

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

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

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

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

RE: Crowne Plaza MSP Airport and Parking Ramp
Legal Description: Lot 1, Lot 2 and Lot 3, Block 1, Appletree Square 2nd 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