

CERTIFICATE OF SURVEY

Bloomington Case # PL201700131

This survey is made for the benefit of: NSREIT CB Loan, LLC, a Delaware limited liability company, its successors and/or assigns, Bloomington Hotel Investors, LLC, a Delaware limited liability company and Chicago 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/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 13, 16 and 18 of Table A thereof.

The field work was completed on May 2015 and verified December 2016.


 Dean Dusheck
 Minnesota Professional Land Surveyor No. 16679

December 23, 2016
Date

Notes:

1. The accompanying survey was made on the ground and correctly shows the size and location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Minnesota.
2. The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment for Title Insurance Order No. 234940 (the "Title Commitment") with an effective date of November 12, 2013 and 2nd Amended December 05, 2016 and that the following easements, covenants and restrictions referenced in said Title Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property:
- (3) Easement for sanitary sewer in favor of the City of Bloomington, as contained in Quit Claim Deed dated July 20, 1962, recorded August 2, 1963, in Book 2401 of Deeds, page 230, as Document No. 3421410 (Abstract). (Parcels 1, 2 and 3 - Plotted on Survey)
- (4) The right to construct and maintain temporary snow fences in favor of the State of Minnesota acquired in condemnation, as evidenced of record by Final Certificate dated December 17, 1937, recorded January 14, 1938, in Book 366 of Misc., page 121, as Document No. 1918751 (Abstract), by Final Certificate dated October 22, 1964, recorded November 20, 1964, in Book 2470 of Deeds, page 1, as Document No. 3512230 (Abstract), and by Final Certificate August 3, 1967, recorded October 25, 1967, in Book 2608 of Deeds, page 491, as Document No. 3682821 (Abstract). (Parcels 1, 2, and 3 - Not Plottable) Access control to these parcels not acquired as part of this document.
- (5) Easement for highway purposes (Parcel 2 and 6 - Plotted on Survey) and the right to construct and maintain temporary snow fences in favor of the State of Minnesota, as contained in Highway easement dated February 24, 1926, recorded April 8, 1926, in Book 1116 of Deeds, page 140, as Document No. 1344858 (Abstract), and shown by recital on the certificate of title. (Parcels 2, 3 and 6 - Not plottable)
- (6) Subject to an easement created by the deed recorded in Book 1916 of Deeds, page 390, Document No. 2738073 (Abstract). (Parcel 2 - Plotted on Survey)
- (7) Easement for electric transmission line, and rights incidental thereto, in favor of Northern States Power Company, as contained in Centerline Easement dated April 11, 1960, recorded April 14, 1960, in Book 2252 of Deeds, page 50, as Document No. 3228484 (Abstract). (Parcel 2 - Plotted on Survey) (Schedule B - Exception 16)
- (8) 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. 3326703 (Abstract). (Parcel 2 - Plotted on Survey)
- (10) 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. 968337 (Torrens). (Parcel 3 - Plotted on Survey)
- (11) Conditions contained in Resolution No. 2000-123, a certified copy of which was recorded November 17, 2000, as Document No. 3333911 (Torrens). (Parcel 3 - Not plottable)
- (12) 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). (Parcel 4 - Plotted on Survey)
- (13) Easement for drainage and utility purposes in favor of the Village of Edina, as contained in Easement dated September 30, 1968, recorded October 4, 1968, as Document No. 3738911 (Abstract). (Parcel 4 - Plotted on Survey)
- (14) Water main easements as shown on the recorded plat of Replat of Edina Interchange Center, Document No. 1008664. (Parcel 4 - Plotted on Survey)
- (15) Drainage and utility easements as shown on the recorded plat of Radisson South Second Addition, Document No. 1728703. (Parcel 4 - Plotted on Survey)
- (16) Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, as contained in Easement dated June 5, 1986, recorded June 11, 1986, as Document No. 1730640 (Torrens). (Parcel 4 - Plotted on Survey)
- (17) Covenants and restrictions contained in Declaration of Covenants and Restrictions dated June 5, 1986, recorded June 11, 1986, as Document No. 1730641 (Torrens). (Parcel 4 - Plotted on Survey)
- (18) 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 - Plotted on Survey)

- (19) Lease, dated March 14, 1980, by and between Arleen M. Carlson, Burton W. Bauernfeind and Matthew J. Levitt, as Trustees of The Curtis L. Carlson Hennepin Trust underwritten agreement dated October 1, 1964 ("Trust"), as Lessor, and Radisson South Company, a Minnesota limited partnership ("RSC"), as Lessee, as evidenced of record by Recording Memorandum, dated October 1, 1984, by and between Arleen M. Carlson, Chester C. Krause and Matthew J. Levitt, as Trustees of the Trust, and RSC, recorded December 31, 1984, as Document No. 4954763 (Abstract), as assigned by Trust to Carlson Real Estate Company ("CREC"), as assigned by RSC to Minnesota California Partners ("MCP"), as amended by that certain First Amendment to Lease, dated November 29, 1995, between CREC and MCP, recorded December 11, 1995, as Document No. 6510395 (Abstract), as assigned by MCP to LRP Bloomington Limited Partnership ("LRPBLP") pursuant to that certain Assignment of Lease, dated December 1, 1995, recorded December 11, 1995 as Document No. 6510398 (Abstract), as assigned by LRPBLP to LaSalle Hotel Operating Partnership, L.P. ("LaSalle"), as assigned by LaSalle to LHO Financing Partnership I, L.P. ("LHO") pursuant to that certain Assignment of Lease (Radisson Ground Lease), dated July 29, 1999, recorded November 12, 1999 as Document No. 7214077 (Abstract), as assigned by LHO to Bloomington Hotel Investors pursuant to that certain Assignment and Assumption of Lease, dated as of January 12, 2011, recorded January 14, 2011 as Document No. A9611708. (Parcel 6 - Not Plottable)
 - (20) Terms, conditions, and easements contained in Easement and Operating Agreement dated May 8, 1989, recorded October 31, 1995, as Document Nos. 6494831 (Abstract) and 2648887 (Torrens), as amended by First Amendment to Easement and Operating Agreement dated December 1, 1995, recorded December 11, 1995, as Document No. 6510399 (Abstract), and recorded December 28, 1995, as Document No. 2664250 (Torrens). (Parcels 1, 2, 3, 4, and 5 - Plotted on Survey)
 - (21) 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 6 - Not Plottable)
 - (24) 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 (Parcel 7 - Plotted on Survey)
 - (25) 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. 487663 which lies West of State Highway No. 100; (now as to part of Normandale Boulevard adjoining Lot 1, Block 1) (Parcel 7 - Falls Within Dedicated Right of Way of New Plat Outside of Parcel 7 - Plotted on survey)
 - (26) Utility easement and incidental rights now over the North 7 feet of said property in favor of Northern States Power Company as shown by Overhead Easement dated January 15, 1973, recorded January 24, 1973 in Book 73 of Hennepin County Records, Page 3996861 (Parcel 7 - Plotted on survey)
 - (27) Consequences of Final Certificate whereby State of Minnesota acquired property for highway purposes, recorded May 26, 1982 as Document No. 1468151 (Parcel 7 - Document States That No Right of Way Was Acquired, Proceeding Was for the Determination of Damages Only - Not plottable)
 - (28) Easement dated December 15, 1988, in favor of City of Bloomington, for sidewalk and bikeway purposes, recorded December 30, 1988 as Document No. 1985237 (Parcel 7 - Plotted on survey)
 - (29) Terms and conditions of Declaration, dated March 10, 2016, in favor of Nine Mile Creek Watershed District, recorded March 28, 2016 as Document No. T05335942 (Parcel 3 - Inspection and Maintenance Agreement, Not Plottable)
 - (30) 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. T05335943 (Parcels 3 - Blanket Easement to Future Construction, Not Plottable)
 - (31) Terms and conditions of Lease Agreement dated as of December 23, 2015, by and between St. Mary's Greek Orthodox Church of Minneapolis, a Minnesota non-profit corporation, d/b/a St. Mary's Orthodox Church, Landlord, and Bloomington Hotel Investors, LLC, a Delaware limited liability company, Tenant, as evidenced by that certain Memorandum of Lease dated May 24, 2016, recorded June 22, 2016 in the office of the Hennepin County Registrar of Titles as Document No. T05357796. (Parcel 7 - No Document Provided)
3. The information shown on the Survey is correct as of the last revision date;
 4. All visible indications of and recorded rights of way, easements, set-backs and other significant matters of a similar nature of which the Surveyor has been advised or is aware, including, without limitation, those matters shown on the Title Commitment, whether burdening or benefiting the Land, have been correctly plotted and identified on the Survey, and there are no visible indications of or recorded rights of way, easements, set-backs, discrepancies, conflicts, encroachments on or off the Land, or overlapping of visible improvements except as shown on the Survey;
 5. All evidence showing use of the Land by occupants other than the Owner or lessees specifically identified in the Title Commitment is noted on the Survey;
 6. The property has direct access to 78th Street, Edina Industrial Boulevard and Trunk Highway 100 Frontage Road, dedicated public streets or highways;
 7. If the Land is composed of several parcels, all interior lines, calls and distances are correctly set forth on the Survey and there are no gaps or unclosed interior lines;
 8. The property is located within an area having a Zone Designations X, A and AE by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 27053C0451E, with a date of identification of September 02, 2004, for Community No. 275230 and 270150, in Hennepin County, State of Minnesota, which is the current Flood Insurance Rate Map for the community in which said premises is situated;
 9. The number of striped parking spaces on the subject property are 1328, including 26 designated handicap spaces.

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 160.42 feet; thence South 1 degree 41 minutes West a distance of 100.07 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 a 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 86.54 feet, which point is marked by a Judicial Landmark; thence continue 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 25 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 2608 of Deeds, page 491.

(Torrens Property)

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 605.5 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 Northeastly 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 87.69 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. 3682821; thence Southwesterly along said highway right of way line to its intersection with the above said Northeastly right of way line of said State Highway No. 5; thence Northwesterly along said Northeastly 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)

Parcel 4:

Lot 1, Block 1, Radisson South Second Addition, Hennepin County, Minnesota.

(Torrens Property)

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)



Bloomington Case # PL201700131

PROPERTY IS CURRENTLY ZONED CS-1 (COMMERCIAL SERVICES)

CS-1 SETBACK REQUIREMENTS

MINIMUM FRONT 60 FEET (PER VARIANCE: 25 FEET (PLOTTED))

MINIMUM SIDE 78 FEET (PER VARIANCE: 63 FEET (20 FEET PLUS 0.25 FEET PER FOOT OF STRUCTURE HEIGHT IN EXCESS OF 60 FEET); 20 + (232-60)(0.25) (PLOTTED))

MINIMUM REAR SAME AS SIDE (PER VARIANCE: 0 FEET)

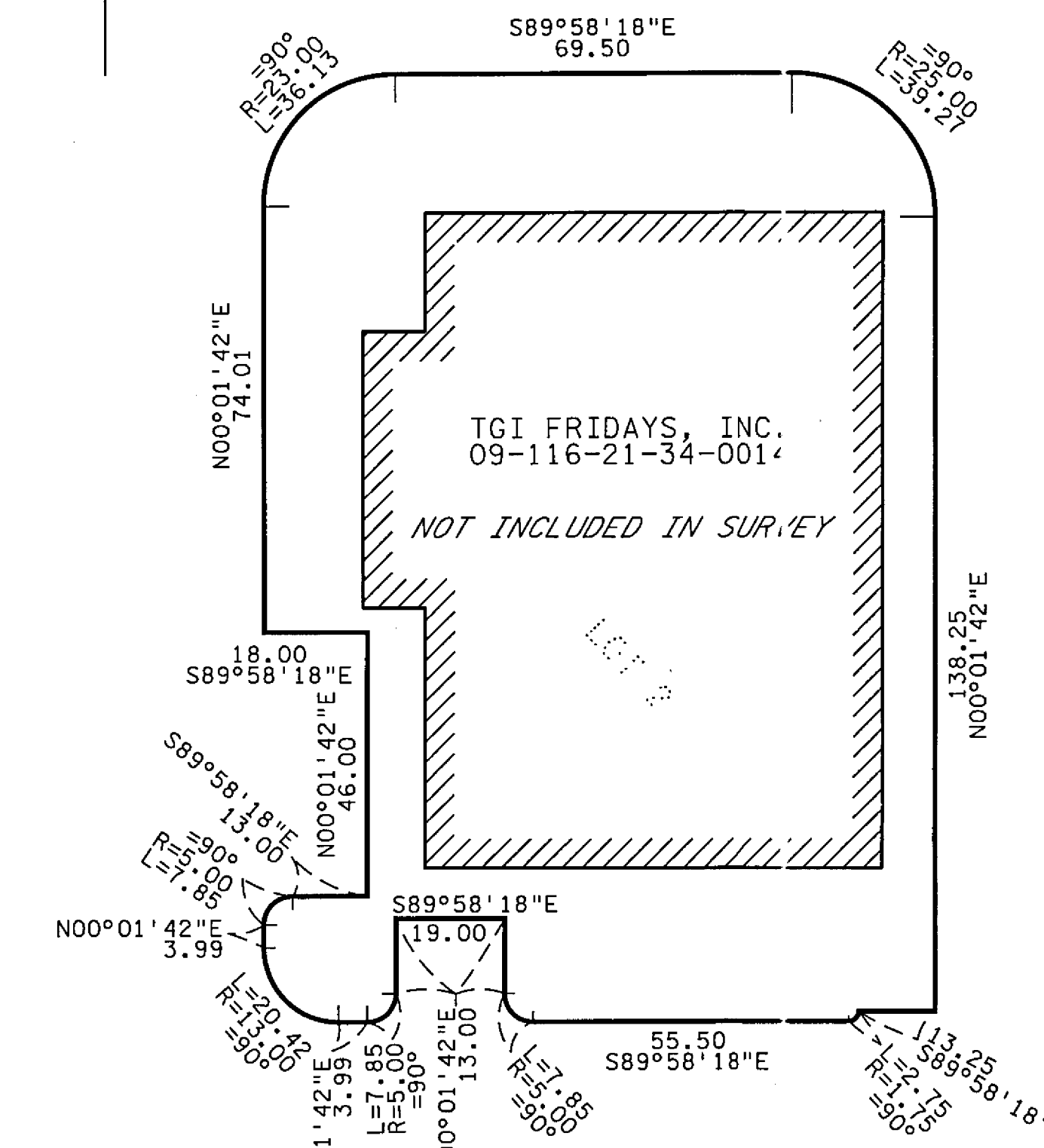
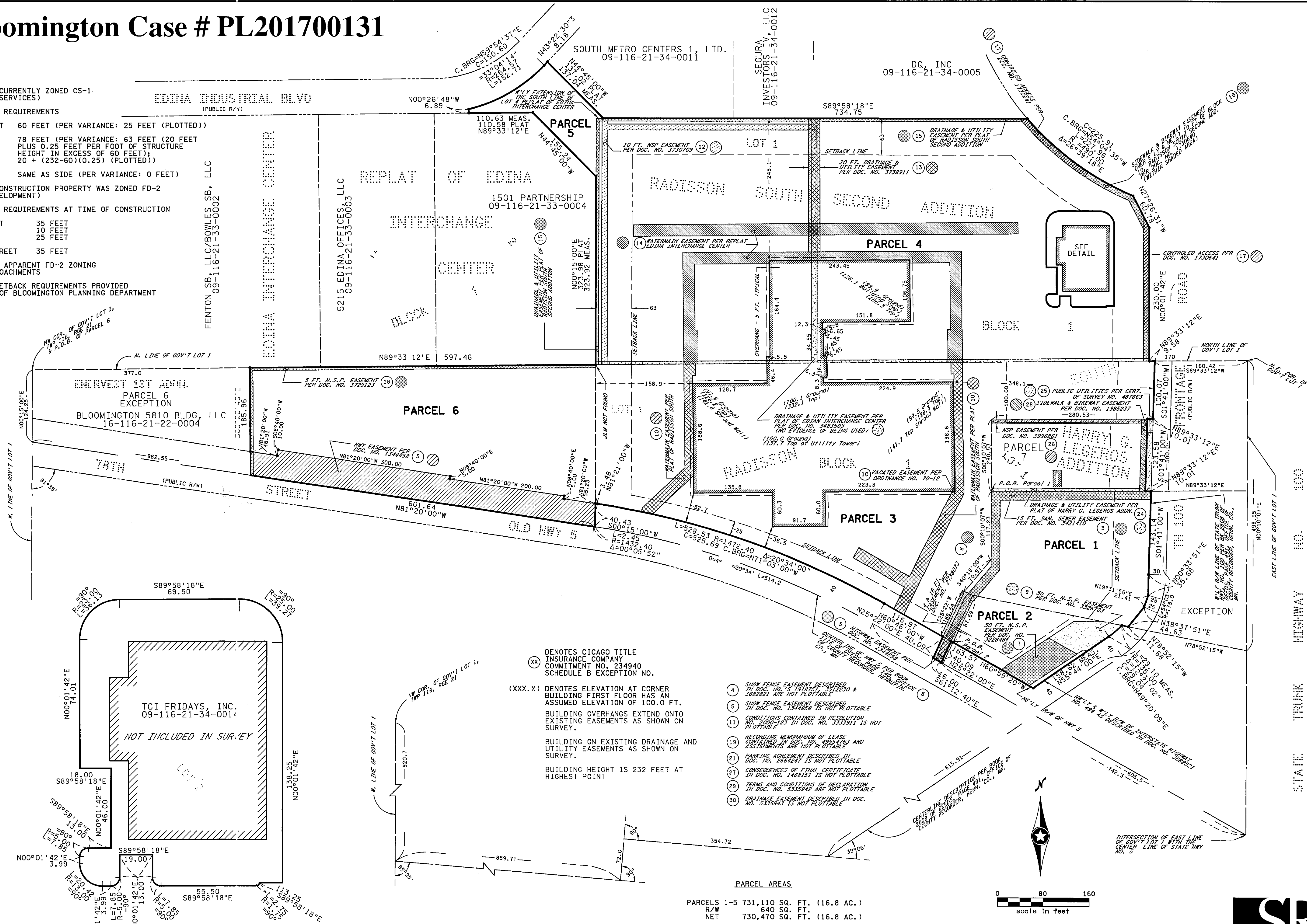
AT TIME OF CONSTRUCTION PROPERTY WAS ZONED FD-2 (FREEWAY DEVELOPMENT)

FD-2 SETBACK REQUIREMENTS AT TIME OF CONSTRUCTION

MINIMUM FRONT 35 FEET
MINIMUM SIDE 10 FEET
MINIMUM REAR 25 FEET
MINIMUM SIDE
ADJOINING STREET 35 FEET

THERE ARE NO APPARENT FD-2 ZONING SETBACK ENCROACHMENTS

ZONING AND SETBACK REQUIREMENTS PROVIDED BY THE CITY OF BLOOMINGTON PLANNING DEPARTMENT



DETAIL NO SCALE

ⓧ DENOTES CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 234940 SCHEDULE B EXCEPTION NO.

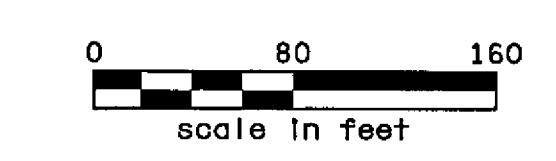
(XXX.X) DENOTES ELEVATION AT CORNER BUILDING FIRST FLOOR HAS AN ASSUMED ELEVATION OF 100.0 FT. BUILDING OVERHANGS EXTEND ONTO EXISTING EASEMENTS AS SHOWN ON SURVEY. BUILDING ON EXISTING DRAINAGE AND UTILITY EASEMENTS AS SHOWN ON SURVEY. BUILDING HEIGHT IS 232 FEET AT HIGHEST POINT

- 4 SNOW FENCE EASEMENT DESCRIBED IN DOC. NO. 1311230 & 3682821 ARE NOT PLOTTABLE
- 5 SNOW FENCE EASEMENT DESCRIBED IN DOC. NO. 1344858 IS NOT PLOTTABLE
- 11 CONDITIONS CONTAINED IN RESOLUTION NO. 2005-23 IN DOC. NO. 3335911 IS NOT PLOTTABLE
- 19 RECORDING MEMORANDUM OF LEASE CONTAINED IN DOC. NO. 4954763 AND ASSIGNMENTS ARE NOT PLOTTABLE
- 21 PARKING AGREEMENT DESCRIBED IN DOC. NO. 2664247 IS NOT PLOTTABLE
- 27 CONSEQUENCES OF FINAL CERTIFICATE IN DOC. NO. 1468151 IS NOT PLOTTABLE
- 29 TERMS AND CONDITIONS OF DECLARATION IN DOC. NO. 3335942 ARE NOT PLOTTABLE
- 30 DRAINAGE EASEMENT DESCRIBED IN DOC. NO. 3335943 IS NOT PLOTTABLE

PARCEL AREAS

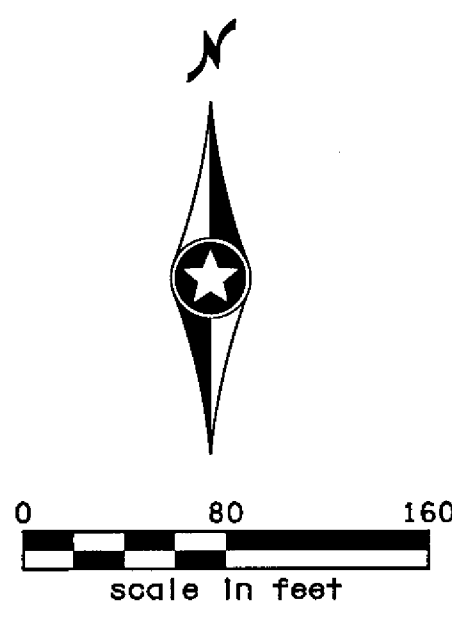
PARCELS 1-5	731,110 SQ. FT. (16.8 AC.)
R/W	640 SQ. FT.
NET	730,470 SQ. FT. (16.8 AC.)
PARCEL 6	139,225 SQ. FT. (3.2 AC.)
R/W	28,075 SQ. FT. (0.6 AC.)
NET	111,150 SQ. FT. (2.6 AC.)
PARCEL 7	33,206 SQ. FT. (0.8 AC.)

SEE SHEET 4 FOR ADDITIONAL EASEMENTS

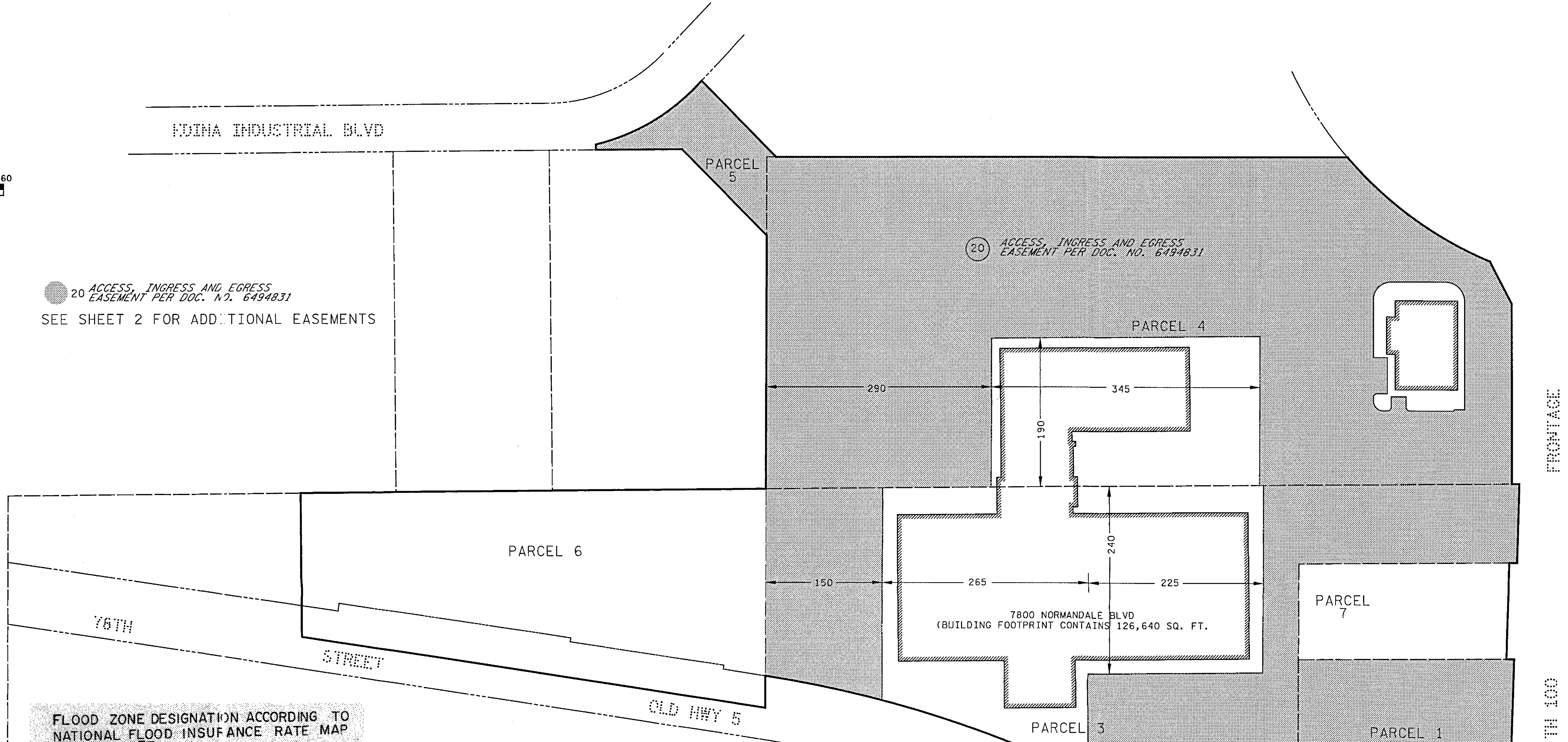


THE BASIS FOR THE BEARING SYSTEM IS ASSUMED
• DENOTES IRON MONUMENT

Bloomington Case # PL201700131



20 ACCESS, INGRESS AND EGRESS EASEMENT PER DOC. NO. 6494831
SEE SHEET 2 FOR ADDITIONAL EASEMENTS



FLOOD ZONE DESIGNATION ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP 27053C0451E

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, A1-A3, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No base flood elevations determined.

ZONE AE Base flood elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

ZONE AD Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of altuvial fan flooding, velocities also determined.

ZONE AR Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

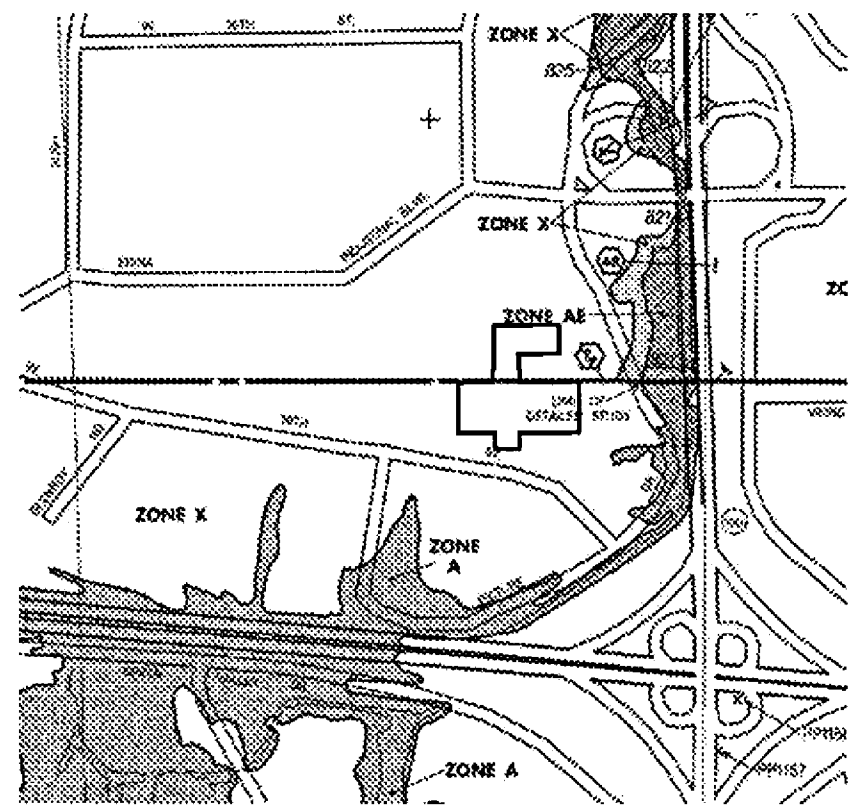
OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

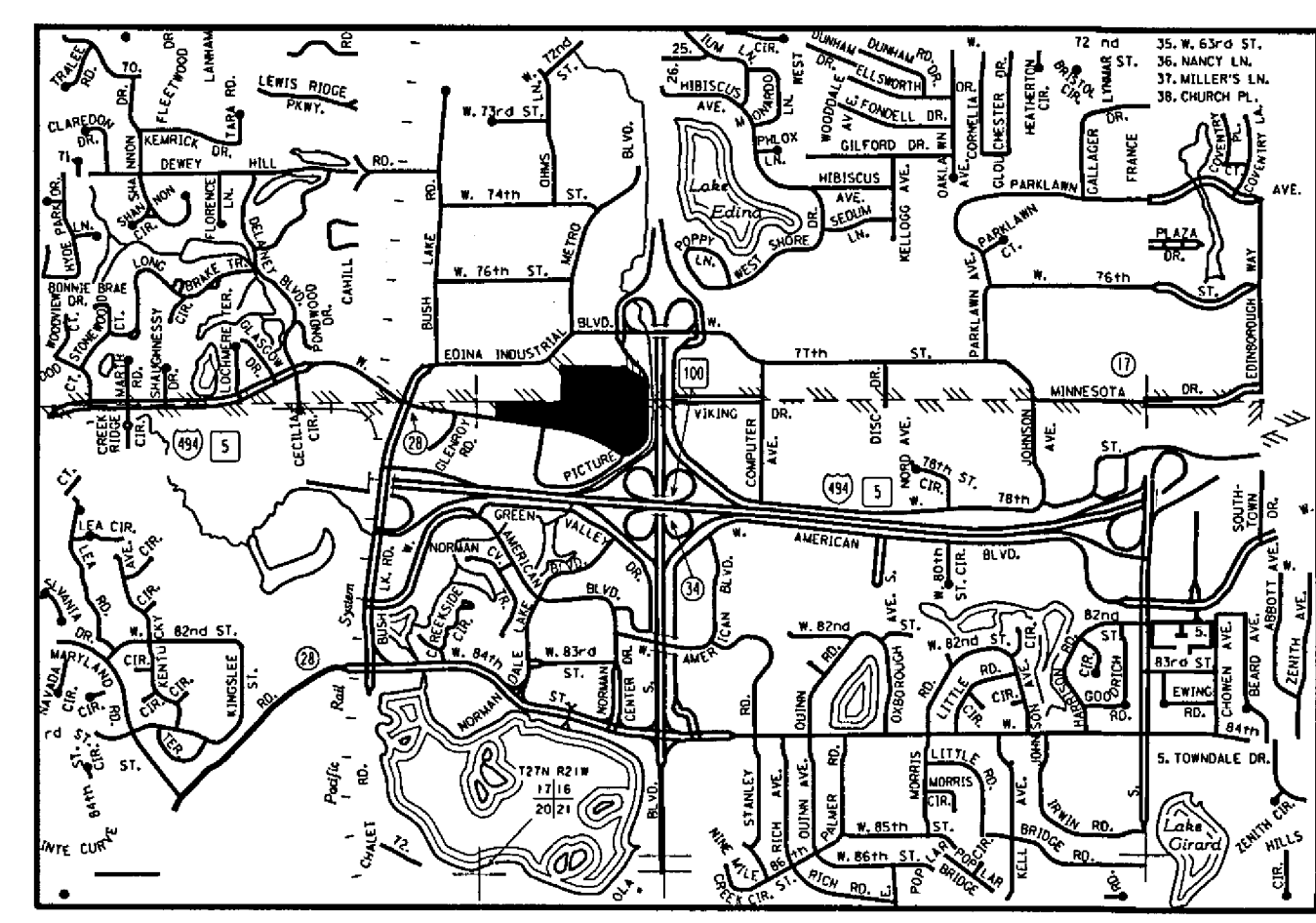
ZONE X Areas determined to be outside the 1% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.



FLOOD INSURANCE RATE MAP 27053C0451E

THERE ARE NO VISIBLE WETLANDS
FLOOD ZONE DESIGNATION LINES ARE NOT PLOTTABLE

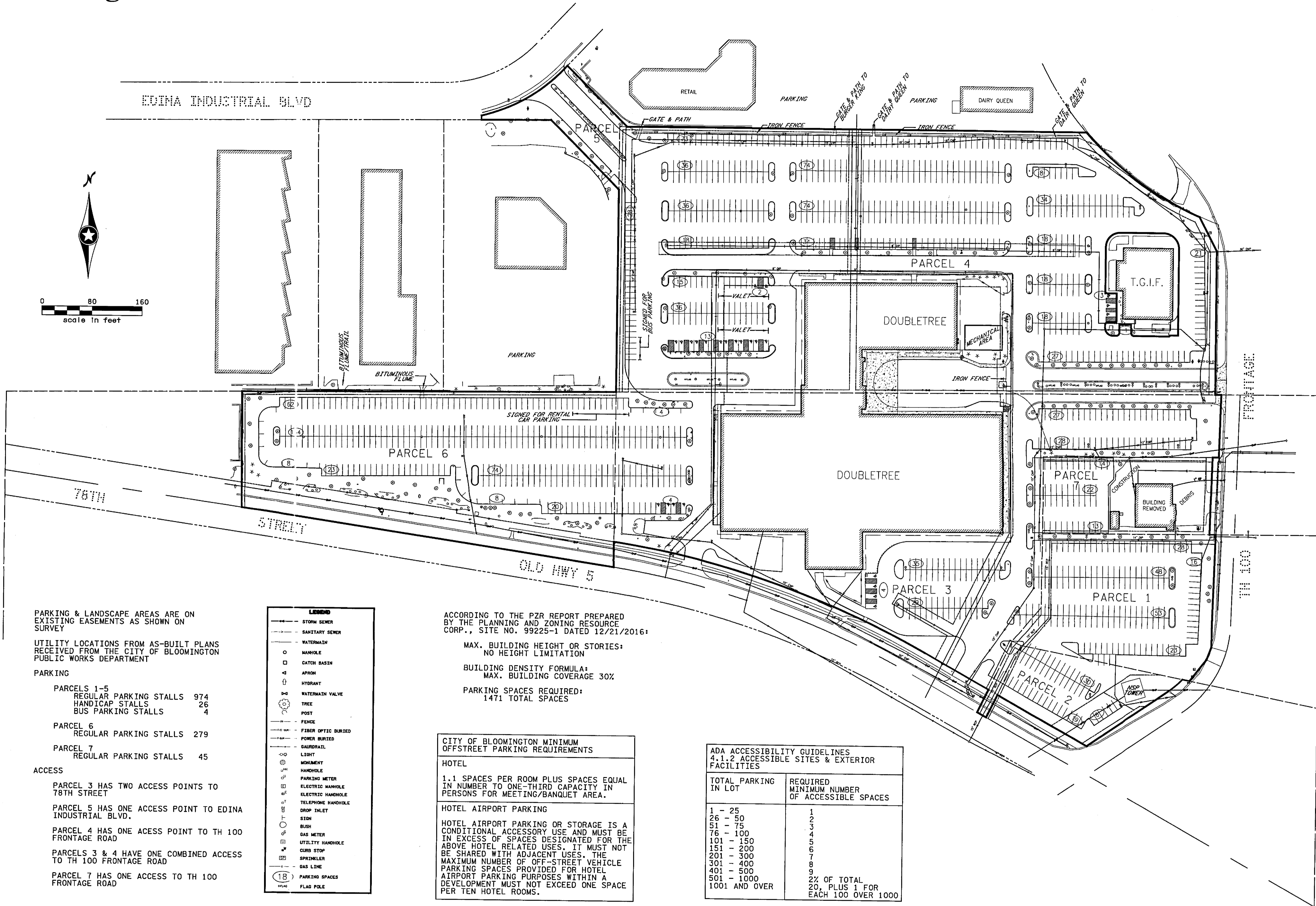
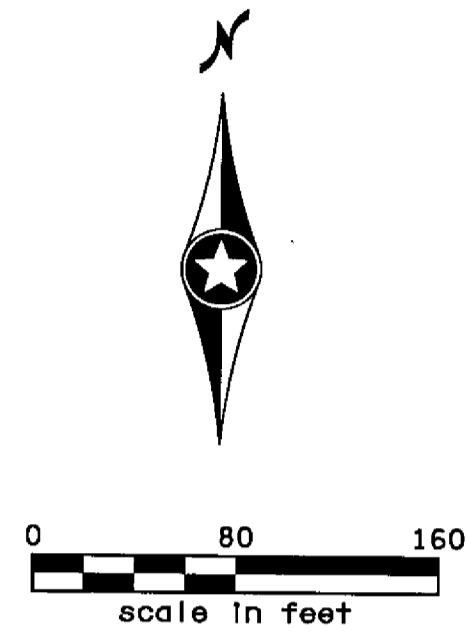


VACINITY MAP

FRONTAGE

TH 100

Bloomington Case # PL201700131



PARKING & LANDSCAPE AREAS ARE ON EXISTING EASEMENTS AS SHOWN ON SURVEY

UTILITY LOCATIONS FROM AS-BUILT PLANS RECEIVED FROM THE CITY OF BLOOMINGTON PUBLIC WORKS DEPARTMENT

PARKING

PARCELS 1-5	REGULAR PARKING STALLS	974
	HANDICAP STALLS	26
	BUS PARKING STALLS	4
PARCEL 6	REGULAR PARKING STALLS	279
PARCEL 7	REGULAR PARKING STALLS	45

ACCESS

- PARCEL 3 HAS TWO ACCESS POINTS TO 78TH STREET
- PARCEL 5 HAS ONE ACCESS POINT TO EDINA INDUSTRIAL BLVD.
- PARCEL 4 HAS ONE ACCESS POINT TO TH 100 FRONTAGE ROAD
- PARCELS 3 & 4 HAVE ONE COMBINED ACCESS TO TH 100 FRONTAGE ROAD
- PARCEL 7 HAS ONE ACCESS TO TH 100 FRONTAGE ROAD

LEGEND

—	STORM SEWER
—	SANITARY SEWER
—	WATERMAIN
○	HANDHOLE
□	CATCH BASIN
△	APRIN
↑	HYDRANT
◇	WATERMAIN VALVE
○	TREE
□	POST
—	FENCE
—	FIBER OPTIC BURIED
—	POWER BURIED
—	GAUGERAIL
○	LIGHT
○	MONUMENT
○	HANDHOLE
○	PARKING METER
○	ELECTRIC HANDHOLE
○	ELECTRIC HANDHOLE
○	TELEPHONE HANDHOLE
○	DROP INLET
○	SEW
○	BUSH
○	GAS METER
○	UTILITY HANDHOLE
○	CURB STOP
○	SPRINKLER
○	GAS LINE
(18)	PARKING SPACES
○	FLAG POLE

ACCORDING TO THE PZR REPORT PREPARED BY THE PLANNING AND ZONING RESOURCE CORP., SITE NO. 99225-1 DATED 12/21/2016:

MAX. BUILDING HEIGHT OR STORIES: NO HEIGHT LIMITATION

BUILDING DENSITY FORMULA: MAX. BUILDING COVERAGE 30%

PARKING SPACES REQUIRED: 1471 TOTAL SPACES

CITY OF BLOOMINGTON MINIMUM OFFSTREET PARKING REQUIREMENTS

HOTEL
1.1 SPACES PER ROOM PLUS SPACES EQUAL IN NUMBER TO ONE-THIRD CAPACITY IN PERSONS FOR MEETING/BANQUET AREA.

HOTEL AIRPORT PARKING
HOTEL AIRPORT PARKING OR STORAGE IS A CONDITIONAL ACCESSORY USE AND MUST BE IN EXCESS OF SPACES DESIGNATED FOR THE ABOVE HOTEL RELATED USES. IT MUST NOT BE SHARED WITH ADJACENT USES. THE MAXIMUM NUMBER OF OFF-STREET VEHICLE PARKING SPACES PROVIDED FOR HOTEL AIRPORT PARKING PURPOSES WITHIN A DEVELOPMENT MUST NOT EXCEED ONE SPACE PER TEN HOTEL ROOMS.

ADA ACCESSIBILITY GUIDELINES 4.1.2 ACCESSIBLE SITES & EXTERIOR FACILITIES

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% OF TOTAL
1001 AND OVER	20, PLUS 1 FOR EACH 100 OVER 1000

STATE TRUNK HIGHWAY NO. 100