



Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

### ALTA/NSPS Land Title Survey

DOUBLETREE NORMANDALE BLVD MINNEAPOLIS MN  
SURVEYOR CERTIFICATION

7800 NORMANDALE BLVD  
MINNEAPOLIS, MN 55439  
COUNTY OF HENNEPIN

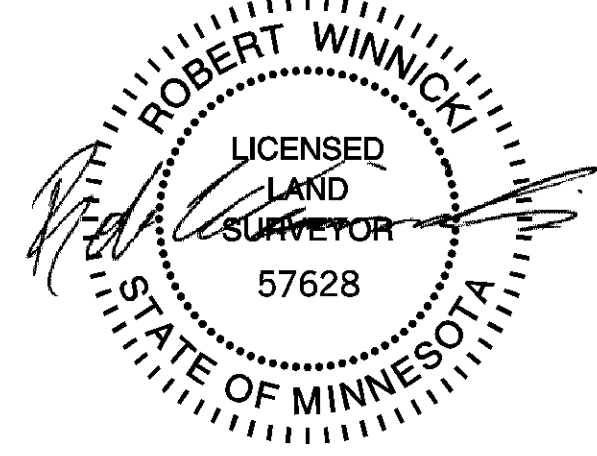
TO: CHICAGO TITLE INSURANCE COMPANY, AND AMERICAN NATIONAL, LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2015 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 13, 14, 16, 17, 18, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6/19/2020.

ROBERT J. WINNICK

LAND SURVEYOR NUMBER: 57628  
IN STATE OF MINNESOTA  
DATE OF PLAT OR MAP: 6/24/2020  
DATE OF LAST REVISION: 7/22/2020

NETWORK REFERENCE #20200896-1

SURVEY PREPARED BY:  
BLEW & ASSOCIATES, P.A.  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, AR 72703  
SURVEY UPDATES: SURVEYS@AMNATIONAL.NET



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DRAWN BY: JH  
JOB REF. # 20-2598

### Legal Description

**PARCEL 1:**  
THAT PART OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 116, RANGE 21, HENNEPIN COUNTY, MINNESOTA DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 33 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 190.42 FEET; THENCE SOUTH 1 DEGREE 41 MINUTES WEST A DISTANCE OF 100 FEET TO THE SOUTH LINE OF THE NORTH 100 FEET OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89 DEGREES 33 MINUTES 12 SECONDS WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 280.53 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 7 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 123.5 FEET TO THE ACTUAL POINT OF BEGINNING, WHICH POINT IS MARKED BY JUDICIAL LANDMARK; THENCE SOUTH 0 DEGREES 10 MINUTES 7 SECONDS WEST ALONG A LINE PARALLEL WITH SAID EAST LINE A DISTANCE OF 117.73 FEET WHICH POINT IS MARKED BY A JUDICIAL LANDMARK; THENCE SOUTH 40 DEGREES 18 MINUTES WEST A DISTANCE OF 70.97 FEET, WHICH POINT IS MARKED BY A JUDICIAL LANDMARK; THENCE SOUTH 25 DEGREES 22 MINUTES WEST A DISTANCE OF 40.09 FEET, MORE OR LESS TO A POINT ON THE CENTER LINE OF THE HIGHWAY AS SAID CENTER LINE IS DESCRIBED IN BOOK 1116 OF DEEDS, PAGE 140, SAID POINT BEING 621.5 FEET NORTHWESTERLY MEASURED ALONG SAID CENTER LINE, FROM ITS INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 16 FEET; THENCE NORTH 63 DEGREES 22 MINUTES EAST A DISTANCE OF 127.78 FEET MORE OR LESS TO A LINE BEARING NORTH 78 DEGREES 52 MINUTES 15 SECONDS WEST FROM A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 1 DISTANT 498.95 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 78 DEGREES 52 MINUTES 15 SECONDS EAST TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 0 DEGREES 10 MINUTES 7 SECONDS EAST ALONG SAID EAST LINE TO A LINE BEARING NORTH 89 DEGREES 33 MINUTES 12 SECONDS EAST FROM THE ACTUAL POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 33 MINUTES 12 SECONDS WEST TO THE ACTUAL POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY NO. 100 AS DESCRIBED IN BOOK 2808 OF DEEDS, PAGE 491.

TORRENS PROPERTY  
CERTIFICATE OF TITLE NO. 1330600

**PARCEL 2:**  
THAT PART OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 116, RANGE 21, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, HENNEPIN COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF STATE HIGHWAY NO. 5 (FORMERLY NO. 52) AS SAID CENTER LINE IS DESCRIBED IN BOOK 1116 OF DEEDS, PAGE 140, SAID POINT BEING 695.3 FEET NORTHWESTERLY AS MEASURED ALONG SAID CENTER LINE, FROM ITS INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 25 DEGREES 22 MINUTES EAST 40.09 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 5, SAID POINT BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; (THE EAST LINE OF SAID GOVERNMENT LOT 1 HAVING AN ASSUMED BEARING OF NORTH 0 DEGREES 10 MINUTES 7 SECONDS EAST); THENCE CONTINUING NORTH 25 DEGREES 22 MINUTES EAST A DISTANCE OF 97.89 FEET, MORE OR LESS, TO A LINE BEARING NORTH 78 DEGREES 52 MINUTES 15 SECONDS WEST FROM A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 1 DISTANT 498.95 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH 78 DEGREES 52 MINUTES 15 SECONDS EAST TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 494 AS DESCRIBED IN DOCUMENT NO. 5082821; THENCE SOUTHWESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE ABOVE SAID NORTHEASTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY NO. 5; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 5 TO THE POINT OF BEGINNING, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN HENNEPIN COUNTY, MINNESOTA.

ABSTRACT PROPERTY

**PARCEL 3:**  
LOT 1, BLOCK 1, RADISSON SOUTH, HENNEPIN COUNTY, MINNESOTA.

TORRENS PROPERTY  
CERTIFICATE OF TITLE NO. 1330600

**PARCEL 4:**  
LOT 1, BLOCK 1, RADISSON SOUTH SECOND ADDITION, HENNEPIN COUNTY, MINNESOTA.

TORRENS PROPERTY  
CERTIFICATE OF TITLE NO. 1330600

**PARCEL 5:**  
THAT PART OF LOT 3 LYING WEST OF THE EAST LINE OF LOT 2 AND ITS NORTHERLY EXTENSION AND THAT PART OF LOT 3 LYING NORTH OF THE SOUTH LINE OF LOT 4 AND ITS WESTERLY EXTENSION, ALL IN BLOCK 1, REPLAT OF EDINA INTERCHANGE CENTER, ACCORDING TO THE PLAT THEREOF ON FILE OR OF RECORD IN THE OFFICE OF THE REGISTRAR OF TITLES IN AND FOR SAID HENNEPIN COUNTY, MINNESOTA.

ABSTRACT PROPERTY

**PARCEL 6:**  
ALL THAT PART OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 116 NORTH, RANGE 21, WEST OF THE 5TH PRINCIPAL MERIDIAN, HENNEPIN COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT TO THE CENTER LINE OF STATE HIGHWAY NO. 5; THENCE SOUTHEASTERLY ALONG CENTER LINE OF SAID HIGHWAY 985 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 1 TO THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: ALL THAT PART OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 116, RANGE 21, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1, 377.0 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE CENTER LINE OF STATE HIGHWAY NO. 5, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY TO THE WEST LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 TO THE POINT OF BEGINNING.

ABSTRACT PROPERTY

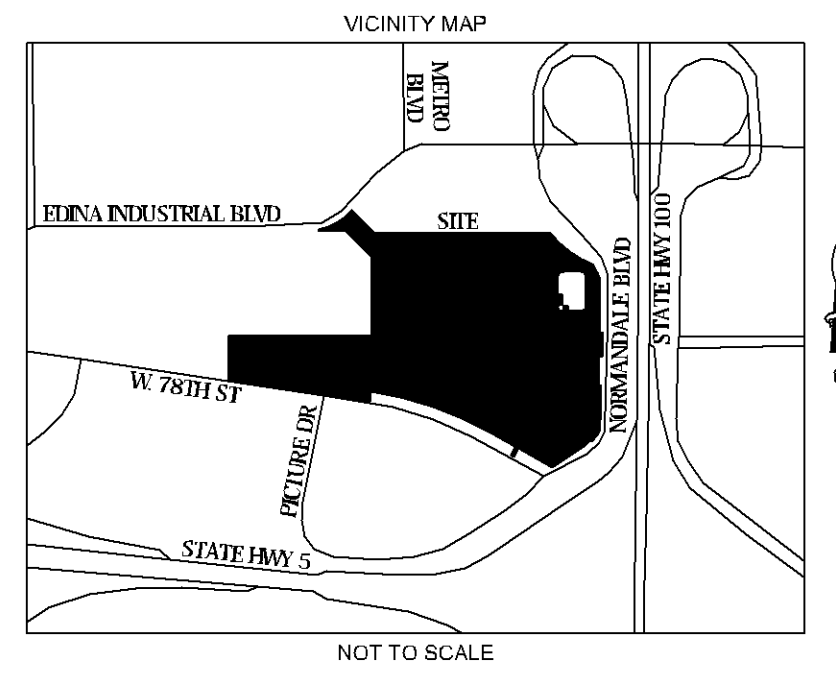
**PARCEL 7:**  
LOT 1, BLOCK 1, HARRY G. LEGEROS ADDITION, HENNEPIN COUNTY, MINNESOTA.

TORRENS PROPERTY  
CERTIFICATE OF TITLE NO. 803270

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 302826, WITH AN EFFECTIVE DATE AND TIME OF APRIL 30, 2020 AT 7:00 A.M.

### Notes Corresponding to Schedule B

12. EASEMENT FOR SANITARY SEWER IN FAVOR OF THE CITY OF BLOOMINGTON, AS CONTAINED IN INSTRUMENT DATED JULY 20, 1962, RECORDED AUGUST 2, 1963, IN BOOK 2401 OF DEEDS, PAGE 230, AS DOCUMENT NO. 342410 (ABSTRACT) AND SHOWN BY RECITAL ON THE CERTIFICATE OF TITLE. (PARCELS 1, 2 AND 3) (AFFECTS, PLOTTED AND SHOWN)
13. EASEMENT FOR ELECTRIC TRANSMISSION LINE, AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF NORTHERN STATES POWER COMPANY, AS CONTAINED IN CENTERLINE EASEMENT DATED APRIL 11, 1950, RECORDED APRIL 14, 1950, IN BOOK 2252 OF DEEDS, PAGE 50, AS DOCUMENT NO. 3228484 (ABSTRACT). (PARCEL 2) (AFFECTS, PLOTTED AND SHOWN)
14. EASEMENT FOR ELECTRIC TRANSMISSION LINE, AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF NORTHERN STATES POWER COMPANY, AS CONTAINED IN CENTERLINE EASEMENT DATED DECEMBER 20, 1961, RECORDED DECEMBER 21, 1961, IN BOOK 2329 OF DEEDS, PAGE 187, AS DOCUMENT NO. 3325703 (ABSTRACT). (PARCEL 2) (AFFECTS, PLOTTED AND SHOWN)
15. WATER MAIN EASEMENTS AS SHOWN ON THE RECORDED PLAT OF RADISSON SOUTH, AS PARTIALLY RELEASED BY ORDINANCE NO. 70-12 RECORDED MAY 5, 1970, AS DOCUMENT NO. 568337 (TORRENS). (PARCEL 3) (AFFECTS, PLOTTED AND SHOWN)
15. CONDITIONS CONTAINED IN RESOLUTION NO. 2000-123, A CERTIFIED COPY OF WHICH WAS RECORDED NOVEMBER 17, 2000, AS DOCUMENT NO. 333911 (TORRENS). (PARCEL 3) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
17. EASEMENT FOR ELECTRIC CABLES, WIRES, CONDUITS, MANHOLES, AND FACILITIES APPURTENANT THERETO IN FAVOR OF NORTHERN STATES POWER COMPANY, AS CONTAINED IN UNDERGROUND EASEMENT DATED AUGUST 13, 1968, RECORDED AUGUST 19, 1968, AS DOCUMENT NO. 3730709 (ABSTRACT), AS SHOWN BY RECITAL ON THE CERTIFICATE OF TITLE. (PARCEL 4) (AFFECTS, PLOTTED AND SHOWN)
18. EASEMENT FOR DRAINAGE AND UTILITY PURPOSES IN FAVOR OF THE VILLAGE OF EDINA, AS CONTAINED IN EASEMENT DATED SEPTEMBER 30, 1958, RECORDED OCTOBER 4, 1958, AS DOCUMENT NO. 3738811 (ABSTRACT), AS SHOWN BY RECITAL ON THE CERTIFICATE OF TITLE. (PARCEL 4) (AFFECTS, PLOTTED AND SHOWN)
19. WATER MAIN EASEMENTS AS SHOWN ON THE PLAT OF REPLAT OF EDINA INTERCHANGE CENTER, RECORDED SEPTEMBER 7, 1978 AS DOCUMENT NO. 1003654. (PARCEL 4) (AFFECTS, PLOTTED AND SHOWN)
20. DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF RADISSON SOUTH SECOND ADDITION, RECORDED JUNE 5, 1988, AS DOCUMENT NO. 1728703. (PARCEL 4) (AFFECTS, PLOTTED AND SHOWN)
21. EASEMENT FOR SIDEWALK AND BIKEWAY PURPOSES IN FAVOR OF THE CITY OF BLOOMINGTON, AS CONTAINED IN EASEMENT DATED JUNE 5, 1988, RECORDED JUNE 11, 1988, AS DOCUMENT NO. 1730640 (TORRENS). (PARCEL 4) (AFFECTS, PLOTTED AND SHOWN)
22. COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS DATED JUNE 5, 1988, RECORDED JUNE 11, 1988, AS DOCUMENT NO. 1730641 (TORRENS). (PARCEL 4) (AFFECTS, PLOTTED AND SHOWN, HATCHED FOR CLARITY)
23. EASEMENT FOR ELECTRIC TRANSMISSION LINES, AND RIGHTS INCIDENTAL THERETO, IN FAVOR OF NORTHERN STATES POWER COMPANY, AS CONTAINED IN EASEMENT DATED AUGUST 7, 1968, RECORDED AUGUST 8, 1968, AS DOCUMENT NO. 3729123 (ABSTRACT). (PARCEL 6) (AFFECTS, PLOTTED AND SHOWN)
24. TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN EASEMENT AND OPERATING AGREEMENT DATED MAY 8, 1989, RECORDED OCTOBER 31, 1989, AS DOCUMENT NOS. 6494831 (ABSTRACT) AND 2948867 (TORRENS), AS AMENDED BY FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT DATED DECEMBER 1, 1995, RECORDED DECEMBER 11, 1995, AS DOCUMENT NO. 6510389 (ABSTRACT), AND RECORDED DECEMBER 28, 1995, AS DOCUMENT NO. 2664250 (TORRENS). (PARCELS 1, 2, 3, 4, AND 5) (AFFECTS, BLANKET IN NATURE)
25. TERMS AND CONDITIONS OF PARKING AGREEMENT DATED NOVEMBER 2, 1995, RECORDED DECEMBER 11, 1995, AS DOCUMENT NO. 6510394 (ABSTRACT), AND RECORDED DECEMBER 28, 1995, AS DOCUMENT NO. 2664247 (TORRENS). (PARCELS 3, 4, AND 5) (AFFECTS, BLANKET IN NATURE)
25. TERMS AND CONDITIONS OF DECLARATION, DATED MARCH 10, 2016, IN FAVOR OF NINE MILE CREEK WATERSHED DISTRICT, RECORDED MARCH 28, 2016 AS DOCUMENT NO. T0533542. (PARCEL 3) SAID DECLARATION CONTAINS A CONSENT AND SUBORDINATION, DATED FEBRUARY 8, 2016, BY NSREIT CB LOAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
27. DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON AND DEDICATED BY THE PLAT OF HARRY G. LEGEROS ADDITION, RECORDED DECEMBER 15, 1988 AS DOCUMENT NO. 1981875. (AS TO PARCEL 7) (AFFECTS, PLOTTED AND SHOWN)
28. PERMANENT EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF BLOOMINGTON OVER AND ACROSS THE EAST 10 FEET OF PROPERTY DESCRIBED IN CERTIFICATE OF TITLE NO. 487883 WHICH LIES WEST OF STATE HIGHWAY NO. 100, (NOW AS TO PART OF NORMANDALE BOULEVARD ADJOINING LOT 1, BLOCK 1), (AS TO PARCEL 7) (AFFECTS, PLOTTED AND SHOWN)
29. UTILITY EASEMENT AND INCIDENTAL RIGHTS NOW OVER THE NORTH 7 FEET OF SAID PROPERTY IN FAVOR OF NORTHERN STATE POWER COMPANY AS SHOWN BY OVERHEAD EASEMENT, DATED JANUARY 15, 1973, RECORDED JANUARY 24, 1973 IN BOOK 73 OF HENNEPIN COUNTY RECORDS, PAGE 3999861. (AS TO PARCEL 7) (AFFECTS, PLOTTED AND SHOWN)
30. CONSEQUENCES OF FINAL CERTIFICATE WHEREBY STATE OF MINNESOTA ACQUIRED PROPERTY FOR HIGHWAY PURPOSES, RECORDED MAY 28, 1982 AS DOCUMENT NO. 1468151. (AS TO PARCEL 7) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
31. EASEMENT, DATED DECEMBER 15, 1988, IN FAVOR OF CITY OF BLOOMINGTON, FOR SIDEWALK AND BIKEWAY PURPOSES, RECORDED DECEMBER 30, 1988 AS DOCUMENT NO. 1985237. (AS TO PARCEL 7) (AFFECTS, PLOTTED AND SHOWN)
32. TERMS AND CONDITIONS OF DRAINAGE EASEMENT AGREEMENT, DATED MARCH 10, 2016, BY ST. MARY'S CREEK ORTHODOX CHURCH OF MINNEAPOLIS, A MINNESOTA NON-PROFIT CORPORATION, AND BLOOMINGTON HOTEL INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 28, 2016 AS DOCUMENT NO. T0533543. (AS TO PARCELS 3 AND 7) (AFFECTS, BLANKET IN NATURE)
33. TERMS AND CONDITIONS OF DECLARATION, DATED MAY 19, 2017, IN FAVOR OF NINE MILE CREEK WATERSHED DISTRICT, RECORDED JUNE 23, 2017 AS DOCUMENT NO. T0545326. (PARCELS 3 AND 4) (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
34. TERMS AND CONDITIONS OF DECLARATION, DATED MAY 19, 2017, IN FAVOR OF NINE MILE CREEK WATERSHED DISTRICT, RECORDED SEPTEMBER 29, 2017 AS DOCUMENT NO. T05478526. (PARCELS 3 AND 4) SAID DECLARATION CONTAINS A CONSENT AND SUBORDINATION, BY NSREIT CB LOAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
35. MEMORIAL PLAT RECORDED MARCH 29, 2019 AS DOCUMENT NO. T05602735 AND RECORDED MAY 8, 2019 AS DOCUMENT NO. T0561169. (AFFECTS, PLOTTED AND SHOWN)
36. THE FOLLOWING MATTERS SHOWN ON SURVEY OF PROPERTY PREPARED BY SRF CONSULTING GROUP, INC. DATED DECEMBER 23, 2016:  
A. THREE (3) GATE & PATH LOCATIONS ALONG NORTHERLY BOUNDARY TO DAIRY QUEEN AND BURGER KING LOCATED ON PROPERTY ADJOINING TO NORTH;  
B. CONCRETE PATH & GATE ALONG NORTHERLY BOUNDARY TO PROPERTY ADJOINING TO NORTH;  
C. 4" AND 10" FOOT DRAINAGE & UTILITY EASEMENT PER EDINA INTERCHANGE CENTER PLAT RUNNING UNDER BUILDING KNOWN AS VILLAGE SHOPPING MALL;  
D. GAS LINE CROSSES PARCEL 7 WITHOUT BENEFIT OF EASEMENT. (AFFECTS, AS PLOTTED AND SHOWN)



**FLOOD NOTE:** By graphic plotting only, this property is in Zones "X & AE" of the Flood Insurance Rate Map, Community Panel No. 27053C0451F, which bears an effective date of 11/4/2016 and is partially in a Special Flood Hazard Area.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.  
ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. AE ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.

### Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED:	STATUS
ITEM	REQUIRED	OBSERVED
PERMITTED USE	N/A	HOTEL
MIN. LOT AREA	N/A	901,859 SQ. FEET
MIN. FRONTAGE	N/A	2189.41'
MAX. BLDG COVERAGE	N/A	14%
MIN. SETBACKS FRONT	N/A	147.6'
MIN. SETBACKS SIDE	N/A	37.7'
MIN. SETBACKS REAR	N/A	170.7'
MAX BUILDING HEIGHT	N/A	234 ±
PARKING REGULAR	N/A	1469
PARKING HANDICAP	N/A	26
PARKING TOTAL	N/A	1495

Notes:  
Because there may be a need for interpretation of the applicable zoning codes, we refer you to Hennepin County Planning for zoning law and applicable codes.

### Site Information

APNs:  
1611621220002; 0911621330005;  
0911621340013; 1611621210006  
1611621210007; 1611621210002;  
1611621210003 & 1611621210004

OWNER:  
BLMGM HOTEL INVESTORS, LLC

PHYSICAL ADDRESS:  
7800 NORMANDALE BOULEVARD  
MINNEAPOLIS, MN 55438

### Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

### Encroachment Notes

- E1 BUILDING APPEARS TO POSSIBLE FALL WITHIN WATER MAIN EASEMENT (EXCEPTION 15) BY AS MUCH AS 2.2'.
- E2 BUILDING APPEARS TO FALL ON 10' & 5' DRAINAGE EASEMENTS (EXCEPTION 96).

### Miscellaneous Notes

- MN1 SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- MN2 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- MN3 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN4 AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- MN5 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- MN6 AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- MN7 TOTAL NUMBER OF PARKING SPACES IS 1496, WHICH INCLUDES 26 DESIGNATED HANDICAPPED SPACES.
- MN8 COMPLETED FIELD WORK WAS ON JUNE 18, 2020.
- MN9 THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER MINNESOTA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, WHICH IS BASED OFF OF THE NORTH LINE OF PARCEL 6 WHICH BEARS N69°52'28" PER GPS COORDINATE OBSERVATIONS.
- MN10 LATITUDE: 44°51'46.58532" N  
LONGITUDE: 93°12'12.74509" W  
CONVERGENCE ANGLE: 00°27'11.23732"
- MN11 THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000058692374528
- MN12 THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WEST 76TH STREET AND NORMANDALE BOULEVARD, WHICH IS ABUTTING THE SE CORNER OF THE SUBJECT PROPERTY.
- MN13 THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EDINA INDUSTRIAL BOULEVARD, WEST 75TH STREET, AND NORMANDALE BOULEVARD ALL BEING PUBLICLY DEDICATED RIGHT-OF-WAYS.
- MN14 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OR ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- MN15 THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
- MN16 NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.

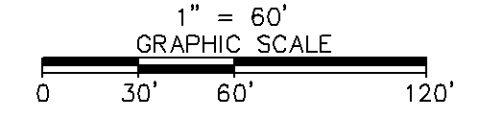




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Legend of Symbols & Abbreviations

SURVEY FEATURES	SURVEYING SYMBOLS
BOUNDARY LINE	FOUND INSTRUMENT AS NOTED
INTERNAL PARCEL LINE	SPT MEASUREMENT AS NOTED
LESS & EXCEPT AREA	COMPUTED POINT
PROPERTY LINE	
ADJ. MEASUREMENT	
ADJ. MEASUREMENT	
NOVOR FORUM	



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	264.57(M)	152.63(M)	150.53(M)	S 89°08'00" W	33°115'
C2	490.00(M)	228.13(M)	226.08(M)	S 54°45'04" E	26°40'33"
C3	135.00(M)	29.10(M)	29.04(M)	N 49°00'02" E	42°20'56"
C4	5.00(M)	7.85(M)	7.07(M)	S 45°28'58" E	89°57'46"
C5	5.00(M)	7.85(M)	7.07(M)	S 44°31'01" W	89°57'46"
C6	13.00(M)	20.42(M)	18.38(M)	N 45°27'40" W	89°59'54"
C7	5.00(M)	7.85(M)	7.07(M)	S 44°31'01" W	89°57'46"
C8	23.00(M)	36.13(M)	32.53(M)	N 44°32'31" E	90°00'15"
C9	25.00(M)	39.27(M)	35.36(M)	S 45°27'37" E	90°00'01"
C10	135.00(M)	29.10(M)	29.04(M)	N 46°09'20" E	89°02'45"
C11	1472.40(M)	528.52(M)	525.69(M)	S 71°29'20" E	20°35'59"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°55'39" W	6.89(M)	L11	NORTH	6.89(M)
L2	N42°36'02" E	8.18(M)	L12	N43°49'8" E	8.18(M)
L3	S 27°55'50" E	60.78(M)	L13	N27°39'51" W	60.78(M)
L4	N89°03'53" E	10.00(M)	L14	N/A	N/A
L5	S 89°04'21" W	10.00(M)	L15	N/A	N/A
L6	N89°04'21" E	10.00(M)	L16	N/A	N/A
L7	S 00°05'48" W	35.30(M)	L17	N/A	N/A
L8	S 89°11'49" W	24.41(M)	L18	N/A	N/A
L9	S 38°17'44" W	44.63(M)	L19	N/A	N/A
L10	N 79°12'22" W	11.68(M)	L20	N 89°448'22" E	55.50(M)
L11	S 24°55'40" W	40.09(M)	L21	N00°11'38" W	13.00(M)
L12	N61°39'00" W	16.00(M)	L22	N89°448'22" E	13.00(M)
L13	N24°55'40" E	40.09(M)	L23	N00°11'38" W	46.00(M)
L14	N80°53'54" W	3.56(M)	L24	N89°448'22" E	18.00(M)
L15	S 00°17'8" E	40.50(M)	L25	N00°11'38" W	74.00(M)
L16	S 89°32'23" W	35.50(M)	L26	N89°48'22" E	69.50(M)
L17	N00°27'37" W	13.00(M)	L27	N00°11'38" W	138.25(M)
L18	S 89°32'23" W	19.00(M)	L28	N89°48'22" E	13.25(M)
L19	S 00°27'37" E	13.00(M)			
L20	S 89°32'23" W	5.00(M)			
L21	N00°27'37" W	3.90(M)			
L22	N89°32'23" E	13.00(M)			
L23	N00°27'37" W	46.00(M)			
L24	S 89°32'23" W	18.00(M)			
L25	N00°27'37" W	74.00(M)			
L26	N89°32'23" E	69.50(M)			
L27	S 00°27'37" E	138.25(M)			
L28	S 89°32'23" W	13.25(M)			

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