



First American Title Insurance Company

National Commercial Services

121 South 8th 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

May 26, 2021

Zoning and Planning
City of Bloomington
1800 West Old Shakopee
Bloomington, MN 55431

RE: Request for Zoning Letter; Our File No. NCS-1060122-MPLS

Property Addresses: 2501, 2601, 2701 American Boulevard and 2600 Lindau Lane

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.

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: 2501, 2601 and 2701 American Boulevard East, and 2600 Lindau Lane
APN: 01-027-24-13-0013, 01-02723-13-0007, 01-027-24-13-0009 and 01-027-24-13-0003
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 8th Street, Suite 1250
Minneapolis, MN 55402
Our File No.: NCS-1060122-MPLS

Phone: 612-305-2041
Fax: 714-689-7109
E-mail: kcermak@firstam.com

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

C. Proposed future use: Production & Logistics Space, Multistory Office Buildings & Warehousing

Please provide the following information:

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

Lindau Mixed Use

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

LX(PD)(AR-17) Lindau Mixed Use (Planned Development)(Airport Runway)

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.)*.

Waiting on conditions to be satisfied for recently approved action.

See - <https://permits.bloomingtonmn.gov/ProdPortal/Planning/StatusReference?referenceNumber=PL202100113>.

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?) **When construction is completed.**

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
- There were deviations as approved in the Planned Development.**
See link in section 3 of this letter.

8. Flood Insurance Rate Map (FIRM)*: ☒ Yes ☒ No
- Property Appears to be in zone(s) **X**
- Community Panel No. **27053C0476F** Dated: **November 4, 2016**

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
- Property vacant with permits submitted. Once the permits are issued and C/O granted the development would be Code complying.**
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: **See zoning letter provided**
- _____
- _____
- _____

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

Senior Planner

Title

6/1/2021

Date

Exhibit A

Parcel 1:

Lot 1, Block 1, Bird and Cronin Addition.

(Torrens Property, Certificate of Title No. 1347376)

Parcel 2:

Lot 1, Block 1, R. E. Murray 1st Addition.

(Torrens Property, Certificate of Title No. 1347057)

Parcel 3:

Lot 2, Block 1, Alpha Business Center.

(Torrens Property, Certificate of Title No. 1372660)

Parcel 4:

The East 302.71 feet of the following described tract: All of the Southwest 1/4 of Northeast 1/4 of Section 1,

Township 27, Range 24 West of the 4th P.M. except the South 26 acres thereof.

(Torrens Property, Certificate of Title No. 1347056)

To be platted as SICK Addition.