

PRELIMINARY PLAT OF WESTERN HIGHLAND BRIDGE

NOTES

- Date of preparation: 10/30/2020
- Address: 966 Mississippi River Blvd. S. St. Paul, MN 55116.
- FEMA: Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 27123C0087G dated 06/04/2010.
- Contours are processed at 1 foot intervals from survey data obtained during the process of fieldwork. MNDOT monument "SNELLING ECC 1 MNDT" was used as a vertical benchmark with the elevation of 1022.56 (NAVD88).
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 181912733).
- Existing conditions shown are based on field collection performed by Westwood in June of 2018 and August 2019. Site is under construction, proposed utilities and grading provided by Ryan Companies US, Inc. and are shown within subject area.
- Existing Zoning:
F1- Ford River Residential

NOTES

- Area: Subject property contains: 218,914.46 sq.ft. or 5.04 acres.

Block 1	84,361.87 sq.ft.	1.94 +/- acres
Lot 1	19,838.38	0.45 +/-
Lot 2	17,166.43	0.39 +/-
Lot 3	16,348.22	0.38 +/-
Lot 4	15,974.10	0.37 +/-
Lot 5	15,034.74	0.35 +/-
- Block 2 62,532.64 sq.ft. 1.43 +/- acres

Lot 1	16,177.59	0.37 +/-
Lot 2	13,087.88	0.30 +/-
Lot 3	11,940.62	0.27 +/-
Lot 4	11,050.33	0.25 +/-
Lot 5	10,276.22	0.24 +/-
- Block 3 37,514.99 sq.ft. 0.86 +/- acres

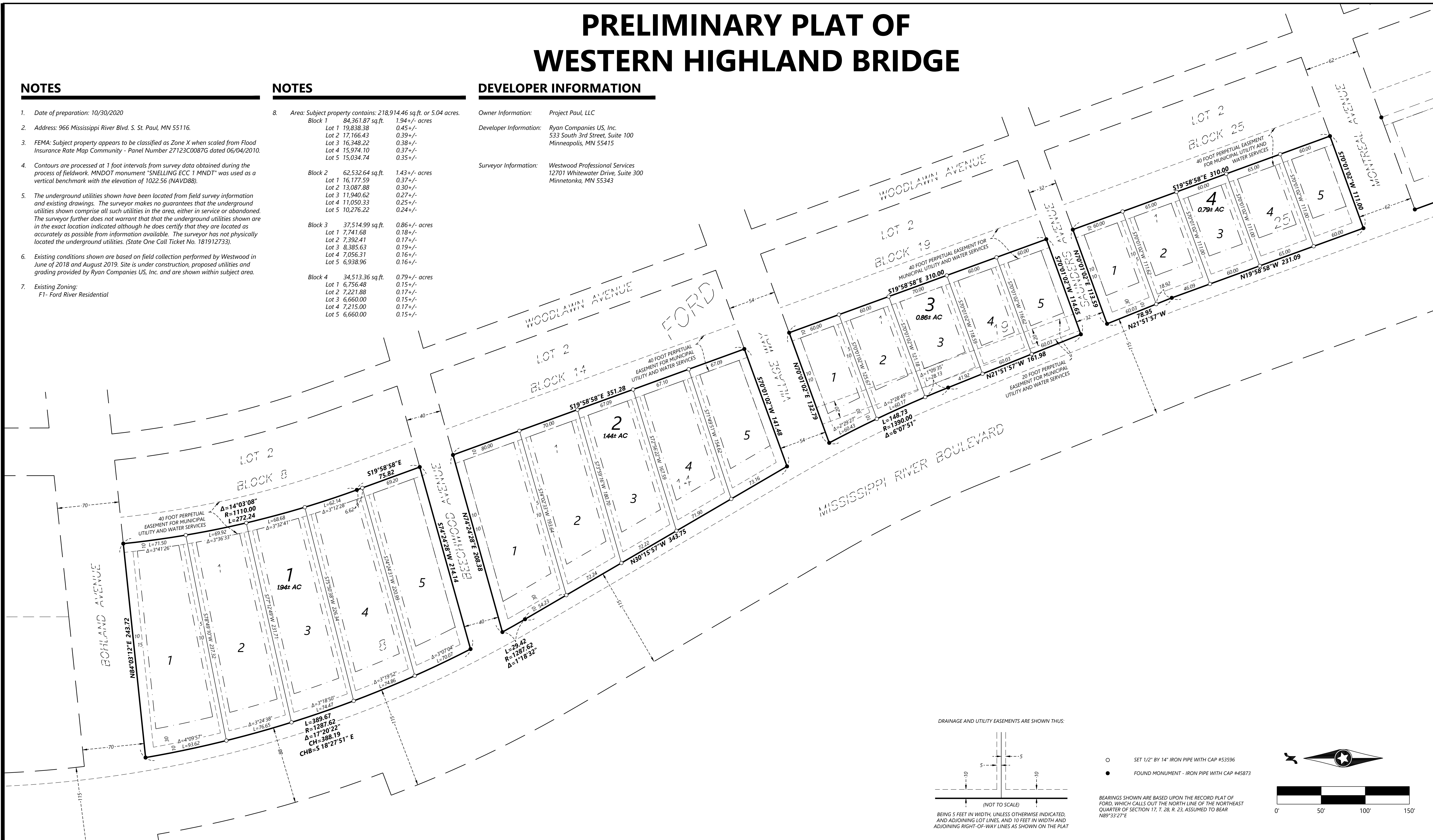
Lot 1	7,741.68	0.18 +/-
Lot 2	7,392.41	0.17 +/-
Lot 3	8,385.63	0.19 +/-
Lot 4	7,056.31	0.16 +/-
Lot 5	6,938.96	0.16 +/-
- Block 4 34,513.36 sq.ft. 0.79 +/- acres

Lot 1	6,756.48	0.15 +/-
Lot 2	7,221.88	0.17 +/-
Lot 3	6,660.00	0.15 +/-
Lot 4	7,215.00	0.17 +/-
Lot 5	6,660.00	0.15 +/-

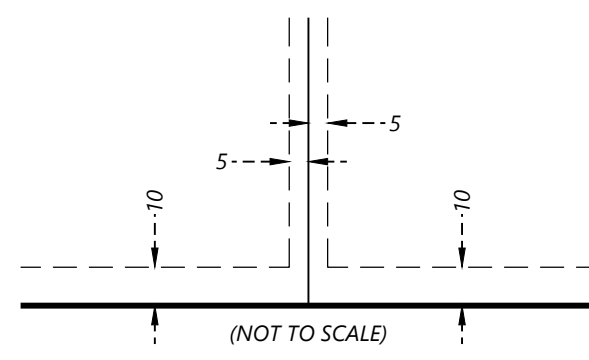
DEVELOPER INFORMATION

Owner Information: Project Paul, LLC
 Developer Information: Ryan Companies US, Inc.
 533 South 3rd Street, Suite 100
 Minneapolis, MN 55415
 Surveyor Information: Westwood Professional Services
 12701 Whitewater Drive, Suite 300
 Minnetonka, MN 55343

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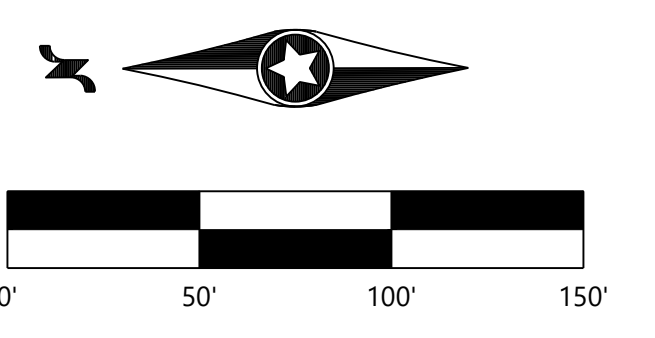


DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



- SET 1/2" BY 14" IRON PIPE WITH CAP #53596
- FOUND MONUMENT - IRON PIPE WITH CAP #45873

BEARINGS SHOWN ARE BASED UPON THE RECORD PLAT OF FORD, WHICH CALLS OUT THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, T. 28, R. 23, ASSUMED TO BEAR N89°33'27"E



DESIGNED: _____
 CHECKED: NHC
 DRAWN: VCH
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: _____

INITIAL ISSUE: _____
 REVISIONS: _____

PREPARED FOR:
RYAN COMPANIES US, INC.
 533 SOUTH THIRD STREET, SUITE 100
 MINNEAPOLIS, MINNESOTA, 55415

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
 MATHEW WELBORSKI
 DATE: 11/2/2020 LICENSE NO. 53596

HIGHLAND BRIDGE
 ST. PAUL, MINNESOTA

Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minnetonka, MN 55343
 Toll Free (888) 937-5150 westwoods.com
 Westwood Professional Services, Inc.

PRELIMINARY PLAT

SHEET NUMBER:
1 OF **2**
 DATE: 10/30/2020

PROJECT NUMBER: 0029754.00

PRELIMINARY PLAT OF WESTERN HIGHLAND BRIDGE

EXCEPTION PER TITLE

- Rights of the City of Saint Paul in the right of way for Mississippi River Boulevard, as said road is presently laid out and traveled, and as shown on the Plat of Mississippi River Boulevard No. 2, recorded August 13, 1906, in the office of the County Recorder as Doc. No. 328682.
- Plat of Auditor's Subdivision No. 87, recorded March 6, 1934, in the office of the Registrar of Titles as Doc. No. 143957.
- Conditions as shown in the Council Resolution approving the Plat of Ford, dated November 20, 2019, recorded December 19, 2019 as Document No. 2655824.
- Matters shown on the Plat of Ford, recorded December 19, 2019 as Document No. 2655825.
- Use restrictions as contained in the Limited Warranty Deed, from Ford Motor Company, to Project Paul, LLC, dated December 18, 2019, recorded December 19, 2019, as Doc. No. 2655826.
- Memorandum of Redevelopment Agreement (Ford Site) by and among the City of Saint Paul, Minnesota, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, and Project Paul, LLC, dated December 18, 2019, recorded December 19, 2019 as Document No. 2655830.
- Special Assessment Agreement, Petition, and Waiver (Ford Site) by and among the City of Saint Paul, Minnesota, Project Paul, LLC, and MN Ford Site Apartment Land LLC, dated December 18, 2019, recorded December 19, 2019 as Document No. 2655839.
- Minimum Assessment Agreement (Ford Site) by and among the City of Saint Paul, Minnesota, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, Project Paul, LLC, and MN Ford Site Apartment Land LLC, dated December 18, 2019, recorded December 19, 2019 as Document No. 2655840.
- Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Financing Statement made by Project Paul, LLC, as Mortgagee, in favor of Wells Fargo Bank, National Association, as Lender, dated December 18, 2019, recorded December 19, 2019 as Document No. 2655861, to secure an indebtedness in the original principal amount of \$48,000,000.00.
- Collateral Assignment of Redevelopment Agreement and Site Improvement Performance Agreement made by and among Project Paul, LLC, Wells Fargo Bank, National Association, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, and the City of Saint Paul, Minnesota, dated December 18, 2019, recorded December 19, 2019 as Document No. 2655862.
- Environmental Cooperation Agreement by and between Ford Motor Company and Project Paul, LLC, as evidenced by Memorandum of Environmental Cooperation Agreement, dated December 18, 2019, recorded December 19, 2019 as Document No. 2655866.
- As affected by unrecorded Collateral Assignment of Environmental Cooperation Agreement by Project Paul, LLC to Wells Fargo Bank, National Association, dated April 27, 2020.
- Unrecorded Site Improvement Performance Agreement, dated December 18, 2019.
- Master Declaration of Highland Bridge by Project Paul, LLC, a Delaware limited liability company, dated July 15, 2020, recorded July 27, 2020 as Document No. 2670653.

LEGAL DESCRIPTION

Real property in the City of St Paul, County of Ramsey, State of Minnesota, described as follows:
 Lot 1, Block 8; Lot 1, Block 14; Lot 1, Block 19; and Lot 1, Block 25, Ford, according to the recorded plat thereof, Ramsey County, Minnesota.
 (Torrens Property - Part of Certificate of Title No. 635027)



LEGEND				
●	MANHOLE	—	BOUNDARY LINE	
■	CATCH BASIN	—	RIGHT-OF-WAY LINE	
⊕	HYDRANT	—	LOT LINE	
⊗	GATE VALVE	- - -	EASEMENT LINE	
⊙	CAPPED WELL	—	SECTION LINE	
⊕	ACTIVE WELL	—	CTV — CABLE TELEVISION LINE	
☀	CONIFEROUS TREE	—	GAS — GAS LINE	
🌳	DECIDUOUS TREE	—	POH — POWER OVERHEAD	
●	FOUND MONUMENT (SEE LABEL)	—	PLUG — POWER UNDERGROUND	
●	CAST IRON MONUMENT (SEE LABEL)	—	SAN — SANITARY SEWER	
○	SET MONUMENT (SEE LABEL)	—	STO — STORM SEWER	
		—	WAT — WATERMAIN	
		—	FO — FIBER OPTIC	
		—	X — FENCE LINE	
		—	—	CURB & GUTTER

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NORTH 1/4 CORNER OF SEC. 17, T.28, R.23
N89°32'27"E
1889.3227E

DESIGNED: _____
 CHECKED: NHC
 DRAWN: VCH
 HORIZONTAL SCALE: 1"=50'
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INITIAL ISSUE: _____
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