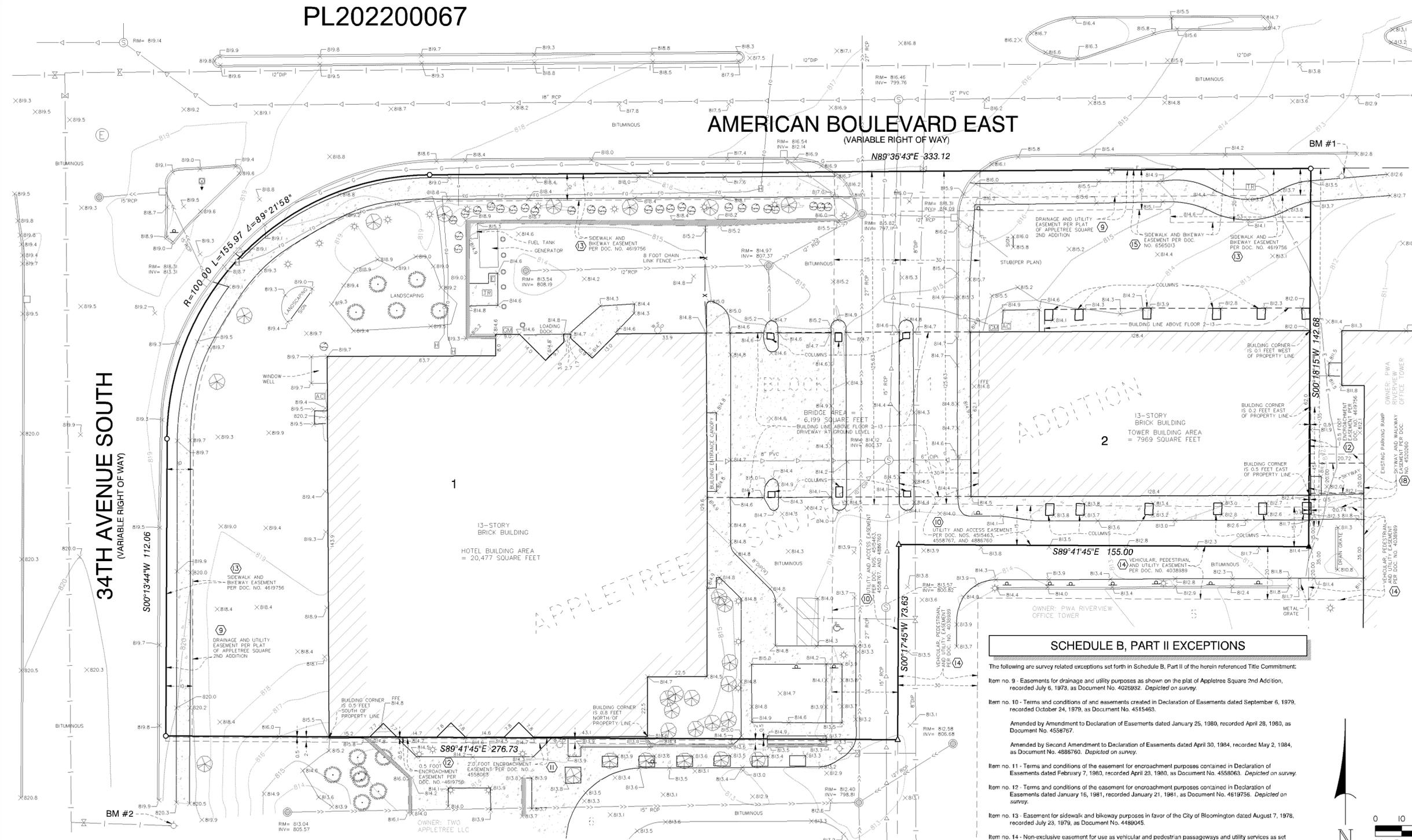


PL202200067

AMERICAN BOULEVARD EAST
(VARIABLE RIGHT OF WAY)

34TH AVENUE SOUTH
(VARIABLE RIGHT OF WAY)



PROPERTY DESCRIPTION

PARCEL 3A:
Lots 1 and 2, Block 1, Appletree Square 2nd Addition, Hennepin County, Minnesota.
PARCEL 3B:
Together with a skyway and walking easement contained in Warranty Deed to Appletree Hotel, Inc., dated November 5, 1979, recorded November 9, 1979, as Document No. 4520260.
Together with an encroachment easement dated February 7, 1980, recorded April 23, 1980, as Document No. 4558063.
Together with an encroachment easement dated January 16, 1981, recorded January 21, 1981, as Document No. 4619756.
Together with a non-exclusive easement for use as vehicular and pedestrian passage ways as set forth in Document No. 4038989.

CERTIFICATION

To Bloomington Hotel Ventures LLC, a Delaware limited liability company and First American Title Insurance Company:
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, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, and 16 of Table A thereof. This field work was completed on January 21, 2021.

Date of Plat or Map: February 11, 2021
Peter D. Goers, Professional Land Surveyor
Minnesota License No. 44110
Email: pgoers@alliant-inc.com

NOTES

- 1. This survey and the property description shown here on are based upon information found in the commitment for title insurance prepared by First American Title Insurance Company, file no. NCS-993117-1-MPLS, dated January 03, 2021.
2. The basis of bearings is based on Hennepin County Coordinate System NAD83 (86 adj.)
3. All distances are in feet.
4. Benchmarks (NAVD83):
1. Top nut fire hydrant on the south side of American Boulevard, east of the drive entrance to the site has an elevation of 815.36 feet.
2. Top nut fire hydrant on the east side of 34th Avenue South, the first hydrant south of American Boulevard has an elevation of 823.62 feet.

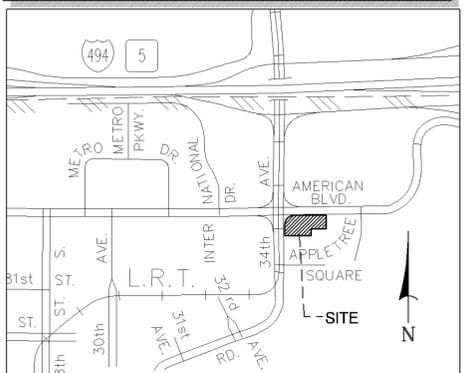
TABLE A ITEMS

- 1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
2. Address of the property is 3 Appletree Square and 4 Appletree Square.
3. This 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. 27053C04705, effective November 4, 2016. Land areas: Total = 78,756 square feet or 1,809 acres.
Lot 1, Block 1 = 56,788 square feet or 1,304 acres
Lot 2, Block 1 = 21,968 square feet or 0.504 acres
4. Contour lines depicted hereon are based on ground measurements and referenced to North American Vertical Datum of 1988 (NAVD83).
5. No zoning letter/report was provided by our client.
6. Exterior dimensions of all buildings are shown at ground level.
7. Substantial features observed in the process of conducting fieldwork, are shown hereon. There is 1 regular and 1 handicap parking stall on site.
8. There are 300 parking stalls in the offsite parking ramp in the lot adjacent to the east.
9. The locations of existing utilities on or serving the property are depicted based on Gopher State One Call Ticket Nos. 210370722 and 210370723, available city maps, records and observed evidence locations. Lacking excavation, underground utility locations may not be exact. Verify critical utilities prior to construction or design.
10. Names of adjoining owners are depicted based on Hennepin County GIS tax information.
11. There was no observed evidence of earth moving work or building construction at the time of our field work.

SCHEDULE B, PART II EXCEPTIONS

- The following are survey related exceptions set forth in Schedule B, Part II of the herein referenced Title Commitment:
Item no. 9 - Easements for drainage and utility purposes as shown on the plat of Appletree Square 2nd Addition, recorded July 6, 1973, as Document No. 4026932. Depicted on survey.
Item no. 10 - Terms and conditions of and easements created in Declaration of Easements dated September 6, 1979, recorded October 24, 1979, as Document No. 4515463.
Amended by Amendment to Declaration of Easements dated January 25, 1980, recorded April 28, 1980, as Document No. 4558767.
Amended by Second Amendment to Declaration of Easements dated April 30, 1984, recorded May 2, 1984, as Document No. 4886760. Depicted on survey.
Item no. 11 - Terms and conditions of the easement for encroachment purposes contained in Declaration of Easements dated February 7, 1980, recorded April 23, 1980, as Document No. 4558063. Depicted on survey.
Item no. 12 - Terms and conditions of the easement for encroachment purposes contained in Declaration of Easements dated January 16, 1981, recorded January 21, 1981, as Document No. 4619756. Depicted on survey.
Item no. 13 - Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated August 7, 1978, recorded July 23, 1979, as Document No. 4188045.
Item no. 14 - Non-exclusive easement for use as vehicular and pedestrian passageways and utility services as set forth in the Lease dated August 27, 1973, recorded August 29, 1973, as Document No. 4038989. Depicted on survey.
Item no. 15 - Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated March 6, 1996, recorded April 24, 1996, as Document No. 6565013. Depicted on survey.
Item no. 16 - Terms and conditions of site agreement as evidenced by Memorandum of Agreement dated October 31, 1996, recorded February 6, 1997, as Document No. 6686749, between Appletree Hotel Partnership, a Minnesota general partnership, and APT Minneapolis, Inc., a Delaware corporation.
Amended by Amendment to Memorandum of Lease dated April 6, 2016, recorded October 6, 2016 as Document No. A10365833. Cellular Antenna on roof. Not plottable.
Item no. 17 - Terms and conditions of unrecorded Appletree Hotel Parking Ramp Lease in favor of Appletree Hotels, Inc. for parking ramp purposes over Lot 3, Block 1, Appletree Square 2nd Addition dated December 14, 1978, as amended by unrecorded Lease Amendment dated April 6, 1979, and set out in Memorandum of Lease recorded August 28, 1987, as Document No. 6777124 and Memorandum of Lease recorded August 5, 1987, as Document No. 6767193.
The lessee's interest in the above lease has been assigned to TB Bloomington, LLC, a Delaware limited liability company by the Assignment and Assumption of Parking Ramp Lease dated June 8, 2007, recorded July 9, 2007, as Document No. 8003934.
The above lease was subordinated to the landlord's financing as shown by the Subordination, Non-Disturbance and Attornment Agreement executed by JPMorgan Chase Bank, National Association, as Lender, TB Bloomington, LLC, a Delaware limited liability company, as Tenant, and PWA RIVERVIEW OFFICE TOWER, LP, a Pennsylvania limited partnership, as Landlord, dated September 27, 2013, recorded October 23, 2013 as Document No. 10020693. Not plottable.
Item no. 18 - Skyway and Walkway Easement contained in Warranty Deed dated November 5, 1979, recorded November 9, 1979, as Document No. 4520260. Depicted on survey.

VICINITY MAP
NOT TO SCALE



LEGEND

- SET IRON PIPE RLS 4410
SET MAG NAIL
FOUND MAG NAIL
HYDRANT
WATER VALVE
ELECTRIC MANHOLE
SANITARY MANHOLE
CATCH BASIN
ELECTRIC BOX
LIGHT
AIR CONDITIONER
SIGN
BOLLARD
SPOT ELEVATION
GAS METER
HAND HOLE
TRANSFORMER
FIRE HOOKUP
TRAFFIC SIGNAL
PER RECORD PLANS
EXCEPTION NUMBER
GAS
SANITARY SEWER
STORM SEWER
WATERMAIN
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
FENCE
CONTOUR PER FIELD DATA
CONCRETE
RETAINING WALL
SHRUB
DECIDUOUS TREE
CONIFEROUS TREE

ALLIANT ENGINEERING logo and contact information: 733 Marquette Ave, Ste 700 Minneapolis, MN 55402. 612.758.3080 MAIN, 612.758.3099 FAX, www.alliant-inc.com. ALTA/NSPS LAND TITLE SURVEY. DRAWN BY MDT, CHECKED BY PDG, DATE ISSUED 02/11/2021, SCALE 1"=20', JOB NO. 19-0123, FIELD KJ,DD.

Drawing name: X:\2019\190123\survey\alta\190123alta-2021.dwg Feb 12, 2021 9:49am



ALLIANT

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

PL202200067

AMERICAN BOULEVARD EAST

AIRE HOTEL AND APARTMENTS

3 APPLETREE SQUARE
BLOOMINGTON, MN

PATIO EXPANSION PLANS

SITE PLAN

NOT A SIDEWALK
BIKE RACKS FOR 15 BIKES

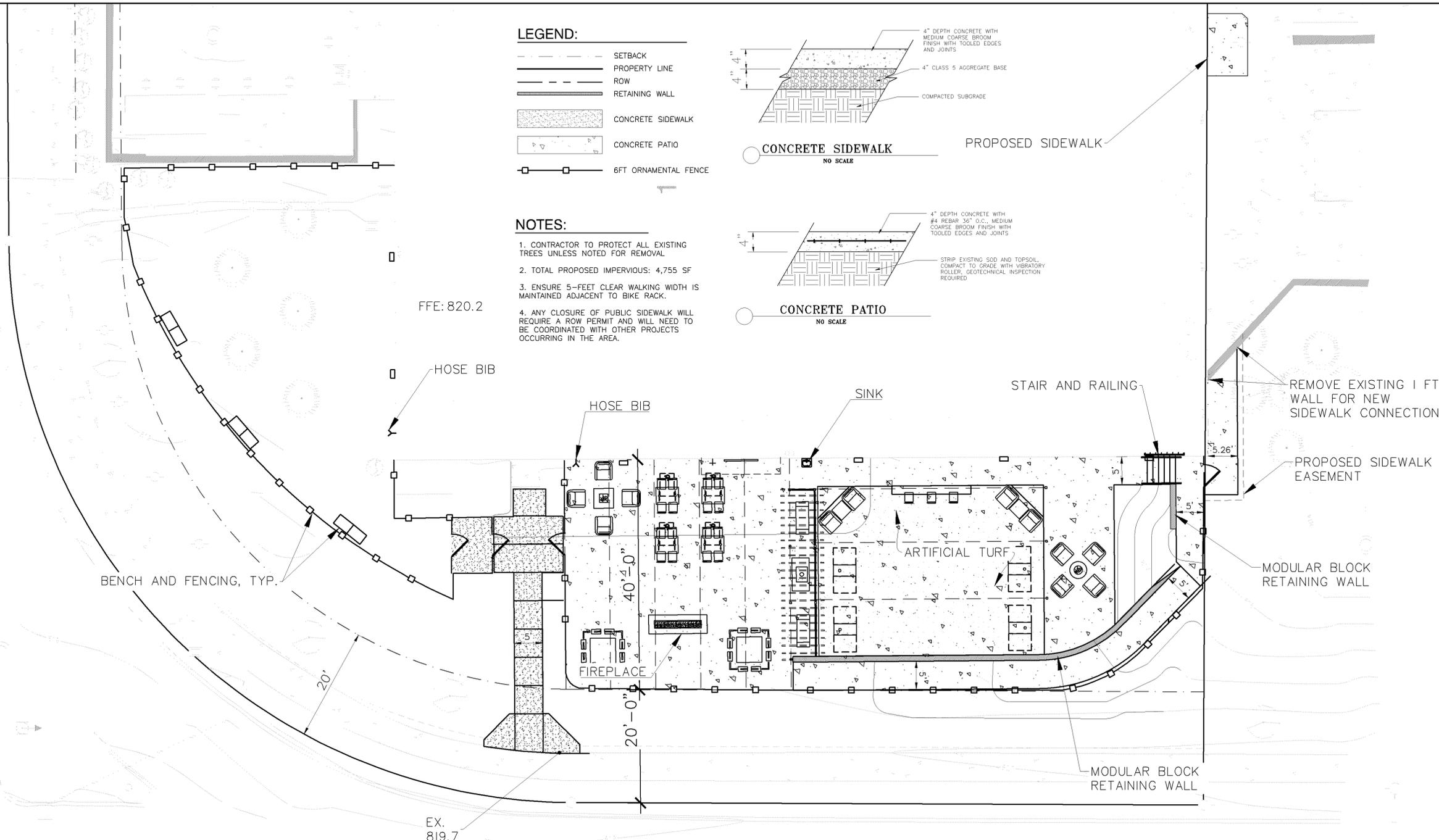
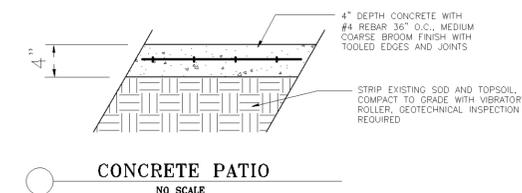
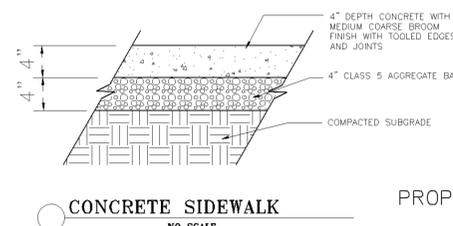
BIKE RACKS FOR 10 BIKES

LEGEND:

- SETBACK
- PROPERTY LINE
- ROW
- RETAINING WALL
- CONCRETE SIDEWALK
- CONCRETE PATIO
- 6FT ORNAMENTAL FENCE

NOTES:

1. CONTRACTOR TO PROTECT ALL EXISTING TREES UNLESS NOTED FOR REMOVAL
2. TOTAL PROPOSED IMPERVIOUS: 4,755 SF
3. ENSURE 5-FOOT CLEAR WALKING WIDTH IS MAINTAINED ADJACENT TO BIKE RACK.
4. ANY CLOSURE OF PUBLIC SIDEWALK WILL REQUIRE A ROW PERMIT AND WILL NEED TO BE COORDINATED WITH OTHER PROJECTS OCCURRING IN THE AREA.



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVID NASH, PE
3-24-22
Date
21836
License No.

QUALITY ASSURANCE/CONTROL

DATE	ISSUE
03-24-22	SITE PLAN REVIEW
04-19-22	CITY COMMENTS

PROJECT TEAM DATA
DESIGNED: DMS
DRAWN: DMS
PROJECT NO: 190123.2





ALLIANT

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

PL202200067

AMERICAN BOULEVARD EAST

AIRE HOTEL AND APARTMENTS

3 APPLE TREE SQUARE
BLOOMINGTON, MN

PATIO EXPANSION PLANS

GRADING PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

DAVID NASH, PE
3-24-22 21856
Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

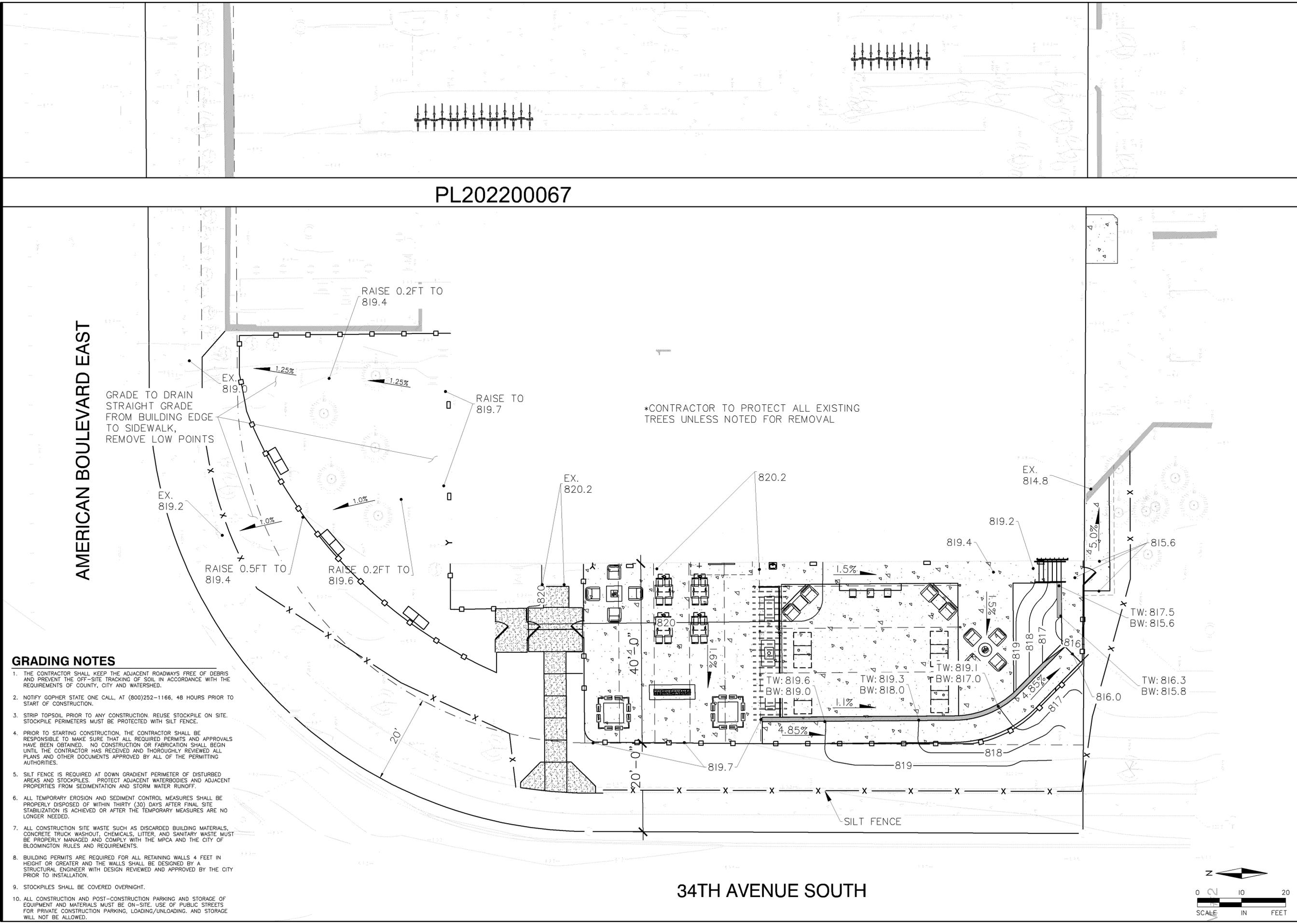
DATE ISSUE
03-24-22 SITE PLAN REVIEW
04-19-22 CITY COMMENTS

PROJECT TEAM DATA

DESIGNED: DMS
DRAWN: DMS
PROJECT NO: 190123.2

3

SHEET 3 OF 4



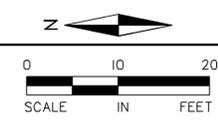
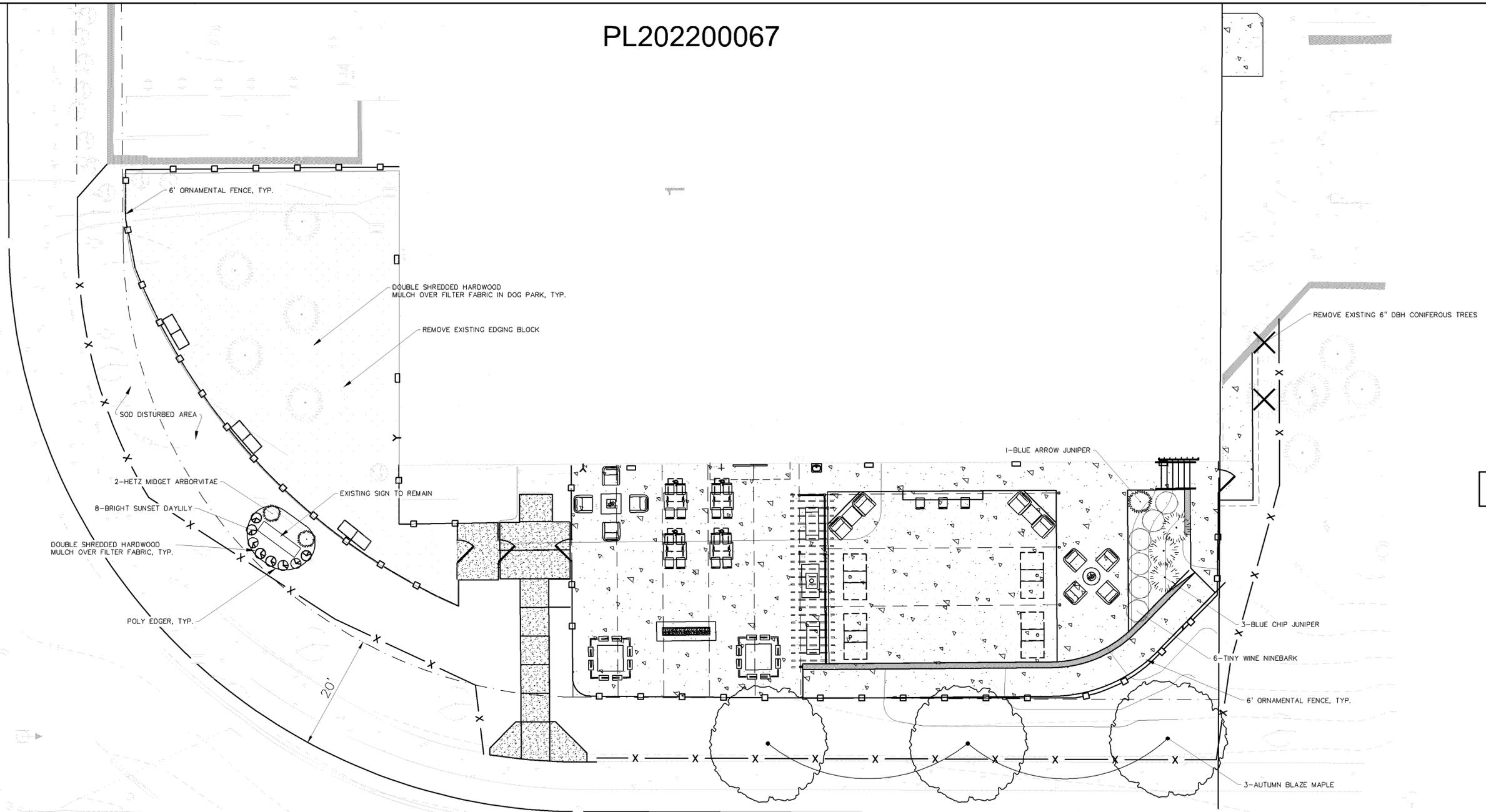
GRADING NOTES

- 1. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF COUNTY, CITY AND WATERSHED.
2. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
3. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
5. SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT ADJACENT WATERBODIES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORM WATER RUNOFF.
6. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
7. ALL CONSTRUCTION SITE WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE MUST BE PROPERLY MANAGED AND COMPLY WITH THE MPCA AND THE CITY OF BLOOMINGTON RULES AND REQUIREMENTS.
8. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
9. STOCKPILES SHALL BE COVERED OVERNIGHT.
10. ALL CONSTRUCTION AND POST-CONSTRUCTION PARKING AND STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF PUBLIC STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.

34TH AVENUE SOUTH



AMERICAN BOULEVARD EAST

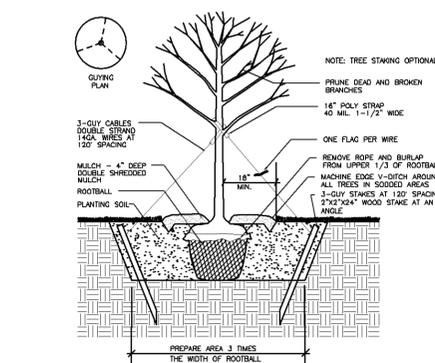


PLANTING NOTES:

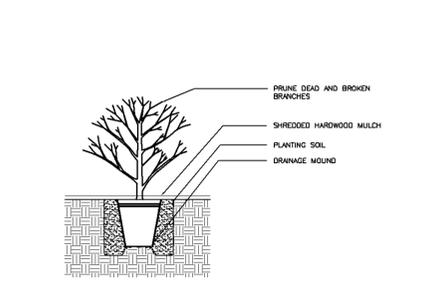
- INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" PLANTING SOIL TO PERENNIAL AREAS.
- STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF GOLDEN COLORED DOUBLE SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
- INSTALL 4-6" DEPTH GOLDEN COLORED DOUBLE SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
- PLANTING SOIL SHALL CONSIST OF 50% SELECT LOAMY TOPSOIL, 25% PEAT MOSS, 25% PIT RUN SAND.
- COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
- CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
- MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
- COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.

LANDSCAPE REQUIREMENTS

TREES REQUIRED: 13,445 SF / 2,500 SF = 6 TREES
 SHRUBS REQUIRED: 13,445 SF / 1,000 SF = 14 SHRUBS
 TREES PROVIDED: 3 + 9 EXISTING
 SHRUBS PROVIDED: 12 + 8 PERENNIALS



1 TREE PLANTING DETAIL
 NOT TO SCALE



2 SHRUB PLANTING DETAIL
 NOT TO SCALE

AIRE HOTEL AND APARTMENTS
 3 APPLE TREE SQUARE
 BLOOMINGTON, MN
PATIO EXPANSION PLANS
LANDSCAPE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed under the laws of the State of MINNESOTA

3-24-22
 Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
03-24-22	SITE PLAN REVIEW
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PROJECT TEAM DATA
 DESIGNED: CS DMS
 DRAWN: CS DMS
 PROJECT NO: 190123.2

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