



Commercial Exterior Improvements Loan Application

The City of Shakopee is proud of its historic downtown and other commercial areas and would like to encourage property owners to maintain and invest in their properties in order to preserve them as a profitable businesses and attractive destinations for years to come.

The Commercial Exterior Improvement Loan Program, formerly known as the Façade Improvement Program, allows businesses to apply for a forgivable loan from the City of Shakopee for exterior building improvements.

HOW IT WORKS

Interested property owners or tenants must apply for the program, prior to beginning any work. For successful applicants, the City of Shakopee pays up to 50 percent of project costs for eligible exterior-building improvements. A typical award is \$25,000. The City may consider additional funding requests for renovations to historic commercial properties. Awarding of loans is dependent upon availability of funding.

LOAN FORGIVENESS

Forgiveness of a loan takes place over a five-year period with 20 percent of the award forgiven annually. The City may extend or reduce the repayment period based on the dollar amount of the award.

If the benefiting building is sold within the period of the loan, the loan must repaid. The City may consider alternatives to immediate repayment.

The applicant has one year from the award date of the loan to complete the project and request payment of loan funds. All loan funds will be paid upon receipt of paid invoices for the project and proof of payment.

HOW TO APPLY

Interested property owners are encouraged to apply. There is no application deadline; however, funds are limited and will be awarded to qualifying applicants on a first-come, first-served basis. Final decisions on applications are made by the City's Economic Development Authority.

BEFORE



230 First Ave. E.

AFTER



APPLICANT INFORMATION

MOBOB SHAKOPEE LLC

Applications must be submitted by the property owner(s) or the building tenant in conjunction with the owner(s).

Name(s): SCOTT O'BRIEN CHIP MENKE ROB O'BRIEN

Telephone: 612-860-0621 Email: chipmenke@yahoo.com

Mailing Address: 120 1/2 First Ave E Suite #2

City: Shakopee State: MN Zip Code: 55379

COMMUNITY PRIDE SINCE 1857

129 Holmes Street South • Shakopee, Minnesota • 55379-1351 • 952-233-9300 • FAX 952-233-3801 • www.ShakopeeMN.gov

PROPERTY INFORMATION

The Commercial Exterior Loan program is open to all commercial properties, constructed before 1980, in the City of Shakopee.

Address of the Building to be Rehabbed: 120 First Ave E, Shakopee, MN 55379

Parcel ID #: 270,011,700.00 Age of the building: Late 1800's Number of stories: 2

Is the building currently vacant? ☐ Yes ☒ No If yes, estimated length of vacancy: _____

Business/Occupant Name: La Brigue Lieu & Reflections Dance Academy

Has this property previously received a façade grant? ☐ Yes ☒ No

If yes, for how much, in what year and what were the funds used for? _____

PROJECT INFORMATION

Eligible expenses are limited to improvements that are visible from the exterior:

- Roofs (flat or pitched)
- Windows, Doors
- Siding, Brick
- Removal of blight from property
- Planting of trees
- Painting
- Lighting, Awnings, Signage
- Restoration of historic details
- Other items deemed appropriate by the City's Economic Development Authority

Loan recipients are required to seek at least two bids for all projects. It's assumed the EDA will select the contractor with the lowest bid. Work may not begin on a project until after the EDA has awarded a loan.

Estimated Total Cost of Proposed Rehabilitation Work: \$ 105,500

Requested Loan Amount from the Program: \$ 52,750

Describe proposed improvements:

see attached proposal

REQUIRED ATTACHMENTS

- Renderings and/or plan drawings showing proposed improvements.
- A minimum of two contractors' bids or proposals with a breakdown of itemized costs.
- Proof of Insurance on the building

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DATA PRACTICES ACT

The information that you supply in your application to the City of Shakopee/Shakopee EDA ("City") will be used to assess your eligibility for financial assistance. The City will not be able to process your application without this information. The Minnesota Government Data Practices Act (Minnesota Statutes, Chapter 13) governs whether the information that you are providing to the City is public or private. If financial assistance is provided for the project, the information submitted in connection with your application will become public, except for those items protected under Minnesota Statutes, Section 13.59, Subdivision 3(b) or Section 13.591, Subdivision 2.

I have read the above statement and I agree to supply the information to the City with full knowledge of the matters contained in this notice. I certify that the information submitted in connection with the application is true and accurate.



Applicant Signature / Title



Date

Co-Applicant Signature / Title

Date

City staff or other authorized representative of the City shall have the right to inspect the property to be improved at any time from the date of application upon giving notice to the owner and to occupants.

I/We certify that all statements on this application are true and correct to the best of my/our knowledge. I/We understand that any intentional misstatements will be grounds for disqualification.

I/We have read the City of Shakopee's Commercial Exterior Improvement Policy and will abide by the rules and regulations set forth in the policy adopted on Sept. 20, 2014.

I/We authorize program representatives the right to access the property to be improved for the purpose of the deferred loan program and to take photographs of the structure before and after rehabilitation.

I/We understand that I/we are responsible for obtaining appropriate building permits, per the Shakopee City Code. In the case of improvements that do not require a city-issued building permit, the applicant must submit the name and state license number of the contractor completing the work and agree to an inspection of the work by a city building official.

I/We further understand that I/we will make the final selection of the improvements to be made with the loan funds and that the contract for improvements will be solely between me and the contractor(s). The administering agency will not be liable for the inadequate performance of the contractor(s).



Applicant Signature / Title



Date

Co-Applicant Signature / Title

Date

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**City of Shakopee, Minnesota
Economic Development Authority for the City of Shakopee**

FACADE IMPROVEMENT PROGRAM

For the purposes of this document, the term "City" includes the Shakopee City Council, staff, the Economic Development Authority, advisory boards and commissions, financial consultants, and legal counsel.

PURPOSE

The City of Shakopee's Commercial Façade Improvement Program (FIP) provides financial support through a deferred loan to commercial property owners and business owners in the historic Downtown area and along Shakopee's commercial corridors. The purpose of the FIP is to support the revitalization of historic Downtown Shakopee and the City's commercial areas by stimulating private investment in high-quality improvements that enhance the appearance of buildings and properties and eliminate blight and buildings that don't meet current design standards.

The Economic Development Authority for the City of Shakopee, using its housing and redevelopment authority powers, created the Façade Improvement Program (FIP) in order to eliminate or prevent blight.

The City reserves the right to approve or reject projects on a case-by-case basis, taking into consideration established policies, project criteria, and demand of City services in relation to the projects potential benefits. Meeting policy criteria does not guarantee the award of business assistance to the project. Approval or denial of one project is not intended to set precedent for approval or denial of another project.

The City can deviate from this policy for projects that supersede the objectives identified herein.

PROGRAM ELIGIBILITY

The Commercial Façade Improvement Program provides a one-time forgivable loan for eligible façade improvements. Eligible applicants are owners of commercial properties or purchasers of properties that have a contract on an eligible property that they will be renovating upon closing on the property.

The intent of the FIP is to revitalize older commercial buildings within the City that are built prior to 1980. Building renovations in the Downtown should adhere to the extent practicable to the City of Shakopee Downtown Design Guidelines, 1999, to have the maximum impact.

ELIGIBLE EXPENSES

For the purposes of this program, eligible expenditures shall include expenses related solely to those exterior improvements that are eligible for the program, as outline in the program guidelines and as determined by the City. Expenditures excluded are those related to interior improvements; ordinary repair and maintenance; improvements as a required as a result of a code violation; or other expenses deemed ineligible by the City.

- Eligible improvements include those items visible from the street, including: exterior building improvements (cosmetic and/or structural); signage; lighting and landscaping. Examples include, but are not limited to: exterior painting or surface treatment; decorative awnings; window and/or door replacements or entrance modifications; storefront replacements or enhancements; streetscape; outdoor patios and decks; exterior wall lighting; restoration of architectural features. Landscaping expenses, when part of a larger project, may be included but should not exceed more than 10% of the total project costs. Fees for architects, engineers or other design professionals may also be considered as part of the project costs.
- Improvements or repairs that are required as a result of a violation or citation are not eligible for funding through the FIP. However, improvements that are the result of voluntary compliance and the applicant's desire to bring a property into conformance with the City's current design standards will be considered.
- Improvements will be considered as part of a total project. For instance, if the applicant proposes to replace the windows, the City may recommend that sills also be repaired or replaced.
- Site furnishings, amenities, non-permanent structures or improvements or movable equipment are not eligible for funding through the FIP.
- All improvements must obtain any required approvals and/or permits.
- Any renovations that are solely the result of **ordinary repair and maintenance** are not eligible for funding through the FIP. *Ordinary repair and maintenance* is defined as "any work, the purpose and effect of which is to correct or prevent any deterioration or decay, or damage to, a structure, site or any part thereof and to restore the structure or site, as nearly practicable, to its condition prior to such deterioration, decay, or damage using materials that are of a design, color and outer appearance as close as practicable to the original." Roofs will be considered under extenuating circumstances.

Exclusions to this clause may be made when a new owner purchases a structure and is renovating the structure and the deterioration has not been caused by the new owner or any affiliate or agent.

FUNDING

- (1) The program provides a one-time forgivable loan for eligible expenses. These improvements must be visible from the exterior and meet the eligible expense requirements.
- (2) The City may fund up to a maximum amount of 50 % eligible project's cost. Loans typically will not exceed \$30,000. Larger amounts may be considered for critical or keystone projects that have a larger impact on the community.,
- (3) The term of the loan shall not exceed 20 years. Payments on the loan will be deferred and will be forgiven if the applicant satisfies the terms of the loan agreement.
- (4) Loan forgiveness takes place over a five-year period with 20 percent of the award forgiven annually. The City may extend or reduce the repayment period based on the dollar amount of the award. The table below should be used as a guideline:

Amount of Award	Repayment Period
Up to \$30,000	5 years
\$30,001-\$47,500	7 years
\$47,501-\$65,000	10 years
\$65,001-\$85,500	15 years
\$85,501-\$100,000	20 years

- (5) If the benefiting building is sold within the period of the loan, the loan must be repaid. The City may consider alternatives to immediate repayment, including but not limited to transfer of the loan to a new owner or a mutually agreeable loan repayment schedule.
- (6) The applicant has one year from the award date of the loan to complete the project and request payment of loan funds. All loan funds will be paid to an applicant upon receipt of evidence of paid invoices for the project along with a release of any and all mechanics or contractors liens.
- (7) The applicant must maintain the property during the repayment period. Failure to do so may cause the loan to become payable in full.
- (8) The maximum loan at any one time is \$30,000. Any revisions to the loan may require an extension to the repayment period. A façade improvement loan may be applied for every five years that rolls with the total amount of \$30,000. E.g.: A project borrows \$15,000 in year one, and in year three, they request another \$15,000. The total amount of \$30,000 would have a new five-year repayment period.

APPLICATION PROCESS

- (1) Applications must be submitted by the property owner(s) or the building tenant in conjunction with the owner(s). The application shall become the property of the City and/or EDA and is subject to Minnesota Statutes, Chapter 13 (the Government Data Practices Statute).
- (2) Loan recipients are required to seek at least two bids for all projects. It is assumed that the contractor who submits lowest bid will be hired to complete the improvements unless mitigating circumstances exist.
- (3) Funds for this program are limited and will be awarded to qualifying applicants on a first-come, first-served basis.
- (4) City staff shall review the application materials and make a preliminary recommendation regarding the completeness of the application and whether the application meets the criteria outlined in this policy.
- (5) In the event that the EDA Board concurs with the recommendation above, the EDA Board will grant final approval or denial of the loan.

REPORTING REQUIREMENTS

- Loans that are less than \$75,000 are not subject to reporting under Regulating Local and State Business Subsidies, Minnesota Statute 116J.994.
- Loan amounts above \$75,000 are considered financial assistance under Regulating Local and State Business Subsidies, Minnesota Statute 116J.994, and should be reported on the Minnesota Financial Assistance Form for Non-JOBZ Projects.

Proposal

Chateau Brick & Repair, Inc.
120 1/2 First Ave E, Suite #2
SHAKOPEE, MN 55379
612-860-0621 chip 612-386-7302 john
chateaubrick@yahoo.com

Attention: Michael Kerski

PROPOSAL SUBMITTED TO: City of Shakopee - Commercial Exterior Improvement Loan App		PHONE: (952) 233-9346	FAX:
STREET: 1255 Fuller Street		JOB NAME: MOBOB Building	
CITY, STATE AND ZIP CODE: Shakopee, MN 55379		JOB LOCATION: 120 First Ave E	
ARCHITECT N/A	DATE OF PLANS N/A	CITY, STATE AND ZIP CODE Shakopee, MN 55379	DATE

Work Breakout - Proposal Description:

Front Elevation Breakout -

Tear-off existing brick in front of building
Install 3 new windows and a front door at the 120 address entry - Windows proposed are in subcontractor bid
96" x 88" , 60" x 88" and 40" x 104" - windows, Exterior 3070 aluminum door leaf standard MGC Jackson panic - Door
Install 4 new upper windows with Brick Arch Design finished above window
Install Transom windows over doors
Lighting - have 4 Gooseneck Lights over signage
Repaint Front Door on 120 1/2 door entrance
Reframe inside to get taller windows visible on street side for 120 1/2

Subtotal Front Elevation: \$52,500

Rear Elevation Breakout -

Tear-off existing siding and apply Natural Thin Stone Exterior Veneer to entire rear (alley facing) building exterior
Put in new windows, Paint the existing doors to new fresh look
Fix gutters and soffits

Subtotal Rear Elevation: \$28,500

2 Building Sides Elevation Breakout -

Apply stucco to existing block facing - then brick & stone application with 'rough-in' design technique
Application will be a combination of Brick & Stone blended to tie-in with the Rear Elevation detail

Subtotal Side Elevation: \$24,500

Permit included

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

One Hundred Five Thousand and Five Hundred Dollars and no/100----- dollars (\$) 105,500.00).

Payment to be made as follows:

\$15,000.00 down with progress payments and final 15 days after completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized: _____

Chip Menke

Signature: _____

Title: President

Note: This proposal may be

withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____

THE CITY OF SHAKOPEE DOWNTOWN DESIGN GUIDELINES

**Prepared for the Shakopee City Council
and Economic Development Authority**

Mayor, Jon Brekke
EDA President, Cletus Link
Deb Amundson
Jane DuBois
Robert Sweeney

**Prepared with the support of the
Downtown/First Avenue Revitalization Committee**

Jane DuBois
John Gutteter
Mark Kuechenmeister
John Perry
John Roach
Patrick Schroers
Carol Schultz
Paul Snook
Bill Wermerskirchen

City Staff

Mark McNeill, City Administrator
Paul Snook, Economic Development Coordinator

Prepared by

Thomas R. Zahn & Associates
Thomas Zahn, Project Manager
Kenneth Martin, Design Associate
Steven Mueller, Research Associate

COMMERCIAL HISTORIC DOWNTOWN BOUNDARIES



Shakopee Commercial Zoning District

BUILDING MAINTENANCE AND GUIDELINES

Masonry

Masonry is the most popular construction material in downtown Shakopee. Brick, stone, and to a more limited extent, stucco and concrete block are widely used as structural and exterior finish materials. Regionally quarried stone is also a material found in downtown Shakopee. Its strength and rugged beauty are its chief assets. Concrete block and stucco are a rare and recent addition to the district, and the use of these materials in new construction and in work on historic buildings is not recommended.

Moisture

Masonry should be checked regularly for moisture penetration. Moisture can enter masonry through leaky roofs, gutters or down spouts, poor drainage, or a condition known as rising damp. Rising damp occurs when moisture is drawn up from the ground through brick by capillary action.

Tuckpointing

Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster work. Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. New mortar joints should match the original in style, size, mortar composition, and color. It is especially important to repoint with a mortar of the same hardness as the original, usually two parts sand to one part lime - with up to 20 percent of the lime combined with cement. Harder modern mortars with a high content of Portland cement will resist the warm weather expansion of the brick, causing cracking and spalling of the brick surface. In cold weather this same inflexibility may cause cracks to open up as the historic bricks contract.

Cleaning

Although cleaning masonry can have a dramatic impact on the appearance of a building, it should nevertheless only be done to halt deterioration, and not merely to attain a 'new' facade. Cleaning generally requires knowledgeable cleaning contractors. The Shakopee Economic Development

windows with thin framing members, a recessed entrance, a cornice or a horizontal sign panel above the storefront to separate it visually from the upper facade, and low base panels to protect the windows and define the entrance.

This same basic arrangement will be equally appropriate whether constructed using traditional or modern materials.

Doors and Windows

Doors and windows help to define the architecture of historic downtown Shakopee. The upper story windows establish a rhythm in the streetscape that ties the facades together. The storefront with its large glass area opens the store to the street, inviting pedestrians to look and possibly come inside. Most doors in the district were wood frame with a large glass area to match the openness of the storefront as a whole.

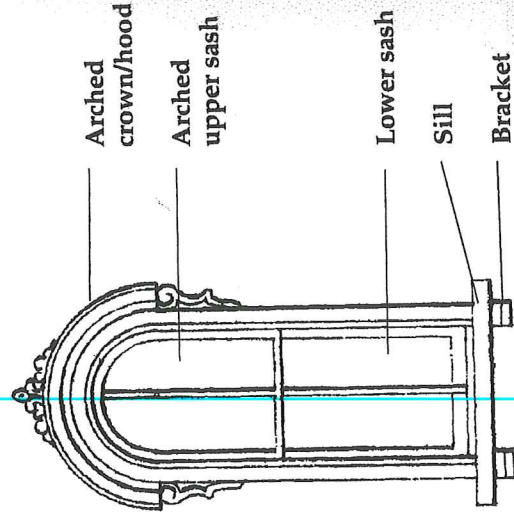
Doors and windows should be carefully maintained and repaired. Always retain original doors and windows if at all possible. Replacement of elements should duplicate the original form of the material closely. The original size and spacing of window muntins dividing the sash are particularly important. The size and division of window sashes should be appropriate to each building's style. Hardware is often a troublesome repair problem. Window and door hardware which reproduces turn-of-the-century forms is now readily available. Inoperable decorative metal or plastic shutters are inappropriate for use in the district. On buildings that originally featured shutters, make sure the panels exactly match the size and shape of the window opening.

Replacement windows

When more energy efficient double-glazed aluminum or wood windows are to be used as replacements, they should match the original wood windows in size and style. Never replace a multi-pane window with a single large pane of glass. Aluminum windows should be in a baked enamel finish rather than the color of clear unfinished aluminum.

Storm windows

Storm windows may be desirable on upper story windows for energy conservation. An exterior storm window can also serve to protect and upgrade older wooden sashes. They should conform with the size and shape of the existing sash and be painted to match as well. Interior storm windows are a good choice where original windows might be obscured by the addition of exterior storm sash.

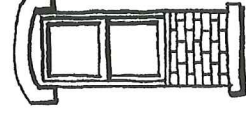


Original Window



Yes

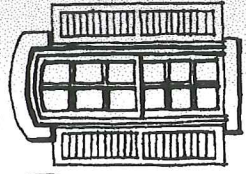
Inappropriate window treatments



No



No



No

Architectural Details

Architectural details are among the most distinctive elements which identify the different styles in downtown Shakopee. Brackets, bulkheads, cornices, columns, pilasters, decorative moldings, and window hoods were used extensively to embellish buildings. These features are crucial to the historic and architectural character of the building.

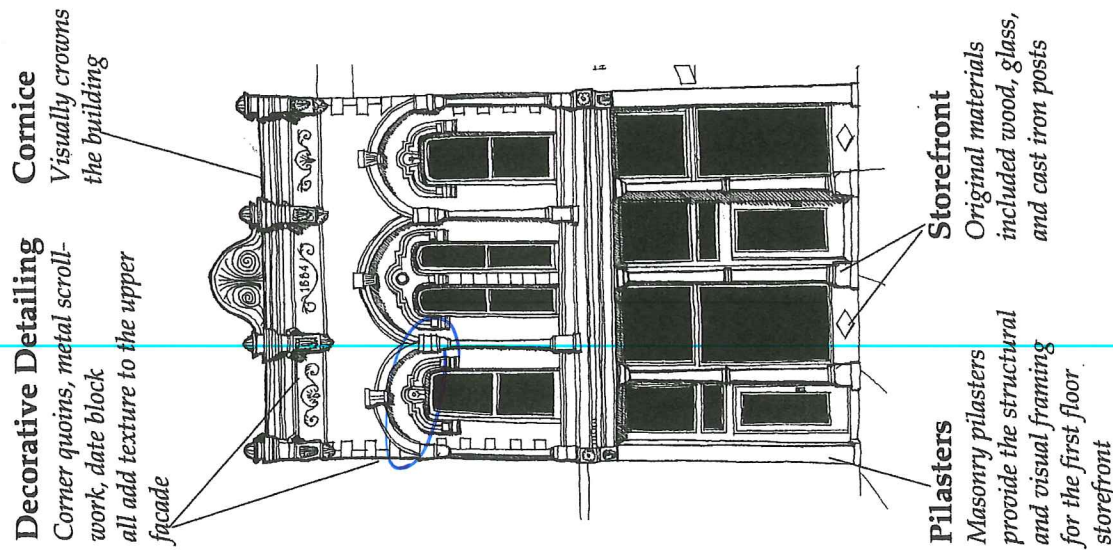
Architectural details should be retained on existing structures within the historic downtown. New construction should mirror existing details, or display contemporary details that harmonize with its neighbors. It is essential that architectural detailing be carefully maintained in order to ensure its long term survival. Modern artificial siding frequently covers cornices or window trim and involves the destruction of much architectural detail. This practice is not appropriate.

Added Elements

Added necessities such as electric meters and boxes, condensing units, gas meters, solar panels, air conditioners, television antennae and satellite dishes are contemporary features in downtown Shakopee. They can seriously impair the visual qualities of historic architecture if improperly located. All added elements should be located on the roof or to the rear of buildings in the district and screened by appropriate plantings or fencing. Solar panels and television aerials should be situated as far out of public view as possible.

Paint Colors

Painting is the traditional method wooden and some metal and masonry buildings have been protected from the attack of moisture and other destructive environmental factors. It is more often thought of as a decorative element. Paint should provide the district's buildings with both a strong protective and a decorative surface layer. Oil based paints have traditionally been used on the district's wooden trim elements, and it is generally the best policy to continue using these paints on wood, rather than latex paints, unless careful preparations are made. Colors used originally vary with the age and style of the building. Earth tones (greens, dark reds, pale yellows and browns) were popular in the latter half of the 19th-century; lighter shades predominated in later decades. However, there is no clear rule for paint colors in a stylistically mixed group of buildings like those in the district, other than to avoid bright or unusual colors. Those who desire precise guidance can perform, or hire a consultant to undertake, paint analysis to determine paint colors at a specific time in a building's history.



Signage

Signage is an essential element in any commercial district. Anonymity is clearly not good for business. Unfortunately, signage has often been one of the most disfiguring elements in the urban landscape. A visual clutter of oversized and ill-positioned signs presents a negative image for the entire street.

A business's sign is important not only as an identifier, but equally importantly as an expression of an image for the business. Don't underestimate the value of quality signage. A clear message, presented with style, will encourage passersby to venture in. Money spent on quality signage is usually money well spent.

When thinking about signage, consider the following:

Size and placement

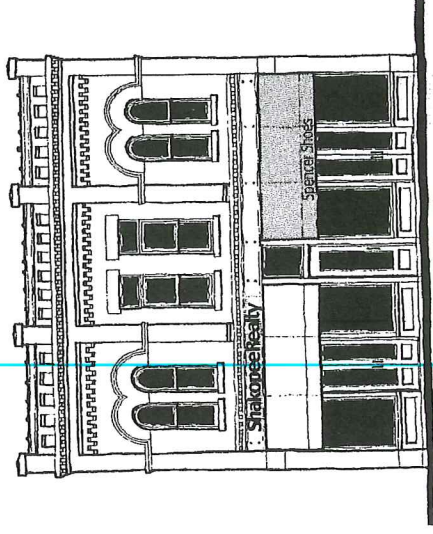
In a densely built downtown area, signage should be directed at and scaled to the pedestrian. Don't assume that the largest sign is the best. Pay particular attention to how your sign relates to your building. Look for logical signage locations on your facade.

Continuous flat wall areas above display windows or above upper story windows are typically good choices. Don't cover windows, doors, or architectural ornament. A good sign looks like it belongs where it was placed. It should be an extension of the overall design of your facade.

Message and design

A good sign is simple and direct. Don't be tempted to say too much. Choose a letter style or graphic treatment that projects your image and is clear and easy to read. Coordinate sign colors with the colors of your building. Remember that visual clutter will only dilute your message.

A good sign can take many forms. It may be painted on a flat panel, or it might have a sculptural quality. Individual letters might be applied to the facade. Logos or lettering can be painted, stenciled, or engraved on windows. Even the valance of an awning can be an excellent signboard. Neon signs inside shop windows are usually appropriate and possess a charm that can be very attractive, if not overused. Neon signage is not appropriate on the building exterior, however, unless it was an original feature of the building. Lighting for other kinds of signage should be limited to direct illumination by incandescent lamps.



Flush-mounted signboard
and awning sign

Certain sign types are generally considered inappropriate in an historic commercial district. These would include large projecting signs, rooftop signs, and internally illuminated awnings and signs. Replacement of these kinds of signs should be strongly considered in planning for rehabilitation. To address this issue, the City of Shakopee has adopted a sign ordinance that restricts oversized signs within the historic downtown.

Rear Entrances

Alleys and rear entrances should not be overlooked when planning downtown improvements. Often dirty, neglected and shunned, alleys can be turned into attractive secondary corridors through the business district. Development of rear entrances (double fronting) improves customer access from parking areas and can substantially improve pedestrian circulation throughout the downtown area.

"Open" alleyways—alleys that have been exposed to view by the removal of other buildings—offer opportunities for developing inviting rear entrances in an improved "alleyscape" to the benefit of the whole streetscape. Naturally, this kind of project is best approached as a cooperative effort among adjoining store owners.

The design of improvements to your alley facade should closely follow the conventions you have established on the street facade of your building. You have already developed a readily identifiable image. You should follow through with it here.¹

¹ Excerpts from *The Red Wing Downtown Preservation Design Guide* prepared by Miller-Dunwiddie-Associates, Architects Inc.



ron@midlandglass.com

EXISTING

PROPOSED RENOVATION

— 120 First Ave E

Inspect roofing and flashings

If possible the original
ornamentation can be reconstructed
in stucco

Repair existing windows or
replace with insulated two-over-two
double-hung windows

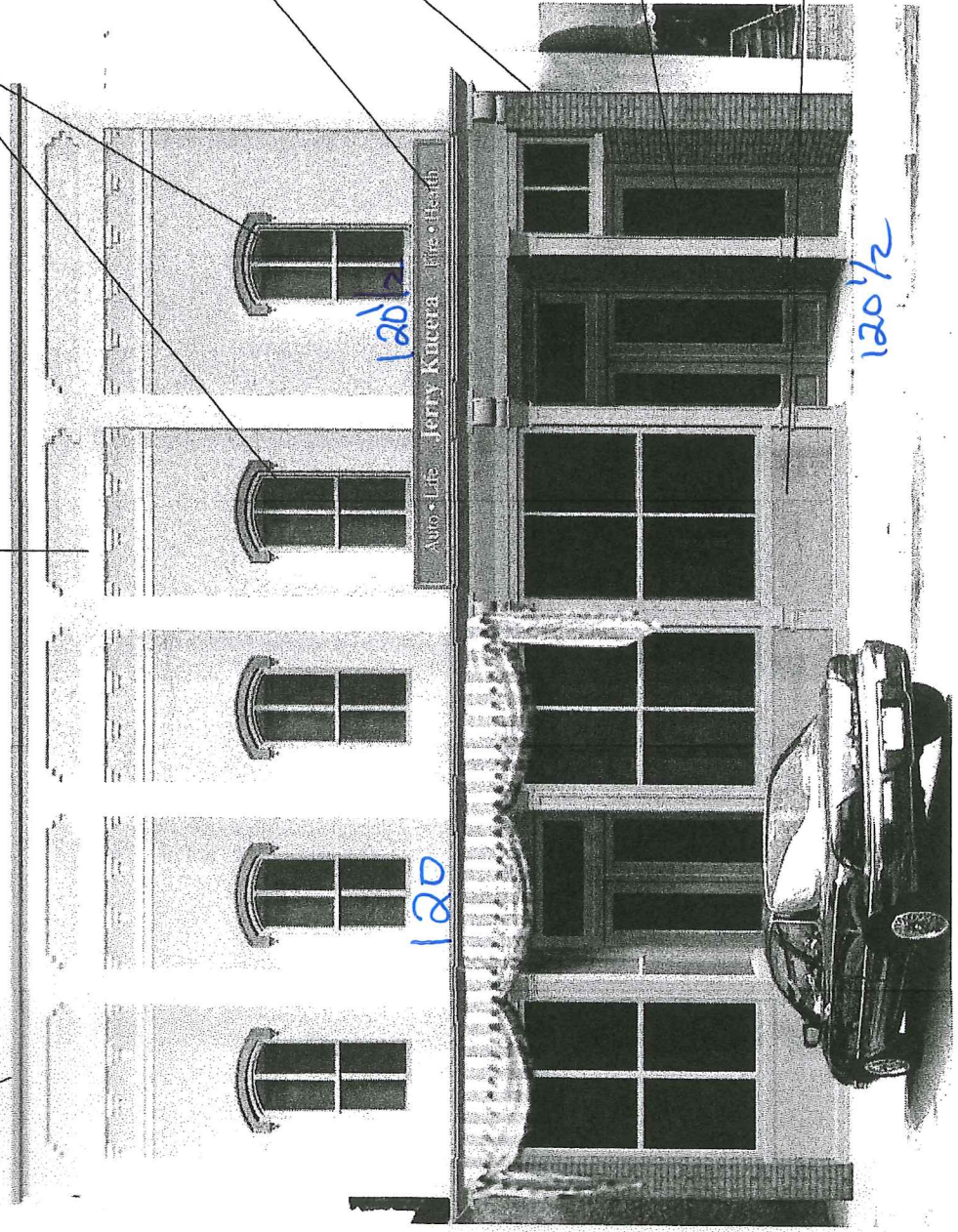
Add historically
appropriate signage

Tuckpoint and
repair brick piers
as necessary

Remove projecting
cedar shake roof over
storefront

Remove existing
storefronts and
transom coverings
and reconstruct
wooden storefronts

Paint decorative
storefront in historic
earth-toned paint
colors



120

120 1/2

120

120



EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

DATE (MM/DD/YYYY)
08/08/2017

THIS EVIDENCE OF COMMERCIAL PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

PRODUCER NAME CONTACT PERSON AND ADDRESS Robert J Loonan 1221 4th Ave E Ste 165 Shakopee, MN 55379 (102/074)		PHONE (A/C, No, Ext): (952) 445-8100	COMPANY NAME AND ADDRESS American Family Mutual Insurance Company, S.I. 6000 American Parkway Madison, WI 53783-0001		NAIC NO: 19275
FAX (A/C, No): 9524031399	E-Mail ADDRESS: RLOONAN@amfam.com		IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH		
CODE:	SUB CODE:		POLICY TYPE Commercial Businessowners		
AGENCY CUSTOMER ID #:			LOAN NUMBER		POLICY NUMBER 22-XH5452-01
NAMED INSURED AND ADDRESS Mobob Shakopee LLC 777 Vista Ridge Ln Shakopee, MN 55379			EFFECTIVE DATE 12/31/2016	EXPIRATION DATE 12/31/2017	☐ CONTINUED UNTIL TERMINATED IF CHECKED
ADDITIONAL NAMED INSURED(S)			THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION (Use REMARKS on page 2, if more space is required) ☒ BUILDING OR ☐ BUSINESS ☐ PERSONAL ☐ PROPERTYLOCATION/DESCRIPTION 120 1st Avenue East
Shakopee, MN 55379

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	SPECIAL ☒	DED: 5000
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE: \$ 1151777						
		YES	NO	N/A		
☒ BUSINESS INCOME ☐ RENTAL VALUE		☒	☐	☐	If YES, LIMIT: ☒ Actual Loss Sustained; # of months: 12	
BLANKET COVERAGE		☐	☐	☐	If YES, indicate value(s) reported on property identified above: \$	
TERRORISM COVERAGE		☐	☐	☐	Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?		☐	☐	☐		
IS DOMESTIC TERRORISM EXCLUDED?		☐	☐	☐		
LIMITED FUNGUS COVERAGE		☐	☐	☐	If YES, LIMIT:	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)		☐	☐	☐		
REPLACEMENT COST		☒	☐	☐		
AGREED VALUE		☐	☐	☐		
COINSURANCE		☐	☐	☐	If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)		☐	☐	☐	If YES, LIMIT:	DED:
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg		☐	☐	☐	If YES, LIMIT:	DED:
- Demolition Costs		☐	☐	☐	If YES, LIMIT:	DED:
- Incr. Cost of Construction		☐	☐	☐	If YES, LIMIT:	DED:
EARTH MOVEMENT (If Applicable)		☐	☐	☐	If YES, LIMIT:	DED:
FLOOD (If Applicable)		☐	☐	☐	If YES, LIMIT:	DED:
WIND / HAIL INCL ☒ Yes ☐ No Subject to Different Provisions.		☐	☒	☐	If YES, LIMIT:	DED:
NAMED STORM INCL ☐ Yes ☐ No Subject to Different Provisions.		☐	☐	☐	If YES, LIMIT:	DED:
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS		☐	☐	☐		

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

☐ MORTGAGEE ☐ CONTRACT OF SALE	LENDER SERVICING AGENT NAME AND ADDRESS
☐ LENDERS LOSS PAYABLE ☐	
NAME AND ADDRESS	AUTHORIZED REPRESENTATIVE John Loonan

Chateau Brick & Repair Inc

2450 W 150th St
Shakopee, MN 55379

Estimate

Date	Estimate #
8/8/2017	449

Name / Address
MOBOB 777 Vista Ridge Lane Shakopee, MN 55379

Ship To
MOBOB 120 First Ave E Building Exterior Renovation

			Project
Description	Qty	Rate	Total
Commercial Exterior Improvements Renovation Project:			
Front Elevations Work Breakout -			
Tear-off existing brick in front of building		52,500.00	52,500.00
Install 3 new windows 96x88, 60x88, 40x104 - 120 ent.		0.00	0.00
Install new door Ext 3070 Aluminum Door Leaf - 120 ent.		0.00	0.00
Install 4 new upper windows - Brick Arch Design above		0.00	0.00
Install Transom Windows over Doors		0.00	0.00
4 Gooseneck Lights over signage		0.00	0.00
Repaint Front Door - 120 1/2 entrance		0.00	0.00
Reframe inside to get taller visible window 120 1/2 ent.		0.00	0.00
SUBTOTAL FRONT ELEVATION:			52,500.00
Rear Elevations Work Breakout -			
Tear-off existing siding		28,500.00	28,500.00
Install Exterior Natural Thin Stone Veneer			
Install new windows, paint existing doors, fix gutter & soffits		0.00	0.00
SUBTOTAL REAR ELEVATION:			28,500.00
2 Building Sides Elevations Work Breakout -			
Apply Stucco to existing block facing down sides		24,500.00	24,500.00
Natural Thin Stone Veneer & Brick Install mix-in to match rear		0.00	0.00
Permits included			
Setup, waste disposal, clean-up included			
		Total	\$105,500.00

Thank you for your business! Trent

MIDLAND GLASS CO., INC.

410 11TH AVE. Hopkins MN 55343 952/928-7800 Fax 952/928-2279, www.midlandglass.com

DATE: 8-3-17

PROPOSAL (aluminum & glass)

To: Greg (Chip) Menke chipmenke@yahoo.com O:612-860-0621
Chateau Brick and Stone, 2450 150th St W., Shakopee, MN 55379

Project: 120 1st Ave East, Shakopee, MN

Base Price \$8,943.00 (Tax included) Furnish and install:

1. (1) 96" x 88" (2) 60" x 88" (1) 40" x 104" Exterior dark bronze anodized storefront elevations
2. (1) Exterior 3070 aluminum door leaf standard MGC hardware Jackson panic, Hager closer
3. 1" clear low e insulated glass
4. ADD **\$1534.00** to Add (2) 36" x 88" elevations perpendicular to the door

***shims, fasteners, .040 sill flashing, caulking, shop drawing, M.S.D.S., and color samples for above**

*CLARIFICATIONS:

We need a signed agreement and approval of our shop drawings, hardware, finish & glass samples before proceeding
Others will provide master keyed cylinders and other items not indicated above

ADDENDA: n/a

*THIS PROPOSAL IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

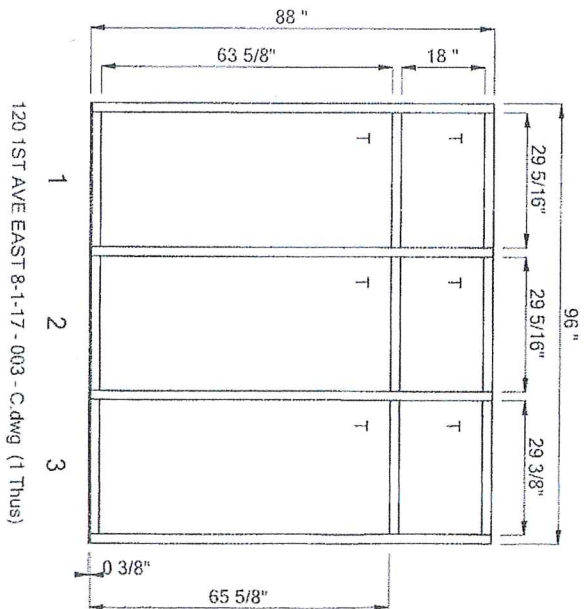
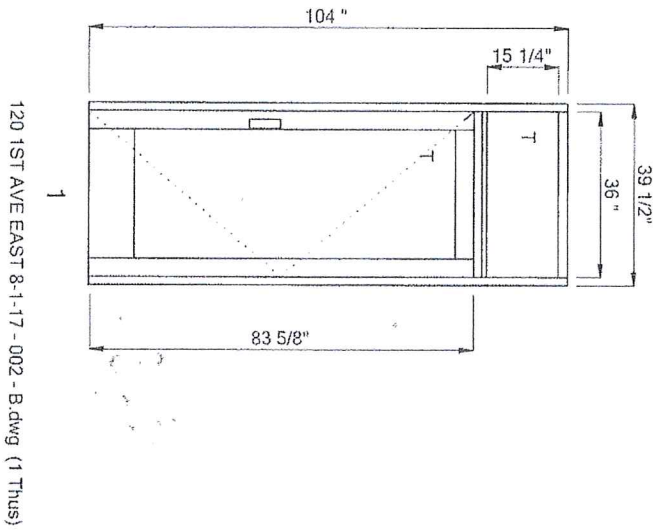
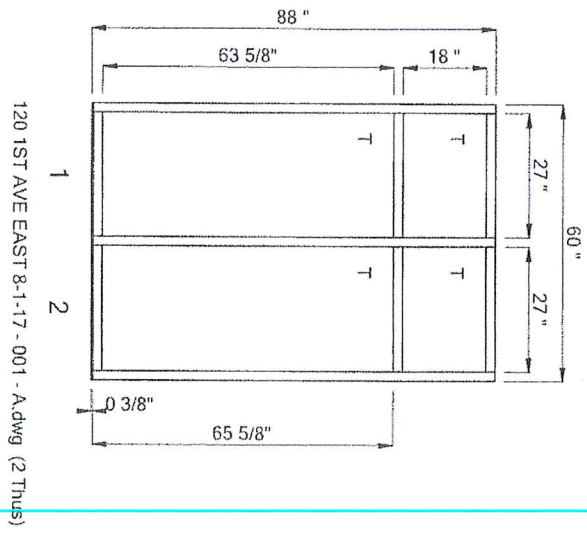
1. Acceptance is subject to the approval of our Credit Department and correction of clerical errors or estimation errors.
2. Payment in full is due net 30 days.
3. All new equipment includes a one-year limited warranty excluding glass breakage (within our normal business hours and original scope of work).

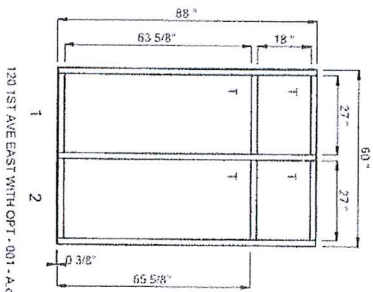
*EXCLUSIONS unless specifically noted above: No liquidated damages; No special riders/forms/bonds/insurance; We may subcontract;

1. No caulking, touch-up, cleaning, 'attic stock', art glass, impact/bullet-resistant, fire-rated, sloped, bent glass, mirrors, skylights, operable, or clad windows
2. No wood, metal, masonry, plastic, film, insulation, louvers, demolition, relocation, storage, protect, adjust, mock-up, test, draft stops, electric & prep
3. We are not responsible for coordinating work, verifying openings, or replacing glass (or any other materials) broken unless caused directly by us.
4. We shall not provide temporary enclosures, nor be required to install materials under unfavorable conditions as defined in manufacturers' instructions or as determined by accepted and established standard practices for our industry. No special warranty—contact us for charges related to special warranties.

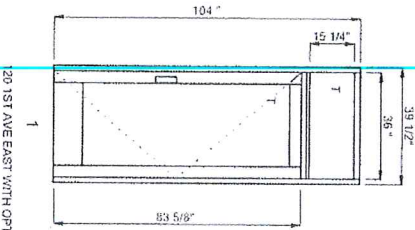
ACCEPTED BY _____ DATE _____ Ron Simon Ron@midlandglass.com 952-345-2649

THIS PROPOSAL IS SUBJECT TO CHANGE WITHOUT NOTICE UNTIL BOTH PARTIES SIGN FOR CONTRACT

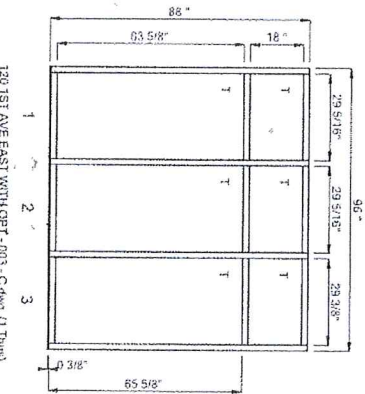




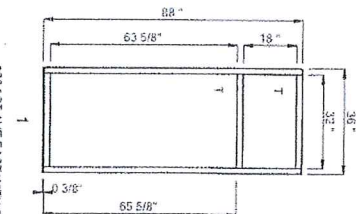
120 1ST AVE EAST WITH OPT - 001 - A.dwg (2 Truss)



20 1ST AVE EAST WITH OPT - 002 - B.dwg (1 Truss)



120 1ST AVE EAST WITH OPT - 003 - C.dwg (1 Truss)



120 1ST AVE EAST WITH OPT - 004 - D.dwg (2 Truss)