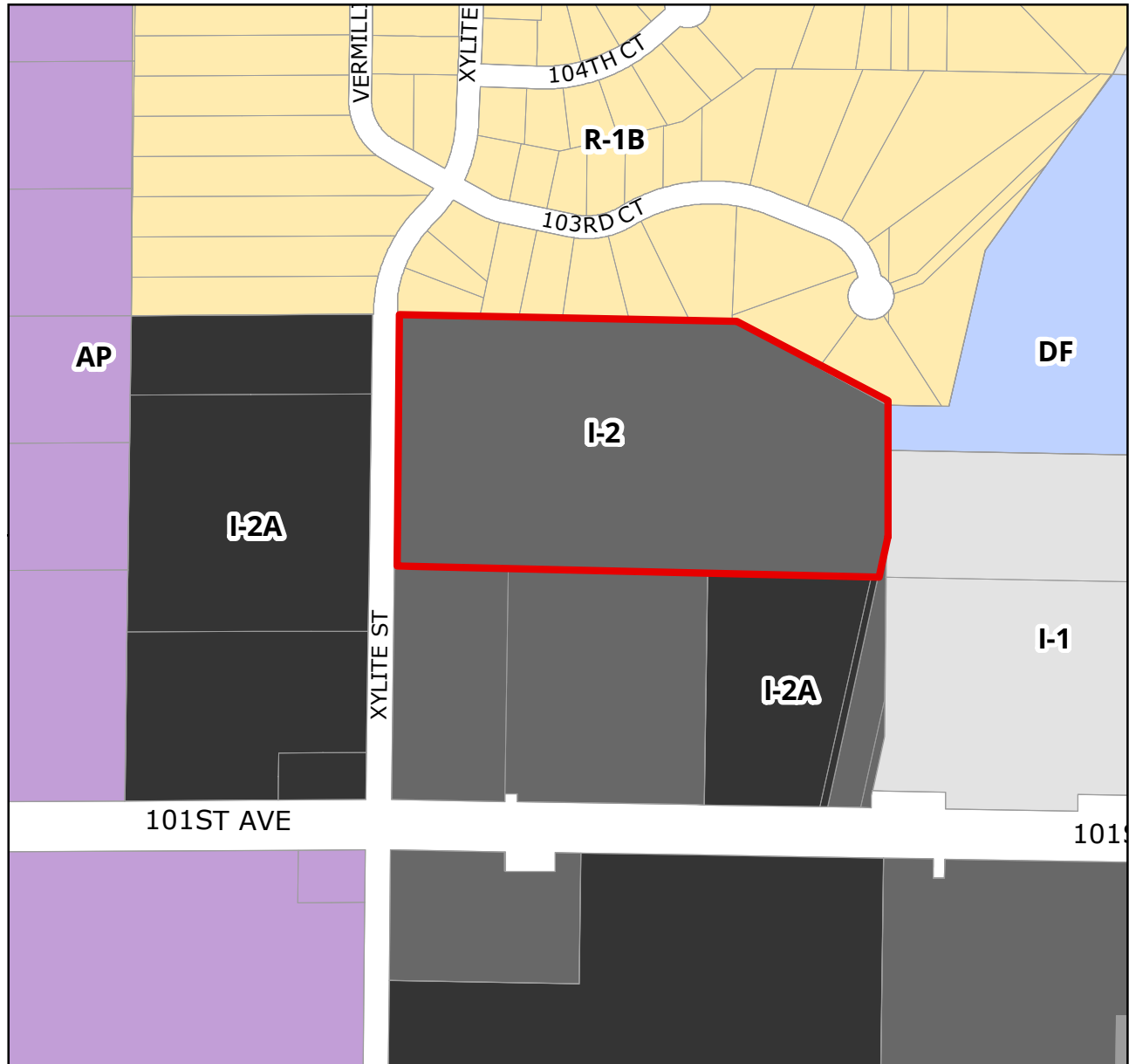


Xylite St NE Zoning



0 0.02 0.04 0.06 0.08 Miles

Disclaimer: This document has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. Every effort has been made to make sure the completeness and accuracy on this document. The City of Blaine does not represent that the data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 717-2639.

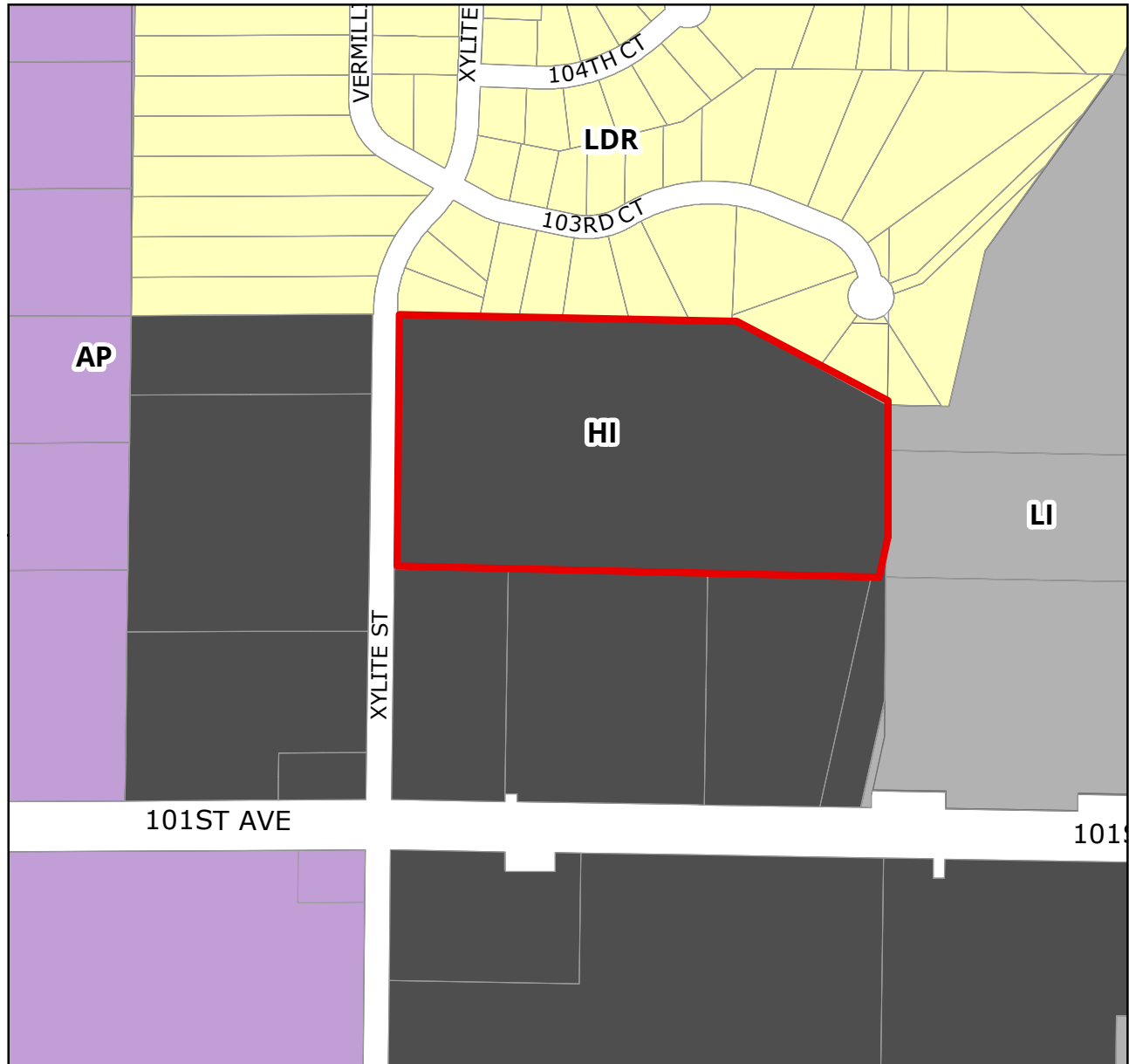
This map is in draft form and should not be looked upon as a legal document.
Map Created By City of Blaine Planning Department
Data provided by City of Blaine Planning Department
Map Date: January 2021



Legend

	Interstate Highway		Airport		R-1 - Single Family		R-4 - Mobile Homes
	US Highway		PBD-A - Planned Business District - Airport		R-1A - Single Family		RE - Residential Estate
	State Highway		I-1 - Light Industrial		R-1AA - Single Family		RF - Residential Flex
	B-1 - Neighborhood Business		I-1A - Light Industrial		R-1B - Single Family		RR - Regional Recreation
	B-2 - Community Commercial		I-2 - Heavy Industrial		R-2 - Two Family		AG - Agriculture
	B-3 - Regional Commercial		I-2A - Heavy Industrial		R-3A - Low Density Multi-Family		FR - Farm Residence
	B-4 - Office Research Park		PBD - Planned Business District		R-3B - Medium Density Multi-Family		
	DF - Development Flex		POD - Planned Office District		R-3C - High Density Multi-Family		

Xylite St NE Land Use



0 0.02 0.04 0.06 0.08 Miles

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Legend

- | | | |
|---|--|--|
| Interstate Highway | HDR/PC - High Density Residential/ Planned Commercial | CC - Community Commercial |
| US Highway | HDR/PI - High Density Residential/ Planned Industrial | PC - Planned Commercial |
| State Highway | HDR/PI/PC - High Density Residential/ Planned Industrial/ Planned Commercial | O - Office |
| R - Rural Residential | MHR - Manufactured Home Residential | PI/PC - Planned Industrial/ Planned Commercial |
| LDR - Low Density Residential | LI - Light Industrial | RR - Regional Recreation |
| L-MDR - Low-Medium Density Residential | HI - Heavy Industrial | GC - Golf Course |
| MDR - Medium Density Residential | PI - Planned Industrial | P/OS - Park/Open Space |
| MDR/HDR - Medium-High Density Residential | NC - Neighborhood Commercial | PUB/S-PUB - Public/Semi-Public |
| HDR - High Density Residential | | AP - Airport |

LEONARD, O'BRIEN, SPENCER, GALE & SAYRE

Attorneys at Law
A Professional Association

PETER J. SAJEVIC, III
Shareholder
(612) 455-5017
psajevic@losgs.com

Also admitted in Arizona

January 11, 2021

City of Blaine
Attention: Erik Thorvig
10801 Town Square Drive NE
Blaine, Minnesota 55449

VIA EMAIL (ethorvig@blainemn.gov) AND U.S. MAIL

Re: Xylite Street Site
Outlot A, The Sanctuary Ninth Addition, Anoka County, Minnesota

Dear Mr. Thorvig:

I represent Premier Bank, a Minnesota corporation, the owner of the above-referenced Property. I am in receipt of your January 4, 2021 email to Douglas Schultze wherein you indicated that the City Council was discussing rezoning the Property or potentially purchasing the Property from Premier Bank.

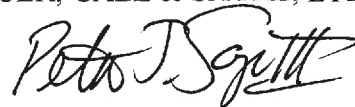
As you allude to in your email, several potential buyers of the Property have been unable to obtain City and watershed district approvals they felt were necessary for their intended use. Based on this history, we feel the best course of action would be for the City to purchase the Property from Premier Bank. If such an agreement could be reached, this would be beneficial to the City because the City and the watershed district could then work together on the future development of the site, without being concerned about reducing the value of the Property. Of course, Premier Bank would expect to be paid fair market value for the Property.

If the City is not interested in purchasing the Property, please be advised that Premier Bank does not and will not consent or acquiesce to any rezoning of the property that would have a negative impact on the value of the Property or would reduce the number of potential buyers of the Property. Premier Bank remains intent on finding a buyer for the Property. However, we are interested in working with the City to find a mutually beneficial outcome. Please contact me to discuss this matter further.

Very truly yours,

LEONARD, O'BRIEN
SPENCER, GALE & SAYRE, LTD.

By



Peter J. Sajevic, III

cc: Premier Bank

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