



**Roll Call Number**

Agenda Item Number

12-1(A) ✓

DATE December 3, 2018

APPROVING PRIVATE CONSTRUCTION CONTRACT BETWEEN  
ALLIANCE CONSTRUCTION GROUP, LLC AND  
HRC NFS I, LLC  
FOR PAVING IMPROVEMENTS IN GRAY'S STATION PLAT 2  
\$78,963.20

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached contract documents for a Private Construction Contract in the amount of \$78,963.20 between Alliance Construction Group, LLC, Dustin Jones, President, 3000 S.E. Grimes Blvd., Suite 800, Grimes, IA, 50111 - as Contractor, and HRC NFS I, LLC, Rick Tollackson, President and CEO, 6900 Westown Parkway, West Des Moines, IA, 50266 - as Owner, for construction of Paving Improvements described as paving improvements to serve Gray's Station Plat 2, as shown on Plan File Numbers 598-001/064, that are located on property previously owned by River Point West, LLC and now owned by the City of Des Moines, Iowa, which property is as legally described in attached Exhibits D-1 and D-2, which improvements and property were excluded from the Private Construction Contract for construction of paving improvements between Owner and Contractor dated October 22, 2018, be and the same are hereby approved and permission be and is hereby granted to the parties of said contract to construct said Paving Improvements in accordance with said contract documents **all contingent upon and subject to:**

1. Receipt of Private Construction Contracts prepared by the Legal Department, and bond approved as to form by the Legal Department, fees due with submission of Private Construction Contract, and certificate of insurance acceptable to the Engineering Department; and
2. Inspection and approval of the Des Moines City Engineer.

BE IT FURTHER RESOLVED that the City will not accept ownership of the Improvements, as defined in the Private Construction Contract, until the City Council has determined that the following conditions have been met:

1. All conditions set forth in the Private Construction Contract have been met; and
2. Owner and Contractor have complied with any additional testing requirements and made all repairs determined necessary by the City Engineer for acceptance of the Improvements; and
3. The necessary permanent property interest from River Point West, L.L.C. have been acquired to construct all improvements described to serve Gray's Station Preliminary Plat 2, as shown on Plan File Numbers 598-001/064; and
4. HRC NFS I, LLC has completed construction of the additional paving improvements which are included in a Private Construction Contract approved by the City on October 22, 2018; and
5. The City Engineer recommends acceptance of the Improvements to the City Council; and
6. Council has accepted by resolution the paving improvements constructed pursuant to the Private Construction Contract approved by the City on October 22, 2018.

★ **Roll Call Number**

Agenda Item Number

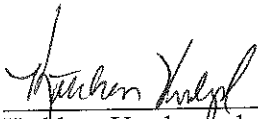
12-7(A)

DATE December 3, 2018

Activity ID: 06-2019-107

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:



\_\_\_\_\_  
Kathleen Vanderpool  
Deputy City Attorney

Funding Source: All project costs are to be paid by the Owner(s), HRC NFS I, LLC

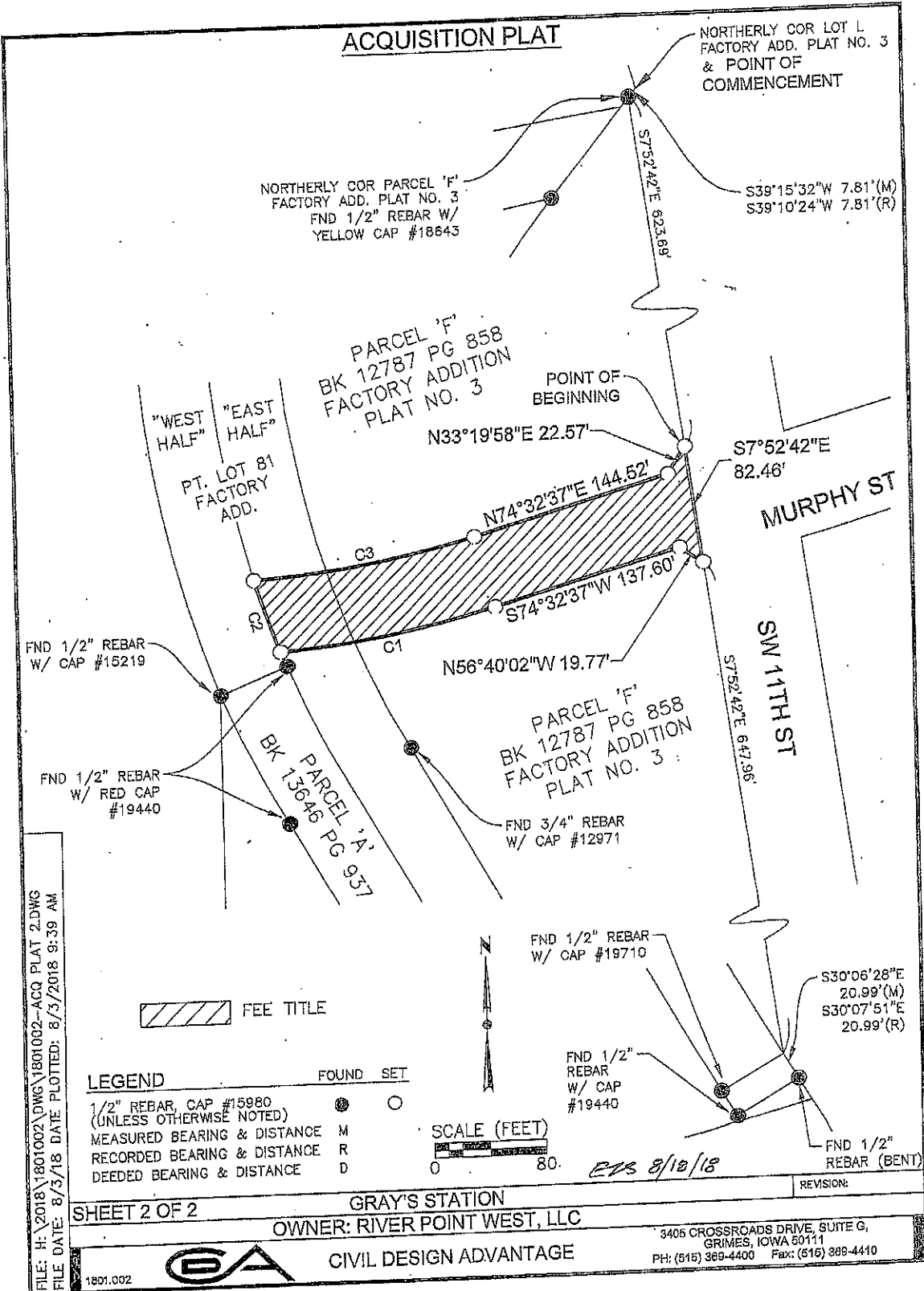
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		
Mayor				

I, Diane Rauh, City Clerk of said City Council, hereby certify that at a meeting of the City Council, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk

**EXHIBIT "D-1"**  
**Survey of Murphy Street Right-of-Way**



**INDEX LEGEND**

LOCATION: PARCEL 'F', FACTORY ADD. PLAT NO. 3, PT.  
 LOT 81, FACTORY ADD., DES MOINES

REQUESTOR: CITY OF DES MOINES

PROPRIETOR: RIVER POINT WEST LLC 233 PARK AVE STE  
 201 MINNEAPOLIS MN 55415-1112

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

**ACQUISITION PLAT**  
 OF PROPERTY BEING CONVEYED  
 TO THE CITY OF DES MOINES

AREA SUMMARY	TAX PARCEL	DATE OF SURVEY
0.38 ACRES (16,525 S.F.)	PT 020/01041-004-011 PT 020/01091-005-005	FEBRUARY, 2018 <b>REVISED</b> AUGUST, 2018

**LEGAL DESCRIPTION**

A PART OF PARCEL 'F' OF FACTORY ADDITION PLAT 3, AN OFFICIAL PLAT, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 12787, PAGE 858 AND A PART OF LOT 81, FACTORY ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

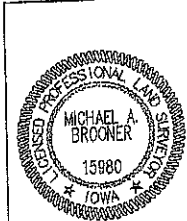
COMMENCING AT THE NORTHERLY CORNER OF LOT 'L', SAID FACTORY ADDITION PLAT NO. 3, AN OFFICIAL PLAT; THENCE SOUTH 39(DEGREES) 15(MINUTES) 32(SECONDS) WEST, 7.81 FEET TO THE NORTHERLY CORNER OF SAID PARCEL 'F'; THENCE SOUTH 7'52'42" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 'F', 623.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 07'52'42" EAST ALONG SAID EASTERLY LINE, 82.46 FEET; THENCE NORTH 56'40'02" WEST, 19.77 FEET; THENCE SOUTH 74'32'37" WEST, 137.60 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 776.00 FEET, WHOSE ARC LENGTH IS 155.12 FEET AND WHOSE CHORD BEARS SOUTH 80'16'13" WEST, 154.86 FEET TO A POINT ON THE WEST LINE OF THE "EAST HALF" OF SAID LOT 81; THENCE NORTHERLY ALONG SAID WEST LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 716.25 FEET, WHOSE ARC LENGTH IS 54.09 FEET AND WHOSE CHORD BEARS NORTH 19'22'17" WEST, 54.08 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 724.00 FEET, WHOSE ARC LENGTH IS 159.05 FEET AND WHOSE CHORD BEARS NORTH 80'50'14" EAST, 158.73 FEET; THENCE NORTH 74'32'37" EAST, 144.52 FEET; THENCE NORTH 33'19'58" EAST, 22.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 ACRES (16,525 SQUARE FEET).

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11'27'11"	776.00'	155.12'	S80'16'13"W	154.86'
C2	4'19'36"	716.25'	54.09'	N19'22'17"W	54.08'
C3	12'35'14"	724.00'	159.05'	N80'50'14"E	158.73'

*ETS 8/8/18*

FILE: H:\2018\1801002\DWG\1801002-ACQ PLAT 2.DWG  
 DATE PLOTTED: 8/3/2018 9:30 AM  
 FILE DATE: 2/20/18



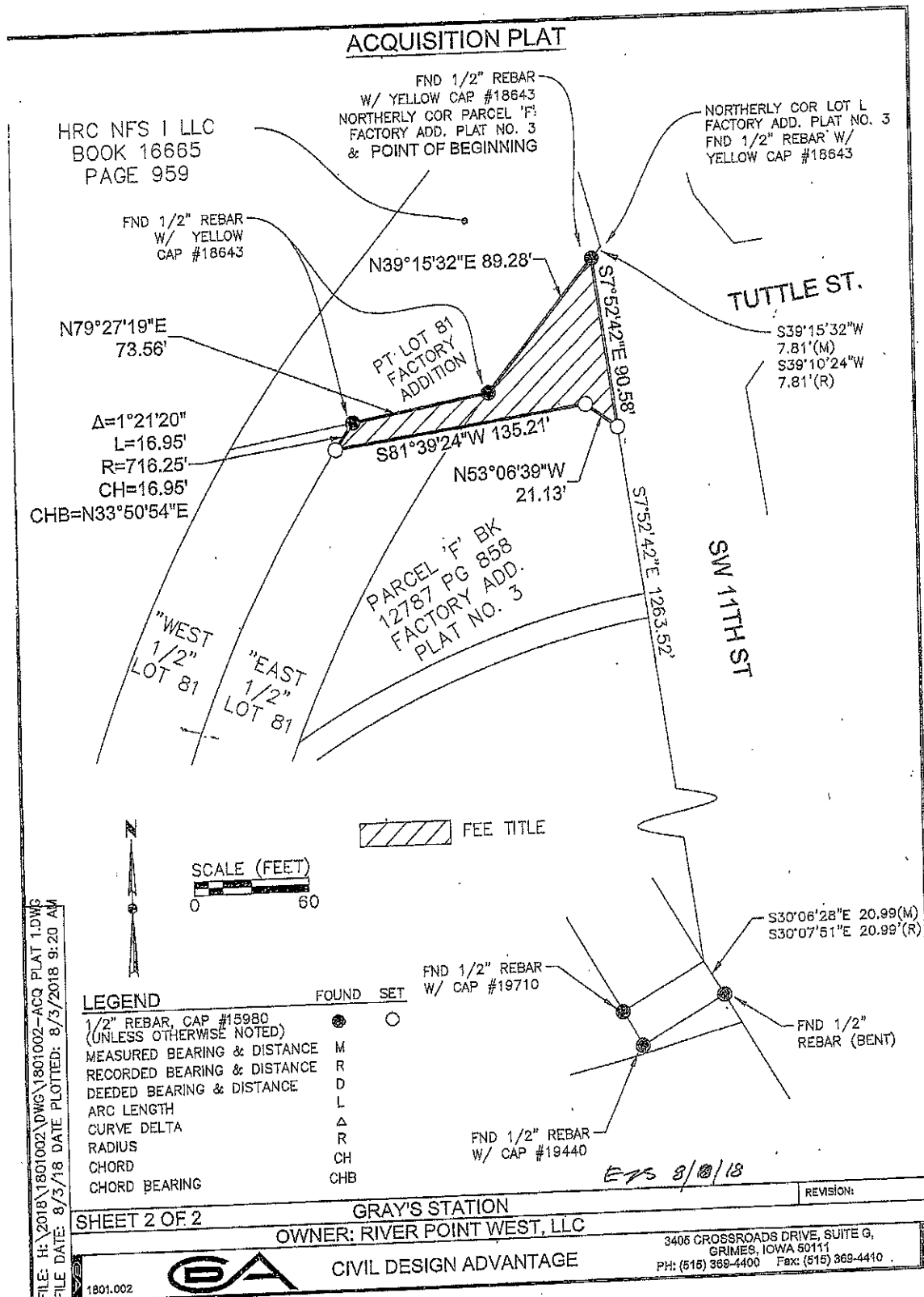
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael Brooner* 8-7-2018  
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1-2



**EXHIBIT "D-2"**  
**Survey of Tuttle Street Right-of-way**



FILE: H:\2018\1801002\DWG\1801002-ACQ PLAT 1.DWG  
 DATE PLOTTED: 8/3/2018 9:20 AM

**LEGEND**

	FOUND	SET
1/2" REBAR, CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ARC LENGTH	L	
CURVE DELTA	Δ	
RADIUS	R	
CHORD	CH	
CHORD BEARING	CHB	

SHEET 2 OF 2  
 GRAY'S STATION  
 OWNER: RIVER POINT WEST, LLC

1801.002 **GA** CIVIL DESIGN ADVANTAGE  
 3406 CROSSROADS DRIVE, SUITE G, GRIMES, IOWA 50111  
 PH: (515) 369-4400 FAX: (515) 369-4410

*EVS 8/10/18*

**INDEX LEGEND**

LOCATION: PARCEL 'F', FACTORY ADD, PLAT NO. 3, LOT 81, FACTORY ADD., DES MOINES

REQUESTOR: CITY OF DES MOINES

PROPRIETOR: RIVER POINT WEST LLC 233 PARK AVE STE 201 MINNEAPOLIS MN 55415-1112

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

**ACQUISITION PLAT**

OF PROPERTY BEING CONVEYED  
TO CITY OF DES MOINES

AREA SUMMARY

0.10 ACRES (4,187 S.F.)

TAX PARCEL

PT 020/01041-004-011  
PT 020/01091-005-005

DATE OF SURVEY

FEBRUARY, 2018

REVISED

AUGUST, 2018

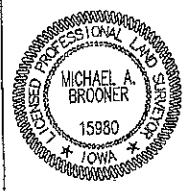
LEGAL DESCRIPTION

A PART OF PARCEL 'F' OF FACTORY ADDITION PLAT NO. 3, AN OFFICIAL PLAT, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 12787 PAGE 858 AND A PART OF LOT 81, FACTORY ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL 'F'; THENCE SOUTH 07(DEGREES) 52'(MINUTES) 42"(SECONDS) EAST ALONG THE EASTERLY LINE OF SAID PARCEL 'F', 90.58 FEET; THENCE NORTH 53°06'39" WEST, 21.13 FEET; THENCE SOUTH 81°39'24" WEST, 135.21 FEET TO THE WEST LINE OF THE "EAST HALF" OF SAID LOT 81; THENCE NORTHEASTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 716.25 FEET, WHOSE ARC LENGTH IS 16.95 FEET AND WHOSE CHORD BEARS NORTH 33°50'54" EAST, 16.95 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED BY THE ACQUISITION PLAT RECORDED IN BOOK 13747, PAGE 831; THENCE NORTH 79°27'19" EAST ALONG SAID SOUTH LINE, 73.56 FEET TO THE SOUTHEAST CORNER OF SAID CONVEYED PROPERTY; THENCE NORTH 39°15'32" EAST ALONG THE EASTERLY LINE OF SAID CONVEYED PROPERTY, 89.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.10 ACRES (4,187 SQUARE FEET).

FILE: H:\2018\1801002\DWG\1801002-ACQ PLAT 1.DWG  
DATE: 8/3/18 DATE PLOTTED: 8/3/2018 9:20 AM

*E25 8/8/18*



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael Brooner* 8-7-2018  
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-2

SHEET 1 OF 2

GRAY'S STATION

OWNER: RIVER POINT WEST, LLC



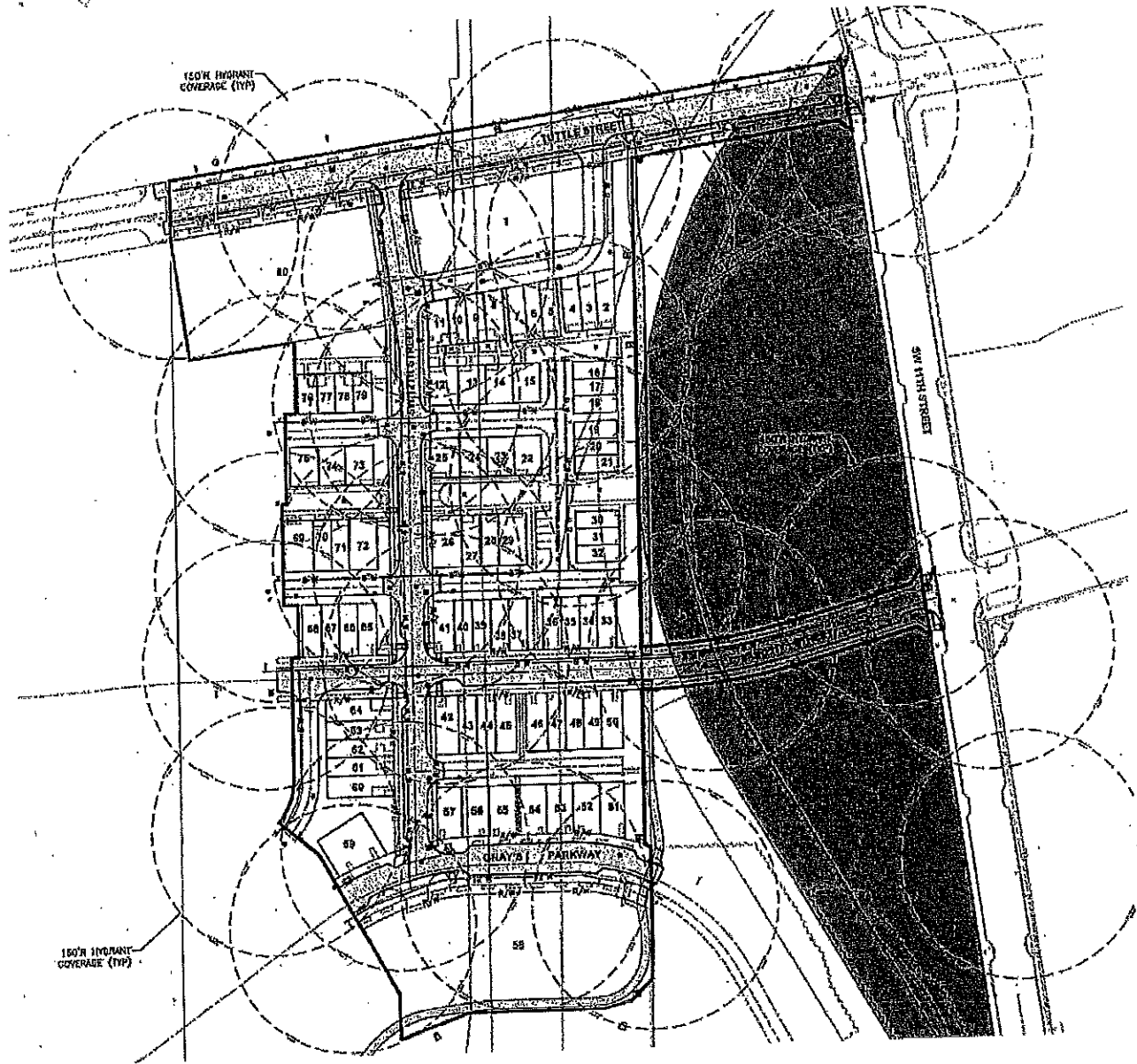
CIVIL DESIGN ADVANTAGE

3405 CROSSROADS DRIVE, SUITE G,  
GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

1801.002

REVISION:

12-I a

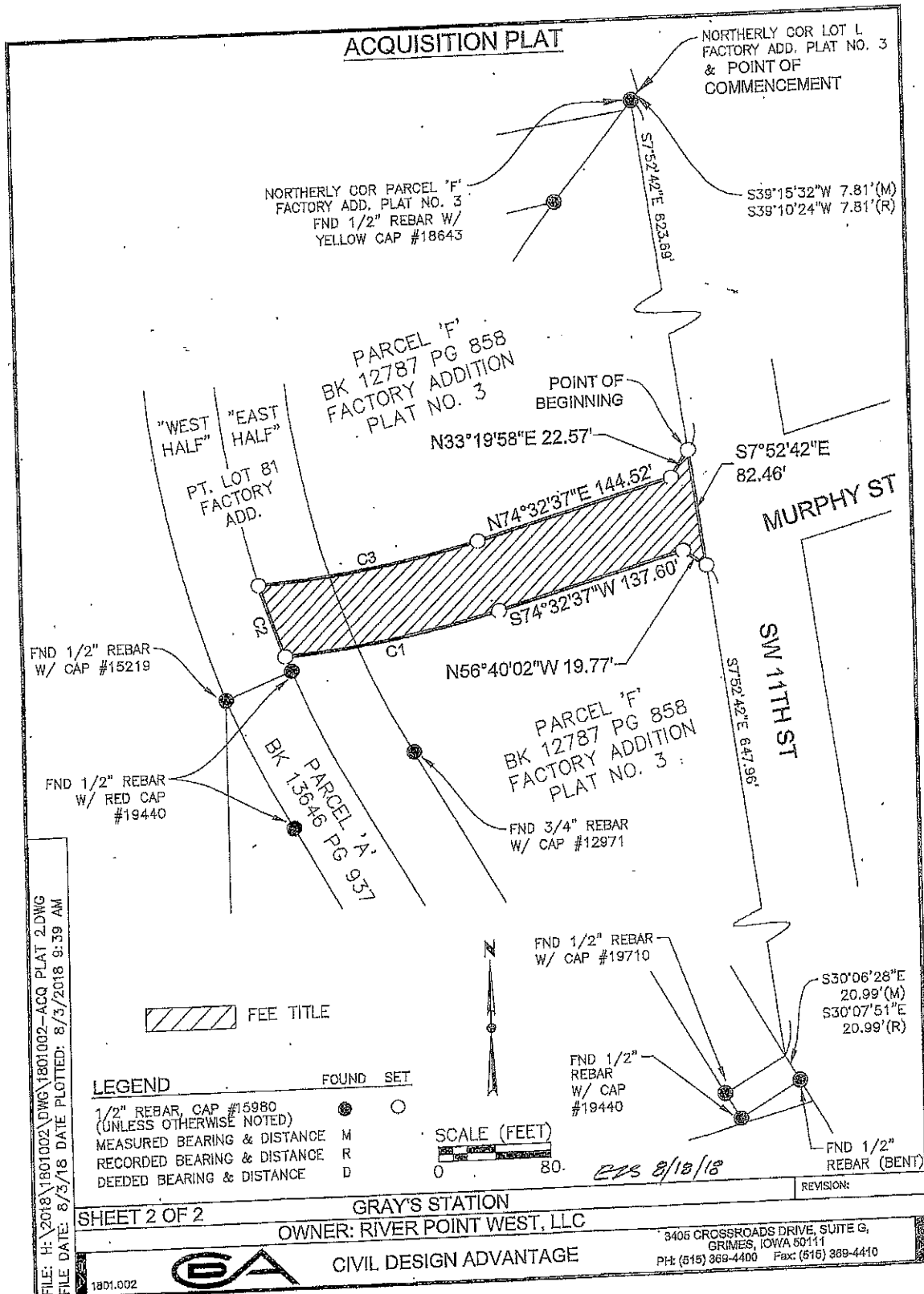


**GRAY'S STATION PRELIMINARY PLAT 2**

- PAVING IMPROVEMENTS - 06-2019-107**
- SANITARY SEWER IMPROVEMENTS - 07-2019-108**
- STORM SEWER IMPROVEMENTS - 08-2019-107**

Item  
12-I(A)

**EXHIBIT "D-1"**  
**Survey of Murphy Street Right-of-Way**



FILE: H:\2018\1801002\DWG\1801002-ACQ PLAT 2.DWG  
FILE DATE: 8/3/18 DATE PLOTTED: 8/3/2018 9:39 AM

SHEET 2 OF 2

GRAY'S STATION  
OWNER: RIVER POINT WEST, LLC



CIVIL DESIGN ADVANTAGE

3406 CROSSROADS DRIVE, SUITE G,  
GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410

1801.002



**INDEX LEGEND**

LOCATION: PARCEL 'F', FACTORY ADD. PLAT NO. 3, PT.  
 LOT 81, FACTORY ADD., DES MOINES  
 REQUESTOR: CITY OF DES MOINES  
 PROPRIETOR: RIVER POINT WEST LLC 233 PARK AVE STE  
 201 MINNEAPOLIS MN 55415-1112  
 SURVEYOR: MICHAEL A. BROONER  
 SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE  
 RETURN TO: CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PH: 515-369-4400

**ACQUISITION PLAT**  
 OF PROPERTY BEING CONVEYED  
 TO THE CITY OF DES MOINES

**AREA SUMMARY**  
 0.38 ACRES (16,525 S.F.)

**TAX PARCEL**  
 PT 020/01041-004-011  
 PT 020/01091-005-005

**DATE OF SURVEY**  
 FEBRUARY, 2018  
REVISED  
 AUGUST, 2018

**LEGAL DESCRIPTION**

A PART OF PARCEL 'F' OF FACTORY ADDITION PLAT 3, AN OFFICIAL PLAT, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 12787, PAGE 858 AND A PART OF LOT 81, FACTORY ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

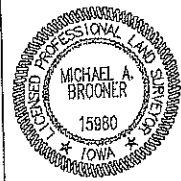
COMMENCING AT THE NORTHERLY CORNER OF LOT 'L', SAID FACTORY ADDITION PLAT NO. 3, AN OFFICIAL PLAT; THENCE SOUTH 39°(DEGREES) 15'(MINUTES) 32"(SECONDS) WEST, 7.81 FEET TO THE NORTHERLY CORNER OF SAID PARCEL 'F'; THENCE SOUTH 7°52'42" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 'F', 623.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 07°52'42" EAST ALONG SAID EASTERLY LINE, 82.46 FEET; THENCE NORTH 56°40'02" WEST, 19.77 FEET; THENCE SOUTH 74°32'37" WEST, 137.80 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 776.00 FEET, WHOSE ARC LENGTH IS 155.12 FEET AND WHOSE CHORD BEARS SOUTH 80°16'13" WEST, 154.86 FEET TO A POINT ON THE WEST LINE OF THE "EAST HALF" OF SAID LOT 81; THENCE NORTHERLY ALONG SAID WEST LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 716.25 FEET, WHOSE ARC LENGTH IS 54.09 FEET AND WHOSE CHORD BEARS NORTH 19°22'17" WEST, 54.08 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 724.00 FEET, WHOSE ARC LENGTH IS 159.05 FEET AND WHOSE CHORD BEARS NORTH 80°50'14" EAST, 158.73 FEET; THENCE NORTH 74°32'37" EAST, 144.52 FEET; THENCE NORTH 33°19'58" EAST, 22.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 ACRES (16,525 SQUARE FEET).

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	11°27'11"	776.00'	155.12'	S80°16'13"W	154.86'
C2	4°19'36"	716.25'	54.09'	N19°22'17"W	54.08'
C3	12°35'14"	724.00'	159.05'	N80°50'14"E	158.73'

*EAS 8/8/18*

FILE: H:\2018\1801002\DWG\1801002-ACQ PLAT 2.DWG  
 DATE PLOTTED: 8/3/2018 9:30 AM  
 FILE DATE: 2/20/18

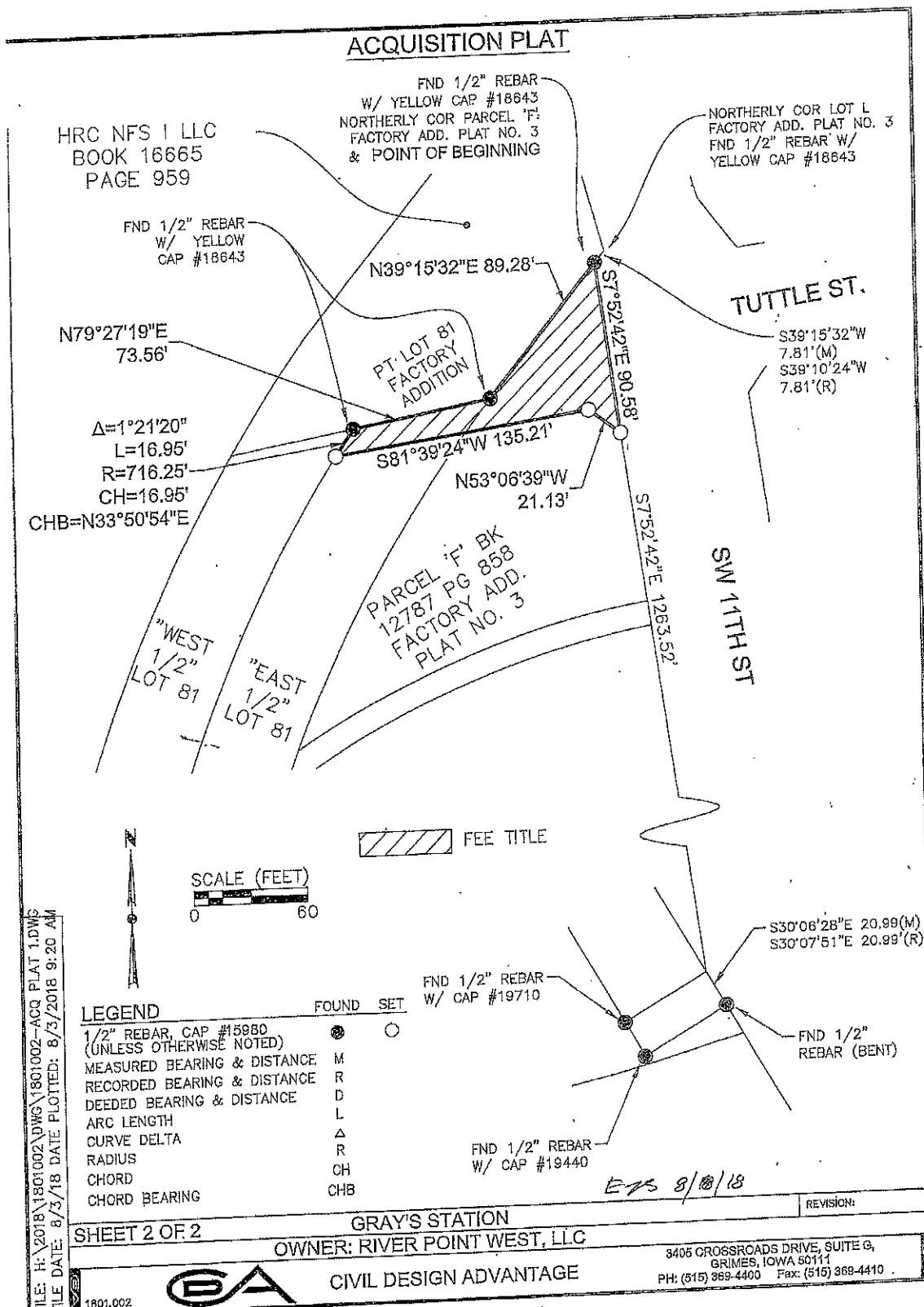


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael Brooner* 8-7-2018  
 MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1-2

**EXHIBIT "D-2"**  
**Survey of Tuttle Street Right-of-way**



FILE: H:\2018\1801002\DWG\1801002-ACQ PLAT 1.DWG  
 FILE DATE: 8/3/18 DATE PLOTTED: 8/3/2018 9:20 AM

LEGEND	FOUND	SET
1/2" REBAR, CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ARC LENGTH	L	
CURVE DELTA	Δ	
RADIUS	R	
CHORD	CH	
CHORD BEARING	CHB	

SHEET 2 OF 2

GRAY'S STATION  
 OWNER: RIVER POINT WEST, LLC

REVISION:



CIVIL DESIGN ADVANTAGE

3406 CROSSROADS DRIVE, SUITE G,  
 GRIMES, IOWA 50111  
 PH: (515) 369-4400 Fax: (515) 369-4410

1801.002

*EVS 8/3/18*

**NDEX LEGEND**

LOCATION: PARCEL 'F', FACTORY ADD. PLAT NO. 3, LOT 81, FACTORY ADD., DES MOINES

REQUESTOR: CITY OF DES MOINES

PROPRIETOR: RIVER POINT WEST LLC 233 PARK AVE STE 201 MINNEAPOLIS MN 55415-1112

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 SE CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: (515) 369-4400

**ACQUISITION PLAT**

OF PROPERTY BEING CONVEYED  
TO CITY OF DES MOINES

AREA SUMMARY

0.10 ACRES (4,187 S.F.)

TAX PARCEL

PT 020/01041-004-011  
PT 020/01091-005-005

DATE OF SURVEY

FEBRUARY, 2018

REVISED

AUGUST, 2018

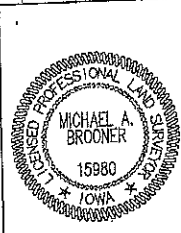
LEGAL DESCRIPTION

A PART OF PARCEL 'F' OF FACTORY ADDITION PLAT NO. 3, AN OFFICIAL PLAT, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 12787 PAGE 858 AND A PART OF LOT 81, FACTORY ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID PARCEL 'F'; THENCE SOUTH 07°(DEGREES) 52'(MINUTES) 42"(SECONDS) EAST ALONG THE EASTERLY LINE OF SAID PARCEL 'F', 90.58 FEET; THENCE NORTH 53°06'39" WEST, 21.13 FEET; THENCE SOUTH 81°39'24" WEST, 135.21 FEET TO THE WEST LINE OF THE "EAST HALF" OF SAID LOT 81; THENCE NORTHEASTERLY ALONG SAID WEST LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 716.25 FEET, WHOSE ARC LENGTH IS 16.95 FEET AND WHOSE CHORD BEARS NORTH 33°50'54" EAST, 16.95 FEET TO THE SOUTH LINE OF THE PROPERTY CONVEYED BY THE ACQUISITION PLAT RECORDED IN BOOK 13747, PAGE 831; THENCE NORTH 79°27'19" EAST ALONG SAID SOUTH LINE, 73.56 FEET TO THE SOUTHEAST CORNER OF SAID CONVEYED PROPERTY; THENCE NORTH 39°15'32" EAST ALONG THE EASTERLY LINE OF SAID CONVEYED PROPERTY, 89.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.10 ACRES (4,187 SQUARE FEET).

FILE: H:\2018\1801002\DWG\1801002-ACQ PLAT 1.DWG  
DATE: 8/3/18 DATE PLOTTED: 8/3/2018 9:20 AM

*EPS 8/8/18*



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Michael A. Brooner* 8-7-2018  
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1-2

SHEET 1 OF 2

GRAY'S STATION  
OWNER: RIVER POINT WEST, LLC

REVISION:



CIVIL DESIGN ADVANTAGE

3405 CROSSROADS DRIVE, SUITE G,  
GRIMES, IOWA 50111  
PH: (515) 369-4400 Fax: (515) 369-4410