



December 7, 2022

Bloomington Central Station, LLC c/o McGough Development
ATTN: Johnny Meeker
McGough, 2737 Fairview Ave North
St. Paul, MN 55113

RE: Case # PL202200199 – Type II Preliminary and Final Plat of BLOOMINGTON CENTRAL
STATION 8TH ADDITION

Dear Mr. Meeker:

At its regular meeting of December 05, 2022, the City Council approved the Type II Preliminary and Final Plat of BLOOMINGTON CENTRAL STATION 8TH ADDITION located at 3200 East 81st Street, 8051 30th Avenue South, 2998 East Old Shakopee Road, 2997 and 3107 American Blvd. East.

This approval is subject to conditions that must be satisfied prior to the recording of the final plat with Hennepin County. While the conditions list includes selected City Code requirements of particular interest, the preliminary and final plat must comply with applicable local, state, and federal codes.

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| 1. Prior to Recording | A title opinion or title commitment that accurately reflects the state of title of the properties being platted, dated within 6 months of requesting City signatures, must be provided. |
| 2. Prior to Recording | A consent to plat form from any mortgage company with property interest must be provided. |
| 3. Prior to Recording | Right-of-way on 30th Avenue South must be dedicated to the public as approved by the City Engineer. |
| 4. Prior to Recording | Public drainage and utility easements must be provided as approved by the City Engineer. |
| 5. Prior to Recording | Public sidewalk and bikeway easements must be provided as approved by the City Engineer. |
| 6. Prior to Recording | Park dedication must be satisfied. |
| 7. Code requirement | The properties must be platted per Chapter 22 of the City Code and the approved final plat must be filed with Hennepin County prior to the issuance of footing and foundation or building permits (22.03(a)(2)). |

Should you have any questions regarding this decision, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,