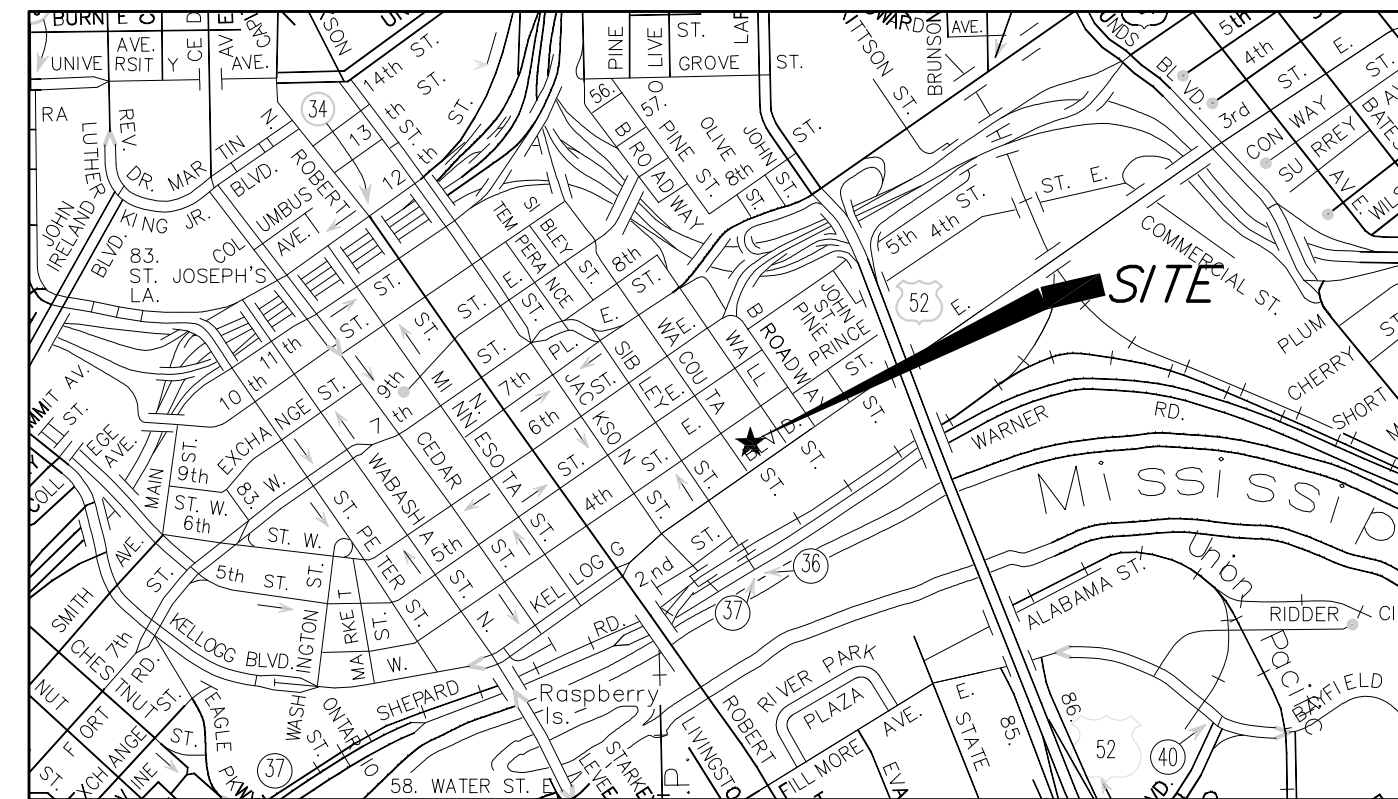






LEGEND

NOT TO SCALE



PROPERTY DESCRIPTION

Lots 7 and 8, Block 2, Hopkins Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota (Abstract Property)

CERTIFICATION

To T.J.L Development LLC, a Minnesota limited liability company; Old Republic National Title Insurance Company; Guaranty Commercial Title, Inc.

This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 7(a), 8, 9, 11, 13 and 16 of Table A thereof. The fieldwork was completed on September 18th, 2018.

Date of Plat or Map: October 8, 2018

REVIEW COPY

Dennis B. Olmstead, Professional Land Surveyor  
Minnesota License No. 18425

NOTES

- 1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by Guaranty Commercial Title, Inc as agent for Old Republic National Title Insurance Company, file no. 64451, dated September 4, 2018.
2. The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
3. The basis of bearings is assumed.
4. All distances are in feet.
5. The area of the above described property is 13,087 square feet or 0.300 acres.
6. There are 34 regular striped parking stalls and 0 handicapped parking stalls.
7. The property lies within Zone X (unshaded - areas determined to be outside the 0.2% annual chance floodplain) of Federal Emergency Management Agency (FEMA) Flood Insurance Community Panel No. 27123C0104G, effective June 4, 2010.
8. There was no observed evidence of earth moving work or building construction at the time of our field work.
9. Names of adjoining owners are depicted based on Ramsey County GIS tax information.
10. Survey related exceptions set forth in Schedule B, Section Two of the Title Commitment:

Item no. 5 references Restrictions, covenants, conditions, easements and party wall maintenance provisions dated March 22, 1902; filed August 13, 1904; in Book 48 of Miscellaneous, Page 259, Document No. 300958, which contained no forfeiture provision. Per said document, the center of the westerly wall of the building on Lot 9 was erected on the dividing line between Lots 8 and 9.

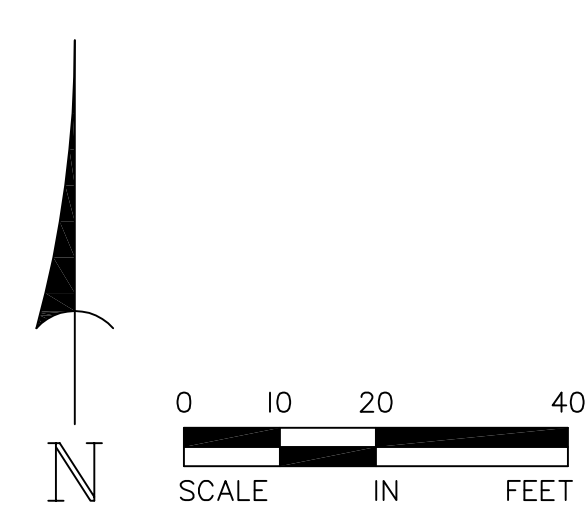
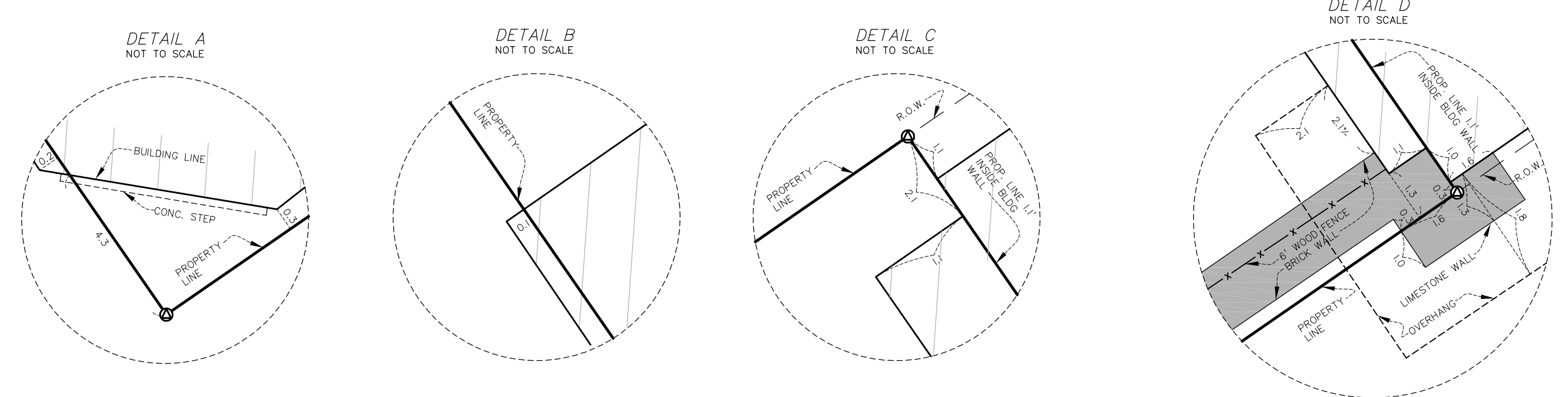
Item no. 6 references Alley easement(s) over subject property in favor of City of Saint Paul, as created in Book 51 of Miscellaneous, Page 136, Document No. 300672. Alley easement is depicted on the survey.

Benck Marks:

- 1. Ramsey County Monument 0591, a section corner located at the intersection of 4th St. & Wacouta St in St. Paul Minnesota and has an elevation of 34.66 feet (St. Paul Datum).
2. TNH located at the North end of the T-intersection of Wacouta St. and Kellogg Blvd E and has an elevation of 17.62 feet (St. Paul Datum)

LEGEND

- SET MAG NAIL, SET CAP IRON MONUMENT 18425, FOUND IRON MONUMENT, HYDRANT, WATER VALVE, SANITARY MANHOLE, CATCH BASIN, PARKING METER, LIGHT POLE, STORM MANHOLE, POWER POLE, TRAFFIC SIGNAL, POWER LIGHT POLE, HAND HOLE, ELECTRIC MANHOLE, TELEPHONE MANHOLE, GAS VALVE, BOLLARD, GAS, SANITARY SEWER, STORM SEWER, WATERMAIN, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, OVERHEAD UTILITIES, FENCE, CONCRETE, BITUMINOUS, FEMA LINE, BRICK RETAINING WALL



ALLIANT ENGINEERING logo and contact information: 733 Marquette Ave, Ste 700 Minneapolis, MN 55402. Phone: 612.758.3080 MAIN, 612.758.3099 FAX. Website: www.alliant-inc.com. Survey title: ALTA/NSPS LAND TITLE SURVEY. Client: KELLYS DEPOT BAR & GRILL, 241 KELLOGG BOULEVARD EAST, ST. PAUL, MN. Drawing info: DRAWN BY PG,JDT, CHECKED BY DBO, DATE ISSUED 10/08/2018, SCALE 1"=20', JOB NO. 18-0161, FIELD CREW PG.





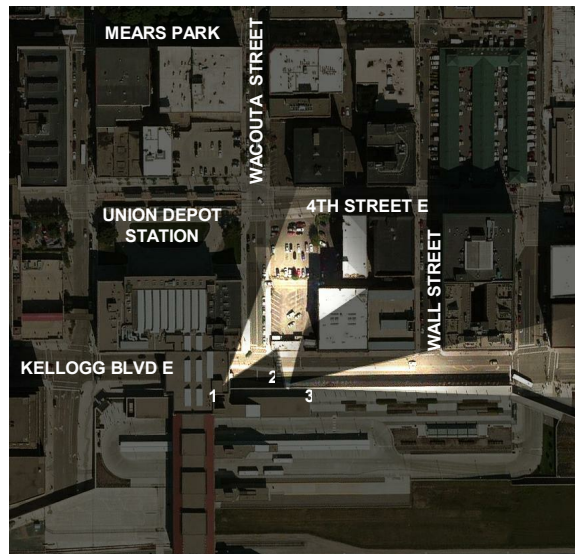
VIEW 1 - FACING NORTH



VIEW 2 - FACING KELLOGG BLVD EAST



VIEW 3 - FACING NORTHWEST







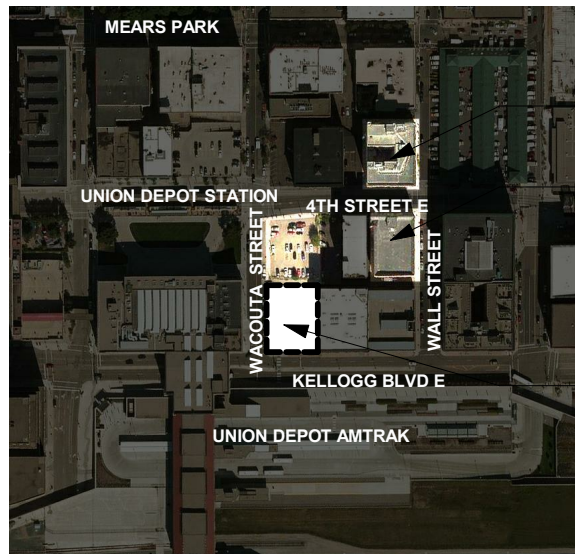
KELLY'S PUB BUILDING



LOT 270 BUILDING



NORTHWESTERN BUILDING

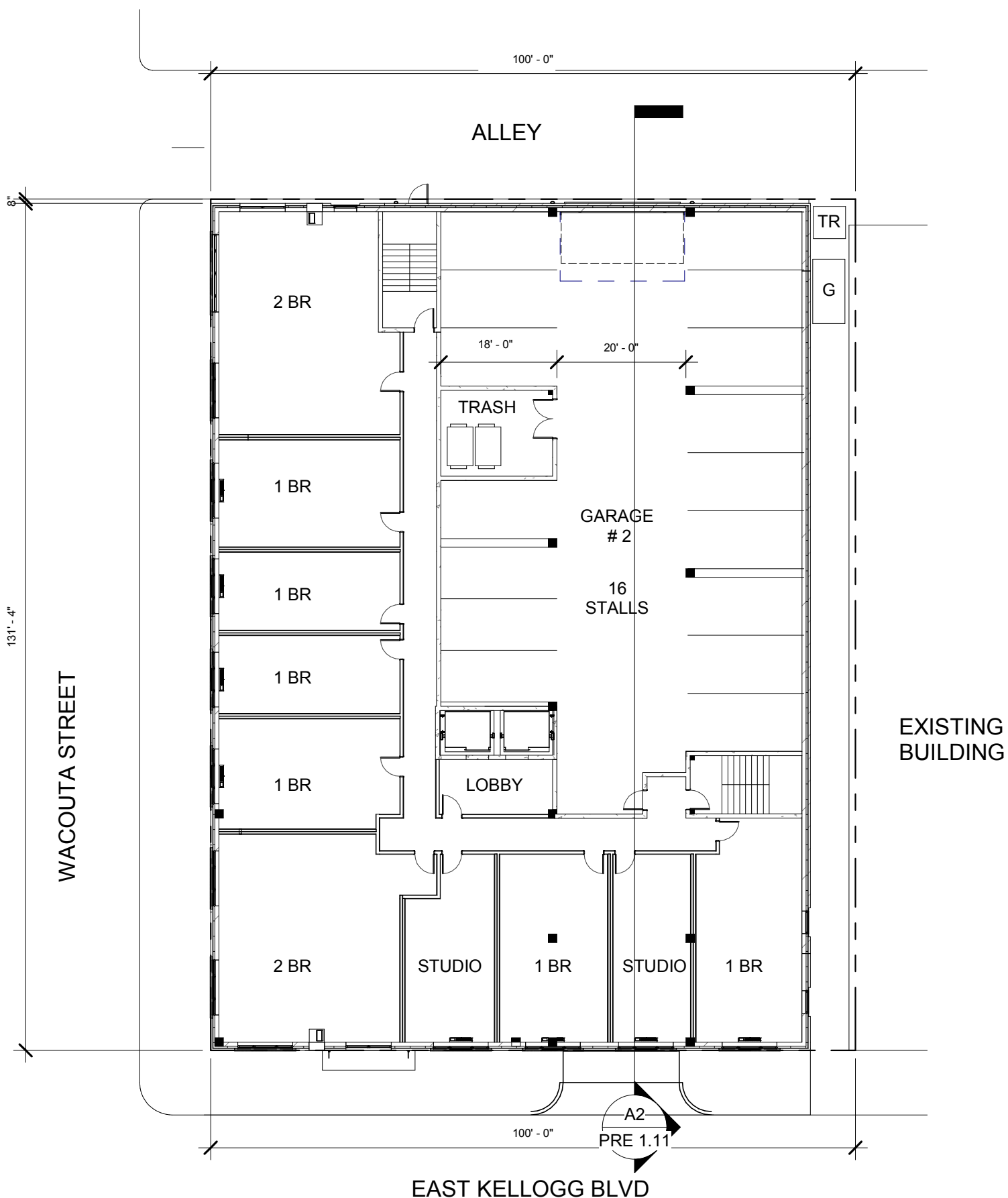


NORTHWESTERN BUILDING

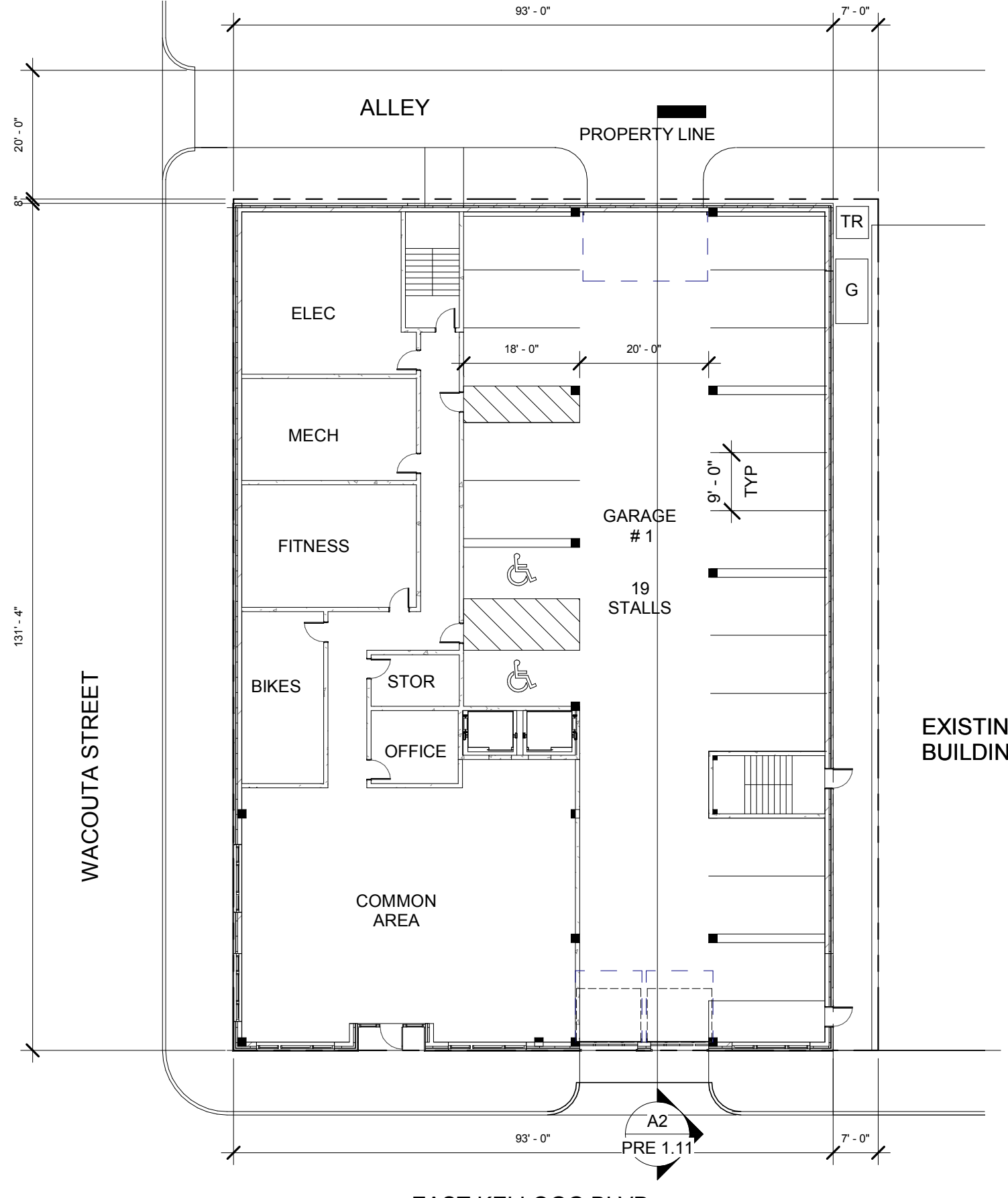
LOT 270 BUILDING

KELLY'S PUB BUILDING

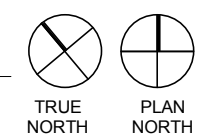




2 SITE PLAN / FLOOR PLAN - LEVEL 2  
1" = 20'-0"



1 SITE PLAN / FLOOR PLAN - LEVEL 1  
1" = 20'-0"







**SAT image - site context plan**  
NTS

**421 KELLOGG BLVD E. BUILDING RECAP**

**ZONING RECAP**

CURRENT PRIMARY ZONING: B5 - CENTRAL BUSINESS DISTRICT

**SITE\***

TOTAL AREA 14,000 SF  
\*BASED ON ST. PAUL GIS MAP. VERIFY W/ SURVEY

**PARKING**

PARKING PROVIDED 35 STALLS  
(LEVEL 1 - 19 STALLS, LEVEL 2 - 16 STALLS)

**BUILDING HEIGHT**

PROPOSED 7 STORIES - 75'-0"

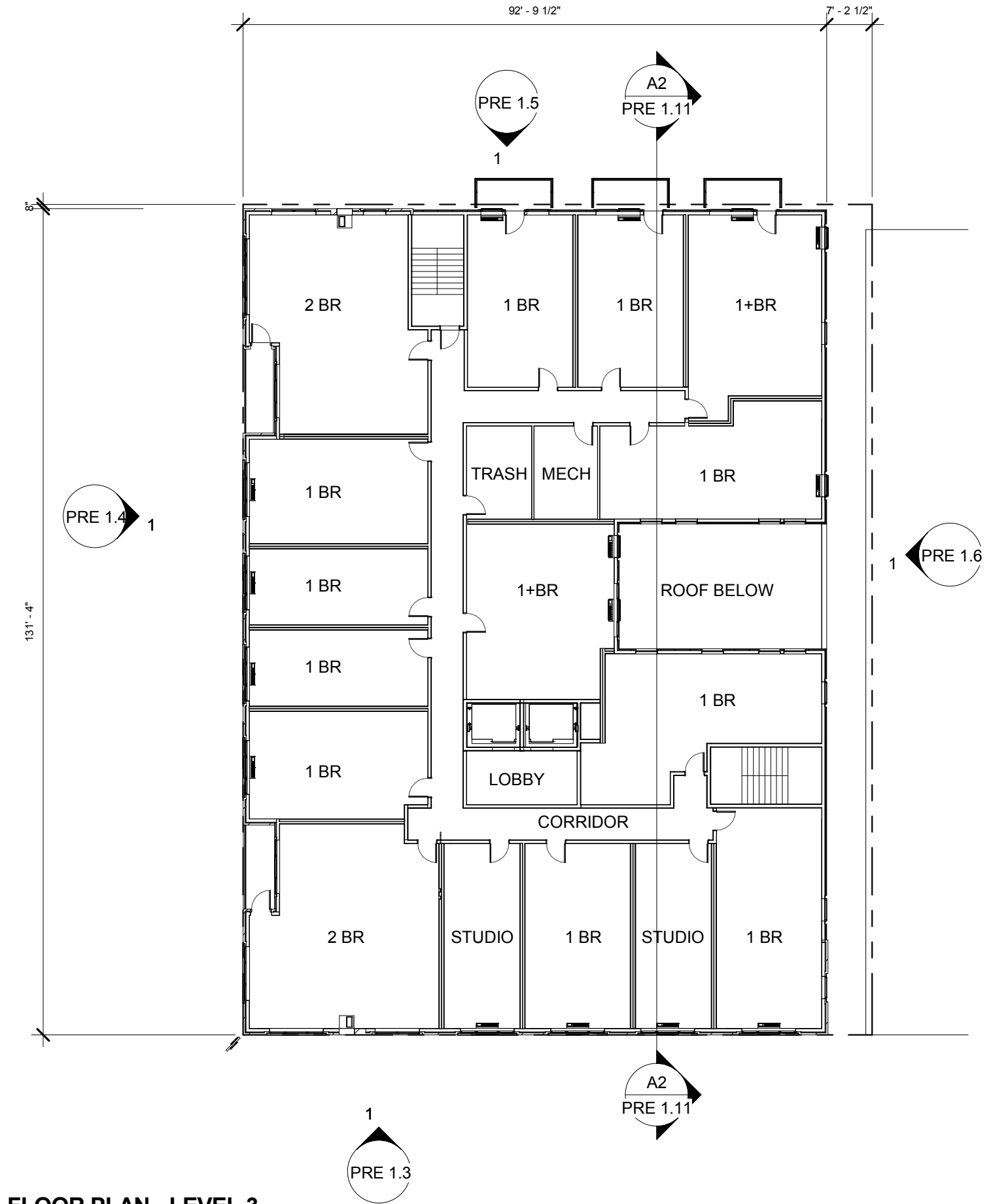
**UNIT RECAP**

UNIT TYPE	1ST	2ND	3RD - 7TH	TOTAL
STUDIO	0	2	2	12
1 BDRM	0	6	10	56
1+ BDRM	0	0	2	10
2 BDRM	0	2	2	12
<b>TOTAL:</b>	<b>0</b>	<b>10</b>	<b>16</b>	<b>90 UNITS</b>

BEDROOMS PER FLOOR = 2nd: 11 bdrms, 3rd-7th: 18 bdrms

UNITS PER FLOOR = 2nd: 10 units, 3rd -7th: 16 units

TOTAL BEDROOMS = 101



**FLOOR PLAN - LEVEL 3**  
1" = 20'-0"





**SOUTH EXTERIOR ELEVATION**  
 3/32" = 1'-0"









**NORTH EXTERIOR ELEVATION**

3/32" = 1'-0"





**EAST EXTERIOR ELEVATION**  
 3/32" = 1'-0"





**SOUTH EXTERIOR ELEVATION**







**NORTH EXTERIOR ELEVATION**

3/32" = 1'-0"



**EAST EXTERIOR ELEVATION**

3/32" = 1'-0"



EXTERIOR WALL  
RATINGS VARY,  
SEE PLANS

T.O. STAIR TOWER  
187' - 0 3/8"

T.O. PARAPET  
176' - 8"

TRUSS BEARING  
173' - 4 5/8"

LEVEL 7  
164' - 3 1/2"

LEVEL 6  
153' - 7 5/8"

LEVEL 5  
142' - 11 3/4"

LEVEL 4  
132' - 3 7/8"

LEVEL 3  
121' - 8"

LEVEL 2  
111' - 0"

LEVEL 1  
100' - 0"

74' - 11 3/8" FROM LOWEST POINT

KELLOGG BLVD

709

714

TYPE 3A  
CONSTRUCTION

TYPE 1A  
CONSTRUCTION

ALLEY

**BUILDING SECTION @ GARAGE**

3/32" = 1'-0"

2 HR. BETWEEN  
CONC. LEVELS

3 HR. SEPARATION  
@ CONC. PLANK

1 HR. SEPARATION  
BETWEEN UNITS