

**PETITION AND WAIVER
FOR INSTALLATION OF PUBLIC IMPROVEMENTS
AND ASSESSMENT OF THE COSTS THEREOF**

The undersigned makes the following petition to the City Council of the City of Bloomington (the "City"):

- A. Al Jazari Institute Property, LLC (the "Owner") represents that it is the sole fee owner of the property (the "Property") referred to as 8201 Park Avenue South, located in the City of Bloomington, Hennepin County, Minnesota, and legally described as:

Lot 1, Block 1, Smith Park 3rd Addition.

- B. For the purposes of its use expansion on the Property, the Owner desires, and hereby requests, that the Bloomington City Council:
1. Order and cause the construction of public improvements consisting of three curb bump-outs located in the public right-of-way at the intersection of Park Avenue South and 82nd Street (the "Project"), as depicted and hereto incorporated as Exhibit A; and
 2. To levy a special assessment on the Property for the total cost of the Project, not to exceed \$30,000 (the "Assessment") as shown and hereto incorporated as Exhibit B; and
 3. To levy the Assessment for the Project against the Property such that the assessments shall be paid over ten (10) years at an interest rate of five percent (5%), unless the Owner chooses to pre-pay the special assessment prior to November 29, 2019.
- C. The Owner agrees, in consideration of the City ordering and constructing the Project to pay the Assessment on the Property for the Project provided in this Petition and Waiver.
- D. The Owner specifically waives any objection to the City's design and construction of the Project, including any objection to the final design, any objection to the procedure pursuant to which the City orders the Project, and any objection to the City's failure to strictly follow the notice, hearing, and other requirements of Minnesota Statutes, Chapter 429, with respect to ordering the Project.
- E. The Owner expressly waives any objection to any irregularity with regard to the Assessment of the Property for the Project; expressly waives any claim that the amount assessed is excessive; and expressly waives all rights of appeal, including any rights under Minnesota Statutes Chapter 429, or such successor statutes that may be promulgated dealing with the right of a municipality to levy special assessments for improvements.

F. The Owner agrees the Project increases the fair market value and is a special benefit to the Property.

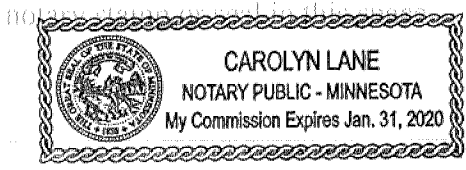
AL JAZARI INSTITUTE PROPERTY, LLC

By: Omar ~~AA~~ Date: 9/24/18

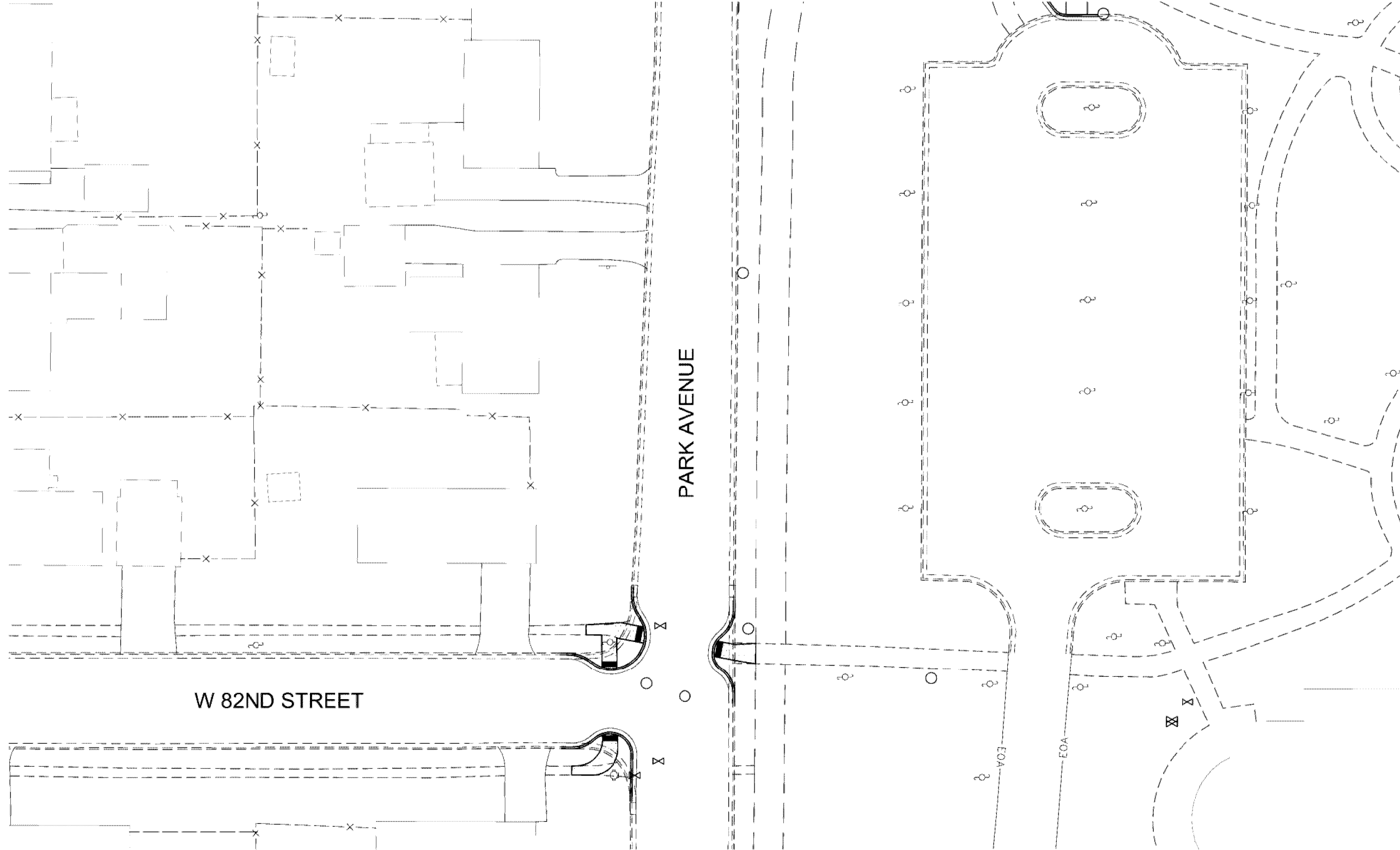
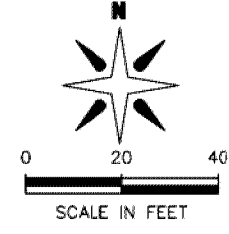
Its: Executive Director

STATE OF MINNESOTA)
)
COUNTY OF Dakota) SS.
)

This instrument was acknowledged before me this 24th day of September, 2018,
by Mohamed Omar on behalf of Executive Director



Carolyn Lane
Notary Public



STREET ...
XXXX:
FROM XXXXX

CITY OF
BLOOMINGTON
MINNESOTA
ENGINEERING DIVISION
PUBLIC WORKS DEPARTMENT

###

REVISIONS		BY
DATE	DESCRIPTION	

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
.J.C. # ### DATE
###

DRAWN: XXX
CHECKED: ###
APPROVED: ###

SHEET: ### OF ###

SCHEDULE 1
NON-PARTICIPATING

EXHIBIT B

PARK 82ND BUMP OUT COST ESTIMATE				TOTAL	
ITEM NO.	ITEM DESCRIPTION	UNITS	UNIT PRICE	QUANTITY	COST
1506.601	CONTRACTOR SUPERINTENDENCE/MOBILIZATION	L S	\$ 1,358.31	1	\$ 1,358.31
2101.502	CLEARING	TREE	\$ 325.00	1	\$ 325.00
2101.507	GRUBBING	TREE	\$ 325.00	1	\$ 325.00
2104.501	REMOVE CURB & GUTTER	L F	\$ 6.50	145	\$ 942.50
2105.505	REMOVE CONCRETE WALK	S Y	\$ 8.50	23	\$ 194.46
2104.505	REMOVE BITUMINOUS PAVEMENT	S Y	\$ 7.00	95	\$ 665.00
2104.509	SALVAGE SIGN	EACH	\$ 75.00	1	\$ 75.00
2104.513	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$ 2.25	200	\$ 450.00
2105.513	SAWING CONC PAVEMENT (FULL DEPTH)	L F	\$ 5.00	10	\$ 50.00
2105.501	COMMON EXCAVATION	C Y	\$ 25.00	13	\$ 325.00
2211.503	AGGREGATE BASE (CV) CLASS 5	C Y	\$ 24.00	25	\$ 600.00
2331.604	RECLAIM BITUMINOUS STABILIZED BASE	S Y	\$ 2.50	95	\$ 237.50
2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$ 3.00	3	\$ 9.00
2360.501	TYPE SP 9.5 WEARING COURSE MIX (3,B)	TON	\$ 54.00	4	\$ 216.00
2360.502	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	\$ 50.00	6	\$ 300.00
2504.602	ADJUST GATE VALVE	EACH	\$ 240.00	2	\$ 480.00
2504.602	REVISE IRRIGATION SYSTEM	EACH	\$ 110.00	1	\$ 110.00
2506.522	ADJUST FRAME & RING CASTING	EACH	\$ 515.00	3	\$ 1,545.00
2521.501	4" CONCRETE WALK	S F	\$ 6.60	80	\$ 528.00
2521.501	6" CONCRETE WALK	S F	\$ 7.60	300	\$ 2,280.00
2522.501	TRUNCATED DOMES	S F	\$ 58.00	48	\$ 2,784.00
2531.501	CONCRETE CURB & GUTTER DESIGN B618	L F	\$ 20.00	180	\$ 3,600.00
2563.601	TRAFFIC CONTROL	L S	\$ 750.00	1	\$ 750.00
2564.601	INSTALL SIGN	EACH	\$ 200.00	4	\$ 800.00
2571.502	DECIDUOUS TREE 3" CAL B&B	TREE	\$ 550.00	1	\$ 550.00
2573.530	STORM DRAIN INLET PROTECTION	EACH	\$ 190.00	4	\$ 760.00
2574.525	LOAM TOPSOIL BORROW	C Y	\$ 38.00	6	\$ 228.00
2575.572	LAWN TYPE SOD	S Y	\$ 5.50	50	\$ 275.00
	ESTIMATED CONSTRUCTION COST				\$ 20,762.77
	CONTINGENCY (15%)				\$ 3,114.42
	PROJECT ADMINISTRATION (26%)				\$ 5,398.32
	TOTAL PROJECT COST				\$ 29,275.51