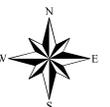


Case File No. 20-0033
The Holy Christian Church International





The Holy Christian Church International

**125 Stevens Street St. Paul, MN 55107
(651) 789-4263 (office) (651) 789-4270 (fax)**

September 17, 2020

City of Blaine
Attn: Ms. Lori Johnson, City Planner
Community Development
10801 Town Square Drive NE
Blaine MN 55449

Re: Conditional Use Permit
3785 Pheasant Ridge Drive NE, Blaine, MN 55449

Dear Ms. Johnson,

Please find herein a descriptive narrative of the proposed usage of the above-referenced property to accompany the Conditional Use Application.

The Holy Christian Church International plans to occupy and operate in this property, wherein we will be able to establish our global headquarters. With a vast and growing organization, it necessitates purchasing a larger space which is congruent to our missional endeavors and accommodates meeting the needs of our churches and their Ministries. Locally, our Cathedral, currently located in St. Paul, is host to approximately 1,000 congregants whereas, the majority come from the general metropolitan area. Next to worship gatherings, our current facility houses many outreach programs for all age groups. We are unable to successfully carry out our mission in our current building due to space restraints, poor parking accommodations, and its location being in a residential area. We desire to move so that we can fulfill the Church's mission and do more for the Greater Twin Cities area.

Following are key factors which a larger space could afford us, as we fulfill our mission:

- Larger Worship Facility
- Adequate Parking Accommodations
- Ample Office & Meeting Space
- Senior Citizens Day Programs
- Youth Activities and Recreation
- Fellowship Hall

Globally, we are the host to an annual 'Convocation' which draws Bishops, Pastors, Missionaries and leaders from throughout the world. The global leadership looks to us for resource assistance and as an 'equipping ground' for Ministry leaders. With this in mind, we would be able to provide a Theological Seminary (for furthering their education and spiritual development). We would also be able to host our annual 'Convocation' and all of our other church events in this space as the existing large meeting rooms and numerous offices and classrooms sufficiently accommodate our needs for space. These missional projects will be developed in stages, as per our architect's advisement and missional priorities.

The first phase of our occupancy would entail leasing the space and within a designated time period, purchasing the building outright. We do not plan to share leased space with other tenants. The major renovation in this phase is to create sacred space for our Sanctuary as outlined in the accompanying floor plan, A2.1A. This plan shows the creation of the Sanctuary as well as dedicated Lobby spaces. Seating in the Sanctuary would be approximately 750 seats as per the preliminary drawings. The remainder of the building will be used as is for adult and children's ministry classrooms and gathering space. The second phase, as displayed on floor plan A2.1B shows our intentions for creating multi-purpose spaces for our programming as well as the use of adequate office and administrative space, much of which is already in place in the form of existing offices. We have shown on this plan the combination of several offices to make larger rooms, as well as the dedicated space of a music rehearsal room. Spaces on A2.1C will be used as is for staff and ministry offices, adult and children's ministry classrooms and additional gathering space.

Pertaining to vehicle volume, our highest "traffic" days would be Sundays. During the week, the activities (rehearsals, meetings, fellowship groups, and general work-day functions) would vary regarding attendance and parking.

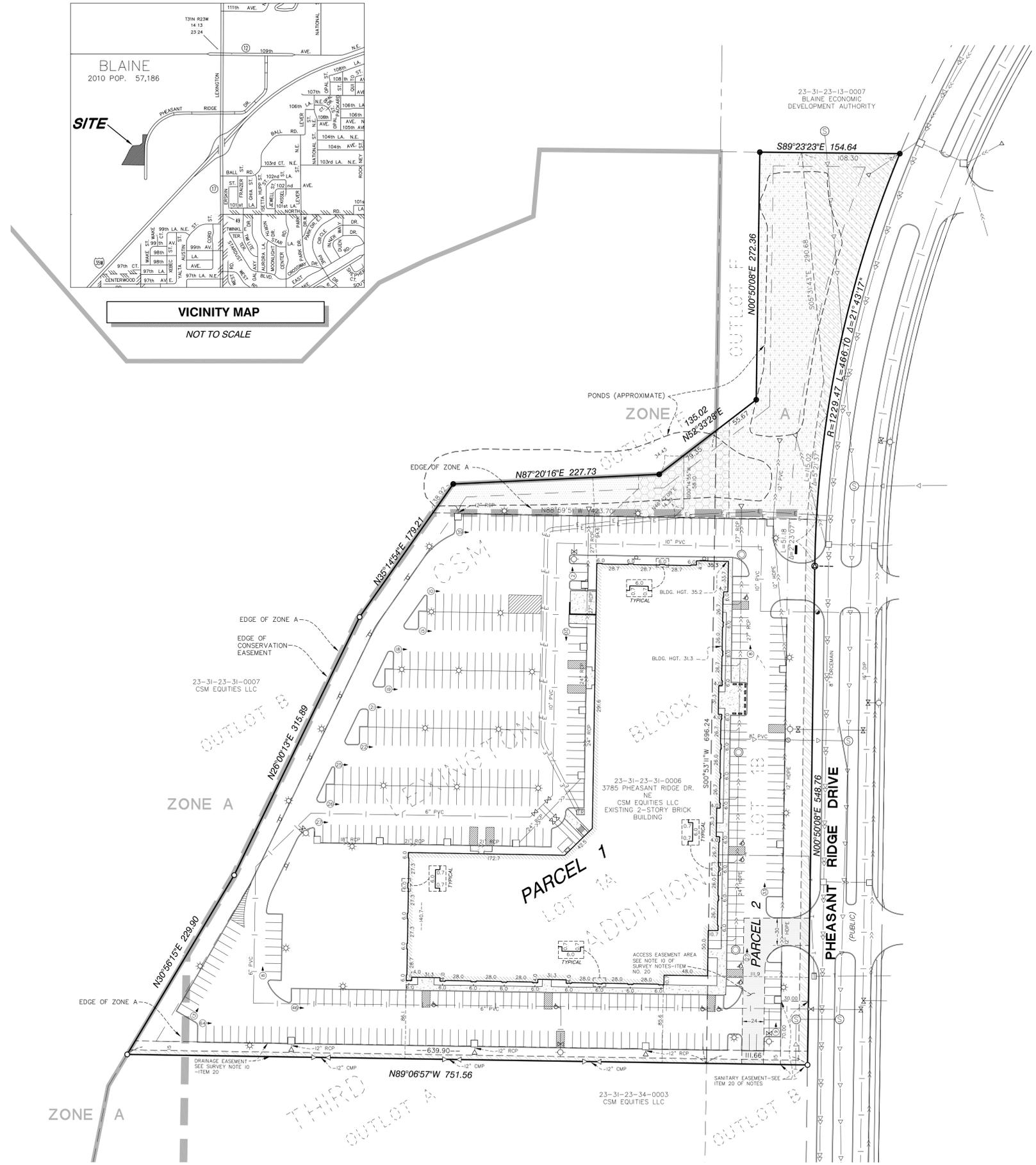
The aforementioned endeavors are aligned with our Church's vision and would make good use of the property. Our organization would be thankful for this opportunity and hope that the surrounding community will greatly benefit as well.

If you should need additional information or have any questions, please feel free to contact me. Thank you.

Remaining Holy,

Christine Alpers

Christine Alpers
 Business Manager
 The Holy Christian Church Cathedral
 Office: 651-789-4263
 Email: calpers@thcci.org



CERTIFICATION

PARCEL 1:
Lot 1A, Block 1, CSM Lexington Third Addition, Anoka County, Minnesota.
[Torrens property: Part of Certificate of Title No. 99292]

PARCEL 2:
Lot 1B, Block 1, CSM Lexington Third Addition, Anoka County, Minnesota.
[Abstract property]

CERTIFICATION
To MN13 Blaine LLC, a Delaware limited liability company; First American Title Insurance Company; and any lender holding a mortgage or other similar security interest encumbering the property herein described and depicted:

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 20(a), and 20(b) of Table A thereof. The field work was completed on April 12, 2013.

Date of Plat or Map: April 17, 2013

Dennis B. Olmstead
Dennis B. Olmstead, Professional Land Surveyor
Minnesota License No. 18425

- Notes:
- This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-596265-MPLS, dated March 8, 2013.
 - The locations of underground utilities are depicted based on Gopher State One Call ticket no. 130930129, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
 - The basis of bearings is assumed.
 - All distances are in feet.
 - The area of the above described property is 413,110 square feet or 9.484 acres.
 - There are 452 regular striped parking stalls and 7 handicapped parking stalls.
 - A large proportion of the property lies within Zone X (areas determined to be outside the 500 year flood plain) and the pond/drainage in the north end along with a small portion of the property in the southwest corner lies in Special Flood Hazard area A per Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 270007 0005 D and 270007 0010 D, dated June 17, 2002, revised to reflect LOMR December 23, 2008.
 - There was no observed evidence of earth moving work or building construction at the time of our field work.
 - Names of adjoining owners are depicted based on Anoka County GIS tax information.
 - Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:
- Item no. 10 references drainage and utility easements per the plat of CSM Lexington First Addition and as modified by the City of Blaine per Doc. No. 485297.003(Torrens), 1962919.0(Abtract) and are depicted on the survey.
 Item no. 11 references drainage and utility easements per the plat of CSM Lexington Second Addition and as modified by the City of Blaine per Doc. No. 485297.003(Torrens), 1962919.0(Abtract) and are depicted on the survey.
 Item no. 12 references drainage and utility easements per the plat of CSM Lexington Third Addition and are depicted on the survey.
 Item no. 13 references a Declaration for Maintenance of Storm Water Facilities per Doc. No. 475414(Torrens), 1953280(Abtract) which affects the northerly Nurp Pond depicted on the survey.
 Item no. 14 references a Development Contract per Doc. No. 4782999(Torrens), 1962920(Abtract) which affects the property and is not plottable.
 Item no. 15 references a Conditional Use Permit per Doc. No. 481578.003(Torrens), 1972509.008(Abtract) which affects the property and is not plottable.
 Item no. 16 references a Conservation Easement per Doc. No. 483107.002(Torrens), 1975519.006(Abtract) is depicted on the survey.
 Item no. 17 references a Declaration of Easements, Covenants, Conditions and Restrictions per Doc. No. 483107.002(Torrens), 1975519.006(Abtract) and First Amendment per Doc. No. 488438.001 (Torrens), 1986020.005 (Abtract) which affects the property and the drainage easement in said First Amendment is depicted on the survey.
 Item no. 18 references Development Contract per Doc. No. 483415.001 (Torrens), 1976133.001 (Abtract) which affects the property and is not plottable.
 Item no. 19 references a Declaration with Rice Creek Watershed District per Doc. No. 497118.002(Torrens), 2005027.003 which affects the property.
 Item no. 20 references a Declaration of Easements per Doc. No. 497118.003(Torrens), 2005027.003(Abtract) which affects the property and the drainage, access and sanitary sewer easements are depicted on the survey.
 Item no. 21(a) - note deleted by request
 Item no. 21(b) references Doc. No. 437345 for abatement of special assessments which is not survey related.

LEGEND

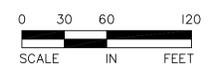
- | | |
|-----------------------------------|--|
| ○ IRON PIPE SET W/ LIC. NO. 18425 | — SANITARY SEWER |
| ● IRON PIPE FOUND | — STORM SEWER W/ FLARED END |
| ⊕ HYDRANT | — WATERMAIN |
| ⊕ WATER VALVE | — UNDERGROUND TELEPHONE |
| ⊕ SANITARY MANHOLE | — UNDERGROUND ELECTRIC |
| ⊕ STORM MANHOLE | — CONCRETE |
| ⊕ CATCH BASIN | — DRAINAGE EASEMENT PER CSM LEXINGTON THIRD ADDITION, DOC. NO. 497118001.001(R), 2005027.001(A) AND PER DOC. NO. 488438.001(T), 1986020.005(A). |
| ⊕ ELECTRIC METER | — DRAINAGE EASEMENT PER PLATS - DOC. NO. 'S 483107.001(R), 1978928.001(A) AND 497118001.001(R), 2005027.001(A) |
| ⊕ TRANSFORMER | — DRAINAGE EASEMENT FOR DITCH PER CSM LEXINGTON FIRST ADDITION - DOC. NO. 'S 478298.0(R), 1962919.0(A) EXCEPT THAT AREA VACATED PER DOC. NO. 1978928.001 |
| ⊕ GAS METER | — DRAINAGE EASEMENT PER DOC. NO. 488438.001(T), 1986020.005(A). |
| ⊕ TELEPHONE BOX | — CONSERVATION EASEMENT BOUNDARY PER EXHIBIT A OF DOC. NO. 478299(T), 1962920(A). |
| ⊕ FLARED END SECTION - STORM | — FEMA FLOODPLAIN BOUNDARY OF AREA REMOVED |
| ⊕ HANDICAP PARKING SPACE | |

5/6/13 REVISED PER CLIENT COMMENTS

ALLIANT ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

ALTA/ACSM LAND TITLE SURVEY

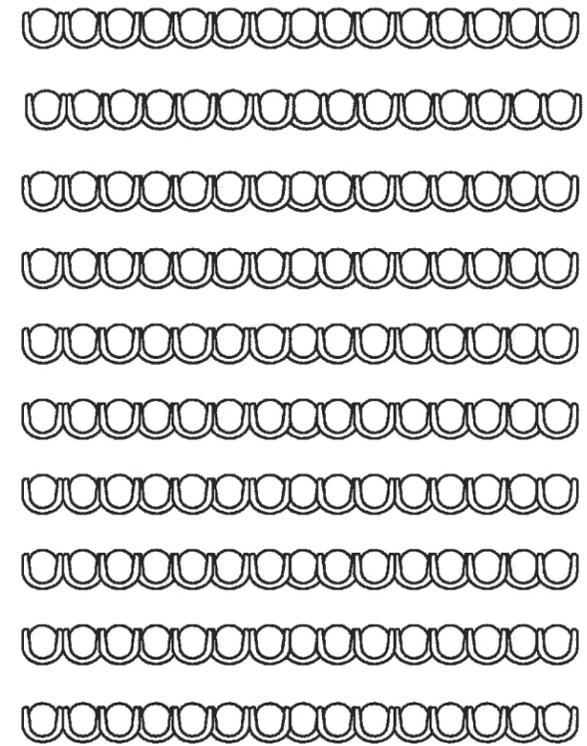
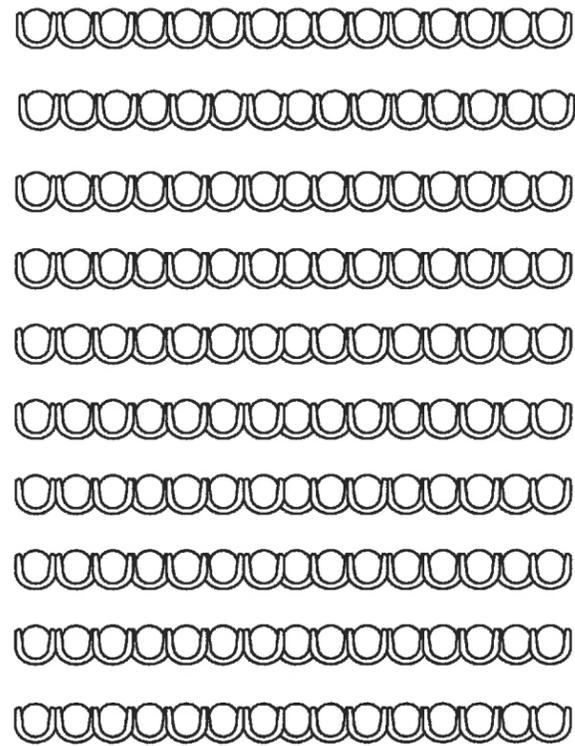
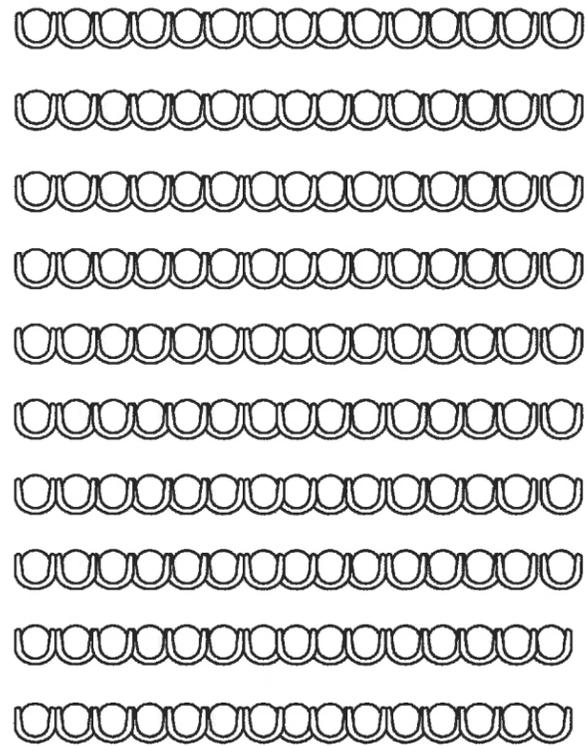
CSM EQUITIES, L.L.C.	DRAWN BY DE,GB
3785 PHEASANT RIDGE DRIVE NE, BLAINE, MINNESOTA	CHECKED BY DBO
	DATE ISSUED 04/18/13
	SCALE 1"=60'
	JOB NO. 130046
	BOOK NA



Drawing name: X:\2013\130046\survey\lta\130046lta.dwg May 06, 2013 11:08am

THCCI Sanctuary Seating (750)

Altar





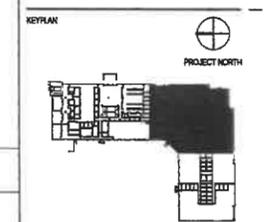
PARAMETRIC TECHNOLOGY CORPORATION

BLAINE MINNESOTA

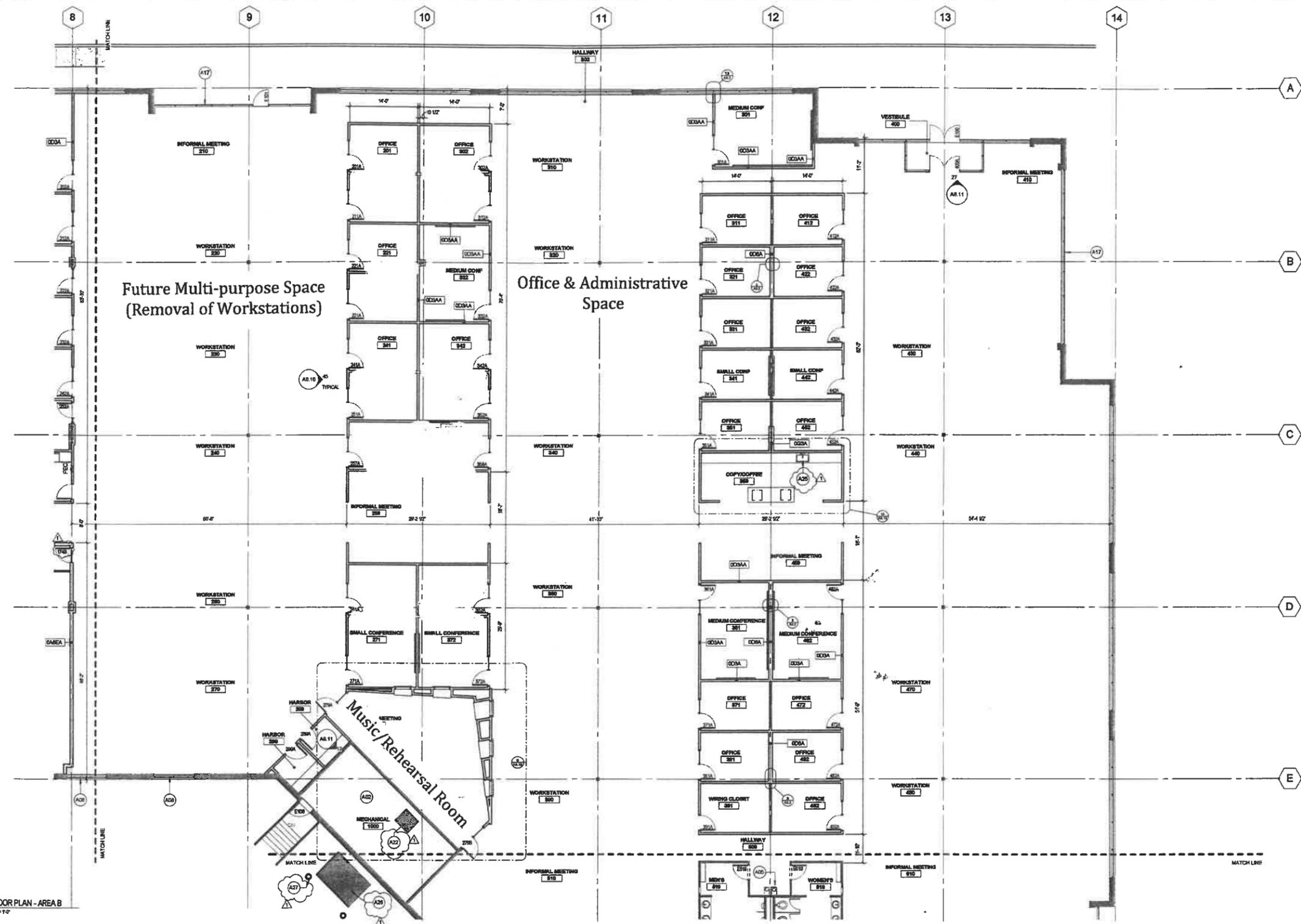
SMITHGROUP architecture engineering interiors planning

Table with columns: ISSUED FOR, REV, DATE. Includes rows for RECORDS and ARCHITECTURAL.

SEALS AND SIGNATURES BIDDING & CONSTRUCTION



DRAWING TITLE: FLOOR PLAN AREA B. SCALE: As indicated. PROJECT NUMBER: 40475.000. DRAWING NUMBER: A2.1B



1 FLOOR PLAN - AREA B 1/8" = 1'-0"

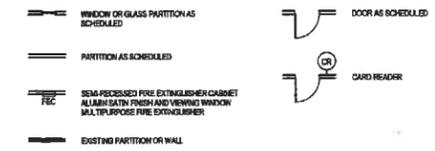
FLOOR PLAN NOTES

- 1. PROVIDE AND INSTALL WOOD BLOODING FOR ALL CASEWORK, COUNTERTOPS, FETURES, AND SPECIAL EQUIPMENT UNLESS OTHERWISE NOTED. VERIFY MOUNTING HEIGHTS OF BACKING PLATES FOR EQUIPMENT WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS PRIOR TO COMMENCING WORK.

KEYED NOTES

- A02 ALL FIXTURES, FINISHES, CONSTRUCTION THIS AREA UNDER BASE BUILDING CONTRACT, U.N.C.
- A05 PROVIDE ALTERNATE PRICING TO ELIMINATE DRINKING FOUNTAINS AT THIS LOCATION.

FLOOR PLAN LEGEND



3/10/2009 10:25:24 AM P:\01 Date:

