

Certificate of Title

Certificate Number: 1426240

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Transfer from: 1364599

Originally registered October 15, 1969 Volume: 1485, Certificate No: 448356, District Court No: 16783

State of Minnesota }
County of Hennepin } S.S. Registration

This is to certify that
CPEC Exchange 40731, LLC, a Minnesota limited liability company, whose address is c/o JR Hospitality, LLC, 1416 Horseshore Circle, Eagan, Minnesota, 55122;

is now the owner of an estate in fee simple

In the following described land situated in the County of Hennepin and State of Minnesota:

Lot 1, Block 1, Sullivan's 1st Addition

Subject to drainage and utility easements as shown on plat;
Subject to an easement in favor of the State of Minnesota for highway purposes in that part of the premises which lies Northerly of a line drawn from a point on the North and South Quarter line of said Section 2, distant 95 feet South of the North Quarter corner thereof to a point which is distant 540 feet East and 40 feet South of said North Quarter corner as shown by stipulation dated October 3, 1969 and filed in Torrens Case No. 16783; (Now over part of above land)
Subject to a permanent easement for street purposes in favor of the City of Bloomington over and across the West 11 feet of the premises as shown by instrument recorded in Book 2610 of Deeds, page 577, Doc. No. 3685087; (Now over street adjoining above land)

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statutes

- chapter 508, namely:
- 1. Liens, claims, or rights arising under the laws or the Constitution of the United States, which the statutes of this state cannot require to appear of record;
 - 2. Any real property tax or special assessment;
 - 3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
 - 4. All rights in public highways upon the land;
 - 5. Such right of appeal or right to appear and contest the application as is allowed by law;
 - 6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
 - 7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

Memorials				
Document Number	Document Type	Date of Filing Month Day, Year Time	Amount	Running in Favor Of
T1684815	Easement	Nov 12, 1985 1:00 PM		City of Bloomington. Granting an easement for sidewalk and bikeway purposes over the North 10.00 feet of: Lot 1, Block 1, Sullvans 1st Addition
T5049501	Resolution	Feb 8, 2013 12:00 PM		Resolution No. 2013-16. By the City Council of the City of Bloomington. Approving a variance.
T5049502	Resolution	Feb 8, 2013 12:00 PM		Resolution No. 2013-17. By the City Council of the City of Bloomington. Approving a conditional use permit.
T5048884	Resolution	Mar 5, 2013 9:39 AM		Resolution No. 2013-17 By the City Council of the City of Bloomington. Approving a conditional use permit.

BOOK 2610 PAGE 577
And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said part y... of the second part, ... her... heirs and assigns, against all persons lawfully claiming or to claim the whole or any part thereof, subject to incumbrances, if any, hereinbefore mentioned, the said parties of the first part will Warrant and Defend.

In Testimony Whereof, The said parties of the first part have hereunto set their hands, the day and year first above written.

In Presence of
R. A. Forsyth
H. Phillips
Jerry J. Garvey
Jean F. Garvey

State of Minnesota, }
County of Hennepin }

On this 26th day of April, 1967, before me,
Notary Public, within and for said County, personally appeared
Jerry J. Garvey and Jean F. Garvey, husband and wife

to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

(See Note)
R. A. Forsyth
Notary Public, Hennepin County, Minn.
My Commission Expires Feb 1, 1974

NOTE: The blank lines marked "See Note" are for use when the instrument is executed by an attorney in fact.

Filed for record on the 7 day of Nov AD 1967 at 1 o'clock P.M.

Warranty Deed, Individual to Corporation. Form No. 3-M. Miller-Davis Co., Minneapolis, Minn. Minnesota Uniform Conveyancing Blanks (1931)
3685087 BOOK 2610 PAGE 577
This Indenture, Made this 7th day of September, 1967, between Wallace O. Kolsrud and Barbara Ann Kolsrud, husband and wife

of the County of Hennepin and State of Minnesota parties of the first part, and City of Bloomington, a municipal corporation under the laws of the State of Minnesota, party of the second part,

Witnesseth, That the said parties of the first part, in consideration of the sum of One dollar and other good and valuable consideration, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said party of the second part, its successors and assigns, Forever, all the tract or parcel of land lying and being in the County of Hennepin and State of Minnesota, described as follows, to-wit:

A permanent easement for street purposes over and across the West 11 feet of the following described property:

That parcel of land in the West 1/2 of the Northeast 1/4 of Section 2, Township 27, Range 24, described as follows:

Commencing at a point 459 feet East of the Northwest corner of said West 1/2 of the Northeast 1/4 of said Section 2; thence West 144 feet; thence South parallel with the West line of said West 1/2 of the Northeast 1/4 of Section 2, 480.98 feet; thence East 144.4 feet parallel with the North line of said Section 2, to a point on a line drawn from the point of beginning to a point on the South line of said Northeast 1/4 of Section 2, which point is 461 feet East of the Southwest corner of said Northeast 1/4 of Section 2; thence Northerly along the line so drawn 480.98 feet more or less to the point of beginning, except the South 75 feet of the above described tract, and except that part taken for highway purposes, Hennepin County, Minnesota.

FALLS IN DEDICATED PORTION OF STREET AS SHOWN ON PALM PLAZA ADDN.