

CITY OF RAMSEY
DEVELOPMENT PERMIT
TO
MAD MAC'S AUTO SALES, INC.

On June 26, 1990, Site Plan approval was granted by the City of Ramsey ("City") to MAD MAC'S AUTO SALES, INC., a Minnesota corporation, 6750 Riverdale Drive NW, Ramsey, Minnesota ("Permittee") to construct a 1,440 square foot building ("Structure") on the property, which is legally described as follows:

Lot 2, Block 1, RIVERSIDE WEST ADDITION, Anoka County, Minnesota

PIN: 34-32-25-13-0003

("Subject Property")

This approval is issued pursuant to Section 170.016F of the Ramsey City Code. The conditions of this approval are as follows:

1. The Structure shall be constructed as shown on the plans submitted to and approved by the City's Building Official. Approval is given for a colored rock face concrete block building. All building plans must be prepared and certified by a registered engineer or architect.
2. The Structure shall be constructed in accordance with the requirements of the State Building Code.
3. The Structure shall be sited on the Subject Property as shown on the Site Plan submitted by Permittee, which Plan is attached hereto as Exhibit "A", which Site Plan is dated June 15, 1990, and is drawn by Graphics Design Architects and consists of three (3) sheets.
4. Permittee will construct and install Site Improvements on the Subject Property in accordance with the specifications and location as shown on Exhibit "A". The Improvements are as follows:
 - a. Concrete Curb consisting of B612 around parking lot perimeter and driveway;
 - b. Bituminous parking lot and driveway;
 - c. Class V installation;
 - d. Site Grading;
 - e. Rip Rap;
 - f. Seeding; and
 - g. Refuse container and enclosure enclosed and screened from public street.
5. In order to insure the installation of the Improvements in accordance with City specification and in a timely manner, the Permittee shall be required to deposit with the City a cash escrow or letter of credit approved by the City, in the amount of \$33,750.00 which amount is 150% of the City's estimated cost of the Improvements. The Improvements required shall be constructed and installed on or before October 31, 1991.

Upon completion of the installation and construction of the Improvements, as certified by the City Engineer, the escrow shall be returned to Permittee. In the event Permittee fails to construct and install the Improvements as required herein, the City may complete the

Improvements with City day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Permittee hereby grants permission and a license to the City and/or its contractors and assigns to enter upon the Subject Property for the purpose of completing the construction and installation of the Improvements in the event of Permittee's default.

6. All site grading, drainage, landscaping and pavement required by this permit shall be subject to approval by the City Engineer. Plans as required by Section 170.016F of the City Code, shall be submitted to the City Engineer and approved prior to issuance of the Building Permit for the Structure.
7. The Permittee will cause the structure to be connected prior to occupancy to those municipal utilities which are presently available to the Subject Property.
8. The Permittee shall provide fourteen (14) bituminous surfaced parking spaces on the Site for employee parking. In addition, one customer parking space for each 10 automobiles displayed on the Site. The parking lot and driveway shall be constructed with 6 inches of class 5 gravel base and 3 inches of blacktop.
9. Lighting installed on the Structure or in the parking lot shall be designed so as to deflect light away from adjacent streets.
10. Drainage of the Site shall be away from the Structure and directed from the parking lot and into the county ditch along 138th Avenue NW and to Highway 10 respectively, as shown on Exhibit "A". Permittee shall install erosion control at the point where the parking lot drains into the ditch. A MN DOT Permit will be required for discharge to Highway 10.
11. Landscaping shall be installed as required by City Code. The landscaping shall consist of hardwood deciduous boulevard trees with approximate 35 foot to 40 foot spacing along 138th Avenue NW. Minimum diameter of the trees shall be 2 inches. The trees planted near the driveway must be at least 20 feet from any drive or street. All remaining areas shall be seeded, sodded or other ground cover established. Landscaping areas shall be maintained by Permittee. All landscaping shall be subject to the approval of the City Engineer.
12. The display area adjacent to Highway 10 will be set back at least 10 feet from the lot line which is the width of the utility easement.

MAD MAC'S AUTO SALES, INC., by its undersigned representative hereby acknowledges receipt of this permit and that it has reviewed the conditions of this permit and does agree that it will comply its terms.

MAD MAC'S AUTO SALES, INC.

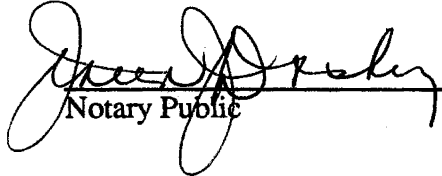
By: George McMillan
Its Mad Mac's Auto Sales

CITY OF RAMSEY

By: Gregory P. Remann
Mayor
By: Dale P. Hartz
City Administrator

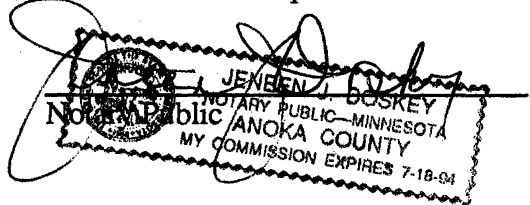
STATE OF MINNESOTA)
)
COUNTY OF ANOKA) ss.

On the 7th day of Nov. 1990, before me a Notary Public, personally appeared Gary R. Reimann and David Hartley, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Gary R. Reimann and David Hartley acknowledge said instrument to be the free act and deed of said municipal corporation.


Notary Public

STATE OF MINNESOTA)
)
COUNTY OF ANOKA) ss.

The following was acknowledged before me this 7th day of Nov., 1990, by George McMillan the President of MAD MAC'S AUTO SALES, INC., a corporation under the laws of the State of Minnesota, on behalf of the corporation.


JENNIFER J. BOSKEY
NOTARY PUBLIC—MINNESOTA
ANOKA COUNTY
MY COMMISSION EXPIRES 7-18-94