

Site 42 Executive Summary



Site 42 – Site Executive Summary

March 29, 2017

Site Information: Site 42 is bordered to the south by a large commercial development anchored by Coborn’s Superstore and U.S. Highway 10 which provides access to U.S. Highway 169. Located to the east of the property is Sunwood Drive NW. To the north of the property is 147th Ave NW, and to the west is Armstrong Boulevard NW. Armstrong Boulevard is an interchange accessing U.S. Highway 10 which was open in 2016. The property is also adjacent to the Northstar Commuter Rail which provides access to downtown Minneapolis approximately 30 minutes away. The Site has stubbed access off of Sunwood Drive NW.

The property is 2.61 acres in size and is zoned as “The COR” and located in the “2B” Sub-district. The COR-2b Sub-district is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 Sub-district, including larger scale retail and other auto-oriented commercial uses. Please see attached zoning ordinances for details.

Building Permit Application and Commercial Site Review: The city’s 2016 building permit and commercial construction requirements 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: A Phase I ESA was performed for this site in 2011. WSB has performed an updated Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for Anoka County Parcels 28-32-25-23-0011 and 28-32-25-23-0013 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 no RECs, two HRECs, 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:

- No additional environmental investigation is warranted at this time. The closed adjacent leaks discovered west and southwest of the Property (HREC1 and HREC-2) are located cross-gradient and downgradient from the anticipated groundwater flow direction in the area (southerly towards the Mississippi River). Additionally only low level petroleum impacts were detected in the groundwater at the adjacent closed leak sites. Therefore, it is unlikely that the adjacent closed leaks have impacted the Property.
- If future Property redevelopment activities encounter evidence of contamination or regulated materials, it is recommend that an environmental professional is contacted to ensure the regulated materials are handled/managed in accordance with state and federal regulations.

Alta Survey: An ALTA Survey was completed and is available with 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 with this report.

Geotechnical Tests: While geotechnical tests were not completed for the site, the information that was completed for the environmental review of the site indicate the soils are consistent with the surrounding area and are suitable for future construction projects. Adjacent parcels were identified as having a depth to groundwater after drilling ranging from 4.5 to 10 feet in depth.

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

-Water: 8" watermain, adjacent (in Sunwood) [City of Ramsey, 763-433-9825]

-Sewer: 8" line, adjacent (in Sunwood) [City of Ramsey 763-433-9825]

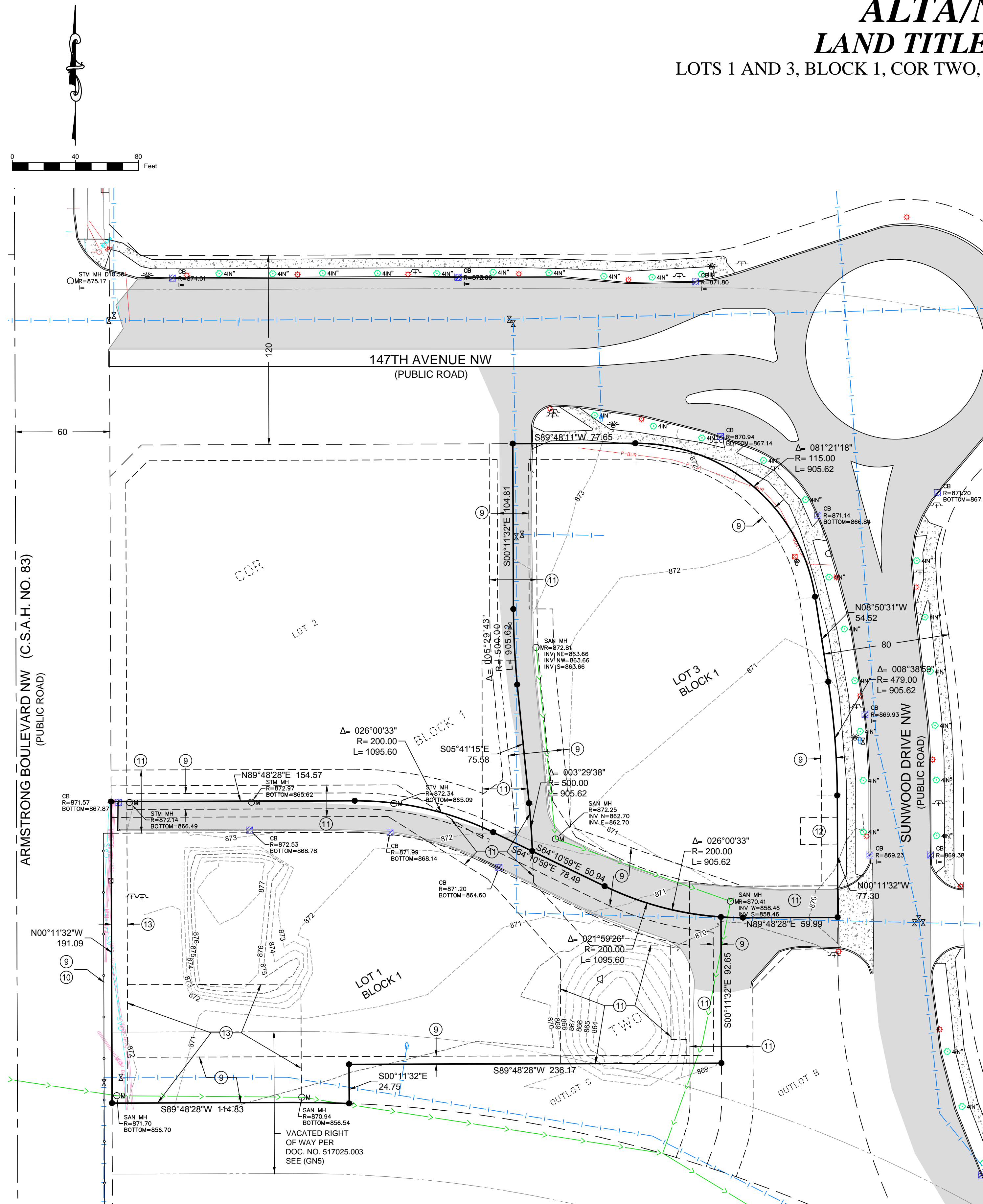
-Gas: 60 psi in a 6" plastic line, (in Armstrong Blvd) [Centerpoint Energy, 763-323-2685]

-Fiber: 1K 'away (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/NSPS LAND TITLE SURVEY

LOTS 1 AND 3, BLOCK 1, COR TWO, ANOKA COUNTY, MINNESOTA



LEGAL DESCRIPTIONS

(Per Commercial Partners Title, LLC Commitment No. 51623, Effective Date: June 13, 2016.)

Lots 1 and 3, Block 1, COR TWO, Anoka County, Minnesota.

LEGEND

○	FOUND MONUMENT	⊗	SIGN POST
●	SET MONUMENT	⊕	CATCH BASIN
—	PROPERTY BOUNDARY	⊗	CURB STOP
---	LOT LINE	⊗	GATE VALVE
---	EXISTING LOT LINE	⊗	FIRE HYDRANT
---	EASEMENT LINE	⊗	LIGHT POLE
---	EXISTING RIGHT-OF-WAY LINE	D&U	DRAINAGE AND UTILITY
---	SECTION LINE	▽	APRON
---	BIT EDGE	⊗	UTILITY METER
---	GAS LINE	⊗	PEDESTAL
---	FIBER OPTIC LINE	⊗	DECIDUOUS TREE
---	CONC LINE	⊗	SPRINKLER HEAD
---	WATER LINE	⊗	CONCRETE
---	STORM LINE	⊗	BITUMINOUS
---	SANITARY LINE	⊗	
---	ACCESS CONTROL		
---	VACATED RIGHT OF WAY		

GENERAL NOTES

- (GN1) Location and sizes of underground utilities shown are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked on site by those utility companies whose locators responded to our Gopher State One call, ticket numbers 161743025 & 162033625. WSB & Associates, Inc. makes no guarantee that the utilities shown comprise all such utilities in the area nor that they are in the exact location indicated. Verify all utilities critical to construction or design.
- Contact Gopher State One call at 1-800-252-1166 for on-site location of utilities prior to any excavation.
- (GN2) The plat of COR TWO was recorded on July 3, 2013.
- (GN3) Easements shown are as identified in Commercial Partners Title, LLC Commitment No. 51623 with a Commitment Date of June 13, 2016. No other search of the public records for easements or encumbrances was made by the undersigned.
- (GN4) This document refers to a Signage Easement area on Lot 2, which does not affect the subject property and therefore is not shown. The Signage Easement area described on Lot 3 does affect the subject property and therefore is shown.
- (GN5) Vacated Right of Way of Sunwood Drive per Doc. No. 517025.003 as shown on the plat of COR TWO.

BENCHMARK

ELEVATION = 873.47
(NAVD 88)

Top Hydrant Nut on south side of Lot 1 approx.
235 feet east of Armstrong BLVD centerline

SURVEYOR'S CERTIFICATE

To: Commercial Partners Title, LLC; and City of Ramsey, a Minnesota municipal corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 1, 2, 3, 4, 5, 7a, 8, 11, and 14 of Table A thereof. The field work was completed on July 8, 2016.

Dated this ___ day of _____, 2016.

Jeffrey J. Rolfson - PLS # 49003

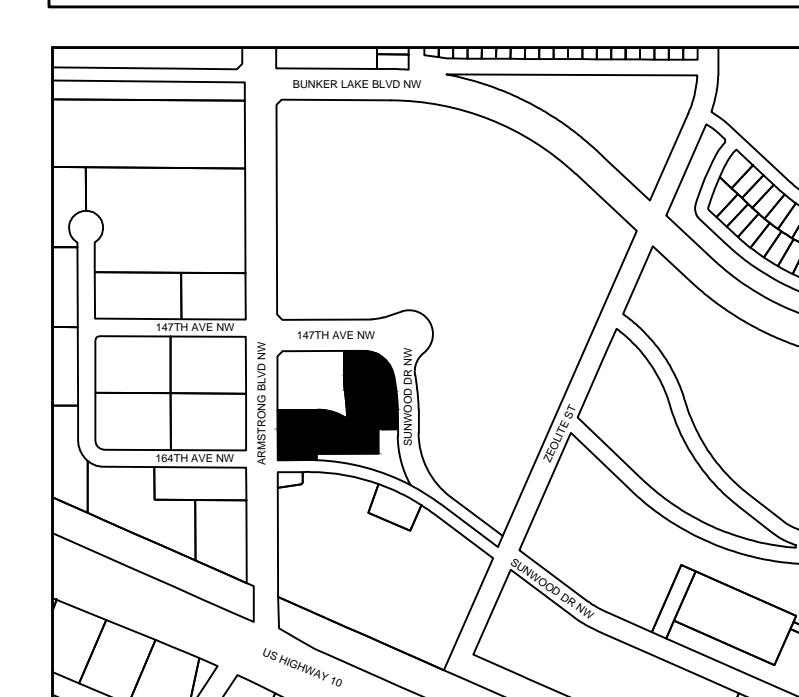
TABLE A

- Table A Items 1, 5, 8, and 11 are as shown on survey.
- Lot 1: 7990 Sunwood Dr NW Ramsey, MN 55303 (Per Anoka County GIS)
Lot 3: 7992 Sunwood Dr NW Ramsey, MN 55303 (Per Anoka County GIS)
 - Said described property is located within "Zone X", as determined by FEMA Flood Insurance Rate Map No. 27003C0280E with an effective date of December 16, 2015. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
 - The total area of the property described is 113,724 square feet (2.61 acres), as surveyed.
 - There are no buildings on the surveyed property.
 - See General Note 1 (GN1).
 - No intersection specified by the client.

SCHEDULE B - SECTION 2 EXCEPTIONS

- Items 1-8, and 17 are not survey related, and therefore, are not shown on this survey.
- Easements for utilities and drainage as shown on the recorded plat of COR TWO, filed July 3, 2013, as Document no. 517025.005. (Surveyor's Note: These easements affect the subject property and are shown).
 - Subject to the right of access onto County State Aid Highway Numbers 83 and 116 as shown on the Plat of COR TWO, filed July 3, 2013, as Document No. 517025.005 (Surveyor's Note: This right of access affects the subject property and is shown).
 - Terms, conditions, restrictions and obligations of and easements for ingress, egress and utility purposes contained in Declaration of Easements, Covenants and Restrictions for COR TWO dated December 20, 2013, filed December 27, 2013, as Document No. 521084.003. (Lots 1 and 3) (Surveyor's Note: These easements affect the subject property and are shown).
 - Terms and conditions of and easements contained in Declaration of Signage and Related Electrical Line Easements dated December 20, 2013, filed December 27, 2013, as Document No. 521084.004. (Lots 1 and 3) (Surveyor's Note: These easements affect the subject property and are shown. See General Note 4 (GN4)).
 - Subject to Anoka County Right-of-Way Plat No. 90 dated July 25, 2014, as Document No. 524652.001. (Lot 1). (Surveyor's Note: This Right of Way Plat contains permanent and temporary easements and are shown. The temporary easements are set to expire Dec. 31, 2017).
 - Terms and conditions of Notice of Lis Pendens regarding condemnation for highway purposes dated September 29, 2014, filed October 10, 2014, as Document No. 526148.001. (Lot 1) (Surveyor's Note: This document refers to Anoka County Right-of-Way Plat No. 90, see Exception 13).
 - Easement for drainage, utility, retaining wall, sloping, sidewalk, trail, snow storage and signing purposes in favor of Anoka County, a Minnesota municipal corporation, as described in Warranty Deed dated October 23, 2014, filed November 25, 2014, as Document No. 527007.003. (Lot 1) (Surveyor's Note: These easements affect the subject property and are shown).
 - The following appear as memorials on the Certificate of Title. While the Company will affirmatively insure that the terms and conditions of these instruments no longer affect title to the property. Commercial Partners Title, LLC nor Chicago Title Insurance Company will not undertake to have the memorials recovered from the Certificate of Title.
 - Grant of Temporary Easement dated November 27, 2013, filed December 27, 2013, as Document No. 521084.002. (Lots 1 and 3). (Surveyor's Note: This temporary easement is now a permanent easement per Exception 11, and is shown).
 - Temporary easement for construction purposes created in Quit Claim Deed dated October 23, 2014, filed November 25, 2014, as Document No. 527007.002. (Lot 1) (Surveyor's Note: This temporary easement expired December 31, 2015 and therefore is not shown).

VICINITY MAP



RAMSEY, MINNESOTA
NOT TO SCALE