

January 31, 2013

VIA E-MAIL and U.S. MAIL

Bryan Schafer, Community Development Director
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

**Re: Ball Road Addition
Request for an Environmental Assessment Worksheet**

Dear Mr. Schafer:

This letter is written on behalf of our client, Wal-Mart Real Estate Business Trust, the purchaser of a portion of a piece of property located at the northwest corner of Lexington Avenue and Ball Road in the city of Blaine. Please see the attached site plan showing the boundaries of the approximately 39-acre parcel in question (the "Site"). On behalf of our client and the Site owner, we hereby request that the City of Blaine, as the Responsible Governmental Unit, prepare an Environmental Assessment Worksheet ("EAW") on the proposed development of the Site to be known as Ball Road Addition.

The proposed development would include a Wal-Mart Store approximately 180,000 square feet in size, associated parking and infrastructure, smaller outlots for future retail or commercial development, and off-site improvements including improvements to Ball Road and Lexington Avenue. An EAW shall be prepared when the project proposer wishes to initiate environmental review to determine if a project has the potential for significant environmental effects. See, Minnesota Rule § 4410.1000 subp. 3(D). In this case, our client believes that an EAW will help identify any environmental issues that might be associated with the proposed master development of the Site.

Environmental Quality Board guidance states that the first step in any EAW is for the project proposer to supply the City with "all necessary data." Toward that end, we will provide the City with a draft EAW for its review, traffic studies, environmental reports, site plans, and other reports that have developed as part of our due diligence review of Site conditions. The City's EAW review fee in the amount of \$900 will be sent to you under separate cover by MFRA. If the City believes that the review fee will be insufficient to cover its costs in preparing the EAW,

Attorneys & Advisors
main 612.492.7000
fax 612.492.7077
www.fredlaw.com

Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, Minnesota
55402-1425

Bryan Schafer, Community Development Director
January 31, 2013
Page 2

I suggest that the City and Wal-Mart enter into short agreement regarding reimbursement of the City's out-of-pocket fees in connection with the EAW. Please let me know if that is acceptable.

Thanks very much for your consideration.

Very truly yours,



Susan D. Steinwall

Attorney at Law

Direct Dial: 612.492.7171

Email: ssteinwall@fredlaw.com

Enclosure

SDS

cc: Robert Olson, MFRA (via email)
Erik Miller, MFRA (via email)
Peter Coyle, Esq. (via email)
TR Rose (via email)
Mary Kendall, Esq. (via email)
Mike Sims (via email)
Paula Wagner (via email)
Marty Harstad (via email)
Margot Wickman, Esq. (via email)

5313486_2