

Hiller, Michael

From: Denise Laynor <dlaynor@stewart.com>
Sent: Thursday, October 13, 2016 2:18 PM
To: Hiller, Michael
Subject: 01040-20995: Zoning Letter request: 5601 78th
Attachments: Zoning Letter Request.pdf; Exhibit A Legal Desc Ltr.pdf

This message was sent securely using ZixCorp.

Good Afternoon Mike,

Thank you for taking my call and for your time this afternoon. My request is attached along with the Legal Description as Exhibit A. I have provided you with my credit card information via phone. You may send the completed letter to me via email,

Should you have any questions or concerns, please notify me. Thanks you in advance for your prompt attention to this matter.

Regards,

Note: Our office will be closed from 10:30 – 2:00 on Thursday, October 20th, for a Company event.

DENISE LAYNOR
Commercial Escrow Officer

Minnesota Commercial Division
Stewart Title Company
333 South Seventh Street, Suite 2420
Minneapolis, Minnesota 55402
O (612) 435-6107 | | M (612) 554-6963 | F (612) 284-1138
dlaynor@stewart.com | stewart.com/minneapolis

stewart title

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NYSE: STC

This message was secured by **ZixCorp**^(R).

Hiller, Michael

From: Denise Laynor <dlaynor@stewart.com>
Sent: Thursday, October 13, 2016 2:20 PM
To: Hiller, Michael
Subject: RE: 01040-20995: Zoning Letter request: 5601 78th

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Please also include a credit card receipt with the completed form.

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NYSE: STC

From: Denise Laynor
Sent: Thursday, October 13, 2016 2:18 PM
To: 'mhillier@bloomingtonmn.gov'
Subject: 01040-20995: Zoning Letter request: 5601 78th

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COMMERCIAL DIVISION

333 South Seventh Street, Suite 2420 | Minneapolis, MN 55402

DENISE J LAYNOR

O (612) 435-6107 | F (612) 284-1138

dlaynor@stewart.com

Date: October 13, 2016

To: Zoning Administrator

Re: Request for Zoning Letter / 01040-20995

Property: 5604 78th Street West

Owner: WB Hotel Partners LLC

Legal: See Attached exhibit A

PID: 16-116-21-210005

Ladies or Gentlemen:

With respect to the above referenced Property and the issuance of an ALTA 3 Zoning Endorsement will you please provide the following information:

1. According to the applicable zoning ordinances and amendments thereto, the land is classified as Zone _____

2. The following use or uses are allowed under that classification subject to compliance with any conditions, restrictions or requirements contained in the zoning ordinances and amendments thereto, including but not limited to securing the necessary consents or authorizations as a prerequisite to the use or uses:

3. Do the structures presently located on the property violate any ordinance and amendments thereto with respect to the following matters:
 - a) Area, width or depth of the land as a building site for the structure
No _____ Yes _____ Details _____
 - b) Floor space of the structure No _____ Yes _____
Details _____
 - c) Setback of the structure from the property lines of the land
No _____ Yes _____ Details _____

d) Height of the structure No _____ Yes _____
e) Number of Parking Spaces No _____ Yes _____
Details _____

4. Are there any outstanding violations with respect to the property? If so, please provide details.

of _____
Dated: _____, 2016

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01040-20995

Lot 1, Block 1, Cabana Club Inn Addition, according to the plats thereof on file and of record in the Hennepin County Recorder's Office and in the Office of the Registrar of Titles.

A portion of the above is registered property as set forth on Certificate of Title No. 1376342, and is described as follows:

That part of Lot 1, Block 1, Cabana Club Inn Addition, embraced within that part of Government Lot 1, Section 16, Township 116, Range 21 and that part of Lots 2, 3, 5, 6 and 10, Block 1, Brookland Hills, all described as commencing at the Northeast corner of said Government Lot 1; thence South 0 degrees 38 minutes West along the East line of said Government Lot 1 a distance of 830 feet to the center line of State Trunk Highway No. 5; thence North 60 degrees 04 minutes West along the center line of said highway a distance of 510 feet to the actual point of beginning; thence South 0 degrees 38 minutes West and parallel to the East line of said Government Lot 1 a distance of 154.8 feet; thence North 89 degrees 41 minutes 30 seconds West a distance of 611 feet; thence North 0 degrees 43 minutes East a distance of 427.36 feet to the center line of State Trunk Highway No. 5; thence Southeasterly along the center line of said highway a distance of 670.39 feet to the actual point of beginning.

The boundaries of the above land have been determined by Judicial Landmarks set pursuant to Torrens Case No. 14850.

Property type is Abstract and Torrens - Certificate No. 1376342