

### 1.25.19 Land Exchange for ROW and Storm Pond (Negotiated Deal)

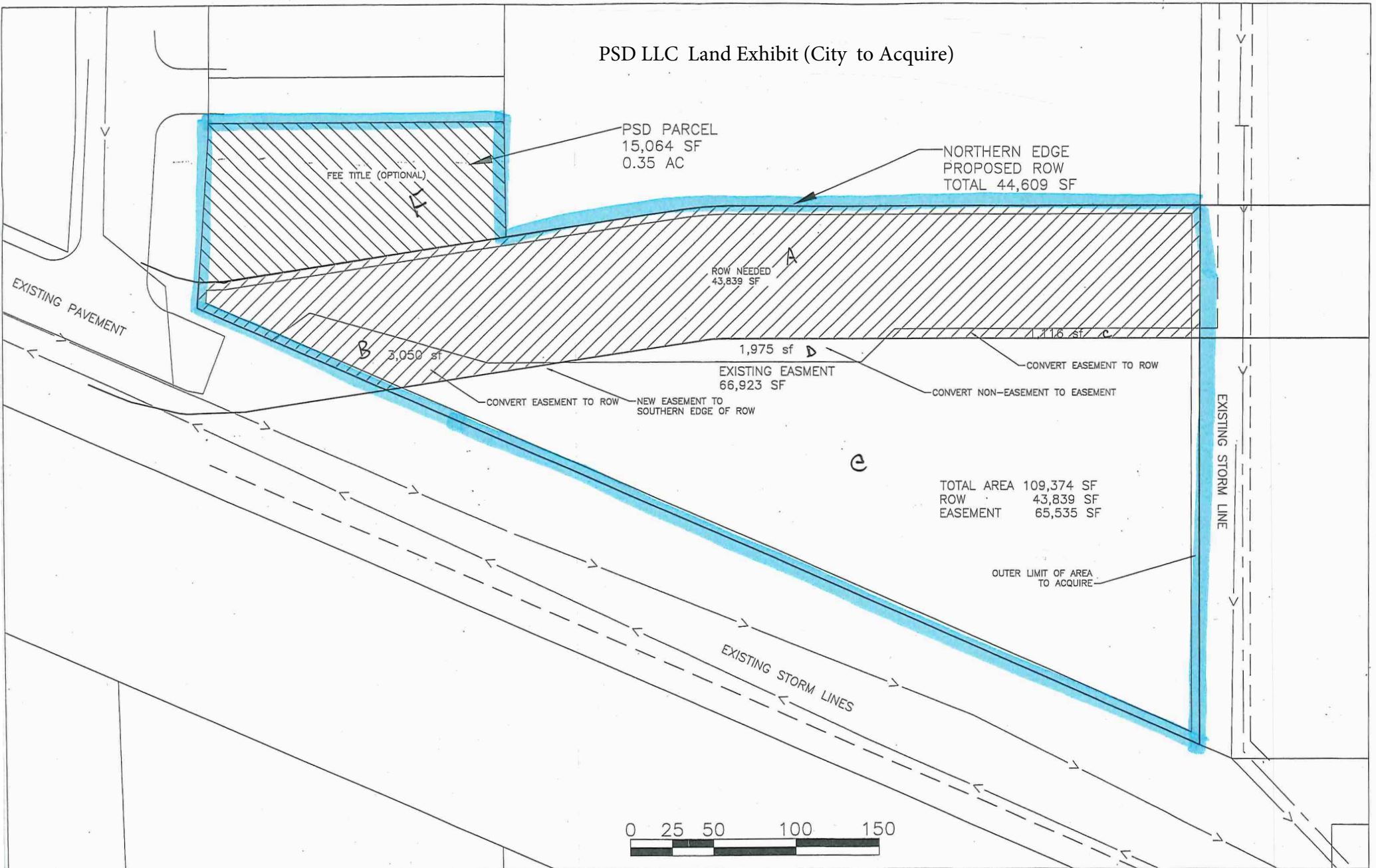
Land Needed for ROW & D & U	Parcel	S.F.	ROW	Storm Pond	ACTION	\$ / SF	Cost
	A	40,443	YES	NO	NEED FEE	5.65 \$	228,503
	B	3,050	YES	NO	NEED FEE	4.65 \$	14,183
	C	1,116	YES	NO	NEED FEE	4.65 \$	5,189
	D	1,975	NO	YES	NEED FEE	5.65 \$	11,159
	E	62,757	NO	YES	NEED FEE	4.65 \$	291,820
Remnant not needed	F	15,064	NO	NO	NEED FEE	5.65 \$	85,112
		124,405				\$	635,965

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	42,418	15,064	66,923	103,857	103,857	124,405	
Value / SF	\$ 5.65	\$ 5.65	4.65	\$ 6.21			
Value	\$ 239,662	\$ 85,112	\$ 311,192	\$ 644,952			
Total	\$ 239,662	\$ 85,112	\$ 311,192	\$ 644,952	\$ 644,952	\$ 635,965	\$ 8,987

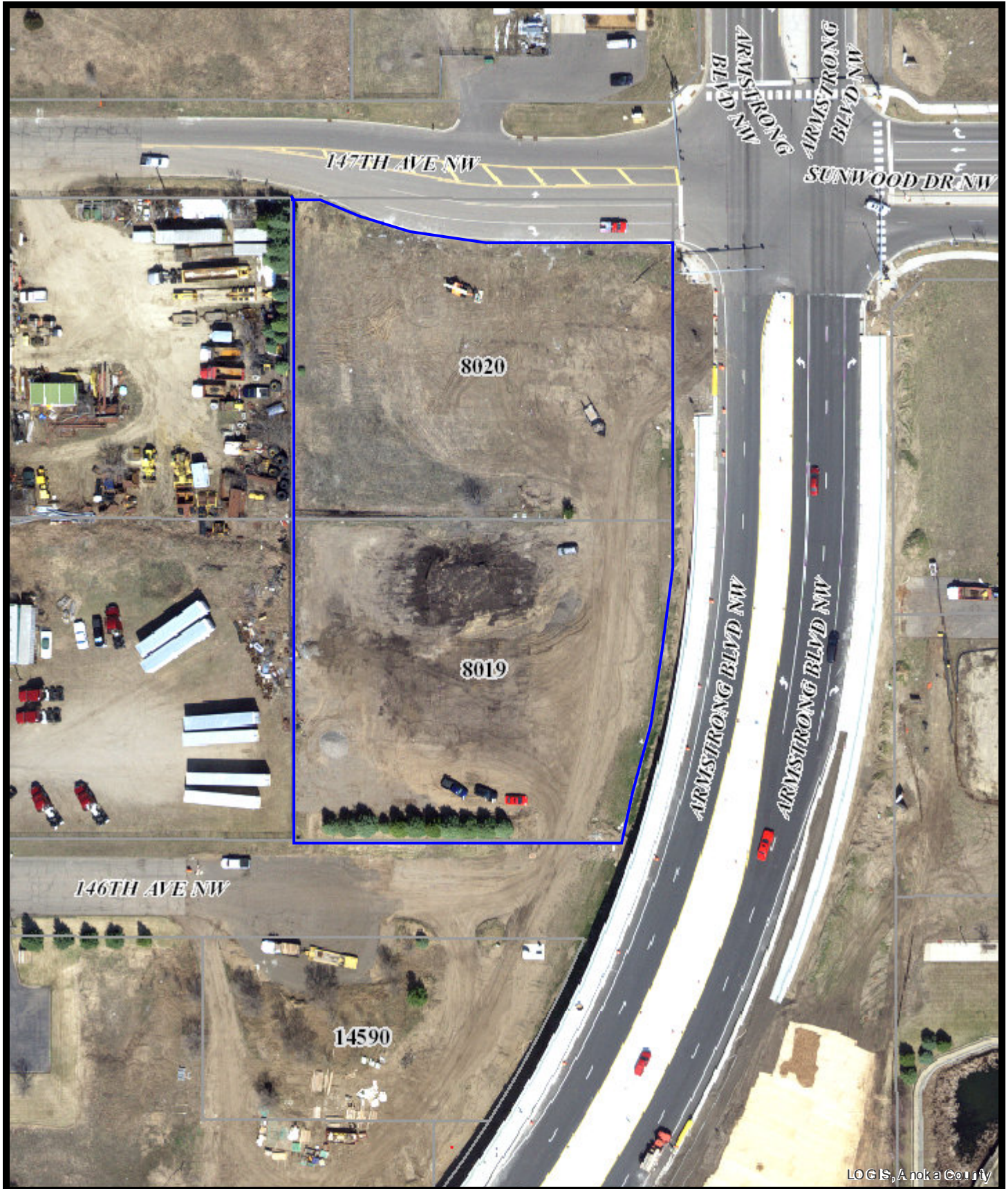
#### Additional Terms

- 1) Right of Re-Entry Agreement if first Building not complete within 18 months. (Neighborhood retail (1st) and Restaurant Pad Outlot)
- 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)



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



LOGS, Anoka County

