



Preliminary Plan - Subject to change



Project Summary

The following commitment was made by the buyers of the Ramp to the City of Minneapolis:

Development Commitment: Buyer agrees to develop 70-100 residential housing units and street level retail space on or adjacent to the Property having a total development cost of at least TEN MILLION and No/100ths DOLLARS (\$10,000,000.00) and shall obtain LEED Certification for such project from the US Green Building Council, provided that if, as reasonably determined by the CPED Director, such project cannot receive the necessary City of Minneapolis zoning and regulatory approvals, Buyer agrees to instead develop an office, residential and/or retail development (or any combination of such) on or adjacent to the Property having a total development cost of at least TEN MILLION and No/100ths DOLLARS (\$10,000,000.00) and shall obtain LEED Certification for such project from the US Green Building Council (the "Development Commitment").

The above obligation requires that 5,194 sf. be vacated by the City on the west side of Second Avenue SE as shown in the drawings enclosed in this presentation. The existence of a 6-inch water line in the present right of way will remain. The footings of the proposed building will be 10' to the west of that water line to preserve access for repairs or replacement of that water line by the City.

The proposed Project will redevelop a 900-car parking ramp by attaching housing units. The project area will encompass the east half of the block, bordered by Second Street SE, Central Avenue, University Avenue SE and Second Avenue SE. The Project will contain approximately 93 units. The units will range in size from 675 sf. to 1,250 sf. The Project will have amenities such as exercise room and community room.

Construction is anticipated to start in the fall of 2013 or spring of 2014. The project site is currently the location of a nine-story 900-car parking ramp constructed by the City for Saint Anthony Main shopping Center created in 1978. The parcel size is approximately 46,200 sf. The will be redeveloped with approximately 70 units on the east side and 37 units on the top.

The resulting building will be 12 stories high and approximately 120' in height. The units on Second Avenue SE will be six stories on University Avenue and seven stories or 70' on the Second Street SE end since the street slopes almost a full floor.

Proposed exterior materials for the lower housing will be masonry, brick and precast concrete.

Parking for the entire housing constructed will be in the existing parking ramp which has an excess capacity of 250 spaces which are empty on a daily basis. The parking will be entered through the existing access on Second Avenue SE.

The proposed landscaping includes boulevard trees and shrubs.

There will also be additional foundation plantings on the existing sides of the ramp in addition to the existing trees on the site.

There will be 2,000 sf. of retail on the ground floor on the University Avenue side of the building.

Apartment Units Schedule

Linerhousing (East Wall)

3		2 BR Apartments Two Level	1400 SF
8		1 BR Apartments	586 SF
32		1 BR Apartments	734 SF
4		2 BR Apartmetns	1101 SF
4		1 BR Apartments	858 SF
Total: 51			

Penthouse

6	G	2 Level 1 BR	900 SF
14	H	1 Level 2BR	1120 SF
2	I	1 Level 2BR	1350 SF
2	J	1 Level 1 BR	940 SF
18	L	1 Level 1 BR	744 SF
Total: 42			

Grand Total:
93 Housing Units

Rampton Apartments

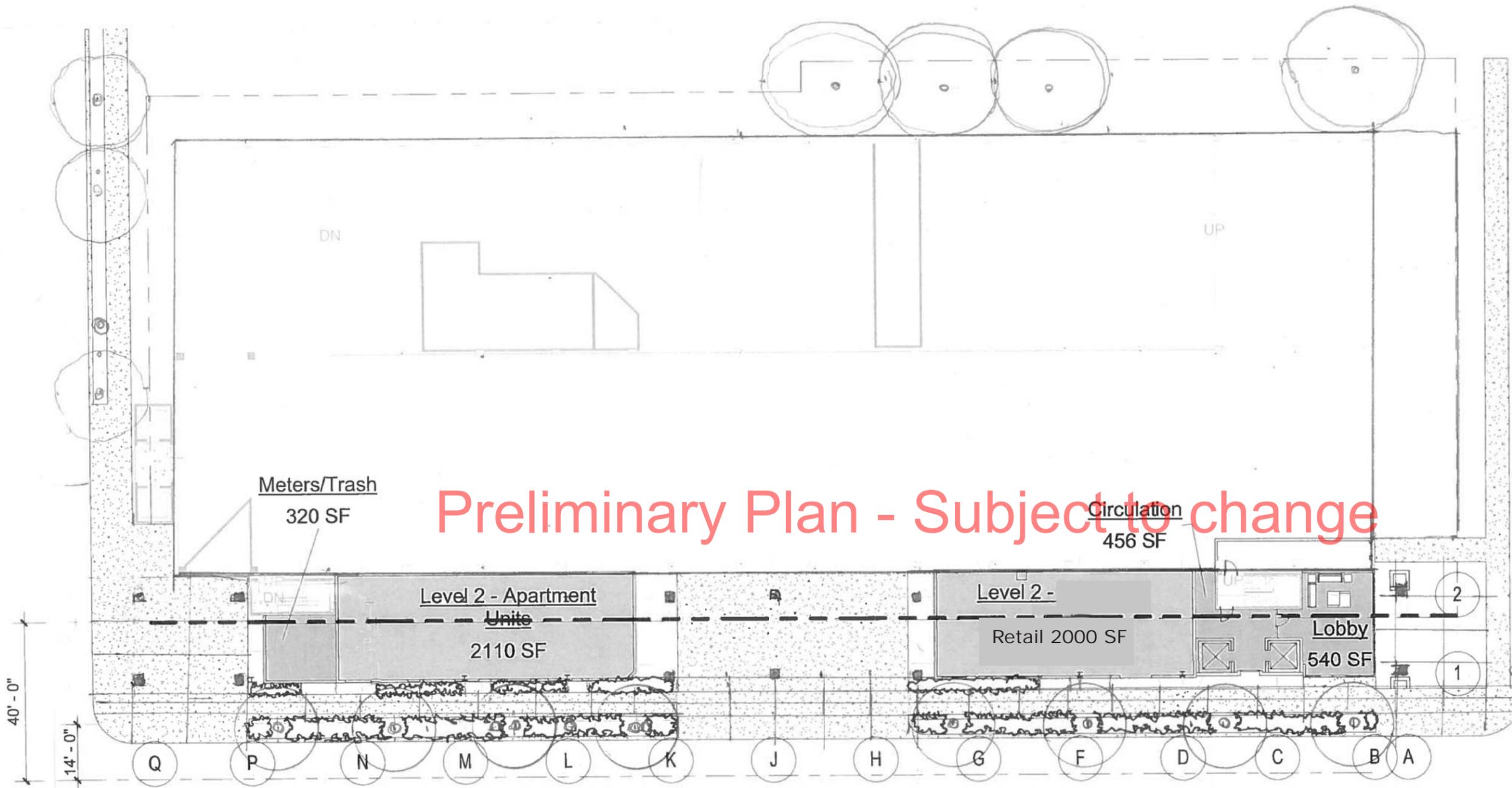
Gross Area Calculations

Lot		51139.5 SQ.FT.
Existing Parking Ramp Each Floor	34532.36 (9 Floors)	310791 SQ.FT.

	Storage & Circulation	Apartment Units	Deck	
Level 1	319	2110		
Level 2 Housing	860	2110		
Retail		2000		
Level 3	3517	4692		
Level 4	1938	7838		
Level 5	1938	7838		
Level 6	1938	7838		
Level 7	1938	7838		
Level 8	1938	7838		
Parking	0	0		
Parking	0	0		
Level 11	4277	22360	1842	
Level 12	4595	21204	3800	
Housing Total Square Footage	23258	93666	5642	122566 SQ.FT.
Gross SQ.FT.				433357 SQ.FT.
F.A.R. Parking Only				6.07

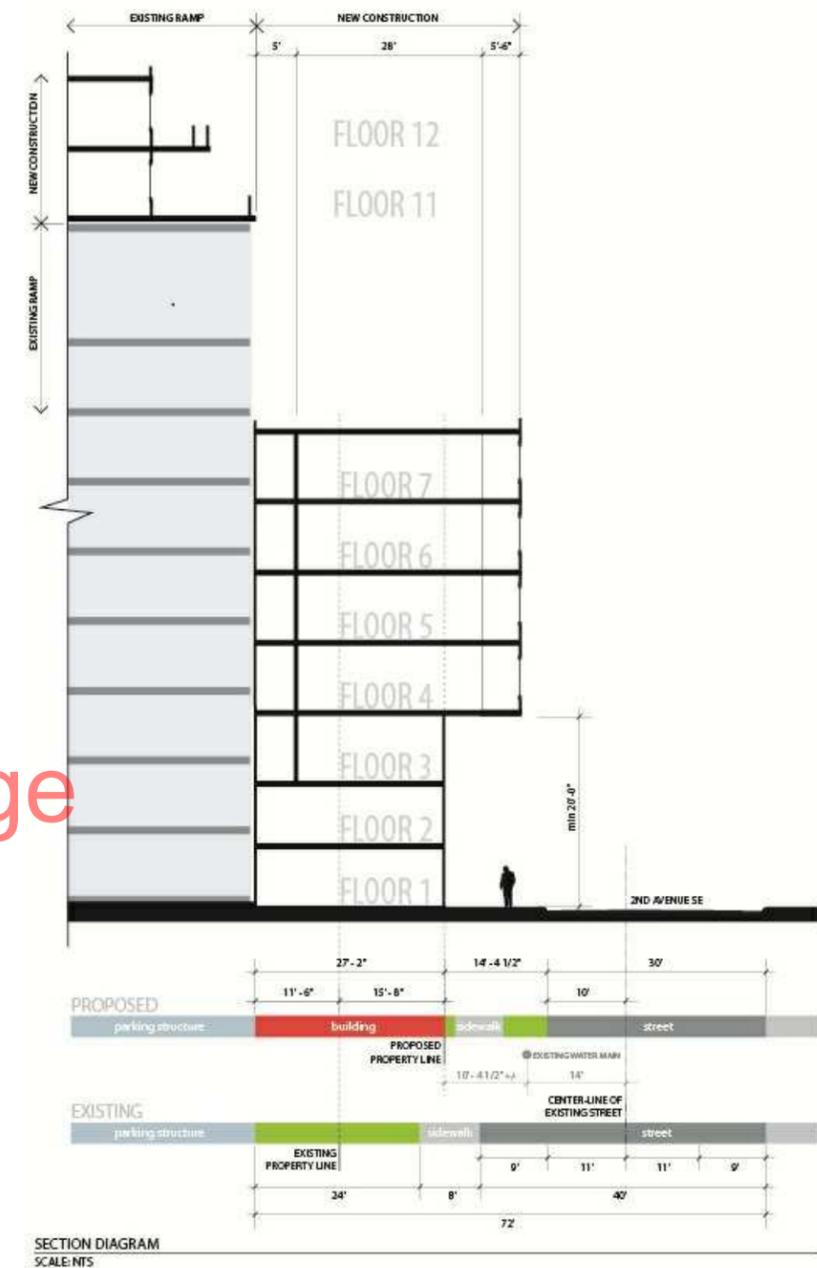
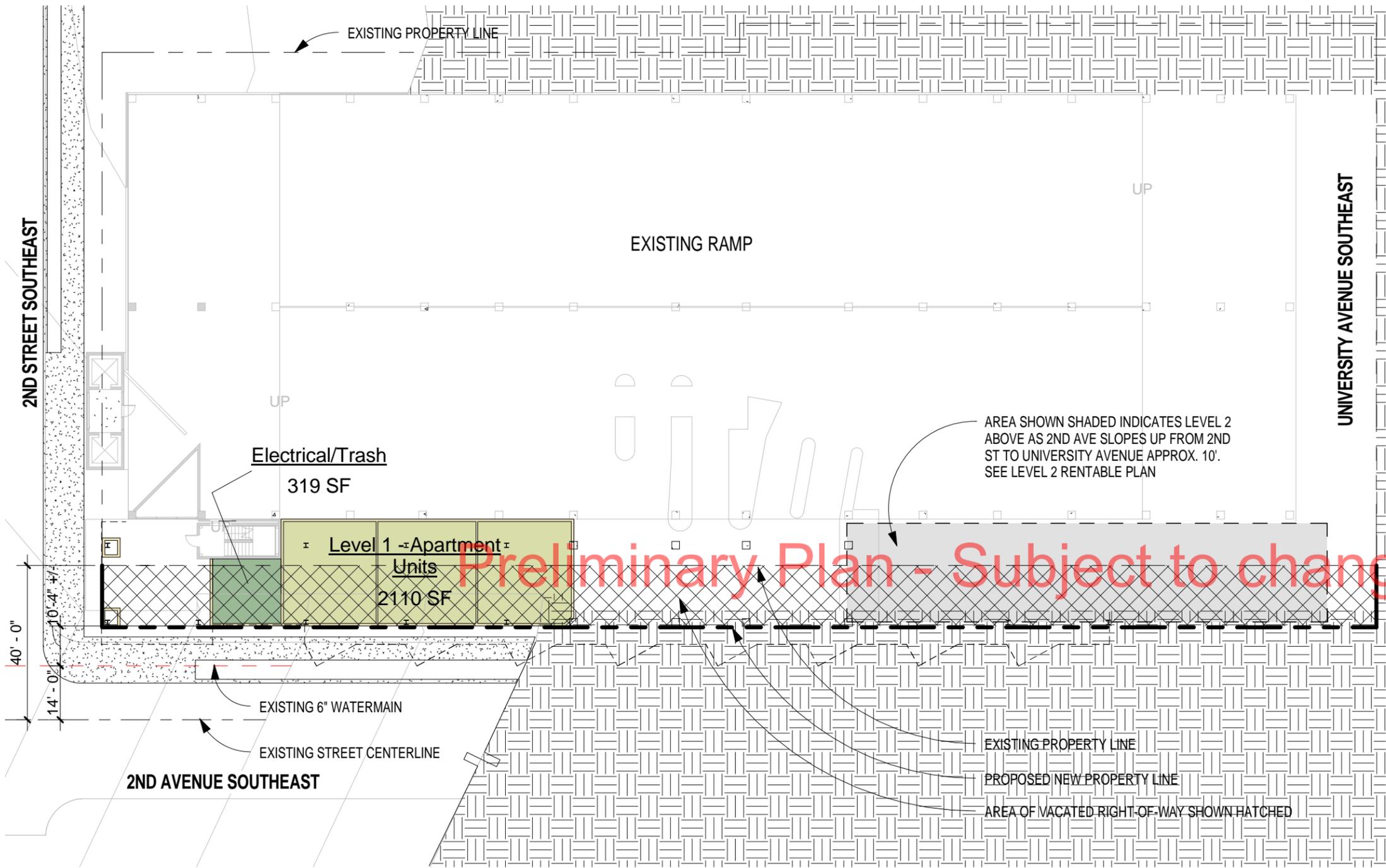
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Project Components

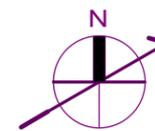


- Suggested Plant Schedule**
- Boulevard Trees
 - 8 Japanese Tree Lilac 3" caliper
 - Shrubs: quantities to be determined
 - Techny Arborvitae
 - Chokecherry
 - Engelman Ivy
 - All trees to be in planting beds with shredded hardwood mulch.
 - Pavings on Second Avenue SE to be colored and scored to match drawing.
 - Civil Engineering: Grading Plan
 - All grading to match existing curb and paving conditions.

LANDSCAPE PLAN
1"=30'-0"

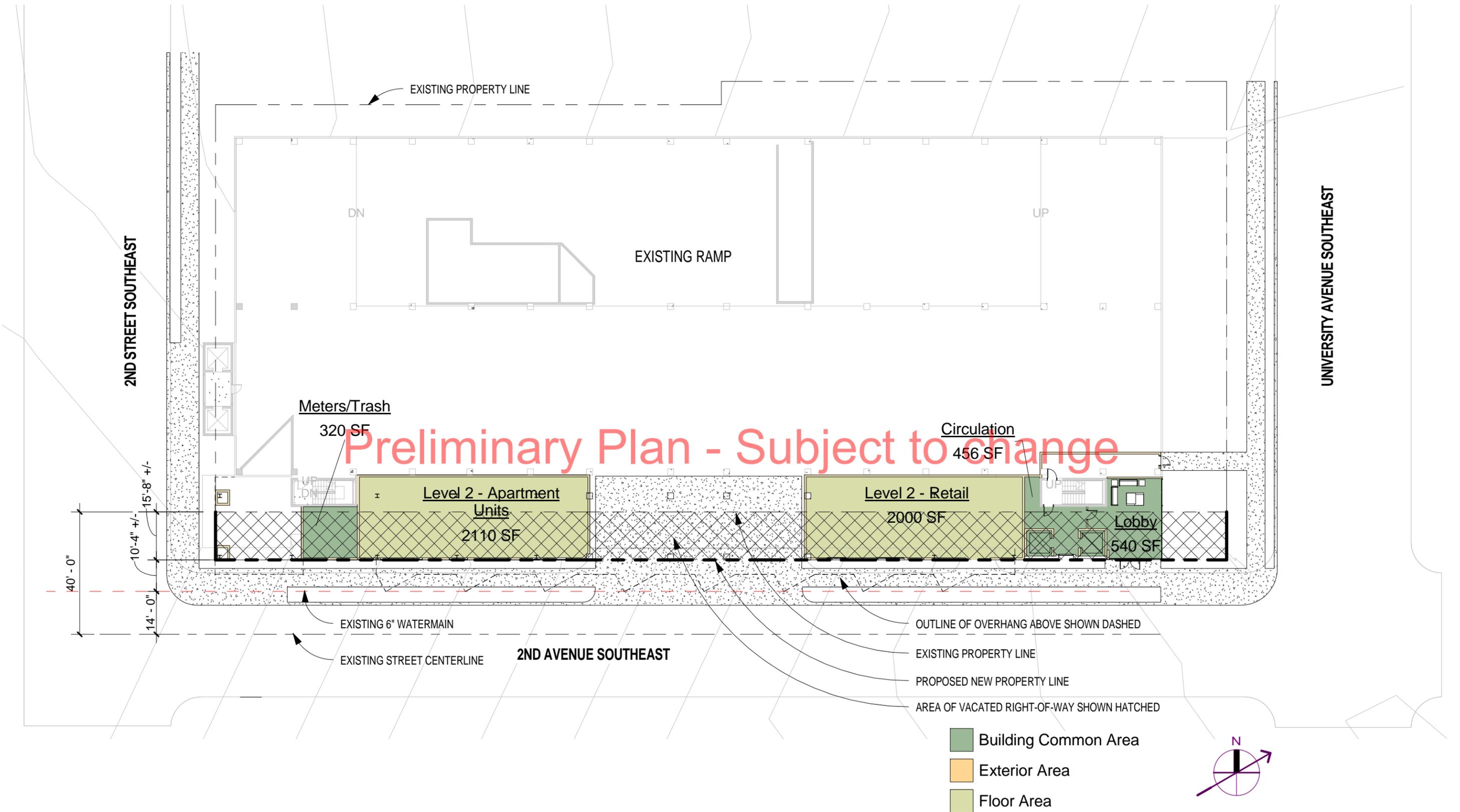


- Building Common Area
- Exterior Area
- Floor Area



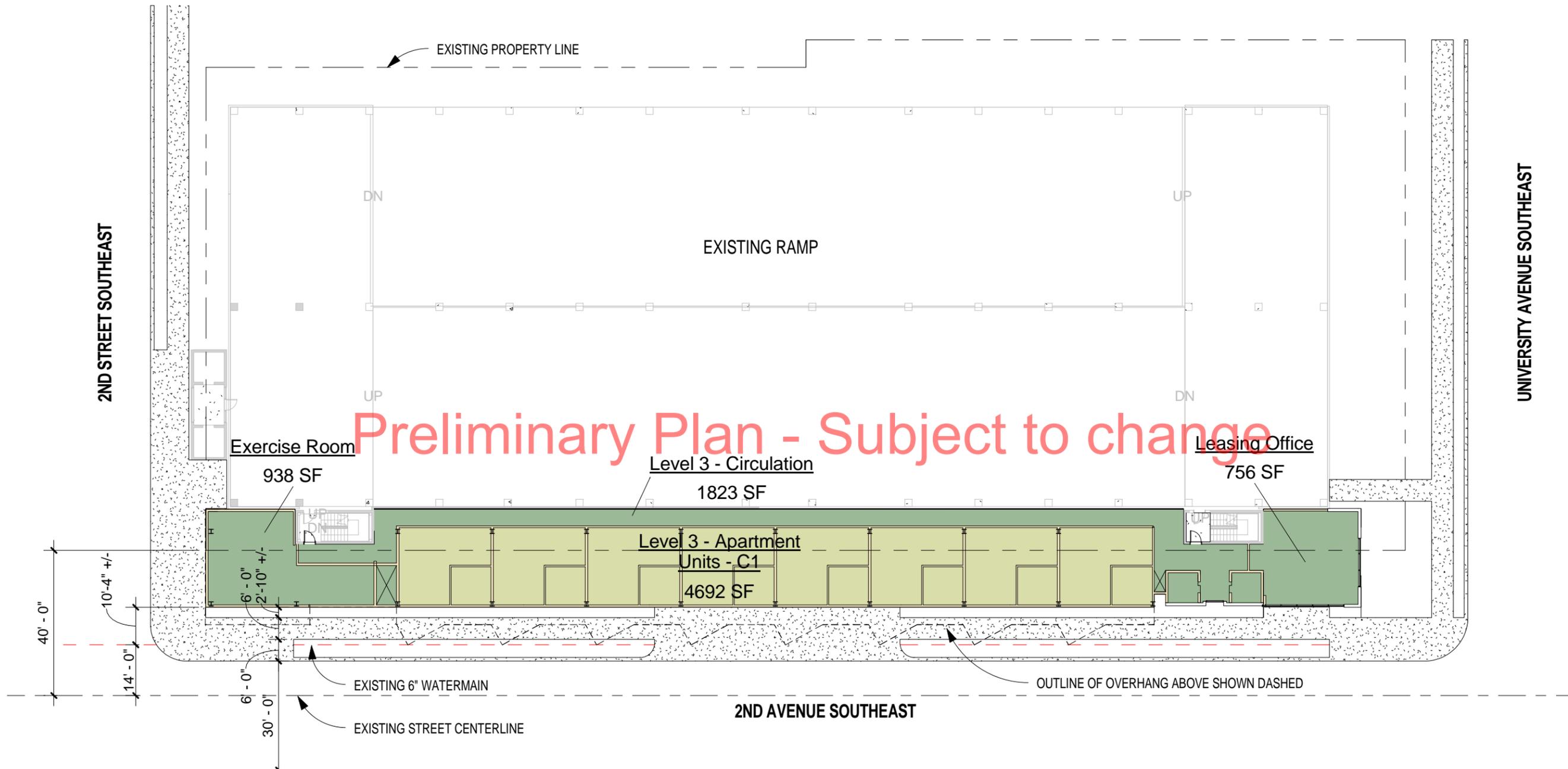
Level 1 - Rentable Plan

1" = 30'-0"



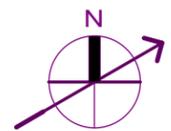
Level 2 - Rentable Plan

1" = 30'-0"



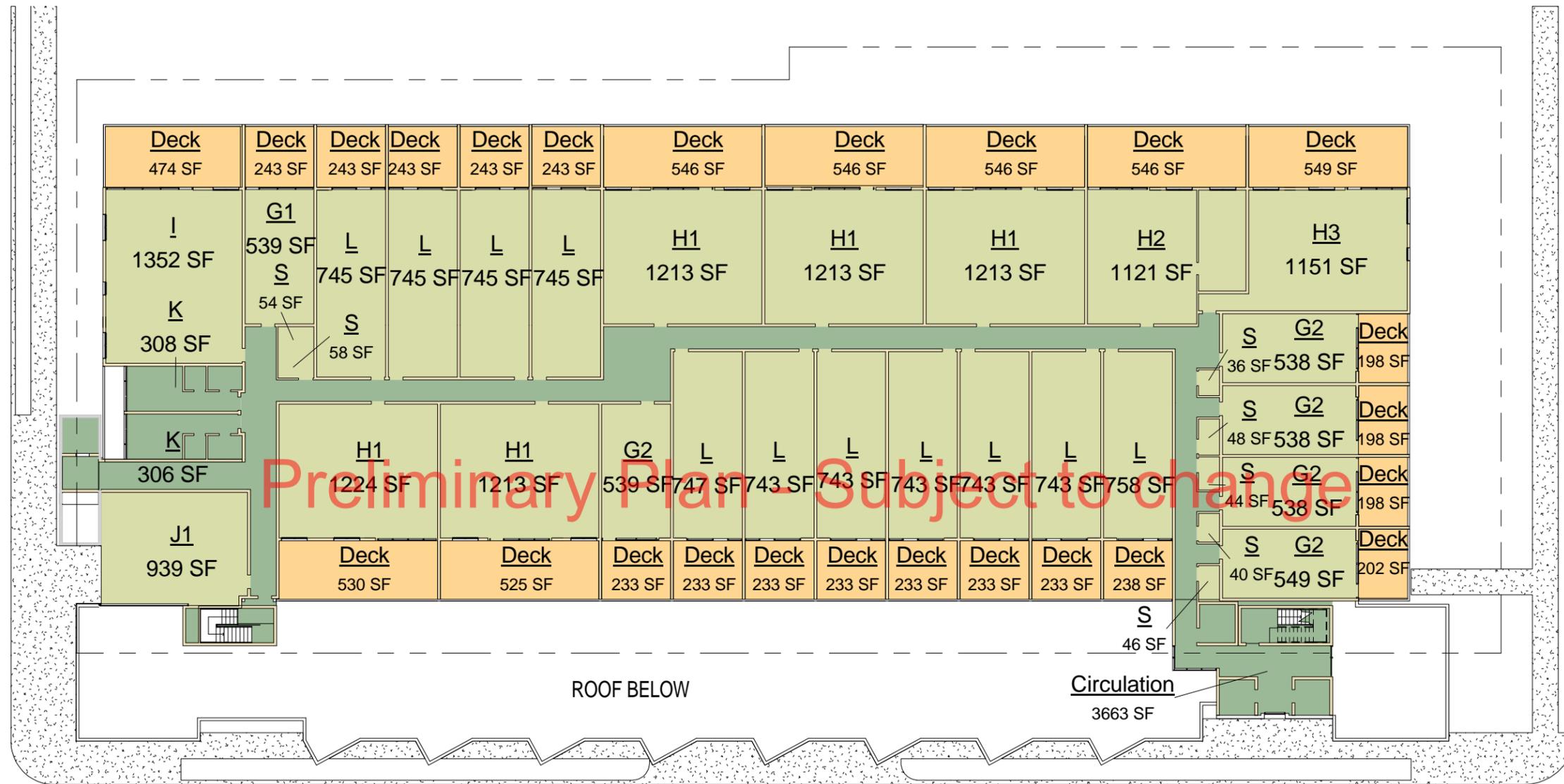
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- Building Common Area
- Exterior Area
- Floor Area



Level-3 Rentable Area

1" = 30'-0"



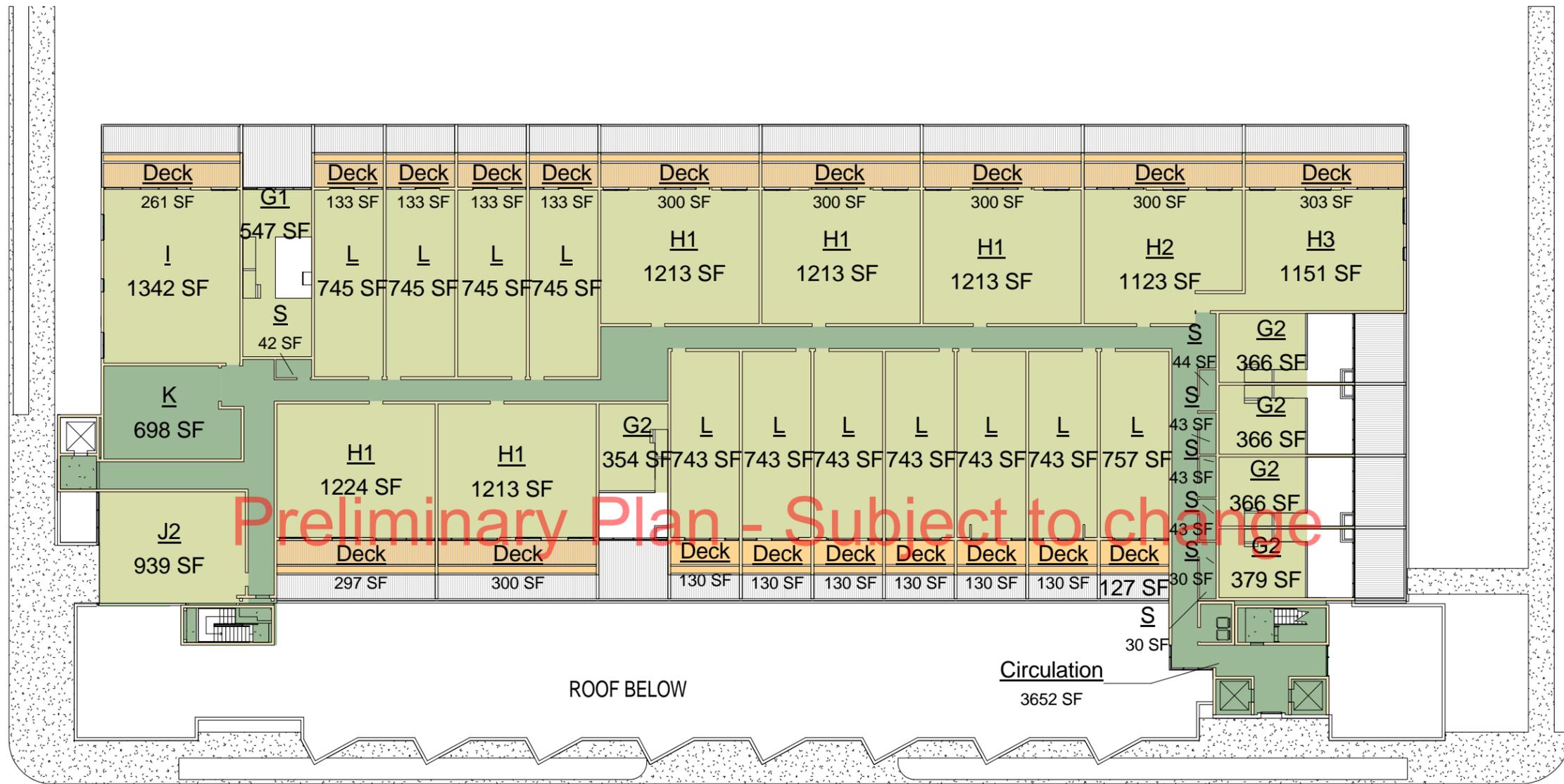
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- Building Common Area
- Exterior Area
- Floor Area



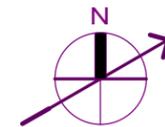
Level-11 Rentable Area

1" = 30'-0"



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- Building Common Area
- Exterior Area
- Floor Area



Level-12 Rentable Area

1" = 30'-0"

SURVEY FOR: ST. ANTHONY RAMP LLC

SURVEYED: March, 2013

DRAFTED: April 1, 2013

LEGAL DESCRIPTION:

Lot 2, Block 1, Dolly Fiterman Addition, Hennepin County, Minnesota.

LEGAL DESCRIPTION OF PORTION OF SECOND AVENUE SOUTHEAST PROPOSED TO BE VACATED:

That part of the northwesterly 21.5 feet of Second Avenue Southeast, which lies between the southeasterly extension of the northeast and southwest lines of Lot 2, Block 1, Dolly Fiterman Addition, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. While we have shown, per our location of visible evidence and paint marks, record plans from Minneapolis and past surveys, some of the utilities on and adjacent to this property, what we have shown is only a guess at the location of the utilities we have shown, and there may be additional utilities that we are completely unaware of and have not shown.
5. We have shown your proposal to vacate a portion of Second Avenue Southeast and a legal description for that portion but ask that you review this survey to make sure it shows what you want to have vacated and seek and obtain approval from Minneapolis before you make any decisions.

STANDARD SYMBOLS & CONVENTIONS:

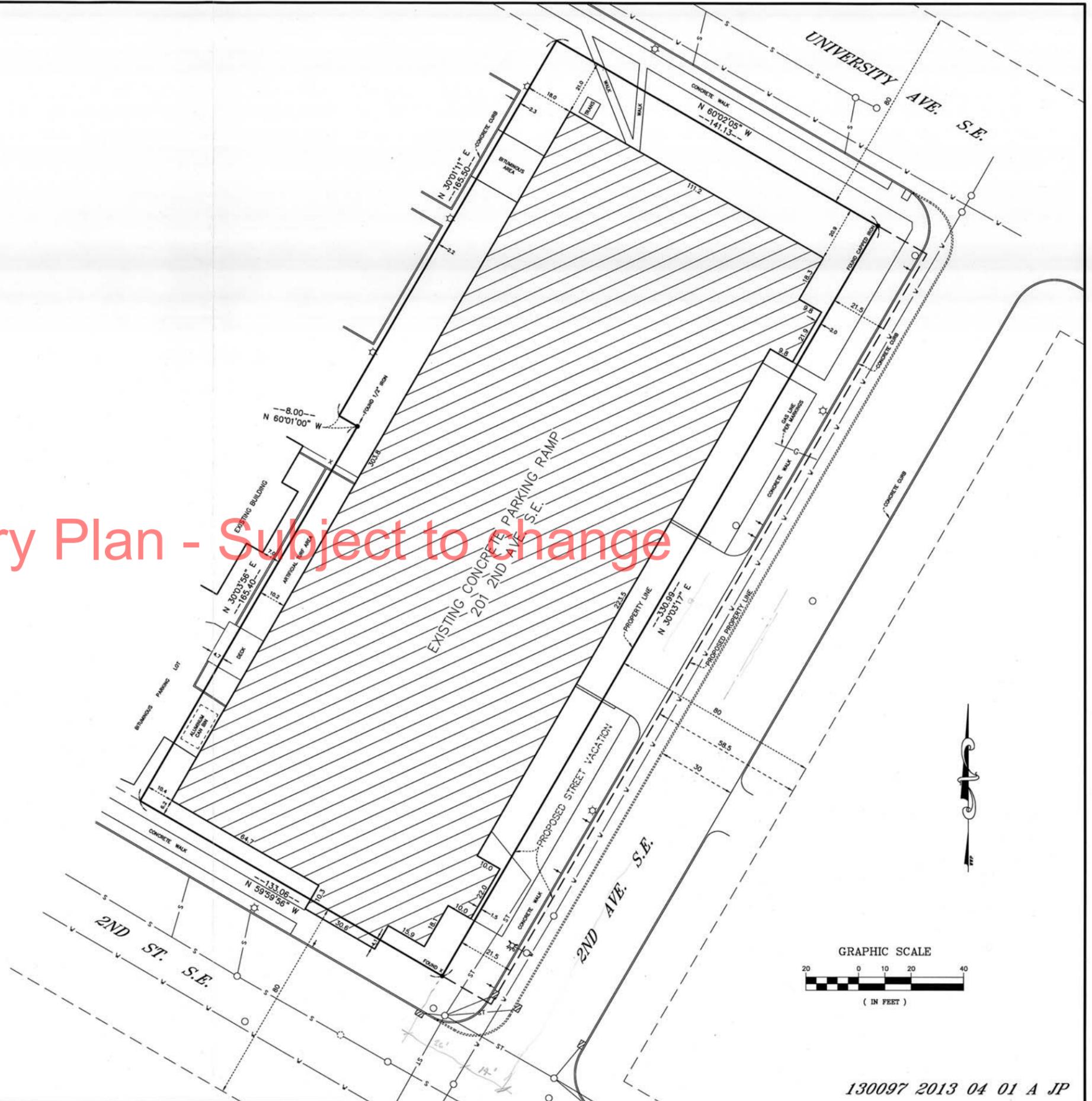
"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

James H. Parker
 James H. Parker P.E. & P.S. No. 9235

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LEGEND

MANHOLE	○
LIGHT POLE	☆
FIRE HYDRANT	⊗
PARKING/STREET SIGN	∨
CATCH BASIN	⊞
WATERMAIN	—V—
STORM SEWER	—ST—
SANITARY SEWER	—S—
GAS LINE	—G—

