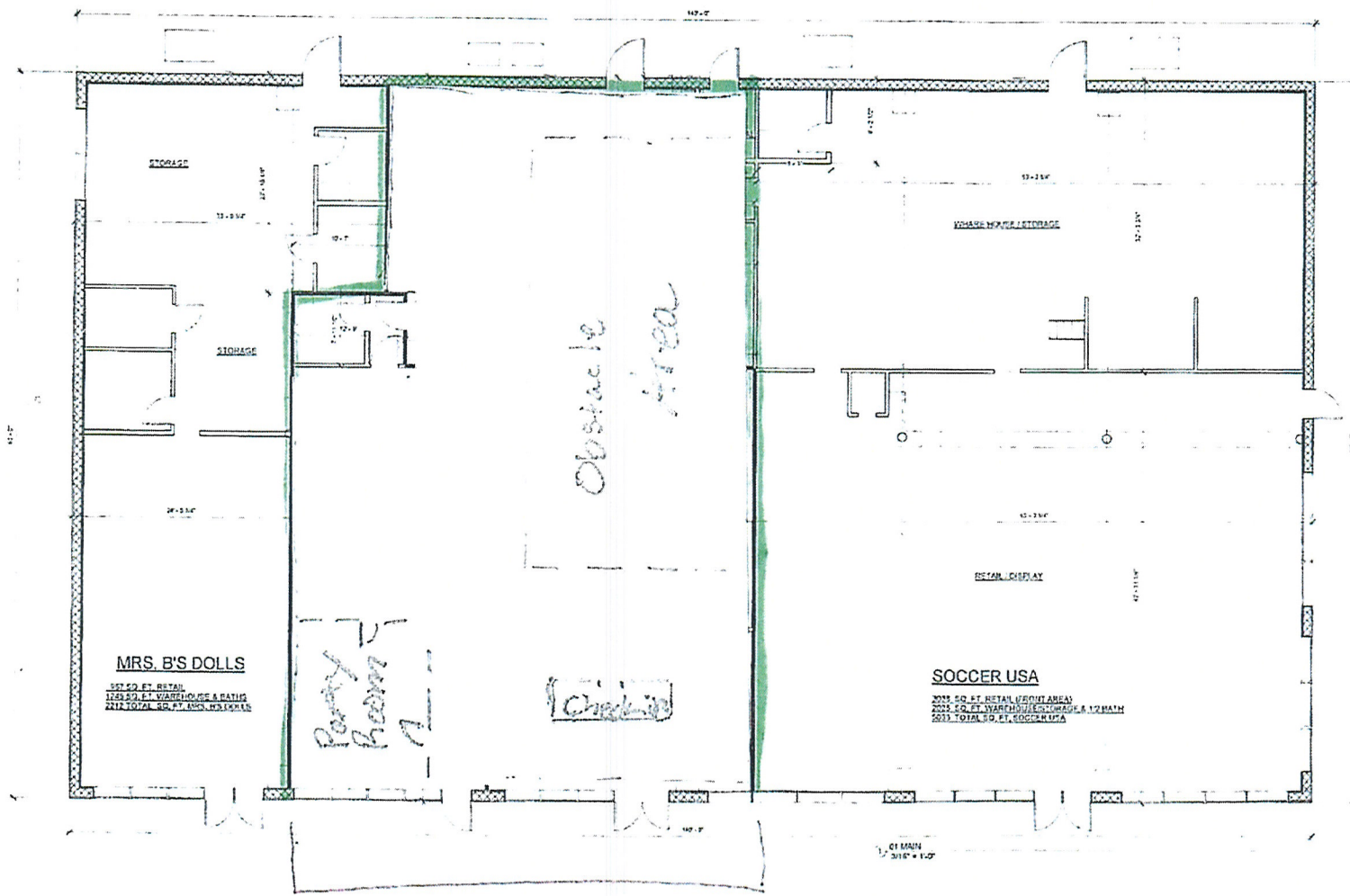


**Case File No. 17-0021
Conquer Ninja Warrior**

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



Phase 1



PROJECT:
101ST SOCCER COMPLEX
AS-BUILT FLOOR PLAN

ADDRESS:
101ST CENTRAL AVE.
BLAIN MINNESOTA

OWNER:
DOUGH HOUGH
PHONE: (C) (612) 750-2662
(D) (763) 434-1111
E-MAIL:
DOUGHOUGH@YAHOO.CO

NO.	DATE	DESCRIPTION
1	12/27/11	ISSUE FOR PERMITS

PLANS PROVIDED BY
SCHWETERS HOME DESIGN
1628 COUNTY HIGHWAY 10 I
SPRING LAKE PARK, MN 554
TEL: (763) 765-2105
SchHomeDsgn@aol.com

ROBERT BAKER
ARCHITECT
12131 GROUSE ST NW #201
COON RAPIDS MN, 55448
PHONE: (763) 755-9792

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ROBERT BAKER
DATE: AUGUST 17, 2011 REC. NO. 01

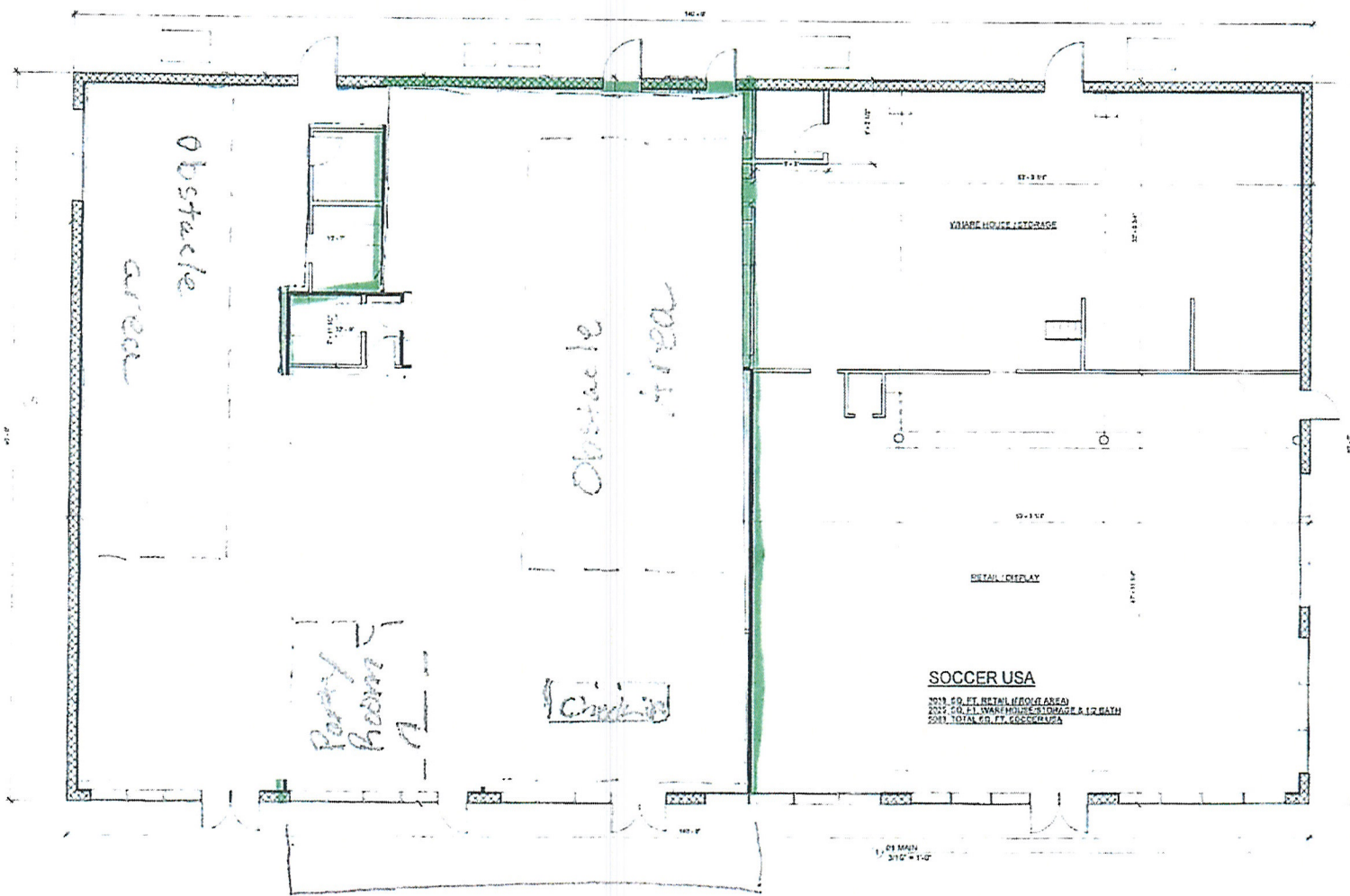
DATE: 08/03/2011 DRAWN: JL
JOB NO: 2152 CHECKED: B

101ST SOCCER
COMPLEX LEASABLE
FLOOR PLAN

SCALE: 3/16" = 1'-0"

PAGE NO
A-3

Phase 2



PROJECT:
101ST SOCCER COMPLEX
AS-BUILT FLOOR PLAN

ADDRESS:
101ST CENTRAL AVE.
BLAIN MINNESOTA

OWNER:
DOUGH HOUGH
PHONE: (C) (612) 750-2662
(O) (763) 434-1111
E-MAIL:
DOUGHOUGH@YAHOO.CC

REVISIONS
NO. DATE DESCRIPTION
1 08/17/2011 UPDATE TO FLOOR PLAN
2 08/18/2011

PLANS PROVIDED BY
SCHMETERS HOME DESIGN

1628 COUNTY HIGHWAY 101
SPRING LAKE PARK, MN 554

TEL: (763) 755-2105
SchHomDsgn@aol.com

ROBERT BAKER
ARCHITECT
12131 GROUSE ST NW #201
COON RAPIDS MN 55448

PHONE: (763) 755-9792

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SPECIFICATION, OR REPORT WAS PREPARED
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AND THAT I AM A LICENSED REGISTERED
ARCHITECT UNDER THE LAWS
OF THE STATE OF MINNESOTA

ROBERT B. BAKER
DATE: AUGUST 17, 2011 REG. NO. 61

DATE: 08/02/2011 DRAWN: R
JOB NO: 2162 CHECKED: B

101ST SOCCER
COMPLEX LEASABLE
FLOOR PLAN

SCALE: 1/16" = 1'-0"

PAGE NO: **A-3**

CONQUER

Ninja Warrior

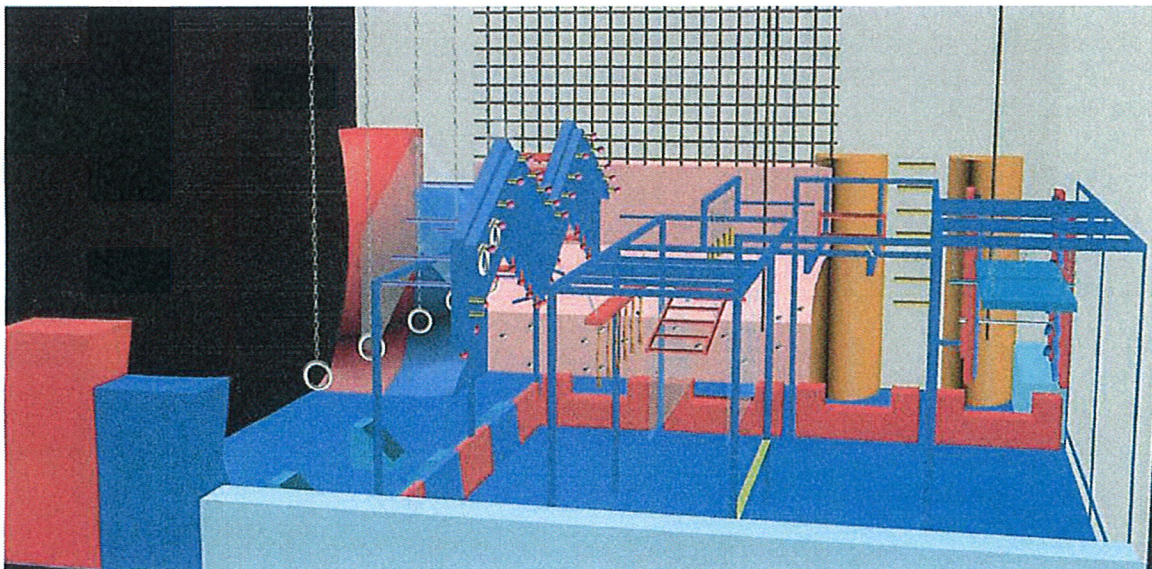
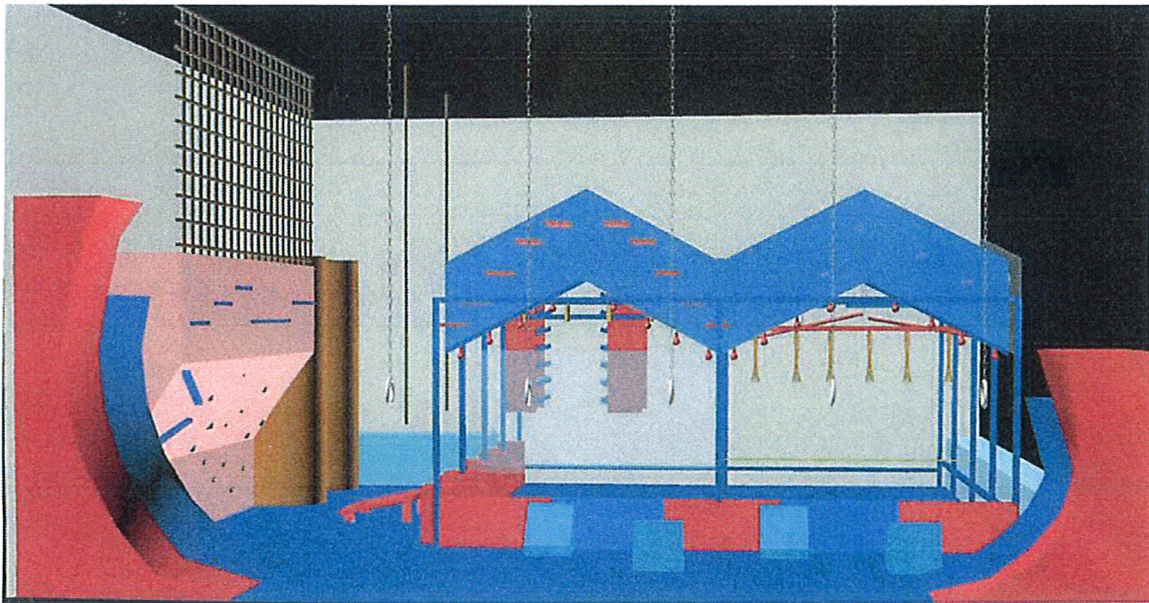


Exhibit A

Conditional Use Permit Application Supplement

Applicant: Conquer Ninja Warrior Blaine LLC- 101st and Central Real Estate LP
landlord

Location: 1467-1469 101st Avenue NE, Blaine, MN 55449

Description of Request: Under Section 30.20 Regional Commercial B-3 Zoning in the city of Blaine, under section 30.24 (b), we have been informed that a fitness training and recreational activity business in the above zoning requires a Conditional Use Permit in the City of Blaine.

We have entered into a lease with the landlord for the above described Premises subject to obtaining city approval for a certificate of occupancy and a conditional use permit to operate our business in B-3 zoning.

Our taking possession of the premises totaling 6,028 square feet will occur in two phases. The first phase, outlined in pink on Exhibit A, consisting of 3,866 square feet, will commence following the necessary approvals from the city of Blaine and the completion of the landlord's work preparing the Premises for our construction and occupancy. We are committed as per our lease to take occupancy of the remainder of the space outlined in green (2,212 square feet) immediately adjacent to the north, no later than November 15, 2018.

At the present time, the adjacent 2,212 square feet is leased by the Blaine Soccer Club and subleased by Pursuit Fitness with an lease termination date of October 31, 2018.

We are requesting that the entire 6,078 square feet be granted a Conditional Use Permit for the "amusement and recreation" category as described in Section 30.24 of the Blaine City Zoning Code since both our first phase of occupancy and the temporary use of the subtenant, whose space will become part of our business fall under this use category.

Description of the Business:

See separate attachment

Exhibit B: Reason for Request

Under 30.24 a recreational, fitness center falls under the conditional use category in the B-3 zoning. Additionally the use (based on either size or occupancy load?) requires two restrooms. As you can see by Exhibit A, when the two phases are combined, there will be two existing restrooms located within the entire space. We are requesting that we are able to open and operate in the first phase (pink) with a single handicapped restroom (3,866 sf) until phase two is combined with phase one and the two bathroom conditioned is satisfied. We estimate that this condition of having one bathroom for the first 3,866 square will exist for not more than 13 months. If approved at the July city council meeting, the landlord's work will take 30 days, the applicant's work will take 45-60 days and the last day that the adjoining subtenant can occupy the phase two space is until the end of October of 2018.



Plan for Blaine, MN Gym

Conquer Ninja Warrior (CNW) is ninja warrior gym made for training and fitness and fun for anyone 5 years and older. Our plan is to put in a facility in the Blaine area at the following location:

1469 101st Avenue NE, Blaine, MN 55449

Our Corporate location, Conquer Athletics, LLC is located at:

10921 Excelsior Blvd., Suite 116
Hopkins, MN 55343
www.conquermn.com
jake@conquergyms.com
952-426-0520

We currently have locations in Eden Prairie and Woodbury, MN. A Burnsville location opening in June 2017

Conquer Ninja Warrior provides:

- Obstacle and Rig Fabrication
- Design and Layout
- Gym and obstacle set up
- Gym safety equipment
- General equipment set up
- Staff training
- The Conquer Ninja Warrior System
- Training and ongoing support
- Office set up
- Software Setup
- Signage and Collateral
- Website
- Security

For the estimated space size of 84' x 40', Conquer would recommend the following Rigging and Obstacles but not limited to: Rigging four (4) sections wide and three (7) long (26' x 35'). This would allow space for an open floor, Cliffhanger and Warped walls.

35 to 50 obstacles, plus warped walls, including but not limited to:

- Salmon Ladder
- Cannonball Alley
- Devil Steps
- Unstable Bridge
- Spider Climb
- Floating Doors
- Doorknob Arch
- Rolling Dice
- Nun Chucks
- Peg Board
- Slack line
- Slider Bar, including Multiple Attachments
- Cargo Nets
- Laches Bars
- Trapeze bars
- Ropes
- Bunge row
- Trampolines (Small transfer trampolines)
- Zip line
- Quintuple steps

Please note that all obstacles will have back up safety cables/chains/rigging where applicable.

Safety Pads/mats landing and Flooring and Safety Pads/mats:

- Padded flooring
- Post pads
- Foam landing Pads
- Foam blocks
- Various sizes of padded boxes

Capacity is up to 50 people per class per hour. Ages 5 and Up.

Services include: Classes, Competitions, Parties, Field Trips, Corporate Events, Open Gyms, Summer Camps, Local Events (rigging and obstacle set up).

Business Hours: MWThF 12pm to 9pm | Tues 4-9pm | Sat 9am to 9:30pm | Sun 9am to 8pm

Hours subject to change, See our online schedules on each locations pages for always up-to-date times and availability

Parking Needed: 10 to 20 spots

All our Activities and services will be inside the location. No outside events will be held.

Food and drinks will be sourced from local restaurants, then delivered. This applies to parties and group events. No food will be prepared at the location.

Total Employed: Approx. 8-12 employees 1-2 on site during open hrs.

Estimated Revenues: \$500,000.00

Company Links: www.conquerninjawarrior.com, www.instagram.com/conquerninjawarriorgyms/, www.facebook.com/ConquerNinjaWarrior, www.youtube.com/channel/UC4-UF7rm_SYw9juSXWxaaTQ