

OFFER TO PURCHASE

Kwik Trip, Inc., a Wisconsin corporation, with offices located at 1626 Oak Street, La Crosse, Wisconsin 54603 or its assigns ("Buyer") offers to purchase from Northfield Hospital, an Instrumentality and municipally owned corporation of the City of Northfield, with offices located at 2000 North Avenue, Northfield, Minnesota 55057 ("Seller") an unassigned parcel located on 260th Street and France Avenue, Elko New Market, Minnesota (Parcel No. 23-058-001-0), as generally described and depicted on attached Exhibit A (the legal description of which shall be verified by an ALTA survey to be commissioned by Buyer), together with easements, access rights, and privileges appurtenant thereto, and rights, title and interest in and to any land lying in the bed of any adjoining road or alley ("Property"), on the following terms and conditions.

Earnest money of Ten Thousand and 00/100 Dollars (\$10,000.00) shall be tendered within ten (10) days from acceptance of this Offer. All earnest money paid shall be held in the trust account of Buyer's title company ("Title Company") and shall be applied toward payment of the purchase price. If this Offer is not accepted on or before August 21, 2019, this Offer shall become null and void.

Upon acceptance of this Offer by Seller and Buyer, this Offer shall constitute an agreement for the purchase and sale of the Property ("Agreement") on the following terms and conditions:

1. PURCHASE AND SALE OF PROPERTY.

1.1 Property. Seller will validly sell and deliver to Buyer, by general warranty deed, free and clear of all defects, liens and encumbrances, except for current taxes not yet delinquent, and Buyer will accept and acquire at Closing, the Property.

1.2 Purchase Price for Property.

(a) Amount and Payment. The purchase price for the Property shall be Eight Hundred Thousand and 00/100 Dollars (\$800,000.00) ("Purchase Price"), which shall be payable to the Title Company, less earnest money and other closing adjustments, at Closing via wire transfer.

(b) Closing Adjustments.

(i) Real estate taxes shall be prorated as of the Closing Date. If tax bills for the year of the Closing Date are not available as of the Closing Date, such proration shall be based upon the tax bills for the calendar year immediately preceding the calendar year in which the Closing Date occurs, and Seller's proportionate share thereof shall be deducted from the purchase price payable hereunder; and

(ii) All utility charges, if any, for the Property shall be metered as of the Closing Date and paid by Seller on or immediately after the Closing Date without the requirement of proration. Utility charges which cannot be so metered shall be prorated on the basis of the last period for which a statement is available.

1.3. Personal Property. There is no personal property included in the sale.

2. NO ASSUMPTION OF LIABILITIES. BUYER DOES NOT ASSUME AND SHALL NOT BE LIABLE FOR ANY OF SELLER'S OBLIGATIONS OR LIABILITIES OF ANY NATURE WHATSOEVER, AND THE SAME SHALL CONTINUE TO BE THE RESPONSIBILITY OF SELLER.

3. WARRANTIES OF SELLER. Seller warrants to Buyer and agrees that:

3.1 Compliance. Seller will comply with all applicable laws as may be required for the valid and effective transfer of the Property to Buyer.

3.2 Absence of Consents, Liabilities and Litigation. No consent or authorization is required for the consummation by Seller of the transactions contemplated hereby. There is no lease, agreement, mortgage, financing statement, security agreement or other instrument to which Seller is a party and by which the Property is subject or bound. There is no liability, order, judgment, stipulation, consent decree or obligation of any kind whatsoever to which the Property will be subject following consummation of the transactions contemplated hereby. There is no legal proceeding or investigation pending or threatened against Seller or the Property, which could materially and adversely affect it, nor has Seller committed any act which could give rise to any such legal proceeding or investigation.

3.3 Property.

(a) Title. Seller will have, as of the Closing Date, good and marketable title to and undisputed possession of the Property. Seller's title will be as of Closing Date free and clear of all defects, liens, and encumbrances not approved by Buyer in writing, including, without limitation, all claims of parties in possession, unpaid taxes and special assessments, easements, rights-of-way, mortgages, judgments, encumbrances, leases, tenancies, franchise agreements, restrictive covenants, encroachments, party wall agreements, mineral interests, or other matters not acceptable to Buyer. Seller's title has not been disputed and no person or entity has any option to purchase, contract for the purchase of, or claim to or against the Property for any reason whatsoever.

(b) Quantity. The Property consists of approximately 4.08 acres, all of which is located outside of adjacent streets.

(c) Condition. There are no underground storage tanks or wells located on the Property. There is no solid waste located on the Property.

(d) Matters Affecting the Property. Seller has no notice or knowledge of: (i) actions, corrective actions, special proceedings, bankruptcies or probate proceedings affecting the Property; (ii) any planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property; (iii) any order requiring any repairs to or corrections of any existing conditions of the Property; (iv) any violation of any subdivision, land use, zoning, building or environmental laws or governmental requirements affecting the Property

or the ownership, occupancy or use thereof or the proposed use and development of the Property thereof by Buyer; (v) any planned or pending condemnation with respect to the Property or any part thereof; or (vi) any spill, overfill, release or leak incident from any underground storage tank impacting or which may impact the Property and/or adjacent ground water. No structures situated on adjacent properties encroach onto the Property. A right of access exists to, and the Property extends to the street line of all adjacent streets. Adequate governmental authority exists to maintain the access to public streets currently existing from the Property. All bills and charges for work, labor and services rendered and materials furnished in the improvement of the Property have been paid and no person or entity has filed or has a right to file a mechanic's lien therefor. The Property is not located within a flood plain. Seller has no notice or knowledge of any accumulation in or about the Property and adjacent groundwater of: (i) petroleum, PCBs, asbestos, urea formaldehyde or any hazardous waste or toxic, pollutant, contaminant or other substance regulated by any state or federal statute including the Solid Waste Disposal Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. Section 9601), the Resource Conservation and Recovery Act (42 U.S.C. Sec. 6901) or the Toxic Substance Control Act (15 U.S.C. Sec. 2604) or by any other statute, rule, regulation or order of any governmental agency having jurisdiction over the control of such substances or wastes; or (ii) other substances of public health concern.

3.4 Organization, Qualification; Authorization. Seller is a municipally owned corporation duly organized, validly existing and is in good standing under the laws of the State of Minnesota. Seller has all requisite authority to own and operate all of its properties and assets, to carry on its business as now conducted, to enter into this Agreement and the related agreements, documents and instruments referred to herein and to carry out its obligations hereunder and thereunder. The execution and delivery of this Agreement and the consummation of the transactions contemplated have been duly authorized by its directors. No other proceedings on the part of Seller are necessary to authorize this Agreement or the transactions contemplated hereby. The execution and delivery of this Agreement and the agreements relating thereto and the consummation of the transaction contemplated hereby will not: (i) violate any provision of Seller's Articles of Incorporation or other documents however designated; or (ii) violate or conflict with any statute, regulation, order, writ, injunction, judgment, arbitration award, decree or other restriction of any kind or character to which the Property is subject or by which Seller is bound.

3.5 Warranties True at Closing; Survival of Warranties. Each of the warranties of Seller set forth herein or in any exhibit or instrument delivered pursuant hereto shall be true and correct on the Closing Date as if made again on and as of the Closing Date, shall be effective regardless of any investigation that may have been or may be made by or on behalf of Buyer, and shall survive the Closing Date.

4. CLOSING DATE. Closing shall take place one hundred eighty (180) days from Buyer's receipt of the ALTA survey as set out in Section 5.3 herein, or at such other time as shall be mutually agreed upon. The date and event of closing are, respectively, herein referred to as "Closing Date" and "Closing". Closing shall be held via mail through Buyer's title company or such other place as shall be mutually agreed upon.

5. COVENANTS OF SELLER.

5.1 Conduct Pending Closing Date. Seller agrees to provide Buyer with full access to examine the Property. Seller shall furnish Buyer with copies of all deeds, restrictive covenants, easements, financing statements, lis pendens, leases, agreements, mortgages, security agreements or other instruments to which Seller is a party and/or by which the Property is subject or bound. Seller shall advise Buyer fully as to any agreements, leases or tenancies not in writing affecting the Property. Pending Closing, Seller agrees to cooperate with Buyer in obtaining the permits, approvals and licenses necessary for Buyer's ownership and operation of the Property.

5.2 Title Insurance. Seller shall provide Buyer existing title policies and/or abstracts of the Property within ten (10) days from acceptance of this Offer. Buyer shall obtain a commitment to issue an ALTA Form 2006 owner's title insurance policy in the amount of the Purchase Price. All expense incurred in obtaining such commitment shall be paid by Seller. All expense incurred in obtaining the final title policy shall be paid by Buyer. Such title commitment shall show good and marketable title to the Property in Seller subject only to exceptions or encumbrances acceptable to Buyer. Should Buyer notify Seller in writing of any title matters (exceptions to title or exclusions from title) not acceptable to Buyer ("Title Defect"), Seller shall utilize its best efforts to correct such title matters. Seller shall have thirty (30) days from delivery of Buyer's notice to have such title matters removed from the title commitment and/or to have the title insurance company commit to insure against any loss or damage which may arise or result from such title matters, and in such event, Closing shall be forty-five (45) days after delivery of Buyer's notice or the Closing Date, whichever is later. If Seller is unable or unwilling to correct such title matters within the appropriate thirty (30) day period, Buyer may, at its option, take all necessary action to do so, and deduct all costs thereof from the purchase price payable hereunder. Buyer shall have all necessary time to correct such title matters provided Buyer proceeds with reasonable diligence. If Buyer is unable to correct such title matters or opts not to attempt to do so, Buyer may in its sole discretion terminate this Agreement without any liability by written notice to Seller.

5.3 Survey; Certification.

(a) Seller will provide Buyer with all surveys of the Property in its possession. Buyer shall obtain an updated survey of the Property, and Seller agrees to cooperate with Buyer in obtaining such survey. All expenses incurred in obtaining such survey shall be paid by Buyer. Such survey shall be prepared in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by the American Title Association and the American Congress on Surveying and Mapping in 2016, and shall include a proper and complete legal description of such Property and shall show: (i) external boundaries of such Property and the length and direction of each dimension; (ii) access to and names of the nearest or adjacent public roads; (iii) the locations of all recorded easements; (iv) the locations of any flood plains; (v) the legal description and street address of such Property and the number of

square feet within such property; (vi) setback requirements; (vii) physical encroachments onto such Property and from such Property onto adjacent property; (viii) the locations of monuments at corners; (ix) the locations of all improvements; (x) the locations of all utilities and if they have not been extended to the boundary of such Property, the nearest point from which they could be extended to such Property; (xi) the locations of all concrete pads, stand pipes, vent pipes and filler pipes; (xii) the topography of the Property at two foot intervals; and (xiii) other information necessary or required by the title company to remove the "survey" exception in the title commitment;

(b) The survey described above shall contain a certification by the surveyor to Buyer and all those who may purchase, take a mortgage on or insure title to the Property described therein within one (1) year from the date of said survey that (i) the information, courses, and distances shown are correct, (ii) the title lines and lines of actual possession are the same, (iii) the size, location and type of buildings and improvements are as shown and all are within the boundary lines and applicable setback lines of such Property, (iv) there are no violations of zoning ordinances or restrictions with reference to the location, size or height of said buildings and improvements, (v) there are no easements or uses affecting such Property appearing from a careful inspection of the same, other than as shown on the commitment of title insurance described in Section 5.2 hereof and depicted thereon, (vi) there are no encroachments affecting such Property except as shown on the survey, and (vii) no part of such Property lies within a flood zone designation (with proper annotation based on federal Flood Insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only).

5.4 Transfer Fees. Seller shall be responsible for and shall pay all state transfer fees and/or deed taxes imposed with respect to the transfer of the Property to Buyer.

5.5 Nonforeign Affidavit. Seller shall deliver to the Title Company, at Closing, Seller's affidavit that Seller is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in and in accordance with the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder).

5.6 Further Instruments. On Closing Date, or thereafter if necessary, Seller shall, without cost or expense to Buyer, execute and deliver to or cause to be executed and delivered to the Title Company such further instruments of transfer and conveyance as Buyer may reasonably request, and take such other action as Buyer may reasonably require to carry out more effectively the sale and transfer of the Property contemplated by this Agreement and to protect the right, title and interest of Buyer in and enjoyment by Buyer of the Property.

6. MUTUAL COVENANTS AND WARRANTIES.

6.1 Special Assessments. Special assessments, if any, for work on the site of the Property commenced and any areawide assessments or charges for work plans adopted prior to or on Closing Date shall be paid by Seller. Special assessments, if any, for work on such site of the Property commenced after Closing Date, shall be paid by Buyer. Seller shall pay any agricultural penalty/back taxes on the Property which are due and payable through the Closing Date.

6.2 Eminent Domain. If all or any portion of the Property or points of access thereto are condemned by public or quasi-public authority prior to Closing, Seller immediately shall notify Buyer thereof and of the portion of the Property which shall have been condemned. Buyer may, in its sole discretion, terminate this Agreement without any liability by written notice to Seller within fifteen (15) days following notice of such condemnation.

6.3 Binding Obligation. Seller warrants to Buyer and Buyer warrants to Seller that this Agreement constitutes its valid and legally binding obligation enforceable against it in accordance with the provisions hereof.

6.4 Zoning. If the Property is not zoned for retail business use at the time of Seller's acceptance of the Offer, Buyer will after such acceptance, file an application to have the Property so zoned, and Seller agrees to cooperate with Buyer in obtaining such rezoning. All reasonable expense incurred in filing and processing such application for rezoning shall be paid by Buyer.

6.5 Specific Performance. Buyer shall have the right to specific performance, upon tender of payment by Buyer, of each of the agreements and obligations of Seller to be performed hereunder by Seller, in addition to all other remedies Buyer may have at law or in equity.

6.6 Property Testing. Buyer, at Buyer's expense, may enter upon the Property to conduct such tests and make such examinations, including soil, boring and environmental tests, as Buyer deems necessary. In the event the results of tests or examinations conducted by Buyer or Buyer's representative(s) do not verify that there is no accumulation in or about the Property or adjacent groundwater of petroleum, PCBs or any hazardous waste or toxic pollutant, contaminant or other substance regulated by any state or federal statute including Solid Waste Disposal Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. Sec. 9601), the Resource Conservation and Recovery Act (42 U.S.C. Sec. 6901) or the Toxic Substance Control Act (15 U.S.C. Sec. 2604) or by any other statute, rule, regulation or order of any governmental agency having jurisdiction over the control of such substances or wastes, or other substances of public health concern, or if Seller acknowledges that the Property is contaminated by any such waste or substances, Buyer may in its sole discretion, terminate this Agreement.

6.7 Property Exchange. At the option of Seller, Seller may choose to be paid the Purchase Price through a tax-free land exchange pursuant to Section 1031 of the Internal Revenue Code of 1986 as amended. In the event the Seller elects the method of payment as a tax-free land exchange, Seller shall pay all expenses relating to the purchase and assignment of the exchanged land. Seller agrees that an escrow agent, chosen by Seller, shall acquire the exchange property and that Buyer shall not take title to said exchange property. Buyer makes no warranty and assumes no liability in the event the Internal Revenue Service determines that said exchange is not a tax-free exchange pursuant to Internal Revenue Code Regulations.

7. TERMINATION OF AGREEMENT.

7.1 Causes. This Agreement, unless sooner terminated in accordance with the provisions hereof, may be terminated prior to Closing by:

- (a) mutual consent of the parties;
- (b) written notice from Buyer to Seller, if there has been a material misrepresentation or breach by Seller in the warranties or covenants of Seller set forth herein, or if any of the conditions set forth herein have not been satisfied or waived by Buyer in writing or Closing has not occurred by the Closing Date or the date of such notice, whichever is later; or
- (c) written notice from Seller to Buyer if there has been a material misrepresentation or breach by Buyer in the warranties or covenants of Buyer set forth herein.

7.2 Effect of Termination. If this Agreement is terminated in accordance with the provisions hereof, all earnest money paid hereunder shall be immediately paid or returned to Buyer. In the event of a wrongful termination of this Agreement by Buyer, all earnest money paid hereunder shall be paid to or retained by Seller as liquidated damages and as Seller's sole remedy.

7.3 Right to Proceed. If any of the conditions set forth herein have not been satisfied, Buyer may waive its rights to have such conditions satisfied and may proceed with the transactions contemplated hereby.

8. CONDITIONS. Each of the agreements and obligations of Buyer to be performed hereunder by Buyer are conditional on the satisfaction of the following conditions:

8.1 Acts to be Performed. Each of the agreements and obligations of Seller to be performed hereunder by Seller on or before the Closing Date shall have been duly performed.

8.2 Warranties True at Closing. Each of the warranties of Seller set forth herein or in any exhibit or instrument delivered pursuant hereto shall be true and correct on and as to Closing Date.

8.3 Absence of Changes and Litigation. There shall have been no material adverse change in the Property, and there shall not have been any occurrence, event, or set of circumstances, which might reasonably be expected to result in any such material adverse change before or after Closing Date. There shall be no proceeding or investigation pending or threatened against Seller or Buyer or affecting the Property which, in the reasonable judgment of Buyer, would make the consummation of the transactions contemplated by this Agreement inadvisable.

8.4 Rezoning; Permits/Licenses; Curb Cuts; Easements. Within one hundred eighty (180) days from Buyer's receipt of the ALTA survey as set out in Section 5.3 herein ("Contingency Date"), Buyer shall have obtained on terms reasonably satisfactory to Buyer: (i) any rezoning of the Property for retail business use as a convenience store/fueling station and car wash and plat or replat approval in connection therewith; (ii) all permits, licenses, variances or approvals necessary for the lawful construction, operation and use of the Property as a convenience store/fueling station and car wash and reasonable access thereto; (iii) any curb cuts necessary for adequate access to all adjacent streets; (iv) all easements for utilities, services and access necessary for the construction, operation, and use of the Property for a convenience store/fueling station and car wash; (v) all utilities or services necessary for the construction, operation and use of the Property as a convenience store/fueling station and car wash; and (vi) determination within Buyer's sole discretion, that the Property is economically viable for Buyer's intended development and use of the Property.

8.5 Due Diligence; Survey; Site Investigation. On or before the Contingency Date, Buyer shall have obtained: (i) a satisfactory outcome to its due diligence investigation with respect to the Property; (ii) a satisfactory survey and site investigation verifying Seller's warranties with respect to the Property; (iii) a satisfactory outcome to its soil, boring and environmental testing; and (iv) satisfactory evidence that the Property and the contemplated operation and use of the Property by Buyer as a convenience store/fueling station and car wash complies with all applicable laws.

8.6 Instruments of Transfer. At least seven (7) days prior to Closing, Seller shall have delivered to Buyer for review and approval, drafts of such instrument or instruments of transfer and conveyance regarding the Property of the nature hereinbefore specified. Once reviewed and approved by Buyer, all original signed documents shall be deposited with the Title Company to be held in trust until the Closing Date.

8.7 Survey. On or before the Contingency Date, Buyer shall have reviewed and approved of the survey as described in Section 5.3 hereof, which shall show, to the complete satisfaction of Buyer, with respect to the Property that: (i) there are no violations of zoning ordinances or any other restrictions with reference to the size, height or location of the buildings and other improvements located on the Property, including those to be constructed by Buyer; (ii) there are no easements, recorded or apparent, or other uses which adversely affect the Property or Buyer's use thereof; (iii) there are no encroachments onto the Property or of improvements on the Property onto adjoining land; (iv) the Property does not lie within a flood or lakeshore erosion hazard area as shown on any map published by the Federal Emergency Management Agency, the U.S. Department of Housing and Urban Development or the Minnesota Department of Natural Resources; (v) the Property is adequate, within Buyer's sole discretion, for its construction, operation and use as a Kwik Trip convenience store/fueling station and car wash; and (vi) no other condition exists which would unreasonably interfere with or restrict Buyer's use of the Property for the purposes for which it was intended or delay Buyer's development of the Property. Any nonconformity herewith shall be deemed a Title Defect as defined herein.

8.8 Title Insurance. On or before the Closing Date, Buyer shall have received and approved the title insurance commitment referred to in Section 5.2 hereof.

Buyer may acknowledge satisfaction or waiver of any of the foregoing conditions, only by delivering written notice of satisfaction or waiver to Seller on or before the Contingency Date. If Buyer does not acknowledge in writing the satisfaction of one or more of the foregoing conditions (or otherwise waive the same in writing) on or before the Contingency Date, then this Agreement shall automatically be deemed to be null and void, without action required of either party, the Earnest Money (and all interest) shall be returned to Buyer, and Buyer and Seller shall thereafter be released from any liability or obligation hereunder.

Notwithstanding anything contained herein to the contrary, it shall be a condition of Buyer's obligation to close this transaction that (i) the representations and warranties made by Seller in Section 5 shall be correct as of the Closing Date with the same force and effect as if such representations were made at such time; (ii) Seller shall have complied with all of the terms and conditions contained in this Agreement; and (iii) the status and marketability of title shall have been established to Buyer's satisfaction in accordance with this Agreement.

9. NOTICES. Any notice required or permitted hereunder shall be in writing and shall be considered delivered in all respects when it has been delivered by hand or mailed via UPS Overnight Mail to Buyer or to Seller at their respective address first above written, or electronically via e-mail to Seller at Brucer@cerron.com or to Buyer at DGeorge@kwiktrip.com with a copy to JLong@kwiktrip.com.

10. BROKERAGE. Seller and Buyer respectively warrant to each other that no person provided services as a broker or finder with respect to the transaction contemplated hereby, except for Seller's agent, Bruce Rydeen of Cerron Commercial Properties, LLC, Lakeville, Minnesota. All brokers' fees/commissions shall be paid by Seller.

11. MISCELLANEOUS. This Agreement contains the entire agreement between the parties with respect to the transactions contemplated herein, and shall be binding upon the parties and their respective heirs, successors and assigns. There are no agreements or understandings between the parties other than those set forth herein or in a written instrument executed simultaneously herewith. This Agreement may be amended and any of the provisions hereof may be waived, only by a written instrument executed on behalf of all of the parties or, in the case of a waiver, by the party waiving compliance. The failure of any party at any time or times to require performance of any provision of this Agreement shall in no manner affect the right to enforce that provision or any other provision hereof at any time thereafter. Time is deemed to be of the essence with respect to all of the provisions hereof.

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Executed as of July 25, 2019.

BUYER:
KWIK TRIP, INC.

By: Rembert
THOMAS E. REMBERT
Its: VICE PRESIDENT

Accepted as of _____, 2019, and Seller acknowledges that upon such acceptance this Offer shall constitute an agreement for the purchase and sale of the Property on the foregoing terms and conditions.

SELLER:
NORTHFIELD HOSPITAL

By: _____
Steve Underdahl
Its: President and CEO

Agreed to this ____ day of _____, 2019:

CITY OF NORTHFIELD

By: _____
Rhonda Pownell
Its: Mayor
By: _____
Deb Little
Its: City Clerk

EXHIBIT A

PROPERTY

Property located at:

An unassigned parcel located on
260th Street and France Avenue
Elko New Market, Minnesota

(Parcel No. 23-058-001-0)

See attached depiction and the Scott County 2018 Tax Statement related to the Property

[Seller shall provide to Buyer a complete legal description of the Property within ten (10) days from acceptance of this Offer]





SCOTT COUNTY
200 4th Avenue West
Shakopee, MN 55379
(952) 498-8115
E-mail: propertytax@co.scott.mn.us
www.scottcountymn.gov

Bill #: 743905
Property ID#: 230580010
Owner Name: NORTHFIELD HOSPITAL

Taxpayer:

9182*36**G50**1.062**2/2*****AUTOALL FOR AADC 550
NORTHFIELD HOSPITAL
2000 NORTH AVE
NORTHFIELD MN 55057-1498

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REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Property Address:

Property Description:

4.08 Acres
Block 00A Lot O-L SubdivisionCd 23058
SubdivisionName ELKO MARKET PLACE
1ST ADDN

Tax Statement			
2017 Values for Taxes Payable in		2018	
VALUES AND CLASSIFICATION			
Taxes Payable Year:		2017	2018
Step 1	Estimated Market Value:	700,100	700,100
	Homestead Exclusion:	0	0
	Taxable Market Value:	700,100	700,100
	New Improvements:	0	0
	Expired Exclusions:	0	0
	Property Classification:	Comm/Ind	Comm/Ind
Sent in March 2017			
PROPOSED TAX NOTICE			
Step 2	Did not include special assessments		\$23,356.00
Sent in November 2017			
PROPERTY TAX STATEMENT			
Step 3	First Half Taxes	Due 05/15/2018	\$11,996.00
	Second Half Taxes	Due 10/15/2018	\$11,996.00
	Total Taxes Due in 2018:		\$23,992.00



Tax Detail for Property:

Taxes Payable Year:		2017	2018
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
3. Property taxes before credits		\$25,298.00	\$23,992.00
4. Credits that reduce your property taxes:			
A. Agricultural and Rural Land Credits		\$0.00	\$0.00
B. Other Credits		\$0.00	\$0.00
5. Property taxes after credits		\$25,298.00	\$23,992.00
6. County:		\$2,907.24	\$2,880.33
7. City or Town: CITY OF ELKO NEW MARKET		\$3,875.54	\$3,780.11
8. State General Tax		\$8,069.68	\$5,155.01
9. School District ISD 0194 LAKEVILLE			
A. Voter Approved Levies		\$3,055.97	\$3,080.69
B. Other Local Levies		\$1,390.78	\$1,505.42
10. Special Taxing Districts			
A. Met Council		\$58.92	\$70.08
B. Mosquito Control		\$36.37	\$37.02
C. Scott County CDA		\$132.64	\$132.77
D. Scott Vermillion Watershed		\$37.64	\$37.78
E. Fiscal Disparity		\$7,723.02	\$7,312.79
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$25,298.00	\$23,992.00
13. Special assessments Principal: 0.00 Interest: 0.00		\$0.00	\$0.00
		\$25,298.00	\$23,992.00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

PAYABLE 2018 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 10/15/2018

Property ID: 230580010

Bill #: 743905



SECOND 1/2 TAX AMOUNT DUE: \$11,996.00

2305800100 2018 2 00000001199600 8

Taxpayer: NORTHFIELD HOSPITAL
2000 NORTH AVE
NORTHFIELD MN 55057

MAKE CHECKS PAYABLE TO: SCOTT COUNTY

If your address has changed please check this box and show the change on the back of this stub ☐

Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2018 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE 05/15/2018

Property ID: 230580010

Bill #: 743905



FULL TAX AMOUNT: \$23,992.00
FIRST 1/2 TAX AMOUNT DUE: \$11,996.00

Taxpayer: NORTHFIELD HOSPITAL
2000 NORTH AVE
NORTHFIELD MN 55057

MAKE CHECKS PAYABLE TO: SCOTT COUNTY

If your address has changed please check this box and show the change on the back of this stub ☐

Attn: Customer Service Dept.
200 4TH AVE W
SHAKOPEE MN 55379

Your cancelled check is proof of payment. Please write your Property ID# on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date. No receipt sent unless requested and is void until check is honored.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

2305800100 2018 1 00000001199600 0

