

Subject: Zoning File No. #23-022-871

Attached is information pertaining to an application by Capital City Properties et. al. for city review of a Combined Plat for Southern Highland Bridge to create 3 (F6) parcels and 1 outlot at 2192 Ford Parkway at (PIN 17-28-23-41-0001 thru 17-28-23-41-0078).

Please find attached your copy of the application and supporting documentation to determine whether your department or organization has any objections or any conditions be placed on approval.

Let me know if you have any questions or concerns. Feel free to contact me by phone or email.

Thank you.

Paul Dubruiel
Planning Tech
Pronouns: He/Him
Planning & Economic Development
25 W 4th Street, Suite 1400
Saint Paul, MN 55102
P: 651 266-6583
paul.dubruiel@ci.stpaul.mn.us
www.StPaul.gov



INFORMATION COVER SHEET

ZONING FILE #23-022-871

APPLICATION TYPE: Combined Plat

FOLDER NAME: Southern Highland Bridge – Combined Plat

OWNER NAME AND ADDRESS: OWNER NAME AND ADDRESS: OWNER NAME AND ADDRESS:

Capital City Properties
400 Wabasha Street Ste. 240
Saint Paul, Minnesota 55102

Project Paul LLC
533 S 3rd St. Ste. 100
Minneapolis, MN. 55415

City of Saint Paul
25 4th St. W #1000
Saint Paul, MN. 55102

APPLICANT ADDRESS

Capital City Properties
400 Wabasha Street Ste. 240
Saint Paul, Minnesota 55102

Project Paul LLC
533 S 3rd St. Ste. 100
Minneapolis, MN. 55415

City of Saint Paul
25 4th St. W #1000
Saint Paul, MN. 55102

REPRESENTATIVE NAME AND ADDRESS: REPRESENTATIVE TELEPHONE NUMBER:

Ryan Companies
Maureen Michalski
533 South Third Street Suite 100
Minneapolis, Minnesota 55415

612 492-4603

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

2192 Ford Parkway
NW of Cleveland Avenue and Hampshire Avenue

PIN: 17-28-23-41-0001
17-28-23-41-0076
17-28-23-41-0077
17-28-23-41-0078
17-28-23-41-0002

LEGAL DESCRIPTION: see file

PURPOSE:

Combined Plat for Southern Highland Bridge to create 3 (F6) parcels and 1 outlot

CODE CITATION: § 69.305

DATE RECEIVED: 3-17-23 accepted

DEADLINE FOR ACTION: 4-30-23

EARLY NOTIFICATION SEND DATE: 3-20-23

HEARING DATE: To Be Scheduled

ZONING MAP: 1E

PRESENT ZONING: F6; RC3 LOT AREA TOTAL: 936,779 sq. ft.

PLANNING DISTRICT: 15

WARD: 3

PLANNER: Spencer Miller-Johnson

PLANNERS TEL: 651 266-6093

NOTES: Ford Master Plan

PD=15



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583



Zoning Office Use Only
File # 23-022-871
Fee Paid \$ _____
Received By / Date _____

172823410002 et al

APPLICANT

Property Owner(s) Maureen Michalski (Ryan Companies)
Address 533 South Third Street, Suite 100 City Minneapolis State MN Zip 55415
Email maureen.michalski@ryancompanies.com Phone 612-492-4603
Contact Person (if different) Anthony Adams (Ryan Companies)
Address 533 South Third Street, Suite 100 City Minneapolis State MN Zip 55415
Email anthony.adams@ryancompanies.com Phone 612-492-4741

PROPERTY INFO

Address / Location 2192 Ford Pkwy St. Paul, MN 55116
PIN(s) & Legal Description See Plat Narrative
(Attach additional sheet if necessary.)
Lot Area 21.50 ac Current Zoning F6

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- Adjustment of Common Boundary
- Registered Land Survey
- Combined Plat
- Lot Split
- Preliminary Plat
- Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

Please refer to the attached Plat Narrative for the supporting information listed above.

The Port Authority of St. Paul and the St. Paul Parks & Recreation Department are co-applicants for this Combined Plat submittal based on having ownership interest in the parcels being platted.

- For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
- For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) is attached.
- If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Date 3/17/2023



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583



Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____

APPLICANT

Property Owner(s) Capital City Properties (St. Paul Port Authority)

Address 400 N Wabasha St #240 City St. Paul State MN Zip 55102

Email smi@sppa.com Phone 651-204-6222

Contact Person (if different) Anthony Adams (Ryan Companies)

Address 533 South Third Street, Suite 100 City Minneapolis State MN Zip 55415

Email anthony.adams@ryancompanies.com Phone 612-492-4741

PROPERTY INFO

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Applicant's Signature *Sarah Ili* Date 3/17/2023

DocuSigned by: F0CF445AEF8C462...



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583



Zoning Office Use Only	
File #	_____
Fee Paid \$	_____
Received By / Date	_____

APPLICANT

Property Owner(s) St. Paul Parks & Recreation Department

Address 25 W 4th Street City St. Paul State MN Zip 55102

Email andy.rodriquez@ci.stpaul.mn.us Phone 651-266-6365

Contact Person (if different) Anthony Adams (Ryan Companies)

Address 533 South Third Street, Suite 100 City Minneapolis State MN Zip 55415

Email anthony.adams@ryancompanies.com Phone 612-492-4741

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Applicant's Signature  Date 3/19/2023



TRANSMITTAL



TO Paul Dubruel
Planning Tech
25 W 4th St, Suite 1400
Saint Paul, MN 55102

DATE 03-17-23 **JOB NO.** 701-249

RE Southern Highland Bridge Combined Plat Submittal

WE ARE SENDING YOU

ATTACHED **UNDER SEPARATE COVER** **VIA Courier**

- SHOP DRAWINGS/SUBMITTALS SPECIFICATIONS PERMIT APPLICATIONS
- PLANS/PRINTS CHANGE ORDER CONTRACT
- SAMPLES COPY OF LETTER OTHER: _____

PURPOSE

- FOR APPROVAL REVISE AND RESUBMIT FOR SIGNATURE
- FOR YOUR USE FOR FIELD USE AS REQUESTED
- APPROVED AS NOTED FOR REVIEW AND RESPONSE FOR BIDS DUE: _____
- APPROVED AS SUBMITTED FOR BUDGET PRICING

COPIES	DATE	NO.	DESCRIPTION
1	3/17/23	1	Cover Letter
1	3/17/23	2	Plat Narrative
1	3/17/23	3	Subdivision Review Application Form
1	3/17/23	4	Preliminary Plat Document
1	3/17/23	5	Final Plat Document
0	TBD		Application Fee (not included)

COMMENTS: IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

Please find the submittal items for the Southern Highland Bridge Combined Plat. Note that we have submitted without the subdivision review fee included. Discussions between City Staff and the Project Team indicated that the fee could come later once the amount is finalized.

Let us know if you need anything else! Thanks,

SIGNED Anthony Adams

CITY OF ST. PAUL
HIGHLAND BRIDGE



SOUTHERN HIGHLAND BRIDGE COMBINED PLAT
PROJECT NARRATIVE
March 17, 2023

Project Summary

Over roughly a ten-year period, the City of St. Paul (City) worked with Ford Motor Company (Ford) and area stakeholders to establish the Ford Site Zoning and Public Realm Master Plan (Master Plan) for the former manufacturing plant in Highland Park to guide the future redevelopment of the site. The Master Plan established six new zoning districts, provided the framework for the future public right-of-way and open spaces, provided guidance for private site design, and established development requirements for a Master Developer to bring the new mixed-use development to life.

In December of 2019, Project Paul, LLC, which is a subsidiary of Ryan Companies US, Inc. (Ryan), purchased the 122-acre property from Ford. As the Master Developer of the Ford Site, Ryan brought forth a forward-thinking, mixed use development plan that includes a mix of housing, retail, office, and open space, and is closely aligned with the City's approved Master Plan. The Ryan Development Plan includes redevelopment of the 122-acre Ford Site parcel and is expected to develop approximately 150,000 SF of Retail, 265,000 SF of Office, and 3,800 units of residential including 1-6 unit homes, condominiums, senior housing, affordable housing, multifamily housing, along with over 50 acres of public right of way and open space as well as the preservation of two little league ball fields. The Redevelopment Agreement (RDA) and Site Improvement Performance Agreement (SIPA) between the City and Ryan to deliver the development and the required project infrastructure was also executed in December of 2019. The Ford Site project was renamed Highland Bridge in 2020.

Ryan previously platted the 122 acre site under the FORD plat in November 2019 to establish the public right-of-way, open spaces, and private sites as mentioned above. Ryan, on behalf of the University of St. Thomas (UST), obtained a purchase and sales agreement with the Canadian Pacific Railway (CP Rail) for acquisition of their two parcels immediately south of Highland Bridge in late 2021 for UST to develop ballfields. This purchase and sales agreement was transferred to Capital City Properties, a 501(c)(3) corporation wholly owned by the Port Authority of the City of St. Paul (SPPA), who purchased the parcels on behalf of UST in late 2022 to start environmental cleanup of the parcels in preparation for development of the

ballfields. The CP Rail parcels will herein be referred to as the "Former CP Rail Parcels". SPPA and UST have a purchase agreement for UST to purchase the Former CP Rail Parcels from SPPA when the environmental cleanup is complete. Ryan and UST are advancing several entitlements including this plat submittal for a fall 2023 acquisition of the necessary parcels for the Ballfields development. Ryan, SPPA, and the St. Paul Parks & Recreation Department (SPPD) are co-applicants for this submittal based on having ownership interest in the parcels being platted.

Existing Site Description

The Highland Bridge development is located roughly five miles between both Minneapolis and St. Paul in Ramsey County, MN, east of the Mississippi River and more specifically southeast of the Ford Pkwy and Mississippi River Blvd intersection. The lots within this plat scope of work are bounded by Montreal Ave to the north, Ujēi Makhá Park to the west, residential property and Hampshire Ave to the south, and Cleveland Ave to the east.

The lots and site information for each of the lots is listed below:

- Lot 1, Block 33
 - Owner: Project Paul, LLC
 - PIN: 172823410076
 - Site Address: 966 Mississippi River Blvd St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
 - Site Area: 1.75 ac
 - Legal Description: Lot 1, Block 33, FORD, Ramsey County Minnesota.

- Lot 1, Block 34
 - Owner: Project Paul, LLC
 - PIN: 172823410077
 - Site Address: 966 Mississippi River Blvd St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
 - Site Area: 5.36 ac
 - Legal Description: Lot 1, Block 34, FORD, Ramsey County Minnesota.

- Park D
 - Owner: St. Paul Parks & Recreation Department
 - PIN: 172823410078
 - Site Address: 966 Mississippi River Blvd St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
 - Site Area: 1.50 ac
 - Legal Description: Park D, FORD, Ramsey County Minnesota.



- Former CP Rail Parcels

- Owner: Capital City Properties
- PIN: 172823410001, 172823410002
- Site Address: 1011 Cleveland Ave St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
- Site Area: 12.89 ac (note: Ramsey County Tax Parcels incorrectly label the two parcel sizes as a total of 12.73 ac)
- Legal Description:
 - Parcel A1: Lot 2, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota (TORRENS PROPERTY, Parcel 14 on Certificate of Title No. 378560)
 - Parcel A2: That part of Lot 3, Block 1, Ford Motor Company First Addition lying southerly of the plat of Ford, Ramsey County, Minnesota (TORRENS PROPERTY, Part of Certificate of Title No. 648678)
 - Parcel B: That part of Lot 1, Auditor's Subdivision No. 87 lying southerly of the South line of Lot 3, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota (TORRENS PROPERTY, Part of Certificate of Title No. 648678)

Existing Zoning

The zoning district for each of the lots is F6 Gateway District. Each lot includes a 5' minimum and 15' maximum building setback from the public right-of ways and interior building setback minimum of 6' from interior lot lines based on the proposed use of the properties. Appendix A reflects these numbers in tabular format.

Proposed Site Uses

The proposed parcels are intended to be developed into the following:

1. Lot 1, Block 1, approximately 1.73 acres, will be developed at a future date. The redevelopment agreement identified this site for affordable housing.
2. Lot 2, Block 1, approximately 13.54 acres, will developed at a future date into the UST Ballfields.
3. Lot 3, Block 1, approximately 3.39 acres, will be developed at a future date. The redevelopment agreement identified this site for an office building.
4. The Park, approximately 1.50 acres, will be developed into a publicly owned City Park.
5. The Outlot, approximately 1.34 acres, will be developed into wetland area.

A spreadsheet is provided in Appendix B with the proposed uses for each individual block, listing out the proposed number of residential units and building square footage as appropriate. Note that the residential unit and building square footage estimates are projections and subject to change in the future.



Appendix A

Parcel	Zoning	Lot Area (ac)	Public ROW Setback		Interior Lot Line Setback	
			Min	Max ⁽¹⁾	Min	Max
Lot 1, Block 33	F6	1.75	5	15	6	-
Lot 1, Block 34	F6	5.36	5	15	6	-
Park D	F6	1.50	5	15	6	-
Former CP Rail	F6	12.89	5	15	6	-

(1) Maximum building setback limit shall apply to at least 60% of the building façade along the right of way

RECEIVED
MAR 17 2023
BY: _____

Appendix B

Parcel	Proposed Use	Lot Area (ac)	Number of Dwelling Units ⁽¹⁾	Building Square Footage ⁽²⁾
Lot 1, Block 1	Mixed Residential & Commercial (Affordable Housing)	1.73	110	110,000
Lot 2, Block 1	Civic & Institutional (UST Ballfields)	13.54	-	100,000
Lot 3, Block 1	Commercial & Employment (Office)	3.39	-	100,000
Park	Civic & Institutional (City Park)	1.50	-	-
Outlot A	Outlot (Wetlands)	1.34	-	-

(1) Note that number of dwelling units are projections and subject to change

(2) Note that number of building square footage are projections and subject to change





March 17, 2023



Mr. Paul Dubruiel
Planning Tech
City of Saint Paul
25 W 4th St, Suite 1400
Saint Paul, MN 55102

RE: Southern Highland Bridge Combined Plat Submittal

Dear Mr. Dubruiel:

Ryan Companies US, Inc. (Ryan), in partnership with the Port Authority of St. Paul (SPPA) and St. Paul Parks & Recreation Department (SPPD), is submitting for a Combined Plat for the parcels south of Montreal Ave within the Highland Bridge Development. The parcels are bounded by Montreal Ave to the north, Uñči Makhá Park to the west, a residential property and Hampshire Ave to the south, and Cleveland Ave to the east. The properties are Lot 1, Block 33; Lot 1, Block 34; and Park D as previously platted through the FORD plat, as well as two parcels that previously belonged to Canadian Pacific Railway. The intent of the plat submittal is to update the parcel lines in conjunction with the proposed University of St. Thomas (UST) Ballfields project.

Included in this submittal is the following information:

- **Combined Plat Narrative**
- **Subdivision Review Application**
- **Combined Plat Documents (Preliminary & Final)**

Note that we have not included the subdivision application fee as discussions with City Staff indicated that they will confirm the required fee after the plat submittal has been made.

Please reach out if there are any questions or clarification with the documents.

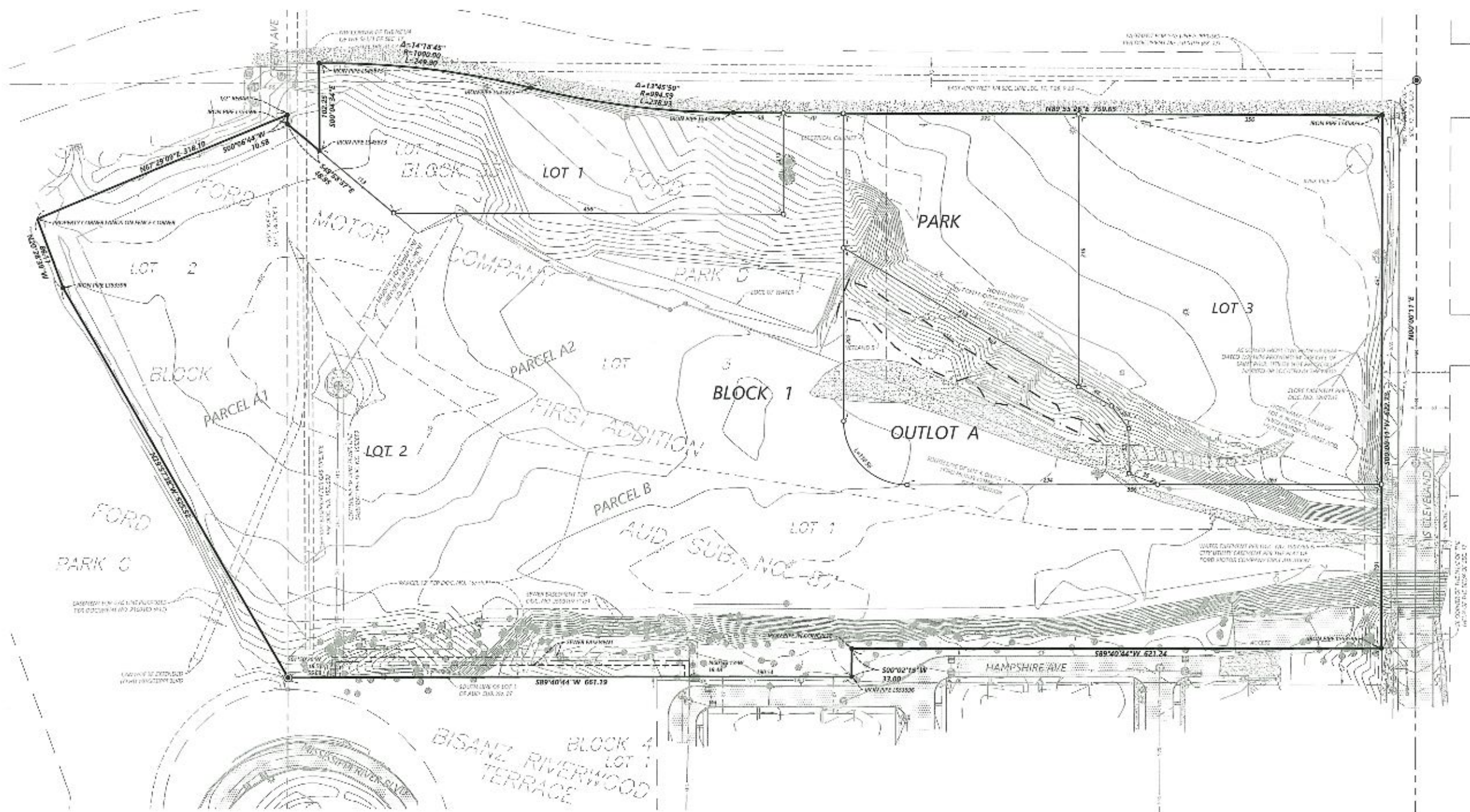
Sincerely,

Maureen Michalski
Vice President, Real Estate Development
Ryan Companies US, Inc.

Ryan Companies US, Inc.
533 South Third Street, Suite 100
Minneapolis, MN 55415

p: 612-492-4000
ryancompanies.com

Equal Opportunity Employer



LEGEND

	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	TIE LINE
	CURVE LINE
	SIGHT LINE
	POWER CONDUIT
	STORM SEWER
	WATER MAIN
	SANITARY SEWER
	WATER METER
	ELECTRIC METER
	ELECTRIC PANEL
	ELECTRIC PANEL
	STREET LIGHT
	CURB & GUTTER
	CONCRETE SURFACE
	ASPHALT SURFACE
	GRAVEL SURFACE
	WETLAND
	UTILITY MARKERS (SEE LIST)
	GAS LINE MARKER (SEE LIST)
	JCT. MONUMENT (SETTING)



LEGAL DESCRIPTION

Parcel A1:
TRACT OF PROPERTY Parcel 14 on Certificate of Title No. 277201,
Lot 2, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota.

Parcel A2:
CERTAIN PORTION of Part of Certificate of Title No. 644514,
That part of Lot 3, Block 1, Ford Motor Company First Addition (being westerly of the plat of
Ford, Ramsey County, Minnesota).

Parcel B:
TRACT OF PROPERTY Part of Certificate of Title No. 644523,
That part of Lot 7, Auditor's Subdivision No. 47 being westerly of the South line of Lot 3,
Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota.

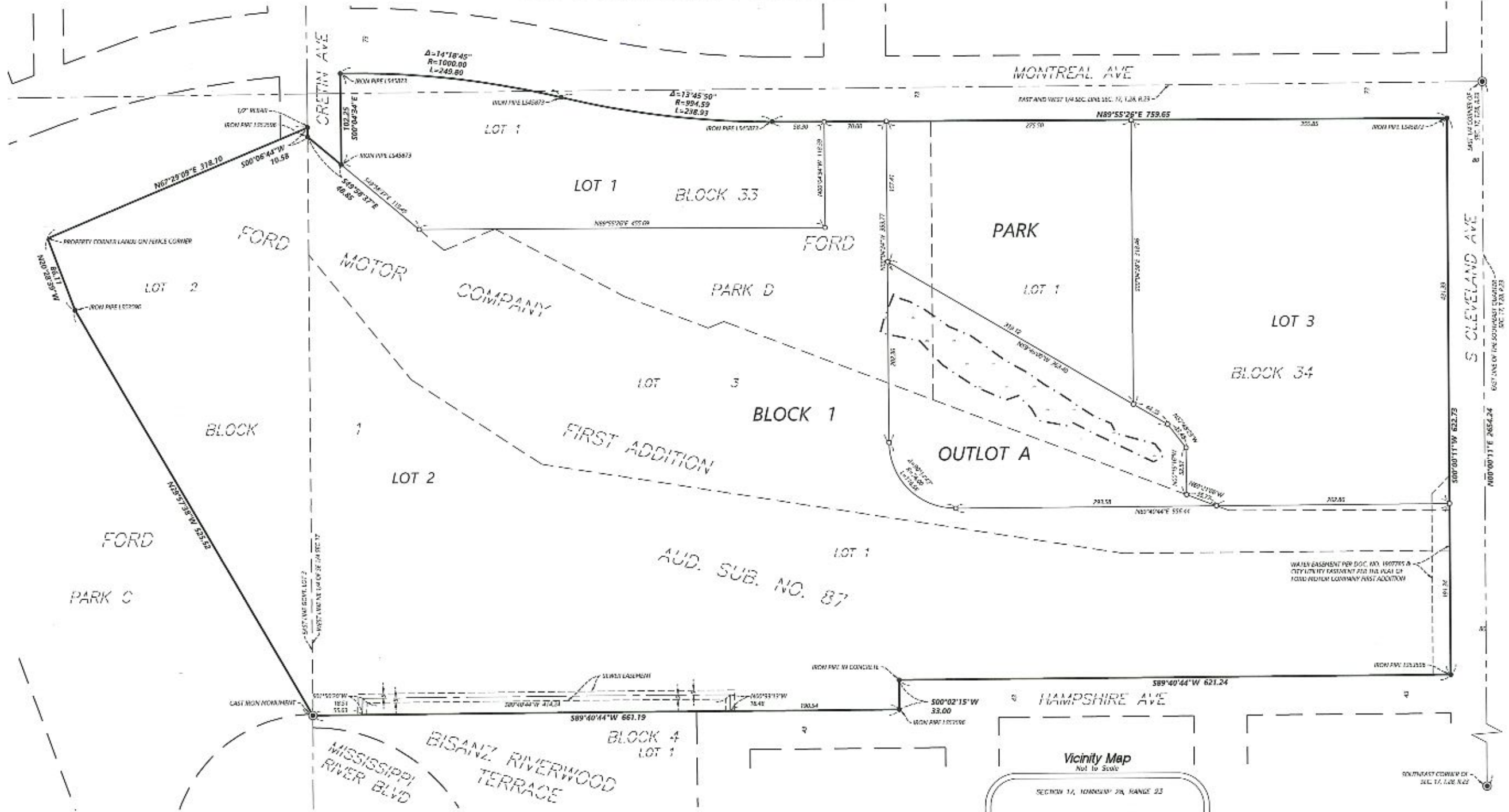
PARK 5, FORD, Ramsey County Minnesota:
Lot 1, Block 22 FORD, Ramsey County Minnesota.
Lot 1, Block 26 FORD, Ramsey County Minnesota.

GENERAL NOTES

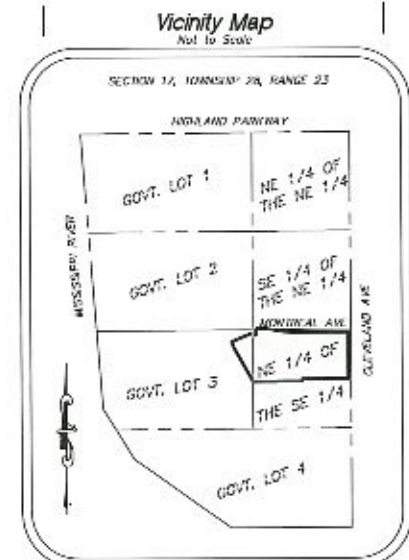
1. This survey was prepared using RealAmerica This Location Company, This Location Block 1 on 5/15/2014 at 11:55:04 AM. A bearing of effective date of November 24, 2010 is used.
2. The underground utilities shown here have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown are correct or complete or that the utility lines shown are not located or obscured or possibly from information available. The surveyor has not physically located the underground utilities. (MSPC 156.01, MPRC 127.01, 128.01)
3. Design of property lines shown herein are based on the Ramsey County Assessor's Office, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 1856, 1855, 1854, 1853, 1852, 1851, 1850, 1849, 1848, 1847, 1846, 1845, 1844, 1843, 1842, 1841, 1840, 1839, 1838, 1837, 1836, 1835, 1834, 1833, 1832, 1831, 1830, 1829, 1828, 1827, 1826, 1825, 1824, 1823, 1822, 1821, 1820, 1819, 1818, 1817, 1816, 1815, 1814, 1813, 1812, 1811, 1810, 1809, 1808, 1807, 1806, 1805, 1804, 1803, 1802, 1801, 1800, 1799, 1798, 1797, 1796, 1795, 1794, 1793, 1792, 1791, 1790, 1789, 1788, 1787, 1786, 1785, 1784, 1783, 1782, 1781, 1780, 1779, 1778, 1777, 1776, 1775, 1774, 1773, 1772, 1771, 1770, 1769, 1768, 1767, 1766, 1765, 1764, 1763, 1762, 1761, 1760, 1759, 1758, 1757, 1756, 1755, 1754, 1753, 1752, 1751, 1750, 1749, 1748, 1747, 1746, 1745, 1744, 1743, 1742, 1741, 1740, 1739, 1738, 1737, 1736, 1735, 1734, 1733, 1732, 1731, 1730, 1729, 1728, 1727, 1726, 1725, 1724, 1723, 1722, 1721, 1720, 1719, 1718, 1717, 1716, 1715, 1714, 1713, 1712, 1711, 1710, 1709, 1708, 1707, 1706, 1705, 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SOUTHERN HIGHLAND BRIDGE

DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE



- THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR $N00^{\circ}00'11''E$.
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE NO. 33506
 - DENOTES FOUND MONUMENT
 - ⊙ DENOTES FOUND CAST IRON MONUMENT
 - ▲ DENOTES WET LAND



RECEIVED
MAR 17 2023
BY: _____

Westwood
Professional Services, Inc.

SOUTHERN HIGHLAND BRIDGE



DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE

KNOW ALL PERSONS BY THESE PRESENTS: That Capital City Properties, a 501(C)(3) corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

TORRENS PROPERTY: Parcel 14 on Certificate of Title No. 376560.
Lot 2, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota.

AND

TORRENS PROPERTY: Part of Certificate of Title No. 648678.
That part of Lot 1, Block 1, Ford Motor Company First Addition lying southerly of the plot of Ford, Ramsey County, Minnesota.

AND

TORRENS PROPERTY: Part of Certificate of Title No. 648678.
That part of Lot 1, Auditor's Subdivision No. 87 lying southerly of the South line of Lot 3, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota.

KNOW ALL PERSONS BY THESE PRESENTS: That The City of St. Paul Parks Department, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Park D, FORD, Ramsey County, Minnesota.

KNOW ALL PERSONS BY THESE PRESENTS: That Project Paul, a Delaware Limited Liability Company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 1, Block 33, FORD, Ramsey County, Minnesota.

AND

Lot 1, Block 34, FORD, Ramsey County, Minnesota.

Has caused this same to be surveyed and platted as SOUTHERN HIGHLAND BRIDGE and does hereby dedicate to the public for public use forever the perpetual easements for municipal utility and water services, and Park as shown on this plot.

In witness whereof said Capital City Properties, a 501(C)(3) corporation, has caused these presents to be signed by its proper officer this ___ day of _____, 20__.

Capital City Properties

By: _____
Its: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by _____, its _____ of Capital City Properties, a 501(C)(3) corporation on behalf of the corporation.

(Signed) _____ (Date Signed)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

In witness whereof said City of Saint Paul Parks Department, has caused these presents to be signed by its proper officer this ___ day of _____, 20__.

Saint Paul Parks Department

By: _____
Its: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20__ by _____, its _____ of The Saint Paul Parks Department on behalf of the Municipality.

(Signed) _____ (Date Signed)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

In witness whereof said Project Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this ___ day of _____, 20__.

Project Paul, LLC, a Delaware limited liability company

By: _____
Its: _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 20__ by _____, its _____ of the Project Paul, LLC, a Delaware limited liability company on behalf of the Company.

(Signed) _____ (Date Signed)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

I, Matthew J. Welnicki, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plot; prepared this plot or directly supervised the preparation of this plot; that this plot is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plot; that all monuments depicted on this plot have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plot; and all public ways are shown and labeled on this plot.

Dated this ___ day of _____, 20__.

Matthew J. Welnicki, Professional Land Surveyor
Minnesota License No. 53598

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this ___ day of _____, 20__, by Matthew J. Welnicki, a Professional Land Surveyor.

(Signed) _____ (Date Signed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL
CITY OF SAINT PAUL

I do hereby certify that on the ___ day of _____, 20__, the City Council of the City of Saint Paul, Minnesota, approved this plot. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 3, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ___ day of _____, 20__.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____ Deputy

COUNTY SURVEYOR

Pursuant to MN Statutes, Section 383A.42 this plot has been approved this ___ day of _____, 20__.

Daniel D. Boar, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plot of SOUTHERN HIGHLAND BRIDGE was filed in the office of the Registrar of Titles for public record on this ___ day of _____, 20__ at ___ o'clock ___ M., and was duly filed in Book _____ of Plats, Page _____ through _____, as Document Number _____.

Deputy Registrar of Titles

CITY OF ST PAUL - ASSESSMENTS

Owners Report

PID: 17-28-23-41-0001

Property Address: 0 CLEVELAND AVE S 55116

Capital City Properties
400 Wabasha St Ste 240
St Paul MN 55102-1661

Owner
Taxpayer

FORD MOTOR COMPANY FIRST ADDITION PART OF LOT 3 SLY OF FOL DESC LINE; BEG AT NW COR OF LOT 3 TH S
ON WL 10.58 FT TH S 49D 54M 51S E 199.01 FT TH N 67D 29M 9S E 61.6FT TH S 62D 12M 36S E 163.97FT TH S 69D 21 M E
100 FT TH N 67D 29M 9S E 18.93FT TH S 69D 21 M E 605.99 FT TH N 89D 37M E TO EL OF LOT 3 & TIHERE TERM ALSO
ALL OF LOT 2 BLK 1

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-41-0076

Property Address: 966 MISSISSIPPI RIVER BLVD S 55116

Project Paul Llc
533 S 3rd St Ste 100
Minneapolis MN 55415-1101

Owner
Taxpayer

Lot 1 Block 33 of FORD

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-41-0078

Property Address: 966 MISSISSIPPI RIVER BLVD S 55116

City Of St Paul
25 4th St W # 1000
St Paul MN 55102-1692

Owner
Taxpayer

Lot PARK D of FORD

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-41-0077

Property Address: 966 MISSISSIPPI RIVER BLVD S 55116

Project Paul Llc
533 S 3rd St Ste 100
Minneapolis MN 55415-1101

Owner
Taxpayer

Lot 1 Block 34 of FORD

CITY OF ST PAUL - ASSESSMENTS
Owners Report

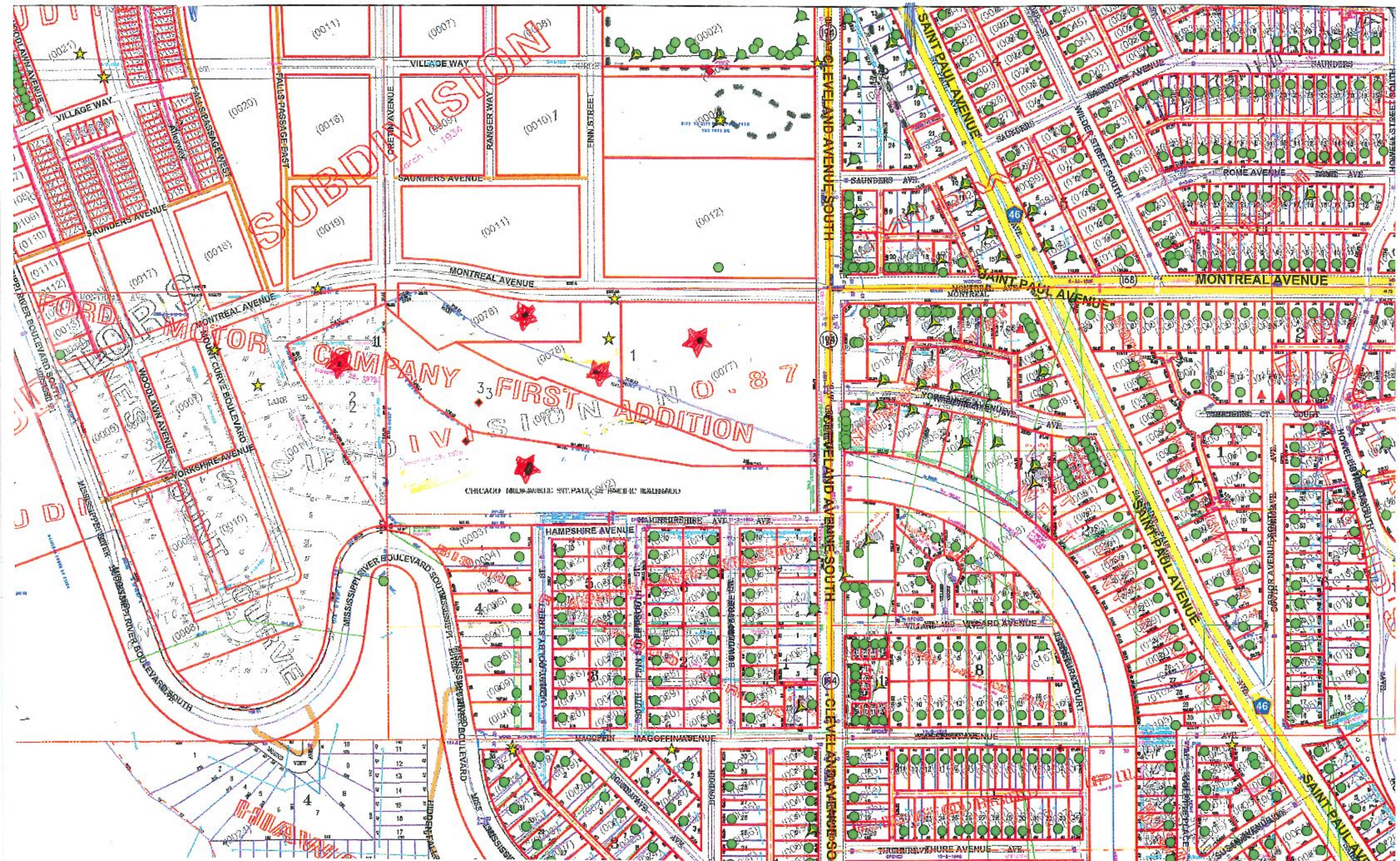
PID: 17-28-23-41-0002

Property Address: 27 INNER DR 19 55116-2893

Capital City Properties
400 Wabasha St Ste 240
St Paul MN 55102-1661

Owner
Taxpayer

AUDITOR'S SUBDIVISION NO. 87 ST. PAUL, MINN. A 140 TO 515 FT RR R/W BEING PART OF LOT 1 S OF L RUN W 368 FT FROM E L AND PAR WITH AND 140 FT N FROM S L OF LOT 1 TH N 81 DEG 16 1/2 MIN W 661 66/100 FT TH N 56 DEG 53 1/2 MIN W 174 23/100 FT TH N 39 DEG 10 1/2 MIN W 181 13/100 FT TO PT ON W L OF AND 515 FT FROM SW COR OF LOT 1



SUBDIVISION

FIRST ADDITION

COMPANY

DIVISION

MISSISSIPPI RIVER BOULEVARD

MISSISSIPPI RIVER BOULEVARD SOUTH

CHICAGO (MILWAUKEE ST. PAUL & PACIFIC) RAILROAD

CLEVELAND AVENUE SOUTH

CLEVELAND AVENUE SOUTH

SAINT PAUL AVENUE

SAINT PAUL AVENUE

SAINT PAUL AVENUE

VILLAGE WAY

SAUNDERS AVENUE

MONTREAL AVENUE

FALLS PASSAGE EAST

CREAN AVENUE

RANGER WAY

FINN STREET

SAUNDERS AVENUE

MONTREAL AVENUE

SAUNDERS AVENUE

MONTREAL AVENUE

MONTREAL AVENUE

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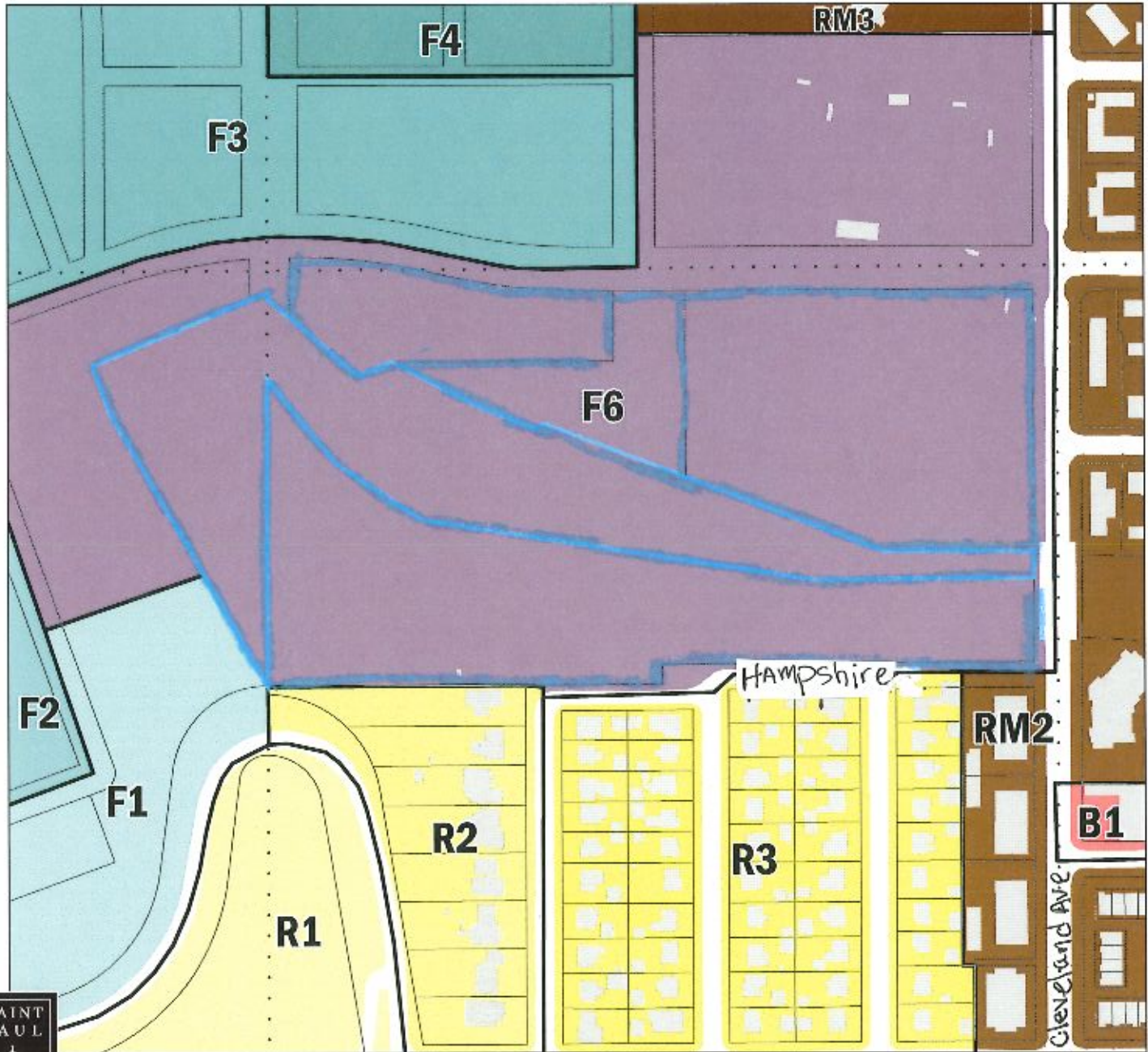
MONTREAL AVENUE

MONTREAL AVENUE

SAUNDERS AVENUE

MONTREAL AVENUE

MONTREAL AVENUE



File #23-022-871 Zoning Map
Application of Ryan Companies et. al

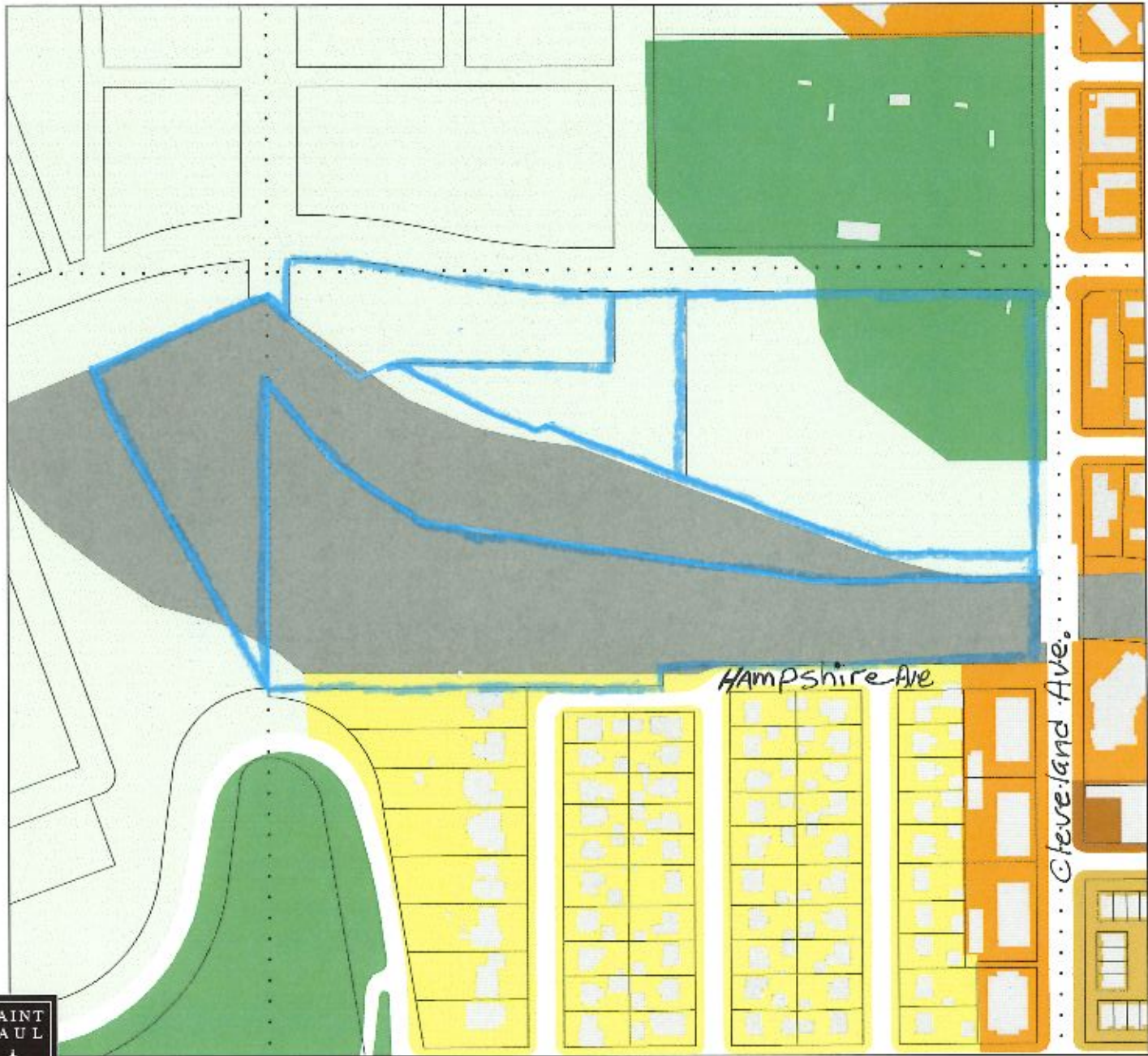
Application Type: Combined Plat
 Application Date: March 17, 2023
 Planning District: 15



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

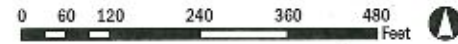
Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	



File #23-022-871 Existing Land Use
Application of Ryan Companies et. al

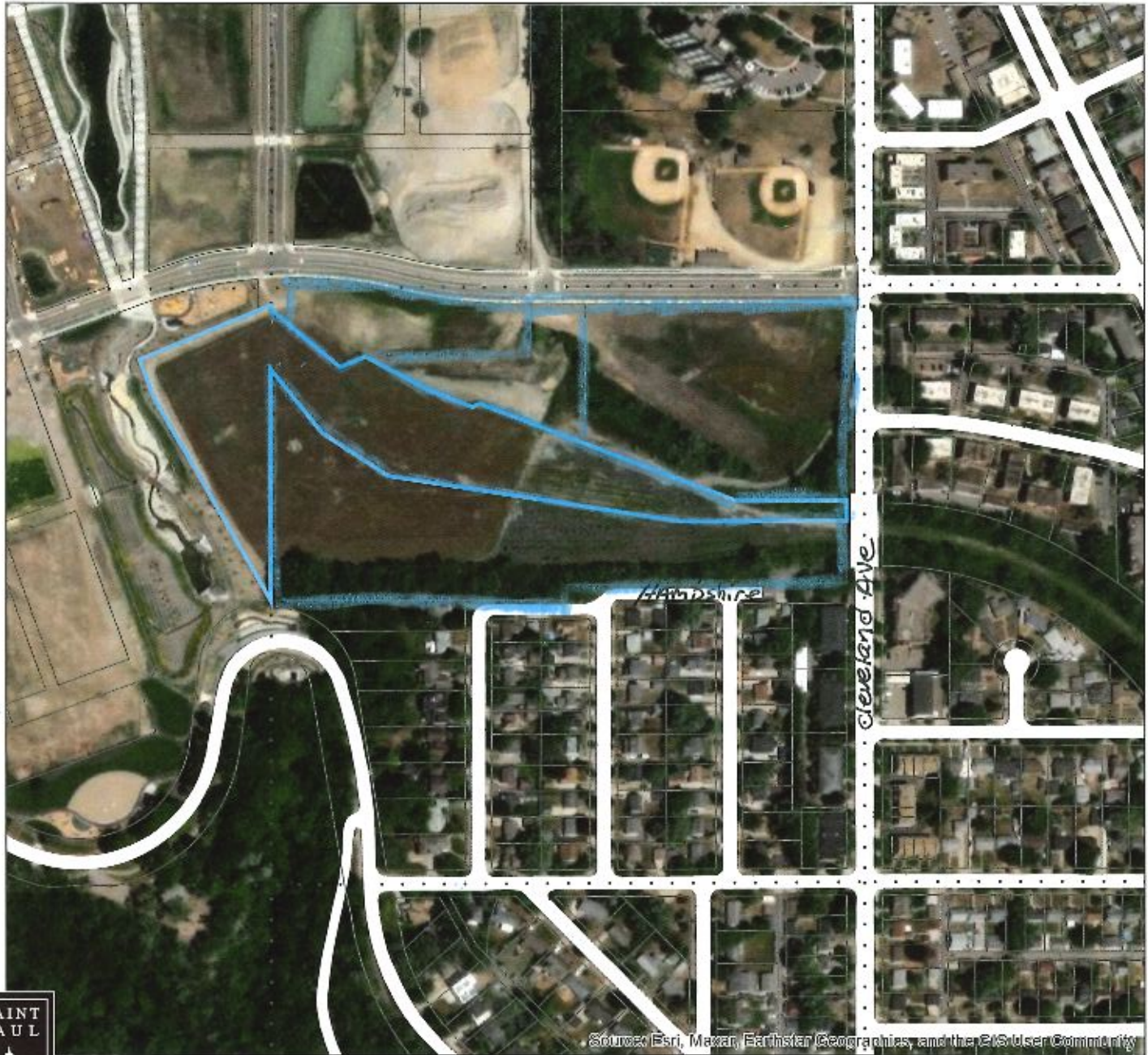
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 Planning District: 15



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Subject Parcel(s) Outlined in Blue

- | | | | |
|---------------------------|-----------------------------|--------------------------------|---------------|
| Subject Parcel(s) | Single Family Attached | Mixed Use Commercial and Other | Major Highway |
| ParcelPoly | Multifamily | Industrial and Utility | Railway |
| Farmstead | Office | Extractive | Airport |
| Seasonal/Vacation | Retail and Other Commercial | Institutional | Agricultural |
| Single Family Detached | Mixed Use Residential | Park, Recreational or Preserve | Undeveloped |
| Manufactured Housing Park | Mixed Use Industrial | Golf Course | Water |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



File #23-022-871 Aerial Map
Application of Ryan Companies et. al

Application Type: Combined Plat
 Application Date: March 17, 2023
 Planning District: 15



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Subject Parcel(s) Outlined in Blue

- Subject Parcel(s)
- ParcelPoly