

**Legal Description:** 13600 Grove Drive North, Maple Grove, Minnesota; All of Lot 2, Block 2 of Grove Square, a subdivision located in City of Maple Grove, County of Hennepin, State of Minnesota, pursuant to the Plat of Grove Square recorded as Document No. 4938753 of the Hennepin County Recorder's Office

**Narrative of the Project:** The existing Homestead Corner building located at 13600 Grove Drive is to undergo an exterior remodel to the existing façade and partial site modification to incorporate a new drive thru lane. As the structure was originally constructed in 1988, the building was due for updating in an effort to “refresh” the exterior look that will modernize the aesthetic quality of the structure.

The scope of work will include modification of the building parapets by “squaring” them to give the building a more modern look and feel, as well as replacement of the existing siding, soffit and fascia with a new board and batten finish. The existing brick will be repaired/replaced to match existing where required, and to incorporate a drive thru lane on the east side of the property a portion of the existing roof overhang will be removed to accommodate the drive thru lane with order window. No increase to building area will occur, but the endcap tenant unit currently known as JC’s is to be converted into two (2) new subtenant spaces of 3,094 SF and 1,900 SF. All other tenant spaces are to remain the same.

As the property is located in a B-PUD that allows all permitted, permitted accessory, or conditional uses contained in articles IV, V and VI (Sec. 36-312) there will be no change in use for building as tenant services that currently occupy the building include retail sales, personal service businesses, and essential services.