

Attachment 8 - Photos

4401 Lyndale Ave North, LLC. Building Addition and Site Improvements



Photo 1 – Vacant Office Front Façade on East Side of Site along Lyndale Avenue N



Photo 2 – Vacant Office Rear on West Side



Photo 3 – Vacant Office on South Side toward Lyndale Ave N



Photo 4 – Vacant Office on South Side toward Rear of Building



Photo 5 – Vacant Office on North Side towards Rear of Building



Photo 6 – Vacant Garage East and North Façade along Lyndale Avenue N



Photo 7 – Vacant Garage Rear on West Side



Photo 8 – Vacant Garage on North Side



Photo 9 – Vacant Garage on South Side as Seen Along Lyndale Avenue N



Photo 10 - Existing South Truck Loadout on Main Building



Photo 11 – Northeast corner of Existing Building to be removed for Addition



Photo 12 – North Side of Existing Building to be removed for Addition



Photo 13 – Inside Portion of Existing Building to be removed, facing South Wall



Photo 14 – Inside Portion of Existing Building to be removed, facing North Wall



Photo 15 – Inside Portion of Existing Building to be removed, facing West Interior Wall

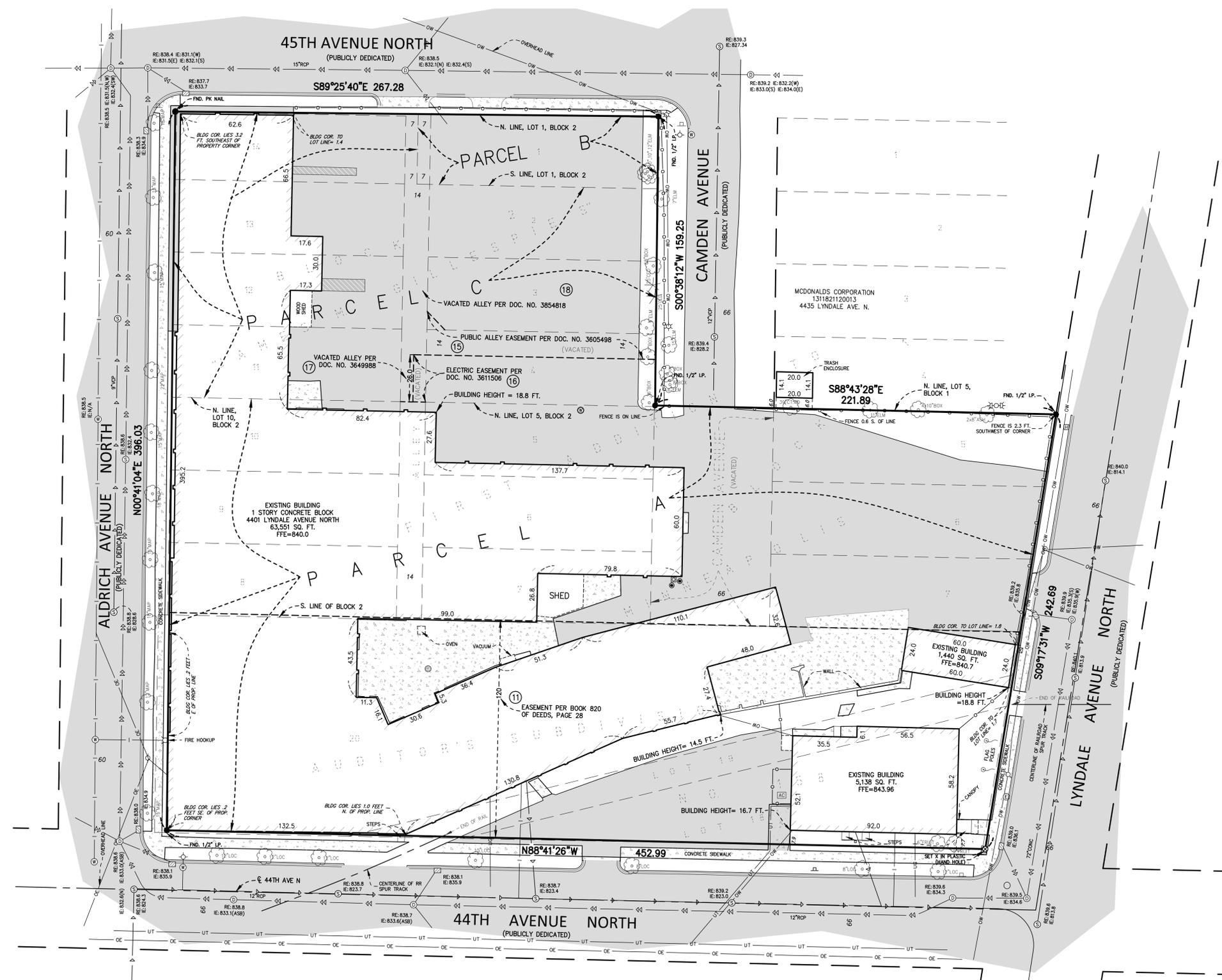
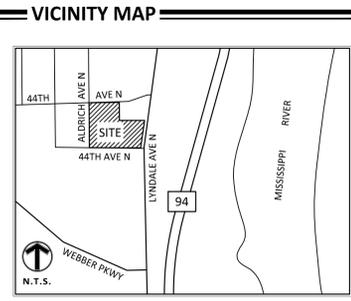


Photo 16 - Vacant Office Damage on Northwest Corner



Photo 17 – Vacant Office Damage at Window and Settlement Cracking on South Side

LEGEND			
● FOUND MONUMENT	○ WATERMAIN	---	EASEMENT LINE
○ SET MONUMENT	○ SANITARY SEWER	---	SETBACK LINE
○ MARKED LS 47481	○ STORM SEWER	---	RIGHT OF ACCESS
○ ELECTRIC METER	○ FLARED END SECTION	---	CONCRETE CURB
○ LIGHT	○ ELECTRIC TRANSFORMER	---	BUILDING LINE
○ AIR CONDITIONER	○ TELEPHONE PEDESTAL	---	BUILDING CANOPY
○ GUY ANCHOR	○ GAS METER	---	BITUMINOUS SURFACE
○ HANDICAP STALL	○ OVERHEAD WIRE	---	CONCRETE SURFACE
○ UTILITY POLE	○ CHAIN LINK FENCE	---	LANDSCAPE SURFACE
○ GUARD POST	○ IRON FENCE	---	CONIFEROUS TREE
○ BOLLARD	○ WIRE FENCE	---	
○ SIGN	○ WOOD FENCE	---	



SURVEY NOTES

- The bearing system is based on the North line of Block 2 having an assumed bearing of S89°25'40"E.
- Subject properties address is 4401 Lyndale Avenue North, Minneapolis, MN, its property identification number is 13-118-21-21-0026.

SUBJECT PROPERTY

Description from title commitment:
Parcel A
 Lots 5, 6 and 7, Block 1, and lots 5, 6, 7, 8, 9 and 10, Block 2, "James M. Gillespie's First Addition to Minneapolis." Also, Lots 18, 19 and 20, Auditor's Subdivision No. 158, Hennepin County, Minnesota.

That part of vacated Camden Avenue as platted in "James M. Gillespie's First Addition to Minneapolis" lying South of an extension across said Avenue of the North lines of Lot 5, Block 1, and Lot 5, Block 2, said Addition and that part of vacated alley in Block 2, said Addition, lying South of an extension across said alley of the North lines of Lots 5 and 10, said Block and Addition.

(Torrens Property, Certificate of Title No. 231730)
Parcel B
 Lot 1, Block 2, "James M. Gillespie's First Addition to Minneapolis."

That part of the vacated alley in Block 2 of "James M. Gillespie's First Addition to Minneapolis" lying East of the center line thereof and between the Westerly extensions of the North and South line of Lot 1, said Block and Addition.

(Torrens Property, Certificate of Title No. 434118)
Parcel C
 Lots 2-4, both inclusive, Block 2, and Lots 11-14, both inclusive, Block 2, all in "James M. Gillespie's First Addition to Minneapolis," Hennepin County, Minnesota.

Together with that part of vacated alley which accrues to premises.
 (Abstract Property)

Referencing Title Commitment No. NCS-628369-MPLS, dated 8/27/2013, that First American Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Section 2.

- Exception Items No's. 1-9, 12-14 and 19 are not Survey related items.**
- Subject to a water pipe easement reserved by deed dated November 2, 1913, recorded July 6, 1914, in Book 779 of Deeds, Page 174. (As to Parcel A) **The document has not been provided.**
 - Subject to easement reserved by deed dated April 10, 1916, recorded in the office of the Register of Deeds, in Book 820 of Deeds, Page 28. (As to Parcel A) **The easement is shown on the Survey. The description refers to Book 749 of Deeds, Page 563 - this document was not provided.**
 - Easement for public alley purposes, together with any incidental rights, in favor of the City of Minneapolis, a municipal corporation, as contained in the Easement Deed dated April 28, 1966, recorded May 25, 1966, in Book 2545 of Deeds, Page 223, as Document No. 3605498, in the office of the County Recorder. (As to part of Parcel C) **The easement is shown on the Survey. This easement has been vacated by document number 3854818**
 - Easement for electrical utilities, together with any incidental rights, in favor of Northern States Power Company, a Minnesota corporation, as contained in the Easement dated April 28, 1966, June 30, 1966, in Book 2550 of Deeds, Page 212, as Document No. 3611506, in the office of the County Recorder. (As to part of Parcel C) **The easement is shown on the Survey.**
 - Resolution for vacation dated April 7, 1966, and amended April 29, 1966, recorded April 4, 1967, in Book 1065 of Misc., Page 130, as Document No. 3649988, in the office of the County Recorder. (As to part of Parcel C) **The vacated alley is shown on the Survey.**
 - Resolution for vacating alley dated September 26, 1969, recorded November 6, 1970, as Document No. 3854818, in the office of the County Recorder. (As to Parcel C) **The vacated alley is shown on the Survey.**

"TABLE A" NOTES

- The subject property lies within Flood Plain Zone X, per FEMA, FIRM Map No. 27053C0216E dated 9/2/2004.
- The gross area of the subject property is 3.57 Acres or 155,302 Square Feet.
- The zoning information has not been provided by the insurer.**
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
 - The square footage of the buildings are as shown.
 - The measured height of all buildings above grade have been located and defined on the survey.
- There have been no substantial, visible improvements to the subject property within recent months.
- There are no striped parking areas on the subject property.
- The client has designated no division or party walls with respect to adjoining properties.
- Underground utilities are per a combination of the following:
 - Observed evidence
 - As located for us by Gopher State One-Call, Ticket No. 132610574.

A Gopher State One Call (GSOC) request was placed on 9/18/2013 for utility locates on this site. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216-D contact Gopher State One Call at (651-454-0002) prior to any excavation.

- The names of adjoining owners of platted lands are shown on the survey.

CERTIFICATION

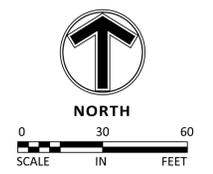
To K & R Lewis Properties, LLC, Meehan-Johnson Machine Company, a Minnesota corporation, Stanley Bandur and Lucille A. Bandur, husband and wife, and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b) and 13 of Table A thereof. The field work was completed on 9/19/2013.

Dated this 30th day of September, 2013.

MFRA, Inc.
 Marcus F. Hampton, LS
 Minnesota License No. 47481

This certification is not valid unless wet signed in blue ink.



engineering surveying planning energy

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 Plymouth, Minnesota 55447
 (763) 476.6010 telephone
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 www.mfra.com

Client
4401 LYNDALE AVENUE NORTH, L.L.C.

Project
4401 LYNDALE AVE. NORTH

Location
MINNEAPOLIS, MN

Certification

Summary
 Designed: JRH
 Approved: MFH Book / Page: 666/41
 Phase: Initial Issued: 9/30/2011

Revision History		
No.	Date By	Submittal / Revision

Sheet Title
ALTA / ACSM LAND TITLE SURVEY

Sheet No. Revision
1/1

Project No. ATO19825

Jan 17, 2014 1:14:44pm User: 4401 LYNDALE AVE NORTH (10/20/2013) User: 10/20/2013 10:25:41 AM



SITE DATA

BUILDING AREA:	EXISTING BUILDING #1	63,551 S.F.		
	EXISTING BUILDING #2	5,138 S.F.		
	EXISTING BUILDING #3	1,440 S.F.		
	TOTAL	70,129 S.F.		
SITE AREA:		155,302 S.F.		
EXISTING PERVIOUS AREA:		11,839 S.F.		
SITE COVERAGE:	BUILDINGS AND PAVING	143,463 S.F.	92%	
	PERVIOUS	11,839 S.F.	8%	
	RATIO		1 : 11	
EXISTING 6' HIGH CHAIN LINK FENCING:		741 FEET		
EXISTING 6' HIGH CEDAR FENCING:		178 FEET		
TOTAL LINEAL FEET OF FENCING:		919 FEET		
PARKING REQUIRED:	USE	FACTOR	AREA (S.F.)	STALLS REQD
	OFFICE	1/500	900	2
	INDUSTRIAL	1/1,000	20,000	20
	INDUSTRIAL	1/2,000	39,179	20
	OUTSIDE STORAGE	1/5,000	9,600	2
				<u>44</u>
EXISTING PARKING PROVIDED:				47 (INCLUDING 2 ACCESSIBLE)

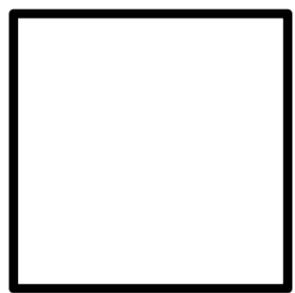
INFORMATION FOR THIS DRAWING WAS TAKEN FROM A LAND TITLE SURVEY COMPLETED BY MFRA INC. DATED SEPTEMBER 30, 2011.

SITE LEGEND

- EXISTING CURB CUT
- EXISTING OVERHEAD DOOR
- EXISTING BUILDING ENTRANCE
- EXISTING 4" DIAMETER METAL DOWNSPOUT
- EXISTING TREE TO REMAIN
- EXISTING 6' HIGH CHAIN LINK SECURITY FENCE
- PROPOSED PLANNING CEDAR FENCING
- PERVIOUS AREA
- DENOTES QUANTITY OF PARKING STALLS
- EXISTING TREE TO REMAIN

BUILDING ADDITION & SITE IMPROVEMENTS FOR:
LYNDALE CONTRACTOR YARD
 4401 LYNDALE AVENUE N
 MINNEAPOLIS, MN

Paul Meyer ARCHITECTS, INC.
 15650 36TH AVENUE NORTH, SUITE 1700
 FLYMOUTH, MINNESOTA 55446
 TEL 763-557-9081 / FAX 763-557-9233
 PROJECT # 16267.01



ISSUE/REVISIONS
 02-24-2016

A1

1
A1 **EXISTING SITE PLAN**
 SCALE: 1" = 50'-0"





SITE DATA		
BUILDING AREA:	EXISTING BUILDING #1	61,971 S.F.
SITE AREA:		155,302 S.F.
EXISTING 6' HIGH CHAIN LINK FENCING:		741 FEET
6' HIGH CHAIN LINK FENCING BEING REMOVED:		134 FEET
EXISTING 6' HIGH CHAIN LINK FENCING TO REMAIN:		607 FEET
EXISTING 6' HIGH CEDAR FENCING :		178 FEET

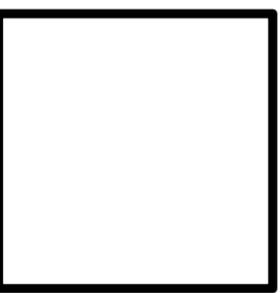
SITE LEGEND	
	CURB CUT
	OVERHEAD DOOR
	BUILDING ENTRANCE
	EXISTING 4" DIAMETER METAL DOWNSPOUT
	EXISTING TREE TO REMAIN
	EXISTING 6' HIGH CHAIN LINK SECURITY FENCE
	PROPOSED PLANTING
	EXISTING 6' HIGH CHAIN LINK FENCE TO BE REMOVED
	EXISTING 6' HIGH CEDAR FENCE
	PERVIOUS AREA
	PERVIOUS AREA TO BE REMOVED
	DENOTES QUANTITY OF PARKING STALLS
	EXISTING TREE TO REMAIN

1
A2 **SITE DEMO PLAN**
SCALE: 1" = 50'-0"



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A2



SITE DATA

BUILDING AREA:	EXISTING BUILDING #1	67,027 S.F.	
SITE AREA:		155,302 S.F.	
PROPOSED PERVIOUS AREA:		10,006 S.F.	
EXISTING 6' HIGH CHAIN LINK FENCING:		607 FEET	
EXISTING 6' HIGH CEDAR FENCING:		178 FEET	
6' HIGH CEDAR FENCING BEING ADDED:		278 FEET	
TOTAL LINEAL FEET OF FENCING:		1063 FEET	
PARKING REQUIRED:			
USE	FACTOR	AREA (S.F.)	STALLS REQ'D
OFFICE	1/500	900	2
INDUSTRIAL	1/1,000	20,000	20
INDUSTRIAL	1/2,000	42,655	21
OUTSIDE STORAGE	1/5,000	9,600	2
TOTAL PARKING REQUIRED:			45
PROPOSED PARKING PROVIDED:			58 (INCLUDING 3 ACCESSIBLE)

GENERAL SITE NOTES

- ALL PARKING SPACES SHALL BE DEFINED BY 4" WHITE PAINT STRIPES, TYPICAL STALL SIZE IS 9 FT. X 18 FT.
- SNOW STORAGE - SEE AREAS ON PLAN. ANY EXCESS SNOW WILL BE REMOVED FROM SITE
- ALL TRASH WILL BE HANDLED INSIDE THE BUILDING.
- PROJECT LAND DISTURBANCE LESS THAN ONE ACRE.

SITE LEGEND

- CURB CUT
- OVERHEAD DOOR
- BUILDING ENTRANCE
- EXISTING 4" DIAMETER METAL DOWNSPOUT
- EXISTING 6' HIGH CHAIN LINK SECURITY FENCE
- EXISTING 6' CEDAR FENCING
- PROPOSED 6' HIGH CEDAR FENCE
- PERVIOUS AREA
- DENOTES QUANTITY OF PARKING STALLS
- EXISTING TREE TO REMAIN
- PROPOSED PLANTING

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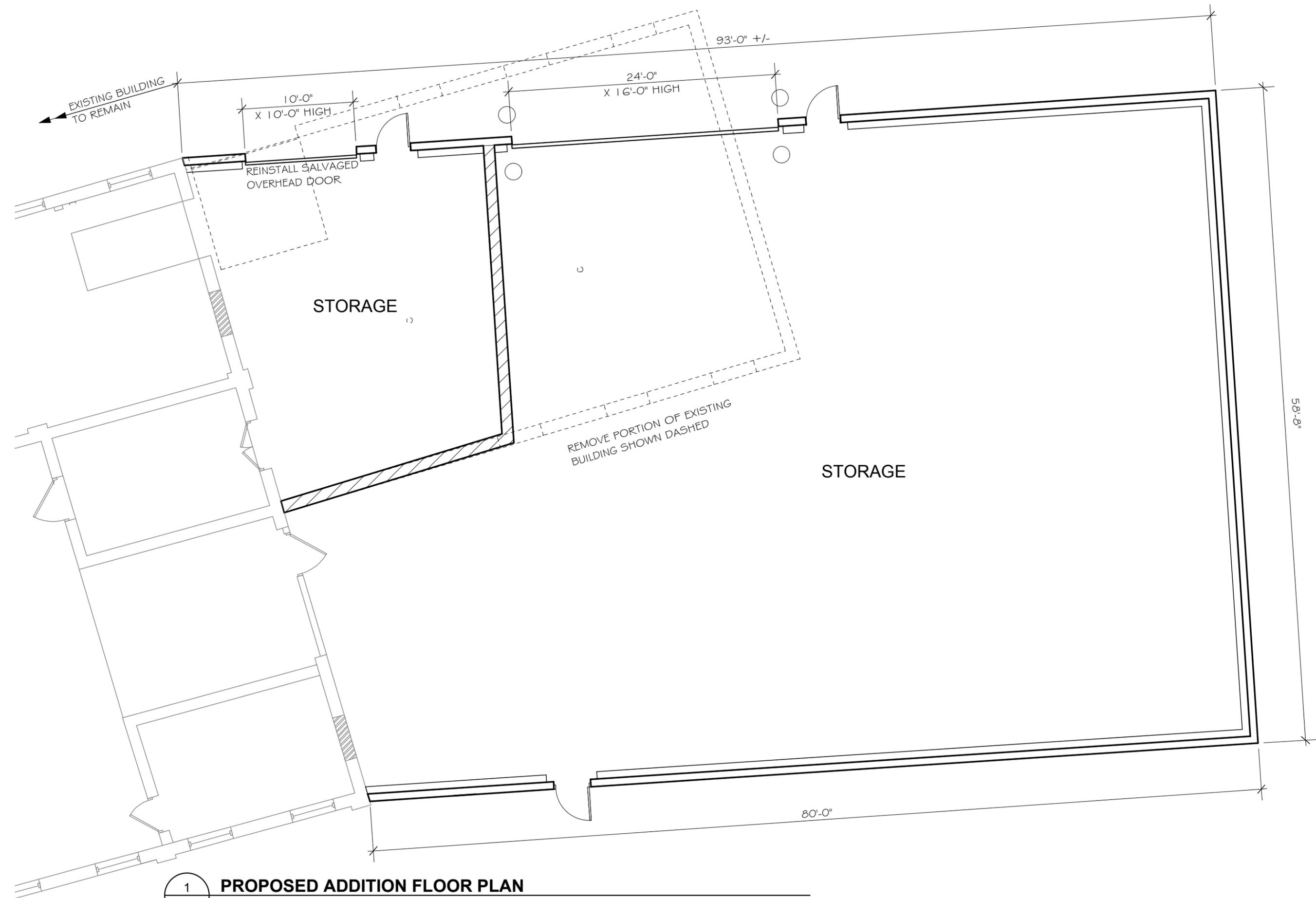
Paul Meyer
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1
A3
PROPOSED SITE PLAN
 SCALE: 1" = 50'-0"



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A3

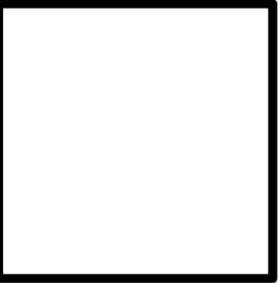


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A4

PROPOSED ADDITION FLOOR PLAN
SCALE: 1/8" = 1'-0"

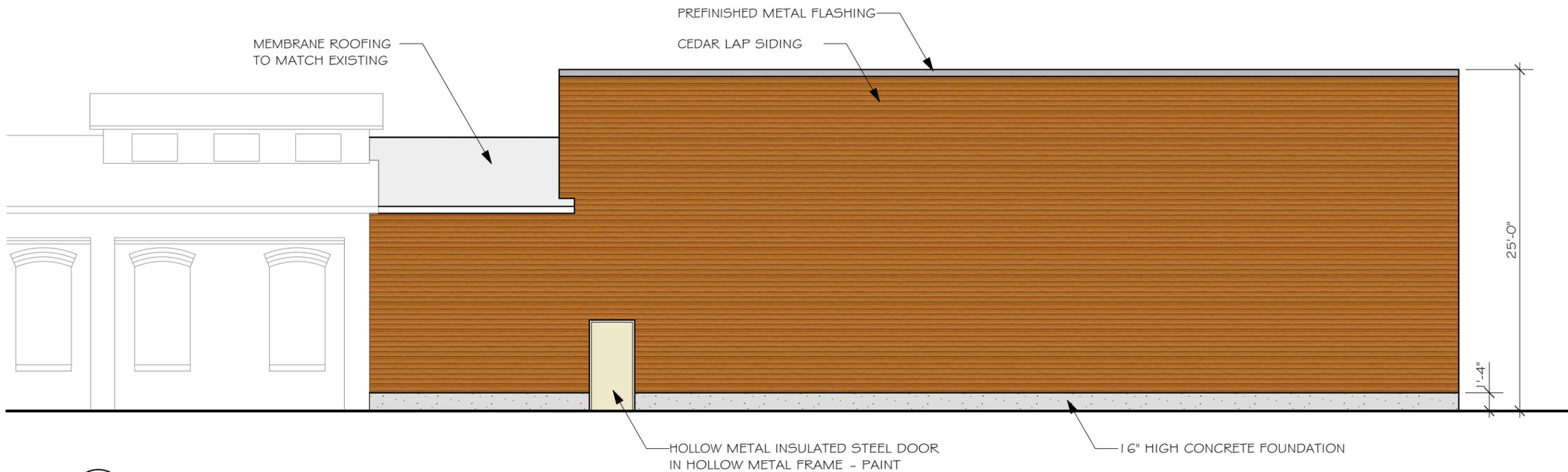
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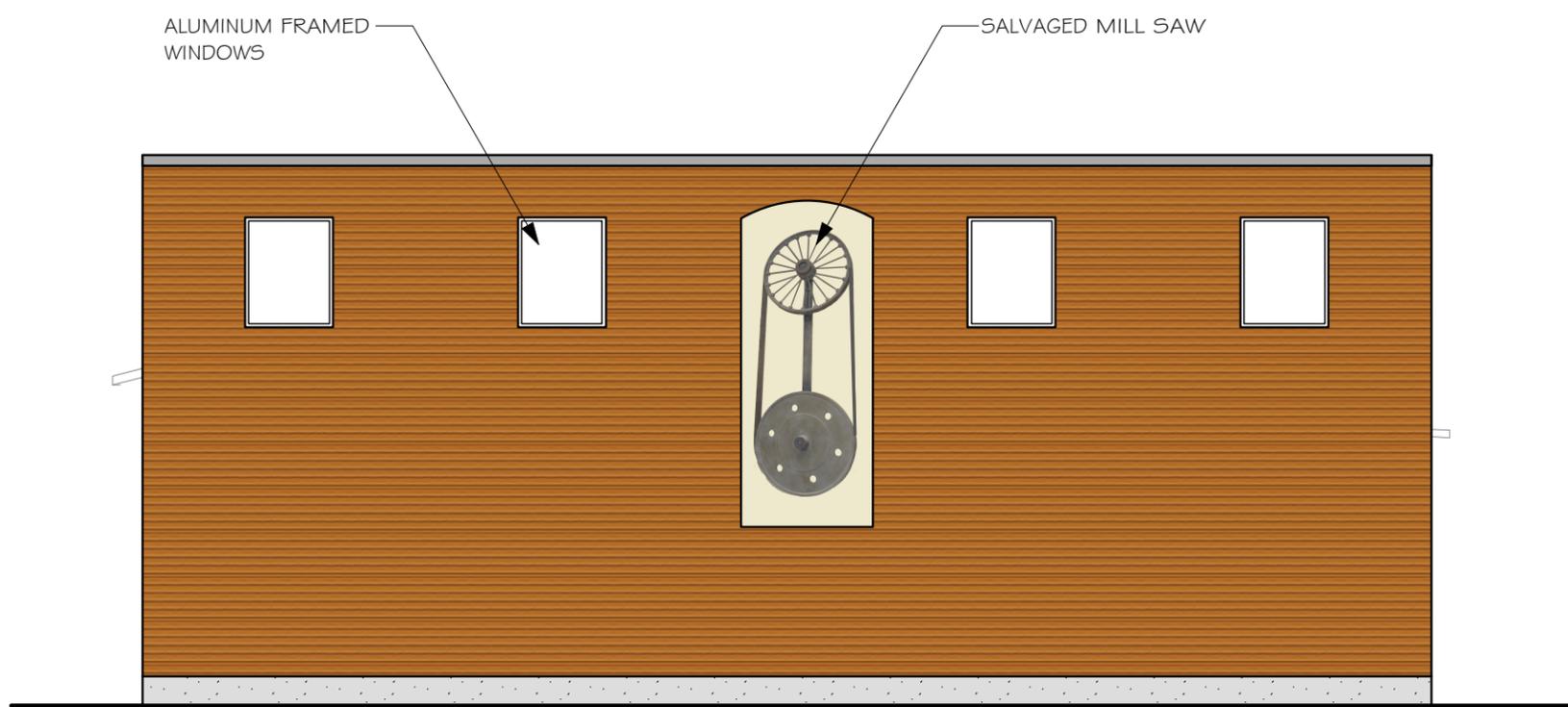


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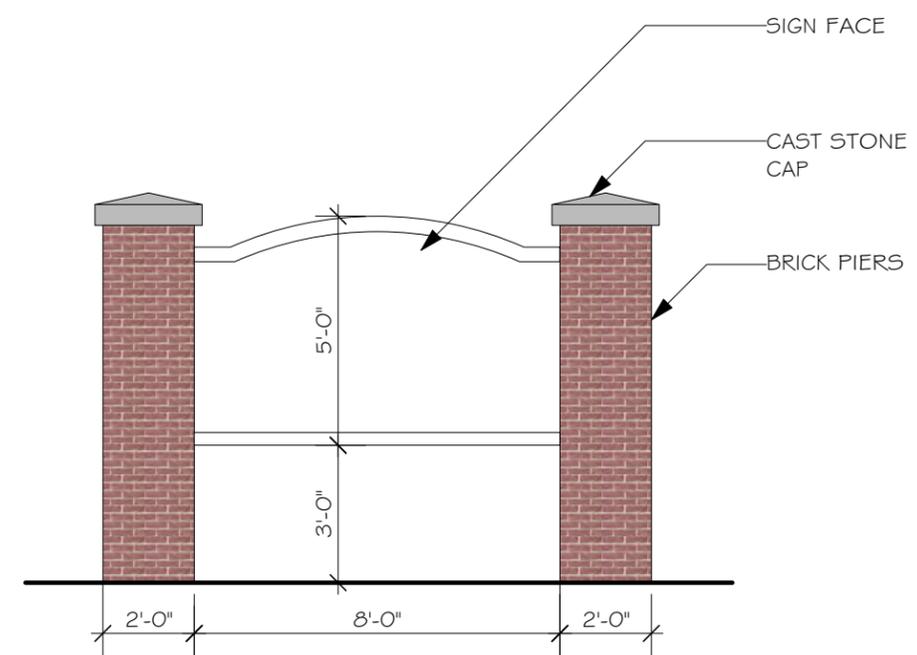
A4



1 SOUTH ELEVATION
A5 SCALE: 1/8" = 1'-0"



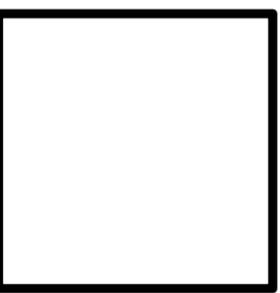
2 EAST ELEVATION
A5 SCALE: 1/8" = 1'-0"



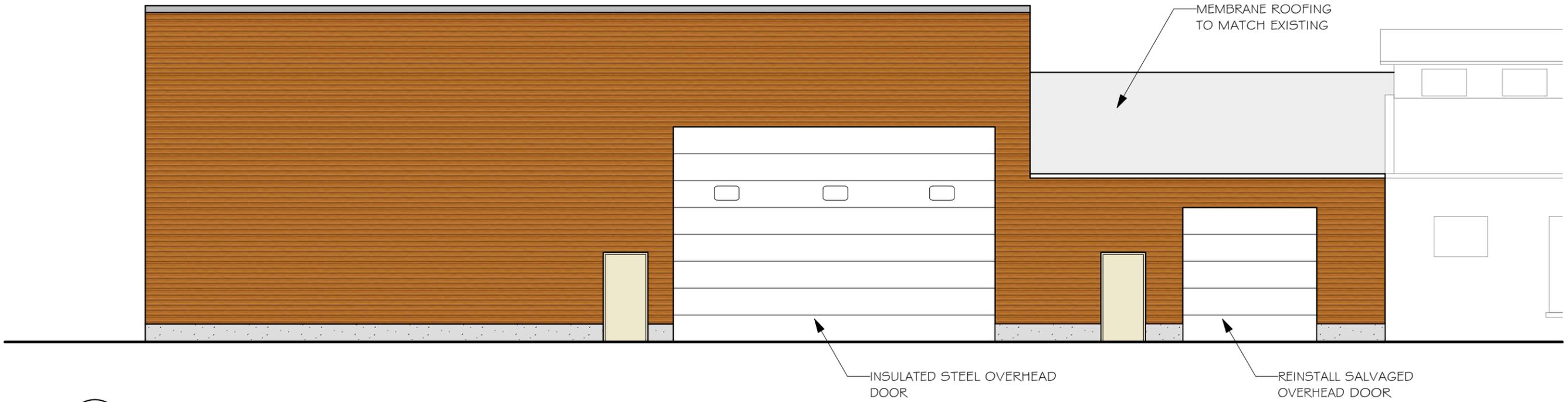
3 SIGN ELEVATION
A5 SCALE: 1/4" = 1'-0"

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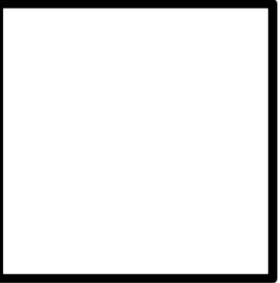
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A5



1
A6 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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