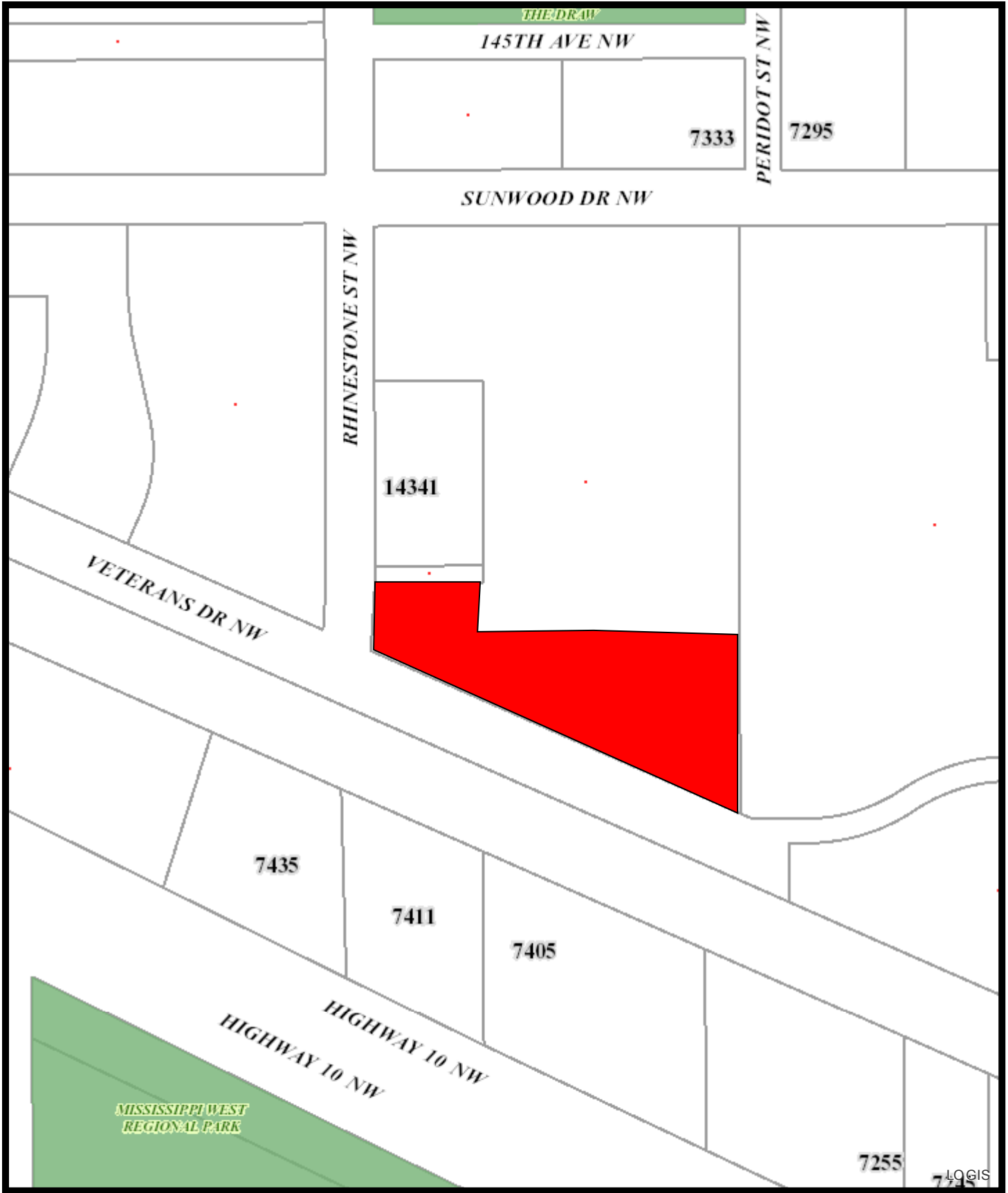
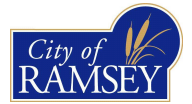


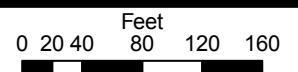
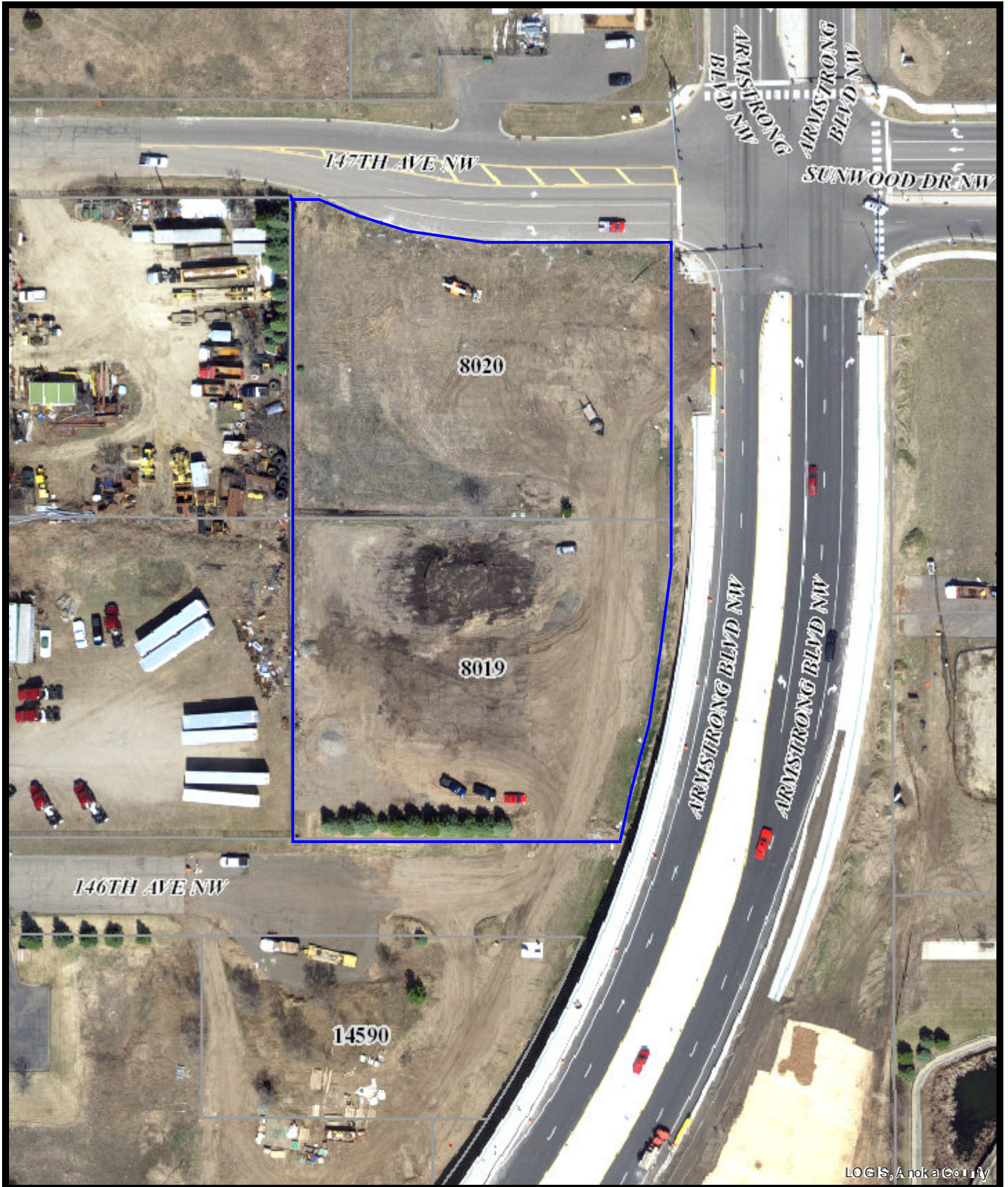
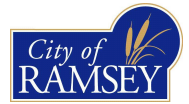
City Acquisition (Storm, ROW, Remnant)



MISSISSIPPI WEST
REGIONAL PARK



Parcel 45 w/o ROW (PSD LLC to Acquire)



3.4.19 Land Swap for ROW and Storm Pond (Infiltration updated SF)

| Land Needed for ROW & D & U | Parcel | S.F. | ROW | Storm Pond | ACTION | \$ / SF | Cost |
|-----------------------------|--------|---------|-----|------------|----------|---------|---------|
| | A | 40,580 | YES | NO | NEED FEE | 5.65 \$ | 229,277 |
| | B | 3,104 | YES | NO | NEED FEE | 4.65 \$ | 14,434 |
| | C | 1,117 | YES | NO | NEED FEE | 4.65 \$ | 5,194 |
| | D | 1,193 | NO | YES | NEED FEE | 5.65 \$ | 6,740 |
| | E | 63,777 | NO | YES | NEED FEE | 4.65 \$ | 296,563 |
| Remnant not needed | F | 14,954 | NO | NO | NEED FEE | 5.65 \$ | 84,490 |
| | | 124,725 | | | | \$ | 636,698 |

| Based on Appraisals | PSD LAND A, D | PSD LAND Remnant F | PSD LAND B, C, E (D & U) | ARMSTRONG PARCEL 45 | RAMSEY LAND Total | PSD LAND Total | Net To City |
|---------------------|------------------|-----------------------|-----------------------------|------------------------|----------------------|-------------------|----------------|
| Square Footage | 41,773 | 14,954 | 67,998 | 103,857 | 103,857 | 124,725 | |
| Value / SF | \$ 5.65 | \$ 5.65 | 4.65 | \$ 6.21 | 6.21 | 5.10 | |
| Value | \$ 236,017 | \$ 84,490 | \$ 316,191 | \$ 644,952 | | | |
| Total | \$ 236,017 | \$ 84,490 | \$ 316,191 | \$ 644,952 | \$ 644,952 | \$ 636,698 | \$ 8,254 |

Additional Terms

- 1) Right of Re-Entry Agreement building not complete and C/O Issued by September 20, 2020.
- 2) Work with City to obtain permit for some liberal signage like a good sized Pylon (up to 75 feet allowed via CUP)
- 3) Would like to close ASAP
- 4) City to provide legal description for documents of transfer
- 5) City will draft documents of transfer
- 6) Hakanson Anderson to verify calculated areas

PSD LLC Land Exhibit (City to Acquire)

