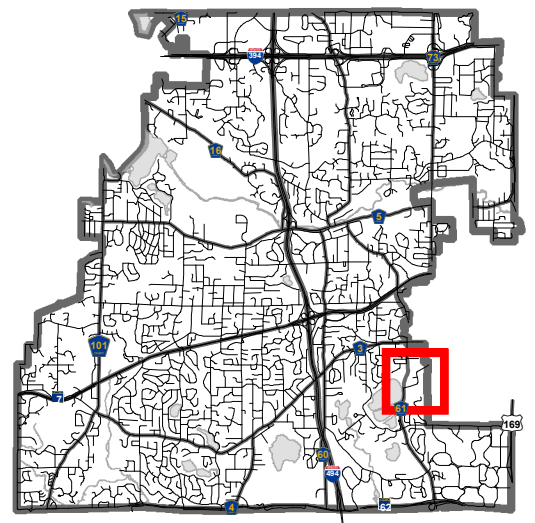




Location Map

Project: Rainbow Tree Care
Address: 11550 K-Tel Dr



September 15, 2022

City of Minnetonka
Community Development
Planning Division
14600 Minnetonka Blvd.
Minnetonka, MN 55345

Re: Interim Use Permit Application

Dear Planning Division:

Submitted herein is an application for an Interim Use Permit for the property located at 11550 K-Tel Drive, Minnetonka. The property is located in the I-1 Zoning District. The current use of the property is overflow parking. There are no buildings on the property and no plans to construct any buildings.

Rainbow Tree Care would like to be able to use the property for accessory uses that would be allowed on the property if there was a building already on the property. However, since there is no building, the intended uses are not permitted without a permit.

The intended uses include using the existing parking lot for parking of Emerald Ash Borer technicians' personal vehicles during the day, storage of Connex boxes that will hold the EAB technicians' tools overnight, storage of cut brush and logs, as well as driver training for staff. In addition, the company would like to place temporary, portable bathrooms on the property during the summer months for the EAB technicians' use from approximately June 1 to September 30 each year. The company may also pursue additional approval for a perimeter fence.

Enclosed for your review are:

1. Interim Use Permit Application;
2. Corporate Resolution authorizing application;
3. Limited Warranty Deed copy;
4. Site Map; and
5. Check in the amount of \$450.00 for the application fee.

Please contact me with any questions or if you need any additional information to process this request.

Sincerely,



Abbie S. Olson

Direct Dial: 507.344.9006

Email: aolson@fredlaw.com

Enclosures

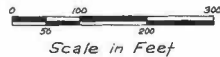
September 15, 2022
Page 2

cc: Canosia, LLC

NAPCO INDUSTRIAL PARK 2ND ADDITION

R.T. DOC. NO. 1389391
C.R. DOC. NO. 4578198

REGULATED BY 2801 AND 603328



Denotes Iron Monument
Bearings shown are assumed

KNOW ALL MEN BY THESE PRESENTS: That Napco Industries, Inc., an Indiana corporation, fee owner of the following described property situated in the State of Minnesota and the County of Hennepin, to wit:

That part of Outlot A, NAPCO INDUSTRIAL PARK, embraced within the Southeast Quarter of the Northeast Quarter of Section 26, Township 117, Range 22, according to the plat thereof on file or of record in the office of the Registrar of Titles in and for said County;
That part of Outlot A embraced within Government Lot 5, Section 26, Township 117, Range 22, NAPCO INDUSTRIAL PARK, according to the plat thereof on file or of record in the office of the Registrar of Titles in and for said County.
That part of Outlot A, NAPCO INDUSTRIAL PARK, according to the recorded plat thereof embraced within Lot 11, Shady Oak Lake Addition to West Minneapolis, according to the recorded plat thereof.
That part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 117 North, Range 22 West of the 5th Principal Meridian described as follows:

Commencing at the southwest corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 1 degree 00 minutes 48 seconds West, along the west line of said Southeast Quarter of the Northeast Quarter, a distance of 700.22 feet, to the point of beginning of the land to be described; thence South 1 degree 00 minutes 48 seconds East a distance of 155.32 feet; thence South 73 degrees 54 minutes 20 seconds East a distance of 345.55 feet; thence on a bearing of North a distance of 383.74 feet, to the intersection with a line bearing North 71 degrees 24 minutes 04 seconds East from the point of beginning; thence South 71 degrees 24 minutes 04 seconds West a distance of 383.20 feet to the point of beginning.

Have caused the same to be surveyed and platted as NAPCO INDUSTRIAL PARK 2ND ADDITION and do hereby donate and dedicate to the public for public use forever the road and the easements for drainage purposes and for drainage and utility purposes as shown on the plat.

In witness whereof said Napco Industries, Inc., an Indiana corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 19th day of JUNE, 1980.

SIGNED:

NAPCO INDUSTRIES, INC.

By Frank D. Trestman Its President

By Gary B. Rappaport Its Chairman of the Board

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 19th day of JUNE, 1980, by Frank D. Trestman, President, and Gary B. Rappaport, Chairman of the Board, of Napco Industries, Inc., an Indiana corporation, on behalf of the corporation.

Theodore D. Kemna
Notary Public, Hennepin County, Minnesota
My Commission Expires JANUARY 27, 1986

I hereby certify that I have surveyed and platted the property described on this plat as NAPCO INDUSTRIAL PARK 2ND ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands to be designated on said plat.

Carlisle Madson
Carlisle Madson
Land Surveyor, Minn. Reg. No. 4374

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 16th day of JUNE, 1980, by Carlisle Madson, Land Surveyor.

Theodore D. Kemna
Notary Public, Hennepin County, Minnesota
My Commission Expires January 27, 1986

MINNETONKA, MINNESOTA

The plat of NAPCO INDUSTRIAL PARK 2ND ADDITION was approved and accepted by the City Council of the City of Minnetonka, Minnesota, at a regular meeting thereof, held this 7 day of JULY, 1980.

CITY COUNCIL OF THE CITY OF MINNETONKA, MINNESOTA

By Donald E. Spitzer Mayor

By Margaret E. Mullen Clerk

FINANCE DIVISION, Hennepin County, Minnesota

I hereby certify that there are no delinquent taxes for all years prior to 1980 for land described on this plat. Dated this 27th day of July, 1980.

Vernon T. Hoppe, Director

By T. Austin Tax Clerk

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Chapter 810, Minnesota Laws of 1969, this plat has been approved this 29th day of July, 1980.

Robert L. Bakka, Hennepin County Surveyor

By Joseph J. Snyder

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of NAPCO INDUSTRIAL PARK 2ND ADDITION was filed in this office this 29th day of July, 1980, at 9:25 o'clock A.M.

R. Dan Carlson, Registrar of Titles

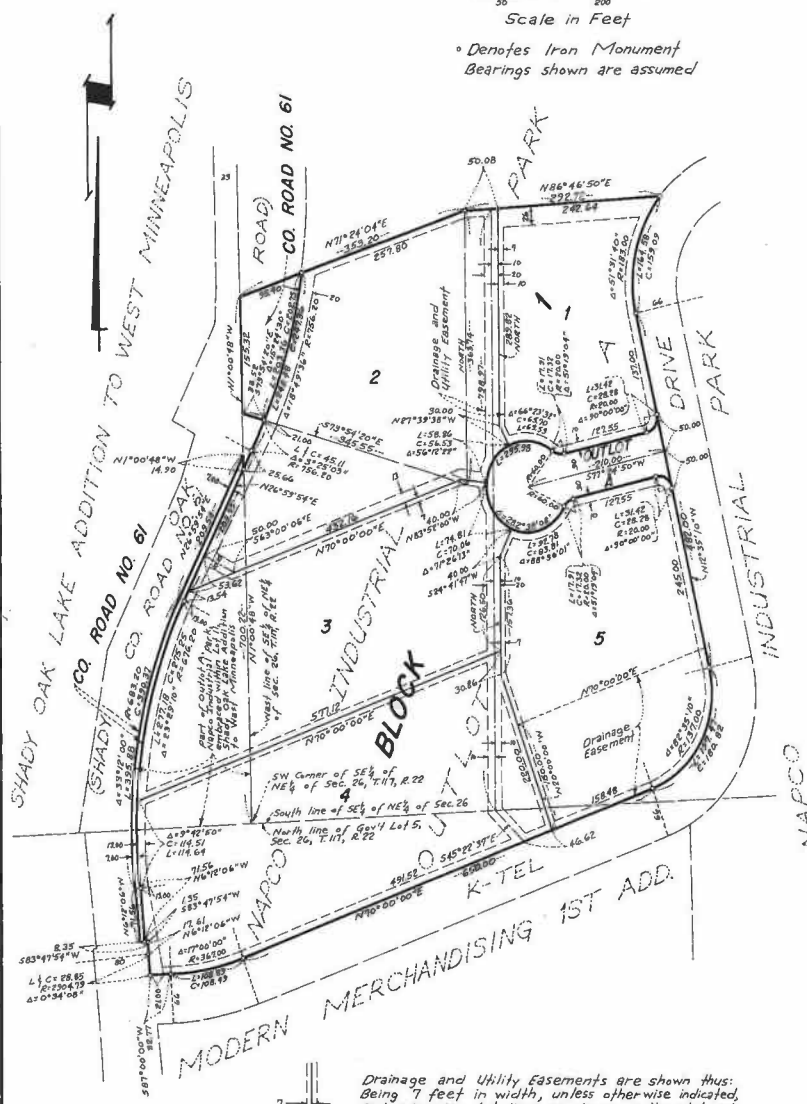
By R. O. Sorenson Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of NAPCO INDUSTRIAL PARK 2ND ADDITION was filed in this office this 30th day of July, 1980, at 1:14 o'clock P.M.

R. Dan Carlson, County Recorder

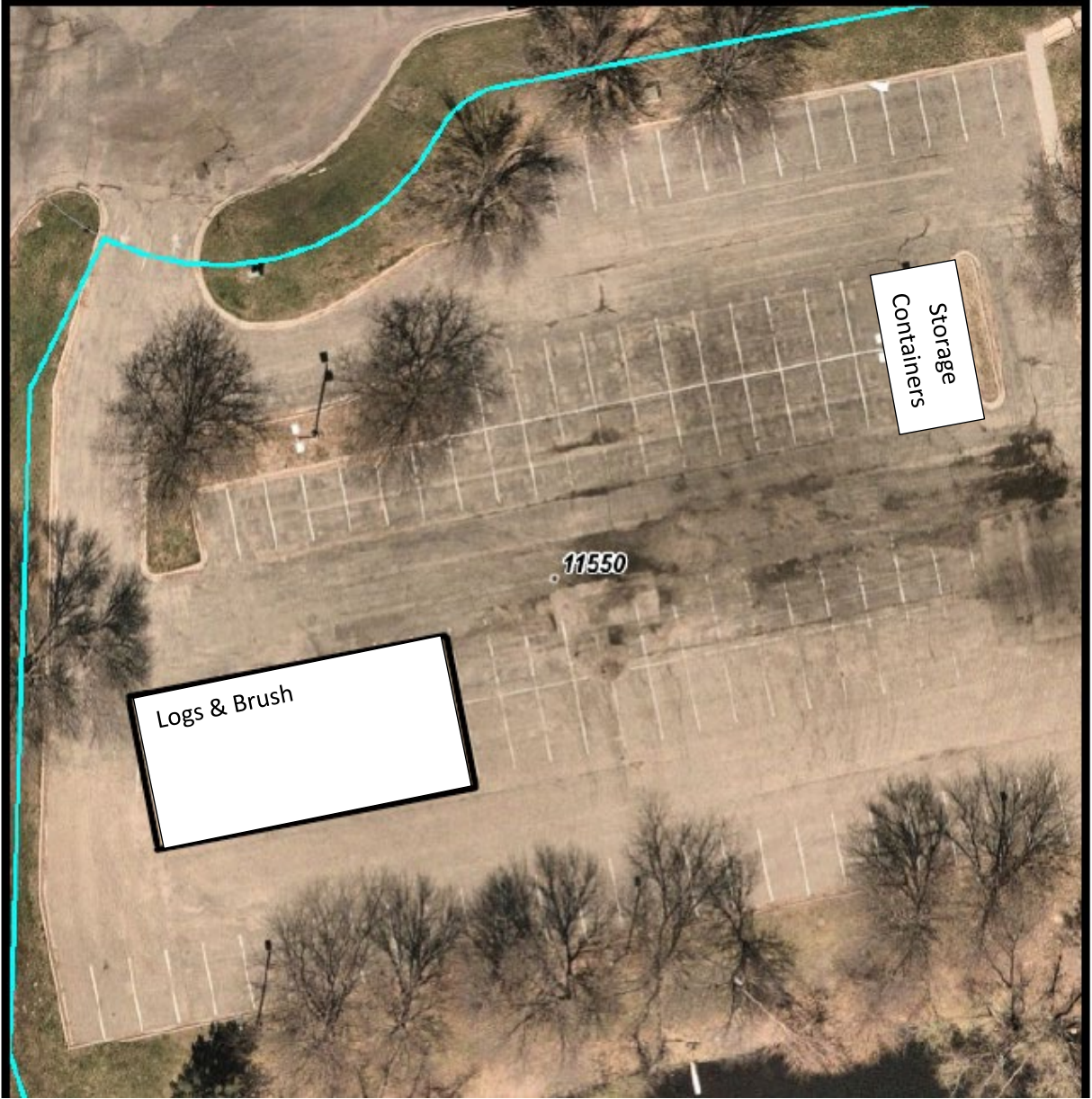
By Tabbnelger Deputy



Drainage and Utility Easements are shown thus: Being 7 feet in width, unless otherwise indicated, and adjoining lot lines as shown on the plat and being 10 feet in width, unless otherwise indicated, and adjoining right-of-way lines as shown on the plat.



7852



C.V. filed C.V. not req.

No delinquent taxes

Transfer Entered

Sep 20, 2021 10:38 AM

Hennepin County, Minnesota
Mark Chapin
County Auditor and Treasurer



LAND TYPE Torrens (T)

DOC NUM 5878284

Certified, filed and/or recorded on
Sep 20, 2021 10:38 AM

Office of the Registrar of Titles
Hennepin County, Minnesota
Amber Bougie, Registrar of Titles
Mark Chapin, County Auditor and Treasurer

Deputy 102

Pkg ID 2318362E

CRV# 1318342

Conservation Fee \$5.00

Document Recording Fee \$46.00

Environmental Response Fund (SDT .0001) \$30.00

State Deed Tax (.0033 rate) \$990.00

Document Total \$1,071.00

PID(s)

26-117-22-14-0012

Existing Certs

1526739

New Certs

1530429

Deed

(Top 3 inches reserved for recording data)

LIMITED WARRANTY DEED
Business Entity to Business Entity

eCRV number: 1318342

DEED TAX DUE: \$ 1,020.00

DATE: September 17, 2021

FOR VALUABLE CONSIDERATION, ST. PAUL FIRE AND MARINE INSURANCE COMPANY, a Connecticut corporation ("Grantor"), hereby conveys and quitclaims to CANOSIA, LLC, a Minnesota limited liability company ("Grantee"), real property in Hennepin County, Minnesota, legally described as follows:

See Exhibit A attached hereto

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property, EXCEPT:

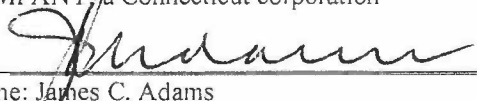
See Exhibit B attached hereto

Check applicable box:

- The Seller certifies that the Seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

ST. PAUL FIRE AND MARINE INSURANCE
COMPANY, a Connecticut corporation

By: 
Name: James C. Adams
Its: Senior Vice President

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on September 15, 2021, by James C. Adams as Senior Vice President of ST. PAUL FIRE AND MARINE INSURANCE COMPANY, a Connecticut corporation.

(Stamp)



Elizabeth A. Richardson

(signature of notarial officer)

Title (and Rank): Notary Public

My commission expires: January 31, 2025
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:

Dorsey & Whitney LLP (MWL)
50 South Sixth Street
Suite 1500
Minneapolis MN 55402

TAX STATEMENTS FOR THE REAL
PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:

Canosia, LLC
11311 K-Tel Drive
Minnetonka, Minnesota 55343

**EXHIBIT A
TO
LIMITED WARRANTY DEED**

Legal Description of Land

Lot 5, Block 1, Napco Industrial Park 2nd Addition, Hennepin County, Minnesota.

Torrens Property

Being registered land as is evidenced by Certificate of Title No. 1526739.

**EXHIBIT B
TO
LIMITED WARRANTY DEED**

Permitted Encumbrances

1. Real Estate taxes and special assessments for the year 2022 and subsequent years, not yet due and payable.
2. Drainage and utility easements as shown on the plat of Napco Industrial Park 2nd Addition.
3. A portion of the property contains wetlands which may be subject to federal, state, or local regulation. The right to use or improve these wetlands is excepted herein.
4. The following matters as disclosed by survey of ALTA/NSPS Land Title Survey by Egan, Field & Nowak, Inc., dated August 12, 2021, Job No. 39962:
 - a) Edge of pond located outside of drainage easement area shown on the recorded plat of Napco Industrial Park 2nd Addition.