilities. The following specifications may be adjustable depending on project demand.

-Water: 6" watermain, adjacent (in 143rd Avenue NW) [City of Ramsey, 763-433-9825]

-Sewer: 6" line, adjacent (in 143rd Avenue NW) [City of Ramsey, 763-433-9825]

-Gas: 60 psi in a 4" plastic line, (in Ramsey Blvd) [Jake Schwietering, Centerpoint Energy, 763-323-2685]

-Fiber: Available adjacent (in Bunker) [Comcast, 651-755-2602] [Century Link, 651-312-5387] [Zayo, 952-857-9383]

-Electricity: 12.5kV voltage available with up to 4 MW service [Connexus Energy, 763-785-5432]

ALTA/ACSM Land Title Survey

for CITY OF RAMSEY

DESCRIPTION OF PROPERTY

From Commitment for Title of Old Republic National Title Insurance Company, Commitment No. 1505780 dated November 19, 2015. ("The Commitment")

Parcel 1: All that part of the West 31 rods of the Southwest Quarter of the Southwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, described as follows. Commencing at a point on the West line thereof, distant 335.51 feet South from the Northwest corner thereof, as measured along said West line; thence South along said West line a distance of 335.51 feet, more or less, to its intersection with the Northernly right of way line of Northern Pacific Railway; thence Southeastery along said Northernly right of way line to its intersection with the East line of said West 31 rods; thence North along said East line thereof a distance of 448.92 feet, more or less, to a point on said East line thereof distant 448.92 feet South from the Northeast corner of said West 31 rods as measured along said East line thereof; thence Northwesterly in a straight line to the point of beginning. EXCEPT Parcel 2, Anoka County Highway Right of Way Plat No. 16.

Parcel 2: Lot 2, Block 1, Gateway North Industrial Park, Anoka County, Minnesota.

Parcel 3: Lot 2, Block 2, Gateway North Industrial Park, Anoka County, Minnesota, EXCEPT that part of said lot lying northerly of the following described line and its extensions: Beginning at a point on the west line of said Lot 2 distant 100.00 feet south of the Northwest Corner of said Lot 2; thence Southeastery to a point on the east line of said Lot 2 distant 135.00 feet south of the Northeast Corner of said Lot 2 and said line there terminating.

Abstract Property.

SCHEDULE B NOTES:

- Item 9 - Subject to Easement in favor of Northwest Bell Telephone Company over southerly 16.5 feet thereof, as contained in document no. 252084 and as shown on available maps (Parcel 1). (Depicted on Survey)
- Item 10 - Subject to Easement in favor of Northwest Bell Telephone Company as contained in document no. 252084 and as shown on available maps (Parcel 2, 3). (Depicted on Survey, Does Not Pertain to Parcel 3)
- Item 11 - Subject to Commuter Rail Service Easement Agreement as contained in document no. 1998378.001 (Parcel 2). (Does Not Pertain)

SURVEY NOTES:

1. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 153440222. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (612-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."
2. The property lies in Flood Zone X (area of minimal flood hazards) as designated on Flood Insurance Rate Map (County of Anoka Map No. 27003C0280E) published by the Federal Emergency Management Agency effective date December 16, 2015.
3. Property is Abstract. (From Title Commitment)
4. Fee simple interest is in the City of Ramsey, a Municipal Corporation under the Laws of Minnesota. (From Title Commitment)
5. Area of properties are as follows:
 - Parcel 1: 191,211 Sq.Ft. or 4.390 Acres.
 - Parcel 2: 110,964 Sq.Ft. or 2.547 Acres.
 - Parcel 3: 54,423 Sq.Ft. or 1.249 Acres.
6. Property addresses are as follows: (From Title Commitment)
 - Parcel 1: 14165 Ramsey Blvd. NW, Ramsey, MN 55303
 - Parcel 2: 7060 142nd Ave. NW, Ramsey, MN 55303
 - Parcel 3: Unassigned
7. The property has direct access to Bunker Lake Boulevard NW. (No restricted access to Bunker Lake Boulevard per plat of ANOKA ENTERPRISE PARK THIRD ADDITION, plat of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 78 or the commitment. Access subject to permit by Anoka County Highway Department).
8. Properties are zoned E-2 (Employment District). See City of Ramsey Zoning Code for complete information.

Building Setbacks (E-2 Employment District) are as follows: 35 feet - Front Yard
25 feet - Side Yard
25 feet - Rear Yard
95 feet - Centerline of Major/Minor Arterial Roads
65 feet - Maximum Building Height
9. Access to public roads are as follows:
 - Parcel 1: Ramsey Boulevard (C.S.A.H. No. 56) and Limonite Street NW
 - Parcel 2: Limonite Street NW and 142nd Ave. NW
 - Parcel 3: Limonite Street NW and 142nd Ave. NW
10. Wetlands (Stormwater Pond) exist on Lot 2, Block 1 (Parcel 2). These cannot be delineated at this time due to the non-growing season.
11. Soil Borings were performed by Haugo Geotechnical Services.

UTILITY COMPANY CONTACT INFORMATION

UTILITY COMPANY	PHONE NUMBER
ANOKA COUNTY	763.862.4234
CENTER POINT ENERGY	800.778.9140
CENTURYLINK	800.742.6062
CITY OF RAMSEY	763.427.8254
COMCAST	612.522.8141
CONNEXUS ENERGY	763.323.4215
DEPARTMENT OF TRANSPORTATION	651.366.5750
WINDSTREAM COMMUNICATIONS	800.289.1901
ZAYO BANDWIDTH	888.267.1063

To City of Ramsey, Old Republic National Title Insurance Company, and Title One, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 8, and 11(b) of Table A thereof. The field work was completed on December 22, 2015.

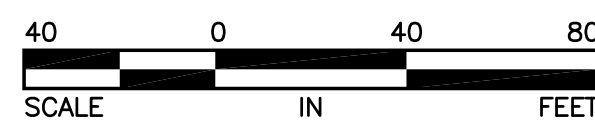
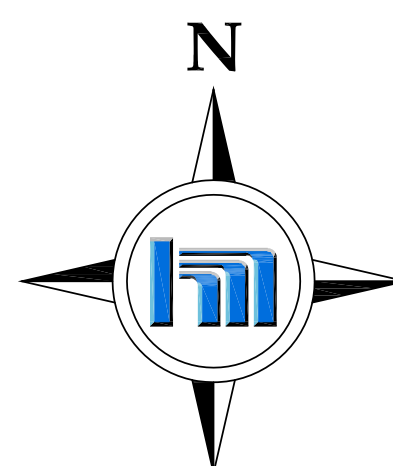
Dated: January 21, 2016

Charles R. Christopherson

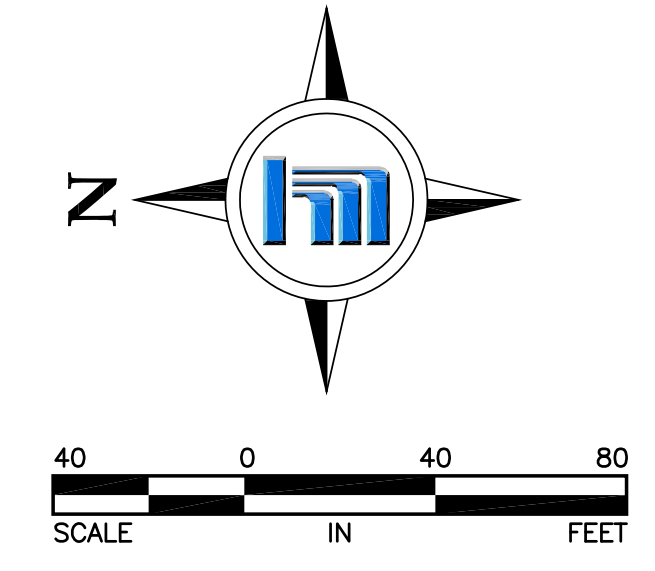
Charles R. Christopherson
MN License No. 18420
Hakanson Anderson Associates, Inc.
3601 Thurston Avenue North
Anoka, MN 55303
phone (763) 427-5860

LEGEND

- = DENOTES IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420
- = DENOTES FOUND IRON MONUMENT
- ⊙ = DENOTES FOUND RIGHT OF WAY MONUMENT
- 865-- = DENOTES SURFACE CONTOUR (1 FT. INTERVAL)
- x 867.23 = DENOTES SPOT ELEVATIONS
- ⊕ = DENOTES CATCHBASIN
- ⊙ = DENOTES STORM SEWER MANHOLE
- >>> = DENOTES STORM SEWER LINE
- ⊕ = DENOTES ELECTRIC TRANSFORMER
- P-BUR = DENOTES BURIED ELECTRIC
- ⊕ = DENOTES TELEPHONE PEDESTAL
- ⊙ = DENOTES COMMUNICATION MANHOLE
- COMM = DENOTES BURIED COMMUNICATION
- G = DENOTES BURIED GAS
- S = DENOTES SIGN
- E = DENOTES EDGE OF WOODS
- D = DENOTES DECIDUOUS TREE
- SB#1 = DENOTES SOIL BORING (SEE NOTE 11)
- = DENOTES CONCRETE SURFACE
- = DENOTES BITUMINOUS SURFACE
- ▨ = DENOTES GRAVEL SURFACE



DATE	REVISION	DESIGNED BY: CRC	BOOK/PAGE:		Hakanson Anderson Civil Engineers and Land Surveyors 3601 Thurston Ave., Anoka, Minnesota 55303 763-427-5860 FAX 763-427-0520 www.haa-inc.com	Lot 2, Block 1, Part of Lot 2, Block 2, GATEWAY NORTH INDUSTRIAL PARK, & Part of the SW1/4 of SW1/4 of Sec.27, T.32, R.25, Anoka County, Minnesota	ALTA/ACSM Land Title Survey for City of Ramsey	SHEET 1	OF 2 SHEETS
		DRAWN BY: SMM	DATE: 01/21/16						
		CHECKED BY: CRC	FILE NO. RA1108						
Mar 02, 2016 - 2:18pm sethm K:\cad_surv\Land Desktop 2008\RA1108.dwg\RA1108.dwg									



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