

**CITY LETTER**

**CITY OF BLOOMINGTON, MINNESOTA**

TO:

Bloomington Hotel Ventures L.L.C.  
[SMLLC]  
7900 International Drive, Suite 155  
Bloomington, MN 55425  
Attn: Carl Kaeding  
Email: [carl@kaeding-group.com](mailto:carl@kaeding-group.com)

1031 Buyer  
1505 River Shore Drive  
Hastings, MN 55033  
Attn: Leon J. Endres  
Email: [Leon@endresllc.com](mailto:Leon@endresllc.com)

MinnWest Bank  
14820 Highway 7  
Minnetonka, MN 55345  
Brad Steiner, Senior Vice President, Commercial Lending  
Email: [brads@minnwestbanking.com](mailto:brads@minnwestbanking.com)

First American Title Insurance Company  
121 South Eighth Street, Suite 1250  
Minneapolis, Minnesota 55402  
ATTN: Jim Erickson  
Email: [jerickson@firstam.com](mailto:jerickson@firstam.com)

RE: Crowne Plaza MSP Airport and Parking Ramp  
Legal Description: Lot 1, Lot 2 and Lot 3, Block 1, Appletree Square 2<sup>nd</sup> Addition,  
Hennepin County, Minnesota  
PID: 06-027-23-24-0006, 06-027-23-24-0007 and 06-027-23-24-0008

Ladies and Gentlemen:

The undersigned hereby certifies with respect to the above-referenced property (the "Premises"):

1. The zoning code affecting the Premises is \_\_\_\_\_  
\_\_\_\_\_.

2. The Premises, its present use as a 430 room hotel and amenities known the Crowne Plaza MSP Airport and its intended use as a 140 room hotel and 217 unit apartment facility, together with amenities, and the adjacent parking ramp pursuant to Parking Ramp Lease, complies with the applicable zoning codes, city ordinances and building, environmental and energy codes, ordinances and regulations:

Yes

No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

3. There are no variances, conditional use permits or special use permits required for the construction of the improvements on the Premises or its uses. If there are, specify the same and the relevant terms or otherwise check here:

None

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

4. The Premises comply with the subdivision ordinances affecting it and can be conveyed without the filing of a plat or replat of the Premises:

Yes

No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

5. The Premises comply with all setback and parking laws and regulations:

Yes

No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

Specifically, setbacks affecting the Premises are as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

(If setbacks vary for front, side and back, please identify by adjacent street or property owner. A copy of the survey is enclosed for your use in this regard).

6. The Premises are located within a federally designated flood plain:

Yes

No

If yes, specify the nature of the zone: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

7. There are no proposals for widening, closing (including temporary closings) or realignment of access or abutting roads. If there are, specify the same and its terms or otherwise check here:

None

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

8. There are no unpaid park dedication fees or other development fees due to the City of Eden Prairie with respect to the Property.

9. There are no contemplated pending special assessments affecting the Premises:

Yes

No

If there are, please specify the known or estimated amounts and computation of interest, if any:  
\_\_\_\_\_  
\_\_\_\_\_.

10. All appropriate and required city permits, licenses and approvals have been provided for the present use of the Premises:

Yes

No

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

11. In the event all or a portion of the Premises is destroyed by fire or other casualty, the Premises may be restored to its present condition and density:

Yes

No

Comments: \_\_\_\_\_  
\_\_\_\_\_.

If there are any additional facts regarding the Premises and its proposed use which would be material consideration, please include that information: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_.

Signature of Authorized Person: \_\_\_\_\_

Typed or Printed Name of Signatory: \_\_\_\_\_ Date: September \_\_\_\_, 2021

Title of Signatory: \_\_\_\_\_ Bloomington City or Other Governmental Agency