



To: Mayor and City Council Members

Agenda Item #: IV. F.

From: Bill Neuendorf 
Economic Development Manager

Action
Discussion
Information

Date: August 4, 2014

Subject: Amendment to Encroachment Agreement, AK Larson Family LLC, 3939 West 50th Street

Action Requested:

Approve amendment to the Encroachment Agreement with AK Larson Family, LLC and authorize staff to work with property owner to complete improvement project.

Information / Background:

On April 2, 2014, the City Council authorized an Encroachment Agreement (Item VIII. D.) with AK Larson Family, LLC to allow comprehensive exterior remodeling to the "50 and France Building" at 3939 West 50th Street and to clarify terms of improvements to the Edina Liquor Store facade.

The property owner intends to update the façade to be more compatible with the character of the business district. Similar to most buildings at 50th & France, this building is located directly on the property line. The proposed façade improvements would need to project over the public sidewalk in order to be constructed.

After the full construction plans were prepared and reviewed by staff, the need for a clarification to the Encroachment Agreement was identified.

At the roofline, the proposed cornice extends beyond the limit defined in the Encroachment Agreement. New light fixtures and new canopies also extend beyond the limits of the original agreement. It is staff's opinion that these details do not violate the spirit of the original agreement and are consistent with common practice in the business district.

An amendment has been prepared to clarify the City's interpretation that the City-owned parcel adjacent to the private property serves as a "public right-of-way" rather than a buildable land parcel. With this interpretation, the provisions of Minnesota Building Code, Chapter 32 are applicable. Each of the proposed projections is then permitted on the same basis by which other buildings in the area have projections over public sidewalks. All other terms of the Encroachment Agreement remain unchanged.

Attachments:

Proposed Amendment
Updated site renderings
Chapter 32 of the Minnesota Building Code
Original Encroachment Agreement (executed)

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**FIRST AMENDMENT
TO
AGREEMENT**

THIS FIRST AMENDMENT ("Amendment") to the Agreement made effective this _ day of _____, 2014 ("Effective Date") the **CITY OF EDINA**, a Minnesota municipal corporation, located at 4801 West 50th Street, Edina, Minnesota, 55424 ("City"), and **A.K. LARSON FAMILY, LLC**, a Minnesota limited liability company, 3939 West 50th Street, Edina, Minnesota 55424 ("Larson").

RECITALS

WHEREAS, City and Larson entered into an Agreement dated April 2nd, 2014 ("Agreement") concerning encroachment of the Larson building located at 3939 W. 50th Street, Edina, MN, 55424, onto the City Property legally described in Exhibit A attached hereto;

WHEREAS, Larson has requested additional encroachments of façade improvements onto Parcel 2 of the City Property pursuant;

WHEREAS, the encroachments are consistent with those typically allowed within public right-of-way for horizontal projections of façade improvements pursuant to Chapter 32 of the Minnesota State Building Code;

WHEREAS, because the City Property contains a sidewalk and parking lot that is similar to a right-of way, the City is willing to allow the proposed façade improvements and future modifications that project onto City Property, provided the projections meet the requirements for encroachments of horizontal projections of a facade into public right of way pursuant to the Minnesota State Building Code;

NOW THEREFORE, for valuable consideration, including the promises and covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, City and Larson agree as follows:

1. Paragraph 2 of the Agreement. Paragraph 2(a) of the Agreement is amended to read as follows:

- a. Except as otherwise restricted under the terms of this Agreement, horizontal projections of above grade façade improvements into Parcel 2 of the City Property shall be in accordance with the requirements for encroachments above grade into public right of way as provided in Sections 3202.2 and 3202.3 of the Minnesota State Building Code.

2. This Amendment shall be considered an integral part of the Agreement and shall be binding upon the City and Larson from the date first above written. Subject only to the modification referred to in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first written above, in multiple counterparts, each of which shall be deemed an original and all of which shall evidence but one agreement.

CITY OF EDINA

BY: _____
James Hovland, Mayor

AND _____
Scott Neal, City Manager

STATE OF MINNESOTA)
 (ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by James Hovland and Scott Neal, respectively the Mayor and City Manager of the **City of Edina**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

EXHIBIT A

Parcel 1:

That part of the following described premises lying below the elevation of eight hundred ninety-nine (899) feet mean sea level, 1929 adjustment: Tract A, Registered Land Survey No. 1426, Hennepin County, Minnesota, except the North 123 feet thereof.

Being registered land as is evidenced by Certificate of Title No. 566016.

Parcel 2:

Tract B, Registered Land Survey No. 1426, Hennepin County, Minnesota.

Being registered land as is evidenced by Certificate of Title No. 542800.





50th @ France
Dental Care

THE OFFICE

BREADSMITH

STARBUCKS COFFEE

EDINA LIQUOR

50th @ France Dental Care

CHAPTER 32

ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY

SECTION 3201 GENERAL

3201.1 Scope. The provisions of this chapter shall govern the encroachment of structures into the public right-of-way.

3201.2 Measurement. The projection of any structure or portion thereof shall be the distance measured horizontally from the lot line to the outermost point of the projection.

3201.3 Other laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property.

3201.4 Drainage. Drainage water collected from a roof, awning, canopy or marquee, and condensate from mechanical equipment shall not flow over a public walking surface.

SECTION 3202 ENCROACHMENTS

3202.1 Encroachments below grade. Encroachments below grade shall comply with Sections 3202.1.1 through 3202.1.3.

3202.1.1 Structural support. A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines, except that the footings of street walls or their supports which are located at least 8 feet (2438 mm) below grade shall not project more than 12 inches (305 mm) beyond the street lot line.

3202.1.2 Vaults and other enclosed spaces. The construction and utilization of vaults and other enclosed space below grade shall be subject to the terms and conditions of the authority or legislative body having jurisdiction.

3202.1.3 Areaways. Areaways shall be protected by grates, guards or other approved means.

3202.2 Encroachments above grade and below 8 feet in height. Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

3202.2.1 Steps. Steps shall not project more than 12 inches (305 mm) and shall be guarded by approved devices not less than 3 feet (914 mm) high, or shall be located between columns or pilasters.

3202.2.2 Architectural features. Columns or pilasters, including bases and moldings shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

3202.2.3 Awnings. The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (2134 mm) minimum.

3202.3 Encroachments 8 feet or more above grade. Encroachments 8 feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.4.

3202.3.1 Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marquees and signs with less than 15 feet (4572 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet (610 mm) in from the curb line.

3202.3.2 Windows, balconies, architectural features and mechanical equipment. Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).

3202.3.3 Encroachments 15 feet or more above grade. Encroachments 15 feet (4572 mm) or more above grade shall not be limited.

3202.3.4 Pedestrian walkways. The installation of a pedestrian walkway over a public right-of-way shall be subject to the approval of local authority having jurisdiction. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be 15 feet (4572 mm) minimum.

3202.4 Temporary encroachments. Where allowed by the local authority having jurisdiction, vestibules and storm enclosures shall not be erected for a period of time exceeding 7 months in any one year and shall not encroach more than 3 feet (914 mm) nor more than one-fourth of the width of the sidewalk beyond the street lot line. Temporary entrance awnings shall be erected with a minimum clearance of 7 feet (2134 mm) to the lowest portion of the hood or awning where supported on removable steel or other approved noncombustible support.



AGREEMENT

THIS AGREEMENT (the "Agreement") is entered into effective as of April 2nd, 2014 (the "Effective Date") by and between **A.K. Larson Family, LLC**, a Minnesota limited liability company ("Larson") and the **City of Edina**, a Minnesota municipal corporation ("City").

WHEREAS, Larson owns the property and building located at 3939 West 50th Street in Edina, Minnesota (the "Larson Property") legally described on the attached Exhibit "A"; and

WHEREAS, the City owns the property and building located at 3943 West 50th Street in Edina Minnesota (the "City Property") legally described on the attached Exhibit "B"; and

WHEREAS, the City Property and Larson Property which abut each other are subject to a Declaration of Mutual Easements dated January 21, 1977 and recorded as Document Number 1209069 on the 11th day of February, 1977 in the office of the Hennepin County Registrar of Titles.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Construction**. Larson will construct a new entrance and clock tower at the northwest corner of Larson Property, and a new facade treatment on exposed northern, western, and southern facades of the Larson Property and the City Property, in accordance with the Plans attached hereto as Exhibit "C" ("Improvements"). The City consents to the construction of the Improvements, subject to the terms of this Agreement.

2. **Conditions**. Construction of the Improvements is subject to the following conditions and restrictions:

- a. The horizontal projection of the facade improvements into the City Property and right-of-way shall not exceed twelve (12) inches at its maximum extension. Any horizontal projections greater than six (6) inches must be at least eleven (11) feet above the exterior grade.
- b. The horizontal projection of the three columns at the northwest corner into the City Property or right-of-way shall not exceed fourteen (14) inches. The structural columns shall be located on the Larson Property.

CITY OF EDINA

- c. Any costs to repair or maintain the Improvements shall be the full responsibility of Larson.
- d. All work shall be in accordance with the Plans attached hereto as Exhibit "C" and must be in accordance with the construction documents filed with and approved by the Building Department
- e. Materials shall be as provided in the Materials Board on file at the City Hall on the effective date of this Agreement.
- f. Minor changes to the design or materials may be considered and approved or rejected by the City Manager or delegated staff. Major changes in design or materials are subject to review and approval or rejection by the City Council.
- g. All work is subject to standard construction and permit requirements of the City Code.
- h. The public sidewalk must remain open and available at all times. Proper pedestrian protection, such as covered scaffolding, must be provided as directed by the Building Department.
- i. Larson must alert building tenants and neighbors to possible disruptions at least twenty-four (24) hours in advance.
- j. The public right of way must be completely unrestricted during the duration of the Edina Art Fair, Thursday, June 7 to Sunday, June 10, 2014 and Thursday, June 4, 2015 to Sunday, June 7, 2015. If Larson fails to do so, Larson must pay the City One Thousand Dollars (\$1,000.00) per day plus the costs to restore the public way to a usable condition.
- k. If work does not commence prior to July 1, 2015, this Agreement is automatically terminated.
- l. If the work is not completed within six (6) months after it begins, the City may cause the work to be removed or completed, as determined by the City, with the costs borne by the Larson. All costs reasonably incurred by the City, including legal and administrative costs, to restore the building shall be the responsibility of Larson. This deadline may be extended due to Acts of God or other circumstances beyond Larson's control. The City's recognition of an extension will not be unreasonably withheld.

- m. Any damage to the City Property, including but not limited to sidewalks, curbs, and trees, must be restored at the cost of Larson.
- n. The Improvements are to proceed as a no-lien project in accordance with the laws of the State of Minnesota regarding public projects. Larson, for itself and for all who claim through Larson, acknowledges and agrees: (i) that because it is a public project, no lien shall attach to the City Property or to any improvements now existing or to be constructed thereon in favor of Larson or any contractor, subcontractor, mechanic, journeyman, laborer, material vendor, lessor of tools or equipment or any other party who may furnish work, materials, equipment, services, tools or machinery for the design or construction of improvements on the land. Larson shall also provide written notice of the no-lien status of this project to all of its contractors, subcontractors, material suppliers, equipment lessors and others that provide labor, material, equipment and/or services for the project. Larson shall defend, indemnify and hold the City harmless from any suit, lien, damages, losses or expenses, including reasonable attorney's fees, arising out of or relating to claims for payment for work, labor, materials and/or services provided at or for the project and Larson shall also take all available action to have any asserted lien released or removed from the City Property. Larson shall cause any lien filed against the City Property arising out of or relating to the Improvements to be removed or otherwise discharged within five (5) business days after receiving notice of such lien. This section is not applicable to mortgages on the Larson Property.

3. **Cost Share.** The City shall reimburse Larson for Larson's out-of-pocket-costs for constructing the portion of the facade Improvements on Parcel 1 of the City Property, but not to exceed Sixty Thousand Dollars (\$60,000.00). Larson shall submit a detailed description of work to be performed on Parcel 1 of the City Property and a detailed cost estimate for such work to the City Manager prior to beginning the Improvements. The City may reject the work if the cost estimate and scope of work is not consistent with the terms of this agreement. After completion, Larson shall submit a detailed invoice to the City and the City shall pay the invoice within thirty (30) days of receipt of the invoice unless the City disputes the invoice.

4. **Notices.** Notices given under this Agreement shall be delivered by (i) overnight courier, (ii) certified mail, or (iii) hand delivery, and addressed as follows or to such other address provided by written notice to the other party:

To Larson:

A.K. Larson Family, LLC
3939 West 50th Street, #200
Edina, MN 55424

To City:

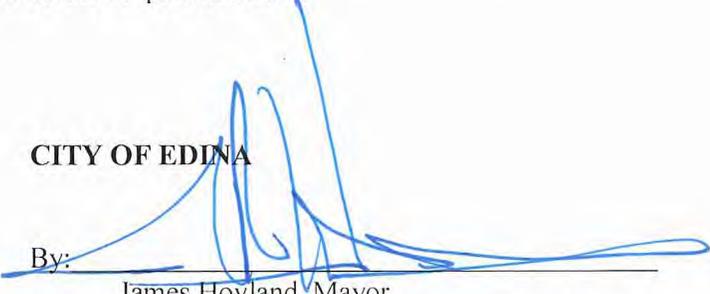
City Manager
City of Edina
4801 West 50th Street
Edina, MN 55424

5. **Governing Law.** The interpretation and construction of this Agreement, and all matters relating thereto, shall be governed by the laws of the State of Minnesota, without regard to the choice of law provisions thereof.

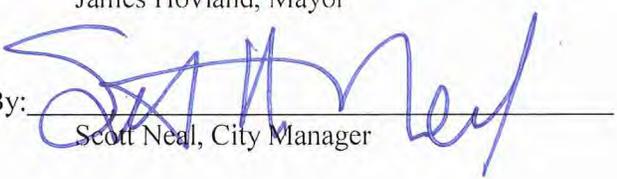
6. **Recording.** This Agreement shall run with the land and may be recorded against the title to the Larson Property and the City Property.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the Effective Date through their undersigned authorized representatives.

CITY OF EDINA

By: 

James Hovland, Mayor

By: 

Scott Neal, City Manager

A.K. LARSON FAMILY, LLC

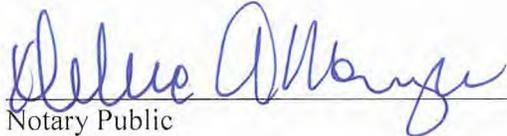
By: 

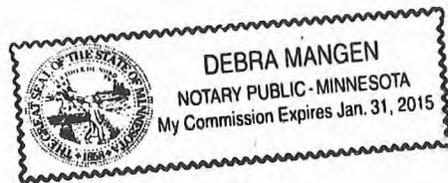
Allen Larson

Its President

STATE OF MINNESOTA)
(ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 10 day of April, 2014, by James Hovland and Scott Neal, respectively the Mayor and City Manager of the **City of Edina**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

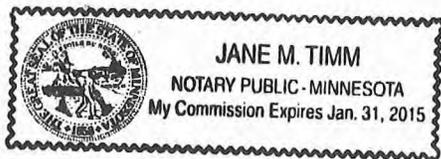

Notary Public



STATE OF MINNESOTA)
(ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 28 day of March, 2014, by Allen Larson the President of A.K. Larson Family, LLC, a Minnesota limited liability company, on behalf of the company.


Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

CAMPBELL, KNUTSON
Professional Association
317 Eagandale Office Center
1380 Corporate Center Curve
Eagan, MN 55121
Telephone: (651) 452-5000
RNK

EXHIBIT "A"

Larson Property

Parcel 1:

Tract A, Registered Land Survey No. 1426, Files of the Registrar of Titles, County of Hennepin, except that part of said Tract A lying South of the North 123 feet thereof and below the elevation of 899 feet mean sea level, 1929 adjustment:

Being registered land as is evidenced by Certificate of Title No. 1054996.

Parcel 2:

The North 166.5 feet of the East 60 feet of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota, except the South 43.5 feet of the West 54 feet thereof, and except the South 2.0 feet of the East 6.0 feet thereof; and

That part of the following described premises lying above the elevation of eight hundred ninety-nine (899) feet mean sea level, 1929 adjustment:

The South 43.5 feet of the North 166.5 feet of the West 54 feet of the East 60 feet of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota; and

The South 2.0 feet of the East 6.0 feet of the North 166.5 feet of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota; and

That part of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota, described as follows:

Beginning at a point on the East line of said Lot 43 distant 166.5 feet South of the North line thereof; thence South along said East line to its intersection with Line "A" described below; thence West along said Line "A" to the most Southerly and Easterly corner of Tract A, Registered Land Survey No. 1426, Files of the Registrar of Titles, Hennepin County, Minnesota; thence North along the most Easterly line of said Tract A to its intersection with the South line of the North 166.5 feet of said Lot 43; thence East, along said South line, to the point of beginning.

Line "A":

A straight line drawn between the most Southerly and Easterly corner of Tract A, Registered Land Survey No. 1426, Files of the Registrar of Titles, Hennepin County, Minnesota, and a point on the East line of the West 107 feet of Lot 44, Auditor's Subdivision No. 172, Hennepin County, Minnesota, distant 181.05 feet North of the South line thereof.

Abstract property.

EXHIBIT "B"

City Property

Parcel 1:

That part of the following described premises lying below the elevation of eight hundred ninety-nine (899) feet mean sea level, 1929 adjustment: Tract A, Registered Land Survey No. 1426, Hennepin County, Minnesota, except the North 123 feet thereof.

Being registered land as is evidenced by Certificate of Title No. 566016.

Parcel 2:

Tract B, Registered Land Survey No. 1426, Hennepin County, Minnesota.

Being registered land as is evidenced by Certificate of Title No. 542800.

EXHIBIT "C"

Plans

ADVANCE SURVEYING & ENGINEERING CO.
 5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADVSR.COM

SURVEY FOR: **DAN MEUSI**

SURVEYED: September, 2013 DRAFTED: September 9, 2013
 REVISED: March 24, 2014, to show proposed improvements.

LEGAL DESCRIPTION:

Parcel 1:
 Tract A, Registered Land Survey No. 1426, Files of the Registrar of Titles, County of Hennepin, except that part of said Tract A lying South of the North 123 feet thereof and below the elevation of 899 feet mean sea level, 1929 Adjustment. Being registered land as is evidenced by Certificate of Title No. 566017.

Parcel 2:
 The North 166.5 feet of the East 60 feet of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota, except the South 43.5 feet of the West 54 feet thereof, and except the South 2.0 feet of the East 6.0 feet thereof; and That part of the following described premises lying above the elevation of eight hundred ninety-nine (899) feet mean sea level, 1929 adjustment: The South 43.5 feet of the North 166.5 feet of the West 54 feet of the East 60 feet of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota; and The South 2.0 feet of the East 6.0 feet of the North 166.5 feet of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota; and That part of Lot 43, Auditor's Subdivision No. 172, Hennepin County, Minnesota, described as follows: Beginning at a point on the East line of said Lot 43 distant 166.5 feet South of the North line thereof; thence South along said East line to its intersection with Line "A" described below; thence West along said Line "A" to the most Southerly and Easterly corner of Tract A, Registered Land Survey No. 1426, Files of the Registrar of Titles, Hennepin County, Minnesota; thence North along the most Easterly line of said Tract A to its intersection with the South line of the North 166.5 feet of said Lot 43; thence East, along said South line, to the point of beginning.

Line "A":
 A straight line drawn between the most Southerly and Easterly corner of Tract A, Registered Land Survey No. 1426, Files of the Registrar of Titles, Hennepin County, Minnesota, and a point on the East line of the West 107 feet of Lot 44, Auditor's Subdivision No. 172, Hennepin County, Minnesota, distant 181.05 feet North of the South line thereof.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. While we show proposed improvements to your property, we are not as familiar with your plans as you are nor are we as familiar with the requirements of governmental agencies as their employees are. We suggest that you review the survey to confirm that the proposals we show are what you intend and submit the survey to such governmental agencies that may have jurisdiction over your project and gain their approvals if you can before beginning construction or planning improvements to the property.
5. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:

● Denotes 1/2" ID pipe with plastic plug bearing State License Number 9233, set, unless otherwise noted.

CERTIFICATION:

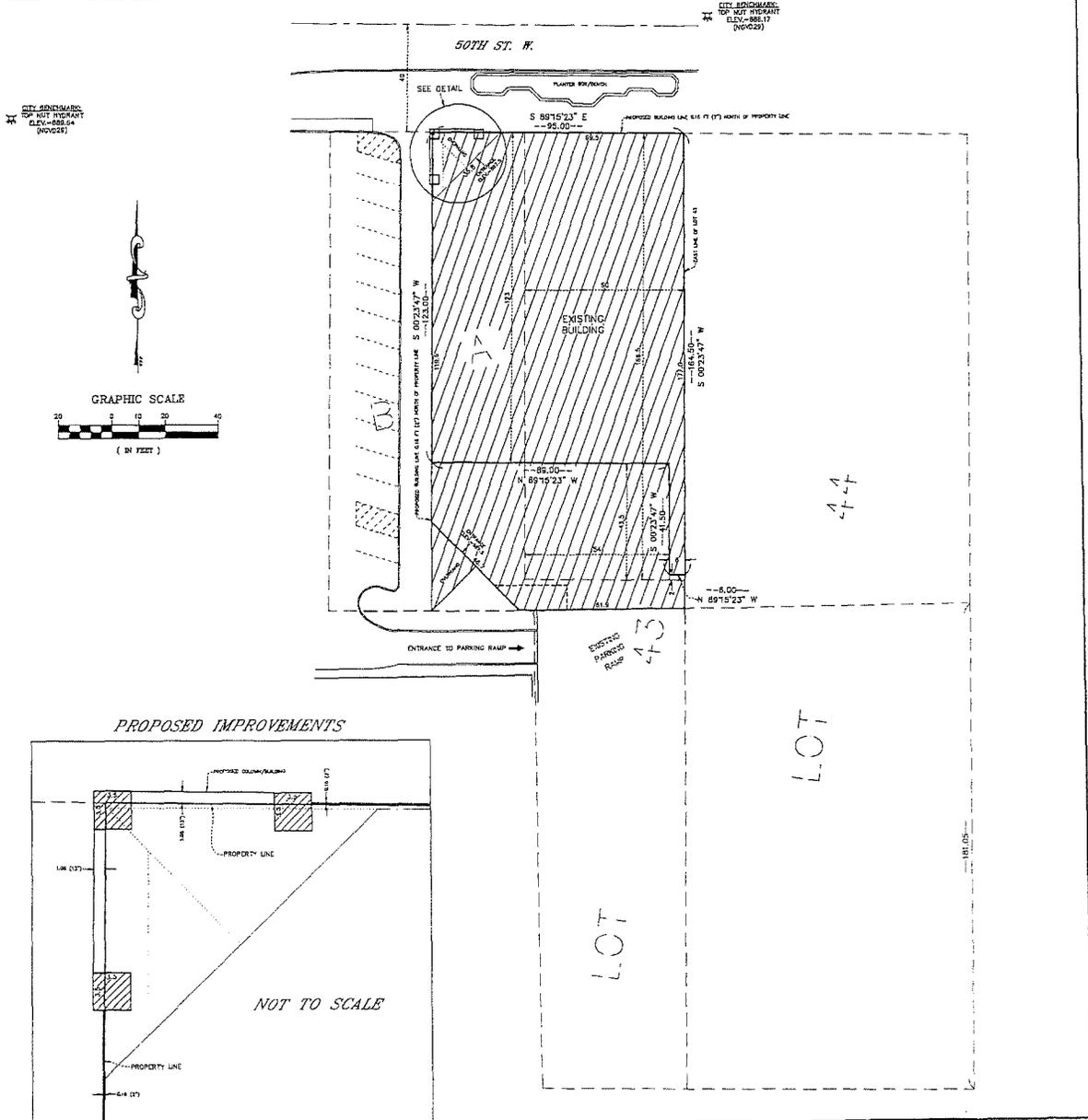
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Licensed Land Surveyor under the laws of the state of Minnesota.

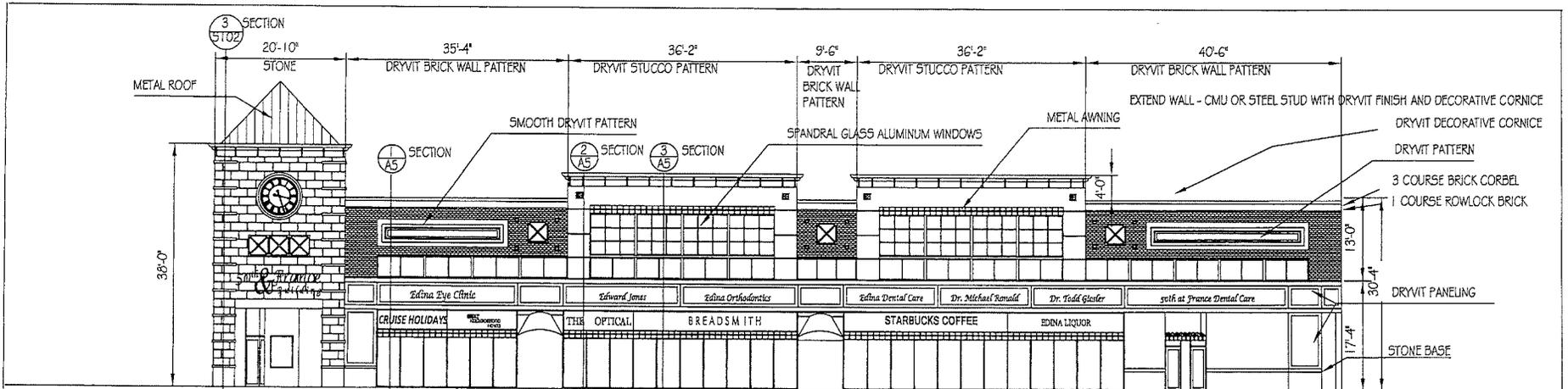
Signature: *James H. Parker* Typed Name: James H. Parker Reg. No.: 9233

Date: March 24, 2014

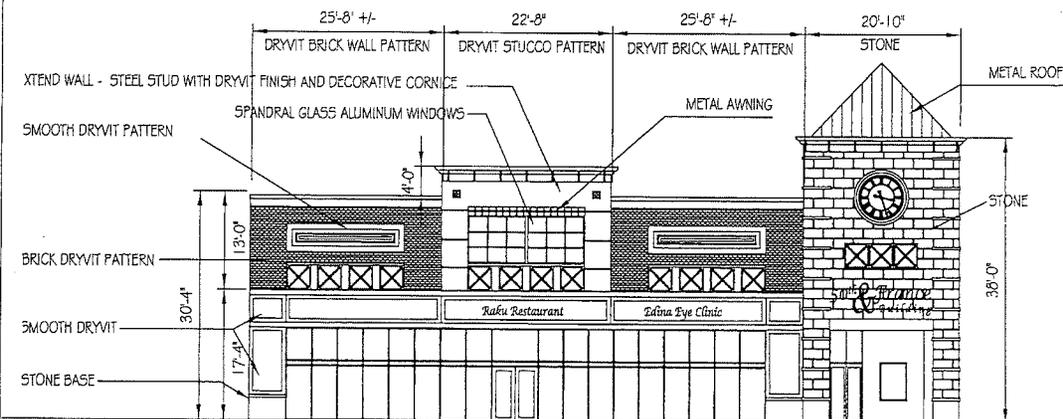
EXHIBIT C, Page 9

DWG. NO. 130635 PROPOSED

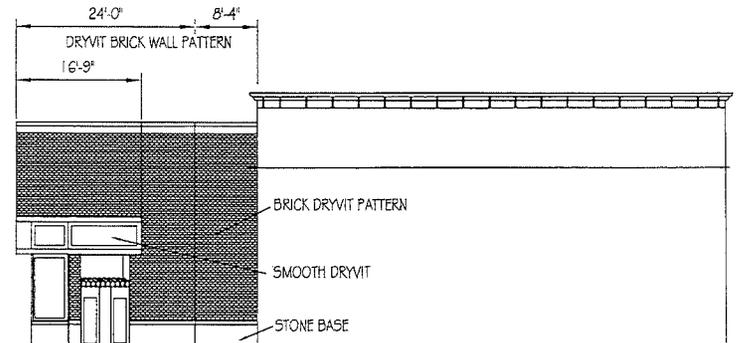




1 WEST ELEVATION
A4



2 NORTH ELEVATION
A4



3 SOUTH ELEVATION
A4

EXHIBIT C, Page 10

MAGNEY
ARCHITECTURE, LLC
Tammy Magney, AIA Cell: 612-701-7117 email: tmagney@mchtl.com

Cornerstone
CONSTRUCTION, LLC MN
Dan Melusi cell: 612-747-5005 email: danmelusi@mchtl.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT HAS BEEN PREPARED BY ME AND OR UNDER MY SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
Tammy S. Magney
LICENSE NUMBER
18917 Expiration date JUNE 30, 2014

50th & France Building
50th and France Edina, MN

Sheet Title: RENDERED ELEVATIONS

18889 EASTWOOD DRIVE, EXCELSIOR, MN 55331
TEL: 612.701.7117

Date: td
Project:
Drawn: TSM
Sheet Number: **A4**
© MAGNEY ARCHITECTURE

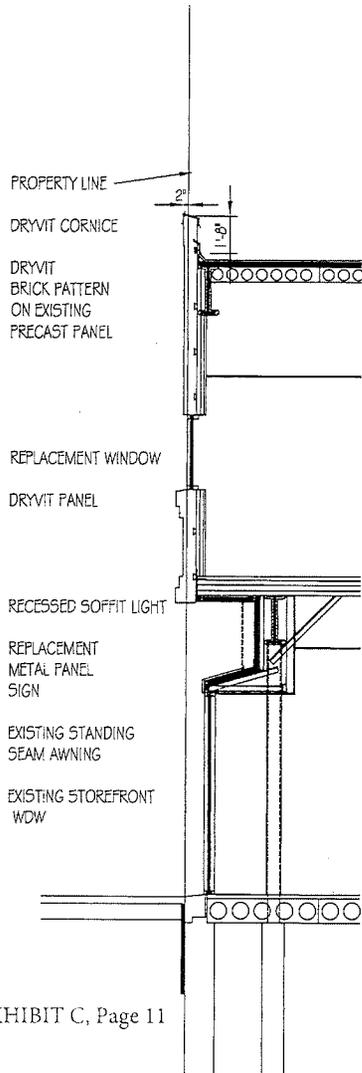
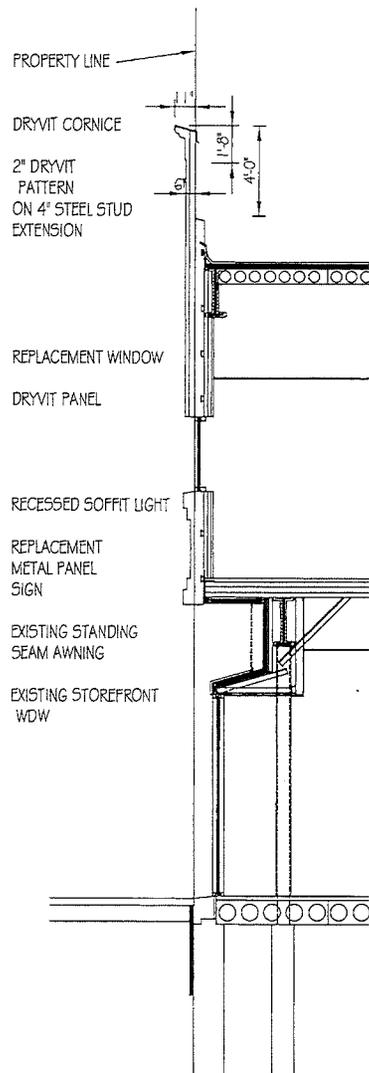
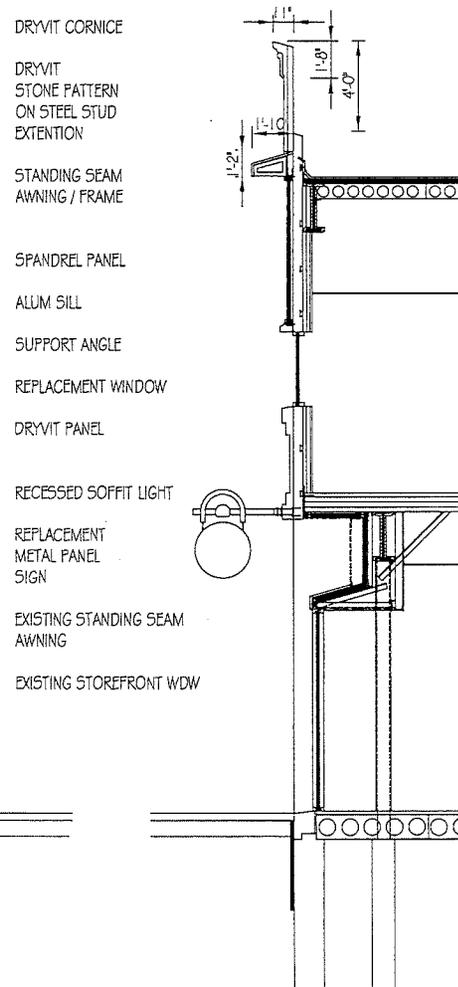


EXHIBIT C, Page 11

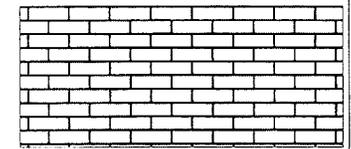
1 / A5 SECTION - TYPICAL BRICK 1/2" = 1'-0"



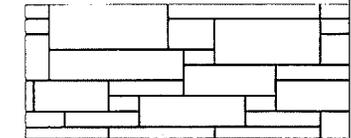
2 / A5 SECTION - 4' ADD ON PARAPET 1/2" = 1'-0"



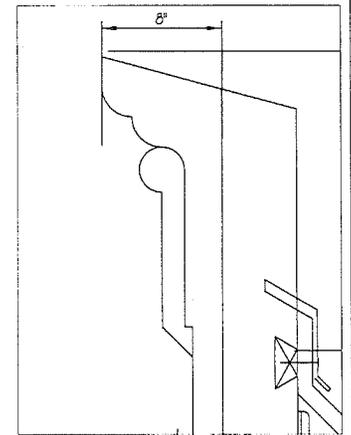
3 / A5 SECTION - SPANDREL GLASS AND AWNING 1/2" = 1'-0"



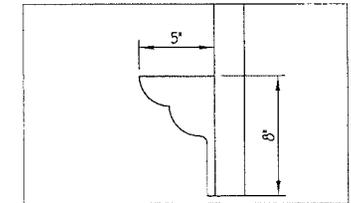
BRICK PATTERN



STONE PATTERN



CORNICE DETAIL 1/2" = 1'-0"



CLOCK TRIM DETAIL 1/2" = 1'-0"

MAGNEY
ARCHITECTURE, LLC

Tammy Magney, AIA. Cell: 612-701-7117 email: magney@mchsl.com

Cornerstone
CONSTRUCTION, LLC MN

Dan Meisus cell: 612-747-5005 email: danmeisus@mchsl.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT HAS BEEN PREPARED BY ME AND/OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Tammy S. Magney
LICENSE NUMBER
19917 Expiration date: JUNE 30, 2014

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50th and France Edina, MN

Sheet title:
SECTIONS AND DETAILS

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