



***First American Title Insurance Company***

National Commercial Services  
121 South 8<sup>th</sup> Street, Suite 1250, Minneapolis, MN 55402-2504  
(612) 305-2000 - Fax (714) 689-7109

Kiley Cermak  
Commercial Escrow Assistant

Direct Phone Number:(612) 305-2041

**Via Federal Express**

September 3, 2020

City of Bloomington  
Planning Department  
1800 West Old Shakopee Road  
Bloomington, Mn 55431

RE: Request for Zoning Letter; Our File No. NCS-1009751-MPLS  
Property Addresses: 5601 American Boulevard West

To Whom It May Concern:

We are requesting an updated Zoning Verification Letter for the above referenced property. We have enclosed a Zoning Letter Request Form containing the property information and setting forth the information we will require.

Enclosed is a check in the amount of \$100.00 representing the letter fee.

Please forward the Zoning Verification Letter to First American and my attention as soon as possible.

If you have any questions, please contact me at (612) 305-2041 or by email at [kcermak@firstam.com](mailto:kcermak@firstam.com).

Thank you for your assistance on this request.

Sincerely,  
First American Title Insurance Company

Kiley Cermak  
Commercial Escrow Assistant

ZONING LETTER REQUEST  
**UNIFORM LAND USE CONFIRMATION FORM**

Subject Property:

Addresses: 5601 American Boulevard West

APN: 16-116-21-23-0005.

Legal Descriptions: See attached Exhibit A

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

Attn: Kiley Cermak  
FIRST AMERICAN TITLE  
121 S 8<sup>th</sup> Street, Suite 1250  
Minneapolis, MN 55402

Phone: 612-305-2041  
Fax: 714-689-7109  
E-mail: [kcermak@firstam.com](mailto:kcermak@firstam.com)

**Our File No.: NCS-1009751-MPLS**

B. The current use of the Subject Property is: Vacant Land

C. Proposed future use: Multi-family Senior Housing

**Please provide the following information:**

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

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

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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

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 1-11 are 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
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## Exhibit A

Real property in the City of Bloomington, County of Hennepin, State of Minnesota, described as follows:

Lot 1, Block 1, Josten's Addition, Hennepin County, Minnesota.  
[Torrens Property; Certificate of Title No. 1503409.]