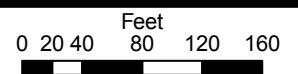
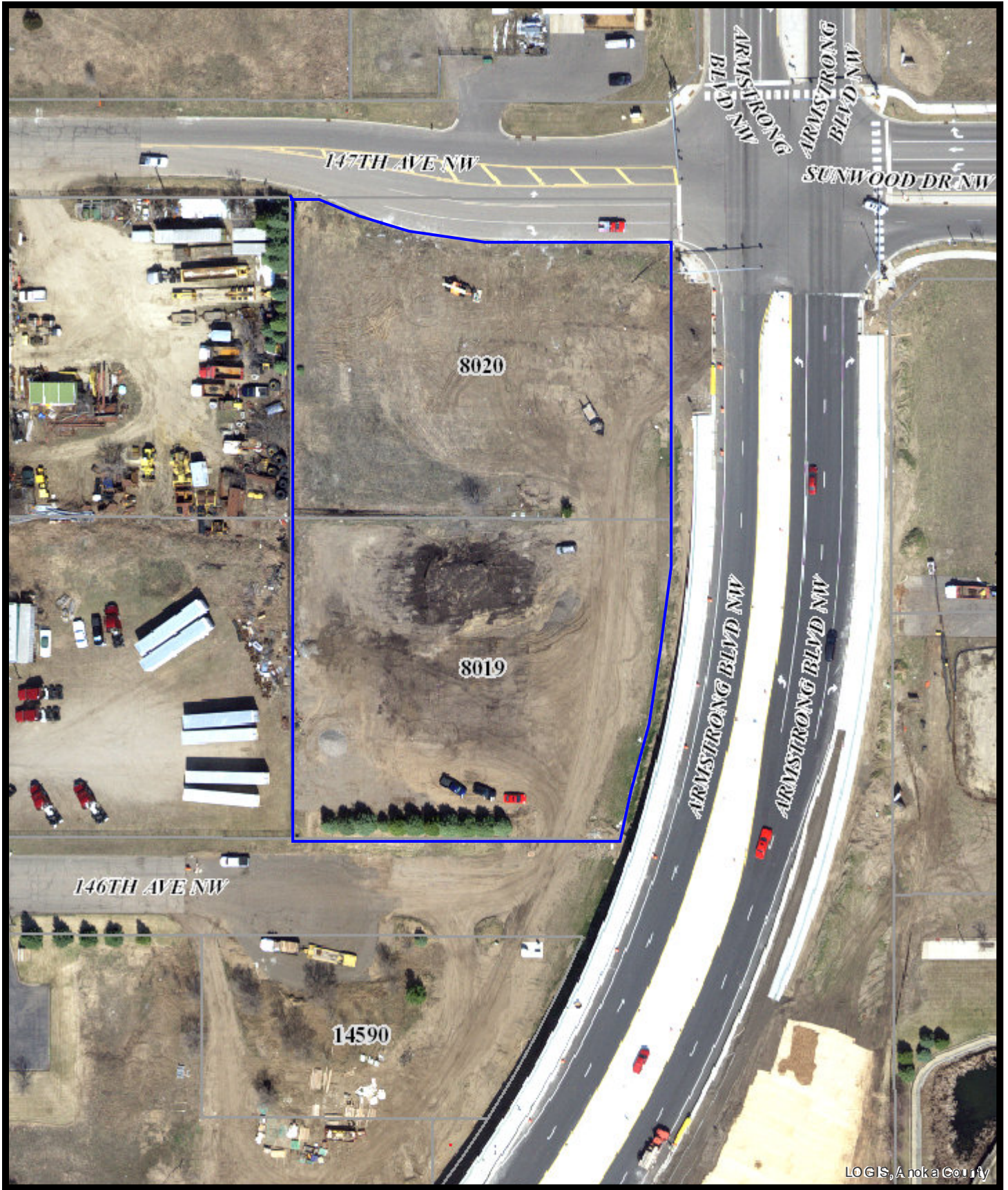
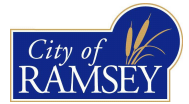
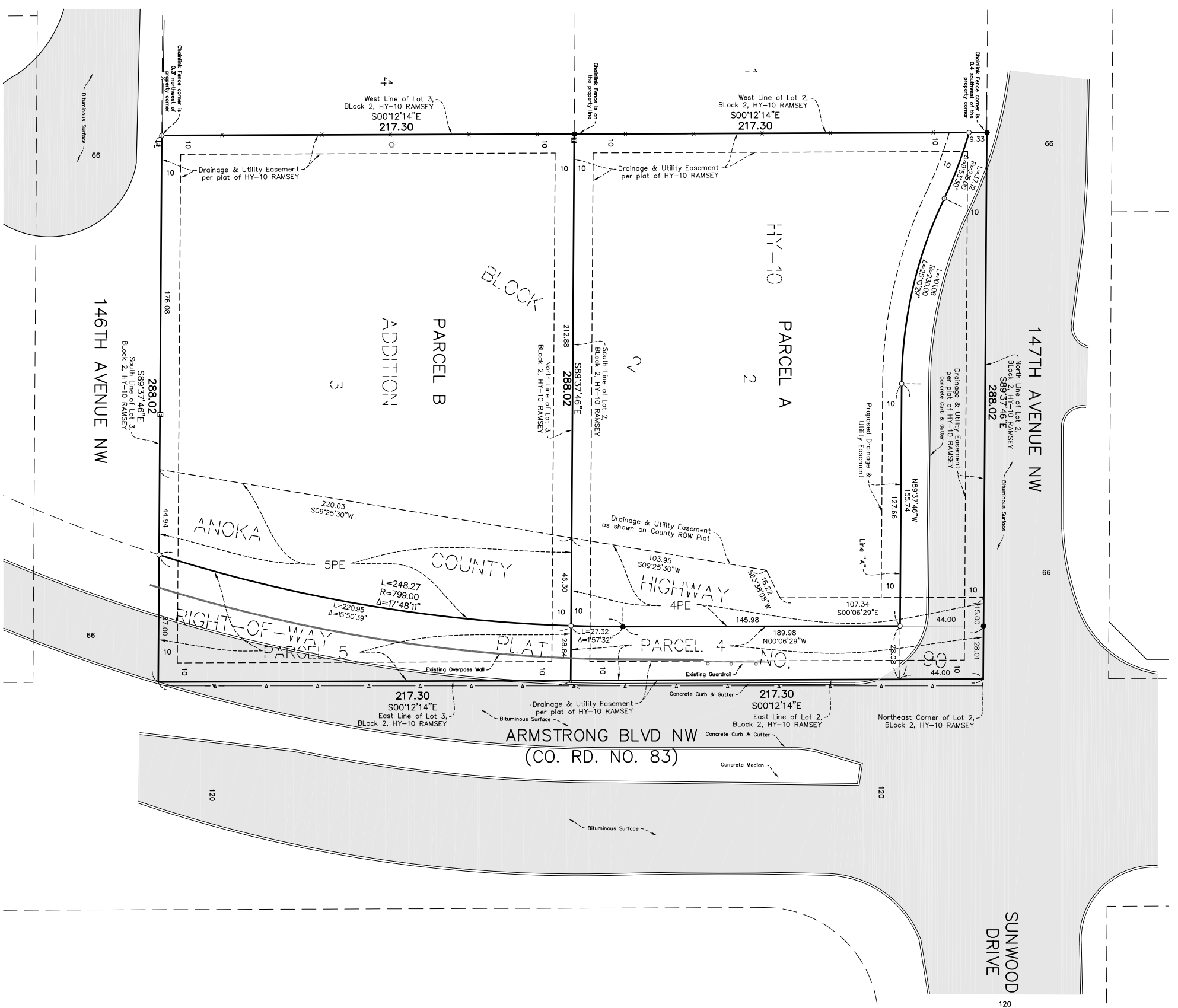


Parcel 45 w/o ROW (PSD LLC to Acquire)





EXISTING PROPERTY DESCRIPTION:
 (PFD No. 298-32-25-14-000)
 Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota (Limited Warranty Deed Doc#2035677.003)
 (PFD No. 298-32-25-14-001)
 Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota (Warranty Deed Doc#2082201.001)

PROPOSED PROPERTY DESCRIPTION PARCEL A:

Lot 2, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;
 EXCEPT
 Parcel 4, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;
 ALSO EXCEPT

That part of said Lot 2 which lies west of the following described Line "A" and its extensions:

Commencing at the northeast corner of said Lot 2; thence South 00 degrees 12 minutes 14 seconds East assumed bearing along the east line of said Lot 2 a distance of 44.00 feet; thence North 89 degrees 37 minutes 46 seconds West parallel with the north line of said Lot 2 a distance of 153.74 feet; thence North 00 degrees 06 minutes 29 seconds West parallel with the north line of said Lot 2 a distance of 101.06 feet along a tangential curve concave to the north having a radius of 230.00 feet and a central angle of 23 degrees 10 minutes 23 seconds; thence northeasterly a distance of 371.2 feet along a reverse curve concave to the southwest having a radius of 215.00 feet and a central angle of 09 degrees 53 minutes 30 seconds; to the west line of said Lot 2 and said Line "A" three terminating.

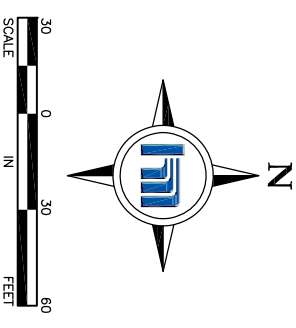
PROPOSED DRAINAGE & UTILITY EASEMENT DESCRIPTION:

A permanent easement for drainage and utility purposes over under and across Parcel 4PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90 TOGETHER WITH
 A 10.00 foot wide permanent easement for drainage and utility purposes over under and across that part of said Lot 2 which lies west of said Parcel 4PE; and which lies northerly of a line drawn parallel with and distant 10.00 feet southerly of the above described Line "A" and its extensions.

PROPOSED PROPERTY DESCRIPTION LOT B:

Lot 3, Block 2, HY-10 RAMSEY, Anoka County, Minnesota;
 EXCEPT
 Parcel 5, ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90, Anoka County, Minnesota;

A permanent easement for drainage and utility purposes over under and across Parcel 5PE as shown on said ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 90.

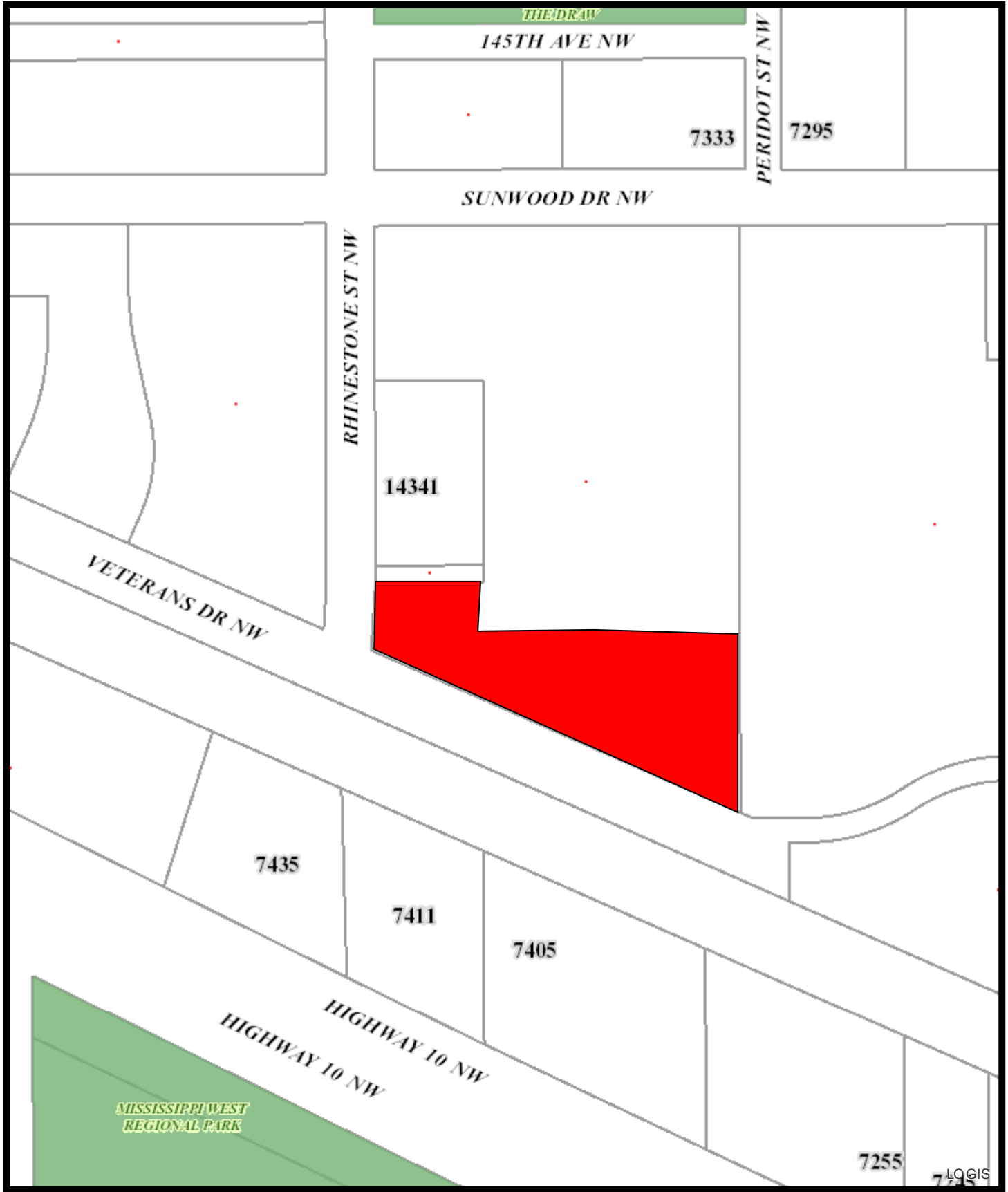


LEGEND
 ● = Iron monument found
 ○ = Iron monument set and marked with license No. 49138.
 --- = Denotes Right of Access dedicated to Anoka County per plat of HY-10 RAMSEY

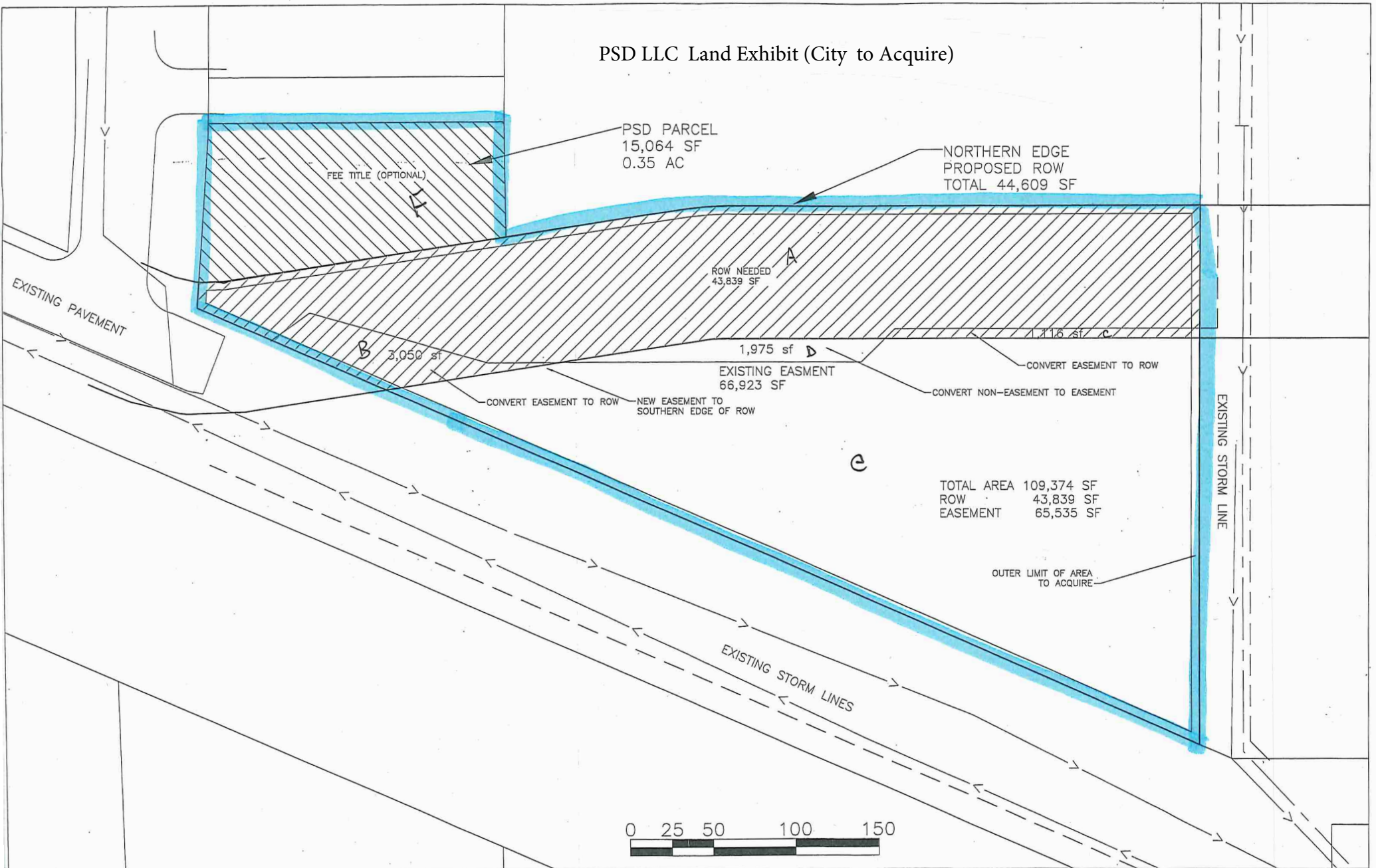
- NOTES:**
- In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, location, or ownership of any utility lines existing on the site, whether private, municipal or public owned.
 - The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, or other facts that on accurate and current title search may disclose.
 - These lots are in Section 29 Township 32 Range 25.
 - Bearings are based on Anoka County Coordinate System.
 - Square footage of Parcel A is 46,711 sq.ft. or 1.07 acres. Square footage of Parcel B is 53,292 sq.ft. or 1.22 acres.

<p>Certificate of Survey ~ for ~ CITY OF RAMSEY</p>	<p>Lots 2 & 3, Block 2, HY-10 RAMSEY ANOKA COUNTY, MINNESOTA Subject to easements of record, if any.</p>	<p>Civil Engineers and Land Surveyors 3601 Thurston Avenue, Anoka, Minnesota 55303 763-427-5860 FAX 763-427-0520 www.haa-inc.com</p>	<p>I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.</p> <p style="text-align: right;"> Brian Person MN License No. 49138 Date 03/04/19 </p>
<p>DATE</p>	<p>REVISION</p>	<p>DESIGNED BY BRP DRAWN BY BRP CHECKED BY SMM BOOK PAGE SCALE 1"=30' DATE 03/04/19 FILE NO. RA1118</p>	

City Acquisition (Storm, ROW, Remnant)



PSD LLC Land Exhibit (City to Acquire)



TOTAL AREA 109,374 SF
ROW 43,839 SF
EASEMENT 65,535 SF

PSD PARCEL
15,064 SF
0.35 AC

NORTHERN EDGE
PROPOSED ROW
TOTAL 44,609 SF

ROW NEEDED
43,839 SF

EXISTING EASEMENT
66,923 SF

CONVERT EASEMENT TO ROW
CONVERT NON-EASEMENT TO EASEMENT

CONVERT EASEMENT TO ROW
NEW EASEMENT TO
SOUTHERN EDGE OF ROW

OUTER LIMIT OF AREA
TO ACQUIRE

FEE TITLE (OPTIONAL)

3,050 sf

1,975 sf

1,216 sf

EXISTING PAVEMENT

EXISTING STORM LINE

EXISTING STORM LINES

4.23.19 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	100,003	100,003	124,725	
Value / SF	\$ 5.65	\$ 5.65	4.65	\$ 6.21	6.21	5.10482	
Value	\$ 236,017	\$ 84,490	\$ 316,191	\$ 621,019			
Total	\$ 236,017	\$ 84,490	\$ 316,191	\$ 621,019	\$ 621,019	\$ 636,698	\$ (15,680)

Additional Terms

- 1) Right of Re-Entry Agreement if building not complete within 18 months.
- 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