Request for Offers for Purchase and Development of 617 Stryker Avenue

Overview

The Saint Paul Housing and Redevelopment Authority (HRA) is soliciting offers for the purchase and redevelopment of 617 Stryker Avenue, and up to three additional properties located on the same block on Winslow Avenue (see **Attachment A**). The property is located in the West Side neighborhood, south of the Mississippi River from downtown. The site offers proximity to downtown, and access to parks and natural amenities, as well as the commercial districts along Stryker Avenue, Smith Avenue, and District del Sol.

The West Side community is eager to support new businesses and development on Stryker Avenue. The neighborhood vision for the 617 Stryker Avenue site is for a mixed-use development. Commercial, housing, and mixed-use proposals will be considered, with a priority for offers that include an active, ground-floor use. The neighboring property at 605 Stryker Avenue is privately listed for sale as of May 2018 (MLS# 4919888). A plan for development on multiple parcels is encouraged.

At the request of the West Side Community Organization (WSCO), the Department of Planning and Economic Development (PED) staff is currently undertaking a zoning study along the Stryker Avenue corridor from Congress to Annapolis. Staff is studying zoning options that provide for a wider range of future land uses and greater density, consistent with the Comprehensive Plan. The zoning study and any subsequent rezoning will likely be completed in late 2018.

Primary Site Information

Property Address:	**617 Stryker Avenue**
Lot size:	150 x 150 feet, total area of 22,500 square feet (0.52 acres)
Current use:	Vacant. Last used as a gas station prior to 1992.
Value:	$90,000 (independent appraisal, May 2018, see **Attachment C**)
Zoning:	Current: B2 – Community Business District Part of a current zoning study of Stryker Ave corridor to explore options that provide for a wider range of future land uses, consistent with the Comprehensive Plan (late 2018).
Soil Condition:	A gas tank leak occurred during the property’s former use, resulting in contamination. Underground petroleum storage tanks and petroleum impacted soil were removed in 1992. In 2000, the Minnesota Pollution Control Agency (MPCA) issued a closure letter. More information can be found in **Attachment E**. Further study under new MPCA requirements may be required, and HRA staff is pursing funding for an updated Phase II environmental site assessment.

Additional Available Sites

604 Winslow Avenue
Size: 50 x 100 feet, 4,792 square feet (0.11 acres)
Use: vacant
Value: $17,900 assessed estimated market value (Ramsey County, 2018 Payable)
Zoning: RT1 – Two-Family Residential District, could be considered in Stryker Ave zoning study

610 Winslow Avenue
Size: 25 x 150 feet, 3,920 square feet (0.09 acres)
Use: vacant
Value: $1,100 assessed estimated market value (Ramsey County, 2018 Payable)
Zoning: RT1 – Two-Family Residential District, could be considered in Stryker Ave zoning study

612 Winslow Avenue
Size: 35 x 150 feet, 5,227 square feet (0.12 acres)
Use: vacant
Value: $16,900 assessed estimated market value (Ramsey County, 2018 Payable)
Zoning: RT1 – Two-Family Residential District, could be considered in Stryker Ave zoning study

Instructions for Submitting an Offer

The sale will fall under the requirements of the Disposition of HRA Owned Real Estate Policy, including Vendor Outreach Program and Affirmative Action. Other compliance program may also apply. A copy of this policy is available at **stpaul.gov/HRA** and provided as **Attachment F.**

The property will be listed for sale on the City's website, in a local newspaper, on the HRA agenda, and on the property via a sign. Notification will also be provided to the District Council, West Side Community Organization.

The property will be listed from June 15, 2018 to August 15, 2018, at a minimum. PED staff will begin reviewing offers on August 15, but may continue to have the property listed for additional time. Upon review of offers, PED staff may forward a recommendation to the HRA Board of Commissioners to award tentative developer status to a specific proposer. The designation of "tentative developer status" means that the HRA has tentatively approved of the developer and the proposed project, and will not negotiate with any other entity for the property while the developer diligently pursues the completion of all conditions attached by the HRA Board in award of the designation. Typical conditions may include: design plans for the project; completion of a market study; environmental investigations; evidence of financing; and negotiation of a development/purchase agreement with PED staff, subject to HRA Board approval.

The HRA is under no obligation to sell the property. The HRA reserves the right to reject any and all offers to purchase. An application fee will be due, as outlined in the attached disposition policy, upon awarding of tentative developer status.

A final development/purchase agreement for the property must be approved by the HRA Board after a public hearing. The time to closing in the Development Agreement would typically not exceed six months. The HRA would transfer property to the selected developer by Quit Claim Deed, as is condition, under the terms of the Development Agreement.

Selection Criteria and Timeline

On August 15, 2018 HRA staff will begin reviewing offers that have been received, and may contact proposers as needed for additional information.

Staff will evaluate proposals using the following criteria:

1. Mix of proposed uses, including amount and type of jobs, housing units, and/or commercial space
2. Projected property tax revenue
3. Offer price
4. Experience and qualifications of developer
5. Compatibility with West Side Community Organization's Draft Equitable Development Scorecard (see **Attachment G**)

A complete submission will include:

1. Proposed properties to purchase (see **Attachment A**)
2. Proposal narrative, including mix of uses
3. Conceptual site plan
4. Offer price
5. Development timeline
6. Preliminary Sources and Uses budget, including total development cost
7. Experience and qualifications of developer, including development team bios
8. Requested contingencies

Inquiries

Please direct inquiries to:

Laura Haynssen
Project Manager
City of Saint Paul's Department of Planning and Economic Development
651-266-6597
laura.haynssen@ci.stpaul.mn.us

Attachments

Attachment A: Map of Area and Properties

Attachment B: Property Legal Descriptions

Attachment C: Property Appraisal Report

Attachment D: Property Photographs

Attachment E: MPCA and PEER Environmental Documentation

Attachment F: HRA Land Disposition Policy

Attachment G: WSCO Equitable Development Scorecard Draft

Date: 6/5/2018 4:44:28 PM Document Path: K:\GIS\Data and Research Requests\2018\2018-05-01 617 Stryker Redevelopment Site\617 Stryker Redevelopment Site - With Locator Map.mxd

SAINT PAUL

617 Stryker Avenue Redevelopment Site

June 5th, 2018

Primary HRA Property (617 Stryker Avenue)

Additional Available HRA Properties (604, 610, 612 Winslow Avenue)

605 Stryker Avenue (MLS #4919888)

0 0.015 0.03 0.06 Miles

Attachment B - Property Legal Descriptions

617 Stryker Avenue

Lots 6, 7, and 8, Block 117, West St. Paul, Ramsey County, Minnesota

604 Winslow Avenue

The Westerly two-thirds of Lot 2, Block 117, West St. Paul, Ramsey County, Minnesota.

610 Winslow Avenue

The North half of Lot 3, Block 117, West St. Paul, Ramsey County, Minnesota

612 Winslow Avenue

The South half of Lot 3, and the North 5 feet of Lot 4, all in Block 117, West St. Paul, Ramsey County, Minnesota

An Appraisal Report of
A Vacant Land Parcel
617 Stryker Avenue, St. Paul

Prepared By:
Michael T. Tinker, MAI
Dwight W. Dahlen, MAI

Dahlen, Dwyer, Foley & Tinker, Inc.
Alliance Bank Center
55 East 5th Street, Suite 1220
St. Paul, MN 55101

DDFT File 18-111

Client & Intended User
Laura Hanssen
Project Manager
Planning and Economic Development
City of St. Paul
1300 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

Dwight W. Dahlen, MAI SRA
Daniel E. Dwyer
Sean M. Foley
Jeffrey A. Dahlen, MAI
Michael T. Tinker, MAI

Real Estate Appraisals
Consultation
Expert Witness
Market Research

May 21, 2018

Laura Hanssen
Project Manager
Planning and Economic Development
City of St. Paul
1300 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

RE: A Vacant Land Parcel
617 Stryker Avenue
St. Paul, MN 55107

To Whom It May Concern:

Please find enclosed an appraisal report of the above referenced property which has been prepared at your request. This appraisal includes the appropriate scope of work deemed necessary to produce credible assignment results. This report includes the required relevant evidence and logic to support the opinion of value to the degree necessary for the intended use.

The subject consists of a vacant commercial land parcel comprised of 22,500 SF or 0.52 Acres.

The purpose of this appraisal is to provide an opinion of market value of the subject reflecting the “as is” condition as of the effective date of the appraisal. Property rights appraised consist of the fee simple interest.

The client and intended user of this report is The City of St. Paul. The intended use of this appraisal is to assist in documenting the value for internal management purposes.

Subsequent to the investigation the opinion of market value of the subject reflecting the “as is” condition as of May 12, 2018, has been concluded as follows:

NINETY THOUSAND DOLLARS
($90,000)

The preceding opinion of market value assumes a marketing period and exposure time of 3-12 months to consummate a sale at the identified value. The opinion of market value developed in this report is based upon the assumption that any/all special or pending assessments and deferred/delinquent taxes are paid in full. The preceding opinion of value does not include any furniture, fixtures and equipment (FF&E) or business value.

This appraisal report has been made in conformity with the following:

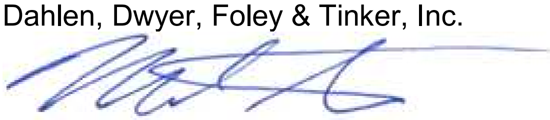
- The Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, as mandated by the Financial Institution's Reform, Recovery and Enforcement Act (FIRREA) of 1989.
- This appraisal assignment has not been based on a requested minimum valuation, a specific valuation, or the approval of a loan. The opinion of market value developed in this report was developed independent of any undue influence.
- The engagement letter provided by the client, a copy of which is inserted in the addendum of the appraisal.

This appraisal has been made subject to certain limiting conditions and assumptions as contained herein. Information contained in this report is gathered from sources thought to be reliable but is not guaranteed.

Neither the engagement to make this appraisal nor any compensation therefore are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of the subsequent event.

Please feel free to contact the undersigned with any questions or concerns.

Respectfully submitted,
Dahlen, Dwyer, Foley & Tinker, Inc.



Michael T. Tinker, MAI
Certified General Real Property Appraiser
MN License #20422639

Dwight W. Dahlen, MAI SRA
Certified General Real Property Appraiser
MN License #4001430

Table of Contents

Certification

This certification states that the appraiser has personally conducted the appraisal in an unbiased objective manner in accordance with USPAP. I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- This appraisal has been completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, as mandated by the Financial Institution's Reform, Recovery and Enforcement Act (FIRREA) of 1989.
- As of the effective date of the report, I have completed the requirements of the continuing education for the licensing from State of Minnesota Commerce Department.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.
- As of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.
- I have not performed a previous appraisal of the subject property, an appraisal review involving the subject property or an appraisal consulting assignment involving the subject property within the three years prior to this assignment.
- I have made a detailed personal inspection of the property that is the subject of this report.
- This report has been co-authored by all persons signing this report.

Michael T. Tinker, MAI
Certified General Real Property Appraiser
MN License #20422639

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Dwight W. Dahlen, MAI SRA
Certified General Real Property Appraiser
MN License #4001430

Executive Summary

Address:	617 Stryker Avenue St. Paul, MN 55107
Parcel Identification Number:	07.28.22.14.0138
Fee Owner:	City of St. Paul HRA
Assessor's Market Value (Total):	$158,600 (Payable 2018) $158,600 (Payable 2019)
Real Estate Taxes Payable (Total):	Tax Exempt
Zoning:	B2: Community Business District
Highest and Best Use: "As Unimproved"	Commercial Development
Land Size:	22,500 SF or 0.52 Acres
Land Size Source:	County records, GIS and plat map
<u>Valuation Conclusions:</u>	
Cost Approach:	Not Applicable
Sales Approach:	$90,000
Income Approach:	Not Applicable
Opinion of Market Value:	**$90,000**
FF&E/Business Value Included:	None
Hypothetical Conditions and/or Extraordinary Assumptions:	None
Property Rights Appraised:	Fee Simple Interest
Intended Use:	The intended use of this report is to assist in documenting the value for internal management purposes.
Client:	The City of St. Paul
Intended User:	The City of St. Paul

Date of Engagement:	April 26, 2018
Effective Date of Appraisal:	May 12, 2018
Inspection Date:	May 12, 2018
Report Date:	May 21, 2018
Report Format:	Appraisal Report
Appraiser:	Michael T. Tinker, MAI Dwight W. Dahlen, MAI SRA Dahlen, Dwyer, Foley & Tinker, Inc. Alliance Bank Center 55 East 5th Street; Suite 1220 St. Paul, MN 55101

From South Portion of Lot Looking North

From East Portion of Lot Looking West

From North Portion of Lot Looking South

From West Portion of Lot Looking East

Street Scene- Looking West Elizabeth St W

Street Scene- Looking East on Elizabeth St W

Street Scene- Looking North on Stryker Ave

Street Scene- Looking South on Stryker Ave

Purpose of the Appraisal

The purpose of this appraisal is to provide an opinion of market value of the subject reflecting the “as is” condition as of the effective date of the appraisal. Property rights appraised consist of the fee simple interest.

Client/Intended User

The client and intended user is The City of St. Paul. No other users are intended or implied.

Intended Use

The “intended use” of this appraisal is to assist in documenting the value for internal management purposes. The report which has been prepared is sufficient for the identified intended use and intended user only.

Property Rights Appraised

Real property includes all interest, benefits, and rights inherent in the ownership of the physical real estate. The right or interest in real estate is also referred to as an “estate.” The ownership rights include the right to use real estate, to sell real estate, to lease real estate, to enter it, give it away, or chose to exercise all or none of these rights.

It is possible to own all or a portion of the rights of the real estate and the extent of ownership determines the kind of interest or estate that is held. A person who owns all the property rights is said to have fee simple title. A fee simple estate implies absolute ownership unencumbered by any other interests or estate. Fee simple interest is defined as: "an absolute fee", free of limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power and taxation.

Partial interests in real estate are created by selling, leasing, or otherwise limiting the rights in a fee simple estate. A leased fee estate is an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the right of the lessor and the leased fee are specified by contract terms contained within the lease. In the appraisal of income-producing properties which are subject to long-term leases, the leased fee estate is the most frequently valued property interest.

The subject consists of a vacant land parcel. Property rights appraised consist of the fee simple interest.

Definition of Market Value

Market Value as defined below is mandated by the Interagency Appraisal and Evaluation Guidelines as published December 10, 2012:

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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and each acting in what he considers his own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- 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.

General Assumptions and Limiting Conditions - This appraisal report has been made with the following general assumptions and limiting conditions:

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that be required to discover them.
- It is assumed that the property is in full compliance with all applicable federal, state, and location environmental regulations and laws unless the lack of compliance is stated, described, and considered in this appraisal.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non-conformity has been identified, described, and considered in the appraisal.
- It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
- It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, were not observed by the appraiser. The appraisers have no knowledge of the existence of such materials on or in the property. The appraisers also have no knowledge of adverse soil conditions or environmental contamination. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is hereby urged to retain an expert in this field, if so desired.
- Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or a copy thereof, does not carry with it the right of publication.
- The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance with reference to the property in question unless arrangements have previously been made.
- Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

- The appraiser is unaware of any adverse easements or restrictive covenants that encumber the subject site. If subsequent title examination discovers easements or covenants that may have an adverse impact on the subject property, the appraiser reserves the right to amend the appraisal accordingly
- No legal description or survey was furnished, so the appraiser used the county tax plat to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, it may be necessary for this appraisal to be adjusted.
- The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
- Any opinions in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey or analysis of the property to determine whether or not it is in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is no in compliance with one or more of the requirements of the act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible nonconformance with the requirements of ADA was not considered in estimating the value of the property.
- Extraordinary assumptions and/or hypothetical conditions: None.
- Additional assumptions and limiting conditions: None.

Scope of the Appraisal

This report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation. The scope of the appraisal encompasses the required research and analysis to prepare a professional report in accordance with the purpose of the appraisal and its intended use. Scope of work is defined as "the type and extent of research and analysis in an assignment." This appraisal includes the appropriate scope of work deemed necessary to produce credible assignment results. According to USPAP, credible is defined as "worthy of belief" (USPAP 2014-2015, page 2, definitions). Credible assignment results require support, by relevant evidence and logic, to the degree necessary for the intended use.

The three key elements of the scope of work include level of inspection; the extent of research involved in the appraisal; and the level of analysis. The following scope of work identifies the most significant procedures conducted in the process of collecting, confirming, and reporting the data used to prepare an appraisal which meets the requirements of the intended user and the Uniform Standards. This report contains those procedures are considered the most appropriate for this property and appraisal assignment.

Once the specific property information was obtained, an appropriate scope of work was determined for this specific assignment. The following section of the report includes the disclosure of the scope of work deemed necessary and applicable for this assignment:

I. Inspection

A. The subject was inspected on May 12, 2018. The inspection included a tour of the site and neighborhood.

B. The Regional and City analyses are based on information available in Dahlen, Dwyer, Foley & Tinker, Inc. company files. The neighborhood analysis is based on a physical inspection of the area.

C. The property analysis is based on a physical inspection of the property and information provided by individuals familiar with the property.

D. The subject's land size is ascertained from a review of the pertinent plat map, GIS and county records and is subject to survey. The legal description was provided on a copy on the pertinent tax statement.

II. Research and Competency

A. Information obtained which has been considered in this report includes, but is not limited to the following:

- County Tax Records
- Municipal Zoning Map and Zoning Description
- Engagement Letter from client
- Market reports published by local and national real estate firms

B. Pertinent market data was collected and analyzed to develop the valuation approaches. Data sources include but are not limited to the appraiser's work files and recent market surveys. Additional data was gathered while interviewing property managers, brokers, other appraisers, and principals associated with sales and lease transactions. Competitive properties have been surveyed to ascertain current market conditions, supply/demand, rental rates, occupancy statistics, yield requirements, etc.

C. The "Competency Rule" states that appraisers must disclose any lack of knowledge or experience necessary to complete an assignment before accepting an assignment. The appraiser's signing this report have ample experience appraising properties of this type and possess the knowledge and experience to meet the "Competency Rule" of the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. The appraiser has a clear understanding of the problem to be solved and the ability to complete the assignment in a competent manner.

III. Analysis

A. In the course of research and analysis for this report the applicability of the three traditional appraisal methodologies was considered. These include the following:

The Sales Approach is presented in this report as:

- Several comparable sales were located and available for analysis.
- Adjustments applied to the comparable sales can be estimated in a reliable and objective manner through the appraiser's experience and research conducted by the appraiser.
- Market participants typically ascertain value conclusions based upon a survey of competitive sales.

The subject consists of a vacant land parcel. The Sales Approach is considered the only applicable valuation approach for this type of property.

IV. Presentation

A. Prior to 2014, USPAP recognized three written report options for real and personal property reports: Self-Contained Appraisal Report, Summary Appraisal Report, and Restricted Use Appraisal Report. Effective January 1, 2014 there are only two written report options: Appraisal Report and Restricted Appraisal Report.

The minimum content requirements for an Appraisal Report are similar to those of the prior Summary Appraisal Report. The Restricted Appraisal Report is the same as the prior Restricted Use Appraisal Report. New names have been adopted to identify appraisal report types. Appraisers are still required to "prominently state" which report option is used, Appraisal Report or Restricted Appraisal Report. The Self-Contained Appraisal Report option is no longer available. The report option presented herein consists of the "Appraisal Report".

Market Area Analysis - In the appraisal of commercial real estate it is important to consider the strengths and weaknesses of the regional economic and demographic characteristics which have an effect on an asset's ability to provide future benefits. An analysis of both historical trends and forecasts of pertinent economic indicators allow investors to gauge the potential of a particular asset. Market analysis is intended to place the asset into a "macro" context applicable to the individual valuation methodologies presented herein.

The following section of the report presents pertinent economic indicators and trends in the region, state and immediate area and how they relate to the valuation of the subject.

The subject is in the City of St. Paul in Ramsey County, Minnesota which is part of the Twin Cities Metropolitan area. The area is part of a larger U.S. Census division referred to as Minneapolis-St. Paul-Bloomington, MN-WI, MSA (Metropolitan Statistical Area). The Census defines MSA as "one or more adjacent counties or county equivalents that have at least one urban core area of at least 50,000 population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties."

This 16-County area includes eleven counties in Minnesota, as well as two in Western Wisconsin. Minnesota counties include, Hennepin, Ramsey, Dakota, Washington, Anoka, Carver, Scott, Chisago, Isanti, Sherburne, Le Sueur, Mille Lacs, Sibley and Wright Counties. Wisconsin counties include St. Croix and Pierce Counties. Please note that some statistical data presented is somewhat inconsistent as the Minneapolis-St. Paul-Bloomington MSA has only recently expanded from 13 to 16 counties. As of the most recent 2010 census, the Minneapolis-St. Paul-Bloomington MSA had 3,348,859 residents. As of the 2016 estimate it had grown 6.04% to 3,551,036, making it the 16th largest MSA in the United States. The following table summarizes the top twenty MSAs in the US as of the 2016 estimate.

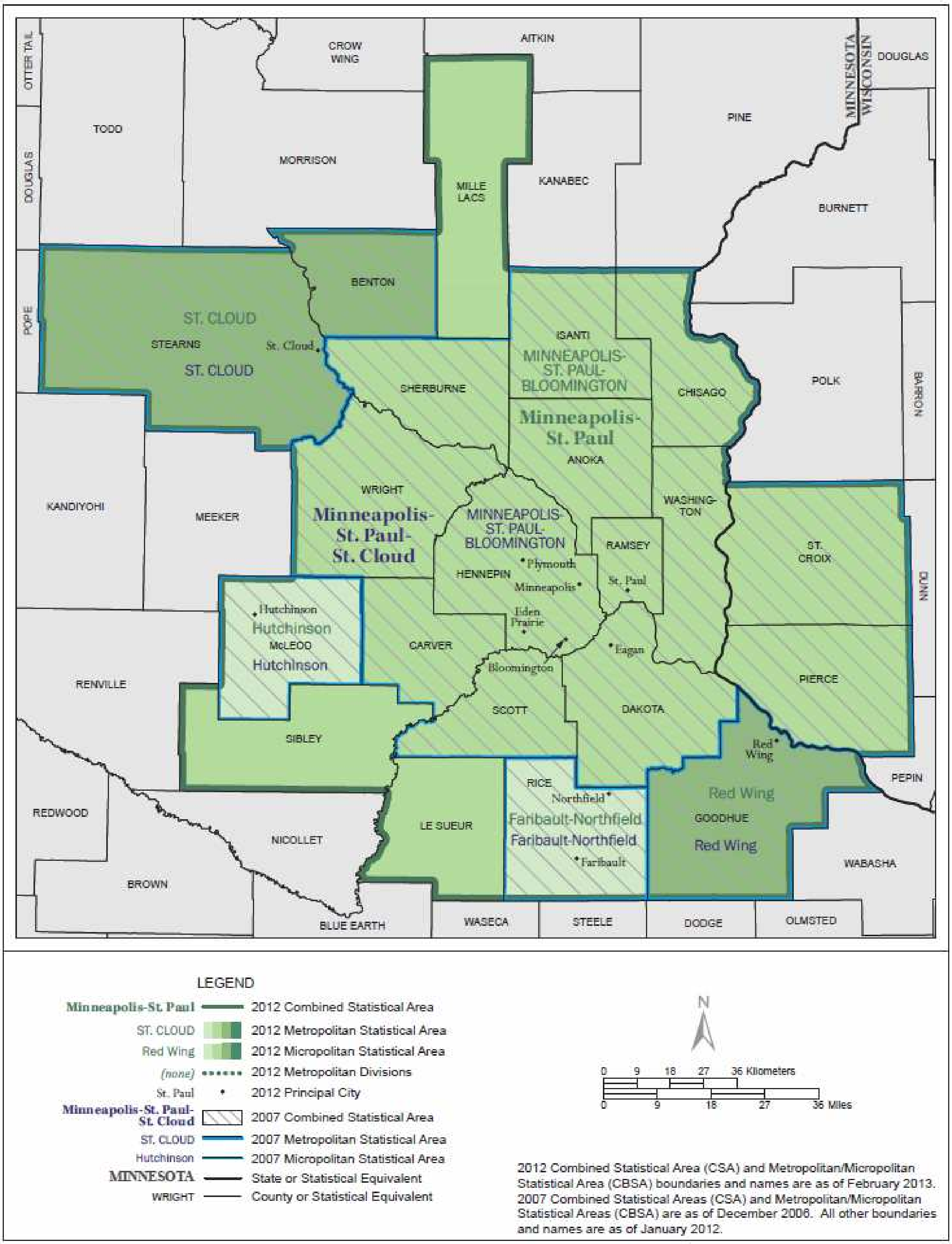
Top Twenty MSAs in the U.S.

Rank	Metropolitan Statistical Area	2016 Estimate	2010 Census	% Change
1	New York-Newark-Jersey City, NY-NJ-PA	20,153,634	19,567,410	3.00%
2	Los Angeles-Long Beach-Anaheim, CA	13,310,447	12,828,837	3.75%
3	Chicago-Naperville-Elgin, IL-IN-WI	9,512,999	9,461,105	0.55%
4	Dallas-Fort Worth-Arlington, TX	7,233,323	6,426,214	12.56%
5	Houston-The Woodlands-Sugar Land, TX	6,772,470	5,920,416	14.39%
6	Washington-Arlington-Alexandria, DC-VA-MD-WV	6,131,977	5,636,232	8.80%
7	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	6,070,500	5,965,343	1.76%
8	Miami-Fort Lauderdale-West Palm Beach, FL	6,066,387	5,564,635	9.02%
9	Atlanta-Sandy Springs-Roswell, GA	5,789,700	5,286,728	9.51%
10	Boston-Cambridge-Newton, MA-NH	4,794,447	4,552,402	5.32%
11	San Francisco-Oakland-Fremont, CA	4,679,166	4,335,391	7.93%
12	Phoenix-Mesa-Scottsdale, AZ	4,661,537	4,192,887	11.18%
13	Riverside-San Bernardino-Ontario, CA	4,527,837	4,224,851	7.17%
14	Detroit-Warren-Dearborn, MI	4,297,617	4,296,250	0.03%
15	Seattle-Tacoma-Bellevue, WA	3,798,902	3,439,809	10.44%
16	**Minneapolis-St. Paul-Bloomington, MN-WI**	**3,551,036**	**3,348,859**	6.04%
17	San Diego-Carlsbad, CA	3,317,749	3,095,313	7.19%
18	Tampa-St. Petersburg-Clearwater, FL	3,032,171	2,783,243	8.94%
19	Denver-Aurora-Lakewood, CO	2,853,077	2,543,482	12.17%
20	St. Louis, MO-IL	2,807,002	2,787,701	0.69%

Source: Wikipedia

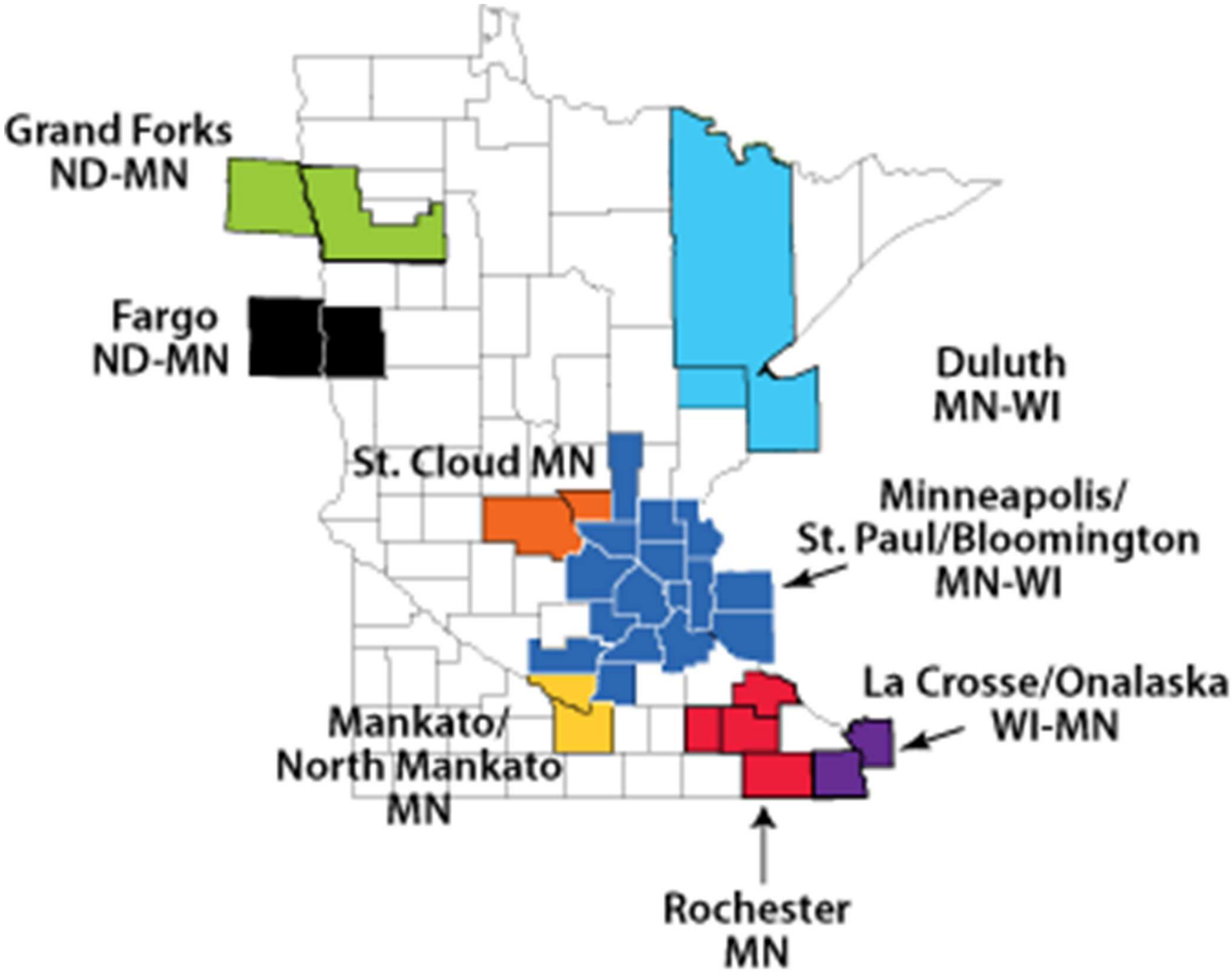
Geographic borders of the Minneapolis-St. Paul-Bloomington MSA are outlined as follows:

Minneapolis-St. Paul, MN-WI Combined Statistical Area



U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau 2012 Economic Census

Other MSA's in Minnesota are outlined as follows:



Demographics - The Minneapolis-St. Paul-Bloomington MSA contains two urban centers each having a central business district. The City of Minneapolis and St. Paul are traditionally referred to as the Twin Cities and form the hub of the metropolitan area. St. Paul serves as the capital city. Minneapolis is regarded as the economic hub for the area, however. As of 2016, Minneapolis had a population of 413,651, and St. Paul had a population of 304,442. The following chart illustrates the historical population trends and growth patterns for the Minneapolis-St. Paul-Bloomington MSA and the urban centers of Minneapolis and St. Paul.

Mpls-St. Paul-Bloomington, MN-WI, MSA Historical Population and Growth Patterns							
	Mpls-St. Paul-Bloomington, MN-WI MSA						
	Historical Population				Historical Percentages		
Area	**1990**	**2000**	**2010**	**2016 (Est.)**	**1990-2000**	**2000-2010**	**2016 (Est.)**
Anoka County (MN)	243,688	298,084	330,844	345,957	22.3%	11.0%	4.6%
Carver County (MN)	47,915	70,205	91,042	100,262	46.5%	29.7%	10.1%
Chisago County (MN)	30,521	41,101	53,887	54,748	34.7%	31.1%	1.6%
Dakota County (MN)	275,186	355,904	398,552	417,486	29.3%	12.0%	4.8%
Hennepin County (MN)	1,032,431	1,116,200	1,152,425	1,232,483	8.1%	3.2%	6.9%
Isanti County (MN)	25,921	31,287	37,816	39,025	20.7%	20.9%	3.2%
Le Sueur County (MN)	23,929	25,426	27,703	2,759	6.3%	9.0%	-90.0%
Mille Lacs (MN)	18,670	22,330	26,097	25,866	19.6%	16.9%	-0.9%
Pierce County (WI)	32,765	36,804	41,019	41,238	12.3%	11.5%	0.5%
Ramsey County (MN)	485,783	511,035	508,640	540,649	5.2%	-0.5%	6.3%
Scott County (MN)	57,846	89,498	129,928	143,680	54.7%	45.2%	10.6%
Sherburne County (MN)	41,945	64,417	88,499	93,528	53.6%	37.4%	5.7%
Sibley County (MN)	14,366	15,356	15,226	14,827	6.9%	-0.8%	-2.6%
St. Croix (WI)	50,251	63,155	84,345	88,029	25.7%	33.6%	4.4%
Washington County (MN)	145,880	201,130	238,136	253,117	37.9%	18.4%	6.3%
Wright County (MN)	68,710	89,986	122,700	132,550	31.0%	36.4%	8.0%
Total	**2,595,807**	**3,031,918**	**3,346,859**	**3,526,204**	**16.8%**	**10.4%**	**5.4%**
Minnesota	**4,375,099**	**4,919,479**	**5,303,925**	**5,450,868**	**12.4%**	**7.8%**	**2.8%**
	Urban Centers						
City	**1990**	**2000**	**2010**	**2016 (Est.)**	**1990-2000**	**2000-2010**	**2016 (Est.)**
Minneapolis	368,383	382,618	382,578	413,651	3.9%	0.0%	8.1%
St. Paul	272,235	287,151	285,068	304,442	5.5%	-0.7%	6.8%
Total	**640,618**	**669,769**	**667,646**	**718,093**	**4.6%**	**-0.3%**	**7.6%**

Between 2000 and 2010, the Minneapolis-St. Paul-Bloomington MSA population increased 10.4% from 2,968,806 to 3,278,833, and the State of Minnesota population grew 7.8% from 4,919,479 to 5,303,925. As of the 2016 estimate, the Minneapolis-St. Paul-Bloomington MSA grew 5.4% to 3,526,204. Based upon projections compiled from various sources, Minneapolis-St. Paul-Bloomington MSA population is projected to grow 4.7% by 2020, and the State's population projected to by 4.4%.

Both Minneapolis and St. Paul experienced positive growth between 1990 and 2000. This is widely attributed to changing demographics, increased efforts in the revitalization of urban residential neighborhoods and the desire to live closer to employment centers. However, growth rates stabilized between 2000 and 2010. As of the 2016 estimate, both Minneapolis and St. Paul population growth rates rebounded to between 6.8% and 8.1%, or 7.6% overall. Based upon projections compiled from various sources, Minnesota's urban centers are anticipated to grow an additional 2.8% by 2020, and 7.0% by 2025.

Counties experiencing the most rapid growth since 2000 include Scott, Sherburne, Wright and St. Croix (WI) Counties. The increased growth rates in these Counties are primarily attributable to the large amount of land available for development within relative close proximity Twin Cities core with positive access attributes. Hennepin and Ramsey County growth rates are not as robust as these counties are mostly developed, comprised of primarily urban areas or 1st and 2nd tier suburbs. It is noted that the population of Downtown core areas-Minneapolis in particular-are growing at rapid rates.

The Metropolitan Council is the regional planning agency for the Twin Cities area. The Minnesota legislature established the Council in 1967 to coordinate planning and development within the Twin Cities area that could not be adequately addressed with existing governmental arrangements. The Council's jurisdiction is defined as the seven-county metropolitan area and includes Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties. Major services by the council include the following; operating the region's largest transit system, wastewater management, engaging communities in planning for future growth, provide affordable housing opportunities, and provide planning, acquisitions and funding for a regional system of parks and trails.

The Council provides population growth estimates for the seven-county metro area. Population estimates for the remaining six counties in Minnesota have been compiled by the Minnesota Department of Administration. The Wisconsin data has been compiled by the Wisconsin Department of Administration. This data has been summarized on the following exhibit.

Mpls-St. Paul-Bloomington, MN-WI Population Forecasts

	Mpls-St. Paul-Bloomington, MN-WI MSA						
	Forecasted Population Growth				Forecasted Growth Percentages		
Area	**2020**	**2025**	**2030**	**2035**	**2020-2025**	**2025-2030**	**2030-2035**
Anoka County (MN)	358,469	370,460	380,651	389,906	3.3%	2.8%	2.4%
Carver County (MN)	107,961	115,978	123,156	129,739	7.4%	6.2%	5.3%
Chisago County (MN)	56,696	57,937	58,713	59,234	2.2%	1.3%	0.9%
Dakota County (MN)	434,203	450,017	463,564	475,885	3.6%	3.0%	2.7%
Hennepin County (MN)	1,294,371	1,354,674	1,407,332	1,455,398	4.7%	3.9%	3.4%
Isanti County (MN)	39,570	40,090	40,345	40,455	1.3%	0.6%	0.3%
Le Sueur County (MN)	28,193	28,390	28,469	28,509	0.7%	0.3%	0.1%
Pierce County (WI)	43,575	45,005	46,125	46,475	3.3%	2.5%	0.8%
Ramsey County (MN)	567,959	593,842	616,408	637,002	4.6%	3.8%	3.3%
Scott County (MN)	152,927	163,088	172,140	180,435	6.6%	5.6%	4.8%
Sherburne County (MN)	94,258	96,492	98,248	99,762	2.4%	1.8%	1.5%
Sibley County (MN)	14,718	14,491	14,261	14,040	-1.5%	-1.6%	-1.5%
St. Croix (WI)	96,985	104,450	111,470	115,900	7.7%	6.7%	4.0%
Washington County (MN)	264,517	275,748	285,490	294,372	4.2%	3.5%	3.1%
Wright County (MN)	136,890	141,796	145,773	149,279	3.6%	2.8%	2.4%
Total	**3,691,292**	**3,852,458**	**3,992,145**	**4,116,391**	**4.4%**	**3.6%**	**3.1%**
Minnesota	**5,689,181**	**5,846,491**	**5,976,334**	**6,091,970**	**2.8%**	**2.2%**	**1.9%**
				Urban Centers			
City	**2020**	**2030**	**2040**	**2050**	**2020-2030**	**2030-2040**	**2040-2050**
Minneapolis	423,300	439,100	459,200	N/A	3.7%	4.6%	N/A
St. Paul	315,000	329,200	344,100	N/A	4.5%	4.5%	N/A
Totals	**738,300**	**768,300**	**803,300**	**N/A**	**4.1%**	**4.6%**	N/A

The Minneapolis-St. Paul-Bloomington MSA is forecasted to grow by 4.7% by 2020, 4.4% between 2020 and 2025, 3.6% between 2025 and 2030, and 3.1% between 2030 and 2035. Population demographics are vital component of a healthy and diversified economy. The Twin Cities metropolitan area has a diversified population base which has experienced historically healthy growth rates, a trend which is forecasted to continue. We have found no detrimental influences attributable to population demographics that would negatively influence underlying market fundamentals associated with commercial real estate in the subject's market area.

Historical household data in the Mpls-St. Paul-Bloomington MSA have been summarized on the following exhibit. The following data has been compiled from the US Census.

Mpls-St. Paul-Bloomington, MN-WI, MSA Historical Household Data

	Mpls-St. Paul-Bloomington, MN-WI MSA						
	Households				Hist. Growth %		
Area	**1990**	**2000**	**2010**	**2016 (Est.)**	**1990-2000**	**2000-2010**	**2010-2016**
Anoka County (MN)	82,437	106,428	121,227	128,135	29.1%	13.9%	5.7%
Carver County (MN)	16,601	24,356	32,891	36,418	46.7%	35.0%	10.7%
Chisago County (MN)	10,551	14,454	19,470	20,041	37.0%	34.7%	2.9%
Dakota County (MN)	98,293	131,151	152,060	160,890	33.4%	15.9%	5.8%
Hennepin County (MN)	419,060	456,129	475,913	511,519	8.8%	4.3%	7.5%
Isanti County (MN)	8,810	11,236	13,972	14,500	27.5%	24.4%	3.8%
Le Suer County (MN)	8,468	9,630	10,758	10,852	13.7%	11.7%	0.9%
Mille Lacs County (MN)	6,911	8,638	10,166	10,213	25.0%	17.7%	0.5%
Pierce County (WI)	11,536	13,493	15,928	16,293	17.0%	18.0%	2.3%
Ramsey County (MN)	190,500	201,236	202,691	212,672	5.6%	0.7%	4.9%
Scott County (MN)	19,367	30,692	45,108	48,789	58.5%	47.0%	8.2%
Sherburne County (MN)	13,643	21,581	30,212	31,681	58.2%	40.0%	4.9%
Sibley County (MN)	5,323	5,772	6,034	5,934	8.4%	4.5%	-1.7%
St. Croix (WI)	18,519	24,265	33,983	34,695	31.0%	40.0%	2.1%
Washington County (MN)	49,246	71,462	87,859	94,044	45.1%	22.9%	7.0%
Wright County (MN)	23,013	31,465	44,473	47,134	36.7%	41.3%	6.0%
Total	**982,278**	**1,161,988**	**1,302,745**	**1,383,810**	**18.3%**	**12.1%**	**6.2%**
Minnesota	**1,647,974**	**1,895,133**	**2,087,227**	**2,185,172**	**15.0%**	**10.1%**	**4.7%**
	Urban Centers						
City	**1990**	**2000**	**2010**	**2016 (Est.)**	**1990-2000**	**2000-2010**	**2010-2016**
Minneapolis	160,682	162,352	163,540	181,348	1.0%	0.7%	10.9%
St. Paul	110,249	112,109	111,001	119,625	1.7%	-1.0%	7.8%
Total	**270,931**	**274,461**	**274,541**	**300,973**	**1.3%**	**0.0%**	**9.6%**

Over the last twenty-five years, the State has experienced household growth rates between 4.7% and 15.0% with the MSA experiencing household growth just greater than the entire State. Generally, the growth of outer ring areas has exceed 1st and even 2nd tier areas, with substantially greater growth in suburban areas versus the urban core. Between 210 and 2016 the greatest gains have been in Scott, Carver, Hennepin and Washington counties having growth rates greater than 6.0%.

Despite tepid historical growth rates, the long term forecasts for growth in Minneapolis and St. Paul are favorable. While the greatest gains are still anticipated to occur in outer ring suburbs, most forecasts are curtailing expectations from the explosive growth that occurred between 1990 and 2010. Household forecasts are presented on the following exhibit.

Mpls-St. Paul-Bloomington, MN-WI Household Forecasts

	Mpls-St. Paul-Bloomington, MN-WI MSA				
	Forecasted Household Growth			Forecasted Percentages	
Area	**2020**	**2030**	**2040**	**2020-2030**	**2030-2040**
Anoka County (MN)	136,860	155,300	171,930	13.5%	10.7%
Carver County (MN)	40,940	52,180	62,590	27.5%	20.0%
Dakota County (MN)	171,240	188,220	204,950	9.9%	8.9%
Hennepin County (MN)	528,990	567,160	601,530	7.2%	6.1%
Isanti County (MN)	15,570	17,140	N/A	10.1%	N/A
Le Suer County (MN)	12,000	12,900	N/A	7.5%	N/A
Pierce County (WI)	16,561	17,869	18,481	7.9%	3.4%
Ramsey County (MN)	223,860	236,490	246,450	5.6%	4.2%
Scott County (MN)	55,160	64,510	74,130	17.0%	14.9%
St. Croix (WI)	37,935	44,853	49,073	18.2%	9.4%
Washington County (MN)	102,280	116,210	130,090	13.6%	11.9%
Total	**1,341,396**	**1,472,832**	**1,559,224**	**9.8%**	**5.9%**
Minnesota	**2,087,227**	**2,448,800**	**2,652,600**	**17.3%**	**8.3%**
			Urban Centers		
City	**2020**	**2030**	**2040**	**2020-2030**	**2030-2040**
Minneapolis	183,800	194,000	204,000	5.5%	5.2%
St. Paul	124,700	131,400	137,400	5.4%	4.6%
Totals	**308,500**	**325,400**	**341,400**	**5.5%**	**4.9%**

Recent information pertaining only to the MN Counties in the Minneapolis-St. Paul-Bloomington MSA which is readily available, and Wisconsin were available at the time of writing.

The above information has been compiled from several sources including the Minnesota Department of Administration, the Wisconsin Department of Administration, the Metropolitan Council and comprehensive plans pertaining to that particular area. Of note, information pertaining to the Wisconsin areas is unavailable as of the date of this report.

As indicated on the previous exhibit, household growth rate for urban centers are forecasted to increase over the next twenty years over historical averages. This is a result several factors including, but not limited to, shifting demographics, geographical constraints, proximity to employment centers, traffic congestion and commuting alternatives. The “flight to the suburbs” is no longer assumed to be the only option for residents of the Twin Cities area. However, outlying areas are anticipated to maintain sustainable growth rates.

Transportation - The Twin Cities metro area is served by an extensive network of transportation alternatives including the Interstate, U.S/State highways and rail lines. Metro Transit, administered by the Metropolitan Council, supplements the system of roads with mass transit alternatives including bus routes, light rail, commuter rail, regional bike trails and rideshare programs.

Interstates 94 and 35 are the major Interstates servicing the region. I-94 travels in an East/West orientation, linking the Twin Cities with the Western Wisconsin market area and communities of St. Cloud and Fargo to the Northeast. I-94 splints into I-494 which traverses the central core on the south, I-694 which traverses the central core to the north and I-394 which links the Minneapolis CBD to the Interstate system. I-35 travels in a North/South orientation and links the Twin Cities to Duluth to the north and I-90 approximately 90 miles to the South. I-35 splits into 35W and 35E in the Southern/Northern metro area providing access to the central business districts of both Minneapolis and St. Paul.

Several major US/State Highways and County Roads work in conjunction with the Interstate system to enhance accessibility to various areas of the region. Major supplemental corridors include State Highways 36, 62, 100 and 77; and US Highways 12, 212. 169, 52, 10 and 61,

Minnesota currently has one active intercity passenger rail service – Amtrak's Empire Builder route. The Empire Builder route provides passenger rail service from Chicago, Ill., to Portland, Ore. and Seattle, Wash. The train makes stops in Winona, Red Wing, St. Paul/Mpls, St. Cloud, Staples and Detroit Lakes. The regional station is located in the restored Saint Paul Union Depot in Downtown St. Paul where it links with the light rail system.

The Twin Cities are served by over 4,444 route miles of freight railroads service by approximately 20 railroad companies. Major companies in the area include the Burlington Northern Santé Fe, Canadian National, Canadian Pacific and Union Pacific.

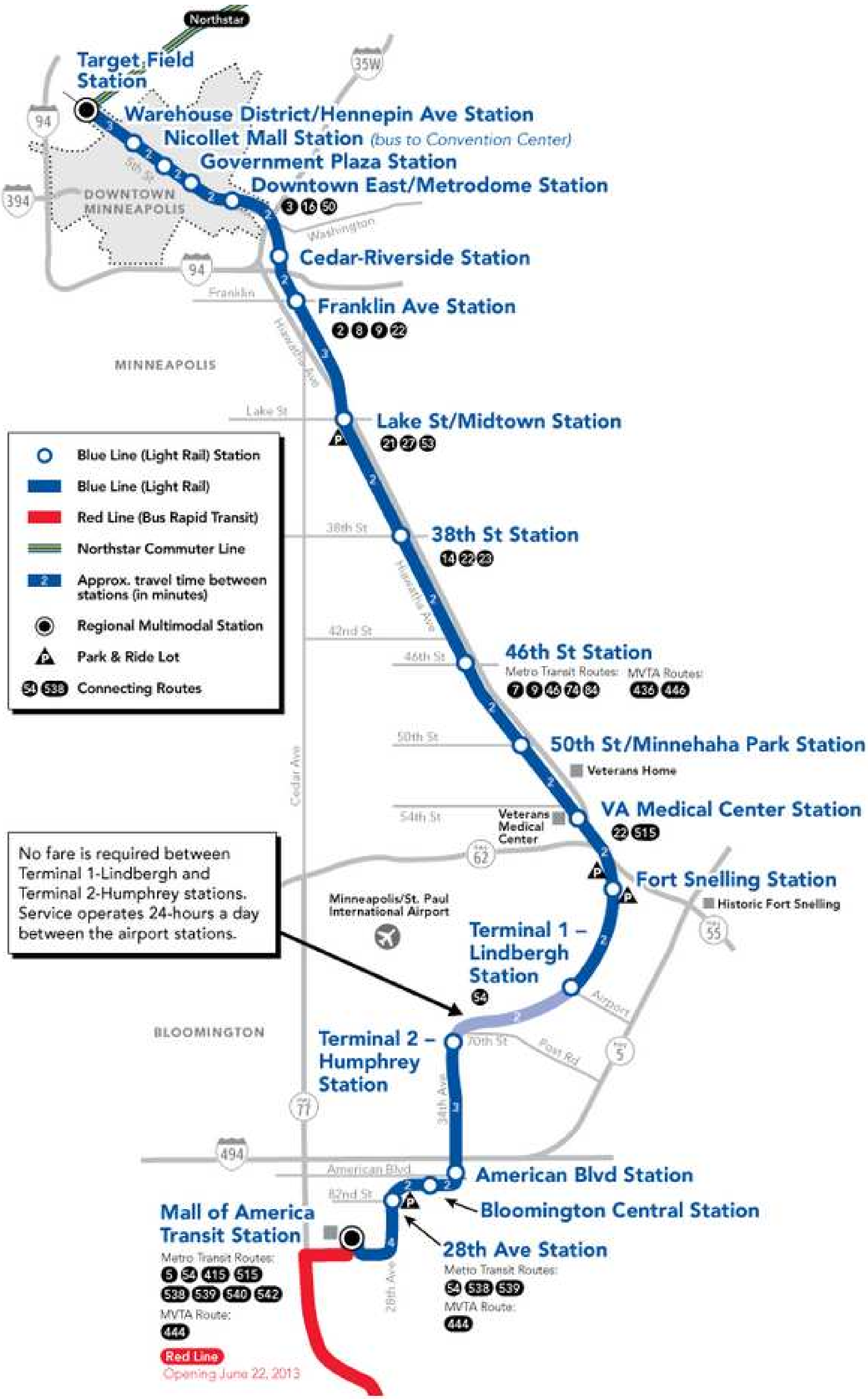
The Minneapolis-St. Paul Metropolitan Airports Commission (MAC) is the owner and operator of the Minneapolis-Saint Paul International Airport as well as six other reliever airports in the Twin Cities region.

The Minneapolis-St. Paul International Airport consists of two terminals totaling +/- 3.33 million sq. ft. with 128 gates, is a central Hub for Delta Air and Sun Country Airlines, with four runways. The airport ranged 17th busiest in the United States (2012) and 41st in the world (2012).

The six reliever airports are the Airlake Airport located in Lakeville, Anoka County-Blaine Airport located in Blaine, Crystal Airport located in Crystal, Flying Cloud Airport in Eden Prairie, Lake Elmo Airport located in Lake Elmo, and St. Paul Downtown Airport located in St. Paul.

Metro Transit is the primary mass transit provider for the Twin Cities metro area operating 127 bus routes, the Blue Line (Hiawatha LRT), the Green Line (Central Corridor LRT) and the Northstar commuter rail line. The system is a division of the Metropolitan Council averaging 267,700 riders each weekday, and carrying 90-95% of the transit rides in the Twin Cities area.

The 12.3-mile Blue Line opened in 2004 and extends from downtown Minneapolis to the Southern suburb of Bloomington. The line contains 19-stations including stops at Target Field, Metrodome, Minneapolis-St. Paul International Airport and the Mall of America. Within two years after opening the line exceed the 2020 weekday ridership goals of 24,800, and as of the 3rd quarter of 2013 had averaged weekday ridership of 33,50 daily passengers. A map of the Blue Line is presented on the following page.


Northstar
Target Field Station
Warehouse District/Hennepin Ave Station
Nicollet Mall Station (bus to Convention Center)
Government Plaza Station
Downtown East/Metrodome Station
DOWNTOWN MINNEAPOLIS
Cedar-Riverside Station
Franklin Ave Station
MINNEAPOLIS
Lake St/Midtown Station
38th St Station
46th St Station
Metro Transit Routes:
MVTA Routes:
50th St/Minnehaha Park Station
Veterans Home
VA Medical Center Station
Veterans Medical Center
Fort Snelling Station
Historic Fort Snelling
Minneapolis/St. Paul International Airport
Terminal 1 – Lindbergh Station
Terminal 2 – Humphrey Station
BLOOMINGTON
American Blvd Station
Bloomington Central Station
28th Ave Station
Mall of America Transit Station
MVTA Route:
Red Line
Opening June 22, 2013
Blue Line (Light Rail) Station
Blue Line (Light Rail)
Red Line (Bus Rapid Transit)
Northstar Commuter Line
Approx. travel time between stations (in minutes)
Regional Multimodal Station
Park & Ride Lot
Connecting Routes
No fare is required between Terminal 1-Lindbergh and Terminal 2-Humphrey stations. Service operates 24-hours a day between the airport stations.

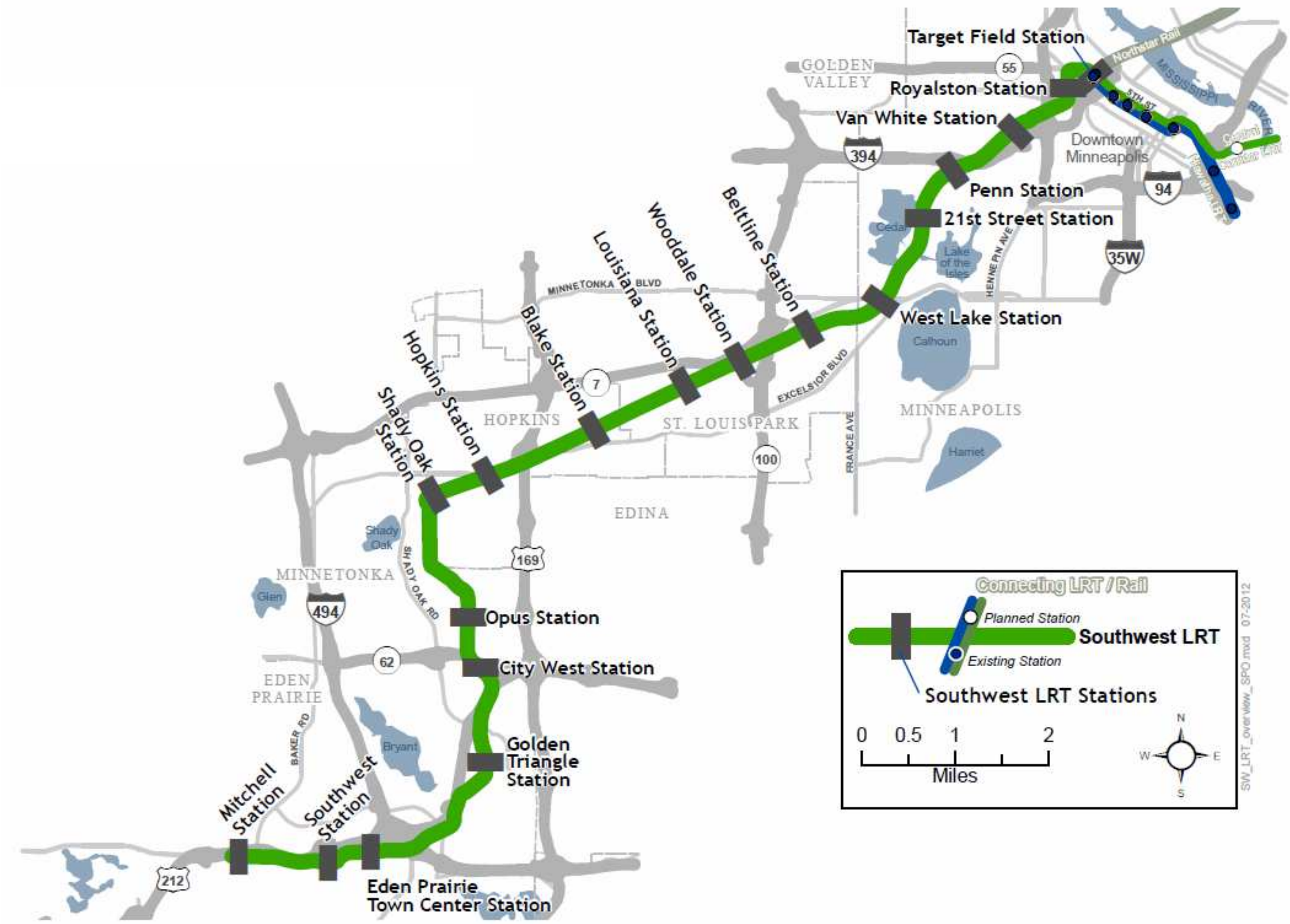
A second light rail line linking the downtown area of Minneapolis and St. Paul opened in 2014. Commonly referred to as the Central Corridor, and officially The Green Line, it has been constructed on 11 miles of exclusive right of way between Downtown St. Paul and Minneapolis, and has 18 new stations along the line, and five stations shared with the Blue Line (Hiawatha LRT). The line's eastern terminus is at the recently renovated Union Depot Station in downtown St. Paul. It connects with the Blue Line (Hiawatha LRT) at the Metrodome Station and its western terminus as at the Minneapolis multimodal station which serves the Northstar commuter rail line. A map of the Green Line is presented as follows:

The Northstar Line is a commuter rail line which links downtown Minneapolis with the community of Big Lake located approximately 40-miles to the Northwest in Sherburne County. The line opened in 2009 and is intended to provide access to the Metro Core to the Northwestern suburban/exurban area. Six stations are located along the line including stops in Big Lake, Elk River, Anoka, Coon-Rapids, Fridley and Target Field in Minneapolis.

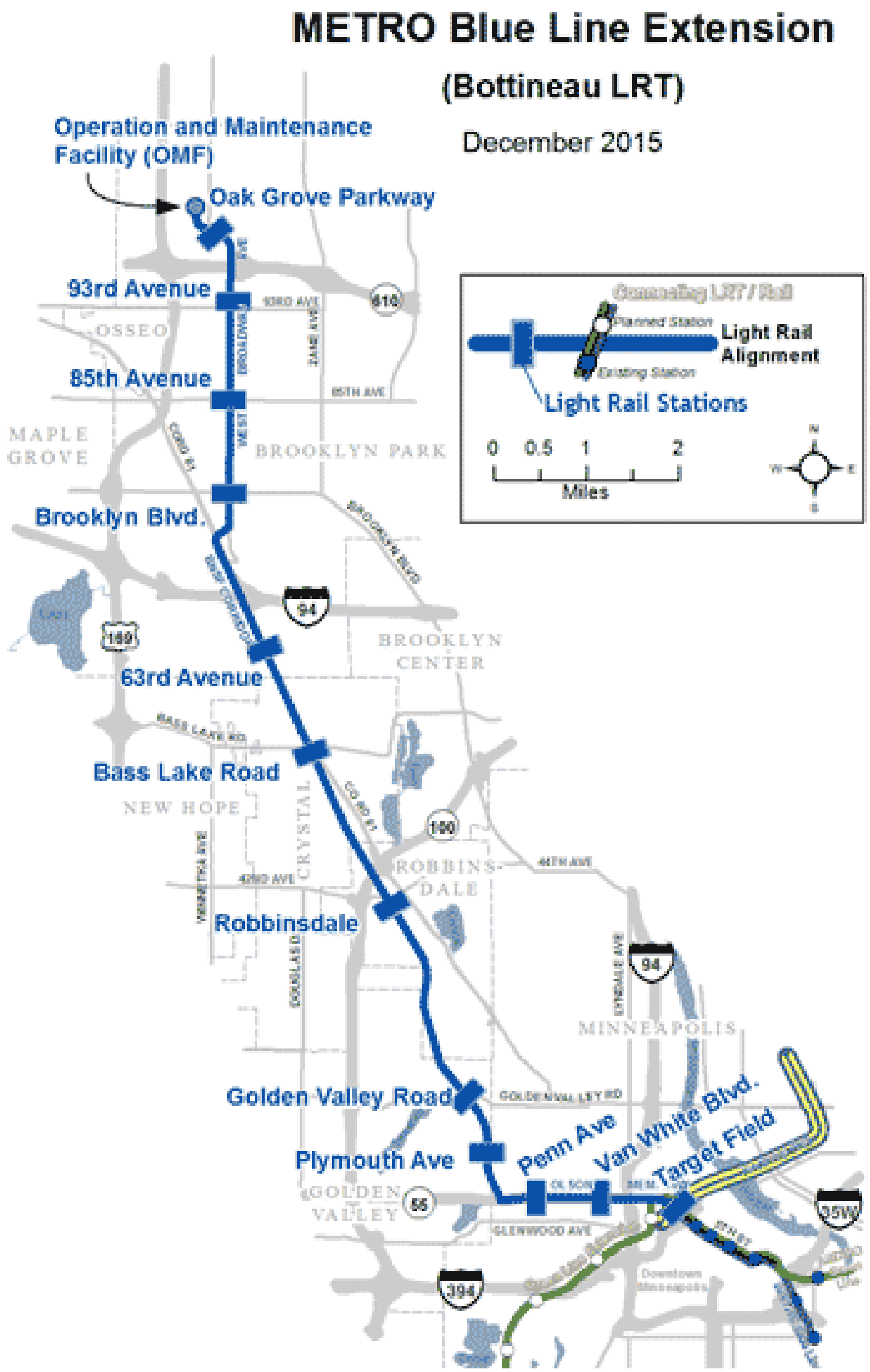
Recognizing the benefits of increased access to transportation alternatives, particularly LRT, two additional lines are in the planning or pre-construction stages.

The proposed Southwest Corridor is a 15.8 mile long, 17 station, extension of the Green Line to extend service to the southwest area of the Twin Cities. The Southwest Light Rail Transit (LRT) project (METRO Green Line Extension) will operate from downtown Minneapolis through the communities of St. Louis Park, Hopkins, Minnetonka, and Eden Prairie, passing in close proximity to Edina. It will be part of an integrated system of transit ways, including connections to the METRO Blue Line, the Northstar Commuter Rail line, bus routes and proposed future transit ways. The total estimated project cost of $1.79 billion will be funded through a mix of federal, state and local sources, with federal funds making up approximately half the total. At Target Field Station in Minneapolis, Green Line Extension trains will continue along the METRO Green Line, providing one-seat rides to the University of Minnesota, State Capitol area and downtown St. Paul.

The Southwest LRT Project is currently in the Project Development phase of the Federal Transit Administration's New Starts funding process with heavy construction occurring between 2018-2022, with passenger service beginning in 2023. The Project will begin passenger service as an extension of the METRO Green Line in 2023. A map of the proposed route is presented in the following exhibit:



The proposed Metro Blue Extension (Bottineau Line) will travel approximately 13 miles from downtown Minneapolis to the northwest, serving the communities of Minneapolis, Golden Valley, Robbinsdale, Crystal and Brooklyn Park. It will join the existing METRO Blue Line at Target Field Station in Minneapolis. The Metropolitan Council received federal approval Aug. 22, 2014, from the Federal Transit Administration to begin designing the METRO Blue Line Extension. The total project cost is estimated at \$1.496 billion, funded by a combination of federal, state and local sources. Nearly 27,000 weekday boardings are anticipated in 2030. Service will begin in 2021 as an extension of the METRO Blue Line. A map of the proposed route is presented in the following exhibit:



Transportation systems are a fundamental component of a healthy and vibrant local economy as well as quality of life. The Twin Cities metro area transportation system is adequate to serve the needs of the growing population and we have found no detrimental influences attributable to the transportation system that that would negatively influence underlying market fundamentals associated with commercial real estate in the subject's market area.

Education - Minnesota is known for its highly educated workforce which can be attributed in part to the State's extensive education system. As of the 2010 census, Minnesota ranked #2 in the nation with 91.5% of the population being a high school graduate (US average 85.3%), #11 in the nation with 31.5% of the population having a bachelor's degree (US average 27.9%), and #1# in the nation with 10.3% of the population having an advanced degree (US average 10.3%).

The University of Minnesota is the largest public research collage in the state and offers a broad range of undergraduate and graduate programs spanning five locations throughout the State. Established in 1851, the main campus is located in Minneapolis/St. Paul, with additional campuses located in Crookston, Duluth, Morris and Rochester with an extensive system of regional, research and outreach centers throughout the State. The U of M is the second largest institution of higher education in the Midwest with system wide enrollment annually in excess of 60,000 students.

Through legislation in 1995 the Minnesota State Colleges and Universities system (MnSCU) was put into effect which merged the State's community colleges, technical colleges and state universities into one system. With 31 institutions, including 25 two-year colleges and seven state universities having a total of 54 campuses in 47 Minnesota communities, it is the largest single provider of higher education in the State, and the fifth largest system of colleges and universities in the United States based on student enrollment.

In addition to an extensive network of public universities, the Twin Cities has 17 private institutions of higher learning which are represented by the Minnesota Private College Council (MPCC), a non-profit organization founded in 1948. These colleges offer a broad range of undergraduate and graduate programs focusing primarily on a liberal arts centered education. Colleges include Augsburg, Bethany Lutheran, Bethel, Carleton, College of St. Benedict, College of St. Scholastica, Concordia (St. Paul/Moorhead), Gustavus Adolphus, Hamline, Macalester, Mpls College of Art and Design, Saint Johns, Saint Mary's, St. Catherine, St. Olaf and University of St. Thomas.

The public schools active in the State are administered by the Minnesota Department of Education. The MDE oversees the 339 school districts throughout the State including all K-12 students, a variety of early childhood learning and adult educational programs.

Minnesota is regarded as having effective and high performing educational systems. Students within the system have continually ranked near, or at, the top in national performance assessments for reading, writing, math and sciences. The highly educated workforce is anticipated to contribute to the strength of the local Minnesota economy well into the foreseeable future.

Employment & Income - According to the US Department of Commerce the Minneapolis-St. Paul-Bloomington MSA had the 13th largest economy by real GDP in the United States totaling $248M million in 2015.

Real GDP by Metropolitan Area (Millions of Dollars)

Rank	MSA	2015
1	New York–Northern New Jersey–Long Island, NY–NJ–PA MSA	$1,602,705
2	Los Angeles–Long Beach–Santa Ana, CA MSA	$930,817
3	Chicago–Joliet–Naperville, IL–IN–WI MSA	$640,656
4	Houston–Sugar Land–Baytown, TX MSA	$503,311
5	Washington–Arlington–Alexandria, DC–VA–MD–WV MSA	$491,042
6	Dallas–Fort Worth–Arlington, TX MSA	$485,683
7	San Francisco–Oakland–Fremont, CA MSA	$431,704
8	Philadelphia–Camden–Wilmington, PA–NJ–DE–MD MSA	$411,161
9	Boston–Cambridge–Quincy, MA–NH MSA	$396,549
10	Atlanta–Sandy Springs–Marietta, GA MSA	$339,203
11	Miami–Fort Lauderdale–Pompano Beach, FL MSA	$317,986
12	Seattle–Tacoma–Bellevue, WA MSA	$313,654
13	**Minneapolis–St. Paul–Bloomington, MN–WI MSA**	**$248,779**
14	Detroit–Warren–Livonia, MI MSA	$245,604
15	San Jose-Sunnyvale-Santa Clara, CA MSA	$235,222
16	San Diego–Carlsbad–San Marcos, CA MSA	$220,573
17	Phoenix–Mesa–Glendale, AZ MSA	$219,968
18	Denver–Aurora–Broomfield, CO MSA	$193,172
19	Baltimore–Towson, MD MSA	$181,419
20	Portland–Vancouver–Hillsboro, OR–WA MSA	$158,770

Source: US Department of Commerce

As of 2016 Minnesota per capita income ranked 15th in the nation at $52,038, which is +/- 5.7% greater than the national per capita income of $49,249. Of note, per capita income has increased every year since 2012, or approximately 10.2% total over that time period, or 2.04% on an annual basis.

Per Capita Personal Income by State		
Rank	**State**	**2016**
NA	United States	$49,246
1	District of Columbia	$76,108
2	Connecticut	$69,311
3	Massachusetts	$64,235
4	New Jersey	$61,472
5	New England	$61,299
6	New York	$59,563
7	Maryland	$58,052
8	California	$56,374
9	New Hampshire	$55,954
10	Alaska*	$55,646
11	Wyoming	$55,116
12	North Dakota	$54,627
13	Washington	$54,579
14	Virginia	$52,957
15	**Minnesota**	**$52,038**
16	Colorado	$51,999
17	Illinois	$51,817
18	Pennsylvania	$50,742
19	Rhode Island	$50,427
19	Hawaii	$50,363

Source: U.S. Dept. of Commerce

As of 2014 the median household income for the State of MN ranked 12th in the nation at $63,488, or +/- 13.8% greater than the national median of $55,775.

Median Household Income by State - 2015		
Rank	**State**	**Income**
N/A	United States	$55,775
1	Maryland	$75,847
2	Hawaii	$73,486
3	Alaska	$73,355
4	New Jersey	$72,222
5	Connecticut	$71,346
6	Massachusetts	$70,628
7	New Hampshire	$70,303
8	Virginia	$66,262
9	California	$64,500
10	Washington	$64,129
11	Colorado	$63,909
12	**Minnesota**	**$63,488**
13	Utah	$62,912
14	Delaware	$61,255
15	New York	$60,850

Source: US Census Bureau

Fortune Magazine annually compiles the top 500 U.S. Corporations ranked by their annual gross revenues. As of 2015 Minnesota had 18 Fortune 500 companies. The following list summarizes these 18 corporations (as well as two additional in MN top 20):

Minnesota Based Fortune 500 Companies			
MN Rank	**Company**	**Fortune 500 Rank**	**Revenues ($M)**
1	UnitedHealth Group	6	$184,840
2	Target	38	$69,495
3	Best Buy	72	$39,403
4	CHS	93	$30,347
5	3M	94	$30,109
6	U.S. Bancorp	125	$22,744
7	SuperValu	158	$17,529
8	General Mills	165	$16,563
9	Land O'Lakes	209	$13,233
10	Ecolab	211	$13,153
11	C.H. Robinson Worldwide	212	$13,144
12	Ameriprise Financial	239	$11,735
13	Xcel Energy	256	$11,107
14	Hormel Foods	295	$9,523
15	Thrivent Financial for Lutherans	316	$8,777
16	Mosaic	377	$7,163
17	St. Jude Medical	434	$6,004
18	Patterson	466	$5,555
19	Securian Financial Group	532	$4,777
20	Polaris Industries	537	$4,595

Source: Fortune.com

The unemployment rate provides insight into the strength of job markets. Traditionally, Minnesota has outperformed the US in regard to the overall unemployment rate. As of October of 2017, the seasonally adjusted U.S. unemployment rate was 4.1% and Minnesota's was 3.4%. Historic Unemployment for the United States and Minnesota, according to the Bureau of Labor Statistics Department, is presented as follows:

Quarterly Unemployment Rate - (U3)

	1st qtr.		2nd qtr.		3rd qtr.		4th qtr.	
Year	**US**	**MN**	**US**	**MN**	**US**	**MN**	**US**	**MN**
2008	5.0%	4.7%	5.0%	5.0%	5.8%	5.5%	6.5%	6.0%
2009	7.8%	7.1%	9.0%	7.9%	9.5%	8.0%	10.0%	7.9%
2010	9.8%	7.7%	9.9%	7.5%	9.4%	7.2%	9.4%	7.2%
2011	9.1%	6.9%	9.1%	6.6%	9.0%	6.5%	8.8%	6.1%
2012	8.3%	5.7%	8.2%	5.6%	8.2%	5.6%	7.8%	5.5%
2013	8.0%	5.2%	7.6%	5.0%	7.3%	4.8%	7.2%	4.7%
2014	6.6%	4.6%	6.3%	4.3%	6.2%	4.0%	5.7%	3.9%
2015	5.7%	3.8%	5.4%	3.7%	5.2%	3.8%	5.0%	3.8%
2016	4.9%	3.9%	5.0%	3.8%	4.9%	3.9%	4.9%	4.0%
2017	4.8%	4.0%	4..4%	380.0%	4.3%	3.7%	4.1%	3.4%
2018	4.1%							

Source: United States Department of Labor

The Minnesota unemployment rate has trended down since the high-water mark of 8.3% of the 2nd qtr. of 2009. The national unemployment rate has chartered a similar course since peaking at 9.9% in the 4th quarter of 2009.

It is important to note that the above table tracks the U3 rate, which is the official unemployment rate per the International Labor Organization (ILO) definition and occurs when people are without jobs and they have actively looked for work within the past four weeks.

Although there is considerable debate on the appropriate unemployment rate to consider, the U6 rate is often cited as a better indication of real employment. This rate is defined by the Bureau of Labor Statistics as the total unemployed, plus all persons marginally attached to the labor force, plus total employed part time for economic reasons, as a percent of the civilian labor force plus all persons marginally attached to the labor force. In other words, this rate includes all those that are currently employed part time and are either able or would like to work full time and those who have stopped looking for work but are able to do so.

The following table compares the US annual U6 rate to Minnesota's between 2003 and through the 3rd quarter of 2017..

Annual Unemployment Rate - (U6)		
Year	**US**	**MN**
2003	10.1%	8.9%
2004	9.6%	8.2%
2005	8.9%	7.4%
2006	8.2%	7.9%
2007	8.3%	8.2%
2008	10.5%	10.2%
2009	16.2%	14.2%
2010	16.7%	13.8%
2011	15.9%	12.8%
2012	14.7%	11.7%
2013	13.8%	10.6%
2014	12.0%	8.7%
2015	10.8%	7.9%
2016	9.6%	7.7%
2017*	8.9%	7.0%

Source: Bureau of Labor Statistics

*3rd Quarter Statistic

Minnesota's lower unemployment rate relative to the entire United States is attributable to the diversified local economy and highly educated workforce. Although the unemployment rate can provide general insight into the strength of the economy, local employment statistics provide a clearer indication of local employment opportunities. Employment by industry type is presented on the following grid.

Minnesota's lower unemployment rate relative to the entire United States is attributable to the diversified local economy and highly educated workforce. Although the unemployment rate can provide general insight into the strength of the economy, local employment statistics provide a clearer indication of local employment opportunities. Employment by industry type is presented on the following grid.

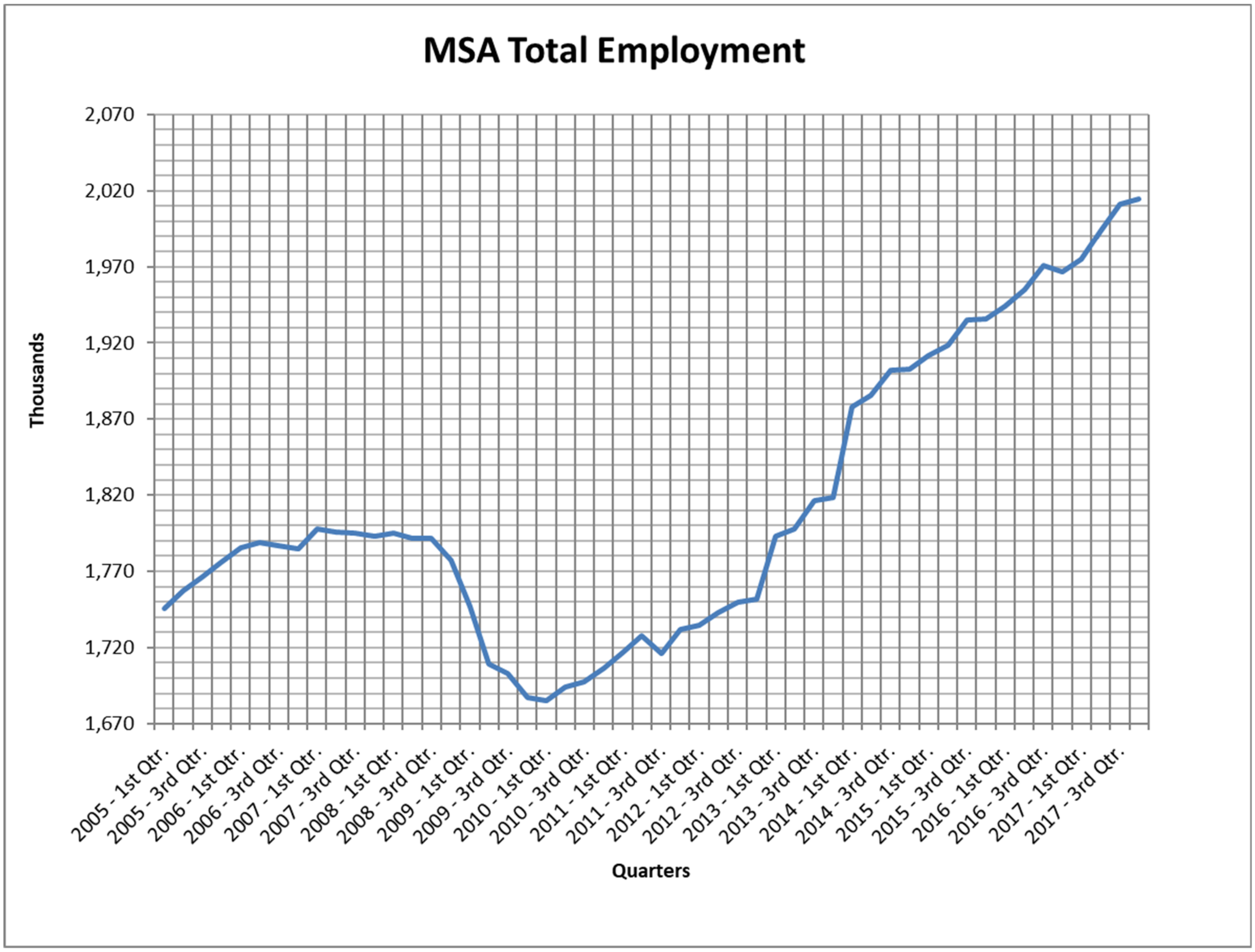
Employment by Industry

	MSA		US	
Industry Title	**Total**	**%**	**Total**	**%**
Total Nonfarm Employment	2,958,700	100.0%	147,380,000	100.0%
Total Private	2,528,000	85.4%	125,039,000	84.8%
Mining and Logging	7,200	0.2%	727,000	0.5%
Construction	127,300	4.3%	6,993,000	4.7%
Manufacturing	321,200	10.9%	12,539,000	8.5%
Trade, Transportation and Utilities	542,200	18.3%	27,448,000	18.6%
Information	49,500	1.7%	2,722,000	1.8%
Financial Activities	176,100	6.0%	8,498,000	5.8%
Professional and Business Services	380,000	12.8%	20,943,000	14.2%
Educational and Health	543,100	18.4%	23,309,000	15.8%
Leisure and Hospitality	262,900	8.9%	16,050,000	10.9%
Other Services (Private Only)	118,500	4.0%	5,810,000	3.9%
Government	430,700	14.6%	22,341,000	15.2%

Source: United States Department of Labor

The Minneapolis-St. Paul-Bloomington, MN-WI MSA diverse employment by industry is evidenced by comparison to national percentages. A mixed employment base with relatively higher earning potential assists in insulating the market area from downturns as a result of poor diversification.

The following chart graphs the total non-agricultural employment for the Twin Cities area dating back to 2005.



As of the 4th quarter of 2017 the Twin Cities total nonagricultural employment was +/- 2,014,400 which is a 19.6% increase from the low water mark experience din the 1st quarter of 2010.

The Twin Cities offers a high quality of life which is partly attributable to the strong local economy providing gainful employment with competitive wages. We have found no detrimental influences attributable to the local economy that would negatively influence underlying market fundamentals associated with commercial real estate in the subject's market area.

Conclusion - In conclusion, the Twin Cities is regarded as a well-rounded community anticipated to remain strong for the foreseeable future. The combined effects of the educated workforce, diversified local economy, favorable demographics and readily available land within close proximity to transportation corridors increases the national marketability of the area. It is anticipated that the Twin Cities will continue to effectively compete in pertinent sectors of the economy that relate to underlying fundamentals of commercial real estate.

Address: 617 Stryker Avenue
St. Paul, MN 55107

Legal Description

County: Ramsey
Owner Name: City of St. Paul HRA
Parcel Identification Number: 07.28.22.14.0138

According to the Ramsey County property tax statement, the subject is legally described as follows:

Legal Description
LOTS 6 7 AND LOT 8 BLK 117, WEST ST PAUL BLKS 100 THRU171 ADDN

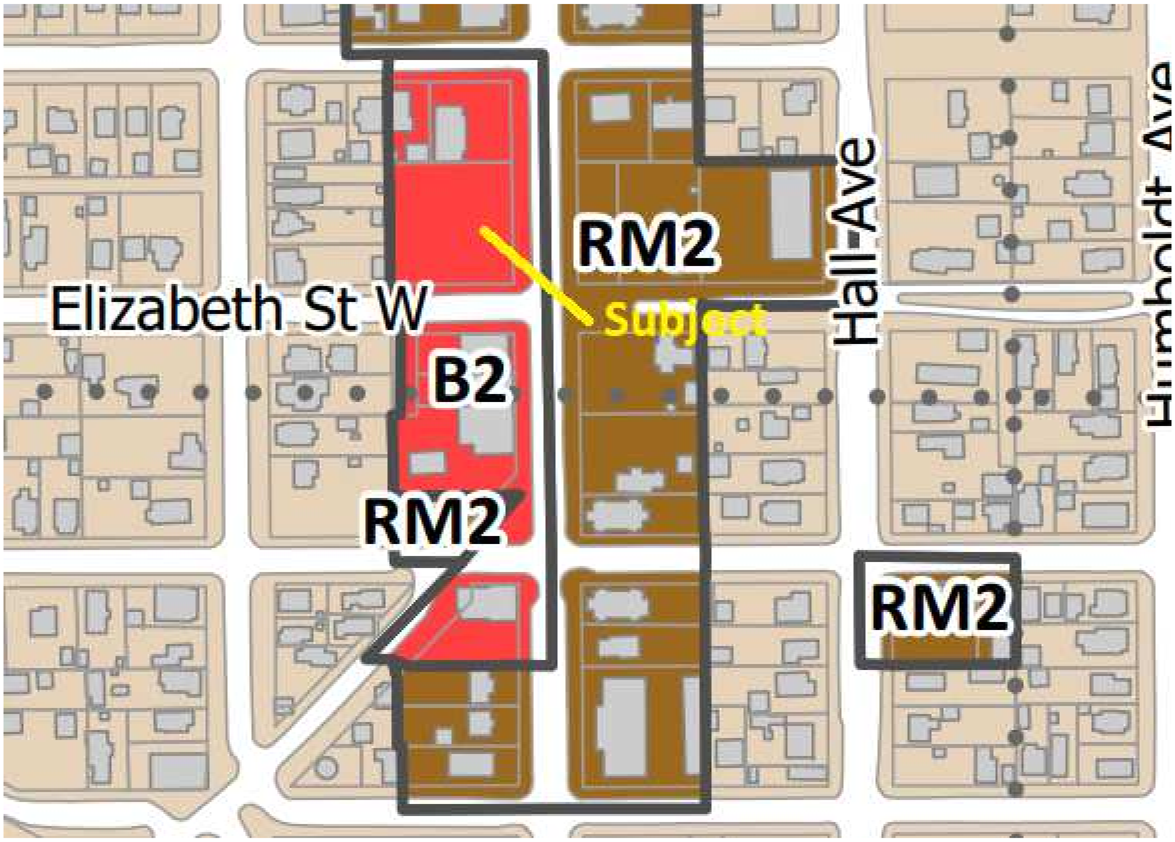
Tax and Assessment Data – The following information was obtained from the Ramsey County website. The assessor's estimated market value (AEMV) and real estate taxes plus any additional assessments for taxes payable 2018 (effective January 2, 2017) have been presented. The AEMV for taxes payable 2019 (effective January 2, 2018) have also been presented.

Tax and Assessment Data						
Payable 2018						
	A.E.M.V.			R.E. Taxes		
PID	**Land**	**Building**	**Total**	**Taxes**	**Asmts**	**Total**
07.28.22.14.0138	$158,600	$0	$158,600	$0.00	$293.18	$293.18
Total	**$158,600**	**$0**	**$158,600**	**$0.00**	**$293.18**	**$293.18**
Payable 2019						
	A.E.M.V.					
PID	**Land**	**Building**	**Total**			
07.28.22.14.0138	$158,600	$0	$158,600			
Total	**$158,600**	**$0**	**$158,600**			

The subject is tax exempt.

Ownership Information - County records identify the fee owner as the City of St. Paul HRA. No sale of the property is identified in the prior three-year period. The property is currently offered for sale by the City of St. Paul but no asking price is identified. The property is not subject to any pending purchase or option agreements.

Zoning - The subject is zoned B2: Community Business District. A zoning map is presented as follows:



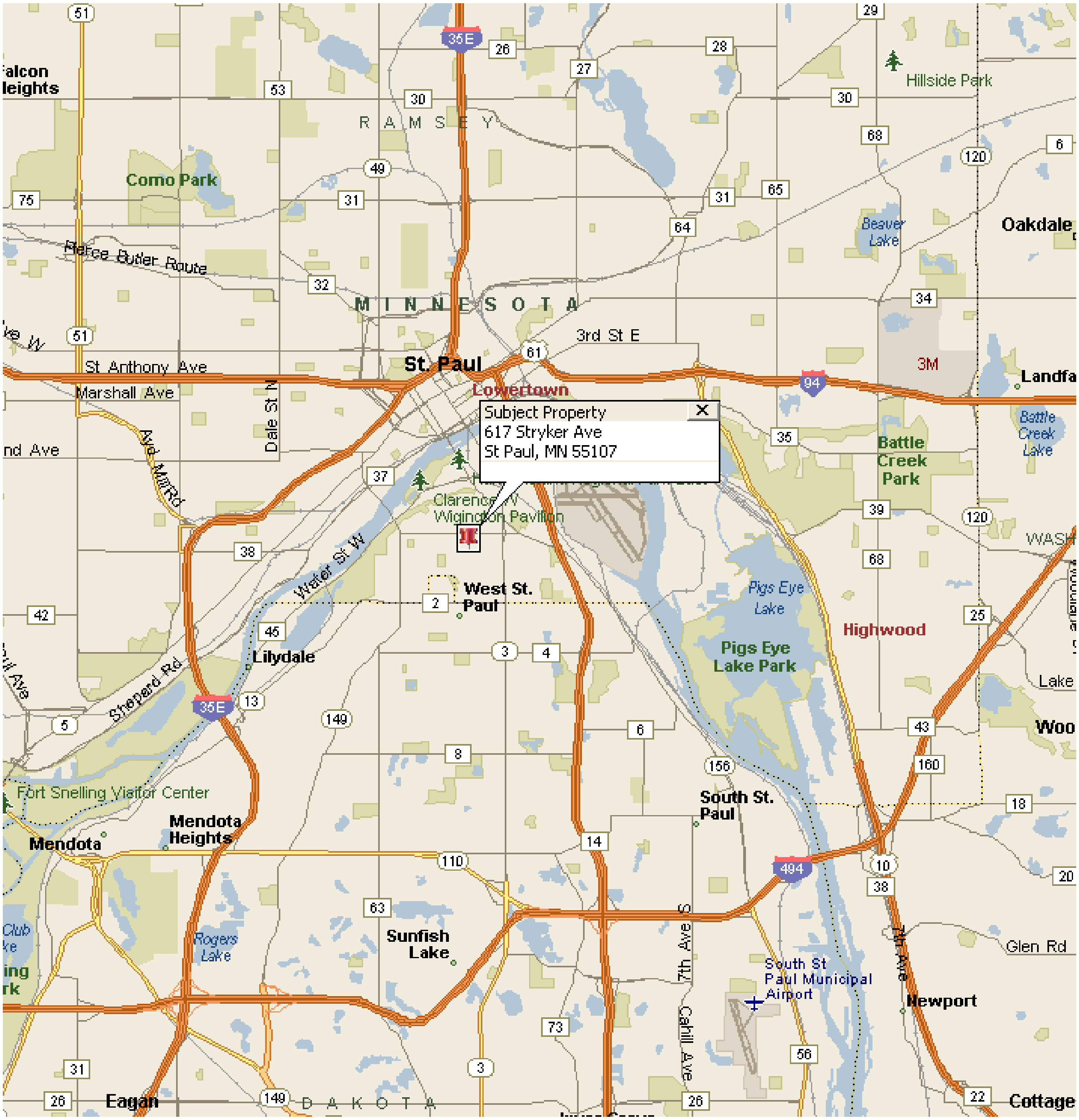
The B2 community business district is intended to serve the needs of a consumer population larger than that served by the "local business district," and is generally characterized by a cluster of establishments generating large volumes of vehicular and pedestrian traffic. Some of the principal uses in the B-2 district are as follows:

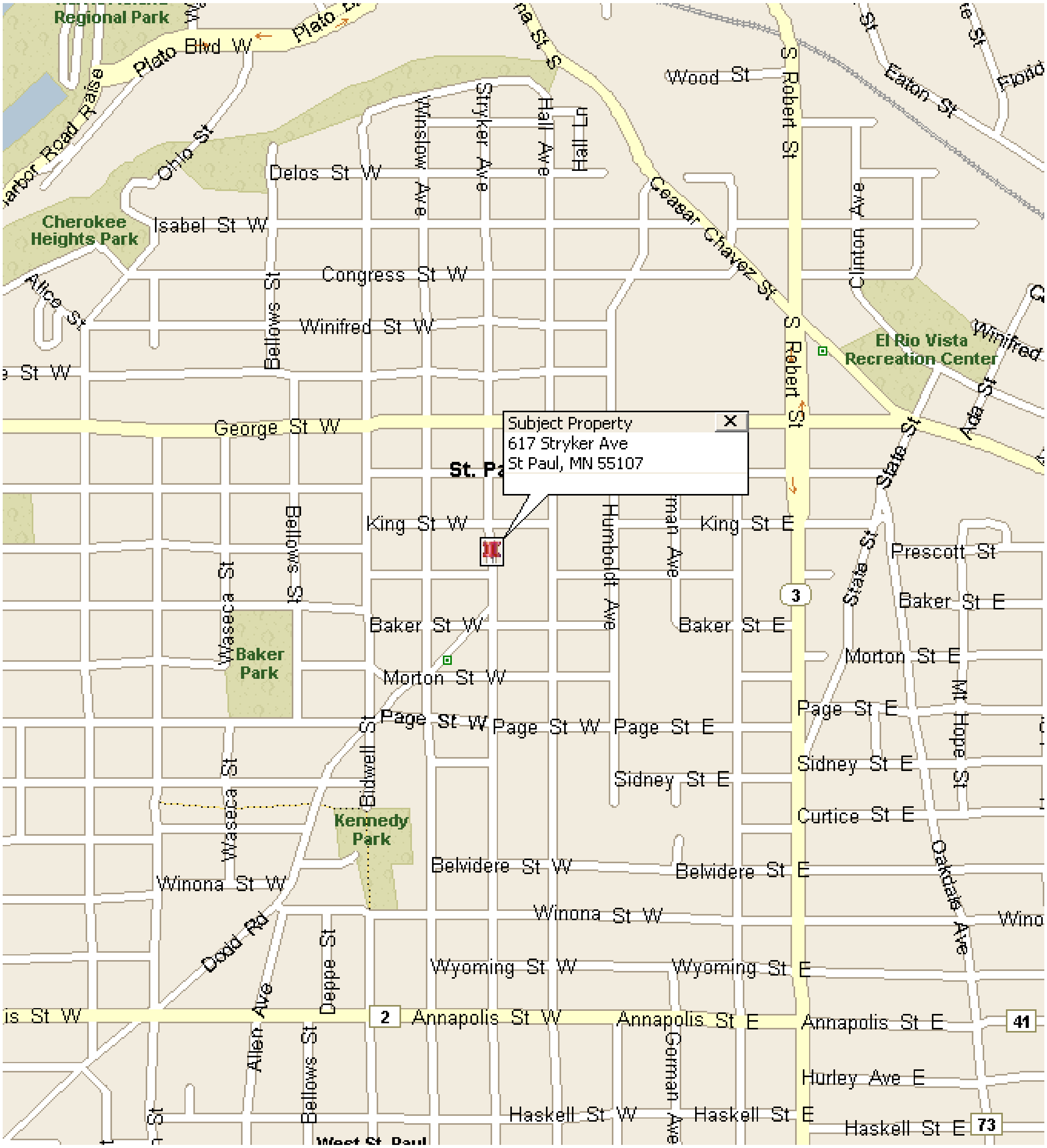
Home occupation; Mixed residential and commercial use; Foster home; Supportive housing facility; Adult care home; Day Care; School; College; Trade school, arts school, dance school, etc; Club, fraternal organization, lodge hall; Public library; Church, chapel, synagogue, place of worship; Rectory, parsonage; Convent, monastery, religious retreat; Municipal building or use; Utility or public service building; Administrative office; Artist, photographer studio, etc; Insurance office, real estate office, sales office; Professional office; Clinic, medical or dental; Medical laboratory; Veterinary clinic; General retail; Bank, credit union; Dry cleaning, commercial laundry; Food and related goods sales; Food shelf; Laundromat, self-service; Liquor store; Massage center; Photocopying; Post office; Service business; Service business with showroom or workshop; Small appliance repair; Tattoo shop; Tobacco shop; Brew on premises store; Catering; Coffee kiosk; Coffee shop, tea house; Restaurant; Restaurant, carry-out, deli; Restaurant, outdoor; Bed and breakfast residence; Health/sports club; Reception hall; Steam room/bathhouse facility; Theater, assembly hall, concert hall; Mail order house;

The preceding is only an excerpt of pertinent zoning information. Other setback, density and yard requirements may apply. As currently improved, the subject is thought to conform to all zoning mandates and is considered a legal-permissible use.

Subject Location

The subject is located at 617 Stryker Avenue, St. Paul. The following exhibits are provided to assist in visualizing the subject's location.




Subject Property
617 Stryker Ave
St Paul, MN 55107
Regional Park
Cherokee Heights Park
Baker Park
Kennedy Park
El Rio Vista Recreation Center
Plato Blvd W
George St W
Annapolis St W
Annapolis St E
Stryker Ave
S Robert St
Ceasar Chavez St
King St W
Baker St W
Morton St W
Page St W
Winona St W
Wyoming St W
Humboldt Ave
Oakdale Ave
Delos St W
Isabel St W
Congress St W
Winifred St W
Haskell St W
Haskell St E
Bellows St
Waseca St
Dodd Rd

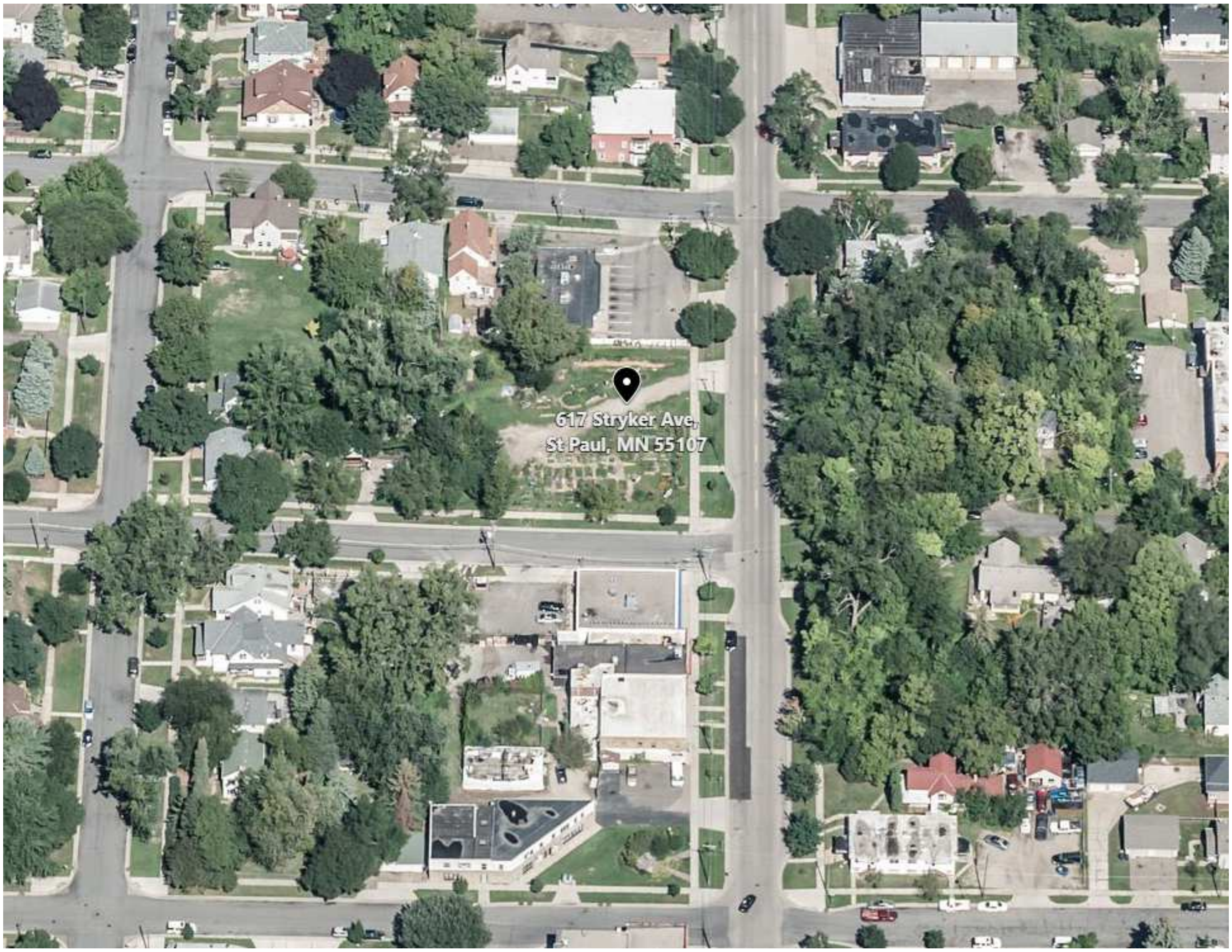
Neighborhood Analysis

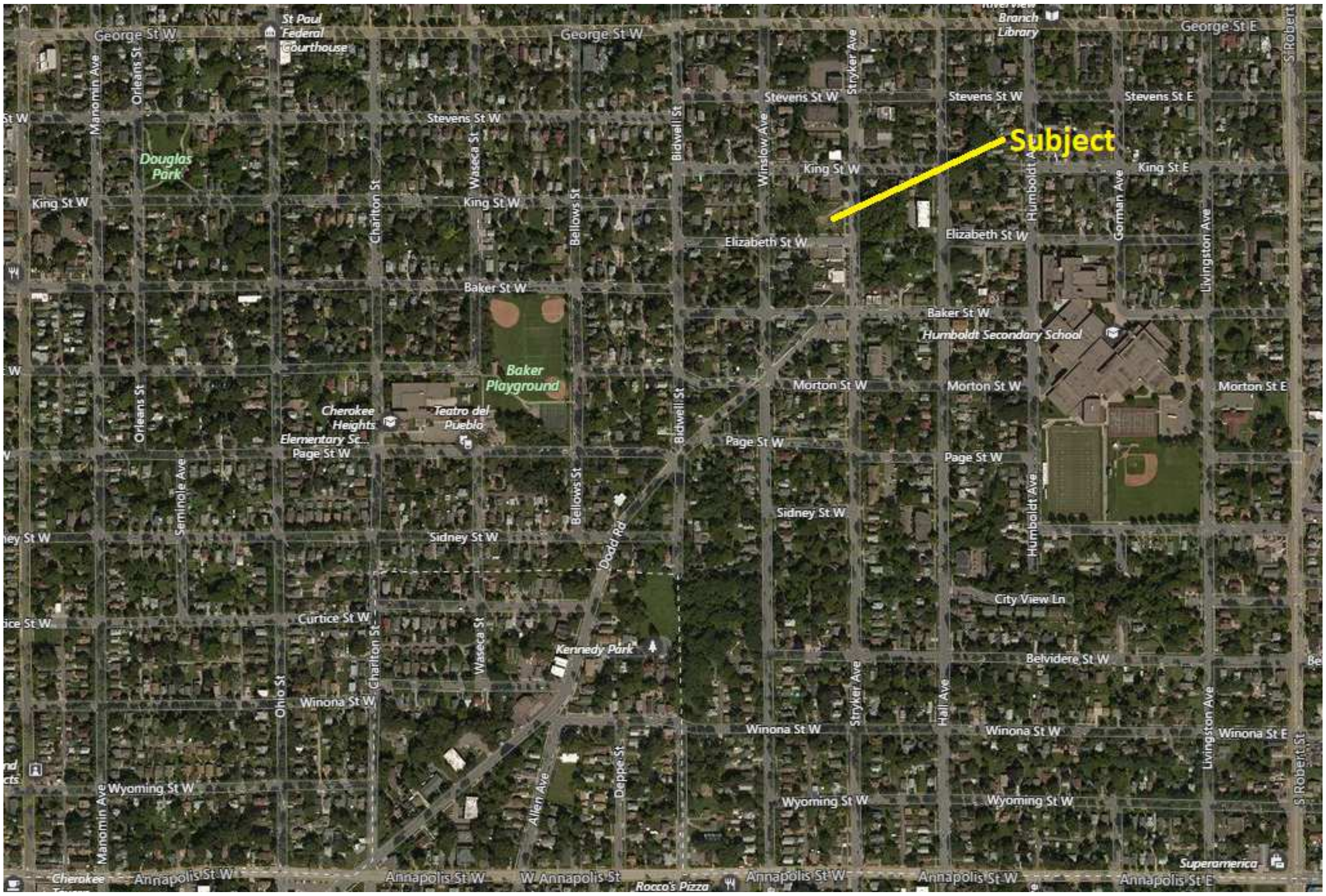
The subject property is located on Stryker Avenue, a secondary commercial corridor situated in a north/south orientation to the south of the CBD on the “west” side of St. Paul. The immediate neighborhood is bound by Smith Avenue to the west, George Street to the north, Robert Street to the east and Annapolis Street to the south. Neighborhood access is provided by the neighborhood boundaries in addition to Dodd Road. The subject property enjoys good access to the US Highway 52 transportation corridor and the Central Business District. Pertinent daily traffic counts are as follows:

Stryker Avenue:	4,100 vehicles at subject

The immediate neighborhood is fully developed and includes a significant amount of commercial and residential development. The majority of the neighborhood is improved with single or multiple family housing units. Housing stock in the neighborhood ranges widely in condition from poor to good. Commercial development in the neighborhood is typically confined to the major transportation corridors including Smith Avenue and Robert Street. George Street and Stryker Avenue are secondary commercial corridors. In this neighborhood, Stryker Avenue is improved with a mix of residential properties and low quality commercial properties, many of which were noted to be vacant at the time of inspection.

Overall, the immediate neighborhood is considered a below average commercial location due to the lack of a commercial anchor and neighboring commercial properties which are vacant. The future of the area is considered generally stable and the adaptability of the subject to its neighborhood is considered average. An aerial photograph of the subject and immediate neighborhood is situated on the following page exhibit.


617 Stryker Ave,
St Paul, MN 55107


Subject
George St W
George St E
St Paul Federal Courthouse
Riverview Branch Library
Stevens St W
Stevens St E
King St W
King St E
Elizabeth St W
Baker St W
Morton St W
Morton St E
Page St W
Sidney St W
Curtice St W
City View Ln
Belvidere St W
Winona St W
Winona St E
Wyoming St W
Annapolis St W
W Annapolis St
Annapolis St E
Manomin Ave
Orleans St
Charlton St
Waseca St
Bellows St
Bidwell St
Winslow Ave
Stryker Ave
Humboldt Ave
Gorman Ave
Livingston Ave
S Robert St
Seminole Ave
Ohio St
Dodd Rd
Allen Ave
Deppe St
Hall Ave
Douglas Park
Baker Playground
Cherokee Heights Elementary Sc...
Teatro del Pueblo
Humboldt Secondary School
Kennedy Park
Rocco's Pizza
Superamerica

Site Analysis - The subject site's physical characteristics are summarized as follows.

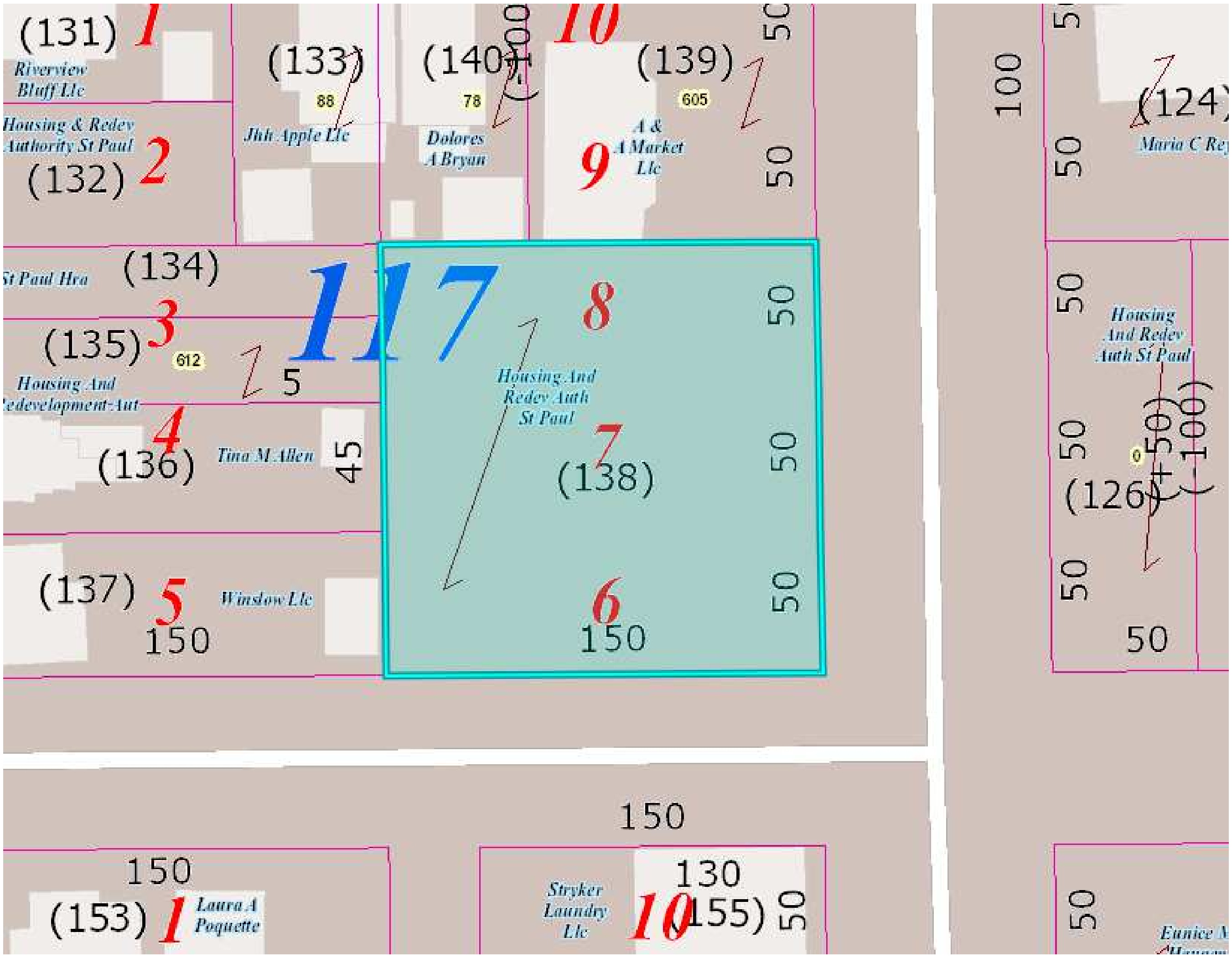
Land Size:	22,500 SF or 0.52 Acres
Land Size Source:	Plat map, GIS and county records
Parcel Shape:	Rectangular. The lot is of an appropriate shape to accommodate a wide range of development.
Frontage:	Stryker Avenue: +/-150' Elizabeth Street: +/-150'
Depth:	Depth ranges from +/-150' from east to west and +/-150' from north to south.
Visibility:	The subject features visibility from Elizabeth Street and Stryker Avenue which is a semi-commercialized thoroughfare. Visibility is considered average.
Access:	The subject is not developed. Sufficient right-of-way exists to provide typical access to the subject. Area access is considered average due to the subject's close proximity to the St. Paul CBD.
Right-of-Way Description:	Stryker Avenue is situated to the east of the subject. This is a two-way, two-lane undivided local street which proceeds in a north/south orientation. Stryker Avenue is improved with bituminous paving, concrete curb/gutter, sidewalk and street scaping. Elizabeth Street is situated to the south of the subject. This is a two-way, two-lane undivided local street which proceeds in an east/west orientation. Elizabeth Street is improved with bituminous paving, concrete curb/gutter, sidewalk and street scaping. On-street parking is provided on both these rights-of-way.
Corner Influence:	The subject is located on the northwest corner of Stryker Avenue West and Elizabeth Street.
Topography:	Mostly level
Utilities:	All municipal utilities are available including sewer, water, electricity and gas. Appropriate private utilities including cable, internet and phone service also serve the site.
Easements/Encroachments:	No apparent adverse easements noted
Flood Plain Zone:	Zone X
Flood Plain Map Panel:	27123C.0112G, dated 6.4.2010
FF&E/Business Value Included:	None

Comments:

Properties adjacent to the subject include single family residential and vacant lots to the west, a vacant retail property to the north, vacant land to the east which appeared unbuildable, and a self-service laundry facility to the south. Neighborhood influence is considered below average. The subject features appropriate locational characteristics to accommodate very low intensity commercial, multi family or similar congregate living use. The subject would not be utilized for high-intensity retail due to the lack of exposure from a major traffic corridor and lack of a commercial anchor in this neighborhood.

The subject features a very functional rectangular shape and the lot is mostly level. The subject is currently utilized as a community garden but features no significant on-site improvements.

In the following section of the report exhibits have been presented which assist the reader in visualizing the physical characteristics of the site.


(131) 1
Riverview Bluff Llc
(133)
88
Jhh Apple Llc
(140)
78
Dolores A Bryan
10
(139)
605
A & A Market Llc
9
Housing & Redev Authority St Paul
(132) 2
St Paul Hra
(134)
117
8
(135) 3
612
Housing And Redevelopment Aut
5
4
(136)
Tina M Allen
45
Housing And Redev Auth St Paul
7
(138)
(137) 5
Winslow Llc
150
6
150
100
(124)
Maria C Re
Housing And Redev Auth St Paul
(126)
50
150
150
(153) 1
Laura A Poquette
Stryker Laundry Llc
130
10
(155)
Eunice M

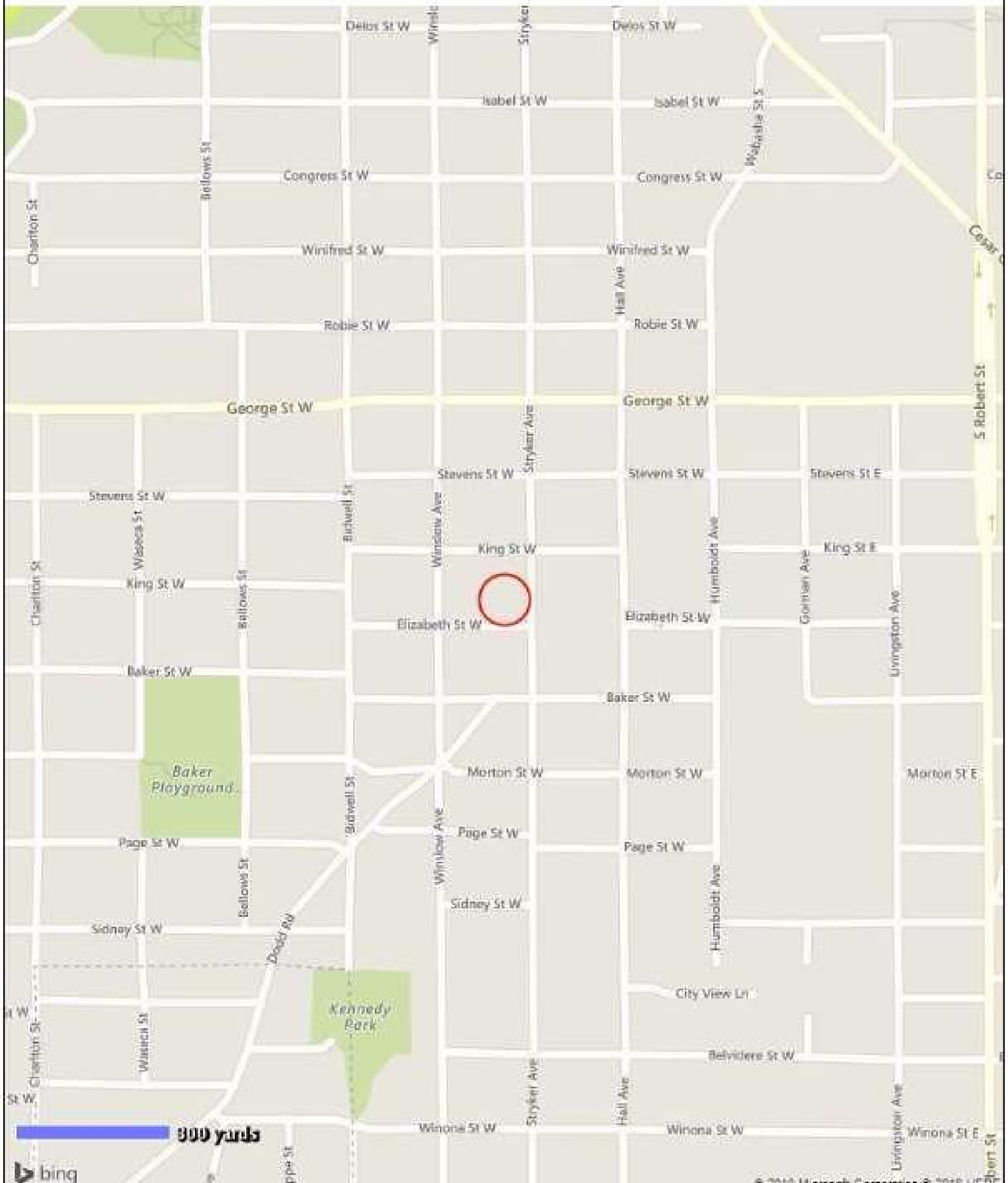
Plat Map

Aerial/Plat Overlay

(Please note that the Plat/Overlay depiction may vary due to scale/resolution/imagery angle)

InterFlood by a la mode

Prepared for: Dahlen & Dwyer, Inc.
617 Stryker Ave
Saint Paul, MN 55107-2830



MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **27123C0112G**
Zone: **X**
Map Date: **June 04, 2010**
FIPS: **27123**

MAP LEGEND

Powered by CoreLogic®

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Flood Map

Twin Cities Office Market Analysis

The following information regarding the Twin Cities Land Market was reported by the Northmarq Capital Compass Report, dated January of 2018.

“Residential, Industrial Remain Hottest Twin Cities Land Markets

“The Twin Cities land market remains highly active as 2018 begins, with values in many cases reaching post-recession highs and deals proceeding to closings at a rapid pace, especially in the residential and industrial markets.

“Leading the way is the single-family residential market, where homebuilders are particularly desperate to lock down large positions in suburban cities boasting well-regarded public school districts. In a switch from previous strategy, builders are now willing to compete and bid up prices to obtain the best parcels.

“Activity also is up in the multifamily and industrial land markets. Demand and pricing are especially strong for desirable urban infill apartment locations within walking distance of popular amenities. Industrial users, meanwhile, are seeking larger sites suitable for the burgeoning space needs of e-commerce distribution and fulfillment businesses.

“The composition of the suburban subdivision is evolving to favor a mix of housing types, price ranges and lot widths, all located within the same development. This is being driven by a surge in popularity of townhome-style product among first-time homebuyers and single-level “villas” for aging baby boomers, both of which require areas of narrow lots mixed into traditional single-family developments. Homebuilders are seeking larger positions in order to include these different product types all within the same project.

“Finding suitable spaces for them, however, is difficult, and not many possibilities exist within easy striking distance of the urban core. This has led to industrial land prices reaching pre-recession peaks. Meanwhile, chronic labor shortages in some parts of the Twin Cities, especially in the Southwest submarket, are for the first time playing a major role in decision-making on the siting of new industrial projects. Markets with poor transportation options for workers are at a disadvantage.

“The long-running surge in demand for industrial land is continuing unabated with prices remaining strong, although seemingly leveled off. Cities are looking for significant levels of finish for new industrial buildings, while developers are pushing for more design flexibility to accommodate e-commerce and distribution users.

“Owners of urban infill locations within walking distance of Whole Foods Market stores or other popular retailers and amenities are attracting top-flight prices from multifamily developers, who show few signs of slowing their building surge in well-located markets known for good school districts.

“Retail land demand is limited to convenience stores such as Wisconsin-based Kwik Trip, which is in expansion mode, and neighborhood-scale “inline” projects as the effect of e-commerce giant Amazon.com continues to be felt. Retailers have scaled back their strategy, waiting for new developments to establish themselves before adding retail amenities to the mix of new housing.

“Self-storage developers, primarily from out-of-state, are making big inroads into the Twin Cities land market. These builders are scouting more and more locations and are paying prices for land higher than those fetched for industrial users and approaching levels paid for lower-end retail development. Storage companies frequently look to locate near new multifamily product.

“Abundant access to capital will keep single-family homebuilders in the hunt for plus-sized suburban tracts of land in cities with access to quality public schools, with no sign that the prices they’re willing to pay will come down anytime soon. Highest demand will not be in “fringe” or exurban areas, but in closer-in suburbs such as Lake Elmo, Cottage Grove, Plymouth and Woodbury, where builders feel confident the time between purchase and new construction will be predictably short.

“The multifamily housing market, which is in a years-long up cycle, continues to defy predictions of slowing down. Developers will likely remain on the lookout for prime urban infill locations, as well as for suburban redevelopment areas where cities are willing to change planned land uses from office to residential. Prices fetched by land sellers will remain strong in 2018, but will level of in all markets with the exception of residential.

“Developers will have an eye in 2018 on cities updating their “comprehensive plans” for land use, which are required in to the Metropolitan Council by the end of 2018. The plans, updated once a decade, act as long-range guides for cities in determining where residential, industrial and other land uses should be located. Changes made to those plans, especially in the face of real market conditions versus expectations from 10 years ago, could unlock further development and drive interest in new land positions across the metro.

Market Commentary

The following market commentary is provided by the Federal Reserve Bank of Minneapolis, encompassing the Ninth District which includes Minnesota, Montana, North and South Dakota, 26 counties in northwestern Wisconsin and the Upper Peninsula of Michigan. This report is dated January 17, 2018.

"Summary of Economic Activity

"Ninth District economic activity increased moderately overall since the last report. Employment declined slightly, but labor demand remained strong. Wage and price pressures were both moderate. The District economy showed growth in consumer spending, services, commercial construction, residential real estate, and manufacturing. Residential construction was mixed, energy and mining activity were steady, and agricultural conditions were stable at low levels.

"Employment and Wages

"Employment declined slightly since the last report, as seasonally adjusted November employment fell in Minnesota, Montana, and North Dakota compared with October. However, labor markets nonetheless appeared healthy, with labor demand still quite strong and a notable lack of large layoff announcements. A staffing agency with offices in Minnesota and Wisconsin noted a "continued strong uptick in hiring." Several large Minnesota employers announced expanded seasonal hiring during the holidays. A December poll of South Dakota retailers found that almost half were hiring despite flat sales compared with a year ago; a similar share said the labor market was very tight and getting tighter. According to a state source, Minneapolis-St. Paul had more job openings than at any time since at least 2001. Limited labor supply also continued to hamper hiring. "Every business we talk to, they can't hire enough workers," said a western Wisconsin banker. A transportation company executive said it was failing to see growth because it can't find drivers. A manufacturing firm in southeastern Minnesota said it consistently had 40 openings to fill, and was losing out on available work because there were "not [enough] people to take the jobs." A central Minnesota finance company announced layoffs of 130 workers, said a local source, and other "companies were already discussing hiring the potential labor."

"Wages rose moderately since the last report. More than half of the respondents to the Minneapolis Fed's annual survey of District manufacturers saw wages rise by more than 3 percent over the past year, and similar growth was expected in the coming year. A transportation union in Minneapolis-St. Paul agreed to a three-year contract with annual 2.5 percent increases. A transportation executive in Montana said wages were rising between 2 percent and 3 percent. Contacts in rural areas of the Dakotas said wage growth was more sluggish. Retailers in South Dakota reported wage increases of about 3 percent in the past year, with slightly lower increases expected in the coming year.

"Prices

"Price pressures were moderate since the last report. A majority of respondents (55 percent) to the Minneapolis Fed's annual manufacturing survey reported that prices charged for their products were unchanged over the past year, while slightly more than a third reported increases. For the coming year, 44 percent of manufacturers surveyed expected to increase their prices, while 57 percent expected the rate of inflation in the broader economy to increase. Retail fuel prices in District states as of early January were slightly lower than in the previous reporting period. Prices received by farmers for wheat, hay, milk, hogs, cattle, chickens, eggs, and turkeys increased in November compared with a year earlier; prices for corn and soybeans decreased.

“Consumer Spending and Tourism

“Consumer spending showed moderate growth since the last report. Many retailers reported strong holiday sales. A Minnesota contact said in-state retailers "are mirroring the country, or doing slightly better." In contrast, a survey of South Dakota retailers indicated flat holiday sales there compared with a year ago. A Minnesota department store reported strong in-store traffic during the holidays and a 1 percent increase in same-store sales in November and December compared with a year earlier. Retail expansion continued in Minneapolis-St. Paul. An outdoor equipment retailer reopened the first of multiple, rebranded stores that were previously closed. Warehouse retail firms also opened new locations, and a shopping center unveiled a major renovation, which included new stores.

“Winter tourism reports suggested an uneven start across the District. Good snowpack was reported across much of Montana ski country, with reports of early and broader trail openings than last year. Snow conditions were spottier in eastern District states, especially in northern areas used to heavy snow. Bitter cold across much of the District to end the year also dampened outdoor activity. However, November hotel occupancy rates rose in Minnesota, as did revenue per available room. A hotel waterpark was reopened under new ownership after a $30 million renovation.

“Services

“Activity in the professional services industry increased since the last report. Contacts in the accounting and financial services sectors reported a year-end rush for tax planning services in response to new federal tax legislation. Several new retail technology startups have opened or relocated to Minneapolis-St. Paul recently. A commercial bank was expanding its presence in Minneapolis-St. Paul.

“Construction and Real Estate

“Commercial construction was up modestly since the last report. An industry database showed that nonresidential construction spending rose in November over a year earlier, but was considerably lower than the previous month due to normal seasonal slowdown. Industry tracking showed that total active projects as of mid-December were moderately higher than the same period a year earlier. A Minnesota labor construction contact said average monthly hours among members reached 200 hours, up from an average of 170 hours. The 2018 outlook appeared to be a "continuation of a good 2017...not huge, but better than average."

“Residential construction was mixed. On the one hand, single-family permit activity in November rose overall across the District compared with a year earlier, with notable growth in Fargo, N.D., Rapid City, S.D., Rochester, Minn., and Minneapolis-St. Paul. However, single-family activity was flat or slightly negative in eight District metros. On the other hand, the number of permitted multifamily units fell considerably in November compared with a year earlier, with only La Crosse, Wis., Missoula, Mont., and Sioux Falls, S.D., registering prominent gains. Limited data (Billings, Mont., Minneapolis-St. Paul, and Sioux Falls) suggested a similarly mixed pattern in December. Residential real estate sales rose moderately since the last report. Closed sales in November were up virtually across the board; only Missoula saw sales decrease in November compared with a year earlier. However, this performance follows somewhat volatile, sluggish home sales for much of the year due to limited inventory of homes for sale.

“Manufacturing

“District manufacturing activity increased since the last report. Respondents to the Minneapolis Fed's annual manufacturing survey indicated growth in orders, production, investment, and productivity over the past year, with expectations for more growth in 2018. An index of manufacturing conditions indicated increased activity in December compared with a month earlier in Minnesota and the Dakotas. A producer of wind turbine blades announced that a plant that was scheduled to shut down would instead stay open at least through the end of this year to accommodate new orders. An electronics manufacturer and a producer of aerial lifts announced expansions at facilities in Minnesota.

“Agriculture, Energy, and Natural Resources

“District agricultural conditions were stable at low levels. Recent estimates of farm income for District states were roughly unchanged from a year ago. Activity in the energy and mining sectors was steady since the last report. Oil and gas drilling in North Dakota and Montana as of late December was unchanged from a month earlier, though industry contacts indicated oil production was up slightly. District iron ore mines continued to operate near full capacity.

Highest and Best Use

According to The Appraisal of Real Estate, 13th Edition (p. 278), published by the Appraisal Institute, Highest and Best Use is defined as "the reasonably probable and legal use of vacant land or an improved property that is legally permissible, physically possible, appropriately supported, financially feasible, and that results in the highest value."

The Highest and Best Use analysis of both land as though vacant and as improved must meet the following four criteria.

1. Physically possible
2. Legally permissible
3. Financially feasible
4. Maximally productive

After the appraiser conducts appropriate market research, the property is analyzed in relationship to the above criteria. Estimates of Highest and Best Use are then concluded which are appropriately supported and reflect the economic conditions as of the date of the appraisal. The appraiser's conclusion of highest and best as vacant and as improved shall include a determination of the use, market participants (most probable buyer/tenants), and timing of use (delivery to market/absorption of space).

The subject's Highest and Best Use was analyzed using data compiled in the aforementioned steps as well as the results of the valuation approaches discussed in this report.

As Unimproved

Physically Possible: The subject consists of a typical commercial parcel which features adequate frontage and depth. The property is located in a semi-commercial area of the “west” side of St. Paul on Stryker Avenue. The overall size of the site is suitable for a large array of small commercial uses evidenced by comparable developments on similar lots throughout this area. The subject site is well suited for a broad range of commercial or mixed commercial/residential use.

Legally Permissible: Commercial or mixed commercial/residential use is legally permissible given the subject’s zoning designation.

Financially Feasible: The zoning characteristics, as well as locational characteristics suggest that a commercial or mixed commercial/residential development represent the most financially feasible development. Users of these types of properties typically prefer locations near similarly zoned development with good access.

Maximally Productive: Considering all reasonably probable developments and potential values that could be created versus the development costs, we have concluded no other use would as profitable as commercial or mixed commercial/residential development.

Conclusion: It is my opinion that the “Highest and Best Use” for the subject “as unimproved” would be for commercial or mixed commercial/residential development. The site would most typically appeal to a local proprietor who would utilize the property for either owner occupancy or as an investment vehicle. Given the subject’s location in a fully developed area, development would likely be in the near term.

The Appraisal Process

In order to derive a credible indication of market value for the subject, I have considered the applicability of the three basic valuation methodologies which includes the Cost Approach, Sales Approach and Income Approach. One or more approaches to value may be used depending on which approaches are necessary to produce credible assignment results. The approaches employed depend on the type of property, intended use of the appraisal, the applicable scope of work, and the quality and quantity of data available for analysis.

The methodology of each approach develops an independent indication of market value for the property, although seldom completely independent of each other. An appraisal is composed of a number of integrated, interrelated, and inseparable procedures that have a common objective: a credible opinion of value.

The last step of the appraisal process is for the appraiser to analyze the strengths and weaknesses of each of the approaches utilized with the values indicated to be reconciled and correlated to arrive at a final value opinion of the market value of the property.

In the following section of the report we have presented those approaches that develop the most credible indication of value for the subject.

The Sales Approach (Land Valuation)

According to The Appraisal of Real Estate, 13th Edition (p. 297), published by the Appraisal Institute, the Sales Approach is defined as "The process of deriving a value indication for the subject property by comparing similar properties that have recently sold with the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market derived elements of comparison."

The procedure to apply the Sales Approach is as follows:

1) Research the competitive market for properties similar to the subject which are currently listed, have recently sold or are under contract. Analyze the physical characteristics (location, size, shape, etc.) and legal characteristics (zoning) of each comparable and the terms of the transaction (financing, conditions of sale, etc.). Comparables selected will consist of the most recent sales of similar properties considered appropriate for the analysis.
2) Verify the data to confirm it is factually accurate. Data verification sources may include personal contact with buyers, sellers or other principals involved in transactions, other appraisers, assessors or other market participants with personal knowledge of the transaction specifics.
3) Select the relevant unit of comparison which explains market behavior. Units of comparison include but are not limited to price per sq. ft. and price per unit.
4) Account for differences between the subject property and comparable by applying quantitative adjustments for each appropriate element of comparison. The appraiser's adjustment is based upon several factors which are based on market research. In many cases certain adjustments are hard to provide market support for because of the lack of sales. When there are insufficient sales to support an adjustment, the appraiser's judgment and experience will be applied.
5) Reconcile the various value indicators into a single value indicator appropriate for the subject.

Some of the fundamental concepts involving the Sales Approach include supply and demand and the principle of substitution. The principle of substitution states, in part, that the value of the property replaceable in the market tends to be set by the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution. Additionally, Highest and Best Use is an important consideration. Ideally, comparables are highly similar to the subject in terms of potential user, user and timing of development.

On the following pages is a presentation of the comparable sales which I believe have the highest degree of overall similarity to the subject property and are considered most appropriate for this analysis.

Comparable Sales Selection - The appraiser has selected the most recent sales of similar properties located throughout the market area. Several sales have been considered and I have included in this report those which are considered most similar to the subject and provide the most reliable indication of market value.

The sales search consisted of a query of a local database maintained by area appraisers, a survey of the Northstar Multiple Listing service as well as the Minnesota Commercial Association of Real Estate (MNCAR) Exchange Database.

A comprehensive survey was conducted to ascertain those sales considered most appropriate for inclusion in this analysis. The appraiser focused on sales of properties purchased for development of low intensity commercial, congregate living/multi-family, and mixed use development.

The following sales have been chosen as they provide the best indication of market value once property inequalities are adjusted for.

Comparable Sale #1

Location	
Address:	1809 Old Hudson Road
City:	St. Paul
State:	MN
Zip Code:	55119
County:	Ramsey
Physical Attributes	
SF - Gross:	27,007
Acres - Gross:	0.62
SF - Net:	27,007
Acres - Net:	0.62
Shape:	Rectangular
Topo:	Level
Utilities:	Municipal
# of Units:	1
Density:	1.61
Legal Attributes	
PID:	352922320046
Add'l PID:	N/A
Legal Description:	L4, B5, Hudson Road Gardens
Zoning:	VP

Sale Data	
Date:	May 12, 2015
Buyer:	Jeff Tschetter
Seller:	Olin 5, LLC
Property Rights Conveyed:	Fee Simple
Financing:	Cash Equiv.
Acquisition Data	
Sale Price:	$65,000
Exp. After Sale:	$0
Adjustments:	$0
Adjusted Sale Price:	$65,000
Analysis	
Gross Sales Price:	**$65,000**
Price per Gross SF:	**$2.41**
Price per Net SF:	**$2.41**

Comments

This property was exposed to the market by conventional means. The property listed on the market for 404 days. The list price was originally $135,000 which was lowered to $65,000. The property consisted of a parking lot. At the time of the comparables inspection, the property was improved with a parking lot. The buyer purchased the property for future development . This sale was confirmed by Michael T. Tinker, MAI on March 2, 2017 with the buyer, Mr. Jeffrey Tschetter (651.206.6361). The property was inspected by Michael T. Tinker, MAI on March 2, 2017. The recording document utilized to facilitiate this transaction consists of a Warranty Deed.

Comparable Sale #2

Location

Address:	2694 Maplewood Drive N
City:	Maplewood
State:	MN
Zip Code:	55109
County:	Ramsey

Physical Attributes

SF - Gross:	20,909
Acres - Gross:	0.48
SF - Net:	20,909
Acres - Net:	0.48
Shape:	Irregular
Topo:	Level
Utilities:	Municipal
# of Units:	1
Density:	2.08

Legal Attributes

PID:	042922440044
Add'l PID:	N/A
Legal Description:	Tract C, Registered Land Survey 477
Zoning:	LM

Sale Data

Date:	October 27, 2016
Buyer:	Bralen Investments, LLC
Seller:	Irene Bartlett
Property Rights Conveyed:	Fee Simple
Financing:	Cash Equiv.

Acquisition Data

Sale Price:	$83,700
Exp. After Sale:	$0
Adjustments:	$0
Adjusted Sale Price:	$83,700

Analysis

Gross Sales Price:	**$83,700**
Price per Gross SF:	**$4.00**
Price per Net SF:	**$4.00**

Comments

This property was exposed to the market by conventional means. According to the buyer, no significant structures or improvements were situated on-site. The property was purchased for future development potential. At the time of the comparables inspection, the property was vacant. This sale was confirmed by Michael T. Tinker, MAI on March 2, 2017 with the seller, Ms. Irene Bartlett (651.762.4422). The property was inspected by Michael T. Tinker, MAI on March 2, 2017. The recording document utilized to facilitiate this transaction consists of a Warranty Deed.

Comparable Sale #3

Location	
Address:	NWQ Barclay St & Minnehaha A\
City:	St. Paul
State:	MN
Zip Code:	55106
County:	Ramsey

Physical Attributes	
SF - Gross:	33,106
Acres - Gross:	0.76
SF - Net:	33,106
Acres - Net:	0.76
Shape:	Rectangular
Topo:	Level
Utilities:	Municipal
# of Units:	0
Density:	0.00

Legal Attributes	
PID:	272922340104
Add'l PID:	0105; 0117; 0118; 0119
Legal Description:	Lengthy
Zoning:	RM1

Sale Data	
Date:	January 9, 2018
Buyer:	Yang Holdings, LLC
Seller:	Cemstone Prod Co & TC Conc Cc
Property Rights Conveyed:	Fee Simple
Financing:	Cash Equiv.

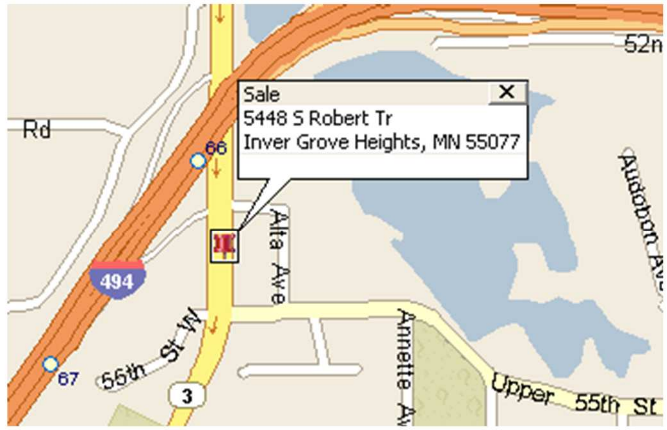
Acquisition Data	
Sale Price:	$125,000
Exp. After Sale:	$0
Adjustments:	$0
Adjusted Sale Price:	$125,000

Analysis	
Gross Sales Price:	**$125,000**
Price per Gross SF:	**$3.78**
Price per Net SF:	**$3.78**

Comments

This represents two transactions that closed on the same day and sold to the same buyer. Parcels 0104 & 0105 sold for $50,000. Parcels 0117, 01181, and 0119 sold for $75,000. Total purchase price was $125,000. This property was acquired with the intent of developing the site with an assisted living facility. The property listed by conventional means.

Comparable Sale #4

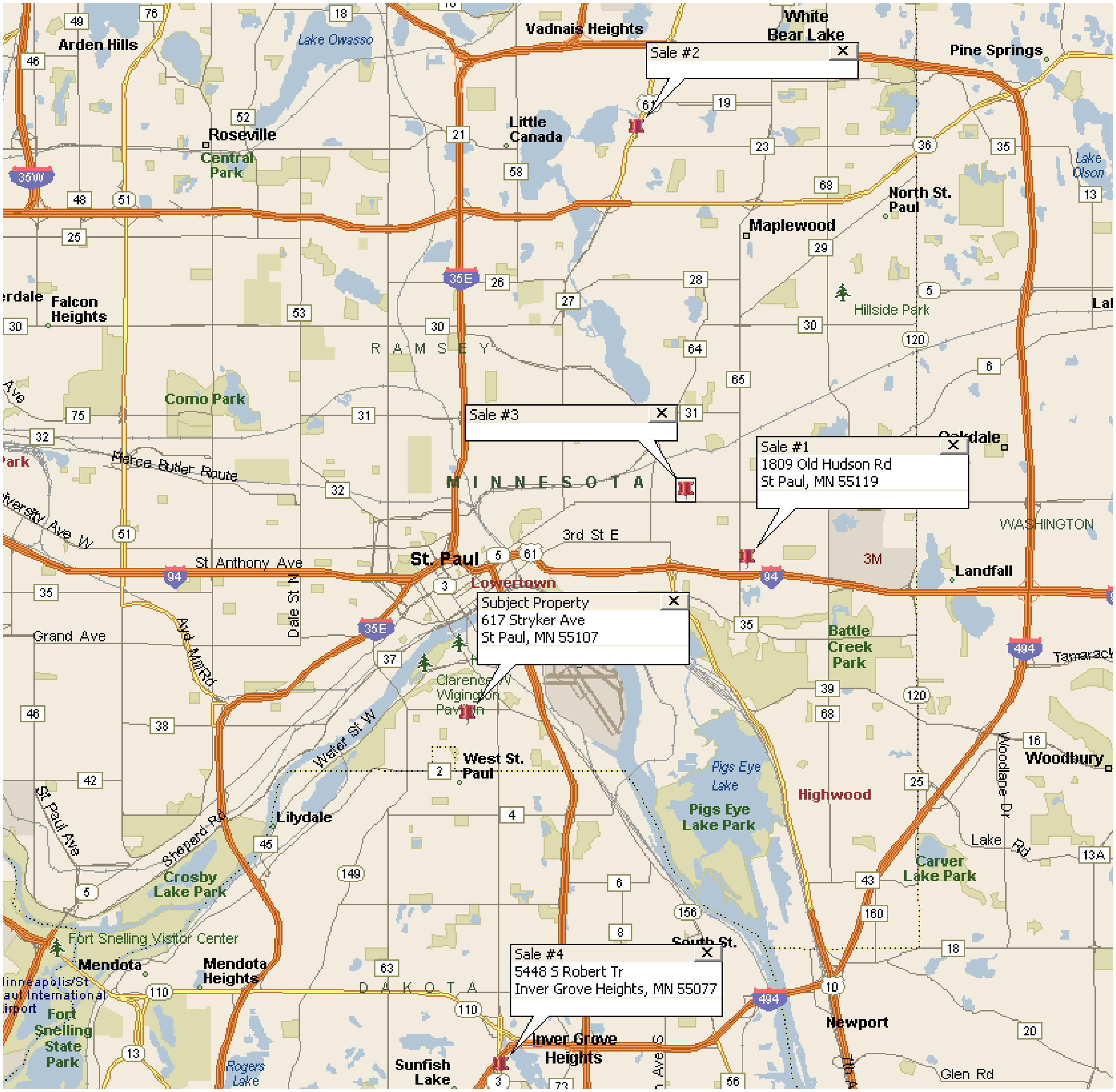


Location	
Address:	5448 Robert Street S
City:	Inver Grove Heights
State:	MN
Zip Code:	55077
County:	Dakota
Physical Attributes	
SF - Gross:	74,923
Acres - Gross:	1.72
SF - Net:	74,923
Acres - Net:	1.72
Shape:	Rectangular
Topo:	Level
Utilities:	Municipal
# of Units:	1
Density:	0.58
Legal Attributes	
PID:	203235001020
Add'l PID:	N/A
Legal Description:	L2, B1, HCU Members Addn
Zoning:	B2

Sale Data	
Date:	June 1, 2016
Buyer:	H Bhakta
Seller:	Heartland Credit Union
Property Rights Conveyed:	Fee Simple
Financing:	Cash Equiv.
Acquisition Data	
Sale Price:	$370,000
Exp. After Sale:	$0
Adjustments:	$0
Adjusted Sale Price:	$370,000
Analysis	
Gross Sales Price:	**$370,000**
Price per Gross SF:	**$4.94**
Price per Net SF:	**$4.94**

Comments

This property marketed for sale for several years and was purchased to facilitate development of a hotel.


Sale #2
Sale #3
Sale #1
1809 Old Hudson Rd
St Paul, MN 55119
Subject Property
617 Stryker Ave
St Paul, MN 55107
Sale #4
5448 S Robert Tr
Inver Grove Heights, MN 55077

Land Sales: Summary and Analysis					
	Subject	**Sale #1**	**Sale #2**	**Sale #3**	**Sale #4**
		1809 Old Hudson Road	2694 Maplewood Drive N	NWQ Barclay St & Minnehaha Ave	5448 Robert Street S
		St. Paul	Maplewood	St. Paul	Inver Grove Heights
Element					
Acquisition Price		$120,000	$83,700	$125,000	$370,000
Adjustments		$0	$0	$0	$0
Analyzed Sales Price		$120,000	$83,700	$125,000	$370,000
Date of Sale		November 6, 2017	October 27, 2016	January 9, 2018	June 1, 2016
Gross Size (SF)	22,500	27,007	20,909	33,106	74,923
Gross Size (Acres)	0.52	0.62	0.48	0.76	1.72
Net Size (SF)	22,500	27,007	20,909	33,106	74,923
Net Size (Acres)	0.52	0.62	0.48	0.76	1.72
General Use	Commercial	Commercial	Commercial	Residential	Commercial
Intended Use	Commercial	Commercial	Commercial	Multi-Family	Commercial
Zoning	B2	VP	LM	RM1	B2
Shape	Rectangular	Rectangular	Irregular	Rectangular	Rectangular
Topography	Level	Level	Level	Level	Level
Utilities	Municipal	Municipal	Municipal	Municipal	Municipal
Sales Price - Net SF		**$4.44**	**$4.00**	**$3.78**	**$4.94**
Analysis					
Prop Rts Conveyed		0%	0%	0%	0%
Financing		0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%
Market Conditions		0%	1%	0%	1%
Adjusted Price		**$4.44**	**$4.04**	**$3.78**	**$4.99**
Location		-10%	0%	5%	-25%
Size		0%	0%	0%	10%
Zoning		0%	0%	0%	0%
Shape/Topography		0%	0%	0%	0%
Utilities		0%	0%	0%	0%
Other		0%	0%	0%	0%
Net Adjustment		-10%	0%	5%	-15%
Adjusted Sale Price per SF		**$4.00**	**$4.04**	**$3.96**	**$4.24**

Comparable Sales Analysis

All the comparable sales have been adjusted to reflect those differences which have a profound impact upon the market value of this type of facility. In the following section of the report, I have presented the analysis which demonstrates the appraiser's procedure for developing an indication of market value for the subject. The procedure is outlined as follows:

- Appropriate value indicators are derived based upon the actions of buyers and sellers in the marketplace. Properties of this type sell on a per SF basis.
- If the comparable property is superior to the subject in terms of the identified factor, a downward percentage adjustment is made to the comparable.
- If the comparable property is inferior to the subject in terms of the identified factor, an upward percentage adjustment is made to the comparable.
- The cumulative percentage adjustments for each comparable are summed which provides a total net adjustment which is then multiplied by the cash equivalent sales price to indicate an appropriate value factor for the subject.
- The adjusted values are then reviewed and reconciled. The sales that provide the best indication of market value will be identified, and the adjusted indicated values will be reviewed and a final value estimate selected.

The appraiser's adjustment is based upon several factors including an analysis of several competitive sales. If insufficient sales exist to support an adjustment, the adjustment is based on market evidence or surveys from informed market participants. In most instances, the appraiser's estimated adjustment factor will be derived from market research. I have developed considerable market research and have secured information concerning investors' attitudes about certain identifiable physical, functional and economic characteristics. All adjustments are market derived. In the following section of the report, I have presented a summary and discussion of the adjustments made by the appraiser.

Elements of Comparison

Property Rights Conveyed: This line item adjustment has been presented to account for differences in property rights conveyed. This may include the seller retaining some ownership rights, easements or restrictions that have a significant impact on the marketability of the title, a tenant’s leasehold interest and the consideration of whether any existing lease is structured at market rates. No adjustments are applied.

Financing: All of the comparable properties have been adjusted to account for financing which is not a traditional all-cash transaction or cash to mortgage at conventional rates. All transactions consisted of all-cash, cash to mortgages, or contract for deeds with market rate terms. No adjustments are applied.

Condition of Sale: This adjustment is utilized to account for atypical buyer/seller motivations or other special sale considerations. Special conditions mandating the adjustment may include a distressed sale, a transaction where an adjacent property owner acquires a property or when a property is not exposed to the market for a reasonable time. Adjustments may be applied to sales that do not meet the criteria established by the definition of market value. No adjustments are applied.

Market Conditions: Due to improved market fundamentals, current market conditions are superior to those of 2016 to early 2017. Upward adjustments of 1% annually are applied with no adjustment applied from October of 2017 to present. This adjustment is based upon sale trends identified in county assessment reports, a survey of brokers and examinations of published market reports.

Location: Typically, properties of this type require good neighborhood influence, visibility and access. The subject features below average location attributes exhibiting below average neighborhood influence.. Downward adjustments are applied to sales #1 and #4 which feature superior access and neighborhood influence to varying degrees. A minor upward adjustment is applied to sale #3 which features inferior neighborhood influence. No adjustments are applied.

Size: This adjustment is utilized to reconcile variances in terms of economies of scale. Market research indicates that smaller parcels command higher sale prices due to the larger number of potential buyers. An adjustment is applied to sale #4 which is considerably larger than the subject. No other adjustments are applied for size.

Zoning: This adjustment is utilized to reconcile differences in zoning. All Comparables feature zoning designations which permit development similar to the subject and no adjustments are applied.

Shape/Topography: This adjustment is utilized to reconcile the differences in shape/topography. All comparables feature similar shape/frontage attributes compared to the subject and no adjustments are applied.

Utilities: The subject and all Comparables have access to municipal utilities and no adjustments are applied.

Other: This adjustment is utilized to reconcile property differences not accounted for in the previous adjustment categories. No adjustments are applied.

Competitive Listings

Although researched, no listings of similar properties were located in close proximity to the subject.

Statistical Measures and Conclusion

The unadjusted sale price range, median and averages are as follows:

Statistical Measures - Unadjusted	
Low Gross Sales Price	$83,700
High Gross Sales Price	$370,000
Low Indicator (SF)	$3.78
High Indicator (SF)	$4.94
Median (SF)	$4.22
Average (SF)	$4.29
Range (SF)	$1.16

After appropriate adjustments have been applied to account for significant property inequalities, the sale price range, median and averages are as follows:

Statistical Measures - Adjusted	
Low Indicator (SF)	$3.96
High Indicator (SF)	$4.24
Median (SF)	$4.02
Average (SF)	$4.06
Range (SF)	$0.28

All Comparable Sales are considered similar to the subject in terms of overall property attributes once property inequalities have been properly adjusted for. The Comparable Sales provide valuable insight into an appropriate value indicator for the subject. Minimal adjustments were required for variances in terms of location and size only. Only one adjustment exceeds +/-10%. The sale set is considered average in terms of comparability as it relates to the subject. Net adjustments range from -15% to 5% with an average net adjustment equating to -5%. Some emphasis is placed upon sales #1, #2, and #3 which are considered to be the most similar to the subject in terms of overall property attributes. Sale #4 is located in Inver Grove Heights and a substantial location adjustment was applied. In my opinion, a value indicator for the subject would most probably fall in the middle range indicated by these most similar transactions and very near the adjusted average and median of all Comparables.

By virtue of my investigation, I have concluded that $4.00/SF is an appropriate value indicator for the subject. Market value by the Sales Approach is estimated as follows:

22,500 SF @ $4.00/SF = $90,000

Indicated Value by the Sales Approach: $90,000

Correlation and Conclusion

I have employed the following appraisal methodology which has produced the following indication of market value for the subject:

By the Sales Approach: $90,000

The Sales Approach included an analysis of several comparable sales considered similar to the subject. All of the sales were analyzed with regard to those differences which have a profound impact upon properties of this type and appropriate value indicators have been derived. Sole equal emphasis is placed upon the conclusion developed by this approach.

Therefore, I have formed the opinion that the current market value of the property in its actual physical condition and subject to the zoning in effect as of the date of the appraisal (May 12, 2018) is as follows:

NINETY THOUSAND DOLLARS
($90,000)

The preceding opinion of market value assumes a marketing period and exposure time of 3-12 months to consummate a sale at the identified value. The opinion of market value developed in this report is based upon the assumption that any/all special or pending assessments and deferred/delinquent taxes are paid in full. The preceding opinion value does not include any furniture, fixtures and equipment (FF&E) or business value.

Marketing Period/Exposure Time - According to The Dictionary of Real Estate Appraisal, 5th Edition, published by the Appraisal Institute, Marketing Period is defined as “An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal.”

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. According to The Dictionary of Real Estate Appraisal, 5th Edition, published by the Appraisal Institute, Exposure Time is defined as “1) The time a property remains on the market. 2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past evens assuming a competitive and open market.”

Based upon market data, a marketing period/exposure time of 3-12 months is considered appropriate.

Addendum

Dahlen, Dwyer, Foley & Tinker, Inc.
Company Profile

Dahlen, Dwyer, Foley & Tinker, Inc. has been serving the appraisal needs of the Twin Cities community since 1978. Through our experience, education and dedication to the appraisal profession, we are committed to serving the needs of our clients through a wide range of appraisal services.

Principals
Jeffrey A. Dahlen, MAI
Sean M. Foley
Michael T. Tinker, MAI

Appraisal Staff
Dwight W. Dahlen, MAI SRA
Daniel E. Dwyer
Jane E. Hammes

Appraisals Completed for the Following Purpose
-Condemnation/ Litigation
-Conservation Easements
-Construction Financing
-Easement Acquisition
-Estate Tax Valuation
-Government Acquisition
-Leased Fee Valuation
-Leasehold Valuation
-Market Rent Analysis
-Mortgage Financing
-Partial Takings
-Partnership Dissolution
-Portfolio Valuation
-Tax Abatement
-Transportation Corridor Valuation

Clients- Lending Institutions
-Alliance Bank
-American Bank
-American Heritage Bank
-Anchor Bank
-Associated Bank
-Bank of the West
-BankCherokee
-The Bank of Elk River
-Bell State Bank
-BMO Harris Bank
-Border State Bank
-Bridgewater Bank
-Building Trades Credit Union
-City County Credit Union
-Commerce Bank
-Community Pride Bank
-Community Resource Bank
-Cortrust Bank
-Crown Bank
-Eagle Community Bank
-Eagle Valley Bank
-First Community Credit Union
-First National Bank of Elk River
-First National Bank of River Falls
-Flagship Bank
-Gateway Bank
-Lake Area Bank
-Landmark Community Bank
-LaSalle Bank
-Maple Bank
-Merchants Bank
-MidWestOne Bank
-Mission Oaks National Bank
-MMCDC
-MN Bank and Trust
-Northeast Bank
-Northstar Bank
-Olmsted National Bank
-Piper Jaffray
-Platinum Bank
-Premier Bank
-Prins Bank
-Royal Credit Union
-Signature Bank
-SPEDCO
-Standard Bank
-Sunrise Bank
-TCF Bank
-Thrivent Financial
-Think Mutual Bank
-Tradition Capital Bank
-Venture Bank
-Vermillion State Bank
-Village Bank
-Zions First National Bank

Clients- Government/Public Entities

-Becker County
-Blue Earth County
-Brown County
-Concordia College
-City of Bloomington
-City of Newport
-City of St. Paul
-Crow Wing County
-Goodhue County
-Kanabec County
-Kandiyohi County
-Martin County
-McLeod County
-Metro State University
-MN Department of Natural Resources
-MN Housing and Finance Agency
-State of Minnesota
-Stearns County
-St. Paul Public Schools
-St. Paul Port Authority
-University of Minnesota
-US Department of HUD
-US Fish and Wildlife Service
-US Internal Revenue Service
-US Postal Service
-US SBA
-Washington County
-Wright County

Clients- Law Firms

-Briggs & Morgan
-Chestnut & Cambronne
-Leonard, Street & Deinard
-Lindquist & Vennum
-Moss & Barnett
-Winthrop & Winsteine
-Malkerson & Gilliland
-Polski & Polski
-David Vanney

Clients- Nonprofit/Private Entities

-Ackerberg Group
-The Bank Eagle Sportsmans Association
-BNSF Railroad
-Central Community Housing Trust
-Common Bond Communities
-Converge Cornerstone Fun
-Daimler Chrysler
-Dougherty Funding
-EFH Realty Advisors
-Mendota Homes
-MN Parks and Trails Council
-Model Cities, Inc.
-The Nature Conservancy
-Northern Metals Recycling
-Parks and Trails Council
-Presbyterian Homes of Minnesota
-The Salvation Army
-SPARC
-The Trust for Public Land
-West 7th/Fort Road Federation, Inc.
-Zurhah Shriners

Property Types Appraised

-Agricultural land
-Airplane Hangars
-Apartment 8-1000+
-Auto dealerships
-Auto Service
-Big Box Retail
-Commercial Land
-Condominiums
-Correctional Facilities
-Dental Clinic
-Fast Food Restaurant
-Financial Institutions
-Fueling Stations
-Full Service Restaurant
-Funeral Homes
-Golf Courses
-Group Homes
-Industrial Land Parcels
-Intermodal Rail Facility
-Lumber Yards
-Manufacturing
-Medical Office
-Mixed Use Commercial
-Mini storage
-Motel/Hotel
-Nurseries
-Office Building
-Office Condominiums
-Office/Warehouse
-Recreational properties
-Religious facilities
-Residential Land
-Residential Subdivisions
-Retail
-Schools (Charter/Public)
-Senior Housing
-Specialty Manufacturing
-Strip Retail Centers
-Townhome Development

Michael T. Tinker, MAI
Principal, Vice President

Dahlen, Dwyer, Foley & Tinker, Inc.
55 East 5th Street, Suite 1220
St. Paul, MN 55101

P: 651.224.1381 F: 651.223.5736
mtinker@dahlenanddwyer.com

A 2001 graduate of St. Cloud State University, Michael has been active in the appraisal profession since 2002. Michael is licensed as a Certified General Real Property Appraiser in Minnesota (License #20422639) and earned his MAI Designation in 2013. Michael has experience appraising a wide variety of property types throughout the Greater Twin Cities Market Area.

Education:
Bachelor of Arts (Magna Cum Laude), St. Cloud State University, St. Cloud, MN 2001

Professional Real Estate Education:
ProSource/Kaplan: "Introduction to Construction Principles"
ProSource/Kaplan: "Introduction to Appraisal Principles I"
ProSource/Kaplan: “Introduction to Appraisal Principles II”
ProSource/Kaplan: “Introduction to Appraisal Practices I”
ProSource/Kaplan: “Introduction to Appraisal Practices II”
ProSource/Kaplan: “Introduction to Appraisal Standards and Ethics”
ProSource/Kaplan: “Investment and Financial Analysis”
Appraisal Institute: “General Applications”
Appraisal Institute: “Basic Income Capitalization”
Appraisal Institute: “Advanced Income Capitalization”
Appraisal Institute: “Advanced Sales Comparison & Cost Approaches”
Appraisal Institute: “Real Estate Finance, Statistics and Valuation Modeling”
Appraisal Institute: “An Introduction to Valuing Green Buildings”
Appraisal Institute: “Market Analysis and Highest and Best Use”
Appraisal Institute: “Advanced Applications”
Appraisal Institute: “Report Writing & Valuation Analysis”
Appraisal Institute: “Business Practices and Ethics”
Appraisal Institute: “The Appraiser as an Expert Witness: Preparation and Testimony”
Appraisal Institute: “Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets”

Real Estate Examinations:
ProSource/Kaplan and Appraisal Institute Course Examinations
State of Minnesota: Minnesota Registered Real Property Appraiser License Exam, 2003
State of Minnesota: Minnesota Certified General License Exam, 2007
Appraisal Institute General Comprehensive Exam, 2011

Appraisal Licenses:
Certified General Real Property Appraiser; Minnesota License #20422639

Professional Experience:
Research Assistant, Dahlen, Dwyer, Foley & Tinker, Inc. 2002 - 2003
Staff Appraiser, Dahlen, Dwyer, Foley & Tinker, Inc. 2003 - 2013
Principal, Vice President, 2014

STATE OF MINNESOTA

Department of Commerce

MICHAEL TED TINKER
17837 GEORGE MORAN DRIVE
EDEN PRAIRIE, MN 55347

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that

MICHAEL TED TINKER

17837 GEORGE MORAN DRIVE
EDEN PRAIRIE, MN 55347

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Certified General

License Number: 20422639

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2019.

IN TESTIMONY WHEREOF, I have hereunto set my hand this July 31, 2017.

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.

PROFESSIONAL QUALIFICATIONS
DWIGHT W. DAHLEN, MAI, SRA

DAHLEN, DWYER, FOLEY & TINKER, INC.
55 East 5th Street, Suite 1350
St. Paul, MN 55101

Telephone: (651) 224-1381
Facsimile: (651) 223-5736

EDUCATION

Macalester College, St. Paul, Minnesota, Bachelor of Arts, Economics, 1971

St. Paul Technical Vocational Institute, St. Paul, Minnesota
Construction Cost Estimating - 1976-1977

Professional Real Estate Studies

- A.I.R.E.A. Course IA: “Principals”, 1973
- A.I.R.E.A. Course IB: “Capitalization Theory”, 1974
- A.I.R.E.A. Course II: “Urban Properties”, 1975
- A.I.R.E.A. Course VI: “Investment Analysis”, 1976
- S.R.E.A. Course 101: “Introduction to Appraising”, 1972
- S.R.E.A. Course 301: “Special Applications of Appraisal Analysis”, 1976
- S.R.E.A. Course 101: “Instructors Clinic-Purdue University”, 1976
- Standards of Professional Practice Part A, Appraisal Institute, 1992
- Standards of Professional Practice Part B, Appraisal Institute, 1992
- Standards of Professional Practice Part C, Appraisal Institute, 9/1997
- CCIM-CI101: Fundamentals of Real Estate Investments
- CCIM-CI102: Fundamentals of Analyzing Real Estate Opportunities
- CCIM-CI103: Advance Real Estate Taxation and Marketing Tools
- Appraisal Institute - Course 710: Condemnation Appraising, Basic Principals and Application
- ASFMRA: Foundations of Appraisal Review (A360), Portland, Oregon, October 2006
- ASFMRA: Appraisal Review under UASFLA (A380), Salt Lake City, May 2006
- ASFMRA: Advanced Appraisal Review Case Studies (A390), Salt Lake City, May 2006
- A-370 Appraisal Review under USPAP, St. Cloud, Spring 2007
- Valuation of Conservation Easements, Tulsa, OK, March 2008; Land Trust Alliance Appraisal Institute

PROFESSIONAL MEMBERSHIPS AND ASSOCIATIONS

American Institute of Real Estate Appraisers, MAI, 11/1977
Society of Real Estate Appraisers, SRA, 1975
Society of Real Estate Appraisers, SRPA, 7/1976
Society of Real Estate Appraisers, SREA, 1987
Past Officer, Director/President: St. Paul Chapter of Society of Real Estate Appraisers
Past Regional Vice Governor, Society of Real Estate Appraisers
Past Instructor, Society of Real Estate Appraisers for Course 101
Bloomington Development Council (B.D.C.) - Developed The Gideon Pond Senior Housing Campus
Past Member, National Admissions Committee, Appraisal Institute
Past Member, National Experience Review Committee, Appraisal Institute
Member, Regional Review and Counseling Committee, Appraisal Institute
Member, City of Bloomington, Board of Appeal and Equalization

SEMINARS

Have attended a minimum of 20 hours of continuing education since 1972, following are the most recent:

- Subdivision Analysis: The Appraisal Institute, 4/1994
- Eminent Domain-Advanced Income Capitalization: The Appraisal Institute, 5/1997
- Condemnation: The Appraisal Institute, 5/1999
- Retail Properties: The Appraisal Institute, 3/1999
- Asset Valuation: Minnesota Institute Legal Education, 11/1998
- Federal Land Exchanges and Acquisitions, 7/2000 - Duluth, MN
- Business Valuations: St. Thomas University, American Society of Appraisers, 1/2002
- Separating Real and Personal Property from Intangible Business Assets, 7/2003
- Course 400 National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course, February 16, 2004
- MnDOT R/W Conference: Breezy Point, September 20, 2005
- Evaluating Commercial Construction: Appraisal Institute, U of M, January 25-26, 2005
- Appraising Agricultural Lands in Transition, ASFMRA, Spearfish, SD, 9/2005
- USPAP Update Course, Appraisal Institute, 3/2006

PROFESSIONAL EXPERIENCE

- Staff Appraiser, Minnesota Federal Savings & Loan, 1972-1976
- Independent Real Estate Appraiser with O.J. Janski, Minneapolis, 1976-1977
- Established Dahlen & Dwyer, Inc., 1978
- Contract Review Appraiser, State of Minnesota, Department of Trade & Economic Development
- Contract Review Appraiser, Department of Natural Resources, State of Minnesota
- Qualified as Expert Witness in several Courts of Jurisdiction involving all aspects of litigation, condemnation, real estate tax, estate tax, fraud, easement acquisitions, special assessment benefits, analysis

Appraisal Assignments have been prepared for the following:

- Construction financing
- Mortgage financing
- Condemnation/litigation
- Real estate owned portfolio valuation
- Conservation Easements
- Real estate tax abatement
- Estate tax valuation
- Easement acquisition analysis
- Government acquisition
- Special assessment - benefit
- Partial takings
- Partnership dissolution
- Leased fee valuation
- Leasehold valuation
- Fair market rental analysis
- Rental value of transportation corridors

Property Types Appraised:

- Apartment complexes, 8-1300 units
- Condo/townhomes
- Shopping centers
- Industrial buildings
- Office/showroom buildings
- Full service motels
- Medical office buildings
- Retail properties
- Financial institutions
- Churches
- Agricultural land
- Recreational properties
- Automobile dealerships
- Office buildings
- Shopping malls
- Office/warehouse
- Limited service motel
- Auto service centers
- Medical clinics
- Restaurants
- Schools
- Subdivision land
- Vacant land
- Mini-storage facilities
- Conservation Easement

PARTIAL LIST OF CLIENTS

Financial Institutions:
Western Bank
Anchor Bank
BankCherokee
Lasalle National - Chicago
Bremer Bank
M & I Bank
TCF Bank
Associated Bank
Premier Bank
Franklin National Bank
Maple Bank
Zion National Bank

Non-Profit/Education:
St. Paul Public Schools
University of Minnesota
Presbyterian Homes of Minnesota
Common Bond Communities

Conservation Groups
Nature Conservancy
MN Parks & Trails Council
The Trust for Public Land

Corporations:
Burlington Northern/Santa-Fe Railroad
Chrysler Realty Corporation

Law Firms:
Briggs & Morgan
Moss & Barnett
Winthrop & Weinstine
Lindquist & Vennum
Dave Vanney
Malkerson & Gilliland

Government:
St. Paul Port Authority
City of St. Paul
City of Bloomington
Minnesota Department of Natural Resources
State of Minnesota
Internal Revenue Service
Washington County
US Fish & Wildlife Service
US Postal Service
US Department of HUD
Stearns County
McLeod County
Crow Wing County
Goodhue County
Martin County
Brown County
Beltrami County
Becker County
Kandiyohi County
Stearns County
Wright County
Blue Earth County

Providing valuation expertise to the financial, legal, government, and non-profit sectors since 1972, including individuals, corporations, attorneys, investors, and real estate developers.

FIRREA/USPAP Compliance Statement (Appraisal Report)

This appraisal has been prepared in accordance with FIRREA which is outlined as follows:

- This appraisal fully conforms to USPAP as outlined below.
- The report is prepared to provide sufficient information is provided in support of pertinent valuation conclusions.
- An “as is” value is provided as described in the report with any/all applicable discounts and deductions accounted for.
- The definition of market value and other pertinent value definitions are described in this report.
- This appraisal was prepared by state-licensed or certified appraisers.

This appraisal has been prepared in accordance with Standards Rule 2-2 (a) of USPAP consistent with the intended use of the appraisal and, at a minimum:

- S.R. 2-2 this appraisal report has been prepared as an Appraisal Report which is prominently stated.
- S.R. 2-2 (a) (i) state the identity of the client and any intended users, by name or type. This is included in the **Client/Intended User** sections of the appraisal.
- S.R. 2-2 (a) (ii) state the intended use of the appraisal. This is included in the **Intended Use** sections of the appraisal.
- S.R. 2-2 (a) (iii) summarize information sufficient to identify the real estate involved in the appraisal, including the physical and economic property characteristics relevant to the assignment. This is described at length throughout the **Property Identification** section of the appraisal.
- S.R. 2-2 (a) (iv) state the real property interest appraised. This is outlined in the **Property Rights Appraised** section of the appraisal.
- S.R. 2-2 (a) (v) state the type and definition of value and city the source of the definition. This is outlined in the **Definition of Market Value** section of the appraisal.
- S.R. 2-2 (a) (vi) state the effective date of the appraisal and the date of the report. This is outlined in the **Executive Summary** section of the appraisal and while stating the opinions of market value throughout.
- S.R. 2-2 (a) (vii) summarize the scope of work used to develop the appraisal. This is outlined in the **Scope of the Appraisal** section of the appraisal.
- S.R. 2-2 (a) (viii) summarize the information analyzed, the appraisal methods and techniques employed, and the reasoning that supports the analysis, opinions, and conclusions; exclusion of the sales comparison approach, cost approach, or income approach must be explained. This is outlined in the **Scope of the Appraisal** section of the appraisal. Further commentary on the quality of data available is included throughout the appraisal.
- S.R. 2-2 (a) (ix) state the use of the real estate existing as of the date of value and the use of the real estate reflected in the appraisal. This is outlined in the **Highest and Best Use** section of the appraisal.
- S.R. 2-2 (a) (x) when an opinion of highest and best use was developed by the appraiser, summarize the support and rationale for the opinion. This is outlined in the **Highest and Best Use** section of the appraisal.
- S.R. 2-2 (a) (xi) clearly and conspicuously: 1) State all extraordinary assumptions and hypothetical conditions; and 2) state that their use might have affected the assignment results. This is outlined in the **General Assumptions and Limiting Conditions** section of the appraisal.
- S.R. 2-2 (a) (xii) include a signed certification in accordance with Standards Rule 2-3. This is outlined in the **Certification** section of the appraisal.
- S.R. 1-4 (g) if applicable, the appraisal separately values personal property, equipment, and/or fixtures, if applicable. If included in the appraisal, FF&E is valued separately in the **FF&E/Business Value Included** section of the appraisal.

- S.R. 1-5 (b) the appraisal considers and analyzes all current sale, option or listing agreements; and prior sales of the property which occurred within three years of the effective date of the appraisal. A comprehensive analysis of sales which occurred in the prior three year period is inserted in the **History of Ownership** section of the appraisal. Additionally, any current listing of the subject is outlined. An analysis of any current purchase agreement encumbering the subject is also included in this section of the appraisal.
- The market value conclusion reflect a projection of reasonable exposure time. This is outlined in the **Marketing Period and Exposure Time** section of the appraisal.
- An opinion of value reflecting the subject in its "as is" condition is provided in the **Correlation and Conclusion** section of the appraisal.
- The assignment was directly engaged by the client/intended user. If applicable, a copy of the engagement agreement is enclosed in the **Addendum** of the appraisal.

Glossary

This supplemental glossary of terminology provides definitions for terms and concepts utilized in this appraisal which are not contained within the previous sections of this report. Definitions are provided from The Dictionary of Real Estate Appraisal 6th Edition published by the Appraisal Institute.

Appraisal: 1. The act or process of developing an opinion of value; an opinion of value. An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, more than, not less than, less than) to a specified amount. 2. (noun) the act or process of developing an opinion of value; an opinion of value. (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Appraisal Report: 1. The final communication, written or oral, of an appraisal or review transmitted to the client. Finality is evidenced by the presence of the valuer's signature in a written report or a statement of finality in an oral report. All communications to the client prior to the final communication must be conspicuously designated as such. 2. Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client upon completion of an assignment.

"As Is" Market Value: The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.

Assessed Value: The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value or based on an assessment ratio that is a percentage of market value.

Capitalization Rate: A ratio of one year's net operating income provided by an asset to the value of the asset; used to convert income into value in the application of the income capitalization approach.

Cash Equivalent: The price of a property with nonmarket financing expressed as the price that would have been paid in an all-cash sale.

Common Area: 1. The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. 2. In a shopping center, the walkways and areas onto which the stores face and which conduct the flow of customer traffic.

Common Area Maintenance: 1. The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. 2. The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep.

Contract Rent: The actual rental income specified in a lease.

Depreciation: In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.

Discount Rate: A rate of return on capital used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate.

Effective Age: The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age.

Effective Date: 1. The date on which the appraisal or review opinion applies.

Excess Land: Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately.

Exposure Time: 1. The time a property remains on the market. 2. [The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

External Obsolescence: A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent.

Extraordinary Assumption: An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Functional Obsolescence: The impairment of functional capacity of improvements according to market tastes and standards.

Gross Building Area (GBA): 1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.

Going Concern: An established and operating business having an indefinite future life.

Hypothetical Condition: 1. A condition that is presumed to be true when it is known to be false. 2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Investment Value: 1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. 2. The value of an asset to the owner or a prospective owner for individual investment or operational objectives.

Insurable Value: A type of value for insurance purposes.

Leased Fee Interest: The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest: The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Market Area: The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area.

Market Rent: The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

Marketing Time: An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Net Operating Income (NOI): The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted.

Net Rentable Area (NRA): For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice.

Obsolescence: One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external.
Parking Ratio: A ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances.

Personal Property: 1. The interests, benefits, and rights inherent in the ownership of tangible objects that are considered by the public as being personal; also called tangible personal property. 2. Identifiable tangible objects that are considered by the general public as being "personal" –for example, furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all tangible property that is not classified as real estate.

Prospective Opinion of Market Value: A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Prospective Opinion of Market Value As Complete or As Stabilized: A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. Prospective value opinions are intended to reflect the current expectations and perceptions of market participants, based on available data. Two prospective value opinions may be required to reflect the time frame during which development, construction, and occupancy will occur. The prospective market value–as completed– reflects the property's market value as of the time that development is expected to be completed. The prospective market value–as stabilized– reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties.

Replacement Cost: The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvement, using modern materials and current standards, design, and layout.

Stabilized Occupancy: 1. The occupancy of a property that would be expected at a particular point in time, considering its relative competitive strength and supply and demand conditions at the time, and presuming it is priced at market rent and has had reasonable market exposure. A property is at stabilized occupancy when it is capturing its appropriate share of market demand. 2. An expression of the average or typical occupancy that would be expected for a property over a specified projection period or over its economic life.

Surplus Land: Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel.

Tenant Improvements (TI): 1. Fixed improvements to the land or structures installed for use by a lessee. 2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants.

Vacancy and Collection Loss: The deduction from potential gross income (PGI) made to reflect income reductions due to vacancies, tenant turnover, and nonpayment of rent; also called vacancy and credit loss or vacancy and contingency loss.

Value in Use: The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually.

ddft DAHLEN, DWYER, FOLEY & TINKER
Your Local Valuation Experts since 1978

Dwight W. Dahlen, MAI SRA
Daniel E. Dwyer
Sean M. Foley
Jeffrey A. Dahlen, MAI
Michael T. Tinker, MAI

Real Estate Appraisals
Consultation
Expert Witness
Market Research

April 26, 2018

Laura Haynssen
City of St. Paul
Delivered via email: laura.haynssen@ci.stpaul.mn.us

RE: A Vacant Land Parcel
617 Stryker Avenue
St. Paul, MN 55107

To Whom It May Concern:

I appreciate the opportunity to be considered to provide professional real estate appraisal services on the above referenced property. This proposal shall serve to outline a scope of work. It is my understanding that the purpose of the appraisal is to provide an opinion of market of the subject property reflecting its "as is" condition. It is my understanding that the City of St. Paul will be the client and sole intended user of the report and the report will be utilized for internal management purposes.

The subject consists of a vacant commercial land parcel comprising approximately 0.52 Acres. The Parcel Identification Number is 07.28.22.14.0138

The total cost for an appraisal will not exceed The appraisal will be completed as soon as possible but not exceeding four weeks from engagement.

I appreciate the opportunity to be considered for this assignment. If the terms and conditions of this proposal are acceptable, please sign, date, and return a copy to my attention at your earliest convenience.

55 East 5th Street, Suite 1220 St. Paul, Minnesota, 55101 P: (651)224-1381 F: (651)223-5736

Should you have any questions in regard to this proposal, please do not hesitate to call.

Respectfully Submitted,

Dahlen, Dwyer, Foley & Tinker, Inc.

Michael T. Tinker, MAI
Certified General Real Property Appraiser
MN License #20422639

Dwight W. Dahlen, MAI SRA
Certified General Real Property Appraiser
MN License #4001430

Signature

4/30/18
Date

Laura Haynssen
Printed Name

Project Manager
Title

617 Stryker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FARMERS MARKET
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JUNE - OCTOBER

604, 610, 612 Winslow

Minnesota Pollution Control Agency

February 13, 2002

Mr. Ray Stiles
U.S. Department of Housing and Urban Development
Minnesota State Office
220 South Second Street
Minneapolis, MN 55401-2195

RE: Petroleum Investigation and Cleanup
Site: Former Westside Auto, 617 Stryker, St. Paul
Site ID#: LEAK00005360

Dear Mr. Stiles:

The Minnesota Pollution Control Agency (MPCA) Petroleum Remediation Program (PRP) staff has determined that the investigation has adequately addressed the petroleum tank release at the site listed above. Based on the information provided, MPCA staff closed the release site file on April 3, 2000.

Closure of the file means that staff does not require any additional investigation at this time or in the foreseeable future. Any remaining ground water contamination, if present, will not appear to pose a threat to future residents, public health or the environment. Please be aware that file closure does not necessarily mean that all petroleum contamination has been removed from this site. Based on the information received, PRP staff has concluded that any remaining contamination, if present, will not appear to pose a health risk off-site.

Please submit the implementation report upon completion of development activities. If you or other parties discover additional contamination (either petroleum or non-petroleum) that was not previously reported to the MPCA, Minnesota law requires that the MPCA be immediately notified.

Thank you for your response to this petroleum tank release and for your cooperation with the MPCA to protect public health and the environment. If you have any questions regarding this letter, please call Mark Koplitz at 651/296-7999.

Sincerely,

Mark E. Koplitz

Mark Koplitz
Project Leader
Petroleum Remediation Program
Petroleum and Landfill Remediation Section

MK:tf

cc: Kenneth Larsen, Peer Environmental and Engineering Resources, Inc., Bloomington
Dan Smith, Department of Planning and Economic Development, St. Paul

PEER

4801 West 81st Street, Suite 118
Bloomington, Minnesota 55437

(952) 831-3341
Fax (952) 831-4552

December 11, 2001

Mr. Ray Stiles
U.S. Department of Housing and Urban Development
Minnesota State Office
220 South Second Street
Minnespolis, Minnesota 55401-2195

RE: Soil Analytical Data Summary
Former West Side Auto Service Site
617 Stryker Avenue
St. Paul, Minnesota

Dear Mr. Stiles:

This letter summarizes the soil analytical and relevant field monitoring results related obtained during the previous petroleum release investigation at the above referenced site. A discussion of the data relative to residential standards established by the Minnesota Pollution Control Agency (MPCA) for soil is also provided. This information was requested during our phone conversation on November 27, 2001.

Background Information

A petroleum release was identified at the site in 1992 during the removal of three underground storage tanks (USTs) and related dispensing equipment associated with the former West Side Auto Service operations. Approximately 370 cubic yards of petroleum-impacted soil was excavated at the time of UST removal and disposed of off-site as a corrective action. The excavated areas included both the former tank and dispensing areas.

A petroleum release investigation was completed at the site in 1999 and 2000 to define the extent and magnitude of the remaining contamination. The investigation was conducted by PEER on behalf of the City of St. Paul and the results were documented in the report entitled: *Remedial Investigation Report, Former West Side Auto Service, 617 Stryker Avenue, St. Paul, Minnesota*, dated March 6, 2000. As indicated in the report, the extent and magnitude of the remaining petroleum-impacted soil and ground water contamination at the site were substantially defined by the site investigation. Based on the investigation results, the MPCA issued file closure for the site.

PEER recently prepared a Development Response Action Plan (DRAP) for a proposed residential development located at the site. The DRAP outlined procedures for the identification, management and disposition of potential petroleum-impacted soils (if any) encountered during site development. A conceptual plan for installing a vapor barrier system beneath a portion of the proposed site structure was also provided. The DRAP was submitted to the MPCA Voluntary Petroleum Investigation and Cleanup (VPIC) Program for review. The MPCA approved the DRAP with minor comments in a letter dated November 21, 2001.

Soil Data Summary

Fourteen probes (GP-1 through GP-14) and two soil borings (B-1 and B-2) were completed during the petroleum release investigation. The probes and borings were completed to depths between 8 feet and 30 feet below ground surface (bgs). The probe and boring locations are shown on Figure 1.

Soil samples were collected from the probes and borings for laboratory analysis of petroleum-related constituents. The samples were collected at selected locations and depths based on visual observations, field organic vapor screening results, and applicable MPCA guidelines for petroleum release investigations. Summaries of the organic vapor screening and soil analytical data from the petroleum release investigation are provided in Tables 1 and 2, respectively. Residential Soil Reference Values (SRVs) established by the MPCA for soil are also provided in Table 2 for comparison purposes. The SRVs are default values for soil at residential sites based on the direct exposure pathway.

Discussion

Petroleum-impacted soil remains in two primary areas of the site, near the former USTs (southwest corner of site) and near the former dispensers (east-central portion of site). The highest concentrations of petroleum-related compounds were detected in soil samples GP-1 (4-6') and GP-9 (4-6'), and in corresponding ground water samples. These samples were collected from probes located in the immediate vicinity of the former dispensers on the east-central portion of the site. Petroleum-related compounds were detected at significantly lower concentrations or were non-detect at all other locations and depths.

Both samples GP-1 (4-6') and GP-9 (4-6') were collected at a depth below the water table. (i.e., ground water was encountered at a depth of approximately 4 feet at both locations). Consequently, the elevated petroleum concentrations detected in these soil samples are attributed to residual ground water impacts remaining near the former dispensing area, and not to a significant remaining soil source. The following supporting information is provided:

- Soil logs for probes GP-1 and GP-9 are provided in Attachment 1. The logs indicate that ground water was encountered in both of these probes at a depth of 4 feet bgs. This suggests that samples GP-1 (4-6') and GP-9 (4-6') were collected below the depth of ground water.

- The highest levels of petroleum detected in ground water during the petroleum release investigation were detected in probes GP-1, GP-9 and GP-14. All of these probes were completed near the former dispenser area at the east-central portion of site (see Figure 1).

- No evidence of potential contamination was encountered in the upper four feet of soils during completion of any probe or boring at the site. As indicated in Table 1, elevated organic vapor readings begin at minimum depths of 4 to 6 feet.

In summary, no evidence of significant or widespread contamination was detected in the upper four feet of soils across the site. The available data suggests the remaining impacted soils are limited in extent, positioned below the water table, and attributable to the identified residual ground water impacts associated with the former dispenser area. In addition, the results demonstrate that the petroleum-impacted soil excavation activities completed in 1992 were successful in removing the majority of significantly impacted soil from the site.

As indicated in Table 2, samples GP-1 (4-6') and GP-9 (4-6') contain some petroleum constituents at concentrations exceeding the respective residential SRVs. No other sample collected during the investigation exceeded the SRVs. It is unlikely the MPCA would consider these two soil samples to be an actual "exceedance" of an SRV considering they were collected at a depth and below the water table. From a technical perspective, analytical data from soil samples collected below the water table are indicators of potential ground water contamination, and not specific soil contamination sources.

In addition, it would be unusual for the MPCA to require excavation of soils below the water table at the site in an attempt to meet a default residential standard. This is because excavations below the water table are frequently ineffective. Waste streams resulting from such excavations freely drain water, and are often unacceptable for transport or disposal to local thermal treatment facilities or landfills (i.e., these facilities will not accept liquid wastes or solid waste containing liquids). Furthermore, any backfilled clean soil placed beneath the water table will immediately become petroleum-impacted due to contact with contaminated ground water.

Closing

Based on the available information, we believe that the site soils as a whole meet applicable residential standards established by the MPCA. The previous investigation identified no evidence of significant or widespread soil contamination in the upper four feet of soils across the site. The soil contamination that does remain is primarily related to residual ground water contamination present near the former dispenser area.

We believe that the environmental procedures outlined in the MPCA-approved DRAP adequately address any potential risks related to residual petroleum contamination at the site as they relate to the planned senior housing development. MPCA review and approval of the DRAP demonstrates their concurrence that the site is suitable for development, as proposed. Implementation of additional cleanup methods to remove contaminated soils below the water table is not warranted or recommended.

If you have any questions this letter, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Peer Environmental & Engineering Resources, Inc.

Kenneth A. Larsen, P.E., P.G.
Vice President

Attachments
- Table 1 (Soil Analytical Results)
- Table 2 (Organic Vapor Screening Results)
- Figure 1 (Site Diagram)
- Attachment 1 (Soil Log for GP-1 and GP-9)

pc: Dan Smith, City of St. Paul
Dave Engfer

TABLE 1
ORGANIC VAPOR SCREENING RESULTS
FORMER WEST SIDE AUTO

Depth (ft.)	GP-1	GP-2	GP-3	GP-4	GP-5	GP-6	GP-7	GP-8	GP-9	GP-10	GP-11	GP-12	GP-13	GP-14
0-2	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	---	ND	ND
2-4	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
4-6	**86.3**	ND	ND	ND	ND	ND	ND	ND	**>1000**	ND	ND	ND	ND	**1131**
6-8	**15.1**	ND	ND	ND	ND	ND	ND	**102**	**>1200**	ND	ND	ND	ND	**1131**
8-10	ND	ND	**80.1**	ND	ND	ND	ND	**51**	**>1000**			ND	ND	**502**
13-15	ND	ND	ND									ND	ND	ND
18-20	ND	ND	ND											
23-25	ND													

Notes:

Soil samples were screened with an OVM model 580B photoionization detector equipped with a 11.8 eV lamp.

Bold line indicates termination depth of probe.

ND = no readings detected above instrument background.

All readings are in parts per million (ppm) calibrated to a benzene standard+A1.

TABLE 2
SOIL ANALYTICAL RESULTS
FORMER WESTSIDE AUTO SITE

Compound	GP-1 (4-6')	GP-1 (23-25')	GP-2 (4-6')	GP-2 (18-20')	GP-3 (8-10')	GP-3 (18-20')	GP-4 (4-6')	GP-5 (4-6')	GP-6 (4-6')	GP-7 (4-6')	GP-8 (4-6')	GP-9 (4-6')	GP-10 (4-6')	GP-11 (4-6')	B-1 (8-10')	B-1 (28-30')	B-2 (13-15')	B-2 (18-20')	SRV
	May 19 and 20, 1999														**14-Dec-99**				
Benzene	ND (0.050)	ND (0.056)	ND (0.052)	ND (0.050)	**0.15**	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	3.3	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	1.5
Ethylbenzene	**1.8**	ND (0.056)	ND (0.052)	ND (0.050)	**0.091**	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	**11**	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	200
Isopropyl-benzene	**0.42**	NA	NA	NA	ND (0.050)	NA	ND (0.050)	NA	NA	ND (0.050)	NA	**1.3**	ND (0.050)	NA	NA	NA	NA	NA	30
p-Isopropyl-toluene	**0.28**	NA	NA	NA	ND (0.050)	NA	ND (0.050)	NA	NA	ND (0.050)	NA	**0.53**	ND (0.050)	NA	NA	NA	NA	NA	NE
Napthalene	**2**	NA	NA	NA	ND (0.050)	NA	**0.22**	NA	NA	ND (0.050)	NA	12	ND (0.050)	NA	NA	NA	NA	NA	10
n-Propyl-benzene	**1.9**	NA	NA	NA	ND (0.050)	NA	ND (0.050)	NA	NA	ND (0.050)	NA	**6.2**	ND (0.050)	NA	NA	NA	NA	NA	30
Toluene	ND (0.050)	ND (0.056)	ND (0.052)	ND (0.050)	**0.089**	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	**10**	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	ND (0.050)	107
Trichloro-flouro-methane	**0.082**	NA	NA	NA	ND (0.050)	NA	ND (0.050)	NA	NA	**0.088**	NA	<0.500	**0.16**	NA	NA	NA	NA	NA	67
1,2,4-Trimethyl-benzene	18	NA	NA	NA	**0.072**	NA	ND (0.050)	NA	NA	ND (0.050)	NA	47	ND (0.050)	NA	NA	NA	NA	NA	5
1,3,5-Trimethyl-benzene	4.8	NA	NA	NA	ND (0.050)	NA	ND (0.050)	NA	NA	ND (0.050)	NA	15	ND (0.050)	NA	NA	NA	NA	NA	4
Xylene	**3.3**	ND (0.112)	ND (0.104)	ND (0.100)	**0.376**	ND (0.100)	ND (0.100)	ND (0.100)	ND (0.100)	ND (0.100)	ND (0.100)	**66**	ND (0.100)	ND (0.100)	ND (0.100)	ND (0.100)	ND (0.100)	ND (0.100)	110
GRO	**350**	ND (10)	NA	NA	**17**	ND (10)	ND (10)	ND (10)	ND (10)	ND (10)	ND (10)	**1,200**	ND (10)	ND (10)	ND (10)	ND (10)	ND (10)	ND (10)	NE
DRO	NA	NA	ND (10)	ND (10)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NE

Notes:

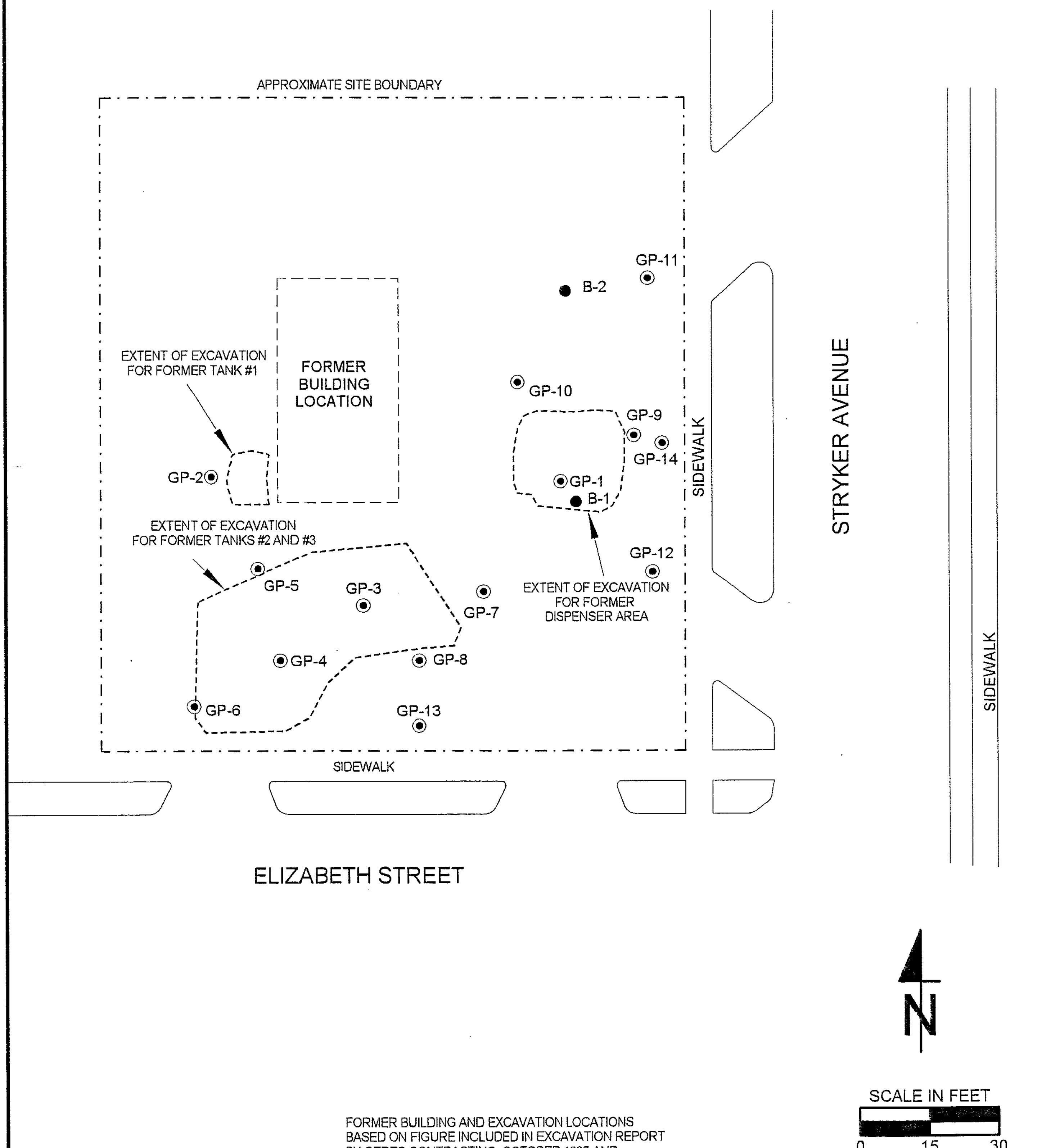
All units are in milligrams per kilogram (equivalent to parts per million).

NA = Not Analyzed for given parameter.

ND = Not detected at or above the indicated laboratory detection limit.

SRV = Tier 1 Soil Reference Value (1999).

NE = Not Established.



FORMER BUILDING AND EXCAVATION LOCATIONS BASED ON FIGURE INCLUDED IN EXCAVATION REPORT BY CERES CONTRACTING, OCTOBER 1995 AND PEER FIELD MEASUREMENTS.

LEGEND

- ● SOIL BORING
- ⊙ SAMPLING PROBE
- APPROXIMATE EXTENTS OF EXCAVATIONS

E:\2000\9100\9107\9107 Site Diagram - Contamination Extent CAD 2.CAD 12/4/01

PEER	**SITE DIAGRAM**	DEC. 01
PROJECT #: 9107.03	FORMER WEST SIDE AUTO SITE 617 STRYKER AVENUE ST. PAUL, MINNESOTA	FIGURE 1

ATTACHMENT 1

SOIL LOGS FOR GP-1 AND GP-9

Peer Environmental & Engineering Resources, Inc.

SAMPLING PROBE LOG

F203-6/98

PROBE NO: GP-1

PAGE 1 OF 1

PROJECT NO: 9107.01
PROJECT NAME: Westside Auto
DATE BEGAN: 5/19/99
DATE FINISHED: 5/19/99
PEER PERSONNEL: MJE
GROUND SURFACE ELEV.: ---
GW DATE/TIME: 5/19/99 - 10:00
GW DEPTH: 5'
CONTRACTOR/CREW: Thein Well Company
METHOD: Push Probe

ELEV (FT)	DEPTH (FT)	SAMPLE INTERVAL	REC (FT)	PID (ppm)	GROUP	DESCRIPTION	PROFILE	REMARKS
	0.00	0'-2'	1.5	ND	OL	ORGANICS: with sand, dark brown, moist, no odor.		
		2'-4'	1.5	ND				
	-5.00	4'-6'	2.0	863	SM	SILTY SAND: very stiff, brown, moist, petroleum odor.		Ground water at 4.5'. Ground water did not show signs of contamination.
		6'-8'	2.0	15.1				
		8'-10'	2.0	ND	SM	SILTY SAND: 1 to 2 inch thick, medium grained sand lenses, brown, wet, no odor.		
	-10.00				SM	SILTY SAND: very stiff, brown, moist, no odor.		
		13'-15'	2.0	ND				
	-15.00				SM	SANDY SILT: course sand, gray, moist, no odor.		
		18'-20'	2.0	ND				
	-20.00							
		23'-25'	2.0	ND				Background PID = 2.4 ppm.
	-25.00					End of Boring. Bedrock, limestone.		
	-30.00							
	-35.00							
	-40.00							
	-45.00							
	-50.00							

Peer Environmental & Engineering Resources, Inc.

SAMPLING PROBE LOG

F203-6/98

PROBE NO: GP-9

PAGE 1 OF 1

PROJECT NO: 9107 01

PROJECT NAME: Westside Auto

DATE BEGAN: 5/20/99

DATE FINISHED: 5/20/99

PEER PERSONNEL: MJE

GROUND SURFACE ELEV.: ---

GW DATE/TIME: 5/20/99 - 10:30

GW DEPTH: 4'

CONTRACTOR/CREW: Thein Well Company

METHOD: Push Probe

ELEV (FT)	DEPTH (FT)	SAMPLE INTERVAL	REC (FT)	PID (ppm)	GROUP	DESCRIPTION	PROFILE	REMARKS
	0.00	0'-2'	1.5	ND	OL	ORGANICS: with sand, brown, moist, no odor.		
		2'-4'	1.5	ND	SM	SILTY SAND: brown, moist, no odor.		Ground water at 4'
	-5.00	4'-6'	2.0	1000+	SM	SILTY SAND: very stiff, wet, strong petroleum odor, sand lenses present.		Petroleum sheen on water.
		6'-8'	2.0	1200+				
		8'-10'	2.0	1000+				Background PID = 2.4 ppm.
	-10.00					End of Boring.		Refusal: probe could not be advanced deeper due to dense soils.
	-15.00							
	-20.00							
	-25.00							
	-30.00							
	-35.00							
	-40.00							
	-45.00							
	-50.00							

Adopted 5/28/03
Amended 9/23/09
Amended 9/14/11

Policy and Procedures for Disposition of HRA Owned Real Estate

I. PURPOSE

A. The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (HRA) is legally permitted to acquire real estate in accordance with a redevelopment plan for the purpose of redeveloping it for residential or commercial uses, or without a redevelopment plan for the purpose of removing blight or for low or moderate income housing. The purpose of this Policy and Procedures for Disposition of HRA Owned Real Estate (Policy) is to provide a uniform and consistent approach for the sale, lease or other disposition of real estate now owned or hereafter acquired by the HRA.

B. In addition to the procedures described in this Policy, there are legal requirements imposed by law on the disposal of HRA owned real estate and these are located in Minn. Stat. Section 469.029 which provides that the HRA can sell or lease real estate without public bidding only after a public hearing, and published notice of the hearing must be given at least 10 days but not more that 30 days before the hearing.

C. This Policy replaces the (a) Disposition Policies and Procedures for Sale of HRA Residential and Non-Residential Land dated March 11, 1980 and (b) Disposition Policies and Procedures Applicable for the Sale of HRA Single and Two Family Lots and Homes for Rehabilitation approved by the HRA Board on March 8, 2000. This Policy does not apply to (i) the disposition of real estate governed by the existing Garden Lease Guidelines adopted by HRA Resolution No. 96-6/26-1, and the Guidelines for Disposition of Splinter Parcels adopted by HRA Resolution No. 93-8/24-2, which two Guidelines remain in effect, (ii) real estate subject to a tentative developer designation or HRA contract existing at the time this Policy is adopted by the HRA Board of Commissioners, (iii) real estate owned by the HRA and used for parking, and (iv) real estate owned by the City of Saint Paul and conveyed to the HRA under City Administrative Code Chapter 51 as a conduit for ultimate transfer to an end user determined by the City of Saint Paul (provided that the HRA will charge a $500.00 fee plus costs to process each conduit deed) . This Policy is not intended to and does not create any legal rights to persons or entities. Any modifications or waivers to the Land Disposition policy requires applicant to demonstrate hardship and requires Board approval.

II. OBJECTIVES

The objectives of this Policy are:

A. To ensure a consistent, open process by which the HRA sells or releases its real estate for redevelopment.
B. To maximize the HRA's ability to promote redevelopment opportunities relative to its real estate holdings.

C. To minimize the level of public investment required to acquire and redevelop real estate in the City of Saint Paul.

D. To minimize the period of time that real estate is held by the HRA before it is sold or otherwise released for redevelopment.

E. To maximize the resources available for future real estate acquisition and redevelopment.

F. To provide equal opportunity for all minorities, women and small businesses to purchase HRA owned real estate.

III. PROCEDURES

A. RFP/RFQ

1. The HRA may solicit development proposals for a particular site through a Request for Qualifications (RFQ) and/or a Request for Proposals (RFP). A RFQ is used to ascertain the qualifications of potential developers. A RFP is used to solicit specific development proposals for a site. The RFQ/RFP will reflect the type of development/developer sought by the HRA, and may specify other parameters as well (e.g. desired timeline for development, remediation requirements, density, affordable housing units, etc.). The RFQ/RFP will be advertised in four locations: (a) on the City's web site; (b) in local newspapers; (c) on the HRA agenda; and (d) on the real estate via a property sign; and notice will be given to the affected district council.

2. HRA staff will evaluate any proposal(s) received under paragraph A(1) above and consider:

A. The proposed reuse of the property, and the consistency of that reuse with existing or proposed zoning, comprehensive plan and approved small area plans, heritage preservation guidelines, if applicable, and community input of the proposal.

B. If a housing project, conformity of the proposal with the City Housing Action Plan, including without limitation the achievement of the City's affordable housing goals.

C. The consistency of the project with applicable City's design guidelines.

D. The estimated total development cost for the proposed project, including the amount to be paid to the HRA for the real estate and/or additional public investment sought for demolition, remediation, infrastructure, etc.

E. The estimated time to commence and complete the proposed project.

F. Achievement of the Objectives of this Policy.

G. Contribution of the proposal to the tax base of the City.

H. Experience and qualifications of the developer, including the developer's demonstrated ability to meet equal opportunity/affirmative action employment and contracting goals established by the City of Saint Paul: willingness to provide equal opportunity to minority/women-owned and small businesses; demonstrated past history of providing contracting and employment opportunities for qualified minority and women individuals and minority/owned and small businesses.

I. Achievement of other public purpose goals.

3. Upon evaluation of all the proposals HRA staff may either reject all the proposals or select one of the proposals that best accomplishes the objectives and goals of this Policy and present that proposal to the HRA Board for its consideration to grant tentative developer status or approval of a memorandum of understanding, development agreement or contract for sale of land for private development.

B. OTHER PROPOSALS

1. As an alternative to receiving proposals through an RFP/RFQ process, the HRA may receive a proposal from a third person or entity to redevelop a parcel of land owned by the HRA.

2. HRA staff will evaluate any proposal under paragraph B(1) using the same criteria as specified in paragraph A(2) above. Upon evaluation of the proposal PED staff may either reject the proposal or if the proposal substantially accomplishes the objectives and goals of this Policy present the proposal to the HRA Board for its consideration to grant tentative developer status or approval of a memorandum of understanding, development agreement or contract for sale of land for private development.

3. At least 45 days before a proposal described in paragraph B (2) above is scheduled for presentation to the HRA, a written notice of the proposal will be sent to the affected district council and will be made available to the general public via the City's web page. This notice will allow the community to provide feedback on the proposed development, and allows for any competing proposals to be brought forward within this 45-day period. If there are comments from the district council and/or competing proposals that are timely sent to the HRA, HRA staff will consider the comments and/or evaluate other proposals and decide whether to either reject all proposals or make a recommendation to the HRA Board of Commissioners for approval of the proposal that best accomplishes the objectives and goals of this Policy.

C. HRA BOARD CONSIDERATION OF PROPOSAL

1. The HRA Board of Commissioners will then review any proposal submitted under paragraphs A (3) or B (3) above and make a determination as to whether the proposer should be awarded tentative developer status, or after a public hearing, be given development rights via a memorandum of understanding, development agreement or contract for sale of land for private development. The designation of 'tentative developer status' means the HRA has tentatively approved of the developer and the project and the HRA will not contract with any other entity for

the real estate while the tentative developer diligently pursues the completion of all conditions attached by the HRA Board in the award of the designation. Typical conditions may include the following: completion of design and architectural drawings of the project, market study, utility plans, environmental investigations, and preparation of remediation plans, securing of financing, and negotiation of development agreement with staff, which agreement is subject to HRA Board approval. The HRA reserves the right to reject any and all proposals to purchase.

2. The proposer will be notified that as a condition of being awarded tentative developer status it will be required to provide to the HRA a non refundable 'Application Fee' based on the size of the project as follows:

Estimated total development costs	**Application Fee**
Under $250,000	$500
$250,000 to $1 million	$1,500
Over $1 million and up to $5 million	$2,500
Over $5 million and up to $10 million	$5,000
Over $10 million	$25,000

The HRA will retain the Application Fee whether the project is or is not built, and the proposer will not receive any credit for the Application Fee in the sale price of the land. In addition, the proposer may also be required to provide an 'Expense Deposit' that be used as a deposit to pay for the cost of outside financial, appraisal and legal advisors employed by the HRA and the actual amount will be determined on a project-by-project basis.

3. Along with tentative developer status or contract rights, the HRA will establish a time limit for (a) tentative status – which can vary, depending on the nature of the proposed project, or (b) completion of the project.

4. If the project proceeds as proposed, the development will ultimately result in closing on a contract for sale, lease or conveyance of the HRA land. All conveyances will be made by Quit Claim Deed, the property will be conveyed in its AS IS condition and buyers may be required to provide an environmental indemnity to the HRA. With respect to the construction of the project, the developer will be required to comply with all laws and regulations and the City of Saint Paul's affirmative action ordinance (Ch 183 of City's Legislative Code) and vendor's outreach program (Ch 84 of City's Administrative Code). The land reverts back to the HRA if developer fails to timely construct the project. In the HRA Board's discretion, the land may be sold at its market value or the land value may be written down to an amount needed to fill a financing gap for the project. Staff will obtain an appraisal of the land in any event and the appraisal may be made by two outside appraisers or by staff, depending on the circumstances.

5. If the project does not result in a closing and the tentative developer designation is not extended by the HRA Board, the developer will lose its tentative developer status and HRA's costs will be paid from the developer's Expense Deposit and if costs exceed the Expense Deposit the developer will be obligated to pay the difference, and any unspent Expense Deposit will be returned to the developer.

6. The HRA will maintain and make available to the general public upon request a list of all existing HRA owned real estate and a status of those properties (i.e., whether they are subject to a tentative developer designation or a contract with the HRA).

West Side Equitable Development Scorecard

5/20/2018 Draft

Context: formatting will be updated to have many of the components of this Scorecard example. We will also add arts and photos from the West Side neighbors who've helped share this history and create this tool.

Introduction

The Equitable Development Scorecard is a tool that will answer the question, "Who benefits from any new development coming to the West Side?". It ensures that the principles and practices of equitable development, environmental justice, and affordability are applied to our community and that plans for economic development and wealth creation benefit everyone.

Knowing the history of the West Side and the repetitive displacement of people of color, locally owned businesses as well as civic/cultural/religious institutions has shaped the development of the scorecard. The landscape is evolving once again as economic forces shift, new technologies emerge, and concerns about natural environment and climate change come to the fore. Unlike past transformations where those living on the West Side had little say about what happened and people were forced out, the community wants to help guide and shape economic development and work to ensure the traumas of the past are not repeated.

The West Side has a deep history of sheltering immigrants from around the world and being a place where people are able to start from scratch and prosper. WSCO wants to build on this legacy by leveraging the mosaic of current economic opportunities to benefit our residents. We hope to achieve this through support of economic development and land use projects that build wealth and resiliency in our community, diversify and strengthen the local economy, respect our heritage and culture, and revitalize the natural environment.

History - *to ground readers/users in the West Side's place and history. To be researched, written, and edited by a small working group in the coming months. Here are some excerpts to start us off:*

The West Side is the only St. Paul neighborhood south of the Mississippi River. It has three distinct topographies: the bluffs, the terrace, and the flats. The West Side's identity pre-dates the City of St. Paul. When early merchant ships brought goods north to trade with the first peoples on this land, the Dakota and Lakota, traders were often told to unload their vessels on the *West* side of their ships for trading. This area would become Dakota County and St. Paul, in Ramsey County, was established across the river. However, through a settlement over tax trade crossing the bridge into Ramsey County, the City of St. Paul acquired the land from Dakota County, and this area was officially dubbed the "West Side".

The West Side was originally inhabited by the Dakota and Lakota peoples, who came to the area because of its diverse natural resources. The Native Americans were forcibly displaced from the Flats (the lowland area directly across the Mississippi River from downtown St. Paul) by northern Europeans in the mid-1800s. French Canadians and Yankees were the first non-native residents of the Flats, followed by Irish and Germans. A bridge from the West Side was built to connect to downtown in 1859. Due to political events in Russia, Russian Jews emigrated to the area and by 1915, more than 70% of the Flats residents were Jewish. In the twentieth century, non-Jews such as Christian Syrians and Mexican Americans, arrived to the Flats in significant numbers.

Every spring the Mississippi flooded, directly affecting the Flats. In 1952, the flood was severe, and showed the vulnerability of frame houses on a floodplain. In 1956, the city's Port Authority announced the creation of Riverview Industrial Park, which would consume all acreage of the Flats. As a result of this decision, life for those living on the Flats changed quickly and significantly. In 1961, the city began buying the houses, only to tear them down in 1962. By the end of 1963, all the residents had left the Flats. In 1964, a flood wall was built. While the flood wall was necessary to protect the Flats, it was built solely to benefit industries rather than restore the families to their homes. The life of the industrial park was short-lived, yet left behind toxic sites that have affected generations.

Currently, the West Side continues to be racially, ethnically and economically diverse. According to the Minnesota Compass report, "Planning District 3: West Side Neighborhood" (2018), about 55% of West Side residents are people of color. The Metropolitan Council reports 75% of the West Side is an "Area of Concentrated Poverty" which means 40% of the residents have incomes at or below 185% of the federal poverty threshold. The West Side continues the legacy of being a historic immigrant community even today, as one in five residents was born outside the United States and over a third (34%) speak a language other than English at home (ACS 2012-2016). The West Side thrives on its cultural diversity, yet struggles now as it did with repeated instances of displacement by those in positions of power putting profit over people. Given the statistics above, it is easy to recognize the West Side's vulnerability, as prey for those interested in its rich natural resources.

Project/Plan Name:

____

Location of Project/Plan:

____

Is the project part of a bigger land use plan? (circle) Y / N

If yes, please attach plan

Public Investments(s):

☐Public Subsidy Funding amount and source

☐Tax abatement amount and source

☐Public land sale and amount

☐Zoning changes/variances

☐Infrastructure improvements (sewer/water, street, sidewalk, etc.)

☐Other:

____

Developer:

____

Developer Contact Info:

____

Public Agency:

____

Public Agency Contact Info:

____

Other Stakeholders:

____

Description of the Project:

Community Profile (demographics–please attach additional information to the Scorecard)

Using the Scorecard

Step #1: Fill out the Project information on the previous page. Then turn to page 5.

Step #2: Customize each Equitable Development Principle's scoring criteria according to your community's priorities. Not all criteria may apply to your community or project. You should tailor this Scorecard to be relevant to your specific purpose(s) and area.

Step #3: Use the "Helpful Materials" section to clear up any questions of content or definition.

Step #4: Hold conversations with your group around each criterion, and give each one a score.

Step #5: Add up all of the scores below for the Final Score, and you have completed the Scorecard.

Scoring

1.Write the score from each section below, along with the maximum possible score for the section.

(Points Earned/Max Possible) ____/____

Equitable Community Engagement Score ____/____

Equitable Housing Score ____/____

Equitable Environment Score ____/____

Equitable Economic Development Score ____/____

Equitable Transportation Score ____/____

2. Add up all of the above scores to get a Total.

____/____ Total (Points Earned/Max Possible)

3. Turn the Total into a Final Score.

   a. Divide the total Points Earned by the Max Possible
   b. Write the Final Score here: _________/100

1. **Community Engagement**

Equitable Community Engagement practices require evidence that local community members most affected, especially low wealth people, people of color, neighborhood groups, community organizations, people living with disabilities, and new immigrants are involved in the development project.…(from transportation example)

Fill out the criteria below. Feel free to take notes in the empty space and add, change, or cross out criteria that do not apply to your community or project.

___/___ Add up scores below for Community Engagement

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
__/5	Project was initiated by the community, or developers and planners partner with the community to develop their community engagement plan BEFORE the project starts.
__/5	Developers involve local community members within the first 30 days of the planning process. Earlier engagement scores higher.
__/5	Developers have completed a cultural and historical tour of West Side with a community member.
__/5	Throughout the project, developers and planners regularly use appropriate tools to ensure the project authentically engages community and responds to our priorities. Significant changes to the scope of the plan and/or project trigger more community engagement.
__/5	Community vision is established or reaffirmed by a group of residents that are reflective of the current demographics of the community. People with disabilities, indigenous people, people of color, low-income people, renters, people across multiple generations, etc., have decision-making authority.
__/5	Development connects to, highlights, and respects community characteristics, local history, points of interest, and key features.
__/5	Development promotes qualities of a vibrant community--social connections, education, health, arts and culture, and safety.
__/5	The plan and project include the community's goals, priorities, and criteria for growth and reinvestment. Reference in glossary: WSCO Ten-year plan.

2. Equitable Housing Practices

Equitable Housing practices require that families at all income levels have access to housing that costs no more than 30% of the household income. Equitable development makes affordable housing a priority, because of the intersections housing has with health, environmental injustices, income, and education. When families have an affordable, quality, and stable housing situation, they can make crucial choices about wholesome food, health care,child care, education and other economic decisions that impact their quality of life.

___/___ Add up scores below for Equitable Housing Practices

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
__/5	Development offers rental housing options appropriate to a commercial corridor, incorporating options accessible to all income levels. (H1.1)
__/5	Development supports mixed income rental and ownership opportunities per the West Side Master Flats Plan. This includes proposed projects on the West Side outside of the original plan area. (H1.3)
__/5	Development increases the number of units affordable to people at 30 -80% of Area Median Income. (H1.4)
__/5	Development supports a range of household types, life stages and sizes.
__/5	Development includes at least 20% of units affordable to current West Side households at or below 50% Area Median Income.
__/5	Housing is dignified, safe and designed with durable materials.
__/5	Developer Lease Agreement define provisions for rent increases that assure the 20% of units of affordable housing are maintained (i.e residents who are at or below 50% of the area median income are not charged more than 30% of their income)

3. **Environment**

We envision a West Side community where all residents can experience a healthy, sustainable environment, while honoring the interconnectedness of social, economic, racial, and environmental justice. Development and improvements should be made with the existing community in mind, which honors our community members and history. The river is one of the key features of our neighborhood; it creates a clear boundary, invites business, and offers recreation and opportunities to enjoy the world outdoors. It has also influenced housing and pollution issues related to flooding and industry. We are working towards a West Side where development and environmental justice go hand, so all of our residents will reap the benefits of a healthy environment.

___/___ Add up scores below for Environment

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
__/5	There are plans in place to clean or repair any negative environmental impacts caused by the development. Impacts include but are not limited to pollution of air, water, or soil; waste removal; exposed soil will be planted to prevent erosion.
__/5	Preserves public access to the river for all residents. Trail use will not be restricted. Does not disturb natural beauty of the riverfront or wetlands. For Appendix: [links to West Side Flats Master Plan]
__/5	Promotes or maintains access to green spaces across the West Side. Any green space disturbed by development is replaced or restored.
__/5	Uses native plants and grasses, removes and/or discourages invasive plant species. Uses plants that are friendly to bees and butterflies, captures rainwater, prevents soil erosion.
__/5	Green building - both new building and retrofitting of existing structures use environmentally friendly materials and builds energy efficiency. For Appendix: [links to Relative Energy Score and energy star, points for community solar]
__/5	Works towards a zero waste goal. Recycling and composting options made available.
__/5	Designed to make walking, biking, and the use of public transit simple and safe, and connected to the neighborhood. For Appendix: [Complete Streets design]
__/5	Management of property will use environmentally friendly practices and maintenance.

4. Economic Development

Economic development on the West Side…(from transportation example) practices require evidence that policies and programs work to prioritize community based financial intelligence, sustainable wealth creation, and high quality job opportunities that prevent unwanted displacement of residents and small businesses from low-income communities and communities of color.

___/___ Add up scores below for Economic Development

Score	Give each criterion on a scale of 1 (low) to 5 (high)
	Economic Development
___/5	New capital and investment opportunities are created to promote local small business development, arts/cultural-based businesses, and entrepreneurial opportunities, especially for women and people of color.
___/5	High quality, diversified, and employee-intensive businesses owned by people of color are created to sustain a strong economic base and provide job opportunities for the full employment of a diverse set of skills.
___/5	Lease agreements prioritize neighborhood business opportunities.
___/5	Developers use workforce/education programs, such as HUD Section 3, to connect residents to jobs and long-term employment and offers West Side residents first chance at these opportunities.
___/5	Developers give local community preference when hiring consultants, contractors, and developers as a strategy to address disparities.
___/5	Public funding criteria rewards applicants who ensure that workers have living wage jobs with benefits and the right to organize for labor agreements without fear of retaliation.
___/5	Project will add to the livability of the community by ensuring that there is a community-supported plan to maintain neighborhood affordability and avoid cultural and physical displacement.
	Land Use
___/5	Developers invest resources (public or private) in West Side commercial and/or industrial areas, such as Cesar Chavez/District del Sol, Smith Avenue, Stryker/George, Robert Street, Barge Channel Road, West Side Flats, and area adjacent to Harriet Island.
___/5	Project creates opportunities for green industry to thrive on the West Side. [Green industry does not harm the environment and provides products or services related to renewable energy, increased energy efficiency, clean transportation and fuels, agriculture and natural (water) resource conservation, and pollution prevention or environmental cleanup. Based on definition by *Indiana Business Review*]
___/5	Design contributes to distinct identities of local cultural heritage through the presence, preservation, or addition of architectural assets with a Universal Design.
___/5	Design includes environmentally responsible, resource efficient materials and processes throughout the project's life span.

5. **Transportation**

Equitable Transportation policy will require walkable, livable, and affordable land use practices to enhance healthy living and upward mobility for the low-income residents and residents of color in the Westside. With its unique land patterns, traveling through the West Side is a challenge, regardless of transportation mode. Connections to other parts of the city and access to regional transportation systems is limited due to the neighborhood's physical location, lack of public transit, and the overall transit infrastructure. West Side residents' car use is significantly higher than residents in the rest of Saint Paul and only 4.3% of our residents use public transportation to get to work, compared to 8.5% citywide. This is due to the limited investment in environmental benefits and decreased access to public transportation on the West Side. Priority must given to creating a more connected West Side, including but not limited to increases in bus service in the community.

___/___ Add up scores below for Economic Development

Score	Give Each criterion on a scale of 1 (low) to 5 (high)
__/5	Infrastructure connects and enhances what is already in place as part of a regional system. The project maximizes connections to all modes of public transit and makes walking, biking, and use of public transit an easy choice. The project prioritizes the routes and paths that pedestrians and bicyclists naturally and easily use.
__/5	Project improves the public transportation infrastructure. Development includes transit benefits such as shade trees and other shade options, trash cans, places to sit, appropriate lighting etc.
__/5	Development promotes traffic calming and pedestrian safety, with some consideration of (but not limited to) "Crime Prevention Through Environmental Design" best practices.
__/5	Development is recommended to be within a quarter mile of transit lines, promoting multi-modal access to green and other community spaces.
__/5	Parking facilities accommodate bicycle use and storage and do not limit access or passage to pedestrians and people with disabilities. Parking management plan encourages people to walk, bike, and/or use public transit.
__/5	Presence of GPS and other wayfinding systems and other mapping information for pedestrians, bicyclists, and transit uses is provided. Transit information must be available in the predominant languages used on the West Side, with multi-language signage.
__/5	As part of normal property maintenance plan, developers commit to long term maintenance of transit stops and corners, such snow clearance, tree trimming, clearing access to transit for people with disabilities.

Last page: Glossary and Bibliography: *(note: this section is incomplete)*

- Idea to link to 10 year plan and embed web links for further history and information
    - Include definition of development (to include schools, parks, businesses, etc.)
- From Environment: [links to Relative Energy Score and energy star, points for community solar]
- From Environment: links to Complete Streets design
- West Side Flats Master Plan
- From History section, link to various sources
- Equitable Development Principles & Scorecard: https://www.metrotransit.org/Data/Sites/1/media/equity/equitable-development-scorecard.pdf