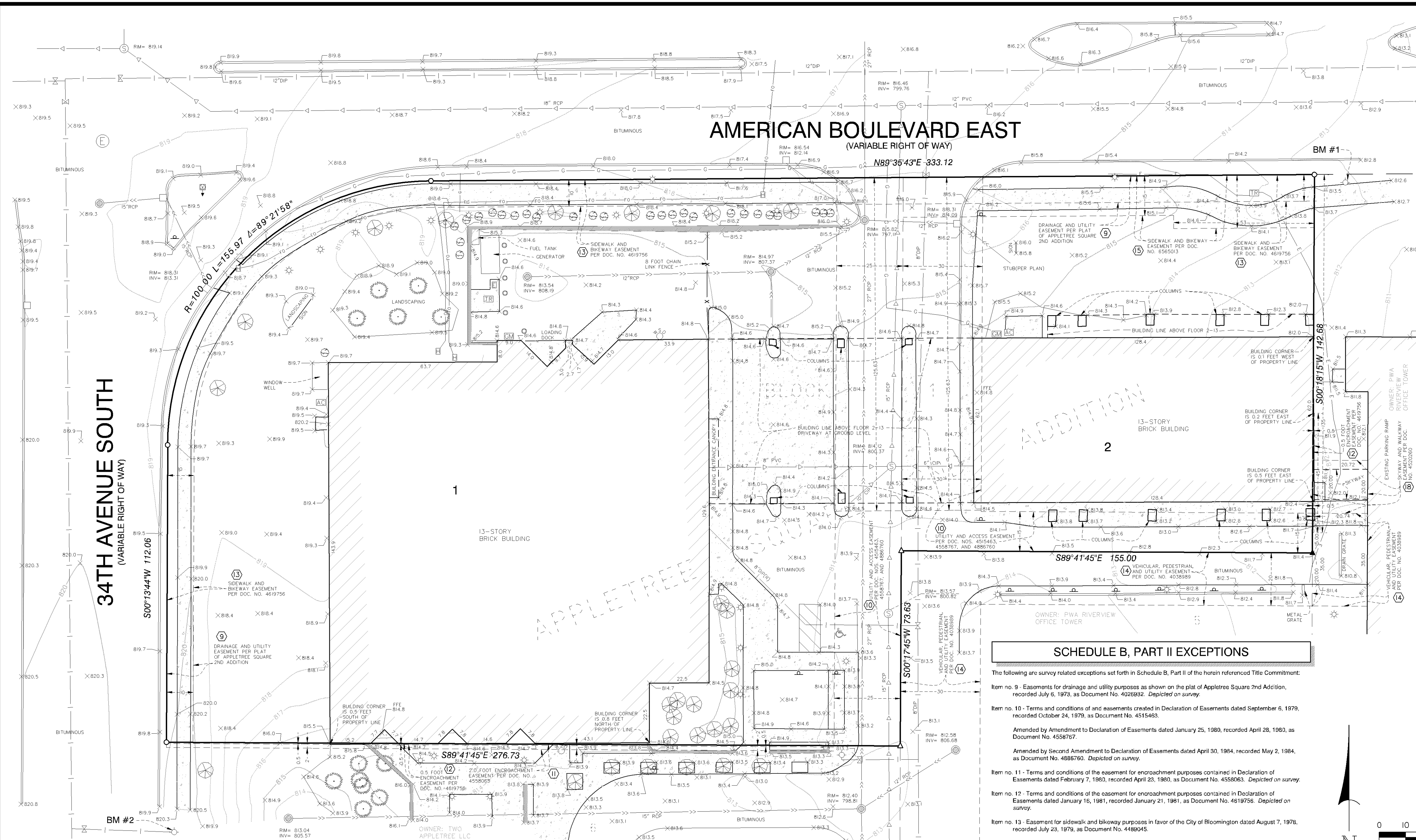




PROPERTY DESCRIPTION

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 Motel, Inc., dated November 5, 1978, recorded November 9, 1979, as Document No. 4520263.

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.

[Abstract Property]

CERTIFICATION

To Blooming 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. The 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

- 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-999117-1-MPLS, dated January 03, 2021.
- The basis of bearings is based on Hennepin County Coordinate System NAD83 (86 adj.)
- All distances are in feet.
- Benchmarks (NAVD83):
 - 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.
 - 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

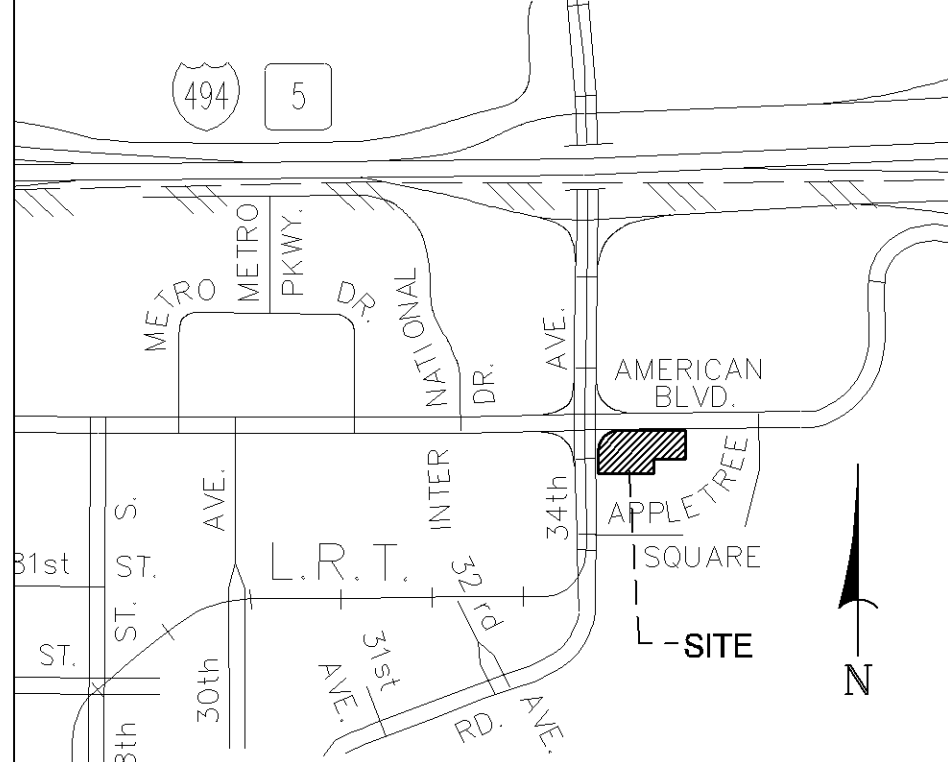
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- Address of the property is 3 Appletree Square and 4 Appletree Square.
- 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. 27053C0470F, effective November 4, 2016.
- Land areas: Total = 78,756 square feet or 1.808 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
- Contour lines depicted hereon are based on ground measurements and referenced to North American Vertical Datum of 1988 (NAVD83).
- No zoning letter/report was provided by our client.
- Exterior dimensions of all buildings are shown at ground level.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There is 1 regular and 1 handicap parking stall on site.
- There are 300 parking stalls in the offsite parking ramp in the lot adjacent to the east.
- 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.
- Names of adjoining owners are depicted based on Hennepin County GIS tax information.
- 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, 1978, as Document No. 4026832. *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. 4885780. 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. 4489045.
- 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, 1988, recorded April 24, 1986, 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, 1986, recorded February 6, 1987, as Document No. 6696749, between Appletree Motel 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. A10355833. Cellular Antenna on roof. Not plottable.*
- Item no. 17 - Terms and conditions of unrecorded Appletree Motel Parking Ramp Lease in favor of Appletree Motels, 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. 6767199.
- 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. 9003994.
- 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, 2015, recorded October 23, 2015 as Document No. 10020690. *Not plottable.*
- Item no. 18 - Skyway and Walkway Easement contained in Warranty Deed dated November 5, 1979, recorded November 9, 1979, as Document No. 4520263. *Depicted on survey.*

VICINITY MAP
NOT TO SCALE



LEGEND

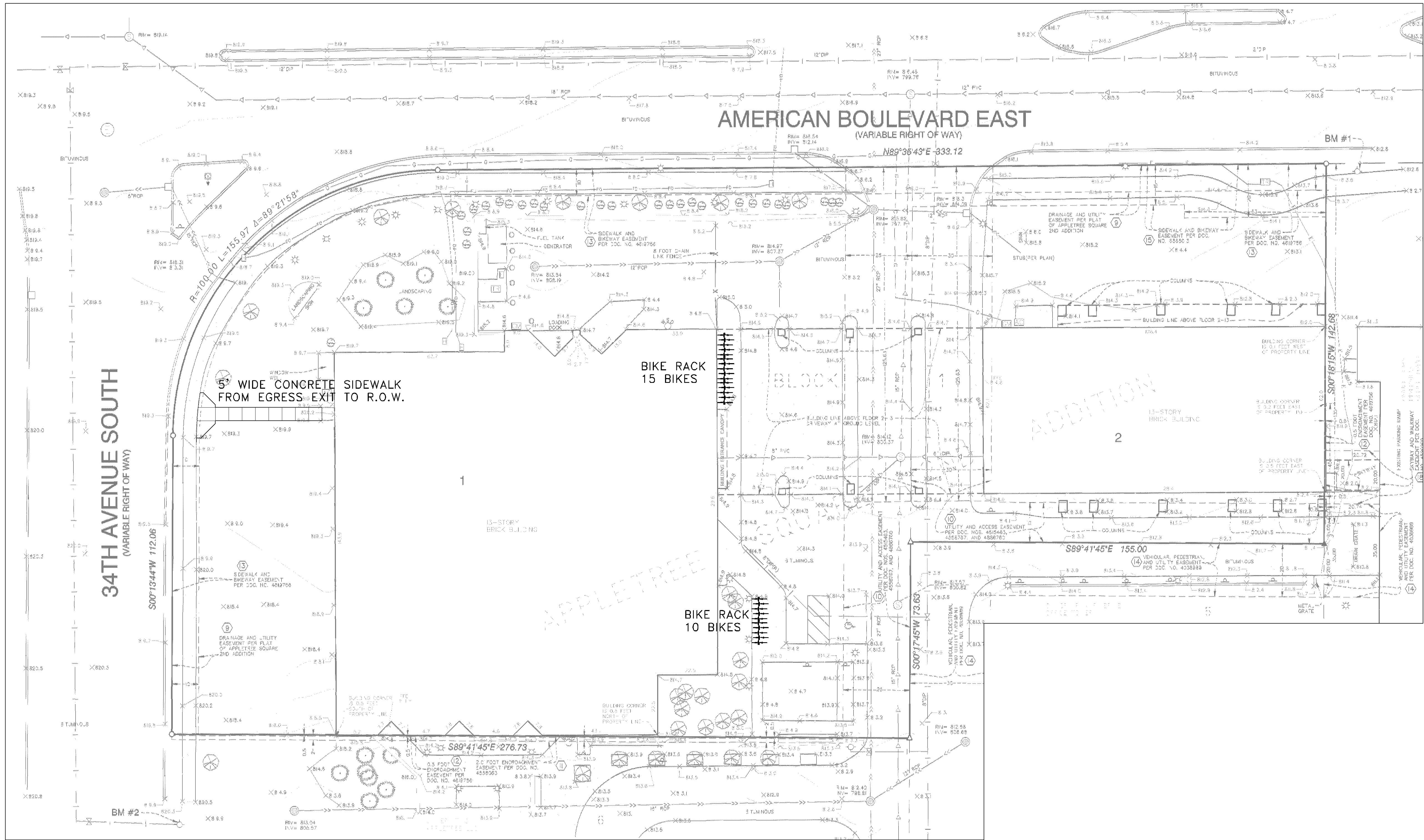
- SET IRON PIPE RLS 44110
 - ▲ SET MAG NAIL
 - △ FOUND MAG NAIL
 - ⊕ HYDRANT
 - ⊕ WATER VALVE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ SANITARY MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ ELECTRIC BOX
 - ⊕ LIGHT
 - ⊕ AIR CONDITIONER
 - ⊕ SIGN
 - ⊕ BOLLARD
 - ⊕ SPOT ELEVATION
 - ⊕ GAS METER
 - ⊕ HAND HOLE
 - ⊕ TRANSFORMER
 - ⊕ FIRE HOOKUP
 - ⊕ TRAFFIC SIGNAL
 - (R) PER RECORD PLANS
 - (2) 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

733 Marquette Ave, Ste 700
Minneapolis, MN 55402
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

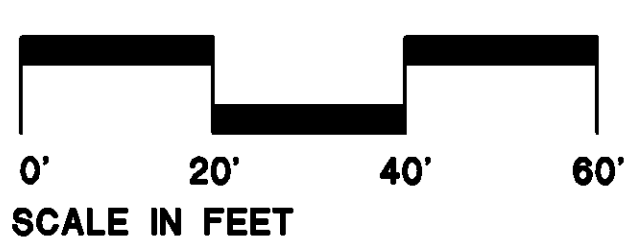
ALTA/NSPS
LAND TITLE
SURVEY

DRAWN BY MDT
CHECKED BY PDG
DATE ISSUED 02/11/2021
SCALE 1"=20'
JOB NO. 19-0123
FIELD KJ,DD

CROWNE PLAZA
AMERICAN BOULEVARD AND 3TH AVE SOUTH
BLOOMINGTON, MINNESOTA



SITE PLAN



AIRE HOTEL & APARTMENTS
3 APPLETREE SQUARE
BLOOMINGTON, MN 55425

REVISIONS

DRAWN BY 8J
CHECKED BY
DATE ISSUED
SCALE 1" = 30'
JOB NO. 20189

SHEET OF

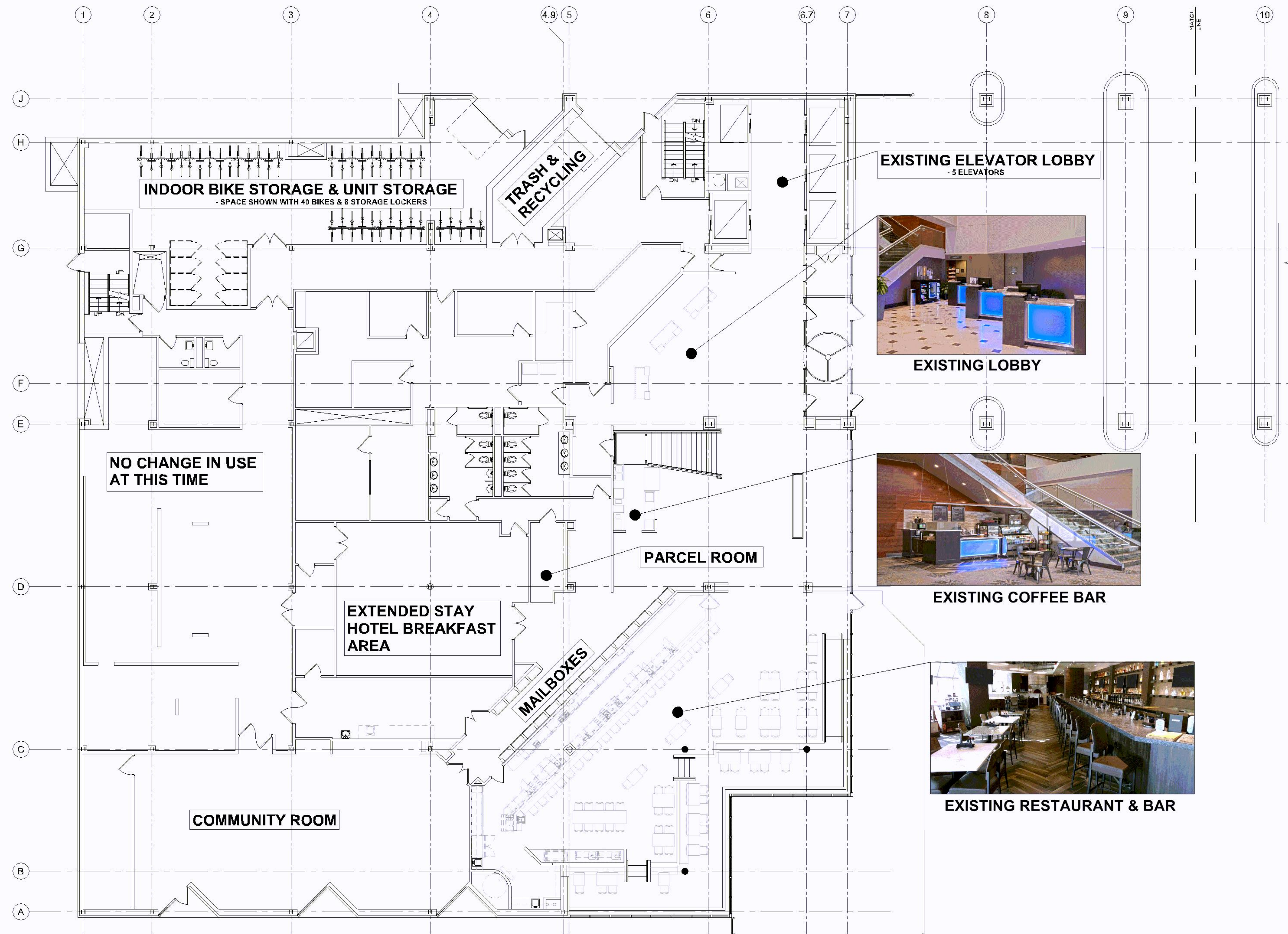
ARCHITECTURAL SITE PLAN

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

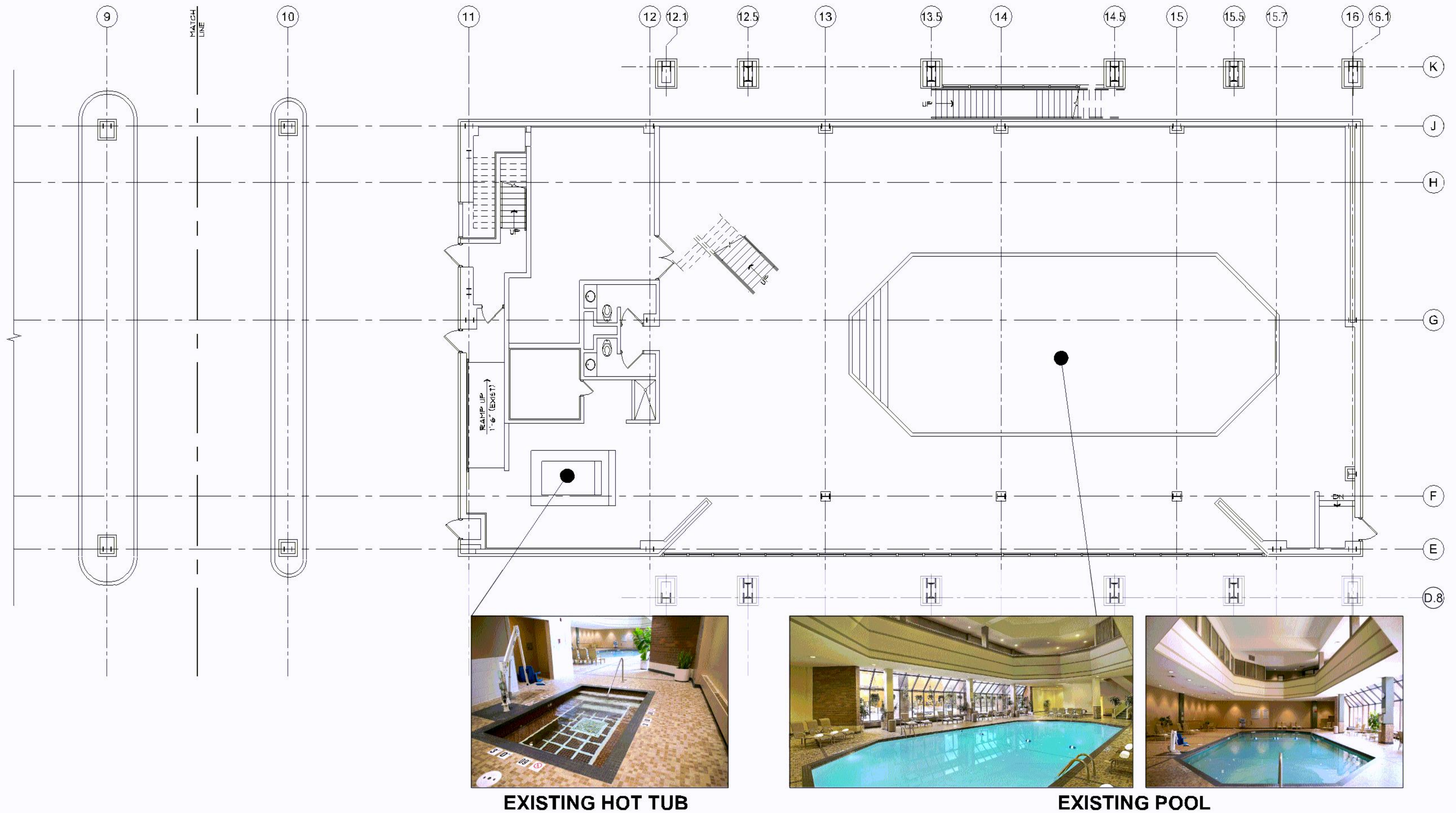
Signature
Date
Registration Number

reprise
Architecture, Inc.
12400 Portland Avenue South
Bloomington, MN 55425
Office: (952) 252-4943
Fax: (952) 252-4943

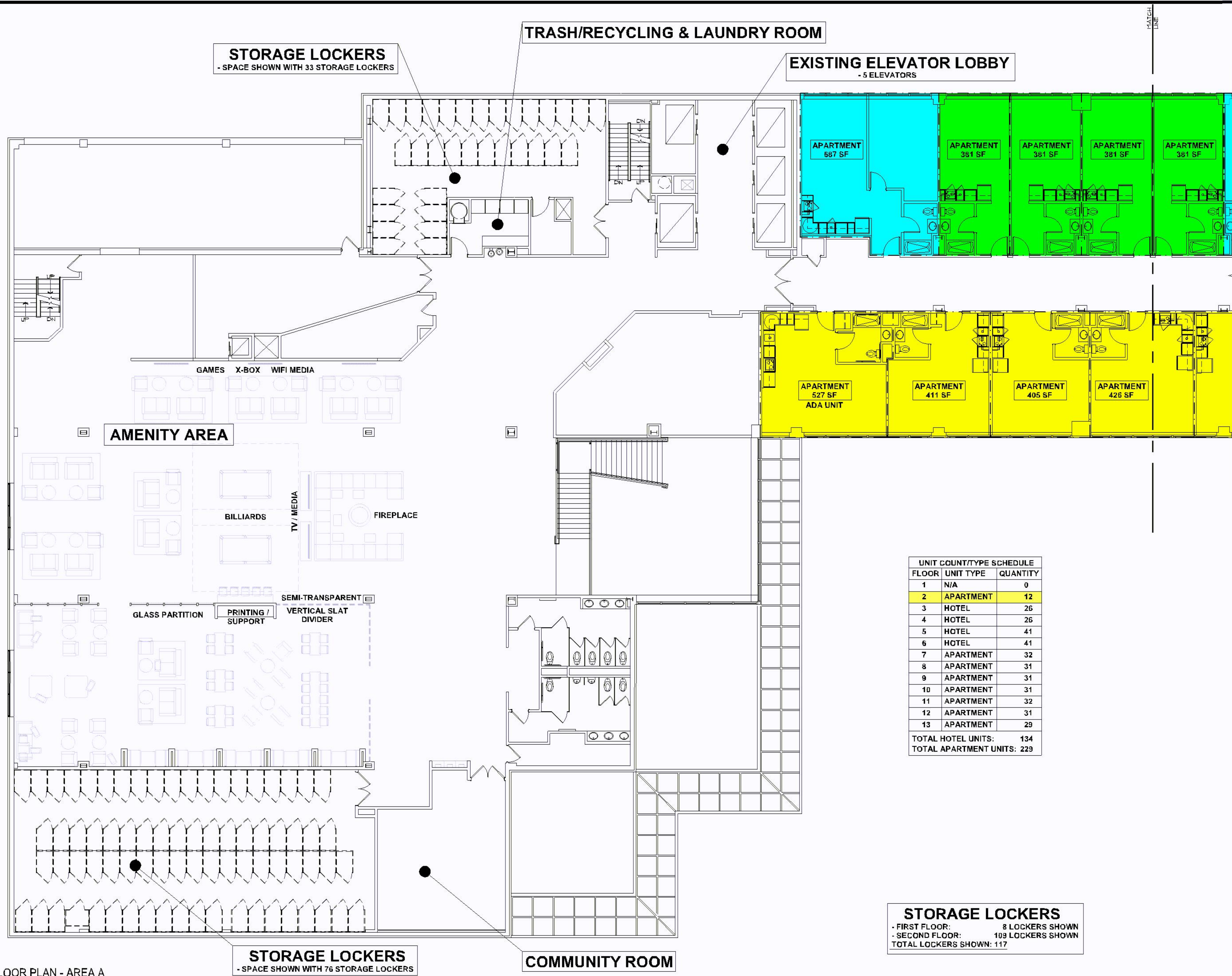
C-1



1 FIRST FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN - AREA A
SCALE: 1/8" = 1'-0"

UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229

STORAGE LOCKERS
- FIRST FLOOR: 8 LOCKERS SHOWN
- SECOND FLOOR: 109 LOCKERS SHOWN
TOTAL LOCKERS SHOWN: 117



Architecture, Inc.
12800 Portland Avenue South
Burnsville, MN 55337
Office: (612) 262-3433
Fax: (612) 262-3433

AIRE HOTEL & APARTMENTS

3 APPLE TREE SQUARE
BLOOMINGTON, MN 55425

SECOND FLOOR PLAN - AREA A



TURN-KEY ASSOCIATES
COMMERCIAL GENERAL CONTRACTORS

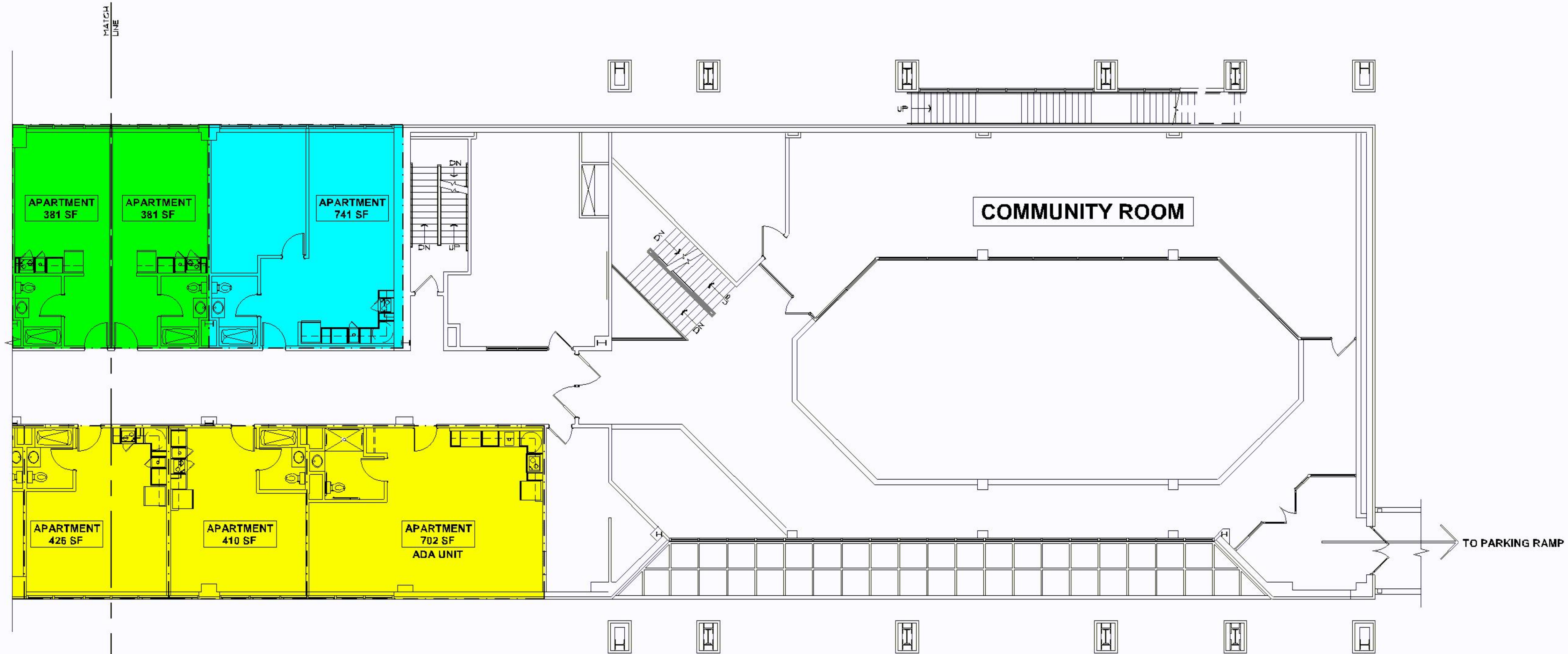
DATE ISSUED

DRAWN BY: BDH

CHECKED BY: JMH

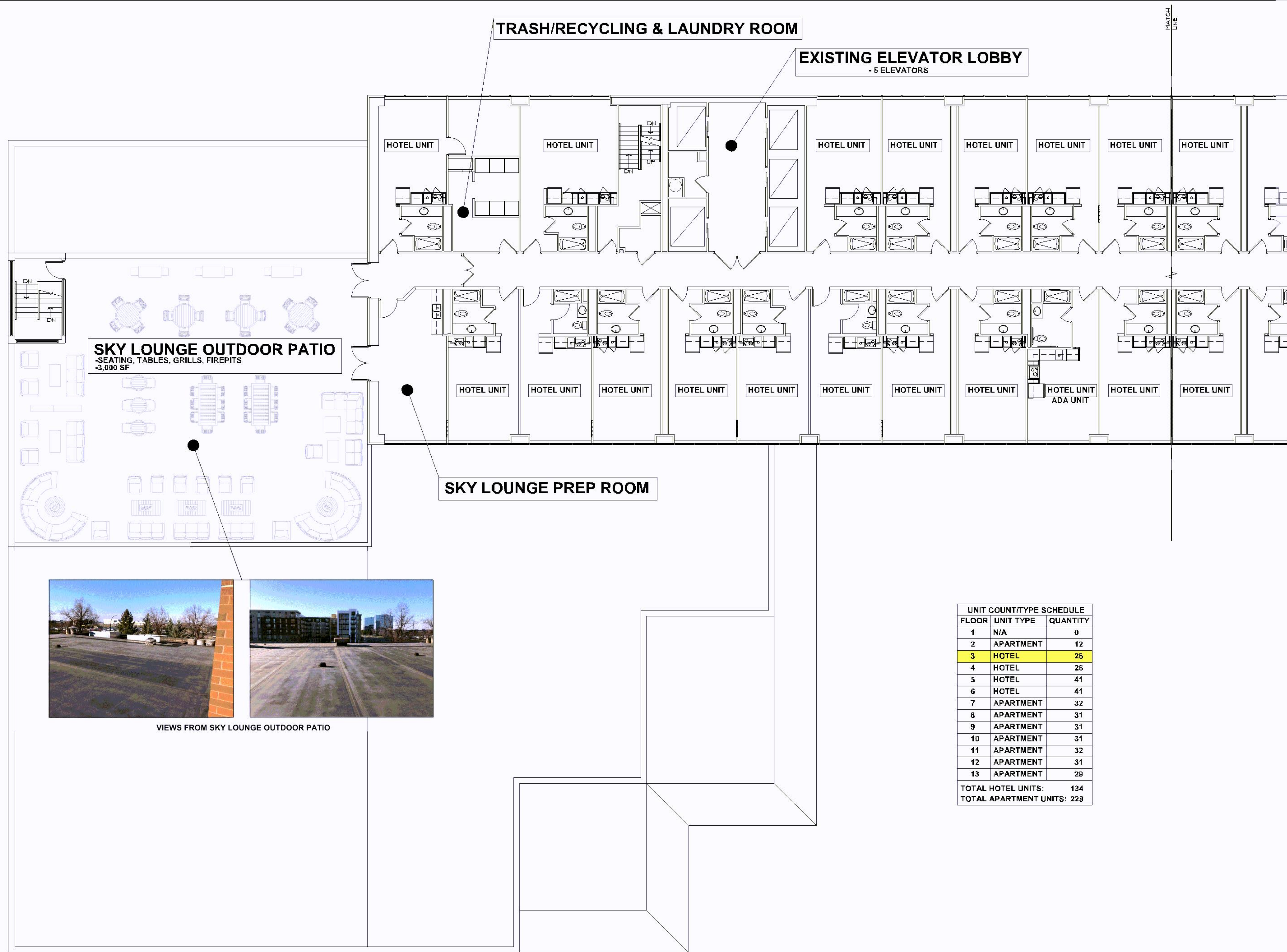
JOB NO.: 20189

A102A



1 SECOND FLOOR PLAN - AREA B
SCALE: 1/8" = 1'-0"

UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229



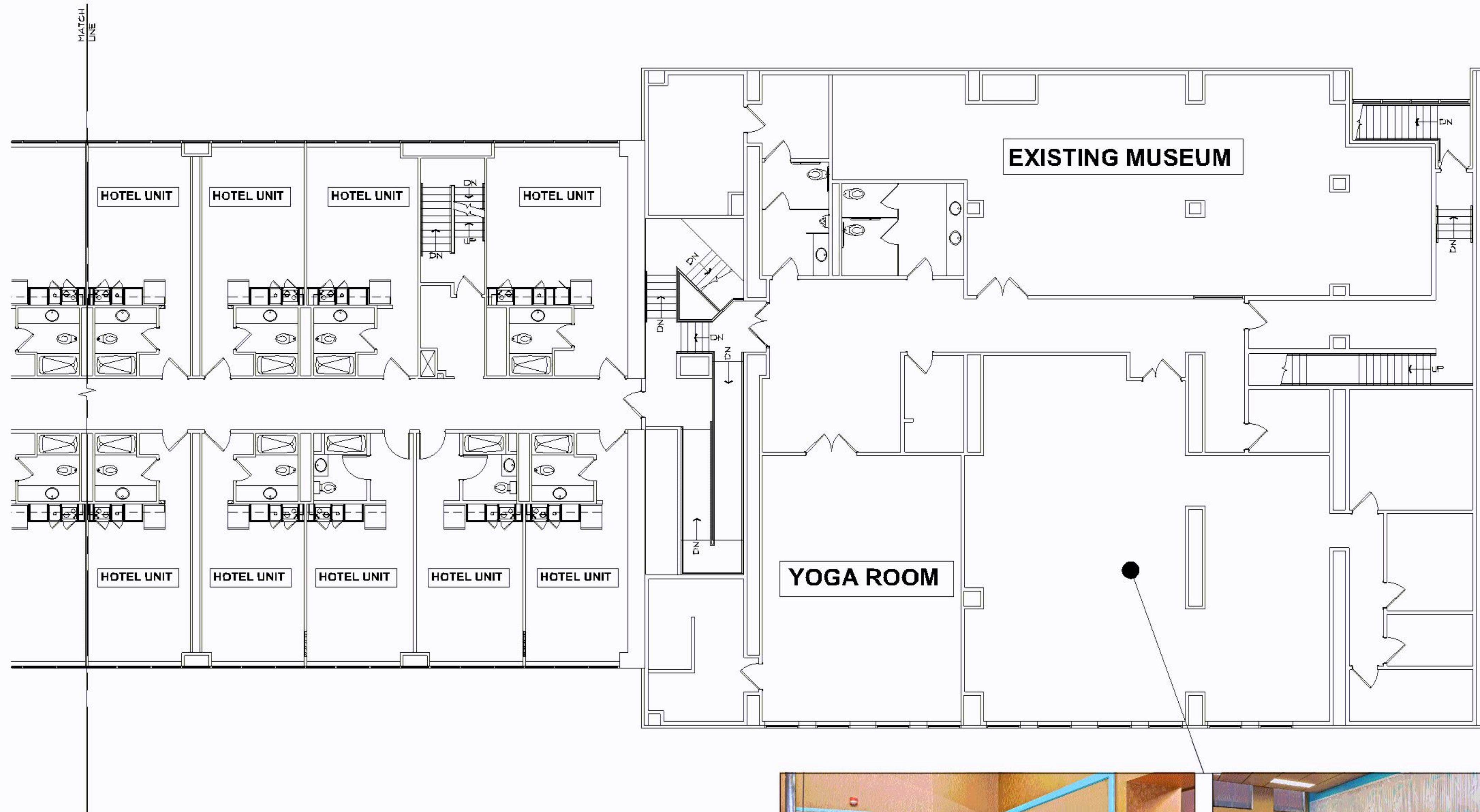
SKY LOUNGE OUTDOOR PATIO
-SEATING, TABLES, GRILLS, FIREPITS
~3,000 SF

SKY LOUNGE PREP ROOM



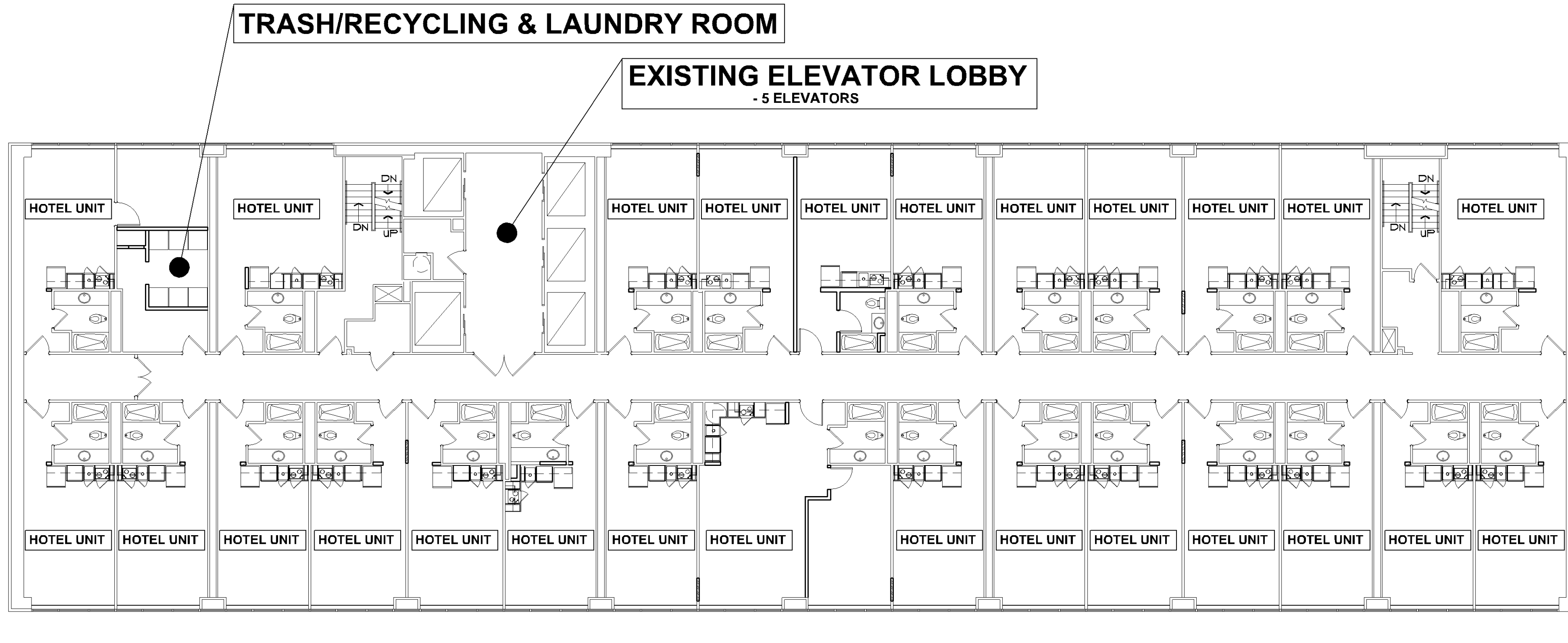
VIEWS FROM SKY LOUNGE OUTDOOR PATIO

UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229



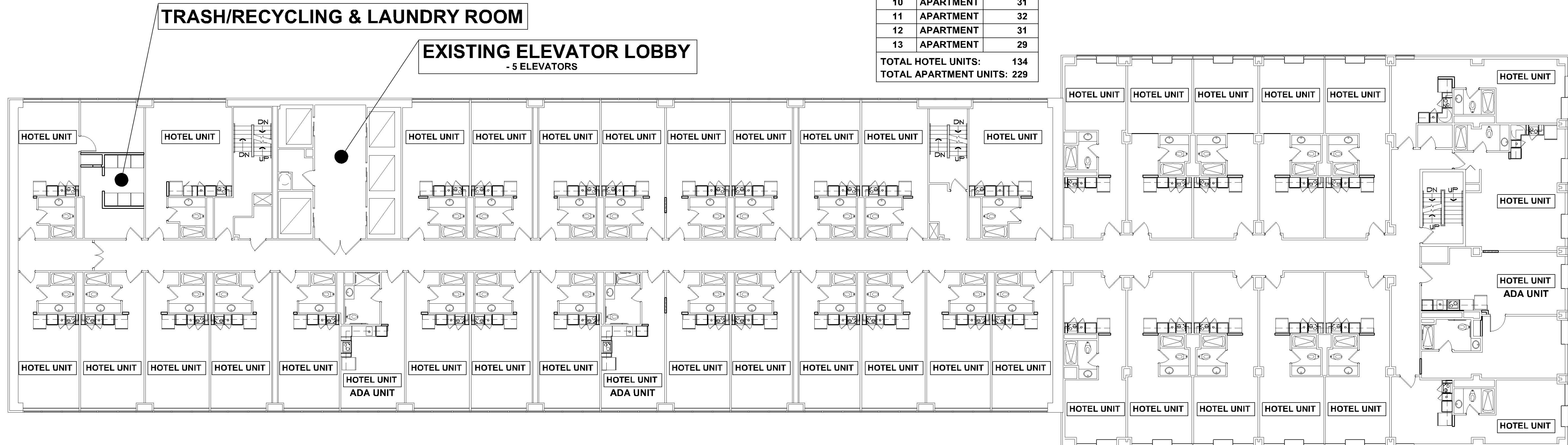
EXISTING GYM

UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229



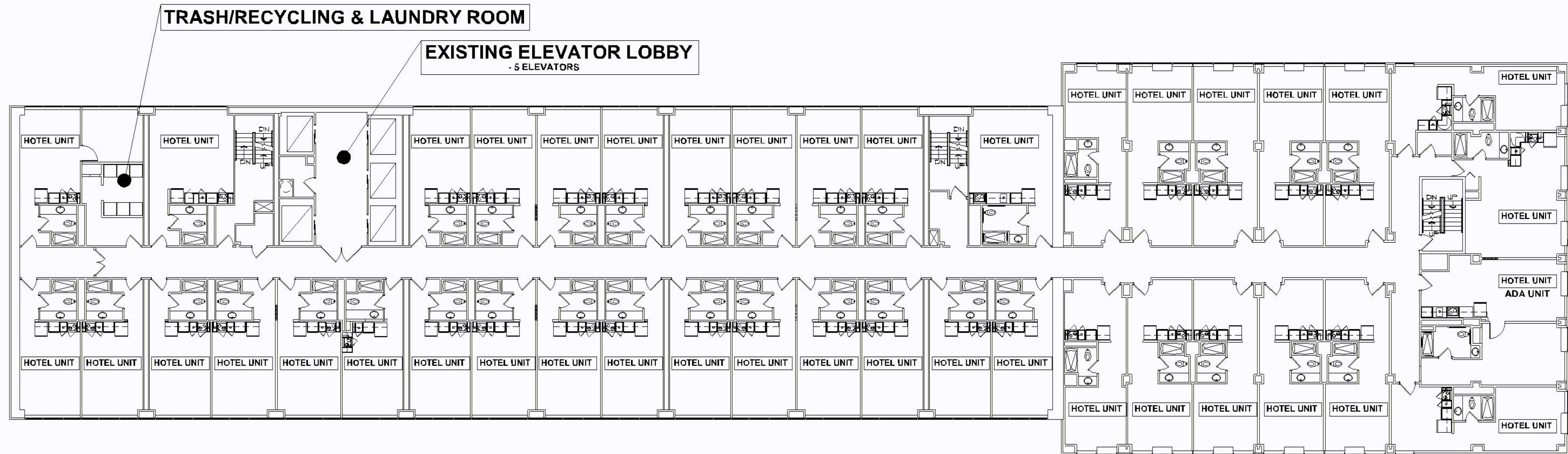
UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229

1 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229

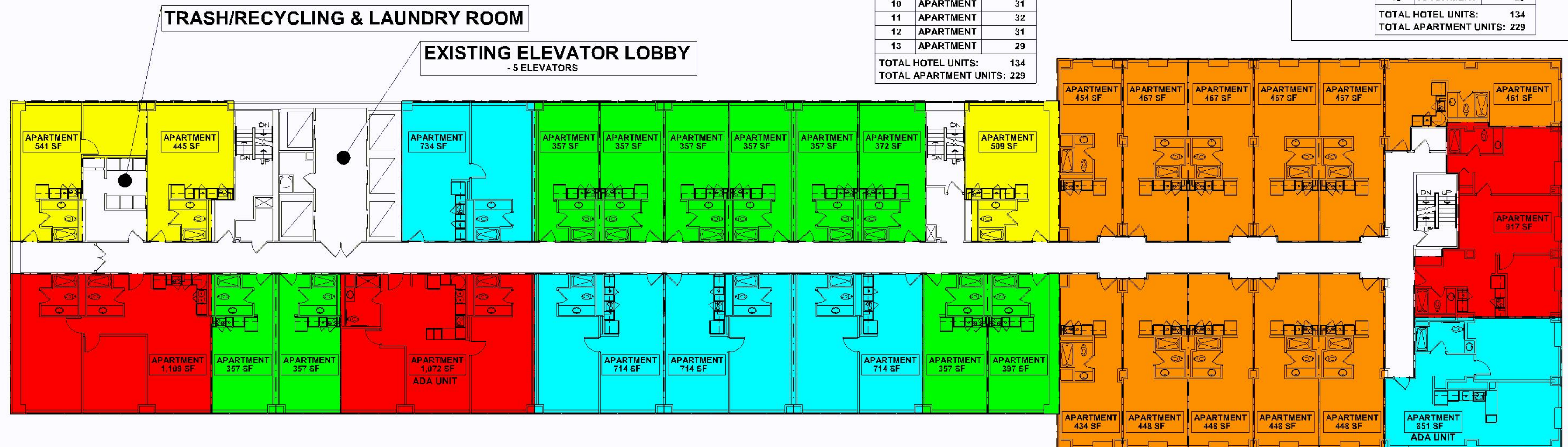
2 FIFTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



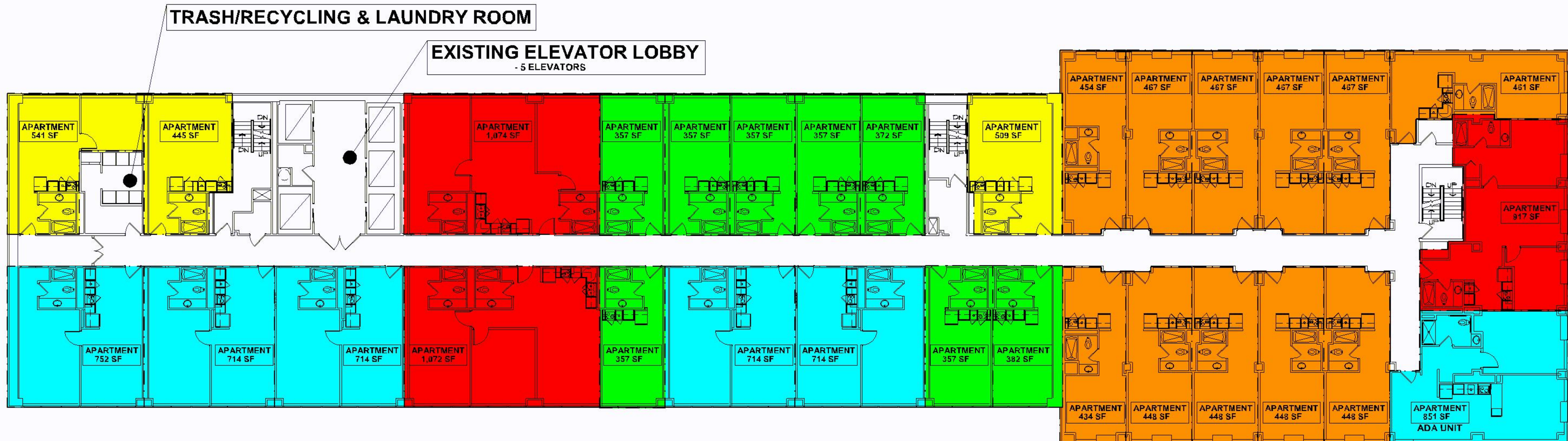
1 SIXTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229

FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229



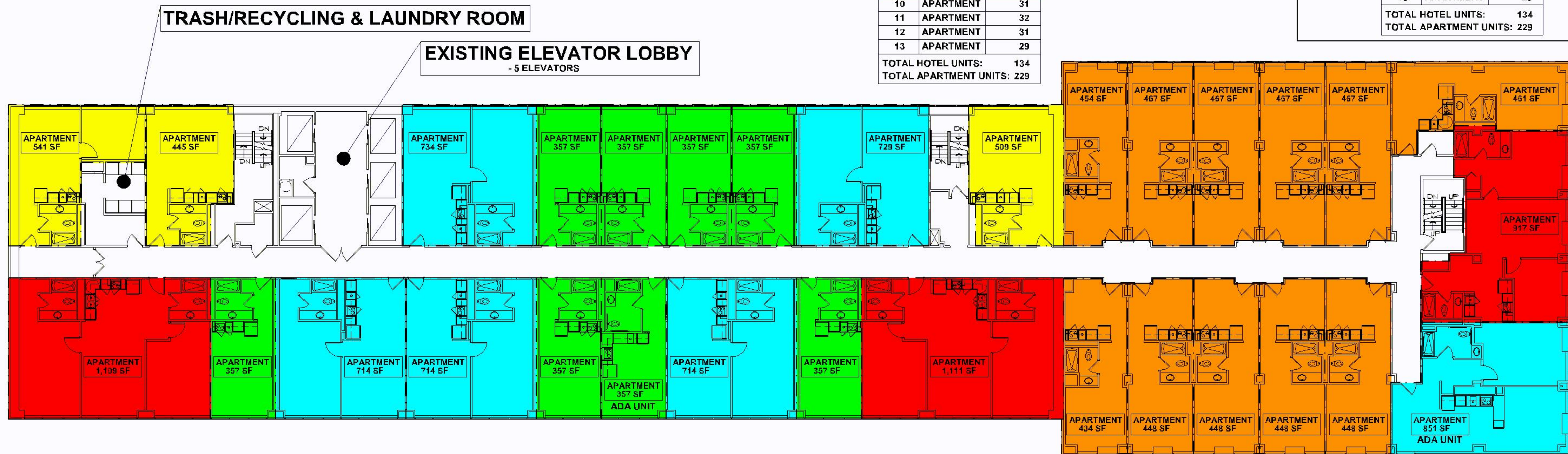
2 SEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



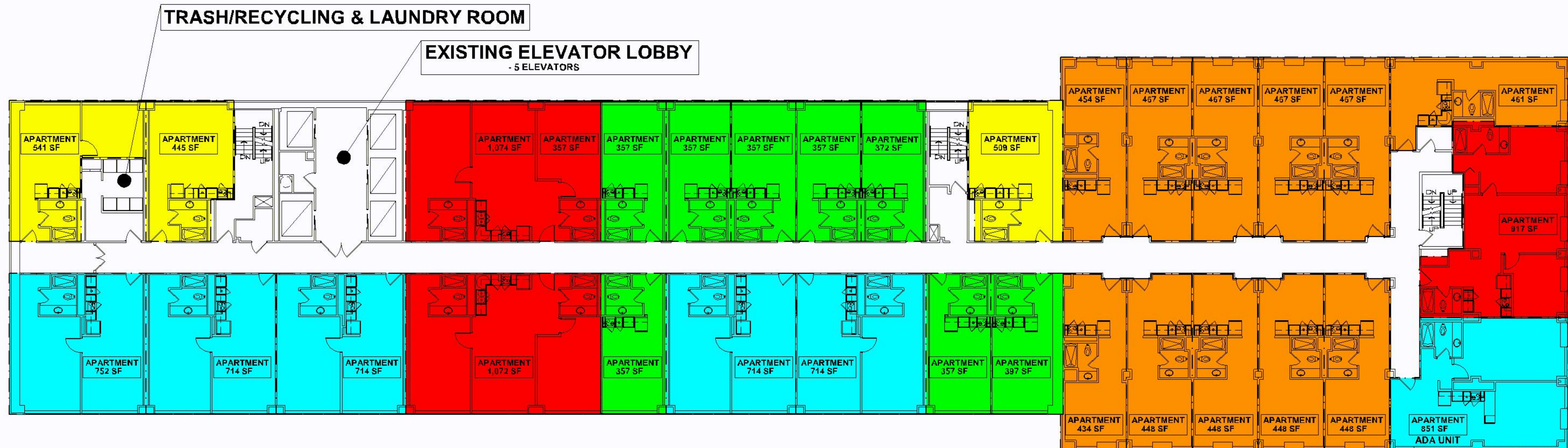
1 EIGHTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229

FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229



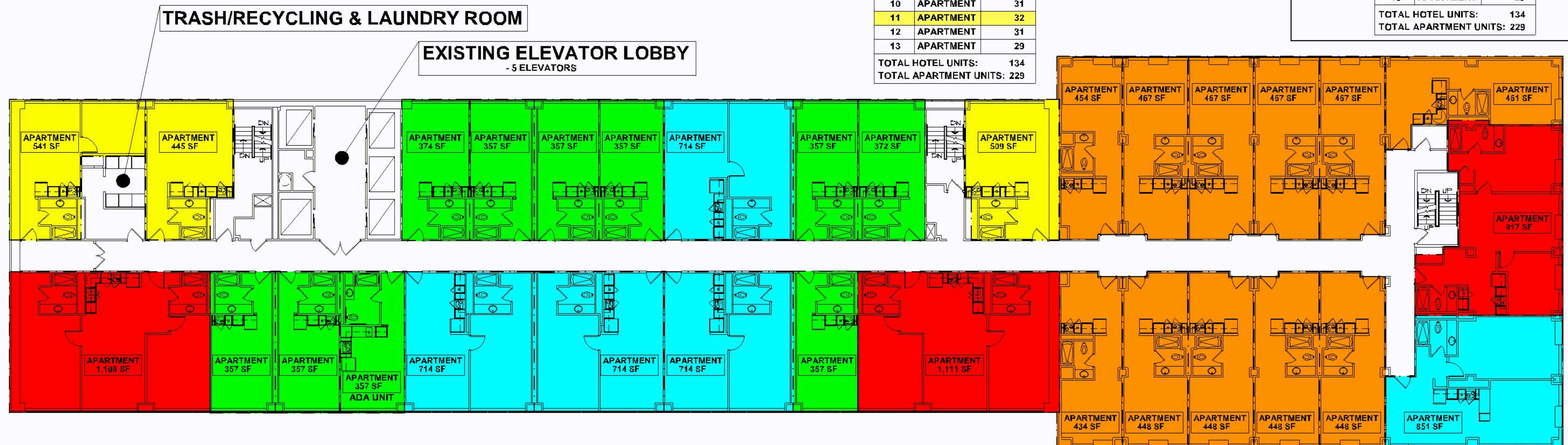
2 NINTH FLOOR PLAN
SCALE: 3/32" = 1'-0"



1 TENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229

UNIT COUNT/TYPE SCHEDULE		
FLOOR	UNIT TYPE	QUANTITY
1	N/A	0
2	APARTMENT	12
3	HOTEL	26
4	HOTEL	26
5	HOTEL	41
6	HOTEL	41
7	APARTMENT	32
8	APARTMENT	31
9	APARTMENT	31
10	APARTMENT	31
11	APARTMENT	32
12	APARTMENT	31
13	APARTMENT	29
TOTAL HOTEL UNITS:		134
TOTAL APARTMENT UNITS:		229



2 ELEVENTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

