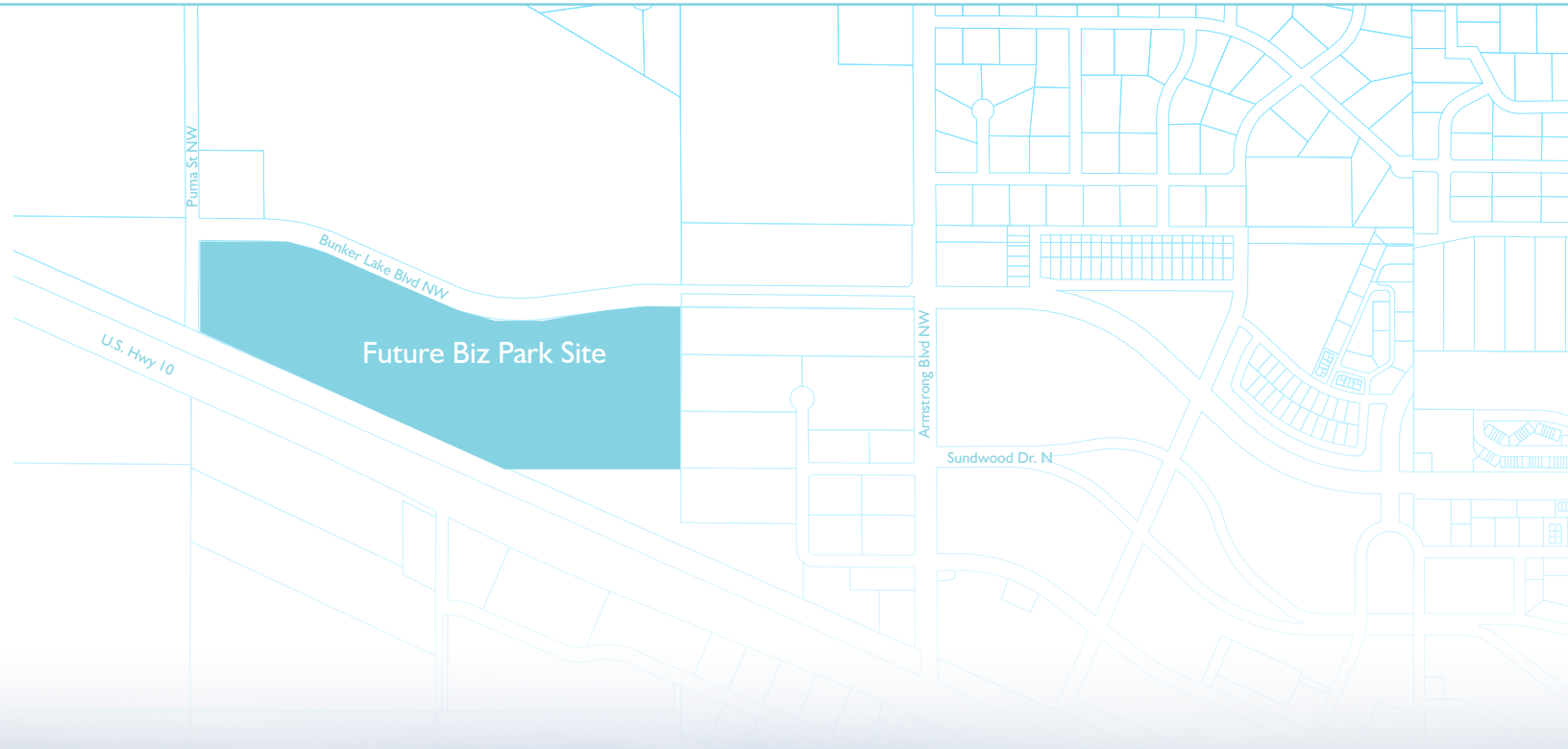


# Future Biz Park Executive Summary



## Future Biz Park – Site Executive Summary

March 29, 2017

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**Site Information:** The Future Biz Park is bordered to the south by railway for the Northstar Commuter Line which connects the site to downtown Minneapolis. Also to the south is U.S. Highway 10 which provides a direct connection to U.S. Highway 169. To the north of the property is Bunker Lake Boulevard NW, a major east/west corridor through the City of Ramsey. The Site currently has no stubbed access points; however, multiple access points onto Bunker Lake Blvd NW are anticipated upon the development of these parcels. In addition, there is a 1,000 acre nearly fully developed business park that runs through Ramsey-Anoka a ½ mile east of this site. Over 10,000 jobs and hundreds of businesses.

The property is 45 acres in size. The City is currently developing a new zoning district intended to be implemented over this area entitled “E-3 Employment District”. As a basis, the E-3 district will have similar standards to the [E-1 Employment District](#) which is intended to provide for the mix of typically large volumes or bulk commercial goods and services, wholesale/warehouse activities and limited retail activities.

**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:** WSB has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for Anoka County Parcel 29-32-25-12-00003 and 29-32-25-21-0003 located in Ramsey, Minnesota.

This Phase I ESA has revealed no RECs, no HRECs, and no CRECs associated with the Property. While one of the environmental maps indicates that some dumping took place on the site, the dumping has been reviewed and holds no negative effects on the property. No additional environmental review is necessary at this time.

One of the environmental maps indicates that some dumping took place on the site, please be aware that dumping has been reviewed and holds no negative effects on the property.

**Alta Survey:** An ALTA Survey was completed and is attached to 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 ownership of the property by Hageman Holdings. The complete title commitment and supporting documentation is included as Appendix D of the report.

**Geotechnical Tests:** Soil analysis was conducted on the property in March of 2011 by Vieau Associates, Inc. The boring profile consisted generally of topsoil overlying coarse alluvial soils and were shown as being suitable for development. The boring locations had a depth to groundwater which ranged between 6 to 21 feet.

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

-Water: 16" watermain, adjacent (in Bunker) [City of Ramsey, 763-433-9825]

-Sewer: 18" line, adjacent (in Bunker) [City of Ramsey 763-433-9825]

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

-Fiber: Adjacent (in Puma Street NW) [Comcast, 651-755-2602] [Century Link, 651-312-5387] [Zayo, 952-857-9383]

-Electricity: 69kV transmission/ 12.5kV distribution, adjacent (in Bunker) [Connexus Energy, 763-785-5432]

**PRELIMINARY**

# ALTA/NSPS LAND TITLE SURVEY

OUTLOT B, ALPHA DEVELOPMENT, ANOKA COUNTY, MINNESOTA

**TABLE A**

- Table A Items 1, 5, 8, and 11 are as shown on survey.
- No Address assigned (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 are of the property described is 1,965,241 square feet (45.12 acres), as surveyed.
  - There are no buildings on the surveyed property.
  - See General Note 1 (GN1).
  - No intersection specified by the client.

**LEGAL DESCRIPTIONS**

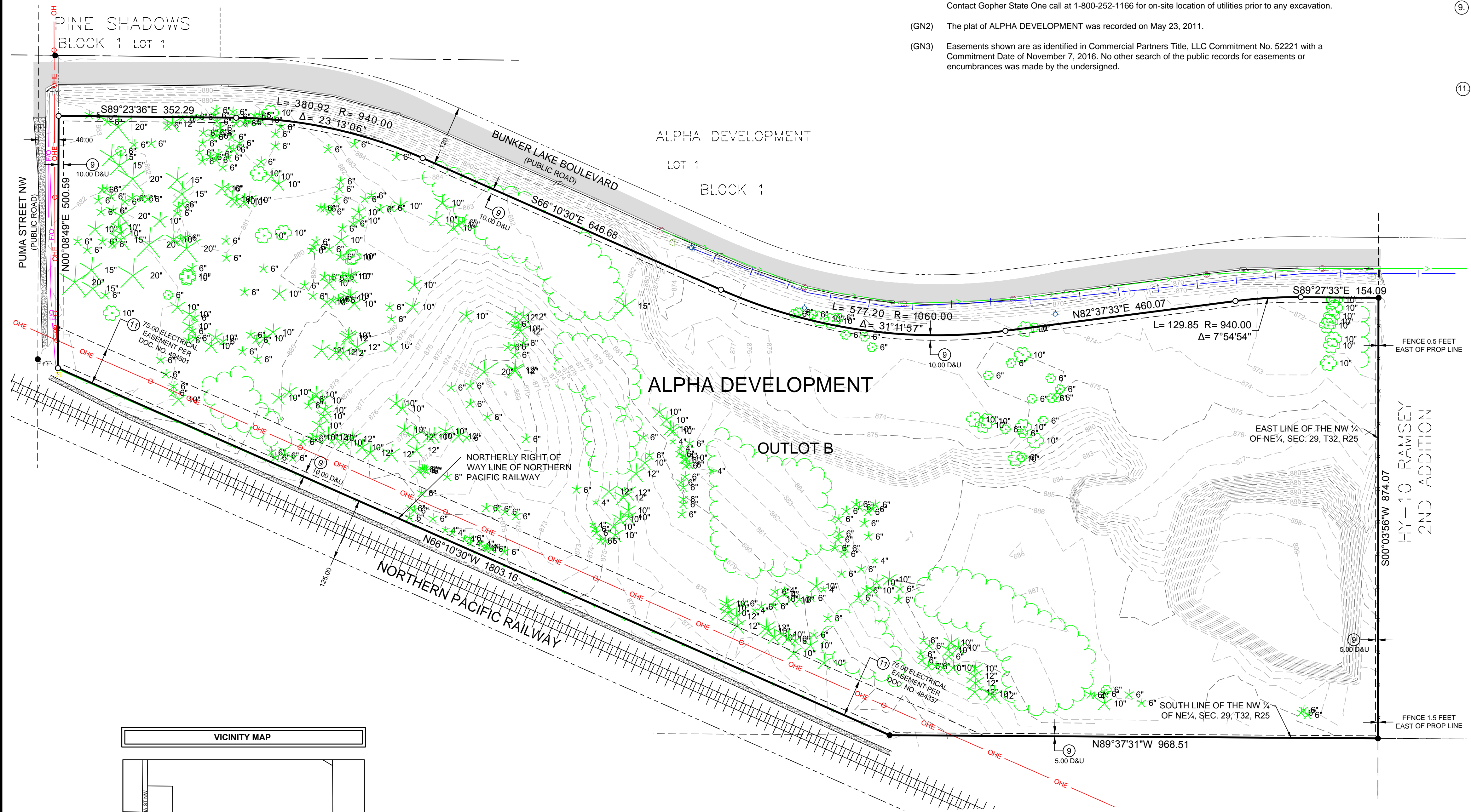
(Per Commercial Partners Title, LLC Commitment No. 52221, Effective Date: November 7, 2016.)  
Outlot B, Alpha Development, Anoka County, Minnesota.

**GENERAL NOTES**

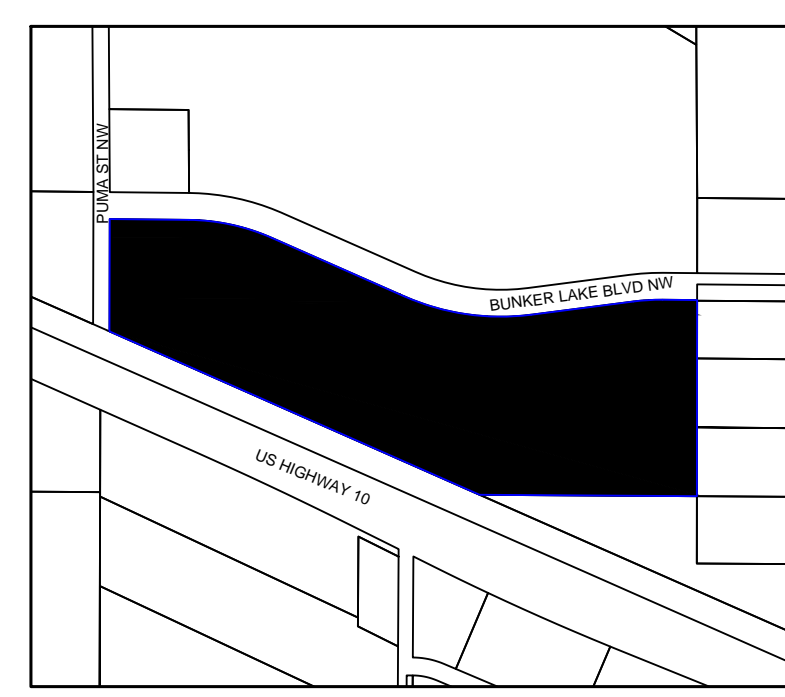
- (GN1) Location and sizes of underground utilities shown are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked on site by those utility companies whose locators responded to our Gopher State One call, ticket number 163370172. 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 ALPHA DEVELOPMENT was recorded on May 23, 2011.
- (GN3) Easements shown are as identified in Commercial Partners Title, LLC Commitment No. 52221 with a Commitment Date of November 7, 2016. No other search of the public records for easements or encumbrances was made by the undersigned.

**SCHEDULE B - SECTION 2 EXCEPTIONS**

- Items 1-8, 10, and 12-14 are not survey related, and therefore, are not shown on this survey.
- Easements for utilities and drainage as shown on the recorded plats of HY-10 Ramsey 2nd DEVELOPMENT and Pine Shadows, and drainage and utility easements, wetland locations and access restriction shown on the recorded plat of Alpha Development. (Surveyor's Note: The easements shown on the recorded plats of HY-10 RAMSEY 2ND ADDITION and PINE SHADOWS do not fall within the subject property's boundary and are not shown. Portions of the easements shown on the recorded plat of ALPHA DEVELOPMENT fall within the subject property's boundary and are shown).
  - Easement for utilities in favor of Rural Cooperative Power Association, as created in document dated April 22, 1953, filed April 29, 1953, in Book 299, Page 33.
- Assigned to Anoka Electric Cooperative by Assignment dated April 29, 1953, filed January 9, 1958, in Book 409, Page 41.
- Partial Release of Easement dated November 29, 1977, filed November 30, 1977, as Document No. 484337, and dated March 10, 1978, filed April 14, 1978, as Document No. 494501. (Surveyor's Note: The described location of this easement falls within the subject property boundary and is shown).



**VICINITY MAP**



RAMSEY, MINNESOTA  
NOT TO SCALE

**BENCHMARK**

ELEVATION = 875.04  
(NAVD 88)  
Top Nut Hydrant located on the south side of Bunker Lake Blvd, approx. 1,600 feet easterly of the intersection of Bunker Lake Blvd and Puma Street NW

**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
- - -	GRAVEL EDGE	⊞	PEDESTAL
—	FIBER OPTIC LINE	⊞	DECIDUOUS TREE
—	UNDERGROUND POWER	⊞	EVERGREEN TREE
—	OVERHEAD POWER LINE	⊞	SPRINKLER HEAD
—	WATER LINE	⊞	SIGN
—	FENCE LINE	⊞	GRAVEL
—	SANITARY LINE	⊞	BITUMINOUS
—	TREE LINE		

**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 November 18, 2016.

Dated this \_\_\_ day of \_\_\_\_\_, 2016.

Jeffrey J. Rolfsen - PLS # 49003

**WSB**  
Associates, Inc.  
701 Xenia Avenue South, Suite 300  
Minneapolis, MN 55416  
www.wsbeng.com

JOB # 01973-12

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