

APPRAISAL OF REAL PROPERTY

LOCATED AT

6549 Highway 10 NW
Ramsey, MN 55303

part of Lots 6 and 7, Auditors Subdivision except part platted as Deal Industrial Park

FOR

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

AS OF

08/14/2022

BY

Bradley R. Field
Bryant & Field Real Estate Appraisal
2057 135th Lane NE
Ham Lake, MN 55304
(763) 767-4243
Bryant-Field-Appraisal@hotmail.com

LAND APPRAISAL REPORT

File No. 22AUG14B

IDENTIFICATION	Borrower <u>The City of Ramsey</u>	Census Tract <u>0502.28</u>	Map Reference <u>49-A3</u>	
	Property Address <u>6549 Highway 10 NW</u>			
	City <u>Ramsey</u>	County <u>Anoka</u>	State <u>MN</u>	Zip Code <u>55303</u>
	Legal Description <u>part of Lots 6 and 7, Auditors Subdivision except part platted as Deal Industrial Park</u>			
	Sale Price \$ <u>none</u>	Date of Sale <u>n/a</u>	Loan Term <u>n/a</u> yrs.	Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
Actual Real Estate Taxes \$ <u>municipal</u> (yr)		Loan charges to be paid by seller \$ <u>none</u> Other sales concessions <u>none noted</u>		
Lender/Client <u>City of Ramsey</u>		Address <u>7550 Sunwood Dr NW, Ramsey, MN 55303</u>		
Occupant <u>vacant land</u> Appraiser <u>Bradley R. Field</u> Instructions to Appraiser <u>Estimate the fair market values of two proposed parcels of residential development land in the Ramsey. Parcel 1 is .282 acres and Parcel 2 is .104 acres. Parcel 1 includes all of Parcel 2.</u>				

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		Good	Avg.	Fair	Poor	
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Present Land Use	<u>65%</u> 1 Family	<u>05%</u> 2-4 Family	<u>05%</u> Apts.	<u>05%</u> Condo	<u>15%</u> Commercial	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)		Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Predominant Occupancy	<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Tenant		<input type="checkbox"/> % Vacant	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Single Family Price Range	\$ <u>125,000</u> to \$ <u>800,000</u>		Predominant Value \$ <u>350,000</u>		Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Single Family Age	<u>60</u> yrs. to <u>0</u> yrs.		Predominant Age <u>15-20</u> yrs.		Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
					General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
					Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The neighborhood is an area of gently rolling land dotted with small lakes and spinkled with single family housing developments of mixed styles, designs, ages and values. Schools and shopping are adequate in the neighborhood. Employment is located in Ramsey, Anoka and in the Minneapolis and St. Paul metropolitan communities to the south.

SITE	Dimensions <u>proposed; see site map attached outlined in blue</u> = <u>12,265/4,520</u> Sq. Ft. or Acres <input type="checkbox"/> Corner Lot
	Zoning classification <u>H-1; Highway 10 Business District</u> Present Improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations
	Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>H&B use appears to be residential development in relief of encroaching residential homes</u>
	Elec. <input checked="" type="checkbox"/> Public <input checked="" type="checkbox"/> available
	Gas <input checked="" type="checkbox"/> natural
	Water <input checked="" type="checkbox"/> city
	San. Sewer <input checked="" type="checkbox"/> city
	<input checked="" type="checkbox"/> Underground Elect. & Tel.
	OFF SITE IMPROVEMENTS
	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private
Surface <u>concrete</u>	
Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	
<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	
Topo <u>level</u>	
Size <u>appears average for residential use outlot</u>	
Shape <u>triangular</u>	
View <u>busy rail line/wooded buffer/mobile home park/busy US Highway</u>	
Drainage <u>appears adequate</u>	
Is the property located in a HUD Identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): Parcel 1 is 12,265 square feet and parcel 2 is 4,520 square feet. Mixed use area with mobile home park and commercial and municipal uses. The subject does not appear to be in the FEMA Flood Plain. The subject is triangular in shape and is moderately wooded. Size is typical of outlot and municipal use parcels in the area. The appeal of the subject is estimated to be average for residential outlot use and the access is very good by US Highway.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

MARKET DATA ANALYSIS	ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
	Address	<u>6549 Highway 10 NW Ramsey, MN 55303</u>	<u>XXXXX Nowthen Blvd NW Ramsey, MN 55303</u>	<u>XXXXX Hynes Rd Rogers, MN 55374</u>	<u>14622 Ferret St NW Ramsey, MN 55303</u>
	Proximity to Subject		<u>4.35 miles N</u>	<u>6.97 miles W</u>	<u>2.19 miles NW</u>
	Sales Price	<u>\$ none</u>	<u>\$ 0.75</u>	<u>\$ 1.08</u>	<u>\$ 2.25</u>
	Price Per Foot	<u>\$ none</u>	<u>\$ 0.75</u>	<u>\$ 1.08</u>	<u>\$ 2.25</u>
	Data Source	<u>personal inspection</u>	<u>MLS Sold Data/personal inspect</u>	<u>MLS Sold Data/personal inspect</u>	<u>MLS Sold Data/personal inspect</u>
	Date of Sale and Time Adjustment	<u>08/14/2022</u>	<u>09/07/2021</u>	<u>01/05/2022</u>	<u>12/08/2021</u>
	Location	<u>Ramsey</u>	<u>Ramsey</u>	<u>Rogers</u>	<u>Ramsey</u>
	Site/View	<u>12,265sf/4,520sf</u>	<u>1,567,289 SF</u>	<u>571,943 SF</u>	<u>561,053 SF</u>
	Wooded	<u>moderate</u>	<u>moderate</u>	<u>light</u>	<u>moderate</u>
	Topography	<u>level</u>	<u>level</u>	<u>level</u>	<u>level</u>
	Access	<u>vgood/Hwy 10</u>	<u>good/Nowthen Blvd</u>	<u>avg/Hynes Rd</u>	<u>good/Ferret St</u>
	Appeal	<u>fair/encroachment</u>	<u>good/development</u>	<u>good/development</u>	<u>good/commercial</u>
	Sales or Financing Concessions	<u>none noted</u>	<u>none noted</u>	<u>none noted</u>	<u>none noted</u>
	Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - <u>\$ 2</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - <u>\$ 2</u>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - <u>\$ 0.5</u>
	Indicated Value of Subject		<u>\$ 2.75</u>	<u>\$ 3.08</u>	<u>\$ 2.75</u>

Comments on Market Data: The adjusted subject fair market value is estimated to be \$3.35 per square foot. Parcel 1 (.282ac/12,265sf) estimated fair market value is \$41,087 rounded to \$41,100. Parcel 2 (.104ac/4,520sf) estimated fair market value is \$15,142 rounded to \$15,150.

Comments and Conditions of Appraisal: The direction of adjustments is mixed and the subject is bracketed. Equal weight is placed on all four comparable sales. The final value is well supported by all four comparables. The appraiser has not ever appraised the subject property in the past. This appraisal is made per "hypothetical conditions" relating to the proposed site split options illustrated in the map section and identified as Parcel 1 and Parcel 2.

Final Reconciliation: The income approach is not used due to the lack of sufficient data with which to form a meaningful value estimate. The direct sales comparison approach is believed to offer the most reliable indication of value and most weight is placed on it. The exposure time is estimated to be 120 days for fair non buildable appeal in a market with settling demand.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 08/14/2022 to be \$ \$41,100/\$15,150

Bradley R. Field Did Did Not Physically Inspect Property
Appraiser(s) Review Appraiser (if applicable)

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 6549 Highway 10 NW, Ramsey, MN 55303

APPRAISER:



Signature: _____
 Name: Bradley R. Field
 Title: Certified Residential Appraiser
 State Certification #: 4000117
 or State License #: _____
 State: MN Expiration Date of Certification or License: 08/31/2023
 Date Signed: 08/14/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 Title: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Photograph Addendum Parcel 2

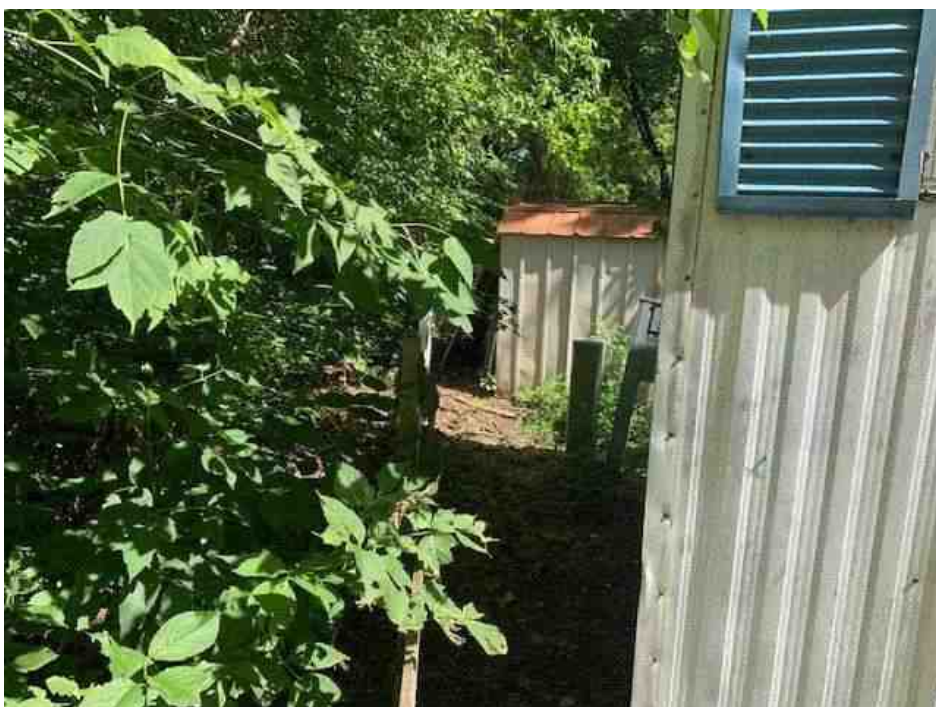
Borrower	The City of Ramsey						
Property Address	6549 Highway 10 NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



shed/fence/house encroachment



fence/house encroachment



alternate view of shed/fence/house encroachment

Photograph Addendum Parcel 2

Borrower	The City of Ramsey						
Property Address	6549 Highway 10 NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



firepit and small garden encroachment



shed/fence/house encroachment



homes encroaching on site from front

Photograph Addendum Parcel 1

Borrower	The City of Ramsey						
Property Address	6549 Highway 10 NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



wooded land



wooded land



wooded land

Photograph Addendum Parcel 1

Borrower	The City of Ramsey						
Property Address	6549 Highway 10 NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



railroad and right of way



railroad and right of way



railroad and right of way

Photograph Addendum Roads and Railroad

Borrower	The City of Ramsey						
Property Address	6549 Highway 10 NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



street scene



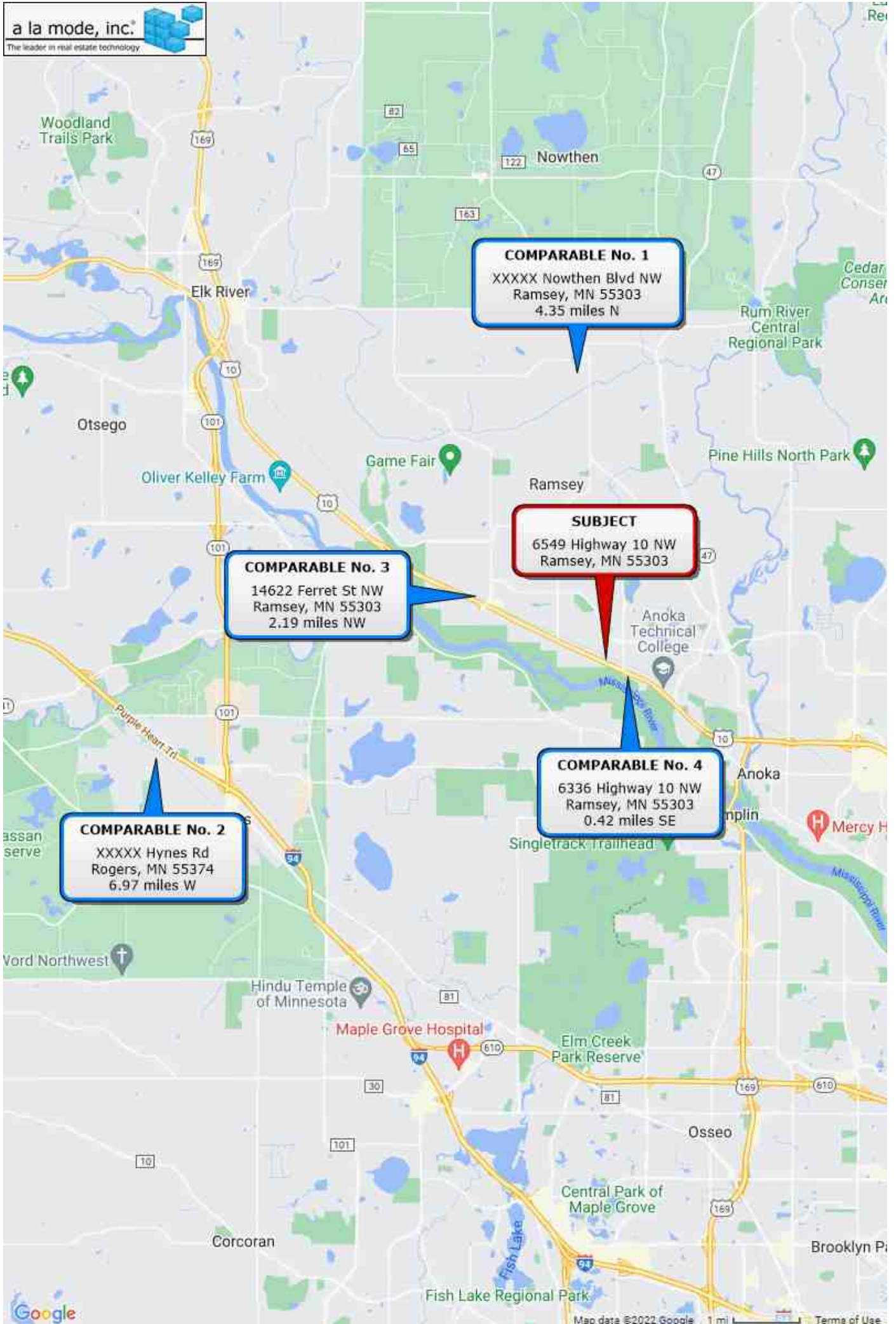
railroad and wooded land from site



busy rail line

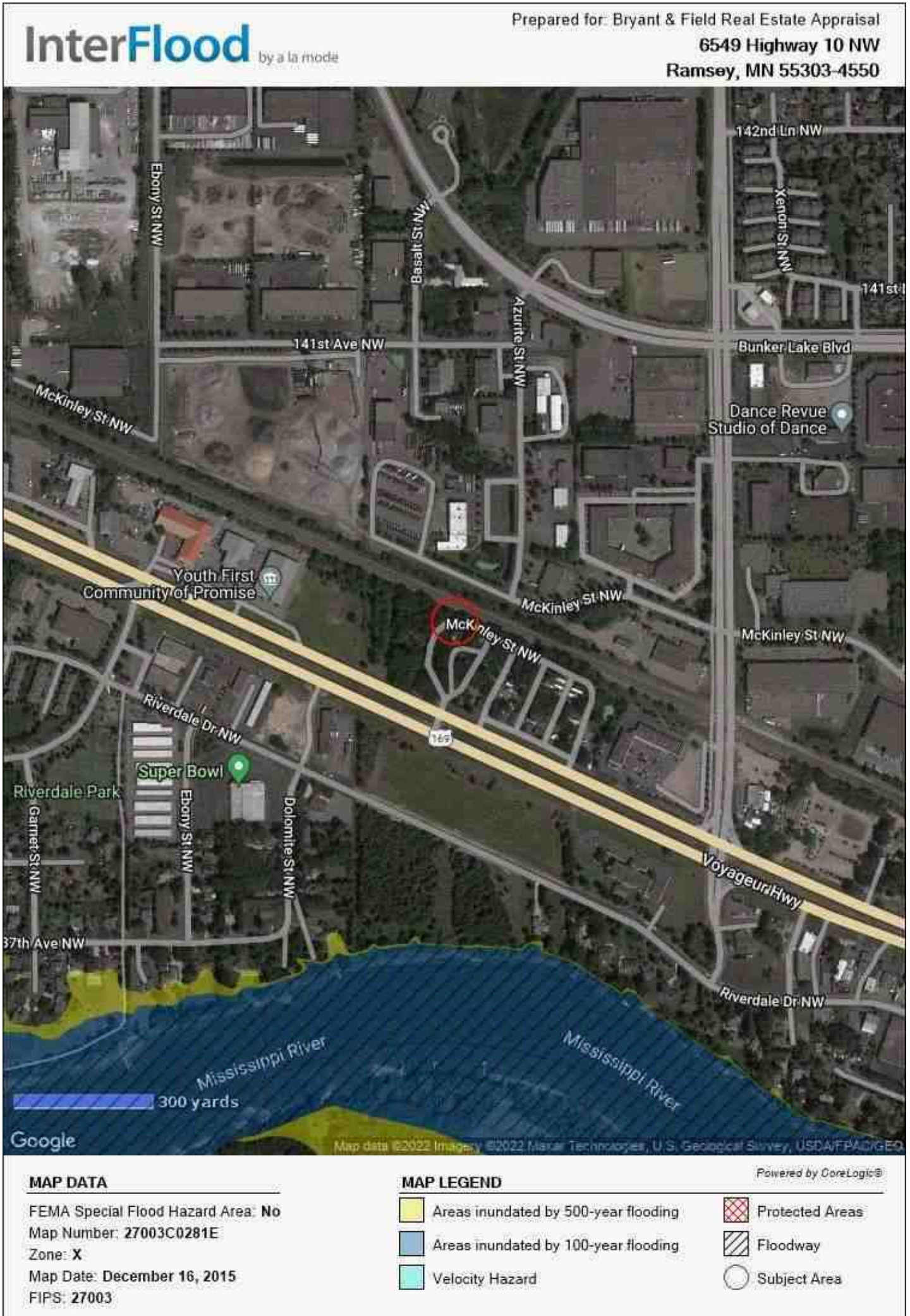
Comparable Sales Map

Borrower	The City of Ramsey		
Property Address	6549 Highway 10 NW		
City	Ramsey	County Anoka	State MN Zip Code 55303
Lender/Client	City of Ramsey		



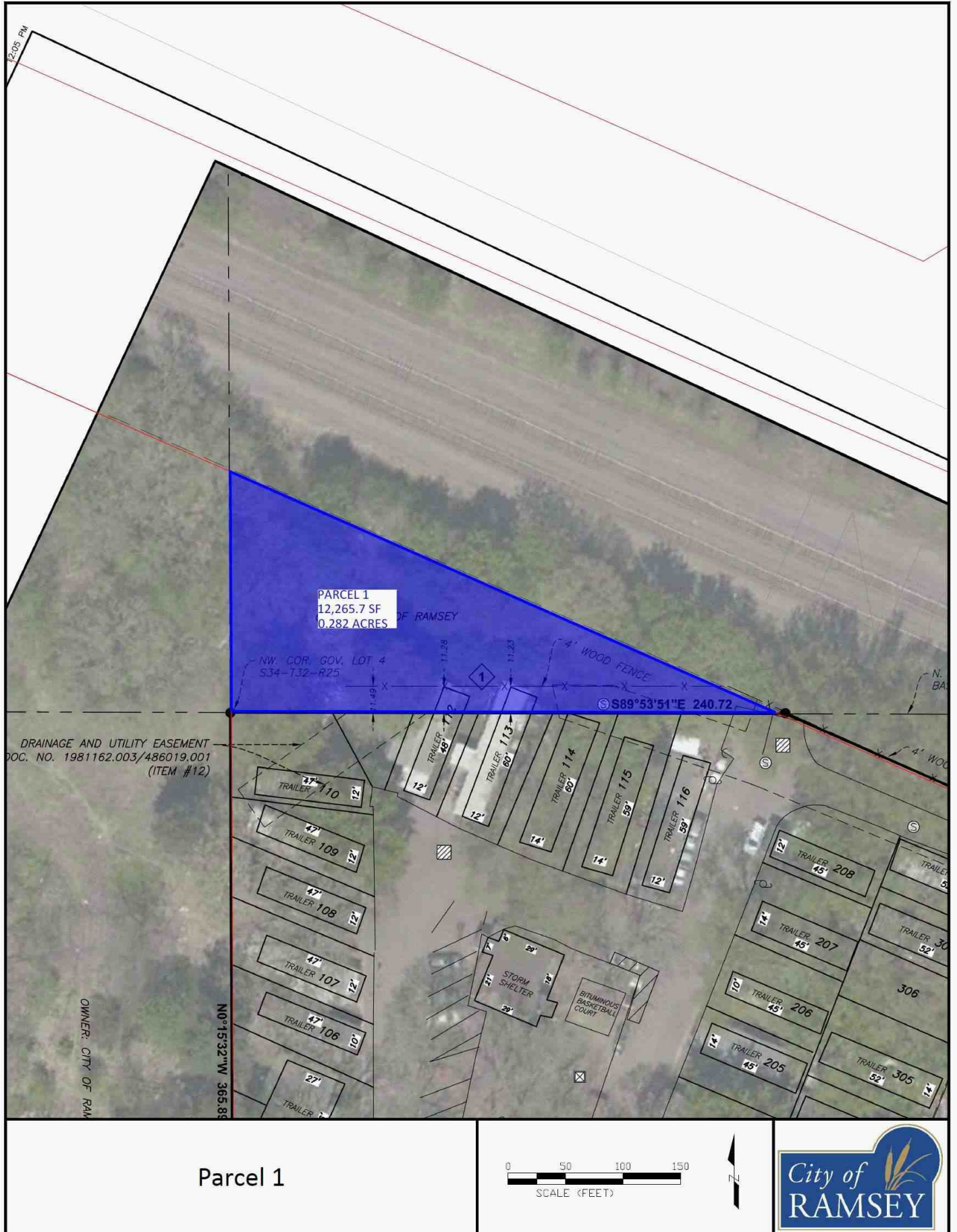
Flood Map

Borrower	The City of Ramsey			
Property Address	6549 Highway 10 NW			
City	Ramsey	County Anoka	State MN	Zip Code 55303
Lender/Client	City of Ramsey			



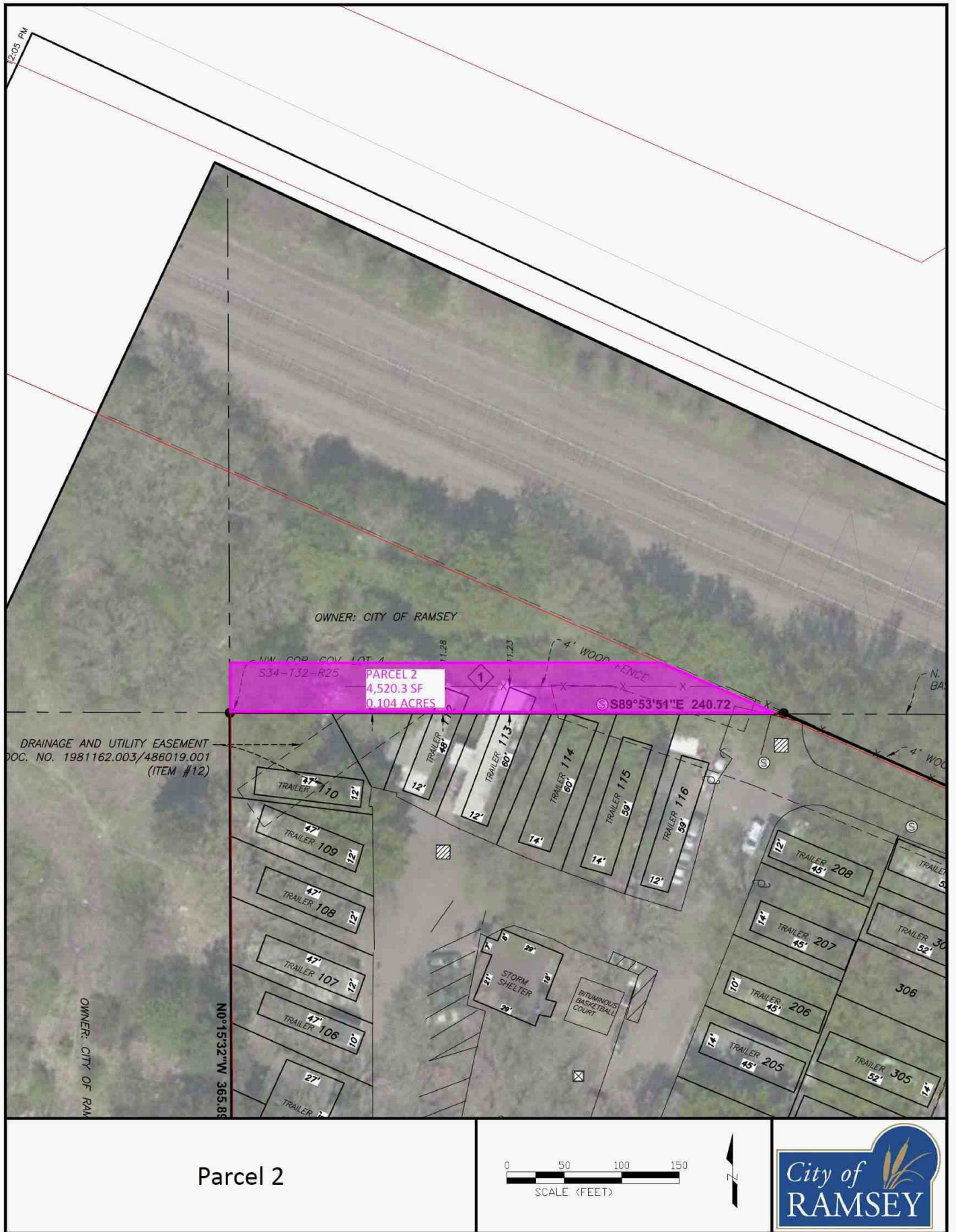
Site Map Parcel 1

Borrower	The City of Ramsey		
Property Address	6549 Highway 10 NW		
City	Ramsey	County Anoka	State MN Zip Code 55303
Lender/Client	City of Ramsey		



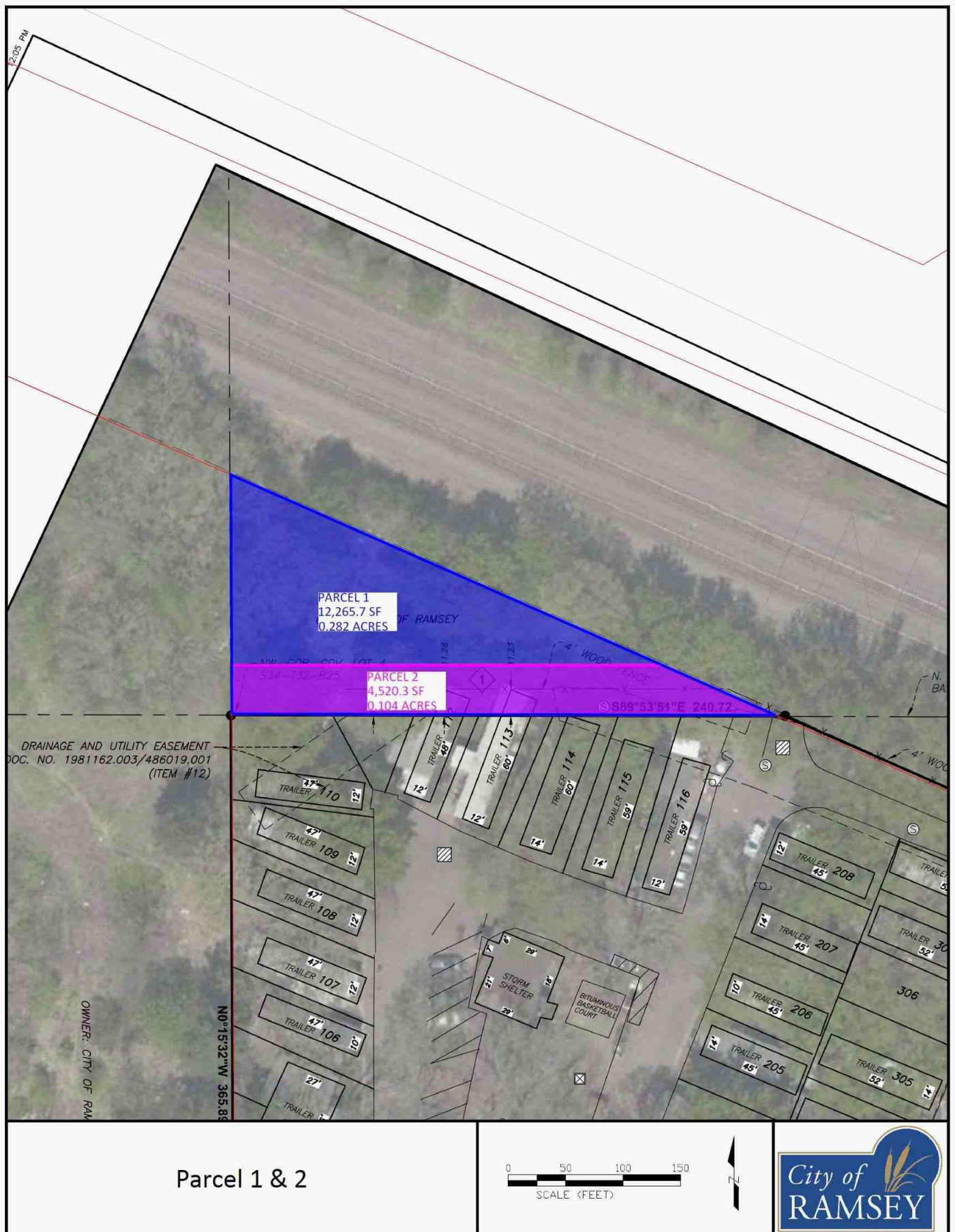
Site Map Parcel 2

Borrower	The City of Ramsey		
Property Address	6549 Highway 10 NW		
City	Ramsey	County Anoka	State MN Zip Code 55303
Lender/Client	City of Ramsey		



Parcel Summary Map

Borrower	The City of Ramsey		
Property Address	6549 Highway 10 NW		
City	Ramsey	County Anoka	State MN Zip Code 55303
Lender/Client	City of Ramsey		




Existing Parent Site Map

Borrower	The City of Ramsey						
Property Address	6549 Highway 10 NW						
City	Ramsey	County	Anoka	State	MN	Zip Code	55303
Lender/Client	City of Ramsey						



6549 Highway 10 Nw, Ramsey, MN 55303, Anoka County

APN: 34-32-25-12-0013 CLIP: 8581127341

	Beds	Full Baths	Half Baths	CREV Sale Price	CREV Sale Date
	N/A	N/A	N/A	\$1,105,000	04/05/2005
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	148,104	N/A	MUNI PROP	

OWNER INFORMATION

Owner Name	Ramsey City Of	Taxpayer ZIP+4	5137
Taxpayer Address	7550 Sunwood Dr Nw	Taxpayer Carrier Route	C015
Taxpayer City and State	Ramsey, MN	Owner Occupied	No
Taxpayer Zip	55303		

LOCATION INFORMATION

Municipality	Ramsey	Section #	34
Zip Code	55303	Township #	32
Carrier Route	C042	Range #	25
Census Tract	502.28	Quarter	NE
Subdivision	Auditors Sub 30	Quarter-Quarter	NW
Lot	6	Neighborhood Code	Ra-C/I-B83
School District Name	Anoka-Hennepin	Neighborhood Code	B83
School District	011	Neighborhood Name	Ramsey Town Center

TAX INFORMATION

PID#	343225120013	Alternate PID	1270172
PID	34-32-25-12-0013		
Legal Description	LOTS 6 & 7 AUDITORS SUBDIVISION NO 30 EX PRT PLATTED AS DEED INDUSTRIAL PARK		

ASSESSMENT & TAX

Assessment Year	2020	2019	2018
Estimated Mkt. Value - Total	\$792,400	\$792,400	\$754,400
Estimated Mkt. Value - Land	\$792,400	\$792,400	\$754,400
Taxable Mkt. Value - Total			\$754,400
Taxable Mkt. Value - Land			\$754,400

CHARACTERISTICS

Lot Acres	3.4	Land Use - County	Exempt - Municipal Other
Lot Sq Ft	148,104	Land Use - CoreLogic	Municipal Property

LAST MARKET SALE & SALES HISTORY

Recording Date	04/05/2005	Deed Type	Warranty Deed
Sale Date	04/05/2005	Owner Name	Ramsey City Of
Sale Price	\$1,105,000	Seller	Hamilton Edward L & Lora G
Recording Date		04/05/2005	
Sale/Settlement Date		04/05/2005	
Sale Price		\$1,105,000	
Buyer Name		City Of Ramsey	
Seller Name		Hamilton Edward L & Lora G	
Document Type		Warranty Deed	

CERTIFICATES OF REAL ESTATE VALUE

CREV Sale Date	Buyer Name	Deed Type	CREV Sale Price	CREV #	CREV ID
04/05/2005	City Of Ramsey	Other	\$1,105,000	25594	4310
CREV Sale Date	Filing Date	Signer Date			
04/05/2005	08/31/2005	04/05/2005			
CREV Sale Date		04/05/2005			
CREV Sale Price		\$1,105,000			

STATE OF MINNESOTA



BRADLEY R FIELD
5141 MILLER TRUNK HWY
HERMANTOWN, MN 55811

Department of Commerce

The Undersigned **COMMISSIONER OF COMMERCE** for the State of Minnesota hereby certifies that
BRADLEY R FIELD

5141 MILLER TRUNK HWY
HERMANTOWN, MN 55811

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of
Resident Appraiser : Certified Residential

License Number: 4000117

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2023.

IN TESTIMONY WHEREOF, I have hereunto set my hand this July 01, 2021.

A handwritten signature in cursive script that reads "Grace Arnold".

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division
85 7th Place East, Suite 500
St. Paul, MN 55101-3165

Telephone: (651) 539-1599

Email: licensing.commerce@state.mn.us

Website: commerce.state.mn.us

Notes:

- **Individual Licensees Only - Continuing Education:** 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- **Appraisers:** You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. **Trainees do not qualify.** For further details, please visit our website at commerce.state.mn.us.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/08/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER J.A. Price Agency, Inc. 6640 Shady Oak Road, Suite 500 Eden Prairie MN 55344	CONTACT NAME: Amy Winkelman PHONE (A/C, No, Ext): (800) 944-0119 FAX (A/C, No): (952) 944-5061 E-MAIL ADDRESS: amy.winkelman@japrice.com <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A: AIG Specialty Insurance Company</td> <td style="text-align: center;">26883</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: AIG Specialty Insurance Company	26883	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER F:															
INSURED Bryant & Field Real Estate Appraisal Inc 2057 Northeast 135th Lane Ham Lake MN 55304															

COVERAGES **CERTIFICATE NUMBER:** 22-23 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$								
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$								
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$								
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N / A			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PER STATUTE</td> <td style="width: 50%; text-align: center;">OTHER</td> </tr> <tr> <td colspan="2">E.L. EACH ACCIDENT \$</td> </tr> <tr> <td colspan="2">E.L. DISEASE - EA EMPLOYEE \$</td> </tr> <tr> <td colspan="2">E.L. DISEASE - POLICY LIMIT \$</td> </tr> </table>	PER STATUTE	OTHER	E.L. EACH ACCIDENT \$		E.L. DISEASE - EA EMPLOYEE \$		E.L. DISEASE - POLICY LIMIT \$	
PER STATUTE	OTHER														
E.L. EACH ACCIDENT \$															
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E.L. DISEASE - POLICY LIMIT \$															
A	Real Estate Appraisers E&O Retroactive Date: 10/08/2013	N	N	013711151-02	08/24/2022	08/24/2023	Per Claim \$1,000,000 Aggregate \$1,000,000								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Covered Real Estate Appraisers Include: Julie A. Bryant, Bradley R. Field, Thomas Stromenger.

CERTIFICATE HOLDER INSURANCE VERIFICATION ONLY	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

Invoice

Bryant & Field Real Estate Appraisal, Inc.

2057 Northeast 135th Lane
Ham Lake, Minnesota 55304

Bill To

City of Ramsey
Sean Sullivan
7550 Sunwood Drive Northwest
Ramsey, Minnesota 55303

Customer Phone	Customer E-mail
(763) 433-9868	ssullivan@cityoframsey.com

Date	File #
8/30/2022	PID 0013

Description	Amount
PID #34-32-25-12-0013 Appraisal Report - 6549 Highway 10 Northwest - Ramsey	1,300.00
<i>Performing quality commercial & residential real property appraisals at a competitive price with a quick turn around time!</i>	
<i>Thank you for your business!</i>	
Total	\$1,300.00

E-mail	Web Site	Voice #	Fax #
bryant-field-appraisal@hotmail.com	www.bryant-field-appraisal.com	(763) 767-4243	(763) 767-4208