



December 20, 2019

Kurt Hagen
MOAC Land Holdings, LLC
2131 Lindau Lane
Suite 500
Bloomington, MN 55425

RE: Case # PL201900215 - 8000 24th Avenue South

Dear Mr. Hagen:

At its regular meeting of December 16, 2019, the City Council approved a Type II Preliminary and Final Plat of MALL OF AMERICA 9TH ADDITION (Case # PL201900215).

This approval is subject to conditions that must be satisfied prior to the recording of the final plat and the issuance of future building permits. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all 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 property 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 | Public drainage and utility easements must be provided as approved by the City Engineer. |
| 4. Prior to Recording | A public sidewalk and bikeway easement must be provided along all street frontages as approved by the City Engineer. |
| 5. Prior to Recording | Public retaining wall easements must be provided as approved by the City Engineer. |
| 6. Prior to Recording | Public traffic signal easements must be provided as approved by the City Engineer. |
| 7. Prior to Recording | A private common driveway/access easement/agreement must be provided and recorded with Hennepin County as approved by the City Engineer. |
| 8. Prior to Recording | A private utility easement/agreement must be provided and recorded with Hennepin County as approved by the City Engineer. |
| 9. Prior to Permits | The property 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 action, please contact Bruce Bunker, Engineering Technician, at (952) 563-4546 or bbunker@BloomingtonMN.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce Bunker". The signature is fluid and cursive, with the first name "Bruce" and last name "Bunker" clearly distinguishable.

Bruce Bunker
Engineering Technician

Cc: William Griffith, Larkin Hoffman