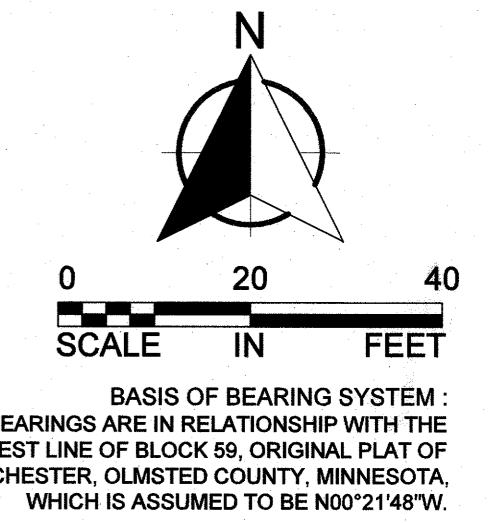


CIVIC ON FIRST SUBDIVISION



KNOW ALL PERSONS BY THESE PRESENTS: That Civic Center Hotel JV LLC, a Minnesota limited liability company, owner of the following described property:

That part of Block 59 and the vacated north-south alley thereof, all in ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of Lot 8, in said Block 59; thence North 00 degrees 21 minutes 48 seconds West, assumed bearing, along the west line of said Block 59, a distance of 62.00 feet; thence South 72 degrees 13 minutes 48 seconds East, 36.00 feet; thence South 84 degrees 12 minutes 27 seconds East, 52.09 feet; thence North 17 degrees 41 minutes 32 seconds East, 5.00 feet; thence South 72 degrees 23 minutes 44 seconds East, 49.19 feet for the point of beginning; thence South 80 degrees 18 minutes 27 seconds East, 14.23 feet; thence South 70 degrees 55 minutes 05 seconds East, 11.22 feet; thence South 16 degrees 12 minutes 42 seconds West, 1.67 feet; thence North 72 degrees 23 minutes 44 seconds West, 25.35 feet to the point of beginning. (TORRENS)

ALSO

Commencing at the southwest corner of Lot 8, in said Block 59; thence North 00 degrees 21 minutes 48 seconds West, assumed bearing, along the west line of said Block 59, a distance of 62.00 feet; thence South 72 degrees 13 minutes 48 seconds East, 200.00 feet to the south line of Lot 5, in said Block 59; thence North 89 degrees 40 minutes 42 seconds East, along said south line, 33.91 feet for the point of beginning; thence continue North 89 degrees 40 minutes 42 seconds East, 46.27 feet; thence North 74 degrees 57 minutes 09 seconds West, 12.11 feet; thence North 80 degrees 18 minutes 27 seconds West, 20.33 feet; thence North 53 degrees 36 minutes 52 seconds West, 11.89 feet; thence North 70 degrees 55 minutes 05 seconds West, 32.15 feet; thence South 16 degrees 12 minutes 42 seconds West, 1.67 feet; thence South 72 degrees 23 minutes 44 seconds East, 27.06 feet; thence South 00 degrees 24 minutes 59 seconds East, 14.60 feet to the point of beginning. (TORRENS)

ALSO

Beginning at the southwest corner of Lot 8, in said Block 59; thence North 00 degrees 21 minutes 48 seconds West, assumed bearing, along the west line of said Block 59, a distance of 54.20 feet; thence North 89 degrees 29 minutes 59 seconds East, 8.40 feet; thence South 82 degrees 48 minutes 50 seconds East, 26.03 feet; thence South 72 degrees 13 minutes 48 seconds East, 164.00 feet to the south line of Lot 5, in said Block 59; thence South 89 degrees 40 minutes 42 seconds West, along the south line of said Lot 5 and its westerly extension, 49.43 feet to the southeast corner of said Lot 8; thence South 89 degrees 43 minutes 16 seconds West, along the south line of said Lot 8, a distance of 140.64 feet to the point of beginning. (TORRENS)

ALSO

Commencing at the southwest corner of Lot 8, in said Block 59; thence North 00 degrees 21 minutes 48 seconds West, assumed bearing, along the west line of said Block 59, a distance of 62.00 feet; thence South 72 degrees 13 minutes 48 seconds East, 36.00 feet for the point of beginning; thence continue South 72 degrees 13 minutes 48 seconds East, 164.00 feet to the south line of Lot 5, in said Block 59; thence North 89 degrees 40 minutes 42 seconds East, along said south line, 33.91 feet; thence North 00 degrees 24 minutes 59 seconds West, 14.60 feet; thence North 72 degrees 23 minutes 44 seconds West, 52.41 feet; thence North 80 degrees 18 minutes 27 seconds West, 76.10 feet; thence North 84 degrees 12 minutes 27 seconds West, 65.34 feet to the point of beginning. (TORRENS)

ALSO

Beginning at the southwest corner of Lot 8, in said Block 59; thence North 89 degrees 43 minutes 16 seconds East, assumed bearing, along the south line of said Lot 8, a distance of 140.64 feet to the southeast corner of said Lot 8; thence North 89 degrees 40 minutes 42 seconds East, along the westerly extension of Lot 5, said Block 59, and along the south line of said Lot 5, a distance of 129.61 feet; thence South 74 degrees 57 minutes 09 seconds East, 19.52 feet to the east line of said Block 59; thence South 00 degrees 16 minutes 18 seconds East, along said east line, 129.49 feet to a line which is 9.00 feet northeasterly of, as measured at right angles to and parallel with, the centerline of the main track of the Dakota Minnesota and Eastern Railroad (formerly Chicago & North Western Transportation Company) (said line also being 41.64 feet northerly of the southeast corner of said Block 59 as measured along the east line of said Block 59); thence North 66 degrees 16 minutes 44 seconds West, along said parallel line, 316.40 feet to the west line of said Block 59; thence North 00 degrees 21 minutes 48 seconds West, along said west line, 5.86 feet to the point of beginning. (ABSTRACT)

Containing in all, 0.68 acres, more or less.

Has caused the same to be surveyed and platted as CIVIC ON FIRST SUBDIVISION and does hereby dedicate to the public for public use, the utility easement as created by this plat.

In witness whereof, said Civic Center Hotel JV LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 29 day of April, 2019.

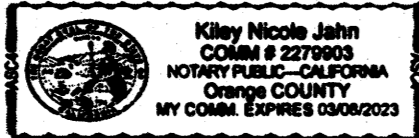
SIGNED: Civic Center Hotel JV LLC

Ebbie K. Nakhjavani
Ebbie K. Nakhjavani, Member

STATE OF California
COUNTY OF Orange

This instrument was acknowledged before me on 29 April 2019 by Ebbie K. Nakhjavani, Member of Civic Center Hotel JV LLC, a Minnesota limited liability company.

Kiley John
Notary Public, Orange County, California
My commission expires 05/08/2025



SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolison do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 26 day of APRIL, 2019.

Jeffrey J. Rolison
Jeffrey J. Rolison, Professional Surveyor
Minnesota License No. 43803

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me on April 29, 2019 by Jeffrey J. Rolison.

Lynn A. Goldmacher
Notary Public, Olmsted County, Minnesota
My commission expires January 31, 2023



OLMTSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 30 day of APRIL, 2019.

Mark E. Severson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMTSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 4 day of March, 2019 the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 6 day of May, 2019.

Anissa Hollingshead
Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 10th day of MAY, 2019.

DOCUMENT NUMBER, A1471727

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of MAY, 2019, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

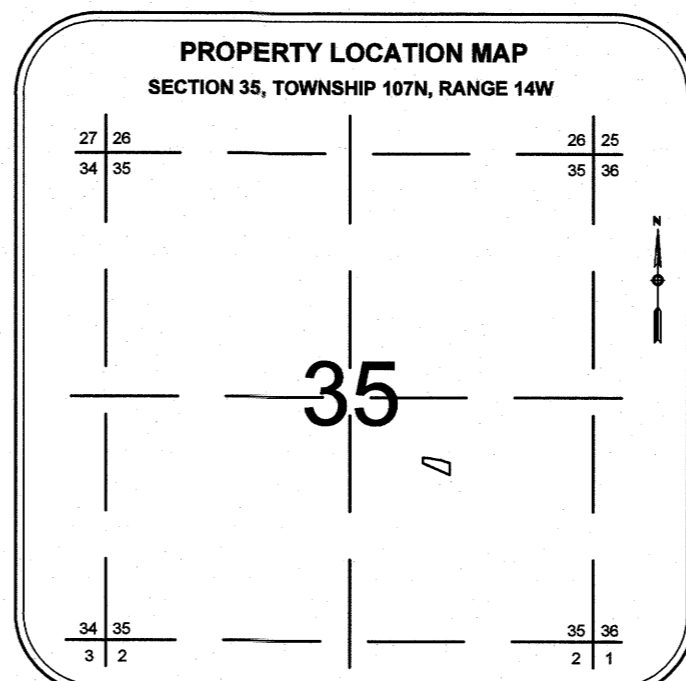
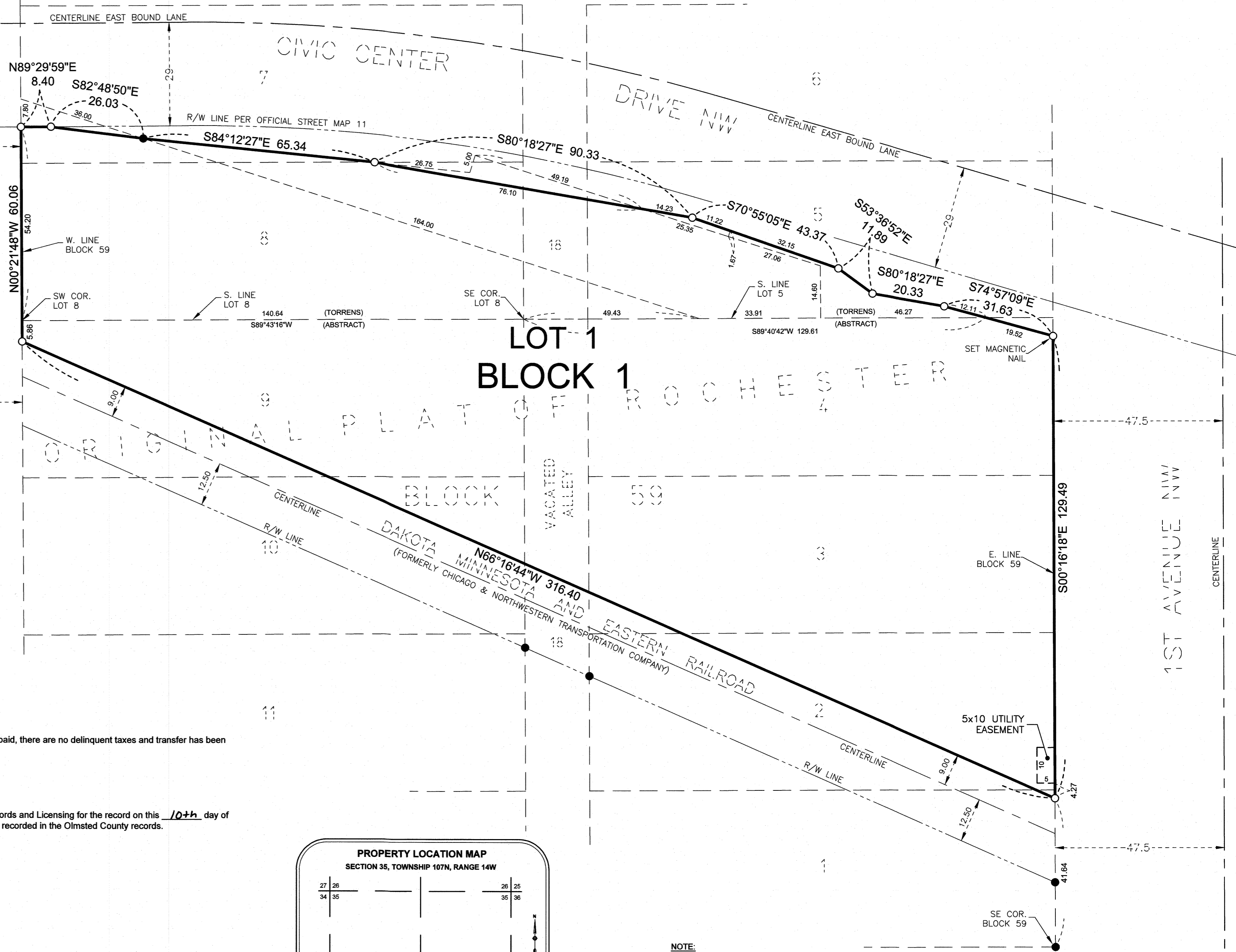
Wendy von Wald
Deputy

TORRENS DOCUMENT NUMBER, T148857

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 10th day of MAY, 2019, at 10:07 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Registrar of Titles - Property Records & Licensing

Wendy von Wald
Deputy



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE SET 5/8\"/>

ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8\"/>

UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

3701 40th Avenue NW
Rochester, MN 55901

507-218-3745
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