

WATERLINE SKETCH

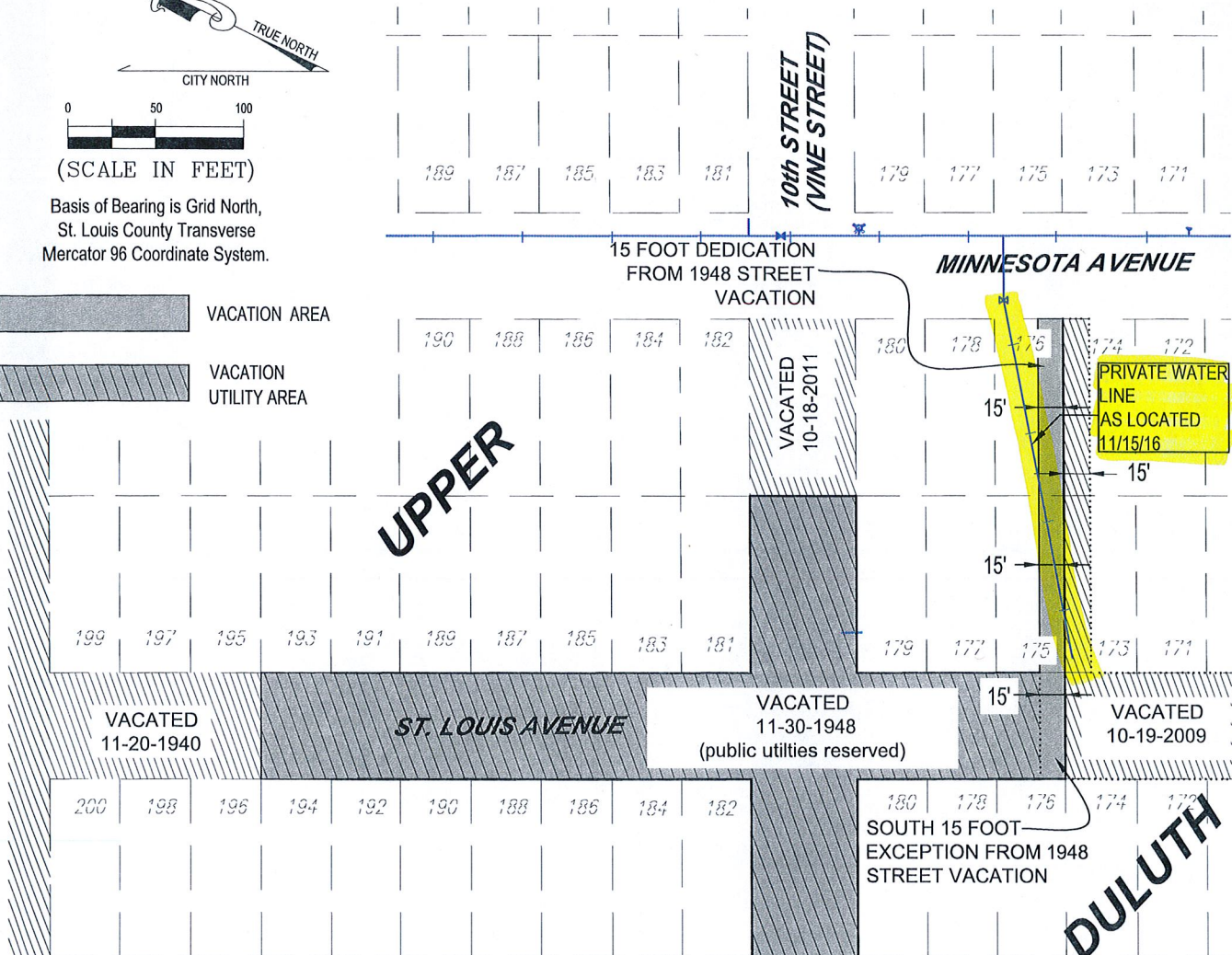
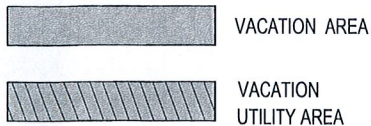
RELATED TO STREET VACATION



CITY NORTH
0 50 100

(SCALE IN FEET)

Basis of Bearing is Grid North,
St. Louis County Transverse
Mercator 96 Coordinate System.



I hereby certify that this plan, specification, 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.

Print Name: Paul A. Vogel

License # 44075

Signature:

Date: 11/15/2016

DATE PREPARED: 11/15/16

PROJ NO: 160711

FILE: 100335vACA-

SHEET 1 of 1 SHEETS



PERFORMANCE
DRIVEN DESIGN.

LHBcorp.com

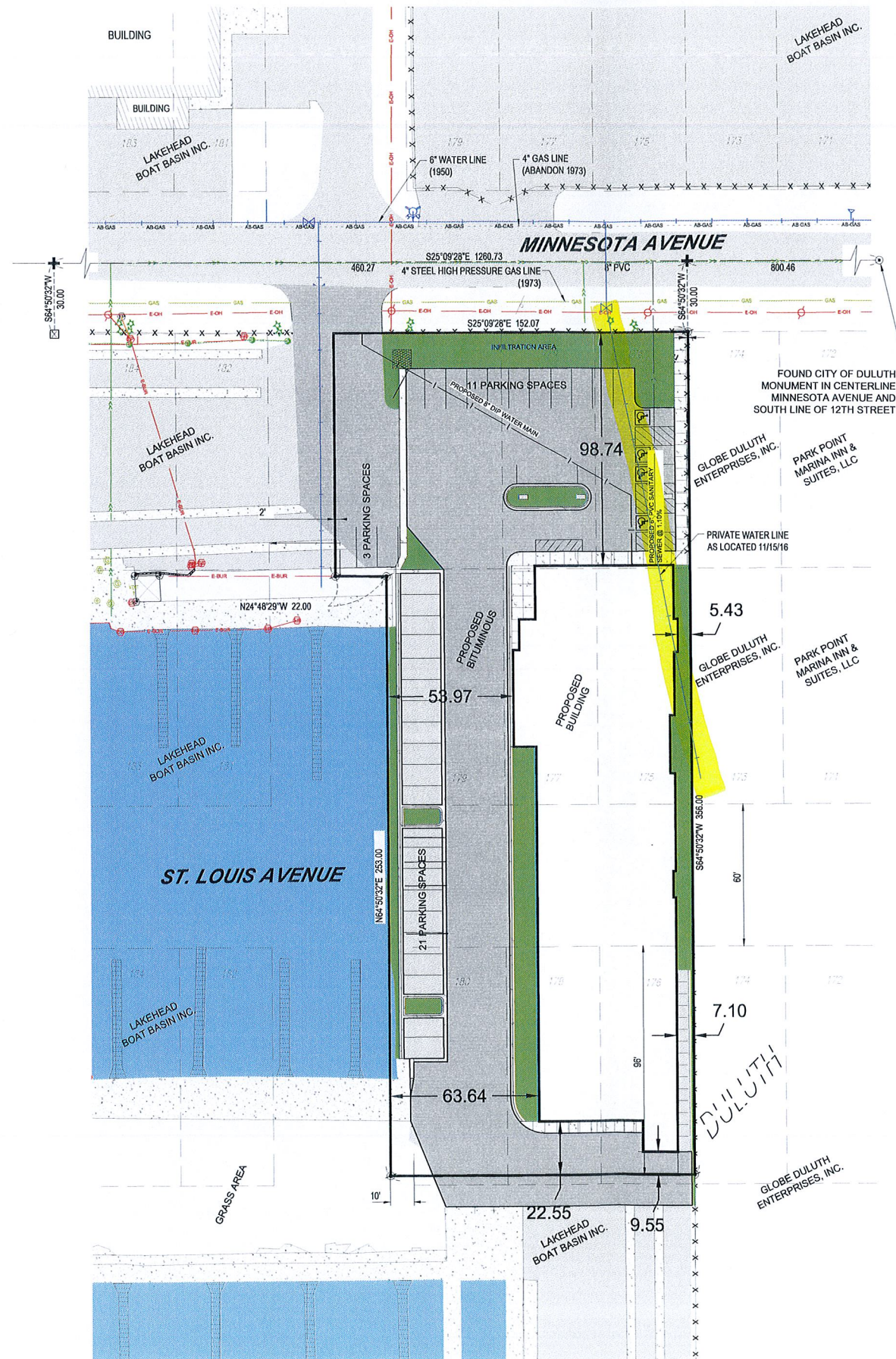
21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

DULUTH HOTEL PARTNERS, LLC



LEGEND

- | | |
|--|---|
| | BOUNDARY LINE, THIS SURVEY |
| | BITUMINOUS SURFACE |
| | CONCRETE SURFACE |
| | BUILDING |
| | GRAVEL SURFACE |
| | WATER SURFACE |
| | FENCE LINE |
| | BLOCK LINE |
| | LOT LINE |
| | VACATED FLAT LINE |
| | RAIL TRACKS |
| | CENTERLINE |
| | OVERHEAD ELECTRIC |
| | BURIED ELECTRIC |
| | BURIED GAS |
| | ABANDONED GAS |
| | BURIED SANITARY SEWER |
| | BURIED WATER |
| | LIGHT POLE |
| | ELECTRIC PANEL |
| | ELECTRIC BOX |
| | GUY WIRE OR ANCHOR |
| | POWER POLE |
| | WATER VALVE |
| | WATER SHUTOFF |
| | HYDRANT |
| | WATER VALVE |
| | WATER METER |
| | SIGN |
| | PETROLEUM VENT PIPE |
| | TELEPHONE PEDESTAL |
| | GAS METER |
| | EXISTING STORM MANHOLE |
| | EXISTING SANITARY MANHOLE |
| | PETROLEUM VALVE COVER |
| | SANITARY SEWER STRUCTURE |
| | BUSH |
| | FOUND CITY OF DULUTH MONUMENT |
| | FOUND CONCRETE MONUMENT WITH "X" |
| | COMPUTED POSITION, NO MONUMENT FOUND OR SET |
| | 5/8" x 24" REBAR WITH ALUMINUM CAP INScribed "MINNESOTA FLS 44075", SET THIS SURVEY |



The land referred to in this Commitment is situated in the State of Minnesota, County of St. Louis and described as follows (as transcribed from this commitment):

The land referred to in this Commitment is situated in the State of Minnesota, County of St. Louis and described as follows (as transcribed from this commitment):

Lots 176, 177 and 179, St. Louis Avenue, Upper Duluth, St. Louis County, Minnesota together with the southeasterly ten (10) feet of vacated Tenth (10th) Street adjacent to said Lot 179, St. Louis Avenue, Upper Duluth and also together with the northeasterly One-Half of vacated St. Louis Avenue adjacent to said Lots 176, 177 and 179 including the southwesterly extension of said southeasterly 10 feet of said vacated 10th Street.

AND

The northeasterly Ninety-six (96) feet of Lots 176, 178 and 180, St. Louis Avenue, Upper Duluth, St. Louis County, Minnesota together with the southeasterly Ten (10) feet of vacated Tenth (10th) Street adjacent to said northeasterly 96 feet of said Lot 180 and also together with the southwesterly One-half of vacated St. Louis Avenue adjacent to said Lots 176, 178 and 180 including the northeasterly extension of said southeasterly 10 feet of said vacated 10th Street.

AND

Lots 176, 178 and 180, Minnesota Avenue, Upper Duluth, St. Louis County, Minnesota together with the southeasterly One-Half of vacated Tenth (10th) Street adjacent to said Lot 180, Minnesota Avenue, Upper Duluth and also together with the southeasterly Two (2) feet of the northwesterly One-Half of vacated Tenth (10th) Street adjacent to Lot 182, Minnesota Avenue, Upper Duluth.

1) *Alta survey based on First American Title Insurance Company, Alta Commitment, file no. 1436141, dated July 18, 2016.*

- 2) Set back and height restrictions are pursuant to zoning regulations for the City of Duluth, Minnesota.
- 3) The property has direct physical access to Minnesota Avenue, a public street.
- 4) Date of survey: July 6-8, 2010 and August 31, 2016.
- 5) There was found no evidence of the existence of a cemetery during course of this survey.
- 6) Basis of bearing is Grid North, St. Louis County Transverse Mercator 96 Coordinate System.
- 7) Horizontal Datum = St. Louis County Transverse Mercator 1996 (SLCTM 96).
- 8) Vertical Datum = North American Vertical Datum of 1988 (NAVD 88).
- 9) No observed evidence of recent street or sidewalk construction or repairs.
- 10) No observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 11) All docks are floating unless otherwise noted.
- 12) Terms and conditions of City of Duluth Resolution No. 11-0415 recorded August 18, 2011 as Document No. 1167766 to vacate parts of Tenth Street South, affects subject property as shown herein.

The following notes are in regard to Table A items 1, 2, 3, 4, 6a, 6b, 7a, 7c, 8, 9, 11, 13, 16, 17, 18, and 19.

- 1) As shown herein.
- 2) Property address: 1000 Minnesota Avenue, Duluth, Minnesota.
- 3) Flood hazard: subject property has zone designation of "A1" (areas of 100-year flood, base flood elevations and flood hazard factors determined) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 40, with a revised date of identification of November 4, 1992, for Community Panel No. 270421 0040 D in the city of Duluth, Saint Louis County, State of Minnesota, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- 4) Gross land area containing 1.11 acres or 48,568 square feet.
- 5a) Zoning classification = MU-W.

TABLE 10.1-1-1 MU-W DISTRICT DIMENSIONAL STANDARDS		LOT COVERAGES
Minimum lot area per family	Two-person or less-work	2,200 sq. ft.
	Two- to multi-family	500 sq. ft.
	Efficiency unit	210 sq. ft.
	Minimum lot frontage	6 ft.
Minimum depth of front yard	Household not subject to residential district use	18 ft.
	Household not subject to residential district use or to nonresidential district use	10 ft.
	Single-family subject to single-family district use	10 ft.
	Multi-family subject to multi-family district use	0 ft.
Minimum depth of rear yard	Household not subject to residential district use	20 ft.
	Household not subject to residential district use or to nonresidential district use	10 ft.
Maximum height of building	Within 500 ft. of R-1 district	65 ft.
	Within 500 ft. of R-2 district	35 ft.

To Duluth Hotel Partners, LLC – a Minnesota Limited Liability Company, 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 for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The fieldwork was completed on July 6-8, 2010 and August 31, 2016.

Date of Plot or Map: September xx, 2016.


PAUL A. VOGEL
Minnesota Professional Land Surveyor No. 44075

- 7a) Exterior dimensions of all buildings at ground level are shown hereon.
- 7c) Measured height of all buildings above grade are shown hereon.
- 8) Substantial features observed in the process of conducting the fieldwork are shown hereon.
- 9) The number of regular striped parking spaces located on the subject property is 12.
- 11) Location of underground utility services unknown at this time. All service lines shown are approximate and subject to review. Underground water and gas mapping in public right-of-ways is drawn from engineering tracings at this time.
- 13) Names of adjoining owners are shown hereon.
- 16) No observed evidence of current earth moving work, building construction or building additions.
- 17) There are no known proposed changes in street right-of-way lines.
- 18) There are no known delineated wetlands on this site.
- 19) There are no known offsite easements or servitudes.

The following notes correspond to numbering system of Schedule B - section II of exceptions of Title Commitment No. 1436141.

- 6) There are no known encroachments or party walls that affect subject property.
- 12) Easement for public utilities in favor of the City of Duluth over parts of vacated St. Louis Avenue as shown by Resolution recorded November 30, 1948 as Document No. 198065(T) and 745418(A), affects subject property as shown hereon.
- 13) Terms and conditions of State of Minnesota, Department of Natural Resources Permit P.A. 75-2201 recorded December 11, 1975 as Document No. 388559(T) and 225449(A), does not effect subject property.

Note: The above document has been amended by Judgment and Decree recorded January 1, 1984 as Document No. 456563(T) and 371139(A), does not effect subject property.
- 14) Terms and conditions of City of Duluth Resolution No. 09-0358 recorded October 19, 2009 as Document No. 876137(T) and 1120737(T) to vacate parts of St. Louis Avenue and easements, does not effect subject property.
- 15) Terms, conditions and easements as contained in Declaration of Easement recorded April 25, 2016 as Document 970084(T) and 1283407(A), effects subject property as shown hereon.

[illegible]

I hereby certify that this plan, specification, 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. Print Name: <u>Paul A. Vogel</u> License # <u>44075</u> Signature: <u><i>Paul A. Vogel</i></u> Date: <u>11/15/2016</u>	REVISED: 11/15/16 DATE PREPARED: 10/11/16 PROJ NO: 160711 FILE: 100335ALTA SHEET 1 of 2 SHEETS	 PERFORMANCE DRIVEN DESIGN. L&Bcorp.com
---	---	--