

DAVIS IN WEST



PL2018-316

First American Title Insurance Company

National Commercial Services

121 S 8th Street, Suite 1250, Minneapolis, MN 55402-2504
(612)305-2000 - Fax (612)305-2029Gigi Connell
Assistant Escrow Officer
Gconnell@firstam.comDirect Phone Number:(612) 305-2045
FAX:(612) 305-2029**Via Fed Ex**

September 10, 2018

City of Bloomington
Attn: Planning Department- Mike Hiller
1800 West Old Shakopee Road
Bloomington, MN 55431RE: Our File No. NCS-923063-MPLS
Zoning Request Letter

Dear Mike:

Enclosed please find the Zoning Request form for the property located at the 7851 Normandale, ^{BLVD}
Bloomington, MN and a check (No. 1724161812) in the amount of \$98.00 for the fee.Please forward the Zoning Letter via email to me at gconnell@firstam.com soon as possible.Should you have any questions, please call me at (612) 305-2045 or contact me by email at
gconnell@firstam.com.

Thank you.

Sincerely,
First American Title Insurance CompanyGigi Connell
Assistant Escrow Officer
Enclosures

ZONING LETTER REQUEST
UNIFORM LAND USE CONFIRMATION FORM

Subject Property

Addresses: 7851 Normandale Blvd, Bloomington, MN

Parcel ID No(s): 06-027-24-22-0004

Legal Descriptions:
See attached Exhibit A

PLEASE MAKE THE LETTER OUT TO THE FOLLOWING PARTIES:

- First American Title Insurance Company
- Bloomington Crossroads Venture LLC
- City of Bloomington
- Housing and Residential Authority in and for the City of Bloomington

Requested by and Return to via e-mail and hard copy via mail:

Attn: Gigi Connell

FIRST AMERICAN TITLE

121 S. 8th Street, Suite 1250

Minneapolis, MN 55402

PLEASE REFERENCE OUR FILE NO. NCS-923063-MPLS

Phone: 612-305-2045

E-mail: gconnell@firstam.com

B. The current use of the Subject Property is: Hotel

C. Proposed future use: Office and Medical

Please provide the following information:

1. The Subject Property is designated in the Comprehensive Plan as:

2. The current zoning classification for the Subject Property is:

3. There [are / are no] applications filed for the Property (e.g., zoning,

subdivision, special use permit, conditional use permit, variance site plan approval, etc.)*.

4. The use of the Property as described in paragraphs B, above, is:

a. Permitted*	Yes	No
b. Conditional*	Yes	No
c. Nonconforming*	Yes	No
d. Parking:	Yes	No

(Is the current number of parking spaces in compliance with the current zoning requirements?)

5. The proposed use as described in Paragraph C, above, is:

a. Permitted*	Yes	No
e. Conditional*	Yes	No
f. Nonconforming*	Yes	No
g. Parking:	Yes	No

(Is the current number of parking spaces in compliance with the current zoning requirements?)

6. There are records in the City files of unsatisfied zoning violation(s)*.

Yes	No
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7. Variances have been granted for the Property.* Yes No

8. Flood Insurance Rate Map (FIRM)*: Yes No

Property Appears to be in zone(s) _____

Community Panel No. _____ Dated: _____

9. Are the buildings and improvements in compliance with the above mentioned Ordinance/Comprehensive Plan and applicable ordinances and regulations, including without limitation subdivision, building, environmental and energy codes and regulations*: Yes No

10. The subject property can be conveyed without the filing of a plat, or re-plat of the land. Yes No

*For additional comments please use section 11 "Comments".

11. Comments: _____

12. This information was researched by the undersigned, on request, as a public service. The undersigned certifies that the above information in paragraphs 1-8 is believed to be accurate based on or relating to the information supplied in paragraphs A, B, and C; however, neither the undersigned nor the City assumes liability for errors and omissions. All information was obtained from public records which may be inspected during regular business hours.

Signature

Title

Date

EXHIBIT A

Parcel 1:

That part of the south 60 feet of Tract A lying east of the west 180 feet thereof;

That part of the west 180 feet of Tract A lying south of the north 220 feet thereof;

Tract B;

That part of the South 60 feet of Tract C, lying West of the East 460.05 feet thereof;

All of Tracts D and E lying West of a line drawn parallel to and distant 460.05 feet West of the East line of said Tracts D and E, as measured at right angles thereto, except that part of said Tract E, lying East of a line drawn from a point on the North line of Tract E, 460.05 feet West of the Northeast corner of said tract, as measured at right angles to the East line thereof to a point on the Southwesterly line of Tract E, distant 143.9 feet Southeasterly of the Northwest corner of Tract E, as measured along the Southwesterly line thereof, all in Registered Land Survey No. 989, Hennepin County, Minnesota.

(Torrens property, Certificate of Title No. 1451321)

Parcel 2:

Easement for ingress, egress, utilities and drainage purposes, as set forth in the Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 832238, in the Office of the Hennepin County Registrar of Titles.

Parcel 3:

Non-exclusive easement for parking purposes, as set forth in the Easement Agreement dated January 19, 1965, recorded December 17, 1965, as Document No. 832238, in the Office of the Hennepin County Registrar of Titles.

Parcel 4:

Non-exclusive easements for ingress and egress purposes, as set forth in the Reciprocal Easement Agreement dated February 28, 2007, recorded March 2, 2007, as Document No. 4362812, in the Office of the Hennepin County Registrar of Titles.