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Feasibility Report

Downtown South Reconstruction

City of Prior Lake

BMI Project No. T18.120665
March 2021

Submitted by:

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Certification

Feasibility Report

For

Downtown South Reconstruction
(SAP's 201-102-002, 201-119-003, & 201-131-001)

City of Prior Lake
Prior Lake, Minnesota
BMI Project No. T18.120665

March 25, 2021

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

By: 

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License No. 56595

Date: March 25, 2021

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I. INTRODUCTION

The Prior Lake City Council adopted Resolution 20-029 on February 18, 2020 which ordered the preparation of a Feasibility Report for the Downtown South Reconstruction project. This report will examine the complete reconstruction of the roadway and utilities within the Downtown South area. The following streets are proposed for improvements:

- Colorado Street from Duluth Avenue to Main Avenue
- Pleasant Street from Duluth Avenue to Trunk Highway 13 (TH 13)
- Main Avenue from Pleasant Street to Eagle Creek Avenue/County Road 21 (CR 21)

See Figure 1 in Appendix A for the proposed project location map.

This report reviews the existing conditions in the project area and discusses, in detail, the proposed improvements. The proposed improvements will consist of complete street and utility reconstruction, including watermain replacement, sanitary sewer main replacement, water and sanitary sewer service replacement, and storm sewer replacement. The report also provides preliminary cost estimates for the proposed improvements with financing for the project coming from a combination of State-Aid funds, special assessments, the City's general tax levy, and the City's sewer, storm water, and water utility funds.

Three open houses were held throughout the project development process providing property owners and the general public an opportunity to provide their feedback on the proposed project improvements. Additionally, one on one meetings were held with business owners on two occasions and the project team presented to the City Council at a work session to receive direction on the proposed Colorado Street options. After each public involvement meeting, the proposed design options were revised to incorporate the feedback received. A summary of the public feedback from the open house meetings is included in Appendix D.

If the City decides to proceed with the proposed street and utility improvements described in this report, it is anticipated construction would begin in 2022 as shown in the detailed project schedule found on page 20.

II. BACKGROUND

The City of Prior Lake's 2021-2025 Capital Improvement Plan (CIP) identifies the Downtown South Reconstruction project for construction in the year 2022. Redevelopment is also currently proposed in the Downtown South area over the subdivision City of Prior Lake, Block 15, Lots 1-9 and subdivision Cates Addition, Block 2, Lots 1-6. The proposed redevelopment includes relocation of the Veterans of Foreign Wars (VFW) building to the northwest corner of the Pleasant Street and Main Avenue intersection as well as the construction of a multi-story mixed use building along Colorado Street. Due to the proposed redevelopment, the City is targeting a schedule for the street reconstruction project to be completed in conjunction with the construction of the proposed development. This will help limit impact to the surrounding properties and ensure the existing failing infrastructure is replaced and designed to serve the existing properties and new developments now and into the future.

III. EXISTING CONDITIONS

A. Streets

Colorado Street from Duluth Avenue to Main Avenue (SAP 201-131-001), Pleasant Street from Duluth Avenue to TH 13 (SAP 201-102-002), and Main Avenue from Pleasant Street to CR 21 (SAP 201-119-003) are all Municipal State Aid (MSA) streets that serve both residential and commercial properties. The streets within the project area are all bituminous with B618 concrete curb and gutter.

Existing sidewalks are located on portions of the north side of Colorado Street from Arcadia Avenue to Main Avenue, on the south side of Colorado from Duluth Avenue to Main Avenue, on both sides of Main Street from Pleasant Street to CR 21, on both sides of Pleasant Street from Duluth Avenue to Main Avenue, and on the north side of Pleasant Street from Main Avenue to TH 13.

City records show the bituminous roadways were originally constructed in the late 1960's and received routine maintenance over the years, with Pleasant Street being extended east of Main Avenue to TH 13 in 1988.

Table 1 below shows the existing street widths from face of curb to face of curb, approximate right-of-way widths, and the Overall Condition Index (OCI) of the pavements from a 2020 City inspection.

Table 1 – Existing Streets			
Street Name	Street Width	ROW Width	OCI Rating
Colorado Street	32'	44'-66'	24-67
Pleasant Street	36'	66'-82'	28-51
Main Avenue	60'	80'	11

The City of Prior Lake's Pavement Management Policies and Procedures identifies the following maintenance activities with their corresponding OCI ranges:

- Reconstruction – OCI 0 to 56
- Mill & Overlay – OCI 50 to 65
- Maintenance Resurfacing – OCI 50 to 65
- Sealcoat – OCI 60 to 65

The average OCI of the streets' pavements in the project area are all below 50 with the majority below 40, making the area a strong candidate for reconstruction. The bituminous pavement within the study area exhibits wear and distress due to traffic loading as well as typical weathering effects experienced with aged asphalt pavement. The existing pavement contains transverse cracking, longitudinal cracking, and significant alligator-type cracking. Alligator cracking in pavement is an indicator of potential subgrade problems.

Soil borings and a geotechnical evaluation were completed in the project area by Braun Intertec and the report is included in Appendix F. The existing bituminous pavement thickness ranges from 4 to 7 inches with an aggregate base thickness range from 3 to 11 inches. Existing subgrade soils found beneath the aggregate base are predominantly loose to medium dense sandy soils. An environmental field screening was also completed and indicated the proposed work area is low risk for environmental contamination.

B. Sanitary Sewer

City records show the sanitary sewer system was installed in the project area around 1960. The project area is served by vitrified clay pipe (VCP) sanitary sewer mains. Colorado Street and Pleasant street each have an 8-inch diameter VCP sanitary sewer main that runs from just

west of Main Avenue to Duluth Avenue where it exits the project area and runs south on Duluth Avenue. The 8-inch diameter VCP sanitary line on Duluth Avenue then turns east, just south of Pleasant Street, and runs along the back-lot lines of the first eight parcels increasing in size to a 10-inch diameter VCP sewer before turning south and connecting into a Metropolitan Council interceptor. The Met Council 24-inch diameter Reinforced Concrete Pipe (RCP) interceptor comes into the project area from the northeast to a manhole just west of the Pleasant Street and TH 13 intersection. From there it continues southwest and turns straight west along the wetlands area south of Pleasant Street. The City has another connection to the Met Council line from two 8-inch diameter VCP sewers that serve the commercial properties north of Pleasant Street and east of Main Avenue, and the easternmost building on the south side of Pleasant Street.

The existing condition of the sanitary sewer system was documented by videotaping of the sewer main. Televising revealed the presence of cracked pipes, offset joints, pipe sags, and groundwater infiltration at joints. The groundwater infiltration adds to the volume of wastewater being treated and the subsequently the wastewater treatment costs. Service laterals to individual homes and commercial properties are not well documented within the project area but are generally anticipated to be 4-inch and 6-inch diameter services.

C. Watermain

City records show the watermain system was installed in the late 1930's and was extended on Pleasant Street east of Main Avenue in 1988. City Geographic Information System (GIS) records indicated that all watermain within the project area is 6-inch diameter Cast Iron Pipe (CIP), except for Main Avenue from Pleasant Street to Colorado Street being 12" CIP. The watermain system runs the entire length of the project area and connects to a looped system at each road connection, except on the east end of Pleasant Street where a singular stub runs halfway between Main Avenue and TH 13 to serve commercial properties north of Pleasant Street.

City staff have communicated that there have been a considerable number of documented watermain breaks within the project area indicating the existing watermain is in poor condition. Service lines within the project are not well documented but are anticipated to be 1-inch diameter copper pipe for individual homes and 4-inch diameter CIP for commercial properties.

D. Storm Sewer

City records show that the storm sewer system was originally installed in the 1960's and was extended in 1989. There is an existing storm sewer system in Colorado Street that includes catch basins near Arcadia Avenue. Additional storm sewer from the north on Arcadia Avenue also connects into this system and the collected stormwater flows by 27-inch diameter RCP to the west to Duluth Avenue where it turns south and exits the project area.

A second system is located in Pleasant Street consisting of catch basins at the Duluth Avenue intersection. Collected stormwater flows by RCP to the west to Duluth Avenue where it connects to the 27-inch diameter RCP system, turns south, and exits the project area.

A third storm sewer system exists in Main Avenue consisting of catch basins near Colorado Street. The collected stormwater flows by RCP into a system that also collects water from CR 21 and TH 13 and flows east through the private commercial parking lot and then turns south just before the CR 21 and TH 13 intersection. The stormwater then continues south, across Pleasant Avenue, where it outlets from an apron to a pond in the wetland at the southwest corner of the Pleasant Street and TH 13 intersection.

A final storm sewer system exists in Pleasant Street consisting of catch basins located just west of the TH 13 intersection. The collected stormwater flows by RCP into a manhole just prior to the stormwater outlet apron and wetland.

City staff have communicated significant surface drainage issues on Pleasant Street, approximately 350 feet east of Duluth Avenue. Other smaller localized drainage issues throughout the project area have also been identified.

E. Street Lighting

There are four existing streetlights on Colorado Street between Duluth Avenue and Main Avenue that are powered by overhead power lines. There are three existing streetlights on the south side of Pleasant Street between Duluth Avenue and Main Avenue that are powered by overhead services from the rear property lines to the south. There are three existing decorative streetlights on Pleasant Street between Main Avenue and TH 13 that are powered by a City owned underground system fed from an existing service cabinet located on the south side of Colorado Street. There are four existing streetlights on Main Avenue from Pleasant Street to Colorado Street that include both decorative lights and cobra head lights. These are also served by the underground system and service cabinet.

IV. PROPOSED IMPROVEMENTS

A. Streets

Based on roadway age, surface deterioration, OCI rating, and sub-soils, complete reconstruction is proposed for each of the roadways. B618 concrete curb and gutter is proposed on each road to meet current City standards, improve drainage, and support the edge of pavement. The roadways will be reconstructed to a 10-ton MSA design load standard. Based on MnDOT pavement design guidelines and geotechnical recommendations, the proposed road section will include:

- 4" Bituminous Wearing Course
- 2" Bituminous Non-Wearing Course
- 8" Class 5 Aggregate Base
- 18" Select Granular Borrow

All roadways within the Downtown South project area are designated MSA routes and must meet State Aid design standards. A design variance was obtained for a few design standards that could not be met. The variance is discussed in more detail in the sections below. The horizontal alignments and vertical profiles of the proposed roadways are generally expected to remain similar to the existing roadways.

Subsurface drain tile will be installed at the bottom of the street sections under the curb line to help ensure the new roadway sections will remain free draining. This helps reduce stress on pavement from freeze thaw action. During construction, if areas of poor soil are encountered, additional subgrade excavation and replacement will be required.

All driveways will be replaced with a concrete apron between the back of curb and the concrete sidewalk. Some commercial driveways may be integral with the concrete sidewalk. Driveways will be replaced from the concrete sidewalk to the City ROW with new materials matching the existing driveways. All disturbed boulevard areas will be restored with 5-inches of topsoil and new sod.

Main Avenue (SAP 201-119-003)

Main Avenue from Pleasant Street to CR 21 is proposed to be constructed to a typical section of 60 feet from curb face to curb face, which matches the existing width. The roadway would include a 17-foot 45-degree angled parking stall, a 2-foot buffer space between the parking stalls and the traffic lane, and an 11-foot traffic lane on each side of the road.

State-Aid standards for 45-degree angled parking on a roadway of this classification indicate the parking stall depth shall be a minimum of 20-feet, the buffer space between the parking stalls and the traffic lane shall be a minimum of 2-feet, and there shall be at least two through-traffic lanes provided adjacent to the parking.

The project team presented to the MSA Variance Advisory Committee at their December 17, 2020 meeting requesting a variance from Minnesota Rule 8820.9961 Minimum Design Standards for 45-Degree and 60-Degree Pull-In Diagonal Parking to allow for 17-foot parking stall depth in lieu of the minimum 20-foot parking stall depth on Main Street per the City of Prior Lake Resolution No. 20-124. This State Aid Variance Request 2020-12 was approved and documented by a Variance Decision Letter that was received from Kristine Elwood, PE, Assistant Commissioner/State Aid Engineer dated December 23, 2020.

See Figures 2-4 in Appendix A for the proposed layout on Main Avenue and Figure 7 in Appendix A for the proposed Main Avenue typical section.

Pleasant Street (SAP 201-102-002)

Pleasant Street from Duluth Avenue to Main Avenue is proposed to be constructed to a typical section of 38 feet from curb face to curb face which is 2 feet wider than the existing

street width. The added width is necessary to meet state-aid minimum design requirements for parallel parking on both sides of the road. The proposed design includes an 8-foot parallel parking bay and an 11-foot traffic lane on each side of the road.

Pleasant Street from Main Avenue to TH 13 is proposed to be constructed with a 17-foot 45-degree angled parking stall depth on the south side, a 2-foot buffer space between the parking stalls and the traffic lane, two 11-foot traffic lanes, and a 2-foot curb reaction on the north side. Additional ROW space on the north side of Pleasant Street near Main Ave will be utilized for a short stretch of additional angled parking. Here, the 2-foot curb reaction will become the 2-foot buffer space between the parking stalls and the traffic lane, and a 17-foot 45-degree angled parking stall depth will be added on the north side of the road.

State-Aid standards for 45-degree angled parking on a roadway of this classification indicate the parking stall depth shall be a minimum of 20-feet, the buffer space between the parking stalls and the traffic lane shall be a minimum of 2-feet, and there shall be at least two through-traffic lanes provided adjacent to the parking.

The project team presented to the MSA Variance Advisory Committee at their December 17, 2020 meeting requesting a variance from Minnesota Rule 8820.9961 Minimum Design Standards for 45-Degree and 60-Degree Pull-In Diagonal Parking to allow for 17-foot parking stall depth in lieu of the minimum 20-foot parking stall depth on Pleasant Street per the City of Prior Lake Resolution No. 20-124. This State Aid Variance Request 2020-12 was approved and documented by a Variance Decision Letter that was received from Kristine Elwood, PE, Assistant Commissioner/State Aid Engineer dated December 23, 2020.

See Figures 2-4 in Appendix A for the proposed layout on Pleasant Street and Figure 7 in Appendix A for the proposed Pleasant Street typical section.

Colorado Street (SAP 201-131-001)

Colorado Street from Duluth Avenue to Arcadia Avenue is proposed to be constructed to a typical section of 32 feet from curb face to curb face which matches the existing width. An 8-foot parallel parking bay is proposed on the south side of the roadway to maximize available parking with two 11-foot traffic lanes and a 2-foot curb reaction on the north side. This design layout meets all geometric State Aid standards.

Colorado Street from Arcadia Avenue to Main Avenue will see the greatest change in serviceability needs as it directly abuts the redevelopment on the south side of Colorado Street. The new development is expected to have commercial/retail units on a portion of the main floor and residential units above. This will increase the number of trips generated to this area and the street layout will need to incorporate the demand for additional parking spaces and walkability of the block.

Three different options were considered along this block, each with independent advantages and disadvantages.

Option 1

This option proposes a typical section of 38 feet from curb face to curb face. It includes an 8-foot parallel parking bay and an 11-foot parking on both sides of the road. This design layout meets all geometric State Aid standards. It adds parallel parking to the south side of the road compared to the existing condition. Of the three options, it adds the least new on-street public parking.

The design extends the drop-off lane in front of Premier Dance Studio and shifts the existing mid-block crosswalk slightly west, further away from commercial driveway entrances. Option 1 also includes an 8-foot sidewalk on the north side of the road and a 12-foot sidewalk on the south side of the road. It preserves the extended private parking and driveway access for the T-Shirts & More and State Farm buildings on the north side while allowing for a new

sidewalk connection to extend in front of the properties. This option requires the least amount of additional right-of-way acquisition from the proposed development property.

See Figure 2 in Appendix A for the proposed layout of Option 1 on Colorado Street and Figure 6 in Appendix A for a comparison of the typical sections for the three Colorado Street options.

Option 2

This option proposes a 17-foot 45-degree angled parking stall depth on the south side, a 2-foot buffer space between the parking stalls and the traffic lane, two 11-foot traffic lanes, and an 8-foot parallel parking bay on the north side.

State-Aid standards for 45-degree angled parking on a roadway of this classification indicate the parking stall depth shall be a minimum of 20-feet, the buffer space between the parking stalls and the traffic lane shall be a minimum of 2-feet, and there shall be at least two through-traffic lanes provided adjacent to the parking.

The project team presented to the MSA Variance Advisory Committee at their December 17, 2020 meeting requesting a variance from Minnesota Rule 8820.9961 Minimum Design Standards for 45-Degree and 60-Degree Pull-In Diagonal Parking to allow for 17-foot parking stall depth in lieu of the minimum 20-foot parking stall depth on Pleasant Street per the City of Prior Lake Resolution No. 20-124. This State Aid Variance Request 2020-12 was approved and documented by a Variance Decision Letter that was received from Kristine Elwood, PE, Assistant Commissioner/State Aid Engineer dated December 23, 2020.

Angled parking adds approximately 50% more parking spaces compared to parallel parking for the same longitudinal distance along the roadway. Option 2 and Option 3 include the same number of on-street public parking stalls, with both having more than Option 1.

It is noted that angled parking reduces the effective sidewalk width by nearly 2 feet due to vehicle overhang. Therefore, considerations will need to be made to ensure doors that open outward onto the sidewalk or other obstructions from the new development do not interfere with the American with Disabilities Act (ADA)'s minimum Pedestrian Access Route (PAR) width on the sidewalk.

The design extends the drop-off lane in front of Premier Dance Studio and shifts the mid-block crosswalk slightly west, further away from commercial driveway entrances. This option includes an 8-foot sidewalk on the north and south sides of the road. It preserves the extended private parking and driveway access for the T-Shirts & More and State Farm buildings on the north side while allowing for a new sidewalk connection to extend in front of the properties. This option requires the greatest amount of additional right-of-way acquisition from the proposed development property.

See Figure 3 in Appendix A for the proposed layout of Option 2 on Colorado Street and Figure 6 in Appendix A for a comparison of the typical sections for the three Colorado Street options.

Option 3

This option proposes a typical section of 43-feet from curb face to curb face. It includes a 17-foot 45-degree angled parking stall depth on the south side, a 2-foot buffer space between the parking stalls and the traffic lane, a single one-way 14-foot traffic lane, a 2-foot buffer space, and an 8-foot parallel parking bay.

The one-way road would be westbound to direct people exiting the downtown area to the CR 21 and Arcadia Avenue roundabout which allows motorists the option to exit eastbound or westbound on CH 21. The proposed traffic lane width is wider for the one-lane road to allow additional space for vehicle parking maneuvers.

Angled parking adds approximately 50% more parking spaces compared to parallel parking for the same longitudinal distance along the roadway. Option 3 and Option 2 include the same number of on-street public parking stalls, with both having more than Option 1.

The design extends the drop-off lane in front of Premier Dance Studio and shifts the mid-block crosswalk slightly west, further away from commercial driveway entrances. This design includes an 8-foot sidewalk on the north side of the road and a 12-foot sidewalk on the south side of the road. It preserves the extended private parking and driveway access for the T-Shirts & More and State Farm buildings on the north side while allowing for a new sidewalk connection to extend in front of the properties. This option requires more right-of-way acquisition from the proposed development property than Option 1 but requires less right-of-way acquisition than Option 2.

A high-level traffic analysis was conducted to determine the impacts of converting this block of Colorado Street to a one-way road.

This block could accommodate both existing and future traffic demands as either a one-way or a two-way roadway. The size and extent of the proposed development may impact the projected AADT's and a traffic study should be completed by the Developer to provide a more in-depth review of impacts to the roadway network.

The CH 21 and TH 13 project, that was completed in 2020, was expected to decrease local traffic throughout most of the Downtown South project area by reducing the amount of cut-through traffic. This was confirmed by the reduction in Average Daily Traffic (ADT) determined from traffic counts completed between September and October of 2020. The updated existing traffic count reports are included in Appendix G.

The CH 21 and TH 13 project was expected to increase traffic volumes along the segment of Colorado Street between Duluth Avenue and Main Avenue, however, as a result of motorists rerouting from restricted movements at the CH 21 intersections with Duluth Avenue and with Main Avenue. By implementing a westbound one-way facility on Colorado from Main Avenue to Arcadia Avenue, the following conditions are expected:

- Driver confusion may occur for motorists attempting to enter the Downtown South area. Trips originating from Downtown North, TH 13 from the north, and CH 21 from the east will not have direct access to the area. Available access routes into the Downtown South area for these trips include traveling south on TH 13 to complete a right turn movement at Pleasant Street or traveling west on CH 21, complete a U-turn movement at the Arcadia Avenue roundabout followed by an eastbound right turn at Main Avenue. The primary access at Arcadia Avenue would no longer serve as a direct access point to Downtown South area.
- Added pressures will develop for the eastbound right turn movement from CH 21 onto Main Avenue and for the southbound right turn movement from Main Avenue onto Colorado Street. This is a compact movement that has the potential for congestion due to the close proximity of the two intersections. The entry width into the one-way should be reviewed during final design to ensure adequate space is available for a fluid and efficient movement from CH 21 onto the Colorado Street westbound one-way.
- A one-way pair of Pleasant Street in the opposite direction is not recommended because this would be difficult to enforce and there appears to be adequate capacity on the segment to accommodate two-way traffic.

The single through-traffic lane in Option 3 does not meet State-Aid standards (a minimum of two through-traffic lanes must be provided) and a State-Aid Variance is not obtainable for this design exception.

Therefore, if this option were selected, it would require the removal of this block from the City’s State Aid system. In turn, this block would need to be completely financed by local City funds. The intent of Option 3 was to minimize the necessary right-of-way from the proposed development property while still allowing for the maximum on-street public parking. This could only be balanced with a single travel lane.

Based on the results of the traffic study, if two-lanes were desired to maintain State-Aid funding, a two-lane two-way roadway would be recommended over a two-lane one-way roadway and the other two options should be considered over Option 3.

See Figure 4 in Appendix A for the proposed layout of Option 3 on Colorado Street and Figure 6 in Appendix A for a comparison of the typical sections for the three Colorado Street options.

Parking Considerations

Table 2 below compares the existing public parking stalls available to the anticipated public parking stalls for each layout option within the Downtown South project area.

Table 2 – Public Parking Evaluation			
Layout	Off-Street Public Parking Spaces	On-Street Public Parking Spaces	Total Available Public Parking Spaces
Existing	73	137	210
Option 1	93	154	253
Option 2	93	166	265
Option 3	93	166	265

The existing conditions also include an off-street private parking lot that consists of 94 parking spots. These existing private parking spots will be removed but additional off-street private underground parking spaces will be provided under the building for the residential units in the development at an anticipated rate of approximately one parking spot per bedroom. The proposed off-street public parking spaces are dependent on the final layout of the development and agreement between the developer and the City. Off-street public parking spaces shown are based on the Beard Group’s draft development plans dated February 3rd, 2020. Also, the determination of additional space required to accommodate handicap parking stalls’ access lanes were not considered in these parking counts but will be evaluated during final design. See Appendix E for a detailed breakdown of the on-street parking spot counts for each layout.

The total available public parking spaces increases with all three options, but Option 2 and Option 3 provides for the most additional public parking.

Colorado Street Recommendation

After taking several factors into consideration, such as space requirements for the new development, existing buildings and access, available right-of way, existing utilities, State Aid standards, funding, available parking, and public feedback, Option 2 is recommended. It provides the best balance of serviceability to the Downtown South users, available public parking, utilization of available State Aid funds, and maintaining the desired downtown aesthetic that Prior Lake has been implementing in their downtown areas.

B. Sanitary Sewer

Based on the existing sewer pipe age, material type, and televising results, the proposed improvement for the sanitary sewer is full replacement of the existing VCP with new 8-inch diameter polyvinyl chloride (PVC) pipe. Sewer lines outside of the immediate project area that connect into the Met Council interceptor, such as the City sewer lines along the rear lot

lines on the south side of Pleasant Street and the two sewer lines near Pleasant Street, east of Main Avenue, will be evaluated during final design as candidates for trenchless rehabilitation. All sanitary sewer manholes where new sewer is being installed are proposed for replacement.

All sewer services are proposed for replacement from the new sewer main to the property line with new PVC wyes and 4-inch diameter PVC service pipe for residential properties or 6-inch diameter PVC service pipe for commercial properties. PVC cleanouts and sanitary locate boxes will be installed at the ROW where the new service pipe connects to the existing service pipe. Commercial properties may request a larger service size to accommodate their needs.

C. Watermain

Based on the existing watermain pipe age and size, the proposed improvement for the watermain is full replacement with new 8-inch diameter PVC pipe. All hydrants, valves, and fittings will also be replaced.

All water service lines are proposed for replacement from the new watermain to the property line with new 1-inch diameter polyethylene (PE) pipe to individual residences and new 2-inch diameter PE pipe to commercial properties. Curb stops and boxes and water locate boxes will be installed at the ROW where the new service pipe connects to the existing service pipe. Commercial properties may request a larger service size with gate valve to accommodate their needs.

D. Storm Sewer

Based on the existing storm sewer age, size, and performance, the proposed improvement for the storm sewer system is full replacement with new RCP. Pipe extensions and additional storm structures will be installed with the new layout to address existing drainage concerns and meet drainage requirements. The proposed storm sewer layout will be analyzed for hydraulic performance during final design to determine final pipe sizing and catch basin locations. The final design will be coordinated with the updated storm sewer system installed on the TH 13/CR 21 roundabout project. Additionally, stormwater quality improvements will be analyzed during final design to help remove sediments and pollutant loads to the downstream system.

See Figure 5 in Appendix A for the proposed layout of sanitary sewer, watermain, and storm sewer improvements.

E. Stormwater Management

The volume control requirement for the new municipal separate storm sewer system (MS4) permit requires the greater of 1 inch of runoff over the new impervious area or 0.5 inches of runoff over the new and reconstructed impervious area. Therefore, this project will require a volume control quantity of approximately 7,460 cubic feet. Infiltration systems are being considered for this project because soil borings indicate the subgrade soils appear to be sandy which would support infiltration activities at an assumed rate of approximately 0.6 inches per hour. However, infiltrometer testing will need to be completed to confirm the actual infiltration rate.

An underground stormwater treatment system is proposed under the proposed Beard Group/VFW development surface parking lot. Using the Prinsco HydroStor Calculator, an underground stormwater chamber system with HS75 chambers with 11 rows and 8 chambers per row will provide a volume of 7,887 cubic feet of stormwater storage which exceeds the required amount. This system is sized to be able to fit under the proposed parking lot, but it would require a permanent easement to accommodate the infrastructure on the property.

This would improve stormwater quality by not allowing sediments to flow downstream, but

comes with project challenges that will need to be evaluated further during final design. The location will provide a challenge in routing the necessary stormwater to the facility because there is a high point close to the middle of the project area near Main Street and the proposed Beard Group/VFW development. For example, the underground stormwater treatment system option located under the proposed parking lot is near the high point of Pleasant Street meaning the storm sewer on the west end of Pleasant Street would need to be routed back east for roughly 850 feet, against grade, in order to capture the associated runoff. It is estimated that this would require the underground system to be lowered to over 19 feet deep, which will raise construction costs. This may result in the bottom of the facility being within 3 feet of the groundwater table which may make this option, and the cost thereto, infeasible.

The new MS4 permit states “volume reduction practices are not required if the practices cannot be provided cost effectively.” The water quality volume treatment is to be maximized prior to discharge. If these options prove to be infeasible or too costly during final design, the City could look at other options that reduce the volume of water treatment. One option would be to reduce the total treatment volume from 0.5 inches of runoff over the total reconstruction impervious area to 1 inch of runoff over the new impervious area. Another option to explore would be sizing a system based on reasonable design standards, such as installing an underground system to a maximum bottom depth of 8 feet and routing only the storm sewer that can outlet to this system at minimum grade (most of Colorado Street could be routed to a system at the proposed parking lot). Also, a filtration practice near the wetland at the southwest corner of Pleasant Street and TH 13 could be considered or the installation of other treatment structures near storm sewer system outlets from the project area to obtain water quality credits. These options will need to be further evaluated during final design to determine which options are affordable while allowing for the treatment of the maximum volume of stormwater runoff.

F. Intersection & Pedestrian Improvements

All existing sidewalks are proposed to be replaced, in kind, with a 5-foot wide concrete walk. A 5-foot wide boulevard will also be provided through the residential sections of the project to allow for snow storage and maintenance of the sidewalks. An 8-foot minimum width concrete sidewalk is proposed at the back of curb throughout the commercial sections of the project. Some design options include wider sidewalks, up to 12 feet, as discussed above.

Bumpouts, or curb extensions, are proposed for all intersections with designated/marked pedestrian crosswalks. Bumpouts are design features that push the curb line out to the inside edge of a parking lane or outside edge of the driving lane. Bumpouts are an effective means of traffic calming by narrowing the usable roadway for drivers and provides enhanced visibility between drivers and pedestrians at crosswalks. They also shorten the distance required to cross the street for pedestrians. Truck turning movements will need to be analyzed during final design to determine the specific layouts to ensure deliveries can be maintained to residents and businesses.

The new east-west crosswalk proposed at the Colorado Street and Main Avenue intersection will be evaluated for safety during final design. The crosswalk is currently proposed for the north side of the intersection to maximize space for additional parking spots on the east side. However, the proximity of this intersection to the CR 21 and Main Avenue intersection may pose safety concerns. Drivers turning from CR 21 onto Main Avenue may not have enough time to see and react to a pedestrian crossing. Pedestrians may find it hard to determine when a vehicle may be turning onto Main Avenue. Moving the crosswalk to the south side of the intersection or removing the crosswalk entirely are two additional options that will be evaluated. Moving the crosswalk to the south side of the intersection will likely improve the safety but would reduce available parking spaces. Removing this crosswalk would eliminate this conflict area but direct pedestrians to cross at the existing Main Avenue crosswalk slightly north at CR 21.

The Colorado Street mid-block crossing near Premier Dance Studio is identified as a critical location to improve the pedestrian safety. During the day, the crossing sees high usage as commuters park at the public parking lot, cross the street, and take the sidewalk up Arcadia Avenue to get to the transit bus stop. Evenings see even higher usage as Premier Dance Studio patrons park at the public parking lot and cross the street to get to the studio for classes. It is proposed to improve the safety of this crosswalk by installing a Rectangular Rapid Flashing Beacon (RRFB). A RRFB is a pedestrian activated flashing warning light that grabs motorists' attention to notify them of a pedestrian crossing taking place. These have been shown to increase driver yielding behavior from 7% to 81% at a typical crosswalk. See Figure 8 in Appendix A for potential pedestrian crossing treatments to be incorporated into the project.

Another improvement included is the addition of a new sidewalk on the north side of Colorado Street between Duluth Avenue and Arcadia Avenue. This connects existing sidewalks going north at the northeast corner of Colorado Street and Duluth Avenue and at the northwest corner of Colorado Street and Arcadia Avenue. Connecting this segment will complete the sidewalk system in this area and make the Downtown South area more walkable. Currently, the alternative for pedestrians is to cross Colorado Street and utilize the sidewalk on the south side of Colorado Street to walk this block. There is no designated crosswalk proposed to Cross Colorado Street at Arcadia Avenue. Design challenges will be encountered at the east end of the proposed walk due to expected steep grades and will need to be evaluated further during final design to determine potential solutions to alleviate these issues. Additional challenges encountered with the proposed new walk include additional private utility conflicts that may require relocation. A pedestrian refuge in the median on Arcadia Avenue was also included for consideration, but specific turning movements would need to be evaluated during final design before incorporation into the project.

G. Street Lighting

The replacement of existing streetlights and the addition of new streetlights, especially at intersections and crosswalks will be incorporated into this project. For the purposes of this report, street light costs have been estimated based upon the City standard of 300 foot spacing. The actual number and location of the new streetlights will be determined during final design. To keep with the desired downtown aesthetic of the project, decorative style streetlights are proposed throughout the project area. These lights could be installed and operated by the City or be installed and operated under a contract with Xcel Energy.

H. Streetscaping

The sidewalk and boulevard space along the roadway provide opportunities to incorporate streetscape elements that bring out the special character of a downtown area. Typical streetscape elements include concrete walks, specialty pavement, decorative intersection lighting (discussed above), planter curbs and walls, freestanding planters, tree grates, boulder details, grass boulevards, and opportunities for Public Art. Considerations for adding streetscape elements to a project include sight lines and safety, accommodation of utilities, construction costs, and ongoing maintenance. Several of the existing streetscape elements from Downtown Prior Lake are proposed to be incorporated into this project. Specific elements and locations will be determined during final design.

See Figure 9 in Appendix A for potential streetscape elements to be incorporated into the project.

V. STAKEHOLDER COORDINATION

A. Private Utilities

A private utility informational meeting was held with private utility companies that have facilities within the project area to understand the presence of existing facilities and plans for infrastructure upgrades or relocations.

1. Xcel Energy

The proposed project design has several conflicts with Xcel Energy's existing utility poles along Colorado Street. This corridor has very limited space and with the expansion of concrete sidewalks, relocation of utility poles would be very challenging. In addition, the project area is within the City's designated downtown district and to keep with the downtown aesthetic, the City has requested for Xcel Energy to bury their overhead power lines. This includes all poles and overhead power lines on Colorado Street from Duluth Avenue to Main Avenue and the overhead service lines for the streetlights on Pleasant Street from Duluth Avenue to Main Avenue.

Xcel Energy provided a rough estimate to complete this work which is included in the overall estimate as Burial of Overhead Lines by Xcel Energy, but further discussion is needed with Xcel Energy to determine the complete extent of work and the associated costs.

Coordination with Xcel Energy to accommodate their work during construction will be crucial to the project's success. Xcel Energy will require utility easements behind the sidewalk to place transformers for each property service. Additional coordination will be necessary to re-wire houses/buildings to accommodate new underground services. Xcel requires private electricians to make these connections for each property which is not accounted for in the above estimated costs.

2. CenterPoint Energy

CenterPoint Energy currently plans to replace facilities in the project area with a single gas main system. CenterPoint staff will work project designers to design the gas main systems in a way to limit service disruption and impacts to the project and schedule.

3. Mediacom

Mediacom has facilities on Xcel Energy's poles along Colorado from Duluth Avenue to Main Avenue. They plan to bury their lines in conjunction with Xcel Energy, if possible. Mediacom also has two crossings under Pleasant Street, east of Main Avenue to be considered during final design.

4. Nuvera Communications

Nuvera Communications has a central office at the northwest corner of Colorado Street and Main Avenue. They have facilities that come out of their building to a duct system that runs the entire length of Colorado. The duct system consists of nine 4-inch ducts inside of a common 12-inch by 12-inch duct that consists of four-foot plastic sections. This duct system is installed just beneath the existing sand section. This duct system may need to be relocated during construction. They also have a 9-way duct system under Arcadia Avenue.

B. Beard Group and VFW Redevelopment

A thorough level of coordination is needed between the Downtown South project team and the stakeholders of the redevelopment project. Project Management Team (PMT) meetings have occurred during the development of this feasibility report and should continue through final design and construction. Of note, utility service connections will require planning and

coordination between the groups. All services necessary for the new development will be underground. The street project may need to be phased in a manner to complete the three streets independently to maintain access, accommodate development construction, maintain utility feeds, and better control traffic.

C. Public Involvement

A virtual neighborhood Open House was held with the adjacent property owners on March 25, 2020. A video presentation was posted allowing residents to watch at their own convenience. High level project scope and coordination with the Beard Group development and the Veterans of Foreign Wars (VFW) building relocation were discussed on the video. An online survey was then posted for residents to submit feedback and contact information was provided for the project team to answer resident questions. One on one meetings with business owners were held on October 15, 2020 to better understand what public infrastructure is important for the commercial area of the project to help businesses thrive. A second neighborhood Open House was held with adjacent property owners that allowed for in-person or virtual participation on October 22, 2020. This meeting provided more detailed information on the street project and the developments. Overall, feedback from residents & business owners who attended these initial meeting(s) was positive regarding the preliminary design of the project. There was no opposition to the Main Street design and very little opposition to the Pleasant Street design. Colorado Street responses showed support for the parallel parking option (Option 1), significant support for the angled parking option (Option 2), and significant opposition to the one-way options (Option 3). There was significant support for the addition of bumpouts at all proposed locations and additional support for the inclusion of a pedestrian flashing beacon at the Colorado Street mid-block crosswalk, additional street lighting, and the inclusion of landscape architecture elements. Public comments showed a desire to maximize parking in the project area and, as one resident stated, a design “that allows two-way traffic and the most parking” is preferred and seems to summarize a consensus among responses received. A summary of the public feedback from both of the open house meetings is included in Appendix D.

After each public involvement meeting, the proposed design options were revised to incorporate the feedback received. The project team focused in on Option 2 and developed a total of three specific design alternatives for the Colorado Street corridor between Arcadia Avenue and Main Avenue to address comments received. The three Colorado Street design alternatives focused on the design elements in front of the T-Shirts & More and State Farm buildings on the north side of Colorado Street which included an angled parking alternative (Option 2 (Original)), a bumped-out curb alternative (Option 2A), and an extended shoulder alternative (Option 2B). Another meeting was held with business owners along Colorado Street on February 25, 2021 to present the Colorado Street design alternatives and discuss the design considerations for each option. Option 2B was the consensus design alternative from this meeting. The project team then presented the three Colorado Street design alternatives to the City Council at a Work Session on March 1, 2021. Design considerations for each alternative were discussed and the council directed the project team to move forward with Option 2B. The three Colorado Street design alternatives considered are included as Figures 10-12 in Appendix A.

A third neighborhood Open House was held with property owners that allowed for in-person or virtual participation on March 24, 2021. This meeting focused solely on the street project and provided detailed information on the recommended design option, including the modifications made from previous meetings to arrive at the refined design Option 2. Preliminary project costs, funding, assessments, and schedule were also presented at the meeting. A summary of the public feedback from the third open house meeting will be available at the Public Improvement Hearing for the project.

VI. RIGHT-OF-WAY AND EASEMENTS

Right-of-way, easements, and right-of-entries will be needed for the work along Colorado Avenue between Arcadia Avenue and Main Avenue. Project staff should coordinate with the Beard Group and business owners during final design to acquire the necessary easements. Additional right-of-way and/or permanent easements will also be required for the Underground Stormwater Treatment System and for the Burial of Overhead Lines by Xcel Energy. Project staff should coordinate with the appropriate property owners during final design once the area necessary for stormwater quality improvements is finalized and Xcel Energy provides the necessary area needed to complete the work related to the burial of their overhead lines.

For various work items, minor encroachment onto private property may be beneficial in order to achieve a better overall quality of work. It is assumed that project staff will discuss these with property owners and obtain right-of-entries on a case-by-case basis. These items include water service and curb box installation, sanitary service and cleanout installation, and driveway connections.

VII. ESTIMATED COSTS

Detailed estimates of probable construction costs have been prepared for the improvements described in this Report and are included in Appendix B. All costs are based on anticipated unit prices for the 2021 construction season with a 3% estimated inflation added to project for the 2022 construction season. All estimated costs also include a 10% contingency and 25% allowance for legal, engineering, administrative, and finance costs. Table 3 is a summary of the estimated project costs for the recommended proposed project improvements.

Table 3 – Estimated Project Costs	
Proposed Improvements	Total Project Costs
Streets	\$2,872,540
Sanitary Sewer	\$631,350
Watermain	\$675,210
Storm Sewer	\$616,990
Lighting	\$376,360
Landscape Architecture	\$299,190
Stormwater Quality	\$263,080
Burial of Overhead Lines by Xcel Energy	\$424,880
Total Project Costs	\$6,159,600

VIII. ASSESSMENTS AND FUNDING

A preliminary assessment roll was initially compiled for all adjacent benefitting properties per the City’s Assessment Policy for Public and Development-Initiated Improvements. All identified properties were proposed to be assessed at a calculated assessment rate of 40% of the streets and storm sewer costs. After completing these calculations, the total assessable costs for many of the identified properties were higher than anticipated. As a result, a general benefit appraisal was conducted for the project area as a whole by an independent appraisal firm to determine the costs assessable to each property type. The benefit analysis takes into consideration the zoning, land use, specific project improvements, and other characteristics within the project area to provide a fair benefit to adjacent properties. The benefit analysis report is included in Appendix C. The properties proposed for assessments are shown on Figure 13 found in Appendix C.

Parcels classified as residential properties are proposed to be assessed at a unit assessment rate of \$6,000 per parcel, as determined by the benefit appraisal. Parcels classified as commercial properties are proposed to be assessed at an area assessment rate of \$2.00 per square foot, as determined by the benefit appraisal. MSA funding and the general ad valorem property tax levy will be used to finance the costs of the remaining street and storm sewer project costs. The project costs for the sanitary sewer, stormwater quality, and water main improvements are considered general maintenance and supported by utility fees under the City sewer, stormwater, and water utility funds and will not be assessed.

The proposed project assessments and funding summary are based on preliminary estimated project costs for the recommended improvements. These costs may be revised at the time of the final assessment hearing depending on final design of the project, required right-of-way and/or easements, soil conditions, bids received, and actual work performed. The assessments are proposed to be assessed over a 10-year period at a rate equal to 2.0% higher than the most recent sale of City bonds.

The financing summary for the estimated project costs are presented in Table 4 below.

Table 4 – Financing Summary				
Proposed Improvements	MSA	City Share	Assessments	Total Project Costs
Streets	\$2,048,640	-	\$823,900	\$2,872,540
Sanitary Sewer	-	\$631,350	-	\$631,350
Watermain	-	\$675,210	-	\$675,210
Storm Sewer	\$616,990	-	-	\$616,990
Lighting	-	\$376,360	-	\$376,360
Landscape Architecture	-	\$299,190	-	\$299,190
Stormwater Quality	-	\$263,080	-	\$263,080
Burial of Overhead Lines	-	\$424,880	-	\$424,880
Total Project Costs	\$2,665,630	\$2,670,070	\$823,900	\$6,159,600

The updated preliminary Assessment Roll with calculated assessments for each parcel can be seen in Appendix C. A summary of the funding breakdown is presented in Table 5 below.

Table 5 – Estimated Funding Breakdown	
Funding Source	Project Total Cost
Ad Valerum	\$1,100,430
Assessments	\$823,900
Utility Fund - Sewer	\$631,350
Utility Fund – Storm Water	\$263,080
Utility Fund - Water	\$675,210
Municipal State Aid	\$2,665,630
Total	\$6,159,600

IX. PROJECT SCHEDULE

The proposed project schedule is shown below:

<i>Open House #1</i>	<i>March 25, 2020</i>
<i>Open House #2</i>	<i>October 22, 2020</i>
<i>Variance Advisory Committee Meets to Consider Variance Request</i>	<i>December 17, 2020</i>
<i>Direction on Colorado Street Design at City Council Work Session</i>	<i>March 1, 2021</i>
<i>Open House #3</i>	<i>March 24, 2021</i>
Accept Feasibility Report & Call for Improvement Hearing*	April 5, 2021
Public Improvement Hearing*	May 3, 2021
Order Improvements & Authorize Preparation of Plans and Specifications*	May 3, 2021
Approve Final Plans & Specifications and Order Advertisement for Bids*	December 6, 2021
Bid Opening	January 6, 2022
Accept Bids and Award Contract*	January 17, 2022
Declare Amount to be Assessed/Call for Assessment Hearing*	February 7, 2022
Assessment Hearing/Adopt Assessment Roll*	March 21, 2022
Open House #4	March 22, 2022
Construction Begins	Spring, 2022
Construction Substantial Completion.....	Fall, 2022

* City Council Meeting

X. CONCLUSION

This report has been prepared to investigate the potential for reconstructing the existing Downtown South area as necessary to serve the roadway corridor into the future. This report identified the recommended improvements to the infrastructure, provided estimated costs of the recommended improvements, and identified applicable funding to finance the improvements.

From an engineering standpoint, this project, as proposed, is feasible, cost effective, and necessary and it can best be accomplished by letting competitive bids for the work. It is recommended that the work be done under one contract in order to complete the work in an orderly and efficient manner. The City and the persons assessed will have to determine the economic feasibility of the proposed improvements.

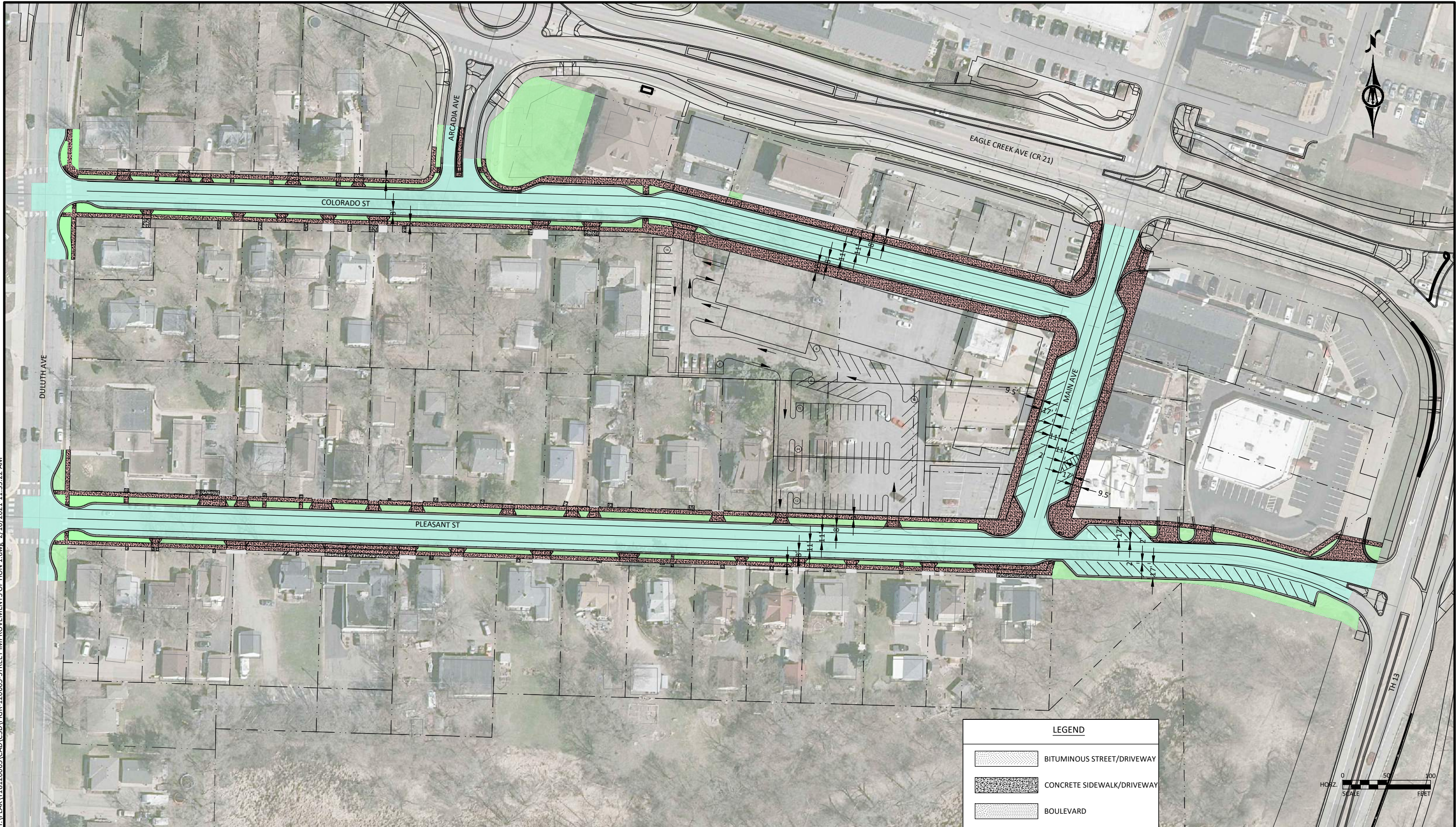
Appendix A: Figures



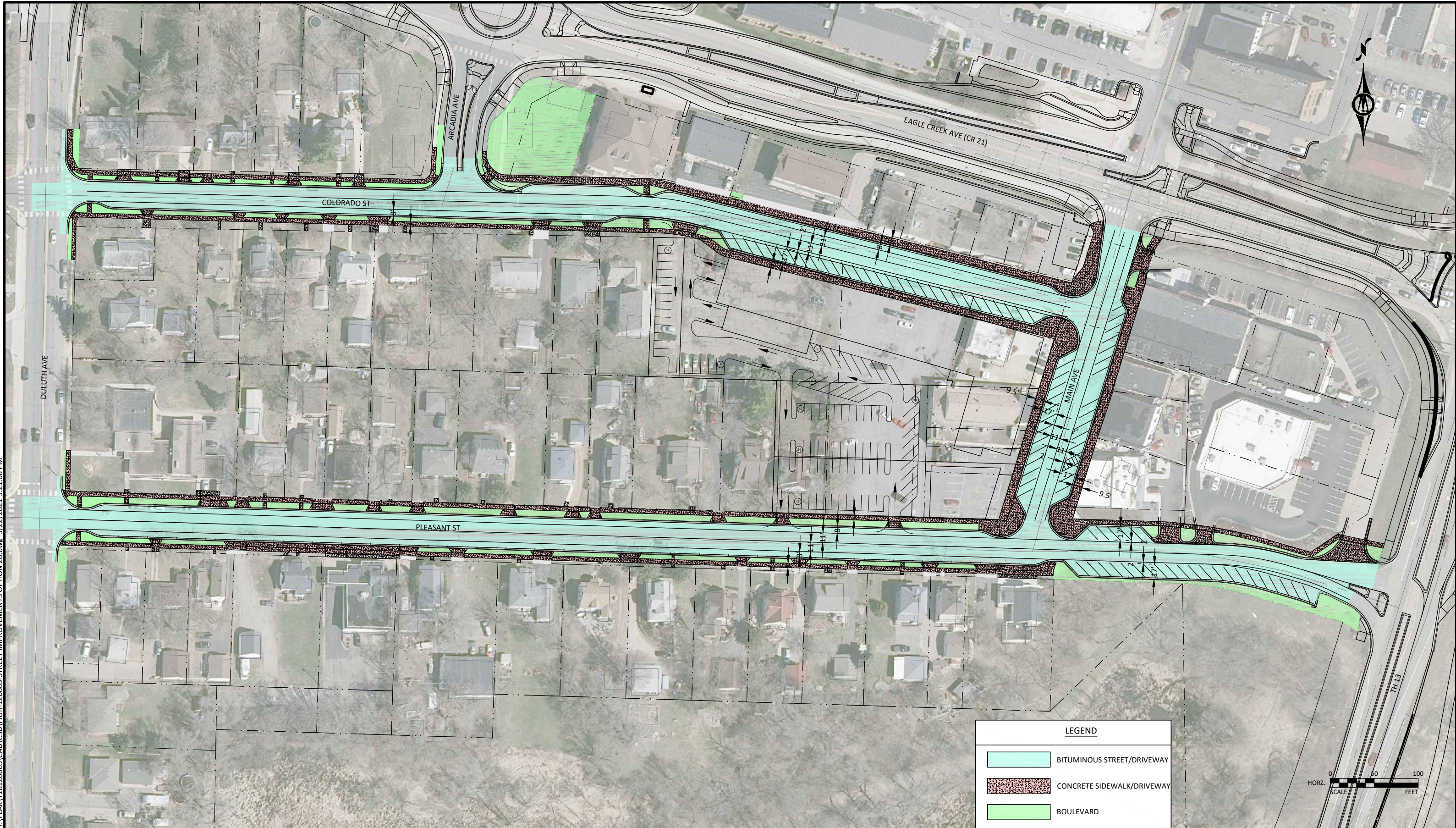
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LEGEND	
	PROJECT LOCATION
	PRIVATE DEVELOPMENT AREA

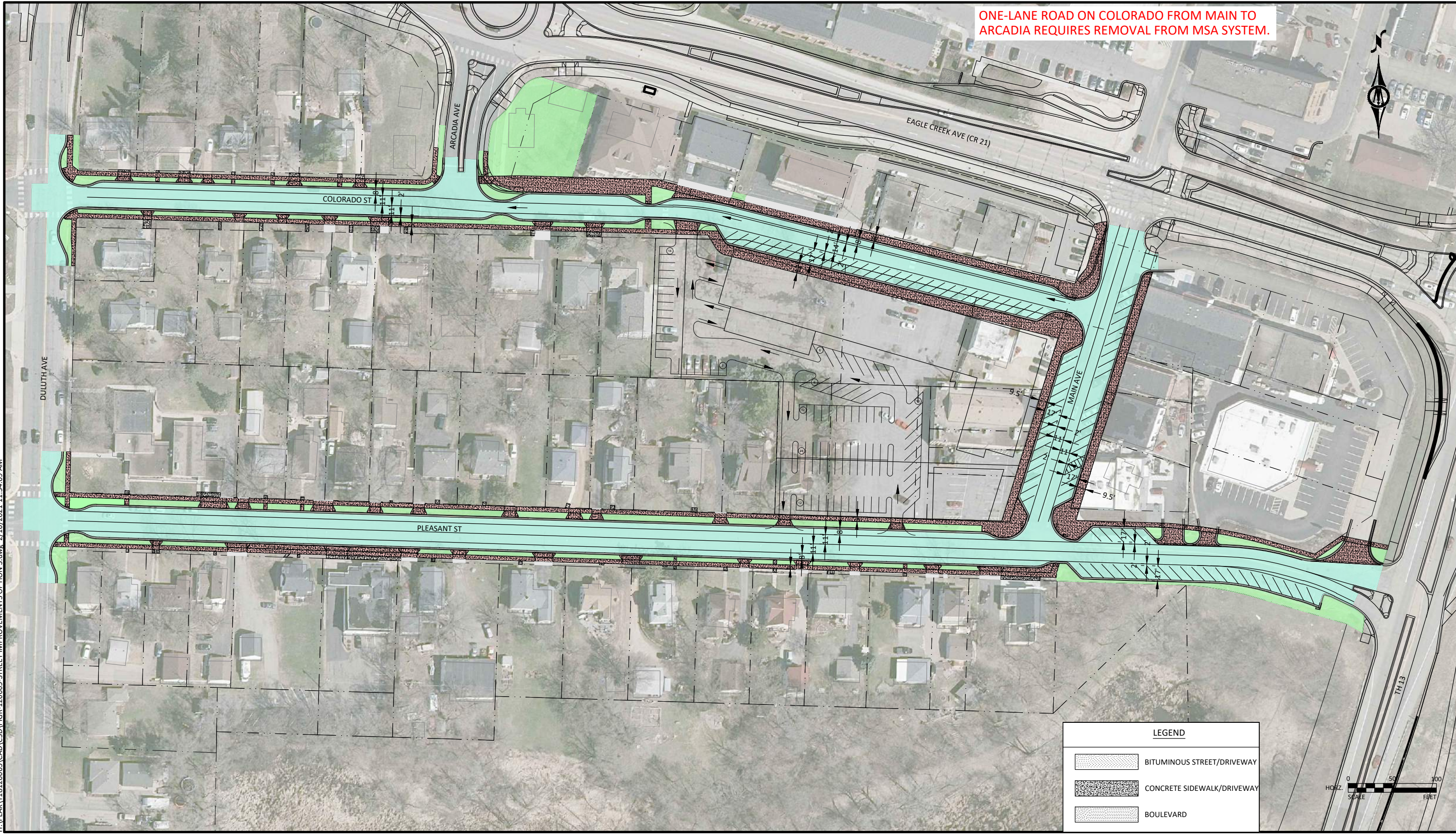




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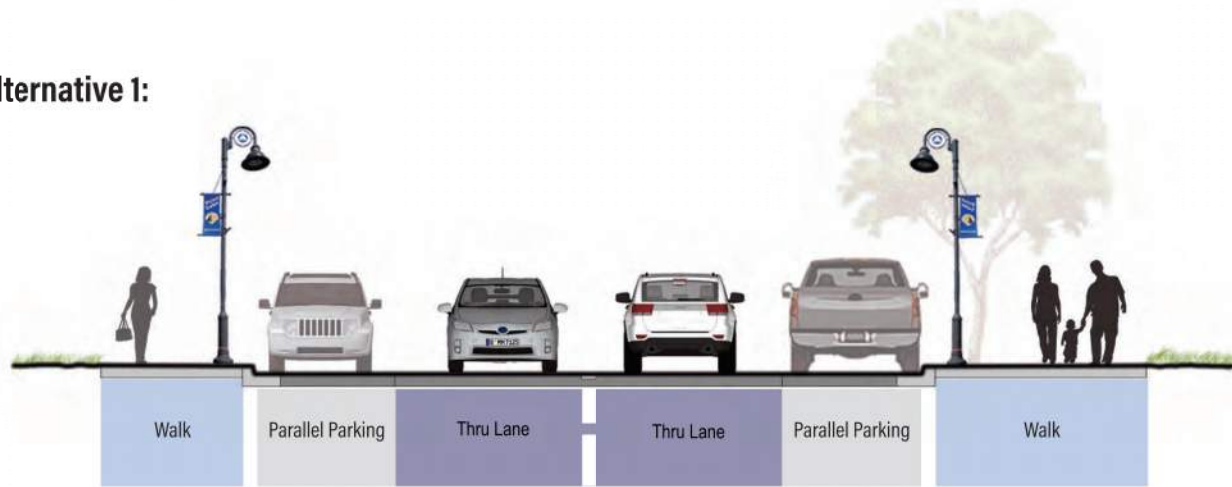


Figure 6: Colorado Street Typical Section Alternatives

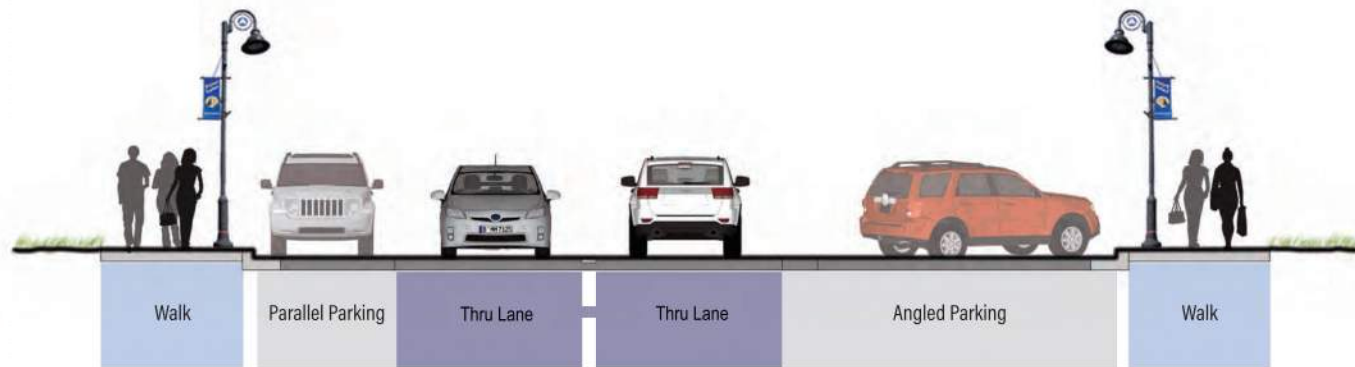
Downtown South Reconstruction



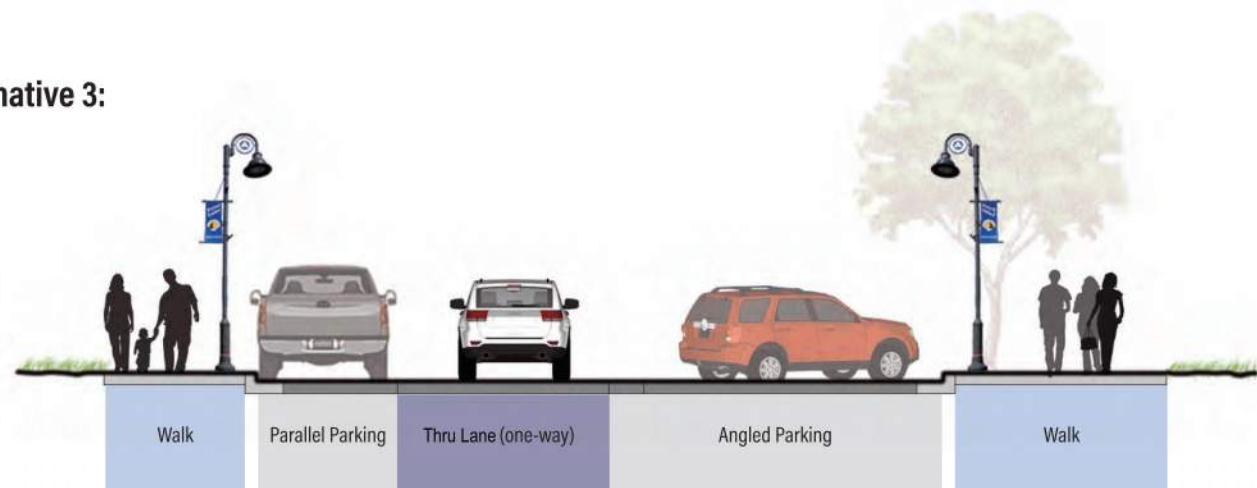
Alternative 1:



Alternative 2:



Alternative 3:



Design Considerations/Constraints:

Several factors impact the design of a community's roadways. Many of these are listed below:

- State Aid requirements
- Existing Right-of-Way
- Existing Buildings & Access
- Existing Utilities
- Turning Movements
- New Development

Area Map



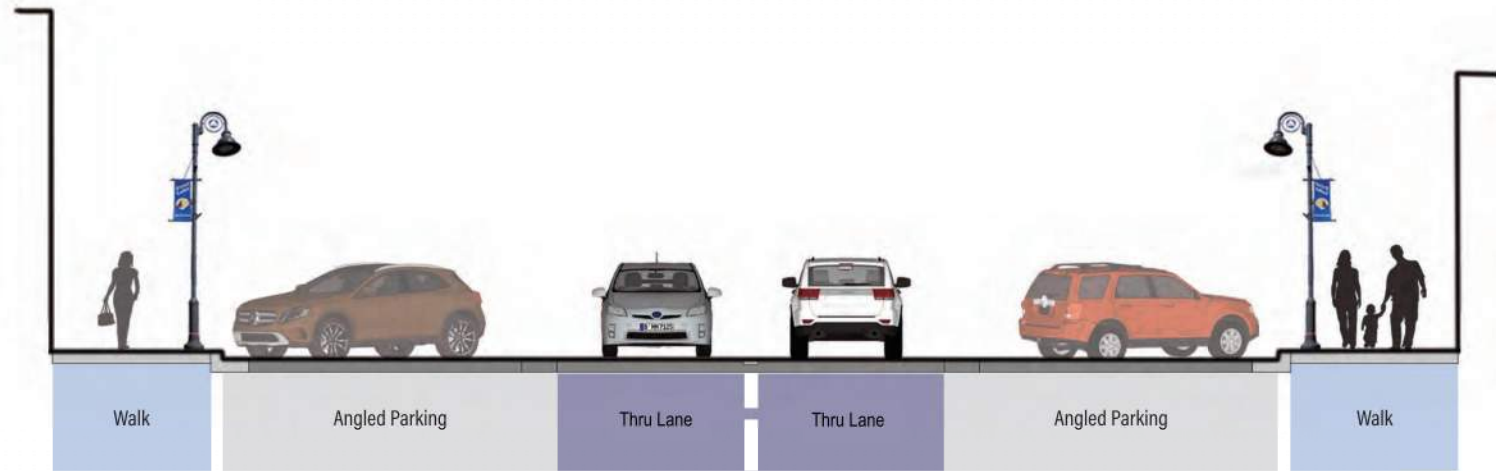


Figure 7: Pleasant Street & Main Avenue

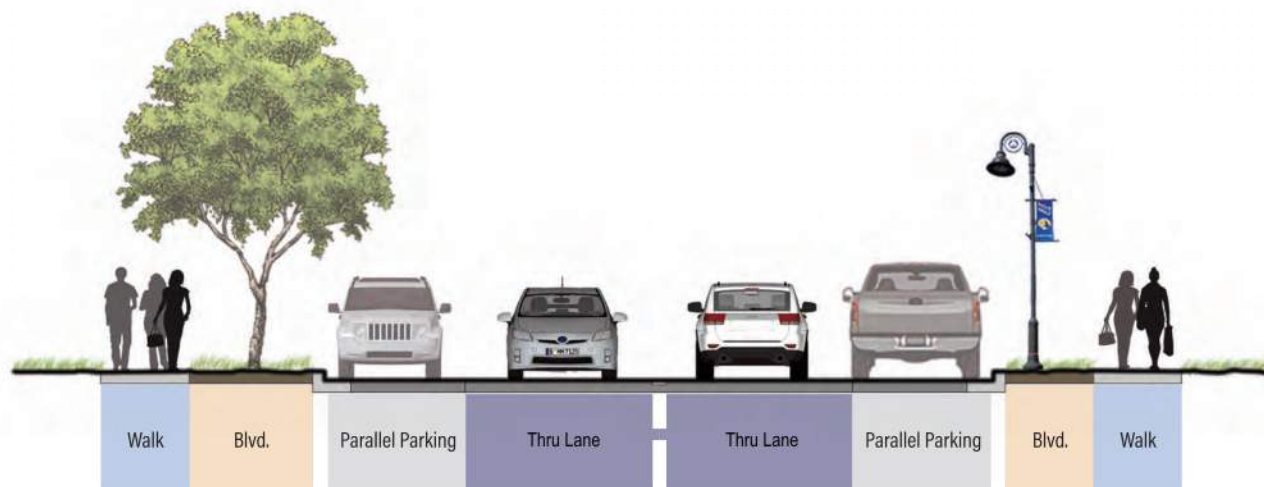
Downtown South Reconstruction



Main Avenue Typical Section:



Pleasant Street Typical Section:



Design Considerations/Constraints:

Several factors impact the design of a community's roadways. Many of these are listed below:

- State Aid requirements
- Existing Right-of-Way
- Existing Buildings & Access
- Existing Utilities
- Turning Movements
- New Development

Area Map



1 Colorado Street Mid-Block Crossing:



2 Colorado Street & Main Avenue Crossing:



Crossing Treatments:

There are several tools that can be implemented at crossings to improve visibility and safety. It is important to apply these strategically so that the crossing remain conspicuous to drivers rather than blending in.

- Marked Crosswalks

High visibility crosswalks indicate preferred locations for pedestrian crossings to both drivers and walkers. This in addition to streetscape improvements will aid in slowing drivers and improving yield rate.

- Bump-outs



Bumpouts shorten the crossing distance for pedestrians and increase visibility for both drivers and walkers.

- Rectangular Rapid Flashing Beacon (RRFB)



RRFB's are pedestrian activated flashing warning lights. These have been shown to increase driver yielding behavior from 7% to 81% at a typical crosswalk.

Area Map

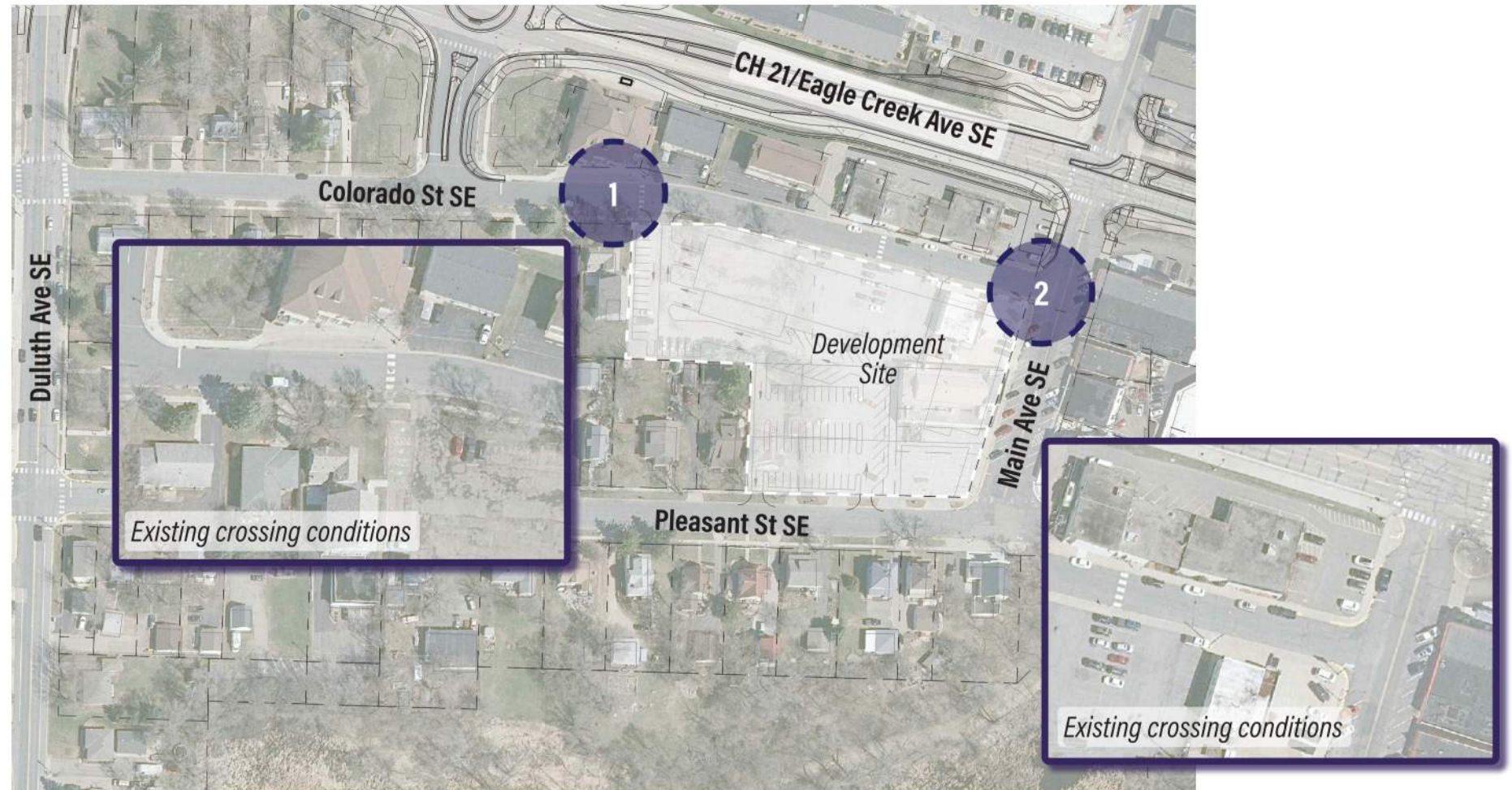




Figure 9: Streetscape Elements

Downtown South Reconstruction



The material choices and boulevard space along the roadway provide opportunities to incorporate streetscape elements that bring out the special character of downtown Prior Lake.

A "typical" streetscape treatment generally includes:

- Concrete Walks
- Intersection Lighting
- Grass Boulevards

Considerations for adding elements to this treatment include:

- Sight lines & safety
- Utilities
- Construction costs
- Ongoing maintenance

Several existing streetscape elements from Downtown Prior Lake can be incorporated into the Downtown South Reconstruction

Lighting



Specialty Pavement



Planter Curbs & Walls



Boulder Details



Planters

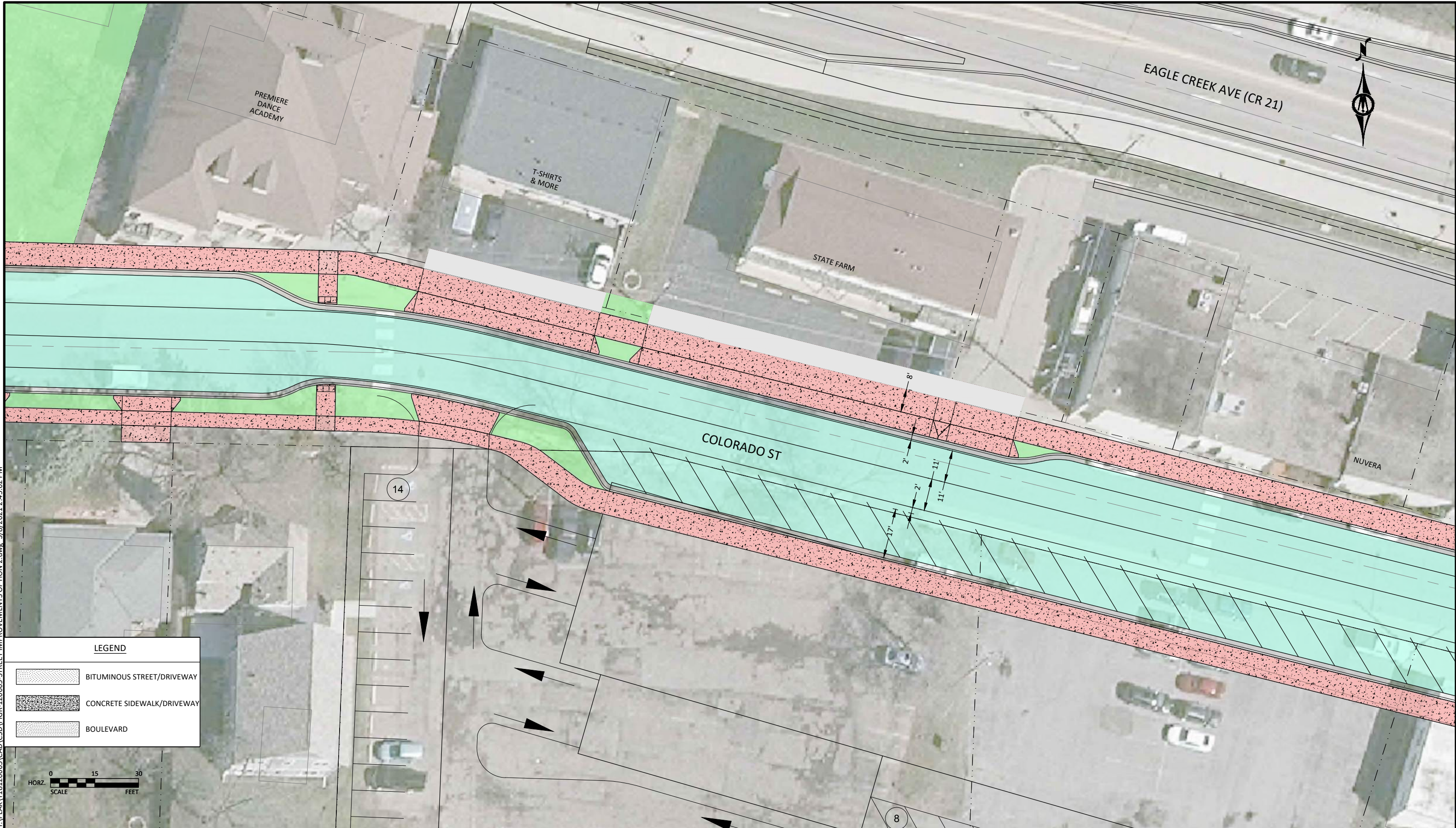


Opportunities for Public Art





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Appendix B: Preliminary Cost Estimates

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "A" - STREETS	\$ 2,908,350.00
SCHEDULE "B" - SANITARY SEWER	\$ 631,350.00
SCHEDULE "C" - WATERMAIN	\$ 675,210.00
SCHEDULE "D" - STORM SEWER	\$ 616,990.00
SCHEDULE "E" - LIGHTING	\$ 376,360.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE	\$ 299,190.00
SCHEDULE "G" - STORMWATER QUALITY	\$ 263,080.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY	\$ 424,880.00
PROJECT GRAND TOTAL	\$ 6,195,410.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "A" - STREETS

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.49	\$225,000.00	\$ 110,250.00
2101.524	CLEARING	TREE	13	\$450.00	\$ 5,850.00
2101.524	GRUBBING	TREE	13	\$450.00	\$ 5,850.00
2101.610	TREE TRIMMING	HOUR	10	\$250.00	\$ 2,500.00
2104.502	REMOVE CONCRETE STEPS	EA	20	\$350.00	\$ 7,000.00
2104.502	REMOVE CASTING	EA	1	\$250.00	\$ 250.00
2104.502	REMOVE SIGN	EA	38	\$50.00	\$ 1,900.00
2104.502	SALVAGE SIGN	EA	1	\$50.00	\$ 50.00
2104.502	SALVAGE MAILBOX SUPPORT	EA	23	\$100.00	\$ 2,300.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	458	\$5.00	\$ 2,290.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1050	\$3.00	\$ 3,150.00
2104.503	REMOVE CURB & GUTTER	LF	7750	\$4.00	\$ 31,000.00
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	612	\$10.00	\$ 6,120.00
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	820	\$8.00	\$ 6,560.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SY	13860	\$4.00	\$ 55,440.00
2104.518	REMOVE CONCRETE WALK	SF	32000	\$1.20	\$ 38,400.00
2104.603	RELOCATE SPRINKLER SYSTEM	LF	660	\$10.00	\$ 6,600.00
2105.504	GEOTEXTILE FABRIC TYPE 5	SY	16050	\$2.00	\$ 32,100.00
2105.507	COMMON EXCAVATION	CY	18570	\$15.00	\$ 278,550.00
2105.507	SUBGRADE EXCAVATION	CY	640	\$20.00	\$ 12,800.00
2105.507	SELECT GRANULAR BORROW	CY	8830	\$15.00	\$ 132,450.00
2105.507	STABILIZING AGGREGATE	CY	640	\$25.00	\$ 16,000.00
2123.510	COMMON LABORERS	HOUR	40	\$80.00	\$ 3,200.00
2123.510	DOZER	HOUR	10	\$160.00	\$ 1,600.00
2123.510	3.0 CU YD FRONT END LOADER	HOUR	10	\$165.00	\$ 1,650.00
2123.610	CRAWLER MOUNTED BACKHOE	HOUR	10	\$220.00	\$ 2,200.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	60	\$170.00	\$ 10,200.00
2211.509	AGGREGATE BASE CLASS 5 (100% CRUSHED LIMESTONE)	TON	7299	\$20.00	\$ 145,980.00
2301.602	REINFORCEMENT BARS (EPOXY COATED)	EA	220	\$12.00	\$ 2,640.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1350	\$3.00	\$ 4,050.00
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	3180	\$78.00	\$ 248,040.00
2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1590	\$73.00	\$ 116,070.00
2360.618	3" BITUMINOUS DRIVEWAY PAVEMENT	SY	380	\$30.00	\$ 11,400.00
2411.607	CONCRETE STEPS	CY	7	\$1,250.00	\$ 8,750.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

2506.502	ADJUST FRAME & RING CASTING	EA	5	\$600.00	\$ 3,000.00	
2506.602	CASTING ASSEMBLY SPECIAL	EA	10	\$250.00	\$ 2,500.00	
2521.518	4" CONCRETE WALK	SF	39200	\$6.50	\$ 254,800.00	
2521.518	6" CONCRETE WALK	SF	3080	\$9.00	\$ 27,720.00	
2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	6610	\$16.00	\$ 105,760.00	
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	800	\$72.00	\$ 57,600.00	
2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SY	720	\$100.00	\$ 72,000.00	
2531.603	CONCRETE CURB DESIGN V	LF	76	\$55.00	\$ 4,180.00	
2531.618	TRUNCATED DOMES	SF	490	\$57.00	\$ 27,930.00	
2540.602	INSTALL MAILBOX SUPPORT	EA	23	\$150.00	\$ 3,450.00	
2563.601	TRAFFIC CONTROL	LS	1.00	\$35,000.00	\$ 35,000.00	
2564.502	INSTALL SIGN	EA	1	\$200.00	\$ 200.00	
2564.518	SIGN PANELS TYPE C	SF	240	\$60.00	\$ 14,400.00	
2564.602	SIGN PANELS TYPE SPECIAL	EA	7	\$250.00	\$ 1,750.00	
2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM	SYSTEM	1	\$30,000.00	\$ 30,000.00	
2573.501	STABILIZED CONSTRUCTION EXIT	LS	1.00	\$13,500.00	\$ 13,500.00	
2573.502	STORM DRAIN INLET PROTECTION	EA	38	\$225.00	\$ 8,550.00	
2574.507	COMMON TOPSOIL BORROW	CY	650	\$35.00	\$ 22,750.00	
2575.504	SODDING TYPE LAWN	SY	4640	\$8.50	\$ 39,440.00	
2582.503	4" SOLID LINE MULTI-COMPONENT	LF	5840	\$1.00	\$ 5,840.00	
2582.503	24" SOLID LINE MULTI-COMPONENT	LF	180	\$8.00	\$ 1,440.00	
2582.503	4" BROKEN LINE MULTI-COMPONENT (YELLOW)	LF	3000	\$0.75	\$ 2,250.00	
2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SF	30	\$14.00	\$ 420.00	
2582.518	CROSSWALK MULTI-COMPONENT	SF	980	\$6.00	\$ 5,880.00	
SCHEDULE "A" - STREETS					SUBTOTAL	\$ 2,053,550.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 61,610.00
SCHEDULE "A" - STREETS					SUBTOTAL	\$ 2,115,160.00
10% CONTINGENCY						\$ 211,520.00
SCHEDULE "A" - STREETS					TOTAL	\$ 2,326,680.00
25% OVERHEAD						\$ 581,670.00
SCHEDULE "A" - STREETS					GRAND TOTAL	\$ 2,908,350.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "B" - SANITARY SEWER

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.11	\$225,000.00	\$ 24,750.00
2104.502	REMOVE MANHOLE	EA	14	\$425.00	\$ 5,950.00
2104.503	REMOVE SEWER PIPE (SANITARY)	LF	2860	\$6.00	\$ 17,160.00
2451.607	AGGREGATE FOUNDATION	CY	94	\$35.00	\$ 3,290.00
2503.602	CONNECT TO EXISTING SANITARY SEWER	EA	6	\$1,250.00	\$ 7,500.00
2503.602	CONNECT TO EXISTING MANHOLES (SAN)	EA	0	\$1,500.00	\$ -
2503.602	8"X6" PVC WYE (SDR 26)	EA	43	\$350.00	\$ 15,050.00
2503.602	SANITARY SEWER CLEANOUT	EA	43	\$450.00	\$ 19,350.00
2503.602	SANITARY LOCATE BOX	EA	43	\$200.00	\$ 8,600.00
2503.603	6" PVC PIPE SEWER (SDR 26)	LF	1530	\$47.00	\$ 71,910.00
2503.603	8" PVC PIPE SEWER (SDR 35)	LF	2691	\$40.00	\$ 107,640.00
2503.603	LINING SEWER PIPE 8"	LF	664	\$60.00	\$ 39,840.00
2503.603	LINING SEWER PIPE 10"	LF	480	\$80.00	\$ 38,400.00
2506.502	CASTING ASSEMBLY (SANITARY)	EA	13	\$1,000.00	\$ 13,000.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SANITARY)	LF	163	\$450.00	\$ 73,350.00
SCHEDULE "B" - SANITARY SEWER				SUBTOTAL	\$ 445,790.00
3% ESTIMATED UNIT PRICE INFLATION					\$ 13,370.00
SCHEDULE "B" - SANITARY SEWER				SUBTOTAL	\$ 459,160.00
10% CONTINGENCY					\$ 45,920.00
SCHEDULE "B" - SANITARY SEWER				TOTAL	\$ 505,080.00
25% OVERHEAD					\$ 126,270.00
SCHEDULE "B" - SANITARY SEWER				GRAND TOTAL	\$ 631,350.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "C" - WATERMAIN

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.12	\$225,000.00	\$ 27,000.00	
2104.502	REMOVE HYDRANT	EA	9	\$500.00	\$ 4,500.00	
2104.503	REMOVE WATERMAIN	LF	3400	\$7.00	\$ 23,800.00	
2451.607	AGGREGATE FOUNDATION	CY	76	\$35.00	\$ 2,660.00	
2504.601	TEMPORARY WATER SERVICE	LS	1	\$15,000.00	\$ 15,000.00	
2504.602	RECONNECT WATER SERVICE	EA	49	\$450.00	\$ 22,050.00	
2504.602	CONNECT TO EXISTING WATERMAIN	EA	7	\$1,500.00	\$ 10,500.00	
2504.602	HYDRANT	EA	9	\$4,500.00	\$ 40,500.00	
2504.602	1" CORPORATION STOP	EA	42	\$350.00	\$ 14,700.00	
2504.602	2" CORPORATION STOP	EA	7	\$750.00	\$ 5,250.00	
2504.602	6" GATE VALVE & BOX	EA	15	\$1,750.00	\$ 26,250.00	
2504.602	8" GATE VALVE & BOX	EA	14	\$2,250.00	\$ 31,500.00	
2504.602	1" CURB STOP & BOX	EA	42	\$500.00	\$ 21,000.00	
2504.602	2" CURB STOP & BOX	EA	7	\$750.00	\$ 5,250.00	
2504.602	WATER LOCATE BOX	EA	49	\$200.00	\$ 9,800.00	
2504.603	1" TYPE PE PIPE	LF	1570	\$25.00	\$ 39,250.00	
2504.603	2" TYPE PE PIPE	LF	219	\$50.00	\$ 10,950.00	
2504.603	6" PVC WATERMAIN	LF	354	\$40.00	\$ 14,160.00	
2504.603	8" PVC WATERMAIN	LF	3070	\$44.00	\$ 135,080.00	
2504.604	4" INSULATION	SY	72	\$45.00	\$ 3,240.00	
2504.608	DUCTILE IRON FITTINGS	LB	1790	\$8.00	\$ 14,320.00	
SCHEDULE "C" - WATERMAIN					SUBTOTAL	\$ 476,760.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 14,300.00
SCHEDULE "C" - WATERMAIN					SUBTOTAL	\$ 491,060.00
10% CONTINGENCY						\$ 49,110.00
SCHEDULE "C" - WATERMAIN					TOTAL	\$ 540,170.00
25% OVERHEAD						\$ 135,040.00
SCHEDULE "C" - WATERMAIN					GRAND TOTAL	\$ 675,210.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "D" - STORM SEWER

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.11	\$225,000.00	\$ 24,750.00
2104.502	REMOVE DRAINAGE STRUCTURE	EA	23	\$400.00	\$ 9,200.00
2104.503	REMOVE SEWER PIPE (STORM)	LF	1390	\$12.00	\$ 16,680.00
2502.503	4" PERF TP PIPE DRAIN	LF	6078	\$10.00	\$ 60,780.00
2502.602	4" PVC PIPE DRAIN CLEANOUT	EA	22	\$400.00	\$ 8,800.00
2503.503	15" RC PIPE SEWER CLASS V	LF	1642	\$70.00	\$ 114,940.00
2503.503	18" RC PIPE SEWER CLASS III	LF	32	\$75.00	\$ 2,400.00
2503.503	27" RC PIPE SEWER CLASS III	LF	569	\$100.00	\$ 56,900.00
2503.602	CONNECT TO EXISTING STORM SEWER	EA	7	\$1,000.00	\$ 7,000.00
2503.602	CONNECT TO EXISTING MANHOLES	EA	4	\$1,250.00	\$ 5,000.00
2506.502	CASTING ASSEMBLY (STORM)	EA	31	\$950.00	\$ 29,450.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	LF	3	\$350.00	\$ 1,050.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3' CB)	LF	77	\$500.00	\$ 38,500.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	42	\$600.00	\$ 25,200.00
2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	LF	56	\$625.00	\$ 35,000.00
SCHEDULE "D" - STORM SEWER				SUBTOTAL	\$ 435,650.00
3% ESTIMATED UNIT PRICE INFLATION					\$ 13,070.00
SCHEDULE "D" - STORM SEWER				SUBTOTAL	\$ 448,720.00
10% CONTINGENCY					\$ 44,870.00
SCHEDULE "D" - STORM SEWER				TOTAL	\$ 493,590.00
25% OVERHEAD					\$ 123,400.00
SCHEDULE "D" - STORM SEWER				GRAND TOTAL	\$ 616,990.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "E" - LIGHTING

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.07	\$225,000.00	\$ 15,750.00	
2104.502	REMOVE LIGHTING SYSTEM	EA	1	\$50,000.00	\$ 50,000.00	
2545.501	LIGHTING SYSTEM "A"	LS	1	\$200,000.00	\$ 200,000.00	
SCHEDULE "E" - LIGHTING					SUBTOTAL	\$ 265,750.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 7,970.00
SCHEDULE "E" - LIGHTING					SUBTOTAL	\$ 273,720.00
10% CONTINGENCY						\$ 27,370.00
SCHEDULE "E" - LIGHTING					TOTAL	\$ 301,090.00
25% OVERHEAD						\$ 75,270.00
SCHEDULE "E" - LIGHTING					GRAND TOTAL	\$ 376,360.00

SCHEDULE "F" - LANDSCAPE ARCHITECTURE

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.05	\$225,000.00	\$ 11,250.00	
0.000	LANDSCAPE ARCHITECTURE ALLOWANCE	ALLOW	1	\$200,000.00	\$ 200,000.00	
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					SUBTOTAL	\$ 211,250.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 6,340.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					SUBTOTAL	\$ 217,590.00
10% CONTINGENCY						\$ 21,760.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					TOTAL	\$ 239,350.00
25% OVERHEAD						\$ 59,840.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					GRAND TOTAL	\$ 299,190.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "G" - STORMWATER QUALITY

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.05	\$225,000.00	\$ 11,250.00	
0.000	STORMWATER CHAMBERS (CHAMBER, FABRIC, & BACKFILL)	CF	7860	\$7.00	\$ 55,020.00	
2105.507	COMMON EXCAVATION	CY	1014	\$25.00	\$ 25,350.00	
2105.507	CHANNEL AND POND EXCAVATION	CY	1124	\$25.00	\$ 28,100.00	
2501.502	15" RC PIPE APRON	EA	1	\$1,200.00	\$ 1,200.00	
2501.602	OUTLET STRUCTURE	EA	1	\$1,500.00	\$ 1,500.00	
0.000	6" PERFORATED HDPE DRAIN TILE, 6" GATE VALVE, MANHOLE (FILTRATION)	LS	1	\$15,000.00	\$ 15,000.00	
2503.602	CONNECT TO EXISTING MANHOLES	EA	1	\$1,500.00	\$ 1,500.00	
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (48" DIA. CONTROL STRUCTURE)	EA	1	\$15,000.00	\$ 15,000.00	
0.000	1"-2" CLEAR STONE	CY	310	\$45.00	\$ 13,950.00	
2574.507	COMMON TOPSOIL BORROW	CY	50	\$35.00	\$ 1,750.00	
2575.607	INFILTRATION MEDIA	CY	326	\$45.00	\$ 14,670.00	
2575.607	3" MULCH LAYER	CY	42	\$35.00	\$ 1,470.00	
SCHEDULE "G" - STORMWATER QUALITY					SUBTOTAL	\$ 185,760.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 5,570.00
SCHEDULE "G" - STORMWATER QUALITY					SUBTOTAL	\$ 191,330.00
10% CONTINGENCY						\$ 19,130.00
SCHEDULE "G" - STORMWATER QUALITY					TOTAL	\$ 210,460.00
25% OVERHEAD						\$ 52,620.00
SCHEDULE "G" - STORMWATER QUALITY					GRAND TOTAL	\$ 263,080.00

SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
0.000	OVERHEAD UTILITY BURIAL	LS	1	\$300,000.00	\$ 300,000.00	
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					SUBTOTAL	\$ 300,000.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 9,000.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					SUBTOTAL	\$ 309,000.00
10% CONTINGENCY						\$ 30,900.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					TOTAL	\$ 339,900.00
25% OVERHEAD						\$ 84,980.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					GRAND TOTAL	\$ 424,880.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "A" - STREETS	\$ 2,872,540.00
SCHEDULE "B" - SANITARY SEWER	\$ 631,350.00
SCHEDULE "C" - WATERMAIN	\$ 675,210.00
SCHEDULE "D" - STORM SEWER	\$ 616,990.00
SCHEDULE "E" - LIGHTING	\$ 376,360.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE	\$ 299,190.00
SCHEDULE "G" - STORMWATER QUALITY	\$ 263,080.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY	\$ 424,880.00
PROJECT GRAND TOTAL	\$ 6,159,600.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "A" - STREETS

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.49	\$225,000.00	\$ 110,250.00
2101.524	CLEARING	TREE	13	\$450.00	\$ 5,850.00
2101.524	GRUBBING	TREE	13	\$450.00	\$ 5,850.00
2101.610	TREE TRIMMING	HOUR	10	\$250.00	\$ 2,500.00
2104.502	REMOVE CONCRETE STEPS	EA	20	\$350.00	\$ 7,000.00
2104.502	REMOVE CASTING	EA	1	\$250.00	\$ 250.00
2104.502	REMOVE SIGN	EA	38	\$50.00	\$ 1,900.00
2104.502	SALVAGE SIGN	EA	1	\$50.00	\$ 50.00
2104.502	SALVAGE MAILBOX SUPPORT	EA	23	\$100.00	\$ 2,300.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	458	\$5.00	\$ 2,290.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1050	\$3.00	\$ 3,150.00
2104.503	REMOVE CURB & GUTTER	LF	7750	\$4.00	\$ 31,000.00
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	612	\$10.00	\$ 6,120.00
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	820	\$8.00	\$ 6,560.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SY	13860	\$4.00	\$ 55,440.00
2104.518	REMOVE CONCRETE WALK	SF	32000	\$1.20	\$ 38,400.00
2104.603	RELOCATE SPRINKLER SYSTEM	LF	660	\$10.00	\$ 6,600.00
2105.504	GEOTEXTILE FABRIC TYPE 5	SY	16300	\$2.00	\$ 32,600.00
2105.507	COMMON EXCAVATION	CY	18830	\$15.00	\$ 282,450.00
2105.507	SUBGRADE EXCAVATION	CY	660	\$20.00	\$ 13,200.00
2105.507	SELECT GRANULAR BORROW	CY	8962	\$15.00	\$ 134,430.00
2105.507	STABILIZING AGGREGATE	CY	660	\$25.00	\$ 16,500.00
2123.510	COMMON LABORERS	HOUR	40	\$80.00	\$ 3,200.00
2123.510	DOZER	HOUR	10	\$160.00	\$ 1,600.00
2123.510	3.0 CU YD FRONT END LOADER	HOUR	10	\$165.00	\$ 1,650.00
2123.610	CRAWLER MOUNTED BACKHOE	HOUR	10	\$220.00	\$ 2,200.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	60	\$170.00	\$ 10,200.00
2211.509	AGGREGATE BASE CLASS 5 (100% CRUSHED LIMESTONE)	TON	7409	\$20.00	\$ 148,180.00
2301.602	REINFORCEMENT BARS (EPOXY COATED)	EA	220	\$12.00	\$ 2,640.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1310	\$3.00	\$ 3,930.00
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	3240	\$78.00	\$ 252,720.00
2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1620	\$73.00	\$ 118,260.00
2360.618	3" BITUMINOUS DRIVEWAY PAVEMENT	SY	370	\$30.00	\$ 11,100.00
2411.607	CONCRETE STEPS	CY	7	\$1,250.00	\$ 8,750.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

2506.502	ADJUST FRAME & RING CASTING	EA	5	\$600.00	\$ 3,000.00	
2506.602	CASTING ASSEMBLY SPECIAL	EA	10	\$250.00	\$ 2,500.00	
2521.518	4" CONCRETE WALK	SF	37480	\$5.50	\$ 206,140.00	
2521.518	6" CONCRETE WALK	SF	3480	\$9.00	\$ 31,320.00	
2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	6560	\$15.00	\$ 98,400.00	
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	750	\$70.00	\$ 52,500.00	
2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SY	860	\$100.00	\$ 86,000.00	
2531.603	CONCRETE CURB DESIGN V	LF	76	\$55.00	\$ 4,180.00	
2531.618	TRUNCATED DOMES	SF	490	\$57.00	\$ 27,930.00	
2540.602	INSTALL MAILBOX SUPPORT	EA	23	\$150.00	\$ 3,450.00	
2563.601	TRAFFIC CONTROL	LS	1.00	\$35,000.00	\$ 35,000.00	
2564.502	INSTALL SIGN	EA	1	\$200.00	\$ 200.00	
2564.518	SIGN PANELS TYPE C	SF	240	\$60.00	\$ 14,400.00	
2564.602	SIGN PANELS TYPE SPECIAL	EA	7	\$250.00	\$ 1,750.00	
2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM	SYSTEM	1	\$30,000.00	\$ 30,000.00	
2573.501	STABILIZED CONSTRUCTION EXIT	LS	1.00	\$13,500.00	\$ 13,500.00	
2573.502	STORM DRAIN INLET PROTECTION	EA	38	\$225.00	\$ 8,550.00	
2574.507	COMMON TOPSOIL BORROW	CY	720	\$35.00	\$ 25,200.00	
2575.504	SODDING TYPE LAWN	SY	5160	\$7.50	\$ 38,700.00	
2582.503	4" SOLID LINE MULTI-COMPONENT	LF	6080	\$1.00	\$ 6,080.00	
2582.503	24" SOLID LINE MULTI-COMPONENT	LF	180	\$8.00	\$ 1,440.00	
2582.503	4" BROKEN LINE MULTI-COMPONENT (YELLOW)	LF	3000	\$0.75	\$ 2,250.00	
2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SF	30	\$14.00	\$ 420.00	
2582.518	CROSSWALK MULTI-COMPONENT	SF	1040	\$6.00	\$ 6,240.00	
SCHEDULE "A" - STREETS					SUBTOTAL	\$ 2,028,270.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 60,850.00
SCHEDULE "A" - STREETS					SUBTOTAL	\$ 2,089,120.00
10% CONTINGENCY						\$ 208,910.00
SCHEDULE "A" - STREETS					TOTAL	\$ 2,298,030.00
25% OVERHEAD						\$ 574,510.00
SCHEDULE "A" - STREETS					GRAND TOTAL	\$ 2,872,540.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "B" - SANITARY SEWER

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.11	\$225,000.00	\$ 24,750.00
2104.502	REMOVE MANHOLE	EA	14	\$425.00	\$ 5,950.00
2104.503	REMOVE SEWER PIPE (SANITARY)	LF	2860	\$6.00	\$ 17,160.00
2451.607	AGGREGATE FOUNDATION	CY	94	\$35.00	\$ 3,290.00
2503.602	CONNECT TO EXISTING SANITARY SEWER	EA	6	\$1,250.00	\$ 7,500.00
2503.602	CONNECT TO EXISTING MANHOLES (SAN)	EA	0	\$1,500.00	\$ -
2503.602	8"X6" PVC WYE (SDR 26)	EA	43	\$350.00	\$ 15,050.00
2503.602	SANITARY SEWER CLEANOUT	EA	43	\$450.00	\$ 19,350.00
2503.602	SANITARY LOCATE BOX	EA	43	\$200.00	\$ 8,600.00
2503.603	6" PVC PIPE SEWER (SDR 26)	LF	1530	\$47.00	\$ 71,910.00
2503.603	8" PVC PIPE SEWER (SDR 35)	LF	2691	\$40.00	\$ 107,640.00
2503.603	LINING SEWER PIPE 8"	LF	664	\$60.00	\$ 39,840.00
2503.603	LINING SEWER PIPE 10"	LF	480	\$80.00	\$ 38,400.00
2506.502	CASTING ASSEMBLY (SANITARY)	EA	13	\$1,000.00	\$ 13,000.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SANITARY)	LF	163	\$450.00	\$ 73,350.00
SCHEDULE "B" - SANITARY SEWER				SUBTOTAL	\$ 445,790.00
3% ESTIMATED UNIT PRICE INFLATION					\$ 13,370.00
SCHEDULE "B" - SANITARY SEWER				SUBTOTAL	\$ 459,160.00
10% CONTINGENCY					\$ 45,920.00
SCHEDULE "B" - SANITARY SEWER				TOTAL	\$ 505,080.00
25% OVERHEAD					\$ 126,270.00
SCHEDULE "B" - SANITARY SEWER				GRAND TOTAL	\$ 631,350.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "C" - WATERMAIN

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.12	\$225,000.00	\$ 27,000.00	
2104.502	REMOVE HYDRANT	EA	9	\$500.00	\$ 4,500.00	
2104.503	REMOVE WATERMAIN	LF	3400	\$7.00	\$ 23,800.00	
2451.607	AGGREGATE FOUNDATION	CY	76	\$35.00	\$ 2,660.00	
2504.601	TEMPORARY WATER SERVICE	LS	1	\$15,000.00	\$ 15,000.00	
2504.602	RECONNECT WATER SERVICE	EA	49	\$450.00	\$ 22,050.00	
2504.602	CONNECT TO EXISTING WATERMAIN	EA	7	\$1,500.00	\$ 10,500.00	
2504.602	HYDRANT	EA	9	\$4,500.00	\$ 40,500.00	
2504.602	1" CORPORATION STOP	EA	42	\$350.00	\$ 14,700.00	
2504.602	2" CORPORATION STOP	EA	7	\$750.00	\$ 5,250.00	
2504.602	6" GATE VALVE & BOX	EA	15	\$1,750.00	\$ 26,250.00	
2504.602	8" GATE VALVE & BOX	EA	14	\$2,250.00	\$ 31,500.00	
2504.602	1" CURB STOP & BOX	EA	42	\$500.00	\$ 21,000.00	
2504.602	2" CURB STOP & BOX	EA	7	\$750.00	\$ 5,250.00	
2504.602	WATER LOCATE BOX	EA	49	\$200.00	\$ 9,800.00	
2504.603	1" TYPE PE PIPE	LF	1570	\$25.00	\$ 39,250.00	
2504.603	2" TYPE PE PIPE	LF	219	\$50.00	\$ 10,950.00	
2504.603	6" PVC WATERMAIN	LF	354	\$40.00	\$ 14,160.00	
2504.603	8" PVC WATERMAIN	LF	3070	\$44.00	\$ 135,080.00	
2504.604	4" INSULATION	SY	72	\$45.00	\$ 3,240.00	
2504.608	DUCTILE IRON FITTINGS	LB	1790	\$8.00	\$ 14,320.00	
SCHEDULE "C" - WATERMAIN					SUBTOTAL	\$ 476,760.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 14,300.00
SCHEDULE "C" - WATERMAIN					SUBTOTAL	\$ 491,060.00
10% CONTINGENCY						\$ 49,110.00
SCHEDULE "C" - WATERMAIN					TOTAL	\$ 540,170.00
25% OVERHEAD						\$ 135,040.00
SCHEDULE "C" - WATERMAIN					GRAND TOTAL	\$ 675,210.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "D" - STORM SEWER

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.11	\$225,000.00	\$ 24,750.00
2104.502	REMOVE DRAINAGE STRUCTURE	EA	23	\$400.00	\$ 9,200.00
2104.503	REMOVE SEWER PIPE (STORM)	LF	1390	\$12.00	\$ 16,680.00
2502.503	4" PERF TP PIPE DRAIN	LF	6078	\$10.00	\$ 60,780.00
2502.602	4" PVC PIPE DRAIN CLEANOUT	EA	22	\$400.00	\$ 8,800.00
2503.503	15" RC PIPE SEWER CLASS V	LF	1642	\$70.00	\$ 114,940.00
2503.503	18" RC PIPE SEWER CLASS III	LF	32	\$75.00	\$ 2,400.00
2503.503	27" RC PIPE SEWER CLASS III	LF	569	\$100.00	\$ 56,900.00
2503.602	CONNECT TO EXISTING STORM SEWER	EA	7	\$1,000.00	\$ 7,000.00
2503.602	CONNECT TO EXISTING MANHOLES	EA	4	\$1,250.00	\$ 5,000.00
2506.502	CASTING ASSEMBLY (STORM)	EA	31	\$950.00	\$ 29,450.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	LF	3	\$350.00	\$ 1,050.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3' CB)	LF	77	\$500.00	\$ 38,500.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	42	\$600.00	\$ 25,200.00
2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	LF	56	\$625.00	\$ 35,000.00
SCHEDULE "D" - STORM SEWER				SUBTOTAL	\$ 435,650.00
3% ESTIMATED UNIT PRICE INFLATION					\$ 13,070.00
SCHEDULE "D" - STORM SEWER				SUBTOTAL	\$ 448,720.00
10% CONTINGENCY					\$ 44,870.00
SCHEDULE "D" - STORM SEWER				TOTAL	\$ 493,590.00
25% OVERHEAD					\$ 123,400.00
SCHEDULE "D" - STORM SEWER				GRAND TOTAL	\$ 616,990.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "E" - LIGHTING

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.07	\$225,000.00	\$ 15,750.00	
2104.502	REMOVE LIGHTING SYSTEM	EA	1	\$50,000.00	\$ 50,000.00	
2545.501	LIGHTING SYSTEM "A"	LS	1	\$200,000.00	\$ 200,000.00	
SCHEDULE "E" - LIGHTING					SUBTOTAL	\$ 265,750.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 7,970.00
SCHEDULE "E" - LIGHTING					SUBTOTAL	\$ 273,720.00
10% CONTINGENCY						\$ 27,370.00
SCHEDULE "E" - LIGHTING					TOTAL	\$ 301,090.00
25% OVERHEAD						\$ 75,270.00
SCHEDULE "E" - LIGHTING					GRAND TOTAL	\$ 376,360.00

SCHEDULE "F" - LANDSCAPE ARCHITECTURE

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.05	\$225,000.00	\$ 11,250.00	
0.000	LANDSCAPE ARCHITECTURE ALLOWANCE	ALLOW	1	\$200,000.00	\$ 200,000.00	
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					SUBTOTAL	\$ 211,250.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 6,340.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					SUBTOTAL	\$ 217,590.00
10% CONTINGENCY						\$ 21,760.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					TOTAL	\$ 239,350.00
25% OVERHEAD						\$ 59,840.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					GRAND TOTAL	\$ 299,190.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "G" - STORMWATER QUALITY

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.05	\$225,000.00	\$ 11,250.00	
0.000	STORMWATER CHAMBERS (CHAMBER, FABRIC, & BACKFILL)	CF	7860	\$7.00	\$ 55,020.00	
2105.507	COMMON EXCAVATION	CY	1014	\$25.00	\$ 25,350.00	
2105.507	CHANNEL AND POND EXCAVATION	CY	1124	\$25.00	\$ 28,100.00	
2501.502	15" RC PIPE APRON	EA	1	\$1,200.00	\$ 1,200.00	
2501.602	OUTLET STRUCTURE	EA	1	\$1,500.00	\$ 1,500.00	
0.000	6" PERFORATED HDPE DRAIN TILE, 6" GATE VALVE, MANHOLE (FILTRAT	LS	1	\$15,000.00	\$ 15,000.00	
2503.602	CONNECT TO EXISTING MANHOLES	EA	1	\$1,500.00	\$ 1,500.00	
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (48" DIA. CONTR	EA	1	\$15,000.00	\$ 15,000.00	
0.000	1"-2" CLEAR STONE	CY	310	\$45.00	\$ 13,950.00	
2574.507	COMMON TOPSOIL BORROW	CY	50	\$35.00	\$ 1,750.00	
2575.607	INFILTRATION MEDIA	CY	326	\$45.00	\$ 14,670.00	
2575.607	3" MULCH LAYER	CY	42	\$35.00	\$ 1,470.00	
SCHEDULE "G" - STORMWATER QUALITY					SUBTOTAL	\$ 185,760.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 5,570.00
SCHEDULE "G" - STORMWATER QUALITY					SUBTOTAL	\$ 191,330.00
10% CONTINGENCY						\$ 19,130.00
SCHEDULE "G" - STORMWATER QUALITY					TOTAL	\$ 210,460.00
25% OVERHEAD						\$ 52,620.00
SCHEDULE "G" - STORMWATER QUALITY					GRAND TOTAL	\$ 263,080.00

SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
0.000	OVERHEAD UTILITY BURIAL	LS	1	\$300,000.00	\$ 300,000.00	
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					SUBTOTAL	\$ 300,000.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 9,000.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					SUBTOTAL	\$ 309,000.00
10% CONTINGENCY						\$ 30,900.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					TOTAL	\$ 339,900.00
25% OVERHEAD						\$ 84,980.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					GRAND TOTAL	\$ 424,880.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "A" - STREETS	\$ 2,907,630.00
SCHEDULE "B" - SANITARY SEWER	\$ 631,350.00
SCHEDULE "C" - WATERMAIN	\$ 675,210.00
SCHEDULE "D" - STORM SEWER	\$ 616,990.00
SCHEDULE "E" - LIGHTING	\$ 376,360.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE	\$ 299,190.00
SCHEDULE "G" - STORMWATER QUALITY	\$ 263,080.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY	\$ 424,880.00
PROJECT GRAND TOTAL	\$ 6,194,690.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "A" - STREETS

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.49	\$225,000.00	\$ 110,250.00
2101.524	CLEARING	TREE	13	\$450.00	\$ 5,850.00
2101.524	GRUBBING	TREE	13	\$450.00	\$ 5,850.00
2101.610	TREE TRIMMING	HOUR	10	\$250.00	\$ 2,500.00
2104.502	REMOVE CONCRETE STEPS	EA	20	\$350.00	\$ 7,000.00
2104.502	REMOVE CASTING	EA	1	\$250.00	\$ 250.00
2104.502	REMOVE SIGN	EA	38	\$50.00	\$ 1,900.00
2104.502	SALVAGE SIGN	EA	1	\$50.00	\$ 50.00
2104.502	SALVAGE MAILBOX SUPPORT	EA	23	\$100.00	\$ 2,300.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	458	\$5.00	\$ 2,290.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1050	\$3.00	\$ 3,150.00
2104.503	REMOVE CURB & GUTTER	LF	7750	\$4.00	\$ 31,000.00
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	612	\$10.00	\$ 6,120.00
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	820	\$8.00	\$ 6,560.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SY	13860	\$4.00	\$ 55,440.00
2104.518	REMOVE CONCRETE WALK	SF	32000	\$1.20	\$ 38,400.00
2104.603	RELOCATE SPRINKLER SYSTEM	LF	660	\$10.00	\$ 6,600.00
2105.504	GEOTEXTILE FABRIC TYPE 5	SY	15930	\$2.00	\$ 31,860.00
2105.507	COMMON EXCAVATION	CY	18437	\$15.00	\$ 276,555.00
2105.507	SUBGRADE EXCAVATION	CY	641	\$20.00	\$ 12,820.00
2105.507	SELECT GRANULAR BORROW	CY	8763	\$15.00	\$ 131,445.00
2105.507	STABILIZING AGGREGATE	CY	650	\$25.00	\$ 16,250.00
2123.510	COMMON LABORERS	HOUR	40	\$80.00	\$ 3,200.00
2123.510	DOZER	HOUR	10	\$160.00	\$ 1,600.00
2123.510	3.0 CU YD FRONT END LOADER	HOUR	10	\$165.00	\$ 1,650.00
2123.610	CRAWLER MOUNTED BACKHOE	HOUR	10	\$220.00	\$ 2,200.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	60	\$170.00	\$ 10,200.00
2211.509	AGGREGATE BASE CLASS 5 (100% CRUSHED LIMESTONE)	TON	7244	\$20.00	\$ 144,880.00
2301.602	REINFORCEMENT BARS (EPOXY COATED)	EA	220	\$12.00	\$ 2,640.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1280	\$3.00	\$ 3,840.00
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	3170	\$78.00	\$ 247,260.00
2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	1590	\$73.00	\$ 116,070.00
2360.618	3" BITUMINOUS DRIVEWAY PAVEMENT	SY	370	\$30.00	\$ 11,100.00
2411.607	CONCRETE STEPS	CY	7	\$1,250.00	\$ 8,750.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

2506.502	ADJUST FRAME & RING CASTING	EA	5	\$600.00	\$ 3,000.00	
2506.602	CASTING ASSEMBLY SPECIAL	EA	10	\$250.00	\$ 2,500.00	
2521.518	4" CONCRETE WALK	SF	41540	\$6.50	\$ 270,010.00	
2521.518	6" CONCRETE WALK	SF	2460	\$9.00	\$ 22,140.00	
2531.503	CONCRETE CURB & GUTTER DESIGN B618	LF	6640	\$16.00	\$ 106,240.00	
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SY	760	\$72.00	\$ 54,720.00	
2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SY	660	\$100.00	\$ 66,000.00	
2531.603	CONCRETE CURB DESIGN V	LF	76	\$55.00	\$ 4,180.00	
2531.618	TRUNCATED DOMES	SF	490	\$57.00	\$ 27,930.00	
2540.602	INSTALL MAILBOX SUPPORT	EA	23	\$150.00	\$ 3,450.00	
2563.601	TRAFFIC CONTROL	LS	1.00	\$35,000.00	\$ 35,000.00	
2564.502	INSTALL SIGN	EA	1	\$200.00	\$ 200.00	
2564.518	SIGN PANELS TYPE C	SF	290	\$60.00	\$ 17,400.00	
2564.602	SIGN PANELS TYPE SPECIAL	EA	7	\$250.00	\$ 1,750.00	
2565.616	PEDESTRIAN CROSSWALK FLASHER SYSTEM	SYSTEM	1	\$30,000.00	\$ 30,000.00	
2573.501	STABILIZED CONSTRUCTION EXIT	LS	1.00	\$13,500.00	\$ 13,500.00	
2573.502	STORM DRAIN INLET PROTECTION	EA	38	\$225.00	\$ 8,550.00	
2574.507	COMMON TOPSOIL BORROW	CY	720	\$35.00	\$ 25,200.00	
2575.504	SODDING TYPE LAWN	SY	5140	\$7.50	\$ 38,550.00	
2582.503	4" SOLID LINE MULTI-COMPONENT	LF	6230	\$1.00	\$ 6,230.00	
2582.503	24" SOLID LINE MULTI-COMPONENT	LF	180	\$8.00	\$ 1,440.00	
2582.503	4" BROKEN LINE MULTI-COMPONENT (YELLOW)	LF	2280	\$0.75	\$ 1,710.00	
2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	SF	30	\$14.00	\$ 420.00	
2582.518	CROSSWALK MULTI-COMPONENT	SF	850	\$6.00	\$ 5,100.00	
SCHEDULE "A" - STREETS					SUBTOTAL	\$ 2,053,050.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 61,590.00
SCHEDULE "A" - STREETS					SUBTOTAL	\$ 2,114,640.00
10% CONTINGENCY						\$ 211,460.00
SCHEDULE "A" - STREETS					TOTAL	\$ 2,326,100.00
25% OVERHEAD						\$ 581,530.00
SCHEDULE "A" - STREETS					GRAND TOTAL	\$ 2,907,630.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "B" - SANITARY SEWER

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.11	\$225,000.00	\$ 24,750.00
2104.502	REMOVE MANHOLE	EA	14	\$425.00	\$ 5,950.00
2104.503	REMOVE SEWER PIPE (SANITARY)	LF	2860	\$6.00	\$ 17,160.00
2451.607	AGGREGATE FOUNDATION	CY	94	\$35.00	\$ 3,290.00
2503.602	CONNECT TO EXISTING SANITARY SEWER	EA	6	\$1,250.00	\$ 7,500.00
2503.602	CONNECT TO EXISTING MANHOLES (SAN)	EA	0	\$1,500.00	\$ -
2503.602	8"X6" PVC WYE (SDR 26)	EA	43	\$350.00	\$ 15,050.00
2503.602	SANITARY SEWER CLEANOUT	EA	43	\$450.00	\$ 19,350.00
2503.602	SANITARY LOCATE BOX	EA	43	\$200.00	\$ 8,600.00
2503.603	6" PVC PIPE SEWER (SDR 26)	LF	1530	\$47.00	\$ 71,910.00
2503.603	8" PVC PIPE SEWER (SDR 35)	LF	2691	\$40.00	\$ 107,640.00
2503.603	LINING SEWER PIPE 8"	LF	664	\$60.00	\$ 39,840.00
2503.603	LINING SEWER PIPE 10"	LF	480	\$80.00	\$ 38,400.00
2506.502	CASTING ASSEMBLY (SANITARY)	EA	13	\$1,000.00	\$ 13,000.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (SANITARY)	LF	163	\$450.00	\$ 73,350.00
SCHEDULE "B" - SANITARY SEWER				SUBTOTAL	\$ 445,790.00
3% ESTIMATED UNIT PRICE INFLATION					\$ 13,370.00
SCHEDULE "B" - SANITARY SEWER				SUBTOTAL	\$ 459,160.00
10% CONTINGENCY					\$ 45,920.00
SCHEDULE "B" - SANITARY SEWER				TOTAL	\$ 505,080.00
25% OVERHEAD					\$ 126,270.00
SCHEDULE "B" - SANITARY SEWER				GRAND TOTAL	\$ 631,350.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "C" - WATERMAIN

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.12	\$225,000.00	\$ 27,000.00	
2104.502	REMOVE HYDRANT	EA	9	\$500.00	\$ 4,500.00	
2104.503	REMOVE WATERMAIN	LF	3400	\$7.00	\$ 23,800.00	
2451.607	AGGREGATE FOUNDATION	CY	76	\$35.00	\$ 2,660.00	
2504.601	TEMPORARY WATER SERVICE	LS	1	\$15,000.00	\$ 15,000.00	
2504.602	RECONNECT WATER SERVICE	EA	49	\$450.00	\$ 22,050.00	
2504.602	CONNECT TO EXISTING WATERMAIN	EA	7	\$1,500.00	\$ 10,500.00	
2504.602	HYDRANT	EA	9	\$4,500.00	\$ 40,500.00	
2504.602	1" CORPORATION STOP	EA	42	\$350.00	\$ 14,700.00	
2504.602	2" CORPORATION STOP	EA	7	\$750.00	\$ 5,250.00	
2504.602	6" GATE VALVE & BOX	EA	15	\$1,750.00	\$ 26,250.00	
2504.602	8" GATE VALVE & BOX	EA	14	\$2,250.00	\$ 31,500.00	
2504.602	1" CURB STOP & BOX	EA	42	\$500.00	\$ 21,000.00	
2504.602	2" CURB STOP & BOX	EA	7	\$750.00	\$ 5,250.00	
2504.602	WATER LOCATE BOX	EA	49	\$200.00	\$ 9,800.00	
2504.603	1" TYPE PE PIPE	LF	1570	\$25.00	\$ 39,250.00	
2504.603	2" TYPE PE PIPE	LF	219	\$50.00	\$ 10,950.00	
2504.603	6" PVC WATERMAIN	LF	354	\$40.00	\$ 14,160.00	
2504.603	8" PVC WATERMAIN	LF	3070	\$44.00	\$ 135,080.00	
2504.604	4" INSULATION	SY	72	\$45.00	\$ 3,240.00	
2504.608	DUCTILE IRON FITTINGS	LB	1790	\$8.00	\$ 14,320.00	
SCHEDULE "C" - WATERMAIN					SUBTOTAL	\$ 476,760.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 14,300.00
SCHEDULE "C" - WATERMAIN					SUBTOTAL	\$ 491,060.00
10% CONTINGENCY						\$ 49,110.00
SCHEDULE "C" - WATERMAIN					TOTAL	\$ 540,170.00
25% OVERHEAD						\$ 135,040.00
SCHEDULE "C" - WATERMAIN					GRAND TOTAL	\$ 675,210.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "D" - STORM SEWER

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE
2021.501	MOBILIZATION	LS	0.11	\$225,000.00	\$ 24,750.00
2104.502	REMOVE DRAINAGE STRUCTURE	EA	23	\$400.00	\$ 9,200.00
2104.503	REMOVE SEWER PIPE (STORM)	LF	1390	\$12.00	\$ 16,680.00
2502.503	4" PERF TP PIPE DRAIN	LF	6078	\$10.00	\$ 60,780.00
2502.602	4" PVC PIPE DRAIN CLEANOUT	EA	22	\$400.00	\$ 8,800.00
2503.503	15" RC PIPE SEWER CLASS V	LF	1642	\$70.00	\$ 114,940.00
2503.503	18" RC PIPE SEWER CLASS III	LF	32	\$75.00	\$ 2,400.00
2503.503	27" RC PIPE SEWER CLASS III	LF	569	\$100.00	\$ 56,900.00
2503.602	CONNECT TO EXISTING STORM SEWER	EA	7	\$1,000.00	\$ 7,000.00
2503.602	CONNECT TO EXISTING MANHOLES	EA	4	\$1,250.00	\$ 5,000.00
2506.502	CASTING ASSEMBLY (STORM)	EA	31	\$950.00	\$ 29,450.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	LF	3	\$350.00	\$ 1,050.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2'X3' CB)	LF	77	\$500.00	\$ 38,500.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	42	\$600.00	\$ 25,200.00
2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	LF	56	\$625.00	\$ 35,000.00
SCHEDULE "D" - STORM SEWER				SUBTOTAL	\$ 435,650.00
3% ESTIMATED UNIT PRICE INFLATION					\$ 13,070.00
SCHEDULE "D" - STORM SEWER				SUBTOTAL	\$ 448,720.00
10% CONTINGENCY					\$ 44,870.00
SCHEDULE "D" - STORM SEWER				TOTAL	\$ 493,590.00
25% OVERHEAD					\$ 123,400.00
SCHEDULE "D" - STORM SEWER				GRAND TOTAL	\$ 616,990.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

SCHEDULE "E" - LIGHTING

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.07	\$225,000.00	\$ 15,750.00	
2104.502	REMOVE LIGHTING SYSTEM	EA	1	\$50,000.00	\$ 50,000.00	
2545.501	LIGHTING SYSTEM "A"	LS	1	\$200,000.00	\$ 200,000.00	
SCHEDULE "E" - LIGHTING					SUBTOTAL	\$ 265,750.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 7,970.00
SCHEDULE "E" - LIGHTING					SUBTOTAL	\$ 273,720.00
10% CONTINGENCY						\$ 27,370.00
SCHEDULE "E" - LIGHTING					TOTAL	\$ 301,090.00
25% OVERHEAD						\$ 75,270.00
SCHEDULE "E" - LIGHTING					GRAND TOTAL	\$ 376,360.00

SCHEDULE "F" - LANDSCAPE ARCHITECTURE

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.05	\$225,000.00	\$ 11,250.00	
0.000	LANDSCAPE ARCHITECTURE ALLOWANCE	ALLOW	1	\$200,000.00	\$ 200,000.00	
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					SUBTOTAL	\$ 211,250.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 6,340.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					SUBTOTAL	\$ 217,590.00
10% CONTINGENCY						\$ 21,760.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					TOTAL	\$ 239,350.00
25% OVERHEAD						\$ 59,840.00
SCHEDULE "F" - LANDSCAPE ARCHITECTURE					GRAND TOTAL	\$ 299,190.00

PRELIMINARY ENGINEER'S ESTIMATE - OPTION 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE, MINNESOTA

BMI PROJECT NO. T18.120665

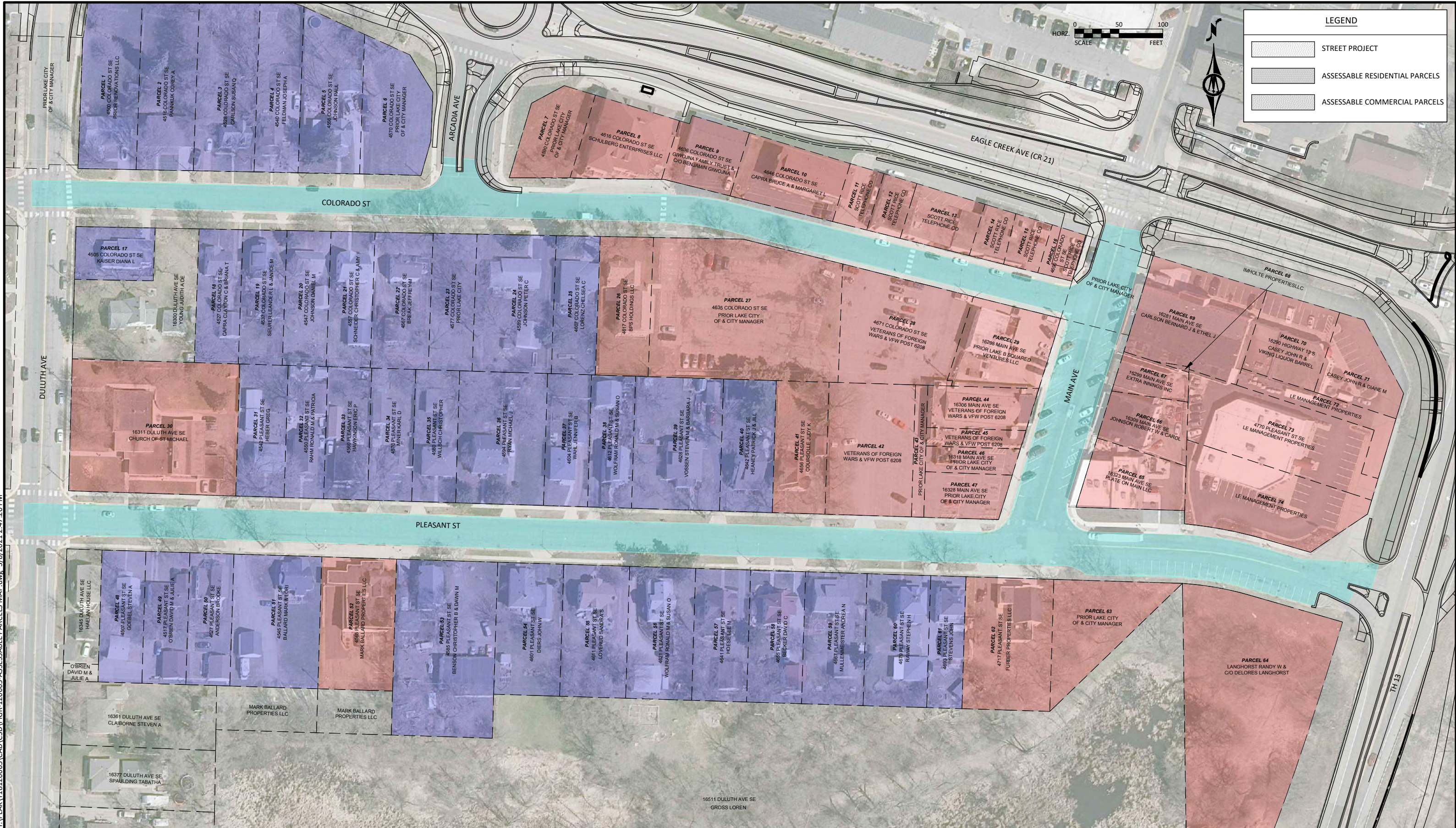
SCHEDULE "G" - STORMWATER QUALITY

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
2021.501	MOBILIZATION	LS	0.05	\$225,000.00	\$ 11,250.00	
0.000	STORMWATER CHAMBERS (CHAMBER, FABRIC, & BACKFILL)	CF	7860	\$7.00	\$ 55,020.00	
2105.507	COMMON EXCAVATION	CY	1014	\$25.00	\$ 25,350.00	
2105.507	CHANNEL AND POND EXCAVATION	CY	1124	\$25.00	\$ 28,100.00	
2501.502	15" RC PIPE APRON	EA	1	\$1,200.00	\$ 1,200.00	
2501.602	OUTLET STRUCTURE	EA	1	\$1,500.00	\$ 1,500.00	
0.000	6" PERFORATED HDPE DRAIN TILE, 6" GATE VALVE, MANHOLE (FILTRAT	LS	1	\$15,000.00	\$ 15,000.00	
2503.602	CONNECT TO EXISTING MANHOLES	EA	1	\$1,500.00	\$ 1,500.00	
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (48" DIA. CONTR	EA	1	\$15,000.00	\$ 15,000.00	
0.000	1"-2" CLEAR STONE	CY	310	\$45.00	\$ 13,950.00	
2574.507	COMMON TOPSOIL BORROW	CY	50	\$35.00	\$ 1,750.00	
2575.607	INFILTRATION MEDIA	CY	326	\$45.00	\$ 14,670.00	
2575.607	3" MULCH LAYER	CY	42	\$35.00	\$ 1,470.00	
SCHEDULE "G" - STORMWATER QUALITY					SUBTOTAL	\$ 185,760.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 5,570.00
SCHEDULE "G" - STORMWATER QUALITY					SUBTOTAL	\$ 191,330.00
10% CONTINGENCY						\$ 19,130.00
SCHEDULE "G" - STORMWATER QUALITY					TOTAL	\$ 210,460.00
25% OVERHEAD						\$ 52,620.00
SCHEDULE "G" - STORMWATER QUALITY					GRAND TOTAL	\$ 263,080.00

SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY

SPEC. REF	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT PRICE	ESTIMATED TOTAL PRICE	
0.000	OVERHEAD UTILITY BURIAL	LS	1	\$300,000.00	\$ 300,000.00	
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					SUBTOTAL	\$ 300,000.00
3% ESTIMATED UNIT PRICE INFLATION						\$ 9,000.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					SUBTOTAL	\$ 309,000.00
10% CONTINGENCY						\$ 30,900.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					TOTAL	\$ 339,900.00
25% OVERHEAD						\$ 84,980.00
SCHEDULE "H" - BURIAL OF OVERHEAD LINES BY XCEL ENERGY					GRAND TOTAL	\$ 424,880.00

Appendix C: Preliminary Assessment Roll



H:\PLAK\18120665\CAD\C3D\FIGR-120665-ASSESSABLE PARCELS MAP.dwg, 3/8/2021 2:47:20 PM

PRELIMINARY ASSESSMENT ROLL

DOWNTOWN SOUTH RECONSTRUCTION
 CITY OF PRIOR LAKE, MINNESOTA
 BMI PROJECT NO. T18.120665
 DATE: FEBRUARY, 2021

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Parcel Classification	Parcel Area Acres	Parcel Assessment Amount	Notes
1	250011270	PRIOR RENOVATIONS LLC	4500 COLORADO ST SE	4625 208 ST E	PRIOR LAKE, MN 55372	RESIDENTIAL	0.346	\$ 6,000.00	
2	250011260	PANNKUK COREY A	4516 COLORADO ST SE	8600 CHESTER AVE	NORTHFIELD, MN 55057	RESIDENTIAL	0.346	\$ 6,000.00	
3	250011250	CARLSON SUSAN Q	4528 COLORADO ST SE	4528 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.337	\$ 6,000.00	
4	250011240	FELDMAN JOSEPH A	4540 COLORADO ST SE	19120 OAK GROVE AVE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.225	\$ 6,000.00	
5	250011230	JOHNSON PAUL	4556 COLORADO ST SE	4556 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.279	\$ 6,000.00	
6	250011220	PRIOR LAKE CITY OF & CITY MANAGER	4570 COLORADO ST SE	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.245	\$ 6,000.00	
7	250011040	PRIOR LAKE CITY OF & CITY MANAGER	4590 COLORADO ST SE	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.155	\$ 13,503.60	
8	250011030	SCHULBERG ENTERPRISES LLC	4616 COLORADO ST SE	7138 154 ST W	PRIOR LAKE, MN 55372	COMMERCIAL	0.193	\$ 16,814.16	
9	250011020	GIWOJNA FAMILY TRUST & C/O BENJAMIN GIWOJNA	4636 COLORADO ST SE	2626 SW 46TH TER	CAPE CORAL, FL 33914	COMMERCIAL	0.139	\$ 12,109.68	
10	250011011	CAPRA BRUCE A & MARGARET L	4646 COLORADO ST SE	14528 HOLLOW PARK CT	BURNSVILLE, MN 55306	COMMERCIAL	0.198	\$ 17,249.76	
11	250011010	SCOTT RICE TELEPHONE CO		4690 COLORADO ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.062	\$ 5,401.44	
12	250011000	SCOTT RICE TELEPHONE CO		4690 COLORADO ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.059	\$ 5,140.08	
13	250010990	SCOTT RICE TELEPHONE CO		4690 COLORADO ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.117	\$ 10,193.04	
14	250010980	SCOTT RICE TELEPHONE CO		4690 COLORADO ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.053	\$ 4,617.36	
15	250010970	SCOTT RICE TELEPHONE CO		4690 COLORADO ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.056	\$ 4,878.72	
16	250010960	SCOTT RICE TELEPHONE CO	4690 COLORADO ST SE	4690 COLORADO ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.051	\$ 4,443.12	
17	250011210	KAISER DIANA L	4505 COLORADO ST SE	4505 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.124	\$ 6,000.00	
18	250011190	CAPRA CLAYTON C & BRIANA T	4527 COLORADO ST SE	4527 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.175	\$ 6,000.00	
19	250011180	SEURER LEANDER L & JANICE M	4537 COLORADO ST SE	PO BOX 15	PRIOR LAKE, MN 55372	RESIDENTIAL	0.175	\$ 6,000.00	
20	250011170	JOHNSON DANIEL M	4547 COLORADO ST SE	4547 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.176	\$ 6,000.00	
21	250011160	SCHNEIDER CHRISTOPHER C & AMY	4557 COLORADO ST SE	4557 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.177	\$ 6,000.00	
22	250011150	BREAK JEFFREY M	4567 COLORADO ST SE	4567 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.235	\$ 6,000.00	
23	250011140	PRIOR LAKE CITY	4577 COLORADO ST SE	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.178	\$ 6,000.00	
24	250011130	JOHNSON PETER C	4589 COLORADO ST SE	4589 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.323	\$ 6,000.00	
25	250011120	LORENZ CHELSEA C	4607 COLORADO ST SE	4607 COLORADO ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.180	\$ 6,000.00	
26	250011110	BPS HOLDINGS LLC	4617 COLORADO ST SE	16180 HASTINGS AVE S SUITE 201	PRIOR LAKE, MN 55372	COMMERCIAL	0.218	\$ 18,992.16	
27	250011100	PRIOR LAKE CITY OF & CITY MANAGER	4635 COLORADO ST SE	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.757	\$ 65,949.84	Development
28	258010390	VETERANS OF FOREIGN WARS & VFW POST 6208	4671 COLORADO ST SE	PO BOX 116	PRIOR LAKE, MN 55372	COMMERCIAL	0.376	\$ 32,757.12	Development
29	250011080	PRIOR LAKE B SQUARED VENTURES LLC	16298 MAIN AVE SE	750 2ND ST NE SUITE 100	HOPKINS, MN 55343	COMMERCIAL	0.222	\$ 19,340.64	Development
30	259020740	CHURCH OF ST MICHAEL	16311 DULUTH AVE SE	16311 DULUTH AVE SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.655	\$ 57,063.60	
31	250020220	HEBER GREG	4542 PLEASANT ST SE	4542 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.189	\$ 6,000.00	

PRELIMINARY ASSESSMENT ROLL

DOWNTOWN SOUTH RECONSTRUCTION
 CITY OF PRIOR LAKE, MINNESOTA
 BMI PROJECT NO. T18.120665
 DATE: FEBRUARY, 2021

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Parcel Classification	Parcel Area Acres	Parcel Assessment Amount	Notes
32	250020210	RAHM RONALD M & PATRICIA	4550 PLEASANT ST SE	4550 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.155	\$ 6,000.00	
33	250020200	HAWKINSON ERIC P	4560 PLEASANT ST SE	5469 MANOR RD SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.172	\$ 6,000.00	
34	250020190	MINER KARL D	4570 PLEASANT ST SE	8413 208TH CT W	LAKEVILLE, MN 55044	RESIDENTIAL	0.172	\$ 6,000.00	
35	250020180	WILLSCH CHRISTOPHER	4580 PLEASANT ST SE	2576 213 ST E	PRIOR LAKE, MN 55372	RESIDENTIAL	0.172	\$ 6,000.00	
36	250020170	RYAN MICHAEL J	4594 PLEASANT ST SE	4594 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.344	\$ 6,000.00	
37	250020160	WAHL JENNIFER B	4604 PLEASANT ST SE	4604 PLEASANT AVE SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.172	\$ 6,000.00	
38	250020150	WOLFRAM RONALD M & SUSAN O	4612 PLEASANT ST SE	4612 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.172	\$ 6,000.00	
39	250020140	VOSSSEN STEVEN M & BARBARA J	4628 PLEASANT ST SE	4628 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.344	\$ 6,000.00	
40	250020130	HEANEY PATRICK J & JILL	4642 PLEASANT ST SE	4642 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.207	\$ 6,000.00	
41	250020120	COURSOLLE JUDY K	4656 PLEASANT ST SE	2100 WACIPI DR NW	PRIOR LAKE, MN 55372	COMMERCIAL	0.207	\$ 18,033.84	Development
42/45	250020090	VETERANS OF FOREIGN WARS & VFW POST 6208		PO BOX 116	PRIOR LAKE, MN 55372	COMMERCIAL	0.392	\$ 34,151.04	Development
43	250020100	PRIOR LAKE CITY OF & CITY MANAGER		4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.048	\$ 4,181.76	Development
44	250020091	VETERANS OF FOREIGN WARS & VFW POST 6208	16306 MAIN AVE SE	PO BOX 116	PRIOR LAKE, MN 55372	COMMERCIAL	0.132	\$ 11,499.84	Development
46	250020080	PRIOR LAKE CITY OF & CITY MANAGER	16318 MAIN AVE SE	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.070	\$ 6,098.40	Development
47	250020060	PRIOR LAKE,CITY OF & CITY MANAGER	16328 MAIN AVE SE	4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.109	\$ 9,496.08	Development
48	250020360	GOEBEL STEVEN A	4507 PLEASANT ST SE	4507 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.172	\$ 6,000.00	
49	250020350	O'BRIEN DAVID M & JULIE A	4517 PLEASANT ST SE	2163 KELLY CIR	SHAKOPEE, MN 55379	RESIDENTIAL	0.172	\$ 6,000.00	
50	250020340	BREKHUS IAN JAMES	4527 PLEASANT ST SE	4527 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.172	\$ 6,000.00	
51	250020330	BALLARD MARK & LORI	4545 PLEASANT ST SE	104 1ST ST W STE A	JORDAN, MN 55352	RESIDENTIAL	0.344	\$ 6,000.00	
52	250020320	MARK BALLARD PROPERTIES LLC	4565 PLEASANT ST SE	104 1ST ST W STE A	JORDAN, MN 55352	COMMERCIAL	0.293	\$ 25,526.16	
53	258010140	BENSON CHRISTOPHER B & DAWN M	4585 PLEASANT ST SE	4585 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.528	\$ 6,000.00	
54	250020300	DIERS JOHN W	4601 PLEASANT ST SE	4601 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.258	\$ 6,000.00	
55	250020290	LOVERUD SANDRA S	4611 PLEASANT ST SE	4611 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.258	\$ 6,000.00	
56	250020280	WOLFRAM RONALD M & SUSAN O	4621 PLEASANT ST SE	4612 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.258	\$ 6,000.00	
57	250020271	HOESE LEE M	4641 PLEASANT ST SE	4641 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.215	\$ 6,000.00	
58	250020270	BECKER DAVID C	4655 PLEASANT ST SE	4655 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.215	\$ 6,000.00	
59	250020260	MULLENMEISTER ANDREA N	4667 PLEASANT ST SE	4667 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.241	\$ 6,000.00	
60	250020250	RAWAY STEPHEN H	4679 PLEASANT ST SE	99 NEVER BLUE RD	FLAT ROCK, NC 28731	RESIDENTIAL	0.249	\$ 6,000.00	
61	250020240	STEVENS JOHN	4693 PLEASANT ST SE	4693 PLEASANT ST SE	PRIOR LAKE, MN 55372	RESIDENTIAL	0.138	\$ 6,000.00	
62	250020230	FURBER PROPERTIES LLC	4717 PLEASANT ST SE	16602 BRENTWOOD PASS NW	SHAKOPEE, MN 55379	COMMERCIAL	0.344	\$ 29,969.28	
63	259020720	PRIOR LAKE CITY OF & CITY MANAGER		4646 DAKOTA ST SE	PRIOR LAKE, MN 55372	COMMERCIAL	0.252	\$ -	Not Buildable

PRELIMINARY ASSESSMENT ROLL

DOWNTOWN SOUTH RECONSTRUCTION
CITY OF PRIOR LAKE, MINNESOTA
BMI PROJECT NO. T18.120665
DATE: FEBRUARY, 2021

Parcel # on Map	Parcel ID	Owner	Site Address	Owner Address	City/State/Zip	Parcel Classification	Parcel Area Acres	Parcel Assessment Amount	Notes
64	259020730	LANGHORST RANDY W & C/O DELORES LANGHORST		6433 BROOK LN	SAVAGE, MN 55378	COMMERCIAL	1.143	\$ -	Not Buildable
65	250020030	PLATE ON MAIN LLC	16323 MAIN AVE SE	350 W BURNSVILLE PKWY STE 150	BURNSVILLE, MN 55337	COMMERCIAL	0.172	\$ 14,984.64	
66	250020020	JOHNSON ROBERT W & CAROL	16309 MAIN AVE SE	5024 44 AVE S	MINNEAPOLIS, MN 55417	COMMERCIAL	0.141	\$ 12,283.92	
67	258010400	EXTRA INNINGS INC	16299 MAIN AVE SE	6665 CASEY PKWY	PRIOR LAKE, MN 55372	COMMERCIAL	0.075	\$ 6,534.00	
68	250011061	IMHOLTE PROPERTIES LLC		2280 185TH ST E	JORDAN, MN 55352	COMMERCIAL	0.003	\$ 261.36	
69	253690010	CARLSON BERNARD J & ETHEL J	16281 MAIN AVE SE	65 PINAR DEL RIO AVE	BROWNSVILLE, TX 78526	COMMERCIAL	0.347	\$ 30,230.64	
70	251470021	CASEY JOHN R & VIKING LIQUOR BARREL	16290 HIGHWAY 13 S	14259 SHORE CREST DR NW	PRIOR LAKE, MN 55372	COMMERCIAL	0.186	\$ 16,204.32	Access via Private Street
71	251470010	CASEY JOHN R & DIANE M		14259 SHORE CREST DR NW	PRIOR LAKE, MN 55372	COMMERCIAL	0.162	\$ 14,113.44	Access via Private Street
72	251470032	LE MANAGEMENT PROPERTIES		22405 WAGON WHEEL TRL	LAKEVILLE, MN 55044	COMMERCIAL	0.108	\$ 9,408.96	Access via Private Street
73	251470031	LE MANAGEMENT PROPERTIES	4770 PLEASANT ST SE	22405 WAGON WHEEL TRL	LAKEVILLE, MN 55044	COMMERCIAL	0.383	\$ 33,366.96	Access via Private Street
74	251470030	LE MANAGEMENT PROPERTIES		22405 WAGON WHEEL TRL	LAKEVILLE, MN 55044	COMMERCIAL	0.357	\$ 31,101.84	



BENEFIT ANALYSIS REPORT

ON

**2021 DOWNTOWN SOUTH RECONSTRUCTION
BMI PROJECT NO. T18.120665**

FOR

**CITY OF PRIOR LAKE
PRIOR LAKE, MN 55372**

Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

METZEN REALTY AND ASSOCIATES CO.

412 SOUTHVIEW BLVD. / SOUTH SAINT PAUL / MINNESOTA 55075 / PHONE: 651-455-2214 • FAX: 651-455-2729

www.MetzenRealty.com



April 7th, 2020

Eric Seaburg, P.E.
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337

RE: 2021 Downtown South Reconstruction
BMI Project No. T18.120665

Dear Mr. Seaburg,

As per your request, I have completed a Benefit Analysis in an effort to determine benefit, if any, as a result of the above referenced project.

I have reviewed the Feasibility Report, and the Scope of Work prepared for the City of Prior Lake, as well as, inspecting the area affected by this project on several occasions.

The project focuses on neighborhood improvements that include full street reconstruction and utilities in accordance with the City's Comprehensive Plan.

The project affects thirty-seven single-family homes and thirty-five commercial sites within the affected area.

METZEN REALTY AND ASSOCIATES CO.

412 SOUTHVIEW BLVD. / SOUTH SAINT PAUL / MINNESOTA 55075 / PHONE: 651-455-2214 • FAX: 651-455-2729

www.MetzenRealty.com

Eric Seaburg P.E.,

I have been instructed to provide a benefit analysis report of a full street reconstruction including utilities, described later in this report.

As a result of my field inspection, research and comparable sales submitted, it is my opinion that the value-added benefit as a result of the projects is as follows:

Single Family Homes:

Up to \$6,000.00 Per Single Family Home

Six Thousand Dollars

Commercial Properties:

Up to \$2.00 Per Square Foot, Per Parcel

***Vacant parcels zoned for single family development would be assessed at the same rate as improved sites.**



Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

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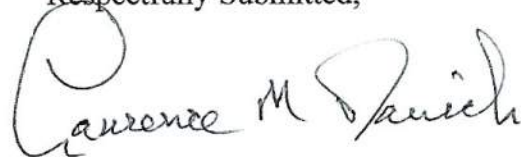
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CERTIFICATION

I, the undersigned, hereby certify that, except as otherwise noted in this report:

1. I have personally inspected the subject property.
2. I have no present or contemplated future interest in the real estate that is the subject of this report.
3. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
4. The amount of my fee is not contingent upon reporting predetermined value or upon the amount of the value estimate.
5. To the best of my knowledge and belief the statements of fact contained in this report, upon which analysis, opinions and conclusions expressed herein are based, are true and correct.
6. This report sets forth all the assumptions and limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analysis, opinions and conclusion contained in this report.
7. No one other than the undersigned prepared the analysis, conclusions and opinions concerning real estate that are set forth in this report.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Laurence M. Danich". The signature is written in black ink and is positioned below the typed name "Laurence M. Danich".

**QUALIFICATION
OF LAURANCE M. DANICH**

412 Southview Boulevard,
South St. Paul, MN 55075
(651) 455-2214

- Licensed with the State of Minnesota
- Registered Appraiser Number 4000869

EDUCATION:

- AA Degree from Mankato State University
- Completed courses and received designation from Realtor Graduate Institute
- Over 200 hours of continuing education

EXPERIENCE:

- Licensed and actively engaged in all facets of real estate since 1973, sales, property management and appraising various types of properties in St. Paul and adjacent counties in Minnesota.
- Instructor in Real Estate Financing for South St. Paul Adult Education
- Qualified as an expert witness on real estate values in District Court of Dakota County

MEMBERSHIPS:

- National Association of Real Estate Appraisers, # 28404
- Dakota County and Minnesota Board of Realtors
- Charter Commission: City of South St. Paul
- Certified Real Estate Appraiser, CREA Member

APPRAISAL ASSIGNMENTS

LENDING INSTITUTIONS

Southview Bank
The Phalen Bank
Meridian Bank

Dakota County State Bank
Thorpe Loan and Finance
Lenders Service, Inc.

CORPORATIONS

Twin City Barge, Inc.
Schanno Transportation
Northern Furniture Companies
Berryland Farms

Joe Miller Homes
St. Paul Companies
Angel Industries

LAW FIRMS

Grannis, Grannis
Thuet
Briguet & Associates
Severson, Sheldon, Dougherty & Molenda, P.A.
Rosene and Haugrud

Farrell & Knutson
Lynch & Pugh
Murane, Conlin White & Brandt

CITIES

Inver Grove Heights
Eagan
Apple Valley

South St. Paul
West St. Paul
Savage

PROPERTY RIGHTS REVIEWED

The real estate interest reviewed is that of fee simple.

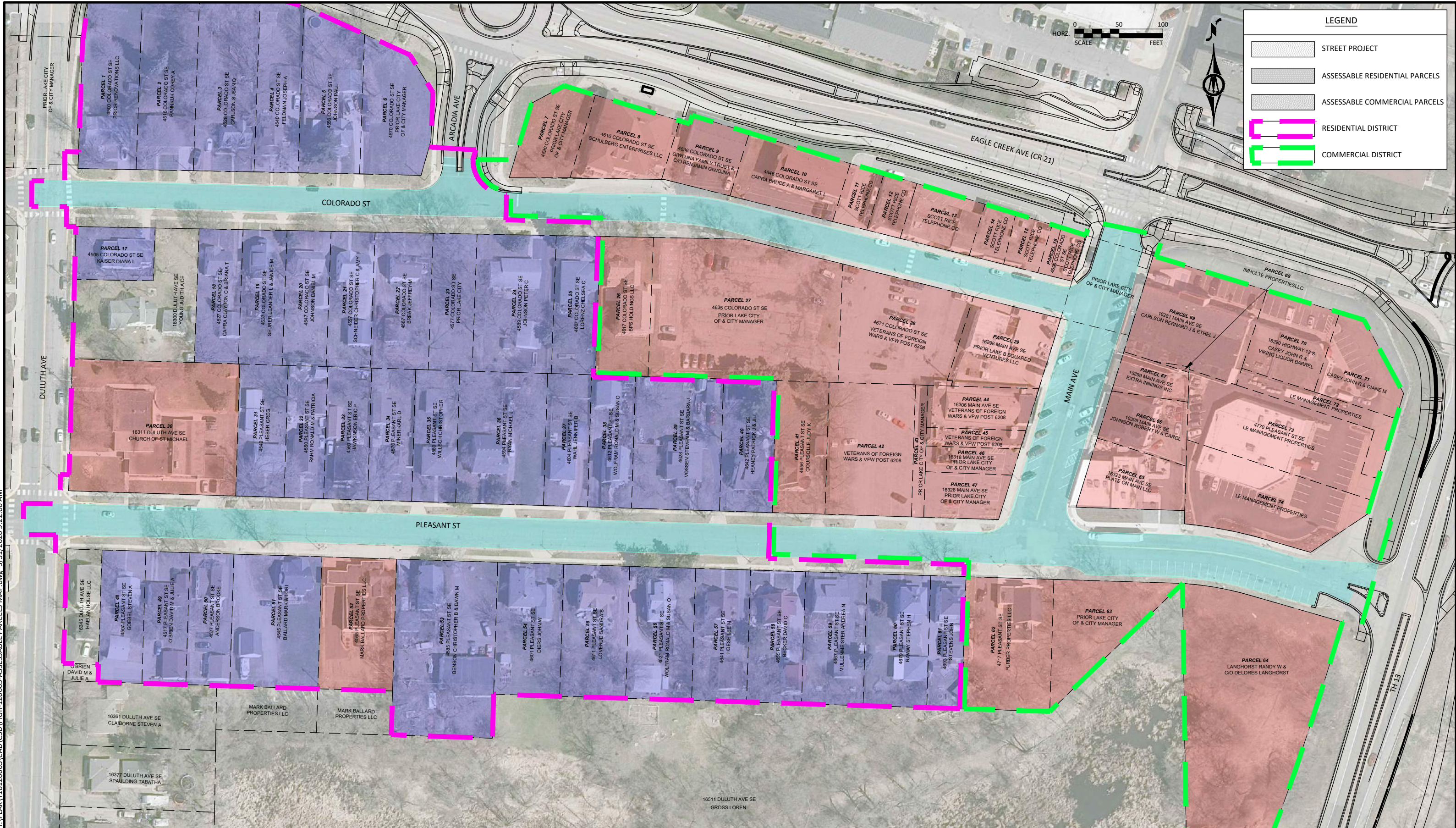
DATE OF INSPECTION

The area was inspected on April 4th, 2020 and subsequent times after.

THE PROJECT

The project will consist of full street reconstruction and utilities (water, sanitary sewer, and storm sewer) in the City's downtown area. The streets included are Pleasant Street S.E., Colorado Street S.E., and Main Avenue S.E..

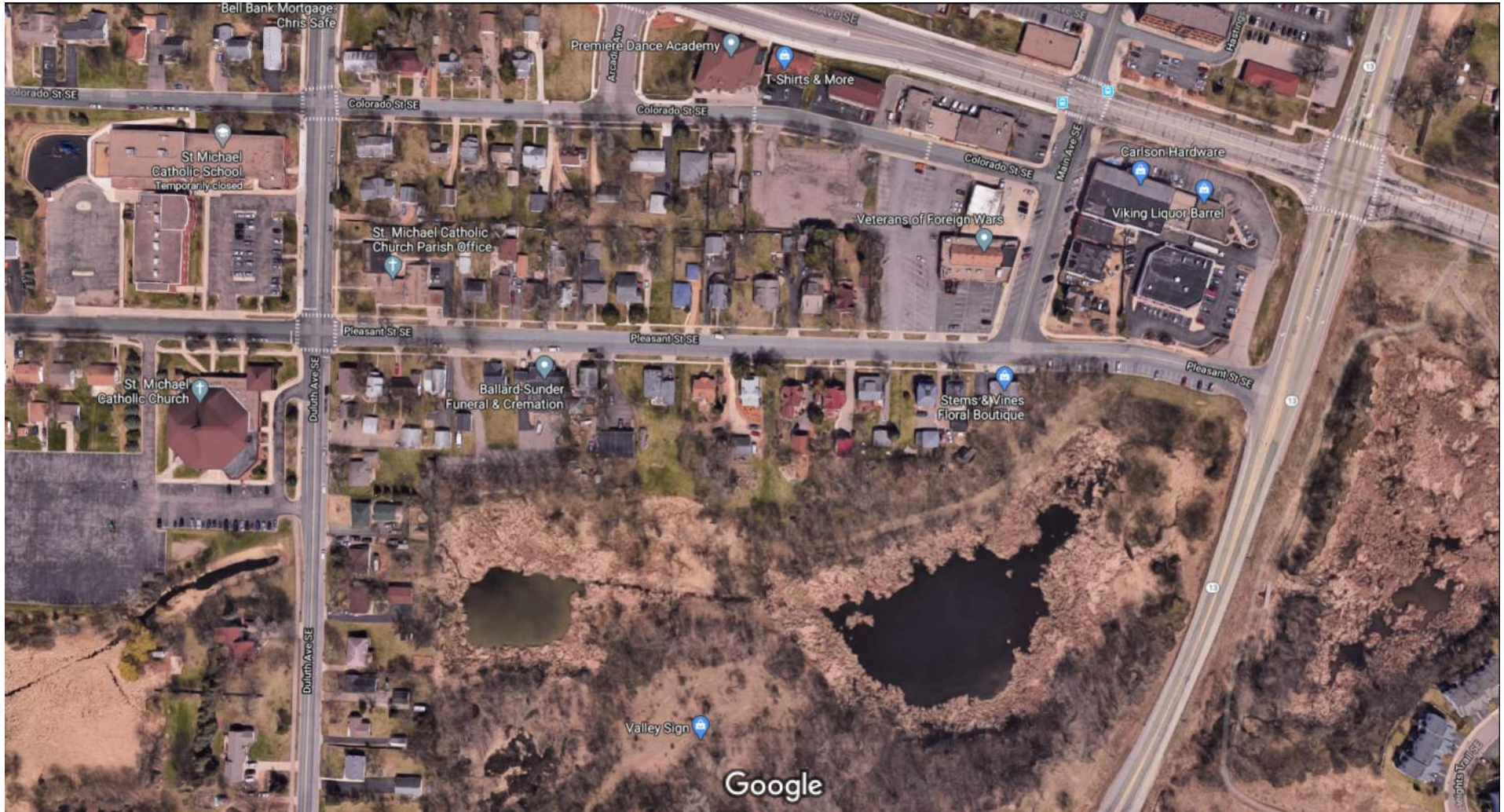
SITE DESCRIPTION AND PHOTO



H:\PLAK\18120665\CAD\C3D\FIGR-120665-ASSESSABLE PARCELS MAP.dwg 3/31/2020 9:22:06 AM

2021 Downtown South Reconstruction

Project Area of BMI Project No. T18.120665



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

ESTIMATED ASSESSMENTS

According to the preliminary assessment roll provided, it would be the intent of the city to assess the single-family residences at a rate of \$9,284.61 per parcel, and the commercial properties at various amounts.

EFFECTIVE DATE

The effective date of this report is April 7th, 2020.

PROJECT AREA

The area involved is Pleasant Street S.E., Colorado Street S.E., and Main Avenue S.E..

PHOTOS

**PLEASANT STREET S.E.,
COLORADO STREET S.E.,
AND
MAIN AVENUE S.E.**



Church/Commercial Property



Single Family Pleasant Street



Single Family Pleasant Street



Mortuary/Commercial Property



Single Family Pleasant Street



Single Family Pleasant Street



Single Family Pleasant Street



Commercial Pleasant Street



Vacant Lot Residential



Commercial Area



Commercial Area



Commercial Area



Commercial Area



Commercial Area



Commercial Area



Commercial Area



Commercial Area



Single Family Colorado Street



Single Family Colorado Street



Single Family Colorado Street



Commercial Area



Commercial Area

BACKGROUND INFORMATION AND EFFECTS OF THE PROJECT

The City of Prior Lake's 2020-2024 Capital Improvement Plan (CIP) identifies two segments of Colorado Street between Duluth Avenue and Main Avenue for reconstruction at various times over the next five years. City staff indicated that Main Avenue and Pleasant Street, within the Downtown South area, have also been internally identified for reconstruction soon after the timeframe of the current CIP.

Redevelopment is currently proposed in the Downtown South area over the subdivision City of Prior Lake, Block 15, Lots 1-9 and subdivision Cates Addition, Block 2, Lots 1-6. The proposed redevelopment includes relocation of the Veterans of Foreign Wars (VFW) building to the northwest corner of the Pleasant Street and Main Avenue intersection as well as the construction of a multi-story mixed use building along Colorado Street. Due to the proposed development, the City is considering combining the adjacent roadways into one street reconstruction project to be completed in conjunction with the construction of the proposed development. This will help limit impact to the surrounding properties and ensure the necessary infrastructure is in place to serve the development into the future.

SINGLE FAMILY PROPERTIES

SINGLE FAMILY HOMES WITHIN THE PROJECT

Majority of the single-family homes located within the project were typically built between the 1920's and 1960's, and range in value from the \$180,000.00's to \$250,000.00's plus. There were a few other properties that had assessed market values that were a little higher and lower according to the Scott County Assessor's office. The average home price is \$203,000.00.

The location is considered "good," all the homes appear to be well maintained.

**COMPRABLE SALES
(ASSESSMENTS ASSUMED BY BUYERS)**

I have submitted and analyzed sales of single-family homes, located in the Twin Cities Metropolitan area where assessments for previous street reconstruction projects were assumed by buyers above the negotiated sales price, thus, in my opinion provided a special value-added benefit to the property.

These sales were closed commencing in April 2017 through May 2018 and according to listing agents, assessments certified and/or pending to the properties were apart of negotiation between buyers and sellers.

Single Family Homes Assessments Assumed:

Sale Number 1: 5625 Vera Cruz Avenue North, Crystal, MN

- Closing Date of 4/13/18
- Assessments for road and sewer improvements \$7,582.00

Sale Number 2: 1112 Emerson Lane North, Brooklyn Center, MN

- Closing Date of 5/1/18
- Assessments for street improvements \$4,953.60

Sale Number 3: 1526 Gettysburg Avenue North, Golden Valley, MN

- Closing Date 4/6/17
- Assessments for street improvements \$6,000.00

Sale Number 4: 1817 Independence Avenue North, Golden Valley, MN

- Closing Date 6/22/17
- Assessments for street improvements \$6,600.00

Listing agents and county records were contacted to verify the sales are closed and data is accurate.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4913772 Type: For Sale

5625 Vera Cruz Avenue N, Crystal MN 55429

Status: Sold List Price: \$174,900 **Sold Price: \$190,000** Original List Price: \$174,900
 Seller Cont: \$1,500



Sale #1:
Assessment (4%):
\$7,582.00

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1957

Style: (SF) One 1/2 Stories
 Const Status: Previously Owned
 Foundation Size: 768
 AbvGrdFinSqFt: 1,152
 BelGrdFinSqFt: 384
 Total Fin SqFt: 1,536
 Acres: 0.247
 Lot Size: 60x150
 Yearly/Seasonal: Seasonal
 List Date: 03/06/2018

Off Market Date: 04/02/2018
 Date Closed: 04/13/2018

Received By MLS: 03/06/2018

Selling Agent: Sarah J. Appel
 Co-Selling Agent: Kerby J. Skurat
 Selling Office: RE/MAX Results
 Co-Selling Office: RE/MAX Results

Map Page: 91 Map Coord: E1

Directions:

Hwy 100 to Cty Rd 81 North to Bass Lake Rd, head east/right to Vera Cruz, head north/left to home on left side of Vera Cruz Ave

TAX INFORMATION

Property ID: 0411821310002 [Short Format](#)
 Tax Year: 2017
 Tax Amt: \$3,782
 Assess Bal: \$7,582
 Tax w/assess: \$11,364
 Assess Pend: Yes
 Homestead: No

Days On Market: 27 PDOM: 27 CDOM: 27

General Property Information

Legal Description: UNPLATTED 04 118 21 THAT PART OF E 180 FT OF S 10 ACRES OF NE 1/4 OF SW 1/4 LYING N OF S 274 15/100 FT
 County: Hennepin
 Postal City: Crystal
 School District: 281 - Robbinsdale, 763-504-8000
 Manufactured Home?: No
 Complex/Dev/Sub: Common Wall: No
 Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
 Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: Multiple offers received. Final and best offers are due Saturday, March 10, 2018 by 5:00 PM. Perfect home for investors and new home buyers alike. This was a well taken care of rental for the last two years at \$1300/month but could go for \$1450/month. Pending special assessment form the city for road and sewer repairs.

Public Remarks: This adorable home is ready for you to make it your own. It has two large bedrooms with a half bathroom upstairs, and main level has 2 bedrooms with a full bathroom including new flooring, new vanity, and new lighting. The downstairs family room includes new carpet, and new drywall ceiling. It has been freshly painted throughout. The two car garage includes brand new doors, and extra storage space that could be converted to a third garage.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central, Window
Family Rm	Lower	27x12				Water:	City Water/Connected
Kitchen	Main	14x11	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	12x12	Total:	2 3/4:	0 1/4:0	Garage:	2
Bedroom 2	Main	12x10	Full:	1 1/2:	1	Oth Prkg:	
Bedroom 3	Upper	17x13				Pool:	
Bedroom 4	Upper	17x12					

Bath Description: Main Floor Full Bath, Upper Level 1/2 Bath
 Dining Room Desc: Eat In Kitchen

Fireplaces: 0 Fireplace Characteristics:
Appliances: Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Water Softener - Owned, Furnace Humidifier
Basement: Full, Partial Finished, Concrete Block, Wood
Exterior: Vinyl
Fencing: Chain Link, Other
Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Ceiling Fan(s), Tiled Floors, Washer/Dryer Hookup
Parking Char: Detached Garage, Driveway - Concrete

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$1,500

Sellers Terms: FHA, DVA, Conventional, Cash
Existing Financing: Conventional
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Jason Spiller 952-938-0940](#)
Listing Office: [Keller Williams Premier Realty Lake Minnetonka](#)  Office Phone: 952-475-0111

MLS #: 4913772 Address: 5625 Vera Cruz Avenue N , Crystal, MN 55429

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Search Criteria

List Number is '4913772'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4888571 Type: For Sale

1112 Emerson Lane N, Brooklyn Center MN 55430

Status: Sold List Price: \$167,000 **Sold Price: \$167,250** Original List Price: \$145,000
 Seller Cont: \$



Sale #2:
Assessment (3%)

Total Bed/Bath: 4/ 2 Garage: 2 Year Built: 1963

Style: (SF) One Story
 Const Status: Previously Owned
 Foundation Size: 1,044
 AbvGrdFinSqFt: 1,044
 BelGrdFinSqFt: 900
 Total Fin SqFt: 1,944
 Acres: 0.258
 Lot Size: 90x125
 Yearly/Seasonal: Yearly

List Date: 10/31/2017 Received By MLS: 10/31/2017
 Off Market Date: 05/01/2018 Selling Agent: Pang Chang
 Date Closed: 05/01/2018 Selling Office: Realty Group, Inc.

Map Page: 78 Map Coord: C4
 Directions: 252 to 70th Ave - W - Dupont - N - Emerson Lane

TAX INFORMATION
 Property ID: 2511921330015 Short Format
 Tax Year: 2017
 Tax Amt: \$2,107
 Assess Bal: \$1,130
 Tax w/assess: \$3,237
 Assess Pend: Unknown
 Homestead: Yes

Days On Market: 56 PDOM: 49 CDOM: 56

General Property Information

Legal Description: LOT 013 BLOCK 001 BROOKDALE MANOR
 County: Hennepin
 Postal City: Brooklyn Center
 School District: 11 - Anoka-Hennepin, 763-506-1000
 Manufactured Home?: No
 Complex/Dev/Sub: Common Wall: No
 Lot Description: Irregular Lot
 Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: 24 hour notice required. Seller will be home for all showings. The buyer will have to assume the street improvement assessment of \$ 4953.60 * DIRECT ALL QUESTIONS TO ROBIN@PLTGRP.NET-952-848-2598

Public Remarks: One level living, 4BR, 3BR, finished lower level, corner lot, 2 car garage. The property needs some TLC and is being sold as is.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	23x11				Fuel:	Natural Gas
Dining Rm	Main	11x8				Air Cond:	Central
Family Rm	Lower	20x10				Water:	City Water/Connected
Kitchen	Main	10x8	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	13x12	Total:	2 3/4: 1	1/4:0	Garage:	2
Bedroom 2	Main	11x10	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3	Main	11x10				Pool:	
Bedroom 4	Lower	20x10					

Bath Description: Main Floor Full Bath, 3/4 Basement
 Dining Room Desc: Informal Dining Room
 Family Room Char: Lower Level
 Fireplaces: 0 Fireplace Characteristics:
 Basement: Full
 Exterior: Shakes, Metal, Vinyl
 Roof: Asphalt Shingles
 Amenities-Unit: Ceiling Fan(s), Washer/Dryer Hookup

Parking Char: Detached Garage
Special Search: 3 BR on One Level

Financial

Cooperating Broker Compensation

Buyer Broker Comp: 2.5 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information

Sale Financial Terms: Other
Sale Loan Amount: \$150,750
Seller Contribution: \$

Sellers Terms: Conventional, Cash
In Foreclosure?: Yes
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [The Platinum Group 612-408-3610](#)

Listing Office: [RE/MAX Results](#) 

Office Phone: 952-848-2400

MLS #: 4888571 Address: 1112 Emerson Lane N , Brooklyn Center, MN 55430

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Search Criteria

List Number is '4888571'

Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4784514 Type: For Sale

1526 Gettysburg Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$163,900 **Sold Price: \$158,415** Original List Price: \$163,900
 Seller Cont: \$



Sale #3:
Assessment (3.5%):
\$6,000.00
(Buyer Assumed)

Total Bed/Bath: 2/ 2 Garage: 0 Year Built: 1948

Style: (SF) One Story
 Const Status: Previously Owned
 Foundation Size: 937
 AbvGrdFinSqFt: 937
 BelGrdFinSqFt: 165
 Total Fin SqFt: 1,102
 Acres: 0.4
 Lot Size: 125x138
 Yearly/Seasonal: Yearly

List Date: 01/03/2017 Received By MLS: 01/03/2017
 Off Market Date: 02/09/2017 Selling Agent: Bobby Kroog
 Date Closed: 04/06/2017 Selling Office: BRIX Real Estate

Map Page: 105 Map Coord: C1

Directions:

Highway 169 to Plymouth Avenue Exit, E to Gettysburg, N to home on Right.

TAX INFORMATION

Property ID: 3011821330015 [Short Format](#)
 Tax Year: 2017
 Tax Amt: \$2,087
 Assess Bal: \$5,967
 Tax w/assess: \$8,054
 Assess Pend: Unknown
 Homestead: Yes

Days On Market: 37 PDOM: 37 CDOM: 37

General Property Information

Legal Description: The 1st Addn to Lakeview Heights, Blk 001, Lots 16 & 17
 County: Hennepin
 Postal City: Golden Valley
 School District: 270 - Hopkins, 952-988-4000
 Manufactured Home?: No
 Complex/Dev/Sub: Common Wall: No
 Lot Description: Tree Coverage - Medium, City Bus (w/in 6 blks)
 Road Frontage: City, Paved Streets
 Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: Two lots, combined for the tax purposes, can be easily uncombined by filling out a form provided by the city. No public hearing or rezoning is necessary.

Public Remarks: Cozy house on Knoll with mature tress pines and cedar. Large modern park across street. Parkland preserve east of property. 3 blocks to downtown express bus. New furnace & water heater. Hopkins school dist. Two lots can be uncombined. Home needs remodeling.

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	24x12				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected, Well
Kitchen	Main	11x9	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	11x10	Total:	2 3/4: 0	1/4:0	Garage:	0
Bedroom 2	Main	12x10	Full:	1 1/2: 1		Oth Prkg:	4
Bedroom 3						Pool:	None
Bedroom 4							

Bath Description: Main Floor Full Bath, 1/2 Basement
 Dining Room Desc: Living/Dining Room
 Fireplaces: 1
 Appliances: Range, Microwave, Refrigerator
 Basement: Full
 Exterior: Metal, Vinyl, Brick/Stone

Roof: Asphalt Shingles, Age Over 8 Years
Amenities-Unit: Kitchen Window
Parking Char: None
Special Search: Main Floor Bedroom, All Living Facilities on One Level

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.70 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right

Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount:
Seller Contribution: \$

Sellers Terms: FHA, DVA, Conventional, Cash
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Peggy A Watson 612-720-7511](#)
Listing Office: [Coldwell Banker Burnet](#)  Office Phone: 952-473-3000

MLS #: 4784514 Address: 1526 Gettysburg Avenue N , Golden Valley, MN 55427

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Search Criteria

List Number is '4784514'
Selected 1 of 1 result.

Single-Family Property Full

Property Full Display, Single Family Residential, MLS #: 4827569 Type: For Sale

1817 Independence Avenue N, Golden Valley MN 55427

Status: Sold List Price: \$160,000 **Sold Price: \$163,000** Original List Price: \$160,000
 Seller Cont: \$



Sale #4:
Assessment (4%):
\$6,600.00
(Buyer Assumed)

Total Bed/Bath: 2/ 1 Garage: 2 Year Built: 1948

Style: (SF) One Story
 Const Status: Previously Owned
 Foundation Size: 720
 AbvGrdFinSqFt: 720
 BelGrdFinSqFt:
 Total Fin SqFt: 720
 Acres: 0.191
 Lot Size: 60x132
 Yearly/Seasonal: Yearly
 List Date: 05/10/2017
 Off Market Date: 05/22/2017
 Date Closed: 06/22/2017

Received By MLS: 05/10/2017
 Selling Agent: [Ryan Dybevik](#)
 Selling Office: [RE/MAX Results](#)
 Days On Market: 8 PDOM: 8 CDOM: 8
TAX INFORMATION
 Property ID: [3011821320002](#) [Short Format](#)
 Tax Year: 2017
 Tax Amt: \$2,421
 Assess Bal: \$6,600
 Tax w/assess: \$9,021
 Assess Pend: Yes
 Homestead: No

Map Page: 105 Map Coord: C1
 Directions: Mendelssohn to Earl East to Independence South to home.

General Property Information

Legal Description: LOT 002 BLOCK 005 LAKEVIEW HEIGHTS INCL ADJ 1/2 OF VAC ALLEY
 County: Hennepin
 Postal City: Golden Valley
 School District: 281 - Robbinsdale, 763-504-8000
 Manufactured Home?: No
 Complex/Dev/Sub: Lakeview Heights Common Wall: No
 Lot Description: Tree Coverage - Light
 Road Frontage: City, Paved Streets
 Zoning: Residential-Single Accessibility: None

Remarks

Agent Remarks: HIGHEST AND BEST OFFERS DUE AT 5:00 PM ON MAY 18, 2017. - GREAT OPPORTUNITY FOR NEXT BUYER. Buyer and Buyer's agent are to verify all measurements. Street improvement assessment is \$6,600. Payment may be paid in full or spread out over 10 years at 5% interest. See Supplements for detail.

Public Remarks: Don't miss this charming 2 bedroom home in Golden Valley. Large lot with mature trees and a detached 2 car garage in a great location. Home includes hardwood floors in the living room and spacious master bedroom. Why rent when you could own for less than rent! Hurry, this one won't last long!

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm	Main	16x10				Fuel:	Natural Gas
Dining Rm						Air Cond:	Central
Family Rm						Water:	City Water/Connected
Kitchen	Main	13x12	Bathrooms			Sewer:	City Sewer/Connected
Bedroom 1	Main	14x12	Total:	1 3/4: 0	1/4:0	Garage:	2
Bedroom 2	Main	13x12	Full:	1 1/2: 0		Oth Prkg:	
Bedroom 3						Pool:	
Bedroom 4							

Bath Description: Main Floor Full Bath
 Dining Room Desc: Eat In Kitchen
 Family Room Char: Main Level
 Fireplaces: 0 Fireplace Characteristics:
 Appliances: Range, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal

Basement: Partial, Crawl Space, Sump Pump
Exterior: Metal
Roof: Asphalt Shingles
Amenities-Unit: Deck, Patio, Kitchen Window, Ceiling Fan(s), Hardwood Floors
Parking Char: Detached Garage, Driveway - Asphalt, Garage Door Opener
Special Search: Main Floor Bedroom

Financial

Cooperating Broker Compensation
Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %
Variable Rate: N List Type: Exclusive Right
Sale Mortgage Information
Sale Financial Terms: Conventional
Sale Loan Amount: \$154,850
Seller Contribution: \$

Sellers Terms: DVA, Conventional, Cash
Existing Financing: FHA
Assumable Loan: Not Assumable
In Foreclosure?: No
Lender Owned?: No
Potential Short Sale?: No
Owner is an Agent?: No

Contact Information

Listing Agent: [Mary Pat Nydahl](#) 952-239-4420
Listing Office: [Edina Realty, Inc.](#)  Office Phone: 952-934-5000

MLS #: 4827569 Address: 1817 Independence Avenue N , Golden Valley, MN 55427


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Search Criteria

List Number is '4827569'
Selected 1 of 1 result.

**SCOTT COUNTY PROPERTY
INFORMATION:
ASSESSED MARKET VALUES OF
PROJECT AREA SINGLE FAMILY
HOMES**

Parcel 1


Property Card		Parcel ID Number 250011270	
Taxpayer Information			
Taxpayer Name PRIOR RENOVATIONS LLC			
Mailing Address 4625 208 ST E PRIOR LAKE, MN 55372			
Property Address			
Address 4500 COLORADO ST SE			
City Prior Lake, MN 55372			
Parcel Information			
Uses	100 Res 1 unit	Calculated Acres	0.35
		Deeded Acres	0.00
		Plat	CITY OF PRIOR LAKE
		Lot	008
		Block	016
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 008 Block 016 SubdivisionCd 25001		
Legal Description2	& W 16' OF 7		
Building Information			
Building Style	RAMBLER	AGLA (Sq Ft)	1,040
Year Built	1957	Garage Size (Sq Ft)	288
Model Desc	SF RES	Basement Size (Sq Ft)	1,040
		Bedrooms	3
		Bathrooms	1.50
		Basement Finish (Sq Ft)	950
Miscellaneous Information			
School District	Taxing District Code	Homestead Status	Green Acres
ISD 0719 PRIOR LAKE	2001	N	N
		Ag Preserve	N
Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$99,000.00	Date of Sale 07/29/2011
Improvement		\$112,000.00	Sale Value \$90,000.00
Total		\$211,000.00	

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Parcel 2

Property Card	Parcel ID Number 250011260
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name PANNKUK COREY A	
Mailing Address 8600 CHESTER AVE NORTHFIELD, MN 55057	
Property Address	
Address 4516 COLORADO ST SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 100 Res 1 unit	Calculated Acres 0.35
	Deeded Acres 0.00
	Plat CITY OF PRIOR LAKE
	Lot
	Block 016
Legal Description	SubdivisionName CITY OF PRIOR LAKE Block 016 SubdivisionCd 25001
Legal Description2	W 31' OF 6 & E 34' OF 7

Building Information			
Building Style	RAMBLER	AGLA (Sq Ft)	1,176
		Bedrooms	5
Year Built	1957	Garage Size (Sq Ft)	280
		Bathrooms	2.00
Model Desc	SF RES	Basement Size (Sq Ft)	1,176
		Basement Finish (Sq Ft)	1,000


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$104,200.00	Date of Sale 04/27/2007
Improvement		\$131,000.00	Sale Value \$213,900.00
Total		\$235,200.00	

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Parcel 3

Property Card		Parcel ID Number 250011250			
Taxpayer Information					
Taxpayer Name CARLSON SUSAN Q					
Mailing Address 4528 COLORADO ST SE PRIOR LAKE, MN 55372					
Property Address					
Address 4528 COLORADO ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres	0.34			
	Deeded Acres	0.00			
	Plat	CITY OF PRIOR LAKE			
	Lot	005			
	Block	016			
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 005 Block 016 SubdivisionCd 25001				
Legal Description2	& E 19' OF 6				
Building Information					
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,104	Bedrooms	2
Year Built	1935	Garage Size (Sq Ft)	0	Bathrooms	1.00
Model Desc	SF RES	Basement Size (Sq Ft)	736	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$104,200.00	Date of Sale	03/31/2005	
Improvement		\$81,500.00	Sale Value	\$164,000.00	
Total		\$185,700.00			

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Parcel 4

Property Card	Parcel ID Number 250011240										
Taxpayer Information											
Taxpayer Name FELDMAN JOSEPH A											
Mailing Address 19120 OAK GROVE AVE PRIOR LAKE, MN 55372											
Property Address											
Address 4540 COLORADO ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.22</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td style="text-align: right;">004</td></tr> <tr><td>Block</td><td style="text-align: right;">016</td></tr> </table>	Calculated Acres	0.22	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	004	Block	016
Calculated Acres	0.22										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	004										
Block	016										
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 004 Block 016 SubdivisionCd 25001										
Legal Description2											
Building Information											
Building Style	1 1/2 STRY	AGLA (Sq Ft)	996	Bedrooms	3						
Year Built	1908	Garage Size (Sq Ft)	0	Bathrooms	1.75						
Model Desc	SF RES	Basement Size (Sq Ft)	536	Basement Finish (Sq Ft)	240						
Miscellaneous Information											
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$98,000.00	Date of Sale	10/22/2012							
Improvement		\$81,800.00	Sale Value	\$100,000.00							
Total		\$179,800.00									

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Parcel 5

Property Card	Parcel ID Number 250011230
----------------------	-------------------------------

Taxpayer Information
Taxpayer Name JOHNSON PAUL
Mailing Address 4556 COLORADO ST SE PRIOR LAKE, MN 55372



Property Address
Address 4556 COLORADO ST SE
City Prior Lake, MN 55372

Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.28</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td style="text-align: right;">003</td></tr> <tr><td>Block</td><td style="text-align: right;">016</td></tr> </table>	Calculated Acres	0.28	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	003	Block	016
Calculated Acres	0.28										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	003										
Block	016										
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 003 Block 016 SubdivisionCd 25001										
Legal Description2	& W 20' OF LOT 2										

Building Information			
Building Style	TWO STORY	AGLA (Sq Ft)	1,061
Year Built	1920	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	651
		Bedrooms	3
		Bathrooms	1.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N


Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$104,200.00	Date of Sale 12/13/2011
Improvement		\$86,000.00	Sale Value \$58,500.00
Total		\$190,200.00	

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Parcel 6

Property Card	Parcel ID Number 250011220
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name PRIOR LAKE CITY OF & CITY MANAGER	
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 4570 COLORADO ST SE	
City Prior Lake, MN 55372	

Parcel Information											
Uses 958 Muni Srvc Other	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.25</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td>001</td></tr> <tr><td>Block</td><td>016</td></tr> </table>	Calculated Acres	0.25	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	001	Block	016
Calculated Acres	0.25										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	001										
Block	016										
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 001 Block 016 SubdivisionCd 25001										
Legal Description2	& E 30' OF 2										

Building Information				
Building Style	AGLA (Sq Ft)	0	Bedrooms	0
Year Built	Garage Size (Sq Ft)	0	Bathrooms	0.00
Model Desc	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$76,800.00	Date of Sale 03/09/2012
Improvement		\$0.00	Sale Value \$168,000.00
Total		\$76,800.00	

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Parcel 17


Property Card	Parcel ID Number 250011210				
Taxpayer Information					
Taxpayer Name		KAISER DIANA L			
Mailing Address		4505 COLORADO ST SE PRIOR LAKE, MN 55372			
Property Address					
Address	4505 COLORADO ST SE				
City	Prior Lake, MN 55372				
Parcel Information					
Uses	100 Res 1 unit				
Calculated Acres	0.12				
Deeded Acres	0.00				
Plat	CITY OF PRIOR LAKE				
Lot					
Block	015				
Legal Description	SubdivisionName CITY OF PRIOR LAKE Block 015 SubdivisionCd 25001				
Legal Description2	N 60' OF LOTS 21 & 22				
Building Information					
Building Style	RAMBLER	AGLA (Sq Ft)	1,092	Bedrooms	3
Year Built	1961	Garage Size (Sq Ft)	288	Bathrooms	1.50
Model Desc	SF RES	Basement Size (Sq Ft)	1,092	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District	ISD 0719 PRIOR LAKE	Taxing District Code	2001	Homestead Status	N
		Green Acres	N	Ag Preserve	N
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$91,900.00	Date of Sale	01/26/2001	
Improvement		\$108,300.00	Sale Value	\$95,000.00	
Total		\$200,200.00			

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Parcel 18

Property Card	Parcel ID Number 250011190
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Taxpayer Information	
Taxpayer Name CAPRA CLAYTON C & BRIANA T	
Mailing Address 4527 COLORADO ST SE PRIOR LAKE, MN 55372	

Property Address
Address 4527 COLORADO ST SE
City Prior Lake, MN 55372

Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.17</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td>019</td></tr> <tr><td>Block</td><td>015</td></tr> </table>	Calculated Acres	0.17	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	019	Block	015
Calculated Acres	0.17										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	019										
Block	015										
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 019 Block 015 SubdivisionCd 25001										
Legal Description2											

Building Information			
Building Style	1 1/4 STRY	AGLA (Sq Ft)	1,025
Year Built	1955	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	820
		Bedrooms	3
		Bathrooms	1.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	Y	N	N


Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$96,800.00	Date of Sale 07/31/2006
Improvement		\$87,600.00	Sale Value \$185,000.00
Total		\$184,400.00	

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Parcel 19

Property Card	Parcel ID Number 250011180
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Taxpayer Information	
Taxpayer Name SEURER LEANDER L & JANICE M	
Mailing Address PO BOX 15 PRIOR LAKE, MN 55372	
Property Address	
Address 4537 COLORADO ST SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 100 Res 1 unit	Calculated Acres 0.18 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 018 Block 015
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 018 Block 015 SubdivisionCd 25001
Legal Description2	

Building Information			
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,098
Year Built	1929	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	732
		Bedrooms	3
		Bathrooms	1.25
		Basement Finish (Sq Ft)	0


Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	Y	N	N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$96,800.00	Date of Sale 01/01/1900
Improvement		\$97,000.00	Sale Value \$0.00
Total		\$193,800.00	

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Parcel 20

Property Card	Parcel ID Number 250011170			
Taxpayer Information				
Taxpayer Name JOHNSON DANIEL M				
Mailing Address 4547 COLORADO ST SE PRIOR LAKE, MN 55372				
Property Address				
Address 4547 COLORADO ST SE				
City Prior Lake, MN 55372				
Parcel Information				
Uses 100 Res 1 unit	Calculated Acres 0.18 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 017 Block 015			
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 017 Block 015 SubdivisionCd 25001			
Legal Description2				
Building Information				
Building Style 1 1/2 STRY	AGLA (Sq Ft) 1,080 Bedrooms 3			
Year Built 1946	Garage Size (Sq Ft) 0 Bathrooms 1.75			
Model Desc SF RES	Basement Size (Sq Ft) 720 Basement Finish (Sq Ft) 80			
Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N
Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)	Last Sale	
Land		\$96,800.00	Date of Sale	11/08/2016
Improvement		\$91,400.00	Sale Value	\$186,000.00
Total		\$188,200.00		

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Parcel 21

Property Card	Parcel ID Number 250011160										
Taxpayer Information											
Taxpayer Name SCHNEIDER CHRISTOPHER C & AMY											
Mailing Address 4557 COLORADO ST SE PRIOR LAKE, MN 55372											
Property Address											
Address 4557 COLORADO ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.18</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td style="text-align: right;">016</td></tr> <tr><td>Block</td><td style="text-align: right;">015</td></tr> </table>	Calculated Acres	0.18	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	016	Block	015
Calculated Acres	0.18										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	016										
Block	015										
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 016 Block 015 SubdivisionCd 25001										
Legal Description2											
Building Information											
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,377	Bedrooms	3						
Year Built	1930	Garage Size (Sq Ft)	0	Bathrooms	1.75						
Model Desc	SF RES	Basement Size (Sq Ft)	918	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve							
ISD 0719 PRIOR LAKE	2001	Y	N	N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$96,800.00	Date of Sale	01/01/1995							
Improvement		\$110,900.00	Sale Value	\$80,000.00							
Total		\$207,700.00									

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Parcel 22

Property Card	Parcel ID Number 250011150										
Taxpayer Information											
Taxpayer Name BREAK JEFFREY M											
Mailing Address 4567 COLORADO ST SE PRIOR LAKE, MN 55372											
Property Address											
Address 4567 COLORADO ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 105 Res 2-3 units	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.23</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td>015</td></tr> <tr><td>Block</td><td>015</td></tr> </table>	Calculated Acres	0.23	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	015	Block	015
Calculated Acres	0.23										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	015										
Block	015										
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 015 Block 015 SubdivisionCd 25001										
Legal Description2	& W 16' OF LOT 14										
Building Information											
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,234	Bedrooms	3						
Year Built	1935	Garage Size (Sq Ft)	0	Bathrooms	3.00						
Model Desc	SF RES	Basement Size (Sq Ft)	720	Basement Finish (Sq Ft)	700						
Miscellaneous Information											
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve							
ISD 0719 PRIOR LAKE	2001	Y	N	N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$103,200.00	Date of Sale	09/10/1997							
Improvement		\$115,200.00	Sale Value	\$86,650.00							
Total		\$218,400.00									

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Parcel 23

Property Card	Parcel ID Number 250011140
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Taxpayer Information	
Taxpayer Name PRIOR LAKE CITY	
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 4577 COLORADO ST SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 958 Muni Srvc Other	Calculated Acres 0.18 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 014 Block 015
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 014 Block 015 SubdivisionCd 25001
Legal Description2	E 50' OF

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N


Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$96,800.00	Date of Sale 08/28/2014
Improvement		\$0.00	Sale Value \$114,900.00
Total		\$96,800.00	

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Parcel 24

Property Card	Parcel ID Number 250011130
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Taxpayer Information	
Taxpayer Name JOHNSON PETER C	
Mailing Address 4589 COLORADO ST SE PRIOR LAKE, MN 55372	

Property Address
Address 4589 COLORADO ST SE
City Prior Lake, MN 55372

Parcel Information											
Uses 100 Res 1 unit	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.32</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td style="text-align: right;">013</td></tr> <tr><td>Block</td><td style="text-align: right;">015</td></tr> </table>	Calculated Acres	0.32	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	013	Block	015
Calculated Acres	0.32										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	013										
Block	015										
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 013 Block 015 SubdivisionCd 25001										
Legal Description2	& LOT 12 EX E 10' OF										

Building Information			
Building Style	RAMBLER	AGLA (Sq Ft)	1,408
Year Built	1963	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	1,120
		Bedrooms	3
		Bathrooms	1.75
		Basement Finish (Sq Ft)	828


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$109,700.00	Date of Sale 05/28/2014
Improvement		\$141,600.00	Sale Value \$198,000.00
Total		\$251,300.00	

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Parcel 25

Property Card	Parcel ID Number 250011120			
Taxpayer Information				
Taxpayer Name				
Mailing Address				
Taxpayer Name LORENZ CHELSEA C				
Mailing Address 4607 COLORADO ST SE PRIOR LAKE, MN 55372				
Property Address				
Address				
City				
Address 4607 COLORADO ST SE City Prior Lake, MN 55372				
Parcel Information				
Uses	Calculated Acres 0.18 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 011 Block 015			
Uses 100 Res 1 unit				
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 011 Block 015 SubdivisionCd 25001			
Legal Description2	EX E 10' & E 10' OF LOT 12			
Building Information				
Building Style	RAMBLER AGLA (Sq Ft) 1,144 Bedrooms 3			
Year Built	1973 Garage Size (Sq Ft) 312 Bathrooms 1.75			
Model Desc	SF RES Basement Size (Sq Ft) 1,144 Basement Finish (Sq Ft) 1,000			
Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	Y	N	N
Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)	Last Sale	
Land		\$96,800.00	Date of Sale	05/16/2012
Improvement		\$126,600.00	Sale Value	\$148,000.00
Total		\$223,400.00		

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Parcel 31

Property Card	Parcel ID Number 250020220										
Taxpayer Information											
Taxpayer Name HEBER GREG											
Mailing Address 4542 PLEASANT ST SE PRIOR LAKE, MN 55372											
Property Address											
Address 4542 PLEASANT ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 30%;">Calculated Acres</td><td>0.19</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CATES ADDN</td></tr> <tr><td>Lot</td><td>018</td></tr> <tr><td>Block</td><td>002</td></tr> </table>	Calculated Acres	0.19	Deeded Acres	0.00	Plat	CATES ADDN	Lot	018	Block	002
Calculated Acres	0.19										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	018										
Block	002										
Legal Description	SubdivisionName CATES ADDN Lot 018 Block 002 SubdivisionCd 25002										
Legal Description2	& W 5' OF LOT 17										
Building Information											
Building Style	RAMBLER	AGLA (Sq Ft)	896	Bedrooms	2						
Year Built	1960	Garage Size (Sq Ft)	0	Bathrooms	1.00						
Model Desc	SF RES	Basement Size (Sq Ft)	896	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$64,500.00	Date of Sale	09/14/2018							
Improvement		\$75,800.00	Sale Value	\$180,000.00							
Total		\$140,300.00									

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Parcel 32

Property Card	Parcel ID Number 250020210
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Taxpayer Information
Taxpayer Name RAHM RONALD M & PATRICIA
Mailing Address 4550 PLEASANT ST SE PRIOR LAKE, MN 55372



Property Address
Address 4550 PLEASANT ST SE
City Prior Lake, MN 55372

Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.15</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CATES ADDN</td></tr> <tr><td>Lot</td><td style="text-align: right;">017</td></tr> <tr><td>Block</td><td style="text-align: right;">002</td></tr> </table>	Calculated Acres	0.15	Deeded Acres	0.00	Plat	CATES ADDN	Lot	017	Block	002
Calculated Acres	0.15										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	017										
Block	002										
Legal Description	SubdivisionName CATES ADDN Lot 017 Block 002 SubdivisionCd 25002										
Legal Description2	EX W 5'										

Building Information			
Building Style	1 1/4 STRY	AGLA (Sq Ft)	1,159
Year Built	1914	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	847
		Bedrooms	2
		Bathrooms	1.00
		Basement Finish (Sq Ft)	0


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$64,500.00	Date of Sale 01/01/1900
Improvement		\$104,800.00	Sale Value \$0.00
Total		\$169,300.00	

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Parcel 33

Property Card	Parcel ID Number 250020200				
Taxpayer Information					
Taxpayer Name					
Mailing Address					
Taxpayer Name HAWKINSON ERIC P					
Mailing Address 5469 MANOR RD SE PRIOR LAKE, MN 55372					
Property Address					
Address					
City					
4560 PLEASANT ST SE Prior Lake, MN 55372					
Parcel Information					
Uses	Calculated Acres 0.17				
100 Res 1 unit	Deeded Acres 0.00				
	Plat CATES ADDN				
	Lot 016				
	Block 002				
Legal Description	SubdivisionName CATES ADDN Lot 016 Block 002 SubdivisionCd 25002				
Legal Description2					
Building Information					
Building Style	RAMBLER	AGLA (Sq Ft)	1,032	Bedrooms	2
Year Built	1950	Garage Size (Sq Ft)	0	Bathrooms	2.50
Model Desc	SF RES	Basement Size (Sq Ft)	858	Basement Finish (Sq Ft)	600
Miscellaneous Information					
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve	
ISD 0719 PRIOR LAKE	2001	Y	N	N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)	Last Sale		
Land		\$64,500.00	Date of Sale	07/13/2007	
Improvement		\$100,400.00	Sale Value	\$102,000.00	
Total		\$164,900.00			

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Parcel 34

Property Card	Parcel ID Number 250020190										
Taxpayer Information											
Taxpayer Name MINER KARL D											
Mailing Address 8413 208TH CT W LAKEVILLE, MN 55044											
Property Address											
Address 4570 PLEASANT ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.17</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CATES ADDN</td></tr> <tr><td>Lot</td><td>015</td></tr> <tr><td>Block</td><td>002</td></tr> </table>	Calculated Acres	0.17	Deeded Acres	0.00	Plat	CATES ADDN	Lot	015	Block	002
Calculated Acres	0.17										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	015										
Block	002										
Legal Description	SubdivisionName CATES ADDN Lot 015 Block 002 SubdivisionCd 25002										
Legal Description2											
Building Information											
Building Style	1 1/2 STRY	AGLA (Sq Ft)	860	Bedrooms	3						
Year Built	1920	Garage Size (Sq Ft)	0	Bathrooms	1.00						
Model Desc	SF RES	Basement Size (Sq Ft)	480	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District	ISD 0719 PRIOR LAKE	Taxing District Code	2001	Homestead Status	N						
		Green Acres	N	Ag Preserve	N						
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$64,500.00	Date of Sale	09/24/2015							
Improvement		\$74,200.00	Sale Value	\$86,125.00							
Total		\$138,700.00									

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Parcel 35

Property Card		Parcel ID Number 250020180			
Taxpayer Information					
Taxpayer Name WILLSCH CHRISTOPHER					
Mailing Address 2576 213 ST E PRIOR LAKE, MN 55372					
Property Address					
Address 4580 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres		0.17		
	Deeded Acres		0.00		
	Plat		CATES ADDN		
	Lot		014		
	Block		002		
Legal Description		SubdivisionName CATES ADDN Lot 014 Block 002 SubdivisionCd 25002			
Legal Description2					
Building Information					
Building Style	RAMBLER	AGLA (Sq Ft)	952	Bedrooms	2
Year Built	1960	Garage Size (Sq Ft)	0	Bathrooms	1.00
Model Desc	SF RES	Basement Size (Sq Ft)	952	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$64,500.00	Date of Sale	04/29/2005	
Improvement		\$82,400.00	Sale Value	\$145,000.00	
Total		\$146,900.00			

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Parcel 36

Property Card	Parcel ID Number 250020170										
Taxpayer Information											
Taxpayer Name RYAN MICHAEL J											
Mailing Address 4594 PLEASANT ST SE PRIOR LAKE, MN 55372											
Property Address											
Address 4594 PLEASANT ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.34</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CATES ADDN</td></tr> <tr><td>Lot</td><td style="text-align: right;">012</td></tr> <tr><td>Block</td><td style="text-align: right;">002</td></tr> </table>	Calculated Acres	0.34	Deeded Acres	0.00	Plat	CATES ADDN	Lot	012	Block	002
Calculated Acres	0.34										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	012										
Block	002										
Legal Description	SubdivisionName CATES ADDN Lot 012 Block 002 SubdivisionCd 25002										
Legal Description2	& LOT 13										
Building Information											
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,608	Bedrooms	3						
Year Built	1925	Garage Size (Sq Ft)	0	Bathrooms	1.00						
Model Desc	SF RES	Basement Size (Sq Ft)	988	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$83,900.00	Date of Sale	08/08/1995							
Improvement		\$120,200.00	Sale Value	\$77,500.00							
Total		\$204,100.00									

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Parcel 37

Property Card	Parcel ID Number 250020160										
Taxpayer Information											
Taxpayer Name WAHL JENNIFER B											
Mailing Address 4604 PLEASANT AVE SE PRIOR LAKE, MN 55372											
Property Address											
Address 4604 PLEASANT ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.17</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CATES ADDN</td></tr> <tr><td>Lot</td><td style="text-align: right;">011</td></tr> <tr><td>Block</td><td style="text-align: right;">002</td></tr> </table>	Calculated Acres	0.17	Deeded Acres	0.00	Plat	CATES ADDN	Lot	011	Block	002
Calculated Acres	0.17										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	011										
Block	002										
Legal Description	SubdivisionName CATES ADDN Lot 011 Block 002 SubdivisionCd 25002										
Legal Description2											
Building Information											
Building Style	RAMBLER	AGLA (Sq Ft)	768	Bedrooms	2						
Year Built	1961	Garage Size (Sq Ft)	0	Bathrooms	1.00						
Model Desc	SF RES	Basement Size (Sq Ft)	768	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve							
ISD 0719 PRIOR LAKE	2001	Y	N	N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$64,500.00	Date of Sale	12/30/2016							
Improvement		\$68,900.00	Sale Value	\$136,000.00							
Total		\$133,400.00									

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Parcel 38


Property Card		Parcel ID Number 250020150			
Taxpayer Information					
Taxpayer Name WOLFRAM RONALD M & SUSAN O					
Mailing Address 4612 PLEASANT ST SE PRIOR LAKE, MN 55372					
Property Address					
Address 4612 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres	0.17			
	Deeded Acres	0.00			
	Plat	CATES ADDN			
	Lot	010			
	Block	002			
Legal Description	SubdivisionName CATES ADDN Lot 010 Block 002 SubdivisionCd 25002				
Legal Description2					
Building Information					
Building Style	1 3/4 STRY	AGLA (Sq Ft)	1,502	Bedrooms	3
Year Built	1925	Garage Size (Sq Ft)	0	Bathrooms	1.75
Model Desc	SF RES	Basement Size (Sq Ft)	840	Basement Finish (Sq Ft)	420
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$64,500.00	Date of Sale	01/01/1900	
Improvement		\$123,600.00	Sale Value	\$0.00	
Total		\$188,100.00			

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Parcel 39

Property Card	Parcel ID Number 250020140
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Taxpayer Information	
Taxpayer Name VOSSEN STEVEN M & BARBARA J	
Mailing Address 4628 PLEASANT ST SE PRIOR LAKE, MN 55372	

Property Address
Address 4628 PLEASANT ST SE
City Prior Lake, MN 55372

Parcel Information	
Uses 100 Res 1 unit	Calculated Acres 0.34 Deeded Acres 0.00 Plat CATES ADDN Lot 8&9 Block 002
Legal Description SubdivisionName CATES ADDN Lot 8&9 Block 002 SubdivisionCd 25002	
Legal Description2	

Building Information			
Building Style	1 1/4 STRY	AGLA (Sq Ft)	1,624
Year Built	1921	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	1,292
		Bedrooms	3
		Bathrooms	1.75
		Basement Finish (Sq Ft)	0


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$83,900.00	Date of Sale 07/25/1997
Improvement		\$144,900.00	Sale Value \$90,500.00
Total		\$228,800.00	

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Parcel 40

Property Card		Parcel ID Number 250020130			
Taxpayer Information					
Taxpayer Name HEANEY PATRICK J & JILL					
Mailing Address 4642 PLEASANT ST SE PRIOR LAKE, MN 55372					
Property Address					
Address 4642 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres	0.21			
	Deeded Acres	0.00			
	Plat	CATES ADDN			
	Lot	007			
	Block	002			
Legal Description	SubdivisionName CATES ADDN Lot 007 Block 002 SubdivisionCd 25002				
Legal Description2	& W 10' OF LOT 6				
Building Information					
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,554	Bedrooms	5
Year Built	1917	Garage Size (Sq Ft)	0	Bathrooms	2.25
Model Desc	SF RES	Basement Size (Sq Ft)	1,100	Basement Finish (Sq Ft)	120
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$77,400.00	Date of Sale	01/01/1900	
Improvement		\$142,200.00	Sale Value	\$0.00	
Total		\$219,600.00			

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Parcel 48


Property Card		Parcel ID Number 250020360			
Taxpayer Information					
Taxpayer Name GOEBEL STEVEN A					
Mailing Address 4507 PLEASANT ST SE PRIOR LAKE, MN 55372					
Property Address					
Address 4507 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres	0.17			
	Deeded Acres	0.00			
	Plat	CATES ADDN			
	Lot	022			
	Block	003			
Legal Description	SubdivisionName CATES ADDN Lot 022 Block 003 SubdivisionCd 25002				
Legal Description2					
Building Information					
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,080	Bedrooms	3
Year Built	1930	Garage Size (Sq Ft)	0	Bathrooms	1.00
Model Desc	SF RES	Basement Size (Sq Ft)	720	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$64,500.00	Date of Sale	08/29/2013	
Improvement		\$92,700.00	Sale Value	\$152,000.00	
Total		\$157,200.00			

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Parcel 49

Property Card	Parcel ID Number 250020350
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Taxpayer Information	
Taxpayer Name O'BRIEN DAVID M & JULIE A	
Mailing Address 2163 KELLY CIR SHAKOPEE, MN 55379	
Property Address	
Address 4517 PLEASANT ST SE	
City Prior Lake, MN 55372	

Parcel Information											
Uses 105 Res 2-3 units	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.17</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CATES ADDN</td></tr> <tr><td>Lot</td><td>021</td></tr> <tr><td>Block</td><td>003</td></tr> </table>	Calculated Acres	0.17	Deeded Acres	0.00	Plat	CATES ADDN	Lot	021	Block	003
Calculated Acres	0.17										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	021										
Block	003										
Legal Description	SubdivisionName CATES ADDN Lot 021 Block 003 SubdivisionCd 25002										
Legal Description2											

Building Information			
Building Style	RAMBLER	AGLA (Sq Ft)	1,137
Year Built	1950	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	1,137
		Bedrooms	4
		Bathrooms	2.00
		Basement Finish (Sq Ft)	1,000


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$64,500.00	Date of Sale 11/22/2006
Improvement		\$124,300.00	Sale Value \$117,500.00
Total		\$188,800.00	

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Parcel 50

Property Card	Parcel ID Number 250020340				
Taxpayer Information					
Taxpayer Name		BREKHUS IAN JAMES			
Mailing Address		4527 PLEASANT ST SE PRIOR LAKE, MN 55372			
Property Address					
Address	4527 PLEASANT ST SE				
City	Prior Lake, MN 55372				
Parcel Information					
Uses	100 Res 1 unit				
Calculated Acres	0.17				
Deeded Acres	0.00				
Plat	CATES ADDN				
Lot	020				
Block	003				
Legal Description	SubdivisionName CATES ADDN Lot 020 Block 003 SubdivisionCd 25002				
Legal Description2					
Building Information					
Building Style	TWO STORY	AGLA (Sq Ft)	1,507	Bedrooms	3
Year Built	1946	Garage Size (Sq Ft)	0	Bathrooms	1.00
Model Desc	SF RES	Basement Size (Sq Ft)	720	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District	ISD 0719 PRIOR LAKE	Taxing District Code	2001	Homestead Status	Y
		Green Acres	N	Ag Preserve	N
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$64,500.00	Date of Sale	02/07/2020	
Improvement		\$118,700.00	Sale Value	\$249,900.00	
Total		\$183,200.00			

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Parcel 51

Property Card	Parcel ID Number 250020330										
Taxpayer Information											
Taxpayer Name BALLARD MARK & LORI											
Mailing Address 104 1ST ST W STE A JORDAN, MN 55352											
Property Address											
Address 4545 PLEASANT ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: right;">Calculated Acres</td><td>0.34</td></tr> <tr><td style="text-align: right;">Deeded Acres</td><td>0.00</td></tr> <tr><td style="text-align: right;">Plat</td><td>CATES ADDN</td></tr> <tr><td style="text-align: right;">Lot</td><td>018</td></tr> <tr><td style="text-align: right;">Block</td><td>003</td></tr> </table>	Calculated Acres	0.34	Deeded Acres	0.00	Plat	CATES ADDN	Lot	018	Block	003
Calculated Acres	0.34										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	018										
Block	003										
Legal Description	SubdivisionName CATES ADDN Lot 018 Block 003 SubdivisionCd 25002										
Legal Description2	& LOT 19										
Building Information											
Building Style	RAMBLER	AGLA (Sq Ft)	1,018	Bedrooms	2						
Year Built	1914	Garage Size (Sq Ft)	0	Bathrooms	1.00						
Model Desc	SF RES	Basement Size (Sq Ft)	1,018	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$90,300.00	Date of Sale	08/12/1998							
Improvement		\$86,400.00	Sale Value	\$80,000.00							
Total		\$176,700.00									

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Parcel 53

Property Card	Parcel ID Number 258010140
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name	
Mailing Address	
BENSON CHRISTOPHER B & DAWN M	
4585 PLEASANT ST SE PRIOR LAKE, MN 55372	

Property Address	
Address	
4585 PLEASANT ST SE	
City	
Prior Lake, MN 55372	


Parcel Information	
Uses	100 Res 1 unit
Calculated Acres	0.53
Deeded Acres	0.11
Plat	CATES ADDN
Lot	015
Block	003
Legal Description	Lots 14 and 15, block 3, Cates Addition to Prior Lake, Scott County, Minnesota, and easterly 15 feet of lot 16, block 3, Cates Addition to the Village of Prior Lake, Scott County, Minnesota. And that part of the southwest quarter of the northeast quarter of section 2, township 114, range 22, Scott County, Minnesota, being 50 feet in depth North to South and lying immediately South of lots 14 and 15, Block 3, Cates Addition to Prior Lake, and lying between the extension of the lines that represen
Legal Description2	Block 003 Lot 014 SubdivisionCd 25002 SubdivisionName CATES ADDN

Building Information			
Building Style	1 1/4 STRY	AGLA (Sq Ft)	1,343
Year Built	1929	Bedrooms	5
Model Desc	SF RES	Bathrooms	1.75
		Basement Size (Sq Ft)	1,074
		Basement Finish (Sq Ft)	600

Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	Y	N	N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$128,700.00	Date of Sale 03/11/2004
Improvement		\$151,500.00	Sale Value \$230,000.00
Total		\$280,200.00	

Parcel 54


Property Card		Parcel ID Number 250020300			
Taxpayer Information					
Taxpayer Name DIERS JOHN W					
Mailing Address 4601 PLEASANT ST SE PRIOR LAKE, MN 55372					
Property Address					
Address 4601 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres	0.26			
	Deeded Acres	0.00			
	Plat	CATES ADDN			
	Lot	013			
	Block	003			
Legal Description	SubdivisionName CATES ADDN Lot 013 Block 003 SubdivisionCd 25002				
Legal Description2	& W1/2 OF 12				
Building Information					
Building Style	1 1/4 STRY	AGLA (Sq Ft)	1,020	Bedrooms	2
Year Built	1909	Garage Size (Sq Ft)	532	Bathrooms	1.00
Model Desc	SF RES	Basement Size (Sq Ft)	816	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$77,400.00	Date of Sale	05/26/2010	
Improvement		\$104,900.00	Sale Value	\$133,900.00	
Total		\$182,300.00			

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Parcel 55

Property Card	Parcel ID Number 250020290
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Taxpayer Information	
Taxpayer Name LOVERUD SANDRA S	
Mailing Address 4611 PLEASANT ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 4611 PLEASANT ST SE	
City Prior Lake, MN 55372	

Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.26</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CATES ADDN</td></tr> <tr><td>Lot</td><td>011</td></tr> <tr><td>Block</td><td>003</td></tr> </table>	Calculated Acres	0.26	Deeded Acres	0.00	Plat	CATES ADDN	Lot	011	Block	003
Calculated Acres	0.26										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	011										
Block	003										
Legal Description	SubdivisionName CATES ADDN Lot 011 Block 003 SubdivisionCd 25002										
Legal Description2	& E1/2 OF 12										

Building Information			
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,452
Year Built	1946	Garage Size (Sq Ft)	0
Model Desc	SF RES	Basement Size (Sq Ft)	968
		Bedrooms	3
		Bathrooms	1.50
		Basement Finish (Sq Ft)	500


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$77,400.00	Date of Sale 12/17/1998
Improvement		\$113,700.00	Sale Value \$106,000.00
Total		\$191,100.00	

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Parcel 56

Property Card		Parcel ID Number 250020280			
Taxpayer Information					
Taxpayer Name WOLFRAM RONALD M & SUSAN O					
Mailing Address 4612 PLEASANT ST SE PRIOR LAKE, MN 55372					
Property Address					
Address 4621 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres	0.26			
	Deeded Acres	0.00			
	Plat	CATES ADDN			
	Lot	010			
	Block	003			
Legal Description	SubdivisionName CATES ADDN Lot 010 Block 003 SubdivisionCd 25002				
Legal Description2	& W1/2 OF LOT 9				
Building Information					
Building Style	1 3/4 STRY	AGLA (Sq Ft)	1,321	Bedrooms	3
Year Built	1895	Garage Size (Sq Ft)	0	Bathrooms	2.00
Model Desc	SF RES	Basement Size (Sq Ft)	896	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$77,400.00	Date of Sale	03/21/2008	
Improvement		\$115,700.00	Sale Value	\$138,000.00	
Total		\$193,100.00			

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Parcel 57


Property Card		Parcel ID Number 250020271	
Taxpayer Information			
Taxpayer Name HOESE LEE M			
Mailing Address 4641 PLEASANT ST SE PRIOR LAKE, MN 55372			
Property Address			
Address 4641 PLEASANT ST SE			
City Prior Lake, MN 55372			
Parcel Information			
Uses	100 Res 1 unit	Calculated Acres	0.22
		Deeded Acres	0.00
		Plat	CATES ADDN
		Lot	
		Block	003
Legal Description	SubdivisionName CATES ADDN Block 003 SubdivisionCd 25002		
Legal Description2	W3/4 OF 8 & E1/2 OF 9		
Building Information			
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,318
		Bedrooms	4
Year Built	1939	Garage Size (Sq Ft)	0
		Bathrooms	1.00
Model Desc	SF RES	Basement Size (Sq Ft)	869
		Basement Finish (Sq Ft)	0
Miscellaneous Information			
School District	Taxing District Code	Homestead Status	Green Acres
ISD 0719 PRIOR LAKE	2001	Y	N
			Ag Preserve
			N
Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$77,400.00	Date of Sale 09/08/2000
Improvement		\$124,900.00	Sale Value \$134,500.00
Total		\$202,300.00	

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Parcel 58

Property Card	Parcel ID Number 250020270
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Taxpayer Information	
Taxpayer Name BECKER DAVID C	
Mailing Address 4655 PLEASANT ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 4655 PLEASANT ST SE	
City Prior Lake, MN 55372	

Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.22</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CATES ADDN</td></tr> <tr><td>Lot</td><td>007</td></tr> <tr><td>Block</td><td>003</td></tr> </table>	Calculated Acres	0.22	Deeded Acres	0.00	Plat	CATES ADDN	Lot	007	Block	003
Calculated Acres	0.22										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	007										
Block	003										
Legal Description	SubdivisionName CATES ADDN Lot 007 Block 003 SubdivisionCd 25002										
Legal Description2	& E1/4 OF LOT 8										

Building Information			
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,980
Year Built	1940	Garage Size (Sq Ft)	720
Model Desc	SF RES	Basement Size (Sq Ft)	1,680
		Bedrooms	3
		Bathrooms	1.75
		Basement Finish (Sq Ft)	400


Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$77,400.00	Date of Sale 01/25/2015
Improvement		\$197,700.00	Sale Value \$200,000.00
Total		\$275,100.00	

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Parcel 59

Property Card	Parcel ID Number 250020260				
Taxpayer Information					
Taxpayer Name					
MULLENMEISTER ANDREA N					
Mailing Address					
4667 PLEASANT ST SE					
PRIOR LAKE, MN 55372					
Property Address					
Address					
4667 PLEASANT ST SE					
City					
Prior Lake, MN 55372					
Parcel Information					
Uses	Calculated Acres 0.24				
100 Res 1 unit	Deeded Acres 0.00				
	Plat CATES ADDN				
	Lot 006				
	Block 003				
Legal Description	SubdivisionName CATES ADDN Lot 006 Block 003 SubdivisionCd 25002				
Legal Description2	& W 20' OF 5				
Building Information					
Building Style	1 1/4 STRY	AGLA (Sq Ft)	1,234	Bedrooms	4
Year Built	1920	Garage Size (Sq Ft)	0	Bathrooms	1.50
Model Desc	SF RES	Basement Size (Sq Ft)	768	Basement Finish (Sq Ft)	625
Miscellaneous Information					
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve	
ISD 0719 PRIOR LAKE	2001	Y	N	N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)	Last Sale		
Land		\$77,400.00	Date of Sale	07/02/2007	
Improvement		\$110,100.00	Sale Value	\$203,000.00	
Total		\$187,500.00			

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Parcel 60

Property Card	Parcel ID Number 250020250										
Taxpayer Information											
Taxpayer Name RAWAY STEPHEN H											
Mailing Address 99 NEVER BLUE RD FLAT ROCK, NC 28731											
Property Address											
Address 4679 PLEASANT ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 100 Res 1 unit	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.25</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">CATES ADDN</td></tr> <tr><td>Lot</td><td style="text-align: right;">004</td></tr> <tr><td>Block</td><td style="text-align: right;">003</td></tr> </table>	Calculated Acres	0.25	Deeded Acres	0.00	Plat	CATES ADDN	Lot	004	Block	003
Calculated Acres	0.25										
Deeded Acres	0.00										
Plat	CATES ADDN										
Lot	004										
Block	003										
Legal Description	SubdivisionName CATES ADDN Lot 004 Block 003 SubdivisionCd 25002										
Legal Description2	& W 7.7' OF 3 & E 30' OF LOT 5										
Building Information											
Building Style	TWO STORY	AGLA (Sq Ft)	1,540	Bedrooms	3						
Year Built	1920	Garage Size (Sq Ft)	0	Bathrooms	1.50						
Model Desc	SF RES	Basement Size (Sq Ft)	676	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$77,400.00	Date of Sale	01/01/1900							
Improvement		\$120,500.00	Sale Value	\$0.00							
Total		\$197,900.00									

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Parcel 61

Property Card		Parcel ID Number 250020240			
Taxpayer Information					
Taxpayer Name STEVENS JOHN					
Mailing Address 4693 PLEASANT ST SE PRIOR LAKE, MN 55372					
Property Address					
Address 4693 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres		0.14		
	Deeded Acres		0.00		
	Plat		CATES ADDN		
	Lot				
	Block		003		
Legal Description	SubdivisionName CATES ADDN Block 003 SubdivisionCd 25002				
Legal Description2	W 10' OF 2 & E 42.3' OF LOT 3				
Building Information					
Building Style	TWO STORY	AGLA (Sq Ft)	1,522	Bedrooms	3
Year Built	1920	Garage Size (Sq Ft)	0	Bathrooms	2.00
Model Desc	SF RES	Basement Size (Sq Ft)	692	Basement Finish (Sq Ft)	600
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status Y	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$64,500.00	Date of Sale	07/08/2019	
Improvement		\$125,100.00	Sale Value	\$257,250.00	
Total		\$189,600.00			

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**CONCLUSION OF SINGLE-FAMILY HOMES
(ASSESSMENTS ASSUMED)**

The comparable sales submitted from previous neighborhoods located within the metropolitan area indicated an added value as a result of street reconstruction projects range in value from three to four percent.

According to the MLS (Multiple Listing Service) statistical information, the median sales price for the Prior Lake area has increased some 14 percent from 2018 to present.

According to the Scott County Assessor's Office, the average assessed market value of the homes affected by this project are \$203,000.00.

The comparable sales with assessments assumed were for complete street reconstruction as well as curb, gutter and storm sewer updates.

Therefore, based on my field inspection, research, and comparable sales submitted, it is my opinion that the value-added benefit as a result of the project is three percent, which results as follows:

Average Single-Family Home Value at \$203,000.00

\$203,000.00 Per Parcel x 3 Percent = \$6,090.00

Rounded to:

\$6,000.00 Per Parcel

COMMERCIAL PROPERTIES

**SCOTT COUNTY PROPERTY
INFORMATION:
ASSESSED MARKET VALUES AND
ASSESSMENT OF PROJECT AREA
COMMERCIAL AND BUSINESS
PARCELS**

COMMERCIAL SITE

PARCEL 8

PROPERTY INFORMATION

Property Address:	4616 Colorado Street S.E.
Parcel I.D.:	250011030
Assessed Value (Land Only):	\$260,300.00
Acres:	0.19 or 8,276 Square Feet
Price Per Square Foot:	\$31.45
Assessment Amount:	\$16,480.31

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$16,480.31 (Assessment Amount) / 8,276 Square Feet (0.19 Acres):

\$1.99 Per Square Foot

COMMERCIAL SITE

PARCEL 9

PROPERTY INFORMATION

Property Address:	4636 Colorado Street S.E.
Parcel I.D.:	250011020
Assessed Value (Land Only):	\$114,500.00
Acres:	0.14 or 6,098 Square Feet
Price Per Square Foot:	\$18.77
Assessment Amount:	\$11,869.24

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$11,869.24 (Assessment Amount) / 6,098 Square Feet (0.14 Acres):

\$1.95 Per Square Foot

COMMERCIAL SITE

PARCEL 10

PROPERTY INFORMATION

Property Address:	4646 Colorado Street S.E.
Parcel I.D.:	250011011
Assessed Value (Land Only):	\$151,200.00
Acres:	0.20 or 8,712 Square Feet
Price Per Square Foot:	\$17.35
Assessment Amount:	\$16,907.26

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$16,907.26 (Assessment Amount) / 8,712 Square Feet (0.20 Acres):

\$1.94 Per Square Foot

COMMERCIAL SITE

PARCEL 16

PROPERTY INFORMATION

Property Address:	4690 Colorado Street S.E.
Parcel I.D.:	250010960
Assessed Value (Land Only):	\$311,400.00 (6 Parcels)
Acres:	0.40 or 17,424 Square Feet
Price Per Square Foot:	\$17.87
Assessment Amount:	\$33,982.00

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$33,982.00 (Assessment Amount) / 17,424 Square Feet (0.40 Acres):

\$1.95 Per Square Foot

COMMERCIAL SITE

PARCEL 41

PROPERTY INFORMATION

Property Address:	4565 Pleasant Street S.E.
Parcel I.D.:	250020320
Assessed Value (Land Only):	\$89,900.00
Acres:	0.29 or 12,632 Square Feet
Price Per Square Foot:	\$7.11
Assessment Amount:	\$11,693.99

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$11,693.99 (Assessment Amount) / 12,632 Square Feet (0.29 Acres):

\$0.92 Per Square Foot

COMMERCIAL SITE

PARCEL 62

PROPERTY INFORMATION

Property Address:	4717 Pleasant Street S.E.
Parcel I.D.:	250020230
Assessed Value (Land Only):	\$93,800.00
Acres:	0.34 or 14,810 Square Feet
Price Per Square Foot:	\$6.33
Assessment Amount:	\$29,374.24

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$29,374.24 (Assessment Amount) / 14,810 Square Feet (0.34 Acres):

\$1.98 Per Square Foot

COMMERCIAL SITE

PARCELS 72, 73, and 74

PROPERTY INFORMATION

Property Address:	4770 Pleasant Street S.E.
Parcel I.D.:	251470030, 251470031, 251470032
Assessed Value (Land Only):	\$383,600.00
Acres:	0.85 or 37,026 Square Feet
Price Per Square Foot:	\$10.36
Assessment Amount:	\$72,410.91

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$72,410.91 (Assessment Amount) / 37,026 Square Feet (0.85 Acres):

\$1.95 Per Square Foot

COMMERCIAL SITE

PARCEL 29

PROPERTY INFORMATION

Property Address:	16298 Main Avenue S.E.
Parcel I.D.:	250011080
Assessed Value (Land Only):	\$148,100.00
Acres:	0.22 or 9,583 Square Feet
Price Per Square Foot:	\$15.45
Assessment Amount:	\$18,956.63

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$18,956.63 (Assessment Amount) / 9,583 Square Feet (0.22 Acres):

\$1.97 Per Square Foot

COMMERCIAL SITE

PARCEL 69

PROPERTY INFORMATION

Property Address:	16281 Main Avenue S.E.
Parcel I.D.:	253690010
Assessed Value (Land Only):	\$265,700.00
Acres:	0.35 or 15,246 Square Feet
Price Per Square Foot:	\$17.42
Assessment Amount:	\$29,630.41

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$29,630.41 (Assessment Amount) / 15,246 Square Feet (0.35 Acres):

\$1.94 Per Square Foot

COMMERCIAL SITE

PARCEL 28

PROPERTY INFORMATION

Property Address:	4617 Colorado Street S.E.
Parcel I.D.:	250011110
Assessed Value (Land Only):	\$65,700.00
Acres:	0.22 or 9,583 Square Feet
Price Per Square Foot:	\$6.85
Assessment Amount:	\$18,615.07

VALUE-ADDED BENEFIT AS A RESULT OF THE PROJECT

\$18,615.07 (Assessment Amount) / 9,583 Square Feet (0.22 Acres):

\$1.94 Per Square Foot

Parcel 7

Property ID - 250011040

Roll Type: Real
Payable Year: 2020
Property Address: 4590 COLORADO ST SE
Prior Lake, MN 55372
Tax Payer 1: PRIOR LAKE CITY OF & CITY MANAGER
4646 DAKOTA ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 015 Block 013 SubdivisionCd 25001
& LOT 16

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 72,200.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 72,200.00


Homestead Status:	N
Homestead Classification:	958 Muni Srvc Other
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	03/30/2012
Sale Price:	\$ 162,000

Parcel 7

Property Card	Parcel ID Number 250011040
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name PRIOR LAKE CITY OF & CITY MANAGER	
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 4590 COLORADO ST SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 958 Muni Srvc Other	Calculated Acres 0.16
	Deeded Acres 0.00
	Plat CITY OF PRIOR LAKE
	Lot 015
	Block 013
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 015 Block 013 SubdivisionCd 25001
Legal Description2	& LOT 16

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$72,200.00	Date of Sale 03/30/2012
Improvement		\$0.00	Sale Value \$162,000.00
Total		\$72,200.00	

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Parcel 8

Property ID - 250011030

Roll Type: Real
Payable Year: 2020
Property Address: 4616 COLORADO ST SE
Prior Lake, MN 55372
Tax Payer 1: SCHULBERG ENTERPRISES LLC
7138 154 ST W
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 013 Block 013 SubdivisionCd 25001
& LOT 14 & W 12' OF LOT 12

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 260,300.00
Improvement:	\$ 1,099,200.00
Green Acres:	\$ 0.00
Total:	\$ 1,359,500.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	OF/MED/PUB
Architectural Style:	N/A
Year Built:	2007
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	12,561
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	11/29/2005
Sale Price:	\$ 200,000

Parcel 8

Property Card		Parcel ID Number 250011030			
Taxpayer Information					
Taxpayer Name SCHULBERG ENTERPRISES LLC					
Mailing Address 7138 154 ST W PRIOR LAKE, MN 55372					
Property Address					
Address 4616 COLORADO ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 300 Commercial	Calculated Acres	0.19			
	Deeded Acres	0.00			
	Plat	CITY OF PRIOR LAKE			
	Lot	013			
	Block	013			
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 013 Block 013 SubdivisionCd 25001				
Legal Description2	& LOT 14 & W 12' OF LOT 12				
Building Information					
Building Style	N/A	AGLA (Sq Ft)	12,561	Bedrooms	0
Year Built	2007	Garage Size (Sq Ft)	0	Bathrooms	2.00
Model Desc	OF/MED/PUB	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$260,300.00	Date of Sale	11/29/2005	
Improvement		\$1,099,200.00	Sale Value	\$200,000.00	
Total		\$1,359,500.00			

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Parcel 9

Property ID - 250011020

Roll Type: Real
Payable Year: 2020
Property Address: 4636 COLORADO ST SE
Prior Lake, MN 55372
Tax Payer 1: GIWOJNA FAMILY TRUST & C/O BENJAMIN GIWOJNA
2626 SW 46TH TER
CAPE CORAL, FL 33914

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 011 Block 013 SubdivisionCd 25001
& E 28' OF LOT 12

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 114,500.00
Improvement:	\$ 35,500.00
Green Acres:	\$ 0.00
Total:	\$ 150,000.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	IND/WRHSE
Architectural Style:	N/A
Year Built:	1921
Bedrooms:	0.00
Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	2,852
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 9

Property Card	Parcel ID Number 250011020				
Taxpayer Information					
Taxpayer Name GIWOJNA FAMILY TRUST & C/O BENJAMIN GIWOJNA					
Mailing Address 2626 SW 46TH TER CAPE CORAL, FL 33914					
Property Address					
Address 4636 COLORADO ST SE					
City Prior Lake, MN 55372					
		Parcel Information			
Uses 300 Commercial	Calculated Acres		0.14		
	Deeded Acres		0.00		
	Plat		CITY OF PRIOR LAKE		
	Lot		011		
	Block		013		
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 011 Block 013 SubdivisionCd 25001				
Legal Description2	& E 28' OF LOT 12				
		Building Information			
Building Style	N/A	AGLA (Sq Ft)	2,852	Bedrooms	0
Year Built	1921	Garage Size (Sq Ft)	0	Bathrooms	0.00
Model Desc	IND/WRHSE	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0
		Miscellaneous Information			
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N	
		Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale		
Land		\$114,500.00	Date of Sale	01/01/1900	
Improvement		\$35,500.00	Sale Value	\$0.00	
Total		\$150,000.00			

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Parcel 10

Property ID - 250011011

Roll Type: Real
Payable Year: 2020
Property Address: 4646 COLORADO ST SE
Prior Lake, MN 55372
Tax Payer 1: CAPRA BRUCE A & MARGARET L
14528 HOLLOW PARK CT
BURNSVILLE, MN 55306

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 8&9 Block 013 SubdivisionCd 25001
& LOT 10

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 151,200.00
Improvement:	\$ 184,200.00
Green Acres:	\$ 0.00
Total:	\$ 335,400.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	OF/MED/PUB
Architectural Style:	N/A
Year Built:	1945
Bedrooms:	0.00
Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	3,017
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 10

Property Card		Parcel ID Number 250011011	
Taxpayer Information			
Taxpayer Name CAPRA BRUCE A & MARGARET L			
Mailing Address 14528 HOLLOW PARK CT BURNSVILLE, MN 55306			
Property Address			
Address 4646 COLORADO ST SE			
City Prior Lake, MN 55372			
Parcel Information			
Uses	300 Commercial	Calculated Acres	0.20
		Deeded Acres	0.00
		Plat	CITY OF PRIOR LAKE
		Lot	8&9
		Block	013
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 8&9 Block 013 SubdivisionCd 25001		
Legal Description2	& LOT 10		
Building Information			
Building Style	N/A	AGLA (Sq Ft)	3,017
Year Built	1945	Garage Size (Sq Ft)	0
Model Desc	OF/MED/PUB	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	0.00
		Basement Finish (Sq Ft)	0
Miscellaneous Information			
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N
			Ag Preserve N
Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$151,200.00	Date of Sale 01/01/1900
Improvement		\$184,200.00	Sale Value \$0.00
Total		\$335,400.00	

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Parcel 11

Property ID - 250011010

Roll Type: Real
Payable Year: 2020
Property Address:

Tax Payer 1: SCOTT RICE TELEPHONE CO
4690 COLORADO ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 007 Block 013 SubdivisionCd 25001

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 43,900.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 43,900.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 11

Property Card	Parcel ID Number 250011010
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Taxpayer Information	
Taxpayer Name SCOTT RICE TELEPHONE CO	
Mailing Address 4690 COLORADO ST SE PRIOR LAKE, MN 55372	
Property Address	
Address	
City	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.06 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 007 Block 013
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 007 Block 013 SubdivisionCd 25001
Legal Description2	

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$43,900.00	Date of Sale 01/01/1900
Improvement		\$0.00	Sale Value \$0.00
Total		\$43,900.00	

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Parcel 12

Property ID - 250011000

Roll Type: Real
Payable Year: 2020
Property Address:

Tax Payer 1: SCOTT RICE TELEPHONE CO
4690 COLORADO ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 006 Block 013 SubdivisionCd 25001

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 47,100.00
Improvement:	\$ 116,500.00
Green Acres:	\$ 0.00
Total:	\$ 163,600.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	OF/MED/PUB
Architectural Style:	N/A
Year Built:	1970
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	12,761
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 12

Property Card	Parcel ID Number 250011000
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Taxpayer Information	
Taxpayer Name SCOTT RICE TELEPHONE CO	
Mailing Address 4690 COLORADO ST SE PRIOR LAKE, MN 55372	
Property Address	
Address	
City	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.06 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 006 Block 013
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 006 Block 013 SubdivisionCd 25001
Legal Description2	

Building Information			
Building Style	N/A	AGLA (Sq Ft)	12,761
Year Built	1970	Garage Size (Sq Ft)	0
Model Desc	OF/MED/PUB	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	2.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$47,100.00	Date of Sale 01/01/1900
Improvement		\$116,500.00	Sale Value \$0.00
Total		\$163,600.00	

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Parcel 13

Property ID - 250010990

Roll Type: Real
Payable Year: 2020
Property Address:

Tax Payer 1: SCOTT RICE TELEPHONE CO
4690 COLORADO ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 4&5 Block 013 SubdivisionCd 25001

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

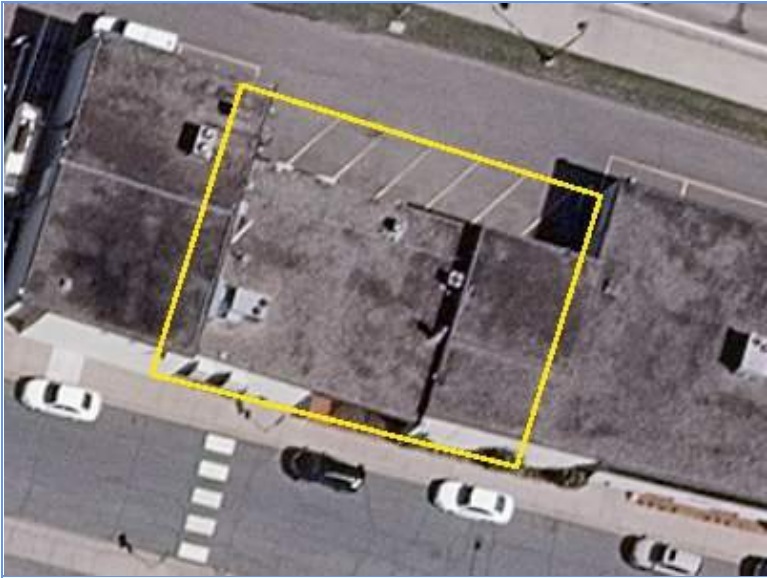
Land:	\$ 87,300.00
Improvement:	\$ 165,800.00
Green Acres:	\$ 0.00
Total:	\$ 253,100.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	OF/MED/PUB
Architectural Style:	N/A
Year Built:	1970
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	12,761
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 13

Property Card	Parcel ID Number 250010990			
Taxpayer Information				
Taxpayer Name SCOTT RICE TELEPHONE CO				
Mailing Address 4690 COLORADO ST SE PRIOR LAKE, MN 55372				
Property Address				
Address				
City				
Parcel Information				
Uses 300 Commercial	Calculated Acres 0.12 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 4&5 Block 013			
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 4&5 Block 013 SubdivisionCd 25001			
Legal Description2				
Building Information				
Building Style N/A	AGLA (Sq Ft) 12,761 Bedrooms 0			
Year Built 1970	Garage Size (Sq Ft) 0 Bathrooms 2.00			
Model Desc OF/MED/PUB	Basement Size (Sq Ft) 0 Basement Finish (Sq Ft) 0			
Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N
Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)	Last Sale	
Land		\$87,300.00	Date of Sale	01/01/1900
Improvement		\$165,800.00	Sale Value	\$0.00
Total		\$253,100.00		

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Parcel 14

Property ID - 250010980

Roll Type: Real
Payable Year: 2020
Property Address:

Tax Payer 1: SCOTT RICE TELEPHONE CO
4690 COLORADO ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 003 Block 013 SubdivisionCd 25001

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 43,400.00
Improvement:	\$ 239,000.00
Green Acres:	\$ 0.00
Total:	\$ 282,400.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	OF/MED/PUB
Architectural Style:	N/A
Year Built:	1970
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	12,761
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 14

Property Card		Parcel ID Number 250010980	
Taxpayer Information			
Taxpayer Name SCOTT RICE TELEPHONE CO			
Mailing Address 4690 COLORADO ST SE PRIOR LAKE, MN 55372			
Property Address			
Address			
City			
Parcel Information			
Uses	300 Commercial	Calculated Acres	0.05
		Deeded Acres	0.00
		Plat	CITY OF PRIOR LAKE
		Lot	003
		Block	013
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 003 Block 013 SubdivisionCd 25001		
Legal Description2			
Building Information			
Building Style	N/A	AGLA (Sq Ft)	12,761
Year Built	1970	Garage Size (Sq Ft)	0
Model Desc	OF/MED/PUB	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	2.00
		Basement Finish (Sq Ft)	0
Miscellaneous Information			
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N
			Ag Preserve N
Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$43,400.00	Date of Sale 01/01/1900
Improvement		\$239,000.00	Sale Value \$0.00
Total		\$282,400.00	

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Parcel 15

Property ID - 250010970

Roll Type: Real
Payable Year: 2020
Property Address:

Tax Payer 1: SCOTT RICE TELEPHONE CO
4690 COLORADO ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 002 Block 013 SubdivisionCd 25001

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 46,200.00
Improvement:	\$ 110,700.00
Green Acres:	\$ 0.00
Total:	\$ 156,900.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	OF/MED/PUB
Architectural Style:	N/A
Year Built:	1970
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	12,761
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 15

Property Card	Parcel ID Number 250010970
Taxpayer Information	
Taxpayer Name	
Mailing Address	
Taxpayer Name	SCOTT RICE TELEPHONE CO
Mailing Address	4690 COLORADO ST SE PRIOR LAKE, MN 55372
Property Address	
Address	
City	
Parcel Information	
Uses	300 Commercial
Calculated Acres	0.06
Deeded Acres	0.00
Plat	CITY OF PRIOR LAKE
Lot	002
Block	013
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 002 Block 013 SubdivisionCd 25001
Legal Description2	
Building Information	
Building Style	N/A
Year Built	1970
Model Desc	OF/MED/PUB
AGLA (Sq Ft)	12,761
Garage Size (Sq Ft)	0
Basement Size (Sq Ft)	0
Bedrooms	0
Bathrooms	2.00
Basement Finish (Sq Ft)	0
Miscellaneous Information	
School District	ISD 0719 PRIOR LAKE
Taxing District Code	2001
Homestead Status	N
Green Acres	N
Ag Preserve	N
Assessor Information	
Estimated Market Value	
Land	
Improvement	
Total	
2019 Values (Payable 2020)	
Last Sale	
Date of Sale	01/01/1900
Sale Value	\$0.00
\$46,200.00	
\$110,700.00	
\$156,900.00	

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Parcel 16

Property ID - 250010960

Roll Type: Real
Payable Year: 2020
Property Address: 4690 COLORADO ST SE
Prior Lake, MN 55372
Tax Payer 1: SCOTT RICE TELEPHONE CO
4690 COLORADO ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 001 Block 013 SubdivisionCd 25001

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 43,500.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 43,500.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 16

Property Card	Parcel ID Number 250010960
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Taxpayer Information	
Taxpayer Name SCOTT RICE TELEPHONE CO	
Mailing Address 4690 COLORADO ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 4690 COLORADO ST SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.05 Deeded Acres 0.00 Plat CITY OF PRIOR LAKE Lot 001 Block 013
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 001 Block 013 SubdivisionCd 25001
Legal Description2	

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$43,500.00	Date of Sale 01/01/1900
Improvement		\$0.00	Sale Value \$0.00
Total		\$43,500.00	

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Parcel 26

Property ID - 250011110

Roll Type: Real
Payable Year: 2020
Property Address: 4617 COLORADO ST SE
Prior Lake, MN 55372
Tax Payer 1: BPS HOLDINGS LLC
16180 HASTINGS AVE S SUITE 201
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 010 Block 015 SubdivisionCd 25001
& E 10'OF 11

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 65,700.00
Improvement:	\$ 428,100.00
Green Acres:	\$ 0.00
Total:	\$ 493,800.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	SF RES
Architectural Style:	1 3/4 STRY
Year Built:	1890
Bedrooms:	3.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	5,897
Basement Foundation (Sq Ft):	384
Basement Finished (Sq Ft):	325
Garage Size (Sq Ft):	0

Sale Date:	09/23/2015
Sale Price:	\$ 208,000

Parcel 26

Property Card		Parcel ID Number 250011110			
Taxpayer Information					
Taxpayer Name BPS HOLDINGS LLC					
Mailing Address 16180 HASTINGS AVE S SUITE 201 PRIOR LAKE, MN 55372					
Property Address					
Address 4617 COLORADO ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 300 Commercial	Calculated Acres	0.22			
	Deeded Acres	0.00			
	Plat	CITY OF PRIOR LAKE			
	Lot	010			
	Block	015			
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 010 Block 015 SubdivisionCd 25001				
Legal Description2	& E 10'OF 11				
Building Information					
Building Style	1 3/4 STRY	AGLA (Sq Ft)	5,897	Bedrooms	3
Year Built	1890	Garage Size (Sq Ft)	0	Bathrooms	2.00
Model Desc	SF RES	Basement Size (Sq Ft)	384	Basement Finish (Sq Ft)	325
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$65,700.00	Date of Sale	09/23/2015	
Improvement		\$428,100.00	Sale Value	\$208,000.00	
Total		\$493,800.00			

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Parcel 27

Property ID - 250011100

Roll Type: Real
Payable Year: 2020
Property Address: 4635 COLORADO ST SE
Prior Lake, MN 55372
Tax Payer 1: PRIOR LAKE CITY OF & CITY MANAGER
4646 DAKOTA ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 6-9 Block 015 SubdivisionCd 25001

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 200,000.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 200,000.00

Homestead Status:	N
Homestead Classification:	956 Muni Srvc Ent
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	08/09/2005
Sale Price:	\$ 120,000

Parcel 27

Property Card	Parcel ID Number 250011100																
Taxpayer Information																	
Taxpayer Name PRIOR LAKE CITY OF & CITY MANAGER																	
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372																	
Property Address																	
Address 4635 COLORADO ST SE																	
City Prior Lake, MN 55372																	
Parcel Information																	
Uses 956 Muni Srvc Ent	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.76</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td>6-9</td></tr> <tr><td>Block</td><td>015</td></tr> </table>	Calculated Acres	0.76	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	6-9	Block	015						
Calculated Acres	0.76																
Deeded Acres	0.00																
Plat	CITY OF PRIOR LAKE																
Lot	6-9																
Block	015																
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 6-9 Block 015 SubdivisionCd 25001																
Legal Description2																	
Building Information																	
Building Style	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>AGLA (Sq Ft)</td><td>0</td><td>Bedrooms</td><td>0</td></tr> <tr><td>Year Built</td><td>0</td><td>Garage Size (Sq Ft)</td><td>0</td><td>Bathrooms</td><td>0.00</td></tr> <tr><td>Model Desc</td><td></td><td>Basement Size (Sq Ft)</td><td>0</td><td>Basement Finish (Sq Ft)</td><td>0</td></tr> </table>	AGLA (Sq Ft)	0	Bedrooms	0	Year Built	0	Garage Size (Sq Ft)	0	Bathrooms	0.00	Model Desc		Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0
AGLA (Sq Ft)	0	Bedrooms	0														
Year Built	0	Garage Size (Sq Ft)	0	Bathrooms	0.00												
Model Desc		Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0												
Miscellaneous Information																	
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N													
Assessor Information																	
Estimated Market Value		2019 Values (Payable 2020)	Last Sale														
Land		\$200,000.00	Date of Sale	08/09/2005													
Improvement		\$0.00	Sale Value	\$120,000.00													
Total		\$200,000.00															

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Parcel 28

Property ID - 258010390

Roll Type: Real
Payable Year: 2020
Property Address: 4671 COLORADO ST SE
PRIOR LAKE, MN 55372
Tax Payer 1: VETERANS OF FOREIGN WARS & VFW POST 6208
PO BOX 116
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 3-5 Block 015 SubdivisionCd 25001
& P/O VACATED ALLEY

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 171,200.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 171,200.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	11/10/1997
Sale Price:	\$ 100,000

Parcel 28

Property Card	Parcel ID Number 258010390
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Taxpayer Information	
Taxpayer Name VETERANS OF FOREIGN WARS & VFW POST 6208	
Mailing Address PO BOX 116 PRIOR LAKE, MN 55372	
Property Address	
Address 4671 COLORADO ST SE	
City PRIOR LAKE, MN 55372	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.38
	Deeded Acres 0.00
	Plat CITY OF PRIOR LAKE
	Lot 3-5
	Block 015
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 3-5 Block 015 SubdivisionCd 25001
Legal Description2	& P/O VACATED ALLEY

Building Information			
Building Style	AGLA (Sq Ft)	0	Bedrooms 0
Year Built 0	Garage Size (Sq Ft)	0	Bathrooms 0.00
Model Desc	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft) 0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)	Last Sale	
Land		\$171,200.00	Date of Sale	11/10/1997
Improvement		\$0.00	Sale Value	\$100,000.00
Total		\$171,200.00		

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Parcel 29

Property ID - 250011080

Roll Type: Real
Payable Year: 2020
Property Address: 16298 MAIN AVE SE
Prior Lake, MN 55372
Tax Payer 1: PRIOR LAKE B SQUARED VENTURES LLC
750 2ND ST NE SUITE 100
HOPKINS, MN 55343

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 001 Block 015 SubdivisionCd 25001
& LOT 2

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 148,100.00
Improvement:	\$ 38,000.00
Green Acres:	\$ 0.00
Total:	\$ 186,100.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	IND/WRHSE
Architectural Style:	N/A
Year Built:	1965
Bedrooms:	0.00
Bathrooms:	1.00
Above Grade Living Area (Sq Ft):	2,068
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 29

Property Card	Parcel ID Number 250011080				
Taxpayer Information					
Taxpayer Name		PRIOR LAKE B SQUARED VENTURES LLC			
Mailing Address		750 2ND ST NE SUITE 100 HOPKINS, MN 55343			
Property Address					
Address	16298 MAIN AVE SE				
City	Prior Lake, MN 55372				
Parcel Information					
Uses	300 Commercial				
Calculated Acres	0.22				
Deeded Acres	0.00				
Plat	CITY OF PRIOR LAKE				
Lot	001				
Block	015				
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 001 Block 015 SubdivisionCd 25001				
Legal Description2	& LOT 2				
Building Information					
Building Style	N/A	AGLA (Sq Ft)	2,068	Bedrooms	0
Year Built	1965	Garage Size (Sq Ft)	0	Bathrooms	1.00
Model Desc	IND/WRHSE	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0
Miscellaneous Information					
School District	ISD 0719 PRIOR LAKE	Taxing District Code	2001	Homestead Status	N
		Green Acres	N	Ag Preserve	N
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$148,100.00	Date of Sale	01/01/1900	
Improvement		\$38,000.00	Sale Value	\$0.00	
Total		\$186,100.00			

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Parcel 30

Property ID - 259020740

Roll Type: Real
Payable Year: 2020
Property Address: 16311 DULUTH AVE SE
Prior Lake, MN 55372
Tax Payer 1: CHURCH OF ST MICHAEL
16311 DULUTH AVE SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: Section 02 Township 114 Range 022
W 150' OF W 190' OF S3/4 OF SW1/4 NE1/4

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 50,000.00
Improvement:	\$ 643,100.00
Green Acres:	\$ 0.00
Total:	\$ 693,100.00

Homestead Status:	N
Homestead Classification:	917 Church-Other Res
Green Acres:	N
Ag Preserve:	N

Model Type:	OF/MED/PUB
Architectural Style:	N/A
Year Built:	1960
Bedrooms:	0.00
Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	9,578
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 30

Property Card		Parcel ID Number 259020740	
Taxpayer Information			
Taxpayer Name CHURCH OF ST MICHAEL			
Mailing Address 16311 DULUTH AVE SE PRIOR LAKE, MN 55372			
Property Address			
Address 16311 DULUTH AVE SE			
City Prior Lake, MN 55372			
Parcel Information			
Uses	917 Church-Other Res	Calculated Acres	0.66
		Deeded Acres	0.65
		Plat	
		Lot	
		Block	
Legal Description	Section 02 Township 114 Range 022		
Legal Description2	W 150' OF W 190' OF S3/4 OF SW1/4 NE1/4		
Building Information			
Building Style	N/A	AGLA (Sq Ft)	9,578
Year Built	1960	Garage Size (Sq Ft)	0
Model Desc	OF/MED/PUB	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	0.00
		Basement Finish (Sq Ft)	0
Miscellaneous Information			
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N
			Ag Preserve N
Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$50,000.00	Date of Sale 01/01/1900
Improvement		\$643,100.00	Sale Value \$0.00
Total		\$693,100.00	

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Parcel 41

Property ID - 250020120

Roll Type: Real
Payable Year: 2020
Property Address: 4656 PLEASANT ST SE
Prior Lake, MN 55372
Tax Payer 1: COURSOLLE JUDY K
2100 WACIPI DR NW
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 005 Block 002 SubdivisionCd 25002
E 40' OF 6 & W 20' OF 5

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 77,400.00
Improvement:	\$ 106,900.00
Green Acres:	\$ 0.00
Total:	\$ 184,300.00

Homestead Status:	N
Homestead Classification:	100 Res 1 unit
Green Acres:	N
Ag Preserve:	N

Model Type:	SF RES
Architectural Style:	1 1/2 STRY
Year Built:	1945
Bedrooms:	3.00
Bathrooms:	2.75
Above Grade Living Area (Sq Ft):	1,458
Basement Foundation (Sq Ft):	972
Basement Finished (Sq Ft):	700
Garage Size (Sq Ft):	0

Sale Date:	03/01/1992
Sale Price:	\$ 75,000

Parcel 41

Property Card		Parcel ID Number 250020120			
Taxpayer Information					
Taxpayer Name COURSOLLE JUDY K					
Mailing Address 2100 WACIPI DR NW PRIOR LAKE, MN 55372					
Property Address					
Address 4656 PLEASANT ST SE					
City Prior Lake, MN 55372					
Parcel Information					
Uses 100 Res 1 unit	Calculated Acres	0.21			
	Deeded Acres	0.00			
	Plat	CATES ADDN			
	Lot	005			
	Block	002			
Legal Description	SubdivisionName CATES ADDN Lot 005 Block 002 SubdivisionCd 25002				
Legal Description2	E 40' OF 6 & W 20' OF 5				
Building Information					
Building Style	1 1/2 STRY	AGLA (Sq Ft)	1,458	Bedrooms	3
Year Built	1945	Garage Size (Sq Ft)	0	Bathrooms	2.75
Model Desc	SF RES	Basement Size (Sq Ft)	972	Basement Finish (Sq Ft)	700
Miscellaneous Information					
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)		Last Sale	
Land		\$77,400.00	Date of Sale	03/01/1992	
Improvement		\$106,900.00	Sale Value	\$75,000.00	
Total		\$184,300.00			

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Parcel 42 & 45

Property ID - 250020090

Roll Type: Real

Payable Year: 2020

Property Address:

Tax Payer 1: VETERANS OF FOREIGN WARS & VFW POST 6208
PO BOX 116
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
LYING N OF LINE 81' N OF SW COR OF LOT 2 TO A PT 83.2' N OF SE COR OF LOT 1, 3
(EX E 14'), ALL OF 4 & E 30' OF 5

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 44,300.00
Improvement:	\$ 109,300.00
Green Acres:	\$ 0.00
Total:	\$ 153,600.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1945
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	3,451
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 42 & 45

Property Card	Parcel ID Number 250020090
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Taxpayer Information
Taxpayer Name VETERANS OF FOREIGN WARS & VFW POST 6208
Mailing Address PO BOX 116 PRIOR LAKE, MN 55372



Property Address
Address
City

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.39
	Deeded Acres 0.00
	Plat CATES ADDN
	Lot 1&2
	Block 002
Legal Description	SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
Legal Description2	LYING N OF LINE 81' N OF SW COR OF LOT 2 TO A PT 83.2' N OF SE COR OF LOT 1, 3 (EX E 14'), ALL OF 4 & E 30' OF 5

Building Information					
Building Style	N/A	AGLA (Sq Ft)	3,451	Bedrooms	0
Year Built	1945	Garage Size (Sq Ft)	0	Bathrooms	2.00
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	N	N	N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$44,300.00	Date of Sale 01/01/1900
Improvement		\$109,300.00	Sale Value \$0.00
Total		\$153,600.00	

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Parcel 43

Property ID - 250020100

Roll Type: Real

Payable Year: 2020

Property Address:

Tax Payer 1: PRIOR LAKE CITY OF & CITY MANAGER
4646 DAKOTA ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 003 Block 002 SubdivisionCd 25002
E 14' OF

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 9,900.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 9,900.00

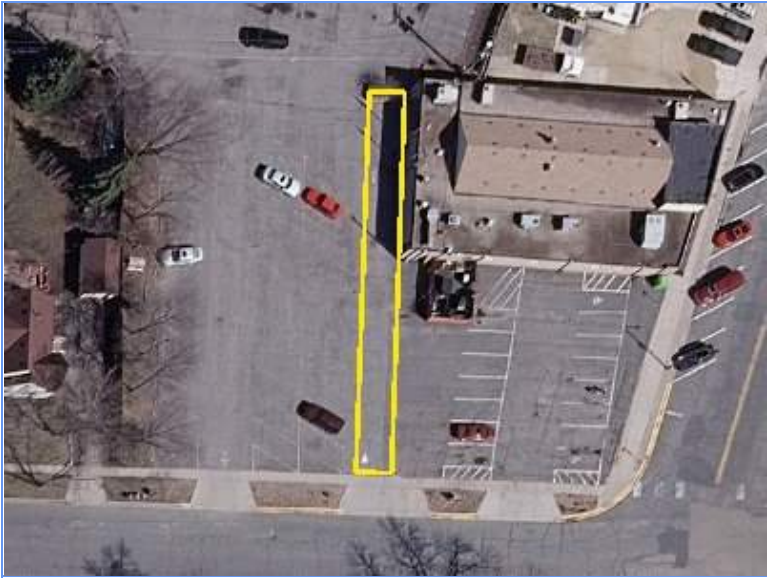
Homestead Status:	N
Homestead Classification:	958 Muni Srvc Other
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00

Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date: 01/01/1900
Sale Price: \$ 0

Parcel 43

Property Card	Parcel ID Number 250020100			
Taxpayer Information				
Taxpayer Name PRIOR LAKE CITY OF & CITY MANAGER				
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372				
Property Address				
Address				
City				
Parcel Information				
Uses 958 Muni Srvc Other	Calculated Acres 0.05			
	Deeded Acres 0.00			
	Plat CATES ADDN			
	Lot 003			
	Block 002			
Legal Description	SubdivisionName CATES ADDN Lot 003 Block 002 SubdivisionCd 25002			
Legal Description2	E 14' OF			
Building Information				
Building Style	AGLA (Sq Ft) 0 Bedrooms 0			
Year Built 0	Garage Size (Sq Ft) 0 Bathrooms 0.00			
Model Desc	Basement Size (Sq Ft) 0 Basement Finish (Sq Ft) 0			
Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N
Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)	Last Sale	
Land		\$9,900.00	Date of Sale	01/01/1900
Improvement		\$0.00	Sale Value	\$0.00
Total		\$9,900.00		

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Parcel 44

Property ID - 250020091

Roll Type: Real
Payable Year: 2020
Property Address: 16306 MAIN AVE SE
Prior Lake, MN 55372
Tax Payer 1: VETERANS OF FOREIGN WARS & VFW POST 6208
PO BOX 116
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
N 48' OF

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 102,200.00
Improvement:	\$ 438,400.00
Green Acres:	\$ 0.00
Total:	\$ 540,600.00

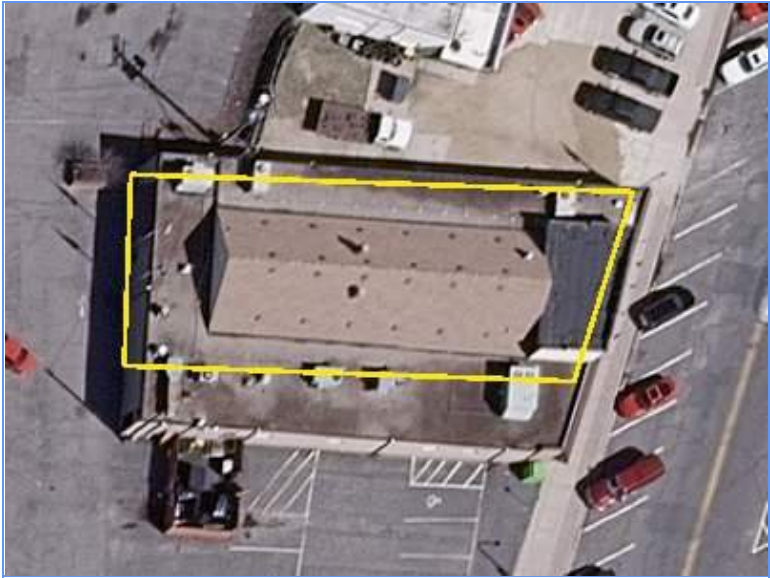
Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1945
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	11,050
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 44

Property Card	Parcel ID Number 250020091
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name VETERANS OF FOREIGN WARS & VFW POST 6208	
Mailing Address PO BOX 116 PRIOR LAKE, MN 55372	
Property Address	
Address 16306 MAIN AVE SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.13
	Deeded Acres 0.00
	Plat CATES ADDN
	Lot 1&2
	Block 002
Legal Description	SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
Legal Description2	N 48' OF

Building Information					
Building Style	N/A	AGLA (Sq Ft)	11,050	Bedrooms	0
Year Built	1945	Garage Size (Sq Ft)	0	Bathrooms	2.00
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)		Last Sale
Land		\$102,200.00	Date of Sale	01/01/1900
Improvement		\$438,400.00	Sale Value	\$0.00
Total		\$540,600.00		

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Parcel 46

Property ID - 250020080

Roll Type: Real
Payable Year: 2020
Property Address: 16318 MAIN AVE SE
PRIOR LAKE, MN 55372
Tax Payer 1: PRIOR LAKE CITY OF & CITY MANAGER
4646 DAKOTA ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
N 29.25' OF S 81' OF EX STREET

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 35,000.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 35,000.00


Homestead Status:	N
Homestead Classification:	958 Muni Srvc Other
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	05/15/2002
Sale Price:	\$ 85,000

Parcel 46

Property Card	Parcel ID Number 250020080
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name PRIOR LAKE CITY OF & CITY MANAGER	
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 16318 MAIN AVE SE	
City PRIOR LAKE, MN 55372	

Parcel Information	
Uses 958 Muni Srvc Other	Calculated Acres 0.07
	Deeded Acres 0.00
	Plat CATES ADDN
	Lot 1&2
	Block 002
Legal Description	SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
Legal Description2	N 29.25' OF S 81' OF EX STREET

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$35,000.00	Date of Sale 05/15/2002
Improvement		\$0.00	Sale Value \$85,000.00
Total		\$35,000.00	

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Parcel 47

Property ID - 250020060

Roll Type: Real
Payable Year: 2020
Property Address: 16328 MAIN AVE SE
PRIOR LAKE, MN 55372
PRIOR LAKE, CITY OF & CITY MANAGER
Tax Payer 1: 4646 DAKOTA ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
Legal Description: P/O LYING S OF LINE COM PT ON W LINE OF LOT 2 51.75' N OF SW COR, E'ERLY TO
PT ON E LINE OF LOT 1 52.79' N OF SE COR & THERE TERM. & LYING W OF LINE
COM PT 14' W OF SE COR OF LOT 1 & THERE TERMINATING.

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 53,500.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 53,500.00


Homestead Status:	N
Homestead Classification:	958 Muni Srvc Other
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	06/30/2008
Sale Price:	\$ 135,000

Parcel 47

Property Card	Parcel ID Number 250020060
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Taxpayer Information	
Taxpayer Name PRIOR LAKE, CITY OF & CITY MANAGER	
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372	
Property Address	
Address 16328 MAIN AVE SE	
City PRIOR LAKE, MN 55372	

Parcel Information	
Uses 958 Muni Srvc Other	Calculated Acres 0.11 Deeded Acres 0.00 Plat CATES ADDN Lot 1&2 Block 002
Legal Description	SubdivisionName CATES ADDN Lot 1&2 Block 002 SubdivisionCd 25002
Legal Description2	P/O LYING S OF LINE COM PT ON W LINE OF LOT 2 51.75' N OF SW COR, E'ERLY TO PT ON E LINE OF LOT 1 52.79' N OF SE COR & THERE TERM. & LYING W OF LINE COM PT 14' W OF SE COR OF LOT 1 & THERE TERMINATING.

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)	Last Sale	
Land		\$53,500.00	Date of Sale	06/30/2008
Improvement		\$0.00	Sale Value	\$135,000.00
Total		\$53,500.00		

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Parcel 52

Property ID - 250020320

Roll Type: Real
Payable Year: 2020
Property Address: 4565 PLEASANT ST SE
Prior Lake, MN 55372
Tax Payer 1: MARK BALLARD PROPERTIES LLC
104 1ST ST W STE A
JORDAN, MN 55352

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 016 Block 003 SubdivisionCd 25002
& 17 EX E 15' OF LOT 16

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 89,900.00
Improvement:	\$ 234,100.00
Green Acres:	\$ 0.00
Total:	\$ 324,000.00

Homestead Status:	N
Homestead Classification:	100 Res 1 unit
Green Acres:	N
Ag Preserve:	N

Model Type:	SF RES
Architectural Style:	RAMBLER
Year Built:	1900
Bedrooms:	1.00
Bathrooms:	1.00
Above Grade Living Area (Sq Ft):	3,496
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 52

Property Card	Parcel ID Number 250020320															
Taxpayer Information																
Taxpayer Name																
Mailing Address																
Property Address																
Address																
City																
Parcel Information																
Uses	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">100 Res 1 unit</td> <td>Calculated Acres</td> <td>0.29</td> </tr> <tr> <td></td> <td>Deeded Acres</td> <td>0.00</td> </tr> <tr> <td></td> <td>Plat</td> <td>CATES ADDN</td> </tr> <tr> <td></td> <td>Lot</td> <td>016</td> </tr> <tr> <td></td> <td>Block</td> <td>003</td> </tr> </table>	100 Res 1 unit	Calculated Acres	0.29		Deeded Acres	0.00		Plat	CATES ADDN		Lot	016		Block	003
100 Res 1 unit	Calculated Acres	0.29														
	Deeded Acres	0.00														
	Plat	CATES ADDN														
	Lot	016														
	Block	003														
Legal Description	SubdivisionName CATES ADDN Lot 016 Block 003 SubdivisionCd 25002															
Legal Description2	& 17 EX E 15' OF LOT 16															
Building Information																
Building Style	RAMBLER	AGLA (Sq Ft)	3,496	Bedrooms	1											
Year Built	1900	Garage Size (Sq Ft)	0	Bathrooms	1.00											
Model Desc	SF RES	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0											
Miscellaneous Information																
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve												
ISD 0719 PRIOR LAKE	2001	N	N	N												
Assessor Information																
Estimated Market Value		2019 Values (Payable 2020)	Last Sale													
Land		\$89,900.00	Date of Sale	01/01/1900												
Improvement		\$234,100.00	Sale Value	\$0.00												
Total		\$324,000.00														

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Parcel 62

Property ID - 250020230

Roll Type: Real
Payable Year: 2020
Property Address: 4717 PLEASANT ST SE
Prior Lake, MN 55372
Tax Payer 1: FURBER PROPERTIES LLC
16602 BRENTWOOD PASS NW
SHAKOPEE, MN 55379

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 001 Block 003 SubdivisionCd 25002
& E 40' OF 2

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 93,800.00
Improvement:	\$ 73,700.00
Green Acres:	\$ 0.00
Total:	\$ 167,500.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1945
Bedrooms:	0.00
Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	2,030
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	10/31/2017
Sale Price:	\$ 305,000

Parcel 62

Property Card	Parcel ID Number 250020230
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name FURBER PROPERTIES LLC	
Mailing Address 16602 BRENTWOOD PASS NW SHAKOPEE, MN 55379	
Property Address	
Address 4717 PLEASANT ST SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.34 Deeded Acres 0.00 Plat CATES ADDN Lot 001 Block 003
Legal Description	SubdivisionName CATES ADDN Lot 001 Block 003 SubdivisionCd 25002
Legal Description2	& E 40' OF 2

Building Information			
Building Style	N/A	AGLA (Sq Ft)	2,030
Year Built	1945	Garage Size (Sq Ft)	0
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	0.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$93,800.00	Date of Sale 10/31/2017
Improvement		\$73,700.00	Sale Value \$305,000.00
Total		\$167,500.00	

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Parcel 63

Property ID - 259020720

Roll Type: Real

Payable Year: 2020

Property Address:

Tax Payer 1: PRIOR LAKE CITY OF & CITY MANAGER
4646 DAKOTA ST SE
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: Section 02 Township 114 Range 022
SW1/4 NE1/4 COM NE COR BLK 3, CATES ADDN, S TO SE COR, NE TO SE COR BLK
1, W TO POB.

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 16,000.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 16,000.00

Homestead Status:	N
Homestead Classification:	958 Muni Srvc Other
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 63

Property Card		Parcel ID Number 259020720			
Taxpayer Information					
Taxpayer Name PRIOR LAKE CITY OF & CITY MANAGER					
Mailing Address 4646 DAKOTA ST SE PRIOR LAKE, MN 55372					
Property Address					
Address					
City					
Parcel Information					
Uses 958 Muni Srvc Other	Calculated Acres	0.25			
	Deeded Acres	0.25			
	Plat				
	Lot				
	Block				
Legal Description	Section 02 Township 114 Range 022				
Legal Description2	SW1/4 NE1/4 COM NE COR BLK 3, CATES ADDN, S TO SE COR, NE TO SE COR BLK 1, W TO POB.				
Building Information					
Building Style	AGLA (Sq Ft)	0	Bedrooms	0	
Year Built	0	Garage Size (Sq Ft)	0	Bathrooms	0.00
Model Desc	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0	
Miscellaneous Information					
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve	
ISD 0719 PRIOR LAKE	2001	N	N	N	
Assessor Information					
Estimated Market Value		2019 Values (Payable 2020)	Last Sale		
Land		\$16,000.00	Date of Sale	01/01/1900	
Improvement		\$0.00	Sale Value	\$0.00	
Total		\$16,000.00			

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Parcel 64

Property ID - 259020730

Roll Type: Real

Payable Year: 2020

Property Address:

Tax Payer 1: LANGHORST RANDY W & C/O DELORES LANGHORST
6433 BROOK LN
SAVAGE, MN 55378

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: Section 02 Township 114 Range 022
IN SE1/4 NE1/4

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 1,800.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 1,800.00

Homestead Status:	N
Homestead Classification:	140 Res V Land
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 64

Property Card	Parcel ID Number 259020730
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Taxpayer Information
Taxpayer Name LANGHORST RANDY W & C/O DELORES LANGHORST
Mailing Address 6433 BROOK LN SAVAGE, MN 55378



Property Address
Address
City

Parcel Information	
Uses	Calculated Acres 1.14 Deeded Acres 1.11 Plat Lot Block
Legal Description	Section 02 Township 114 Range 022
Legal Description2	IN SE1/4 NE1/4

Building Information			
Building Style	AGLA (Sq Ft)	0	Bedrooms 0
Year Built 0	Garage Size (Sq Ft)	0	Bathrooms 0.00
Model Desc	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft) 0

Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	N	N	N

Assessor Information				
Estimated Market Value		2019 Values (Payable 2020)	Last Sale	
Land		\$1,800.00	Date of Sale	01/01/1900
Improvement		\$0.00	Sale Value	\$0.00
Total		\$1,800.00		

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Parcel 65

Property ID - 250020030

Roll Type: Real
Payable Year: 2020
Property Address: 16323 MAIN AVE SE
Prior Lake, MN 55372
Tax Payer 1: PLATE ON MAIN LLC
350 W BURNSVILLE PKWY STE 150
BURNSVILLE, MN 55337

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 002 Block 001 SubdivisionCd 25002
N1/2 OF EX COM NW COR, SW 2.35 SE 104.85' TO E LINE, N 31.1' TO NE COR, W
ALONG N LINE 100.9' TO POB.

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 209,300.00
Improvement:	\$ 942,600.00
Green Acres:	\$ 0.00
Total:	\$ 1,151,900.00

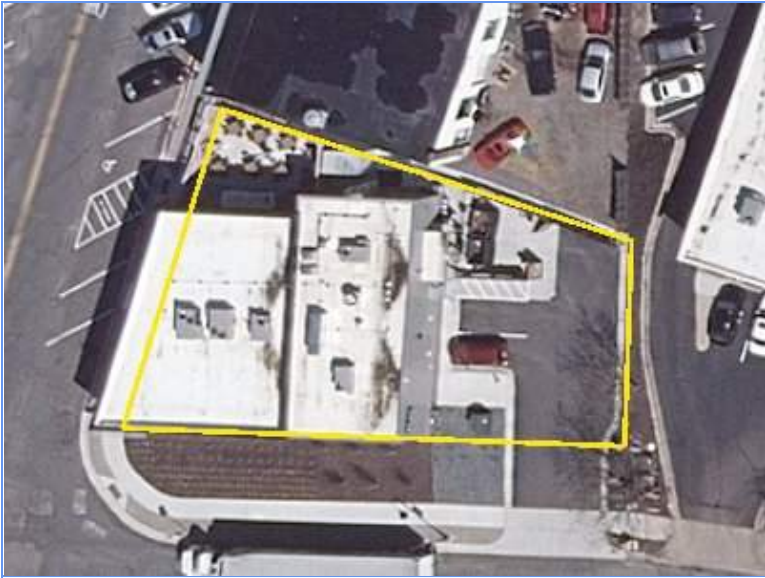
Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	2018
Bedrooms:	0.00
Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	3,850
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	10/13/2017
Sale Price:	\$ 225,000

Parcel 65

Property Card	Parcel ID Number 250020030
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name PLATE ON MAIN LLC	
Mailing Address 350 W BURNSVILLE PKWY STE 150 BURNSVILLE, MN 55337	
Property Address	
Address 16323 MAIN AVE SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.17 Deeded Acres 0.00 Plat CATES ADDN Lot 002 Block 001
Legal Description	SubdivisionName CATES ADDN Lot 002 Block 001 SubdivisionCd 25002
Legal Description2	N1/2 OF EX COM NW COR, SW 2.35 SE 104.85' TO E LINE, N 31.1' TO NE COR, W ALONG N LINE 100.9' TO POB.

Building Information			
Building Style	N/A	AGLA (Sq Ft)	3,850
Year Built	2018	Garage Size (Sq Ft)	0
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	0.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	N	N	N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$209,300.00	Date of Sale 10/13/2017
Improvement		\$942,600.00	Sale Value \$225,000.00
Total		\$1,151,900.00	

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Parcel 66

Property ID - 250020020

Roll Type: Real
Payable Year: 2020
Property Address: 16309 MAIN AVE SE
Prior Lake, MN 55372
Tax Payer 1: JOHNSON ROBERT W & CAROL
5024 44 AVE S
MINNEAPOLIS, MN 55417

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 001 Block 001 SubdivisionCd 25002
COM SW, E TO SE COR, N 40', NW TO NW COR, S 50' TO POB & P/O LOT 2 COM NW
COR, SW 2.35', SE 104.85', N TO NE COR, W 100.9' TO POB.

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 109,300.00
Improvement:	\$ 160,700.00
Green Acres:	\$ 0.00
Total:	\$ 270,000.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	IND/WRHSE
Architectural Style:	N/A
Year Built:	1940
Bedrooms:	0.00
Bathrooms:	1.00
Above Grade Living Area (Sq Ft):	3,000
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 66

Property Card		Parcel ID Number 250020020	
Taxpayer Information			
Taxpayer Name JOHNSON ROBERT W & CAROL			
Mailing Address 5024 44 AVE S MINNEAPOLIS, MN 55417			
Property Address			
Address 16309 MAIN AVE SE			
City Prior Lake, MN 55372			
Parcel Information			
Uses 300 Commercial	Calculated Acres 0.14		
	Deeded Acres 0.00		
	Plat CATES ADDN		
	Lot 001		
	Block 001		
Legal Description	SubdivisionName CATES ADDN Lot 001 Block 001 SubdivisionCd 25002		
Legal Description2	COM SW, E TO SE COR, N 40', NW TO NW COR, S 50' TO POB & P/O LOT 2 COM NW COR, SW 2.35', SE 104.85', N TO NE COR, W 100.9' TO POB.		
Building Information			
Building Style	N/A	AGLA (Sq Ft) 3,000	Bedrooms 0
Year Built	1940	Garage Size (Sq Ft) 0	Bathrooms 1.00
Model Desc	IND/WRHSE	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0
Miscellaneous Information			
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N
			Ag Preserve N
Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$109,300.00	Date of Sale 01/01/1900
Improvement		\$160,700.00	Sale Value \$0.00
Total		\$270,000.00	

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Parcel 67

Property ID - 258010400

Roll Type: Real
Payable Year: 2020
Property Address: 16299 MAIN AVE SE
PRIOR LAKE, MN 55372
Tax Payer 1: EXTRA INNINGS INC
6665 CASEY PKWY
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CATES ADDN Lot 001 Block 001 SubdivisionCd 25002
N'ERLY 5' OF

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 45,700.00
Improvement:	\$ 134,200.00
Green Acres:	\$ 0.00
Total:	\$ 179,900.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1938
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	1,800
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 67

Property Card	Parcel ID Number 258010400										
Taxpayer Information											
Taxpayer Name EXTRA INNINGS INC											
Mailing Address 6665 CASEY PKWY PRIOR LAKE, MN 55372											
Property Address											
Address 16299 MAIN AVE SE											
City PRIOR LAKE, MN 55372											
Parcel Information											
Uses 300 Commercial	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.08</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>CITY OF PRIOR LAKE</td></tr> <tr><td>Lot</td><td>002</td></tr> <tr><td>Block</td><td>014</td></tr> </table>	Calculated Acres	0.08	Deeded Acres	0.00	Plat	CITY OF PRIOR LAKE	Lot	002	Block	014
Calculated Acres	0.08										
Deeded Acres	0.00										
Plat	CITY OF PRIOR LAKE										
Lot	002										
Block	014										
Legal Description	SubdivisionName CATES ADDN Lot 001 Block 001 SubdivisionCd 25002										
Legal Description2	N'ERLY 5' OF										
Building Information											
Building Style	N/A	AGLA (Sq Ft)	1,800	Bedrooms	0						
Year Built	1938	Garage Size (Sq Ft)	0	Bathrooms	2.00						
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$45,700.00	Date of Sale	01/01/1900							
Improvement		\$134,200.00	Sale Value	\$0.00							
Total		\$179,900.00									

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Parcel 68

Property ID - 250011061

Roll Type: Real
Payable Year: 2020
Property Address:

Tax Payer 1: IMHOLTE PROPERTIES LLC
2280 185TH ST E
JORDAN, MN 55352

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CITY OF PRIOR LAKE Lot 002 Block 014 SubdivisionCd 25001
P/O LYING N OF LINE COM PT ON S LINE 1-1 CARLSONS HARDWARE ADDN 36.31' E OF SW COR, E TO PT ON E LINE
LOT 2, BLK 14 CITY OF PRIOR LAKE 23.66' N OF SE COR & THERE TERMINATING

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 100.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 100.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N


Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00

Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	0
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 68

Property Card	Parcel ID Number 250011061
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Taxpayer Information	
Taxpayer Name IMHOLTE PROPERTIES LLC	
Mailing Address 2280 185TH ST E JORDAN, MN 55352	
Property Address	
Address	
City	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.00
	Deeded Acres 0.00
	Plat CITY OF PRIOR LAKE
	Lot 002
	Block 014
Legal Description	SubdivisionName CITY OF PRIOR LAKE Lot 002 Block 014 SubdivisionCd 25001
Legal Description2	P/O LYING N OF LINE COM PT ON S LINE 1-1 CARLSONS HARDWARE ADDN 36.31' E OF SW COR, E TO PT ON E LINE LOT 2, BLK 14 CITY OF PRIOR LAKE 23.66' N OF SE COR & THERE TERMINATING

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$100.00	Date of Sale 01/01/1900
Improvement		\$0.00	Sale Value \$0.00
Total		\$100.00	

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Parcel 69

Property ID - 253690010

Roll Type: Real
Payable Year: 2020
Property Address: 16281 MAIN AVE SE
Prior Lake, MN 55372
Tax Payer 1: CARLSON BERNARD J & ETHEL J
65 PINAR DEL RIO AVE
BROWNSVILLE, TX 78526

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName CARLSONS HARDWARE ADDN Lot 001 Block 001 SubdivisionCd 25369
P/O LYING N OF LINE COM PT ON S LINE 36.31' E OF SW COR LOT 1, W TO PT ON W
LINE LOT 1 5.45' N OF SW COR & THERE TERM

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 265,700.00
Improvement:	\$ 266,300.00
Green Acres:	\$ 0.00
Total:	\$ 532,000.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1868
Bedrooms:	0.00
Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	10,640
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/2012
Sale Price:	\$ 450,000

Parcel 69

Property Card	Parcel ID Number 253690010
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Taxpayer Information	
Taxpayer Name CARLSON BERNARD J & ETHEL J	
Mailing Address 65 PINAR DEL RIO AVE BROWNSVILLE, TX 78526	
Property Address	
Address 16281 MAIN AVE SE	
City Prior Lake, MN 55372	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.35 Deeded Acres 0.00 Plat CARLSONS HARDWARE ADDN Lot 001 Block 001
Legal Description	SubdivisionName CARLSONS HARDWARE ADDN Lot 001 Block 001 SubdivisionCd 25369
Legal Description2	P/O LYING N OF LINE COM PT ON S LINE 36.31' E OF SW COR LOT 1, W TO PT ON W LINE LOT 1 5.45' N OF SW COR & THERE TERM

Building Information			
Building Style	N/A	AGLA (Sq Ft)	10,640
Year Built	1868	Garage Size (Sq Ft)	0
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	0.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0719 PRIOR LAKE	2001	N	N	N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$265,700.00	Date of Sale 01/01/2012
Improvement		\$266,300.00	Sale Value \$450,000.00
Total		\$532,000.00	

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Parcel 70

Property ID - 251470021

Roll Type: Real
Payable Year: 2020
Property Address: 16290 HIGHWAY 13 S
Prior Lake, MN 55372
Tax Payer 1: CASEY JOHN R & VIKING LIQUOR BARREL
14259 SHORE CREST DR NW
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName LANGHORST 1ST ADDN Lot 002 Block 001 SubdivisionCd 25147
LYING W OF E 5.8'

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 143,500.00
Improvement:	\$ 291,500.00
Green Acres:	\$ 0.00
Total:	\$ 435,000.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1970
Bedrooms:	0.00
Bathrooms:	0.00
Above Grade Living Area (Sq Ft):	5,496
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 70

Property Card	Parcel ID Number 251470021
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Taxpayer Information	
Taxpayer Name CASEY JOHN R & VIKING LIQUOR BARREL	
Mailing Address 14259 SHORE CREST DR NW PRIOR LAKE, MN 55372	
Property Address	
Address 16290 HIGHWAY 13 S	
City Prior Lake, MN 55372	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.19 Deeded Acres 0.00 Plat LANGHORST 1ST ADDN Lot 002 Block 001
Legal Description	SubdivisionName LANGHORST 1ST ADDN Lot 002 Block 001 SubdivisionCd 25147
Legal Description2	LYING W OF E 5.8'

Building Information			
Building Style	N/A	AGLA (Sq Ft)	5,496
Year Built	1970	Garage Size (Sq Ft)	0
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	0.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$143,500.00	Date of Sale 01/01/1900
Improvement		\$291,500.00	Sale Value \$0.00
Total		\$435,000.00	

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Parcel 71

Property ID - 251470010

Roll Type: Real

Payable Year: 2020

Property Address:

Tax Payer 1: CASEY JOHN R & DIANE M
14259 SHORE CREST DR NW
PRIOR LAKE, MN 55372

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName LANGHORST 1ST ADDN Lot 001 Block 001 SubdivisionCd 25147
& E 5.8' OF LOT 2

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 135,300.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 135,300.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00

Above Grade Living Area (Sq Ft):	0
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 71

Property Card	Parcel ID Number 251470010
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Taxpayer Information
Taxpayer Name CASEY JOHN R & DIANE M
Mailing Address 14259 SHORE CREST DR NW PRIOR LAKE, MN 55372



Property Address
Address
City

Parcel Information											
Uses 300 Commercial	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td>0.16</td></tr> <tr><td>Deeded Acres</td><td>0.00</td></tr> <tr><td>Plat</td><td>LANGHORST 1ST ADDN</td></tr> <tr><td>Lot</td><td>001</td></tr> <tr><td>Block</td><td>001</td></tr> </table>	Calculated Acres	0.16	Deeded Acres	0.00	Plat	LANGHORST 1ST ADDN	Lot	001	Block	001
Calculated Acres	0.16										
Deeded Acres	0.00										
Plat	LANGHORST 1ST ADDN										
Lot	001										
Block	001										
Legal Description	SubdivisionName LANGHORST 1ST ADDN Lot 001 Block 001 SubdivisionCd 25147										
Legal Description2	& E 5.8' OF LOT 2										

Building Information					
Building Style	AGLA (Sq Ft)	0	Bedrooms	0	
Year Built	0	Garage Size (Sq Ft)	0	Bathrooms	0.00
Model Desc		Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$135,300.00	Date of Sale 01/01/1900
Improvement		\$0.00	Sale Value \$0.00
Total		\$135,300.00	

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Parcel 72

Property ID - 251470032

Roll Type: Real

Payable Year: 2020

Property Address:

Tax Payer 1: LE MANAGEMENT PROPERTIES
22405 WAGON WHEEL TRL
LAKEVILLE, MN 55044

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName LANGHORST 1ST ADDN Lot O/L Block 00B SubdivisionCd 25147

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 44,900.00
Improvement:	\$ 0.00
Green Acres:	\$ 0.00
Total:	\$ 44,900.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:
Architectural Style:
Year Built: 0
Bedrooms: 0.00
Bathrooms: 0.00
Above Grade Living Area (Sq Ft): 0
Basement Foundation (Sq Ft): 0
Basement Finished (Sq Ft): 0
Garage Size (Sq Ft): 0

Sale Date:	01/01/1900
Sale Price:	\$ 0

Parcel 72

Property Card	Parcel ID Number 251470032
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Taxpayer Information	
Taxpayer Name LE MANAGEMENT PROPERTIES	
Mailing Address 22405 WAGON WHEEL TRL LAKEVILLE, MN 55044	
Property Address	
Address	
City	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.11 Deeded Acres 0.00 Plat LANGHORST 1ST ADDN Lot O/L Block 00B
Legal Description	SubdivisionName LANGHORST 1ST ADDN Lot O/L Block 00B SubdivisionCd 25147
Legal Description2	

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms 0	
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms 0.00	
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft) 0	

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$44,900.00	Date of Sale 01/01/1900
Improvement		\$0.00	Sale Value \$0.00
Total		\$44,900.00	

Disclaimer: This information is to be used for reference purposes only. Scott County does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation. The preceding disclaimer is provided pursuant to Minnesota Statutes 466.03, Subd. 21 (2000), and the user of this service acknowledges that the County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the County from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



Parcel 73

Property ID - 251470031

Roll Type: Real
Payable Year: 2020
Property Address: 4770 PLEASANT ST SE
Prior Lake, MN 55372
Tax Payer 1: LE MANAGEMENT PROPERTIES
22405 WAGON WHEEL TRL
LAKEVILLE, MN 55044

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName LANGHORST 1ST ADDN Lot 003 Block 001 SubdivisionCd 25147
N 76.61' OF

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.


Land:	\$ 177,200.00
Improvement:	\$ 490,600.00
Green Acres:	\$ 0.00
Total:	\$ 667,800.00

Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1995
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	6,569
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	01/01/1994
Sale Price:	\$ 145,000

Parcel 73

Property Card	Parcel ID Number 251470031										
Taxpayer Information											
Taxpayer Name LE MANAGEMENT PROPERTIES											
Mailing Address 22405 WAGON WHEEL TRL LAKEVILLE, MN 55044											
Property Address											
Address 4770 PLEASANT ST SE											
City Prior Lake, MN 55372											
Parcel Information											
Uses 300 Commercial	<table style="width: 100%; border-collapse: collapse;"> <tr><td>Calculated Acres</td><td style="text-align: right;">0.38</td></tr> <tr><td>Deeded Acres</td><td style="text-align: right;">0.00</td></tr> <tr><td>Plat</td><td style="text-align: right;">LANGHORST 1ST ADDN</td></tr> <tr><td>Lot</td><td style="text-align: right;">003</td></tr> <tr><td>Block</td><td style="text-align: right;">001</td></tr> </table>	Calculated Acres	0.38	Deeded Acres	0.00	Plat	LANGHORST 1ST ADDN	Lot	003	Block	001
Calculated Acres	0.38										
Deeded Acres	0.00										
Plat	LANGHORST 1ST ADDN										
Lot	003										
Block	001										
Legal Description	SubdivisionName LANGHORST 1ST ADDN Lot 003 Block 001 SubdivisionCd 25147										
Legal Description2	N 76.61' OF										
Building Information											
Building Style	N/A	AGLA (Sq Ft)	6,569	Bedrooms	0						
Year Built	1995	Garage Size (Sq Ft)	0	Bathrooms	2.00						
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0	Basement Finish (Sq Ft)	0						
Miscellaneous Information											
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N							
Assessor Information											
Estimated Market Value		2019 Values (Payable 2020)		Last Sale							
Land		\$177,200.00	Date of Sale	01/01/1994							
Improvement		\$490,600.00	Sale Value	\$145,000.00							
Total		\$667,800.00									

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Parcel 74

Property ID - 251470030

Roll Type: Real

Payable Year: 2020

Property Address:

Tax Payer 1: LE MANAGEMENT PROPERTIES
22405 WAGON WHEEL TRL
LAKEVILLE, MN 55044

Taxing District Code : 2001
Taxing District : PL CITY/ISD 719/PLSPL WMO
Township / City Code : 0800
Township / City : CITY OF PRIOR LAKE
School District Code : 0719
School District : ISD 0719 PRIOR LAKE

Legal Description: SubdivisionName LANGHORST 1ST ADDN Lot 003 Block 001 SubdivisionCd 25147
EX N'ERLY 76.61'

The property taxes may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferment, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.

Land:	\$ 161,500.00
Improvement:	\$ 108,800.00
Green Acres:	\$ 0.00
Total:	\$ 270,300.00


Homestead Status:	N
Homestead Classification:	300 Commercial
Green Acres:	N
Ag Preserve:	N

Model Type:	STORE/COMM
Architectural Style:	N/A
Year Built:	1995
Bedrooms:	0.00
Bathrooms:	2.00
Above Grade Living Area (Sq Ft):	1,740
Basement Foundation (Sq Ft):	0
Basement Finished (Sq Ft):	0
Garage Size (Sq Ft):	0

Sale Date:	07/25/2002
Sale Price:	\$ 900,000

Parcel 74

Property Card	Parcel ID Number 251470030
----------------------	----------------------------

Taxpayer Information	
Taxpayer Name LE MANAGEMENT PROPERTIES	
Mailing Address 22405 WAGON WHEEL TRL LAKEVILLE, MN 55044	
Property Address	
Address	
City	

Parcel Information	
Uses 300 Commercial	Calculated Acres 0.36 Deeded Acres 0.00 Plat LANGHORST 1ST ADDN Lot 003 Block 001
Legal Description	SubdivisionName LANGHORST 1ST ADDN Lot 003 Block 001 SubdivisionCd 25147
Legal Description2	EX N'ERLY 76.61'

Building Information			
Building Style	N/A	AGLA (Sq Ft)	1,740
Year Built	1995	Garage Size (Sq Ft)	0
Model Desc	STORE/COMM	Basement Size (Sq Ft)	0
		Bedrooms	0
		Bathrooms	2.00
		Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0719 PRIOR LAKE	Taxing District Code 2001	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information			
Estimated Market Value		2019 Values (Payable 2020)	Last Sale
Land		\$161,500.00	Date of Sale 07/25/2002
Improvement		\$108,800.00	Sale Value \$900,000.00
Total		\$270,300.00	

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COMMERCIAL PROPERTY CONCLUSION

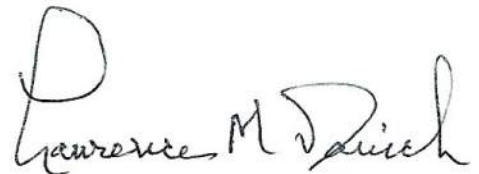
The project provides more than the street reconstruction and utility improvements. In my opinion, the project will provide an overall enhancement to the downtown district to include improved access, sidewalks and parking.

Commercial property typically sells on a per square foot basis based on location, size, accessibility, and other factors that are considered beneficial to business.

According to the Scott County Assessor's Office, the commercial properties involved have values ranging from \$6.00 to \$31.00 per square foot, based on the factors referenced above.

Based on my field inspection, research and understanding of the project, it is my opinion that the benefit provided is up to:

\$2.00 Per Square Foot



Laurence M. Danich
Real Property Appraiser
Minnesota I.D. # 4000869

Appendix D: Open House Feedback

Report for 2021 Downtown South Reconstruction

Response Counts

Completion Rate:

70%



Complete



14

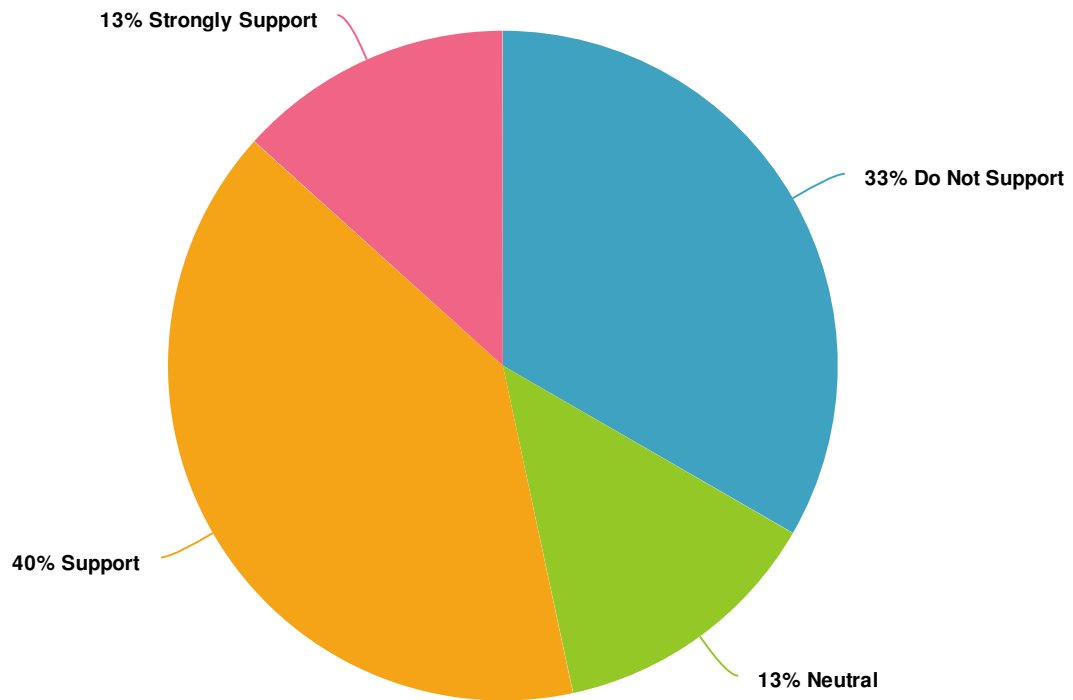
Partial







6

Totals: 20

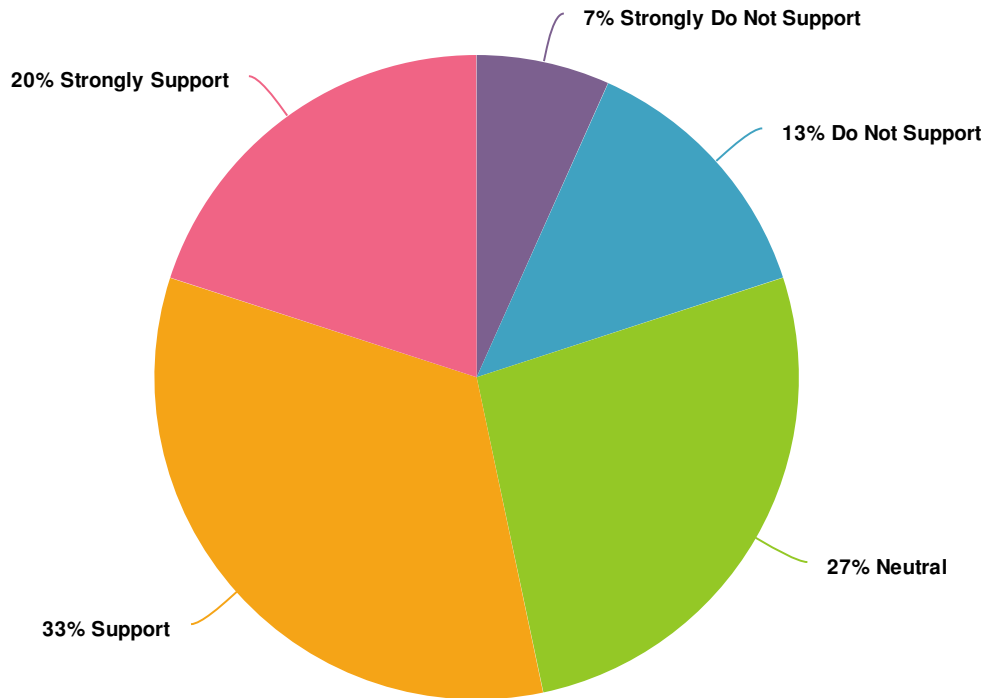
1. What is your level of support for the parallel parking option on Colorado Street?



Value		Percent	Responses
Do Not Support		33.3%	5
Neutral		13.3%	2
Support		40.0%	6
Strongly Support		13.3%	2

Totals: 15

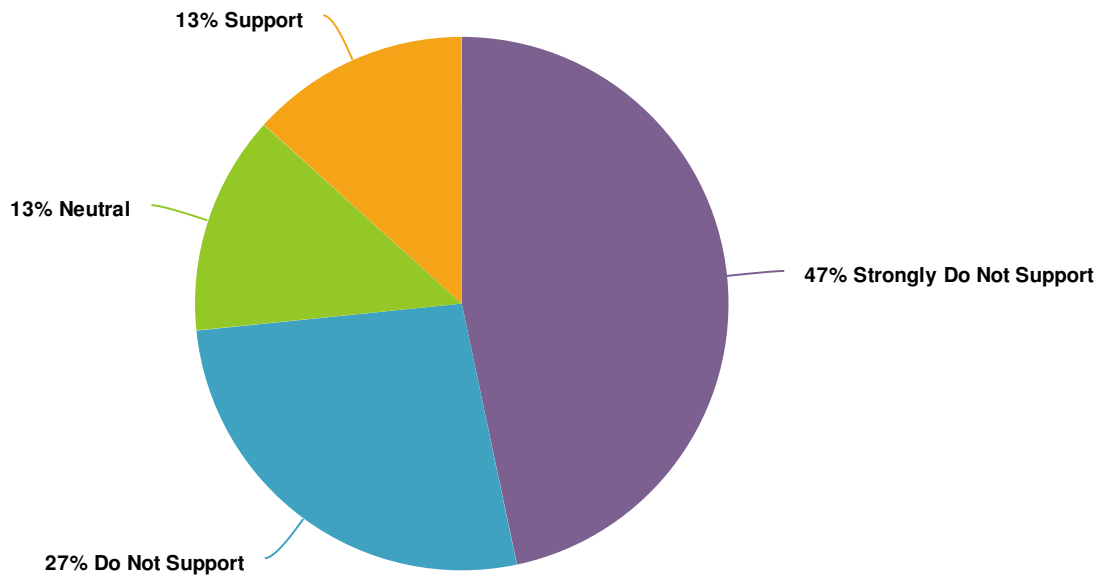
2. What is your level of support for the angled parking option on Colorado Street?







Value		Percent	Responses
Strongly Do Not Support		6.7%	1
Do Not Support		13.3%	2
Neutral		26.7%	4
Support		33.3%	5
Strongly Support		20.0%	3

Totals: 15

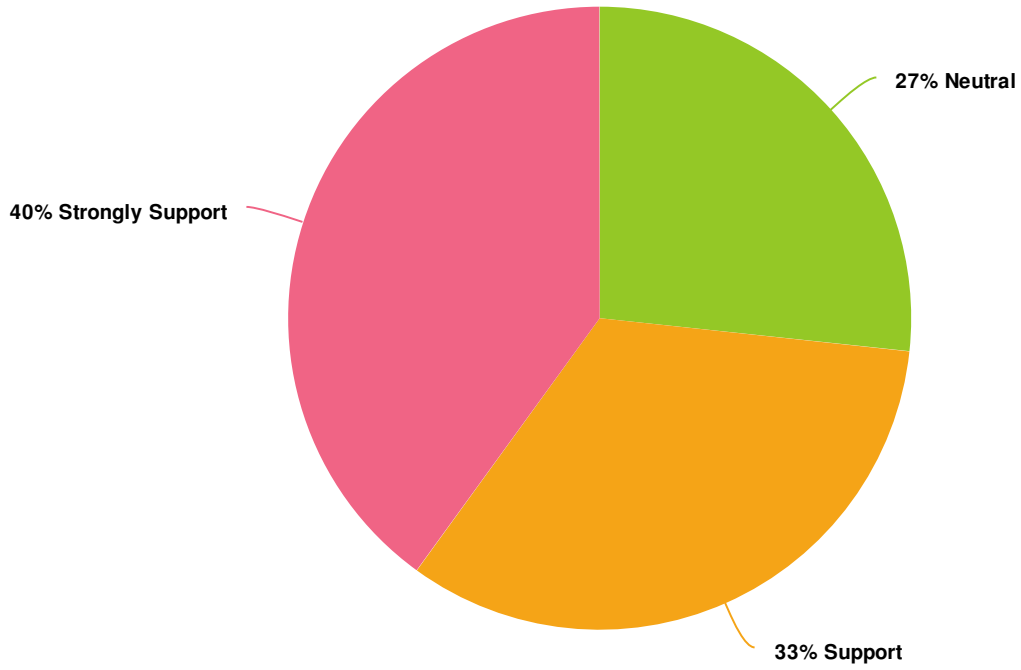
3. What is your level of support for the one-way street option on Colorado Street?






Value		Percent	Responses
Strongly Do Not Support		46.7%	7
Do Not Support		26.7%	4
Neutral		13.3%	2
Support		13.3%	2

Totals: 15

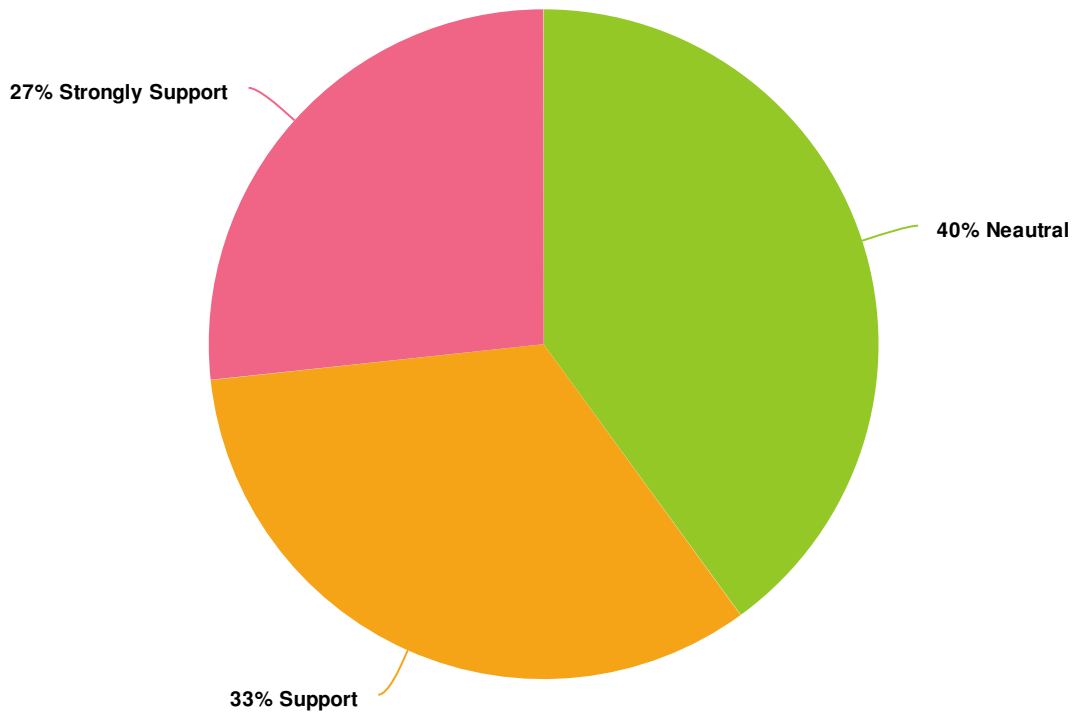
4. What is your level of support for mid-block crosswalks on Colorado Street?






Value		Percent	Responses
Neutral		26.7%	4
Support		33.3%	5
Strongly Support		40.0%	6

Totals: 15

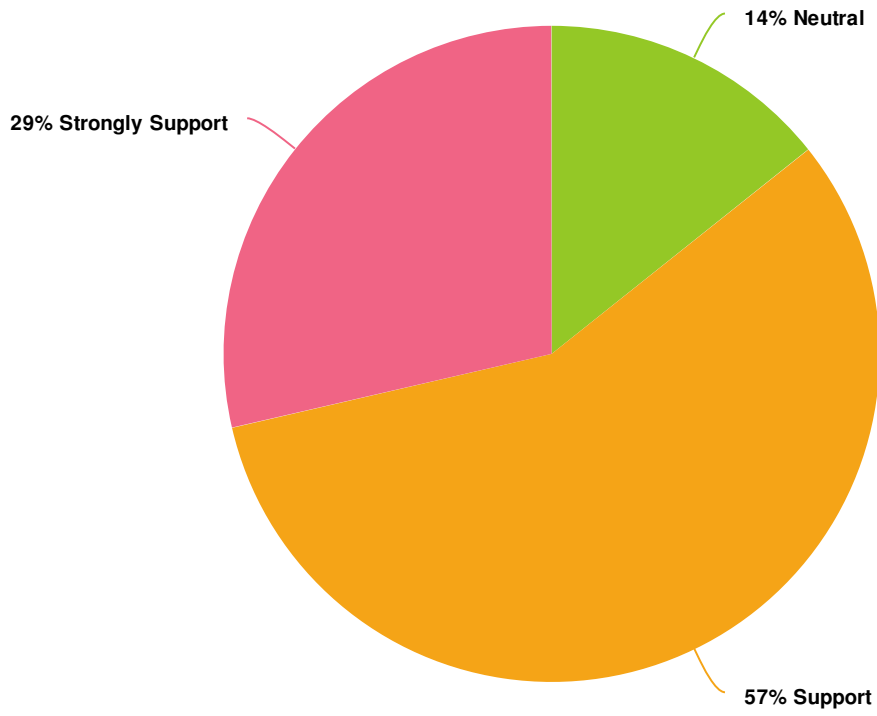
5. What is your level of support for flashing crossing beacons on Colorado Street?






Value		Percent	Responses
Neutral		40.0%	6
Support		33.3%	5
Strongly Support		26.7%	4

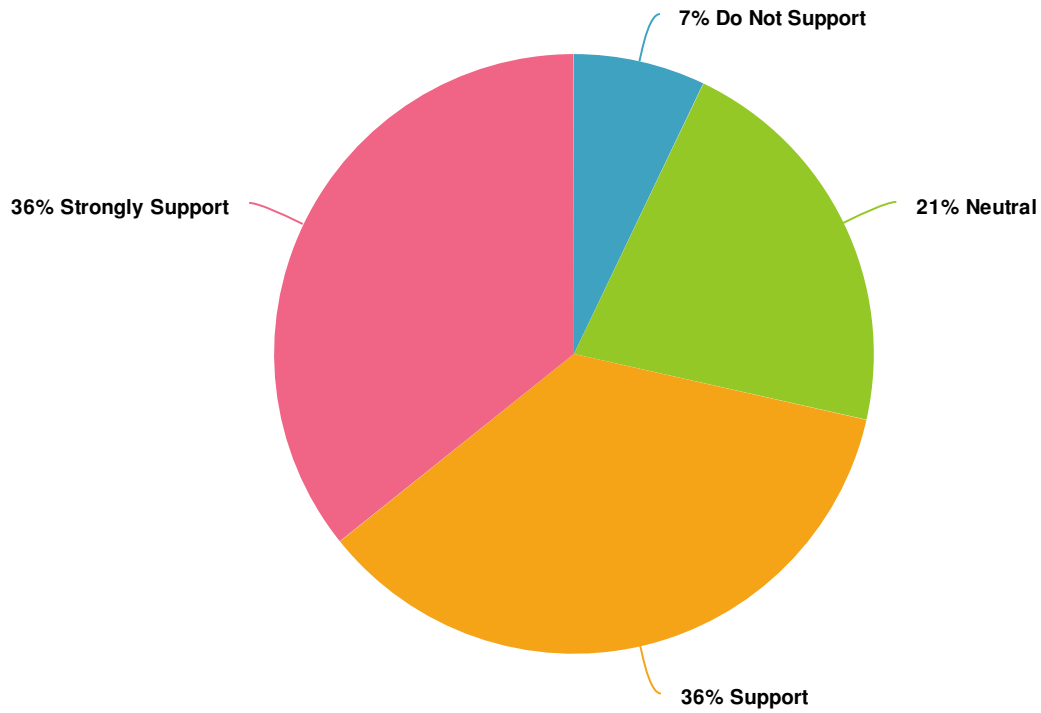
Totals: 15


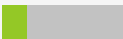


7. What is your level of support for angled parking on Main Avenue?



Value		Percent	Responses
Neutral		14.3%	2
Support		57.1%	8
Strongly Support		28.6%	4
			Totals: 14

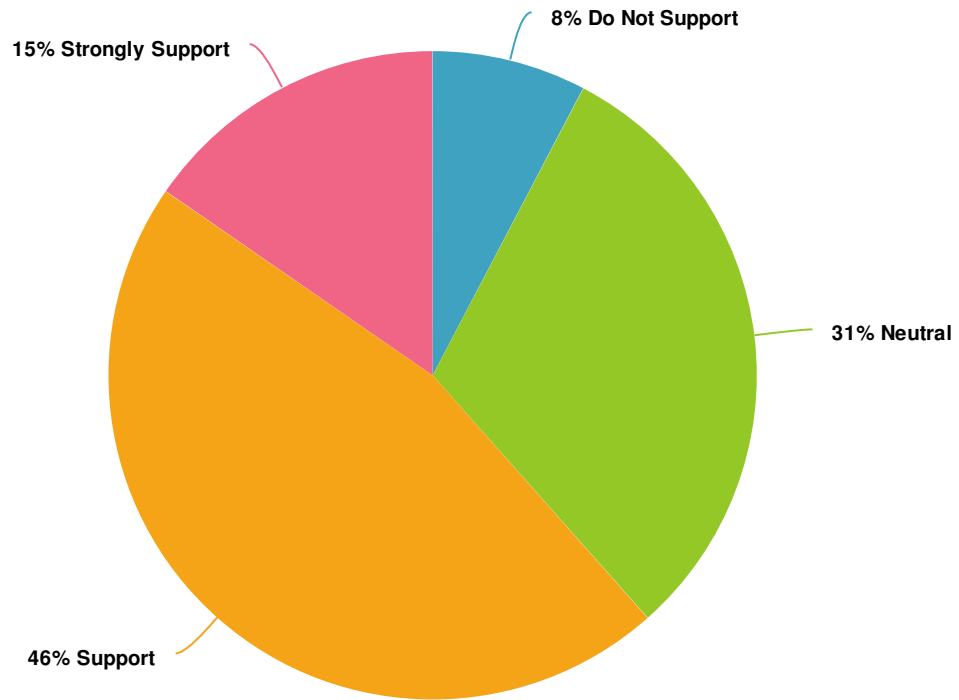
8. What is your level of support for bump-outs at the Main Avenue/Colorado Street intersection?







Value		Percent	Responses
Do Not Support		7.1%	1
Neutral		21.4%	3
Support		35.7%	5
Strongly Support		35.7%	5

Totals: 14

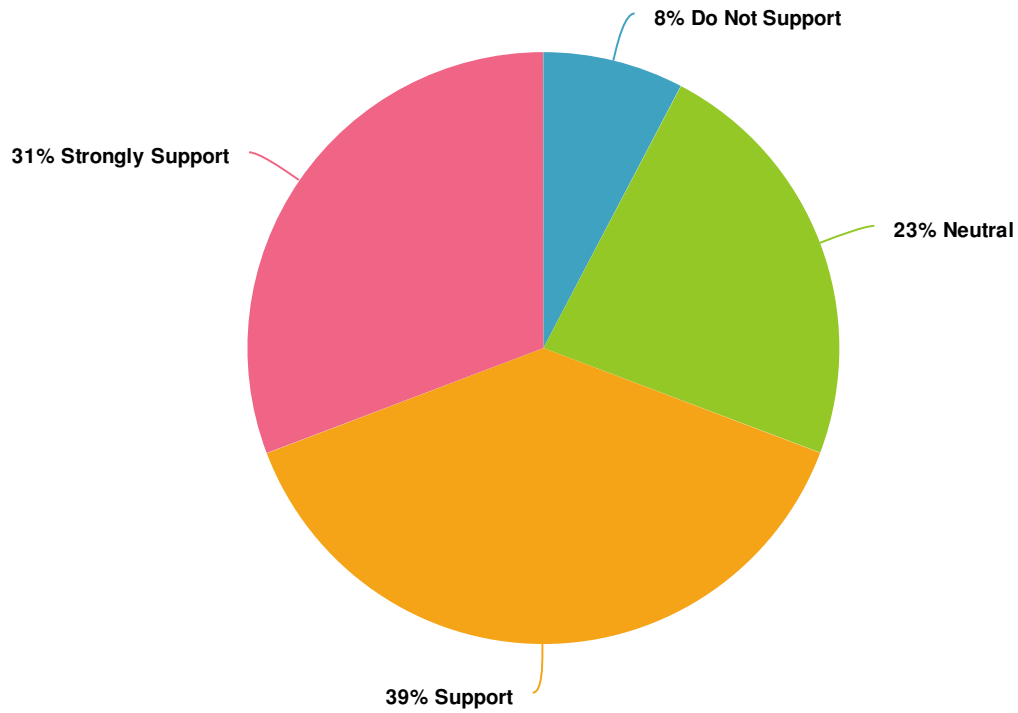
10. What is your level of support for parallel parking on Pleasant Street?


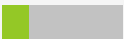




Value		Percent	Responses
Do Not Support		7.7%	1
Neutral		30.8%	4
Support		46.2%	6
Strongly Support		15.4%	2

Totals: 13

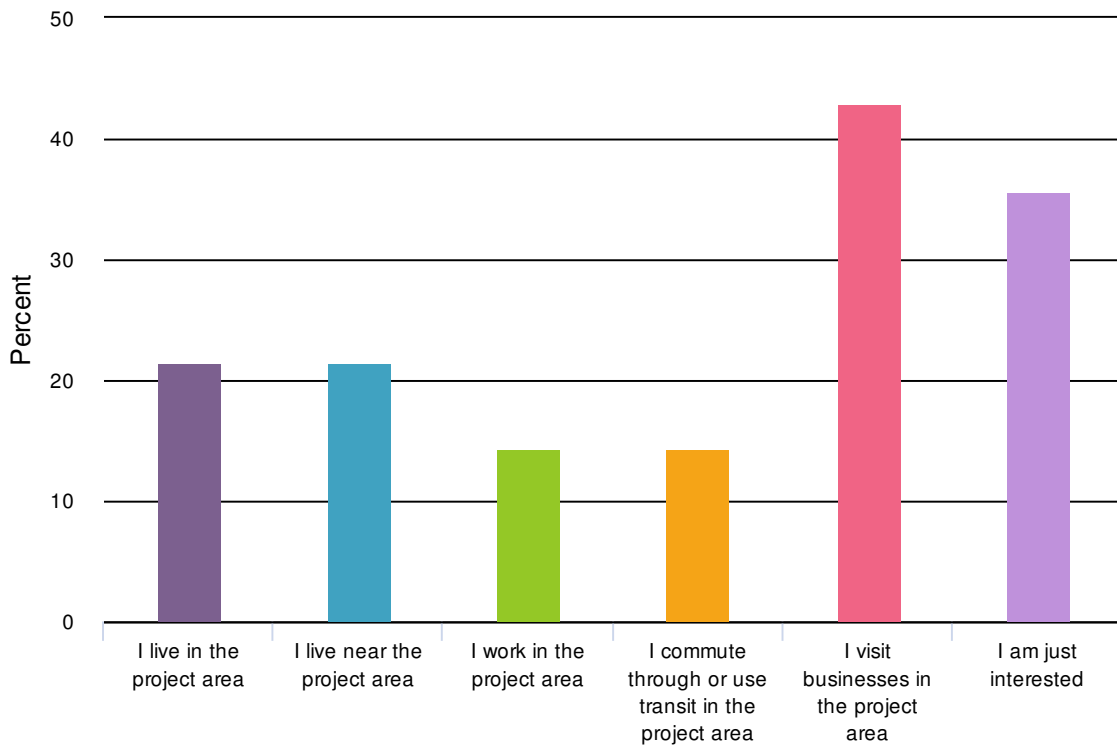
11. What is your level of support for bump-outs at the Main Avenue/Pleasant Street intersection?



Value		Percent	Responses
Do Not Support		7.7%	1
Neutral		23.1%	3
Support		38.5%	5
Strongly Support		30.8%	4

Totals: 13

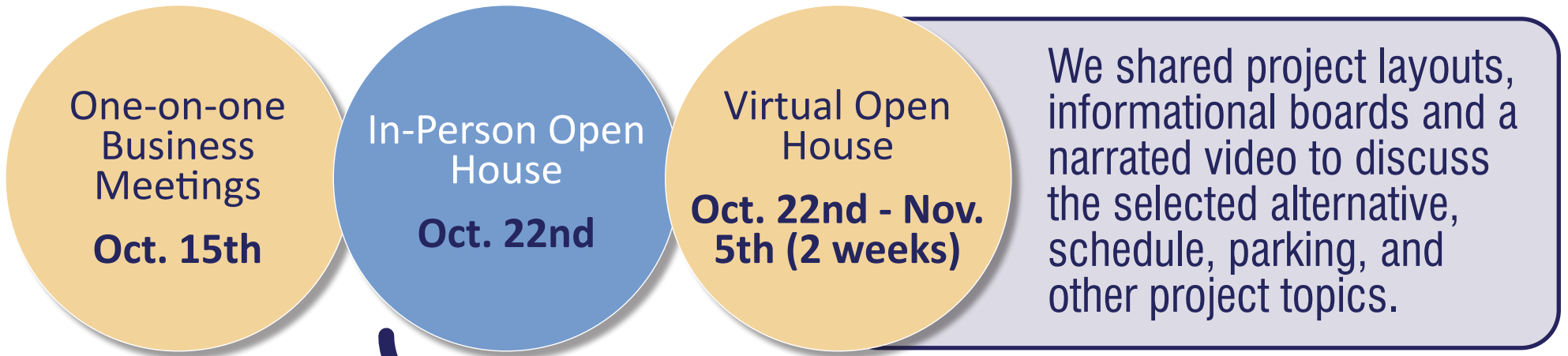
18. What is your relationship to the project area?



Value	Percent	Responses
I live in the project area	21.4%	3
I live near the project area	21.4%	3
I work in the project area	14.3%	2
I commute through or use transit in the project area	14.3%	2
I visit businesses in the project area	42.9%	6
I am just interested	35.7%	5

Fall 2020 Feedback SUMMARY

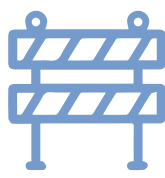
What We Shared



What We Heard



General opposition due to its size, aesthetic, and overall impact on the neighborhood



Concern about access to businesses and homes during construction



Concern about cost of roadway improvements and VFW redevelopment



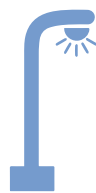
General support for angled parking



General support for RRFB at crossings



Desire to coordinate full replacement of business services



Desire for street and parking lot lighting



Desire for benches, trees/plants, and public art along the corridors

What's Next?

The project team will finalize the preferred project designs and begin making plans for construction, which is anticipated to take place from April 2022 through October 2022.

The VFW redevelopment is currently expected to begin during the summer of 2021.



Stay Connected!

Sign up for project updates:
PLDowntownSouth.com

Have questions or concerns?
nicole.schmidt@bolton-menk.com



Appendix E: Parking Evaluation

Existing On-Street Parking Evaluation

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE

PROJECT NO. T18.120665

February 2021

EXISTING PUBLIC ON-STREET PARKING SPOTS			
LOCATION	FROM	TO	# PARKING SPOTS
NORTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	0
SOUTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	9
NORTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	7
SOUTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	11
WEST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	12
EAST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	12
NORTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	24
SOUTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	32
NORTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	0
SOUTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	30
TOTAL EXISTING PUBLIC ON-STREET PARKING SPOTS			137

Proposed On-Street Parking in Option 1

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE

PROJECT NO. T18.120665

February 2021

PROPOSED PUBLIC ON-STREET PARKING SPOTS			
LOCATION	FROM	TO	# PARKING SPOTS
NORTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	0
SOUTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	9
NORTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	9
SOUTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	20
WEST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	13
EAST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	14
NORTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	31
SOUTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	32
NORTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	5
SOUTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	21
TOTAL PROPOSED PUBLIC ON-STREET PARKING SPOTS			154

Proposed On-Street Parking in Option 2

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE

PROJECT NO. T18.120665

February 2021

PROPOSED PUBLIC ON-STREET PARKING SPOTS			
LOCATION	FROM	TO	# PARKING SPOTS
NORTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	0
SOUTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	9
NORTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	9
SOUTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	32
WEST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	13
EAST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	14
NORTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	31
SOUTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	32
NORTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	5
SOUTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	21
TOTAL PROPOSED PUBLIC ON-STREET PARKING SPOTS			166

Proposed On-Street Parking in Option 3

DOWNTOWN SOUTH RECONSTRUCTION

CITY OF PRIOR LAKE

PROJECT NO. T18.120665

February 2021

PROPOSED PUBLIC ON-STREET PARKING SPOTS			
LOCATION	FROM	TO	# PARKING SPOTS
NORTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	0
SOUTH SIDE OF COLORADO STREET	DULUTH AVENUE	ARCADIA AVENUE	9
NORTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	9
SOUTH SIDE OF COLORADO STREET	ARCADIA AVENUE	MAIN AVENUE	29
WEST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	14
EAST SIDE OF MAIN AVENUE	PLEASANT STREET	CR 21	16
NORTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	31
SOUTH SIDE OF PLEASANT STREET	DULUTH AVENUE	MAIN AVENUE	32
NORTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	5
SOUTH SIDE OF PLEASANT STREET	MAIN AVENUE	TH 13	21
TOTAL PROPOSED PUBLIC ON-STREET PARKING SPOTS			166

Appendix F: Geotechnical Evaluation

Geotechnical Evaluation and Environmental Screening Report

Downtown South 2021 Road Reconstruction Project
Colorado Street, Pleasant Street and Main Avenue
Prior Lake, Minnesota

Prepared for

Bolton & Menk, Inc.

Professional Certification:

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

Neil G. Lund, PE
Senior Engineer
License Number: 46212
April 3, 2020

Project B1910083

Braun Intertec Corporation



Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

April 3, 2020

Project B2001652

Mr. Brad Fisher, PE
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337-1649

Re: Geotechnical Evaluation and Environmental Screening Report
Downtown South 2021 Road Reconstruction Project
Colorado Street, Pleasant Street and Main Avenue
Prior Lake, Minnesota

Dear Mr. Fisher:

We are pleased to present this Geotechnical Evaluation and Environmental Screening Report for the proposed 2021 Downtown South Road Reconstruction Project in Prior Lake, Minnesota.

Thank you for making Braun Intertec your geotechnical and environmental consultant for this project. If you have questions about this report, or if there are other services that we can provide in support of our work to date, please contact Neil Lund at 952.995.2284 (nlund@braunintertec.com).

Sincerely,

BRAUN INTERTEC CORPORATION

Neil G. Lund, PE
Senior Engineer

Valerie L. Wood
Senior Scientist

Bryan C. Field, PE
Account Leader, Senior Engineer

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Appendix

Soil Boring Location Sketch

Log of Boring Sheets ST-1 to ST-10

Descriptive Terminology of Soil

Soil Analytical Table

Laboratory Analytical Reports

Pavement ESAL Calculations

MnPAVE-Flexible Design Output (highest traffic case)

A. Introduction

A.1. Project Description

This Geotechnical Evaluation and Environmental Screening Report addresses the proposed 2021 improvements in the Downtown South area of Prior Lake, Minnesota, including portions of Main Avenue SE, Colorado Street SE and Pleasant Street, SE. The extent of the project can be seen below in Figure 1. Proposed work includes street reconstruction and reconfiguration along with complete utility replacement (sanitary, water, and storm). The total length of the three streets is approximately 3,200 feet.

The three streets proposed for reconstruction are part of the MnDOT Municipal State Aid System (MSAS routes).

Table 1. Project Description

Project Component	Description	Source
Pavement type(s)	Bituminous	Assumed based on in-place pavements
Pavement loads	Colorado Street SE (MSAS 131): 50,000 ESALs* Main Avenue SE (MSAS 119): 260,000 ESALs Pleasant Street SE (MSAS 102): 150,000 ESALs	State Aid 10-ton ESAL Calculator "Urban" default traffic distribution Growth per previous counts, minimum 0.5 percent annual. See Appendix for complete results
Grade changes	Less than 3 feet	Assumed
Utilities	Storm sewer, water main and sanitary sewer replacement Maximum utility depth of approximately 15 feet	Bolton & Menk, Inc. (BMI)

*Equivalent 18,000-lb single axle loads based on 20-year design. Use 50,000 minimum for design.

Figure 1. Project Limits



Figure provided by Bolton & Menk, Inc.

A.2. Site Conditions

The in-place streets are bituminous-surfaced with urban sections with concrete curb and gutter.

The project area zoning is “Town Center/Transitional Town Center,” which includes a mix of single-family housing (primarily to the west) and commercial property (to the east).

Street grades are rolling, with grades at the boring locations between 937.4 to 949.7 feet above mean sea level (MSL).

A.3. Purpose

The purpose of our geotechnical evaluation was to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact and provide recommendations for use in the design and construction of the Colorado Street, Pleasant Street and Main Avenue Reconstruction.

The purpose of the environmental screening was to identify possible contamination at the geotechnical boring locations.

A.4. Background Information and Reference Documents

We reviewed the following information:

- Communications with BMI regarding the proposed street and utility rehabilitation.
- Aerial imagery of the site provided by BMI and available on Google Earth.
- Geologic map *C-17 Geologic Atlas of Scott County, Minnesota* prepared by the Minnesota Geological Survey and dated 2006.
- Minnesota Pollution Control Agency's (MPCA's) What's In My Neighborhood (WIMW) online database as part of the desktop environmental review.

We have described our understanding of the proposed construction and site to the extent others reported it to us. Depending on the extent of available information, we may have made assumptions based on our experience with similar projects. If we have not correctly recorded or interpreted the project details, the project team should notify us. New or changed information could require additional evaluation, analyses and/or recommendations.

A.5. Scope of Services

We performed our scope of services for the project in accordance with our Proposal for a Geotechnical Evaluation and Environmental Services to BMI dated January 30, 2020. Our scope for environmental services was later modified via e-mail to BMI on February 18, 2020. The following list describes the geotechnical and environmental tasks completed in accordance with our authorized scope of services.

- Reviewing the background information and reference documents previously cited.
- Staking and clearing the exploration location of underground utilities. The City of Prior Lake identified the general exploration locations and we staked them in the field. We acquired the surface elevations and locations with GPS technology using the State of Minnesota's permanent GPS base station network. The Soil Boring Location Sketch included in the Appendix shows the approximate locations of the borings.

- Performing a desktop environmental review prior to the geotechnical evaluation and field screening activities.
- Performing eight (8) standard penetration test (SPT) borings, denoted as ST-1 to ST-8, to a nominal depth of 10 feet below grade across the site.
- Monitoring soil samples in the field during soil boring activities near locations of environmental concern as identified in the desktop study. Soil samples were evaluated in the field for indications of contamination including staining, odor, and presence of debris. In addition, headspace organic vapor measurements were collected using a photoionization detector (PID).
- Performing laboratory testing on select samples to aid in soil classification and engineering analysis.
- Analysis of six soil samples for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), diesel range organics (DRO), gasoline range organics (GRO), and the eight Resource Conservation and Recovery Act (RCRA) metals.
- Preparing this report containing a boring location sketch, logs of soil borings, a summary of the soils encountered, results of laboratory tests, and recommendations for pavement subgrade preparation, pavement design and utility improvements.

B. Results

B.1. Geologic Overview

Based on the review of geologic information and our experience, the native soils consist of a mix of sandy outwash/ice-contact deposits and clayey glacial till.

We based the geologic origins used in this report on the soil types and laboratory testing, and available common knowledge of the geological history of the site. Because of the complex depositional history, geologic origins can be difficult to ascertain. We did not perform a detailed investigation of the geologic history for the site.

B.2. Boring Results

Table 2 contains summaries of the pavement thicknesses encountered in each of the borings. Note that aggregate base was observed and measured in the field by the drill crew and does not imply conformance with MnDOT standard specifications (e.g. Class 5). The aggregate base thicknesses should also be considered approximate.

Table 2. Pavement Section Summary

Street	Location	Bituminous Thickness (inches)	Apparent Aggregate Base Thickness (inches)
Colorado Street SE	ST-1	7	9
	ST-2	6	5
	ST-3	5	7
Main Avenue SE	ST-4	6	6
	ST-5	6	6
Pleasant Avenue SE	ST-6	4	11
	ST-7	6	7
	ST-8	4	3

Table 3 provides a summary of the soil boring results, in the general order we encountered the strata. Please refer to the Log of Boring sheets in the Appendix for additional details. The Descriptive Terminology of Soil sheet in the Appendix includes definitions of abbreviations used in Table 3.

For simplicity in this report, we define fill to mean existing, uncontrolled, or undocumented fill.

Table 3. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Pavement section	---	---	<ul style="list-style-type: none"> See Table 2 above.
Fill	SP, SP-SM, SM, SC, CL	5 to 26 BPF**	<ul style="list-style-type: none"> Variable, soils intermixed; more often granular.

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
			<ul style="list-style-type: none"> ▪ Extended to depths ranging from 4 to 7 feet where present. ▪ Not noted in ST-6 or ST-7. ▪ Moisture condition generally moist.
Glacial outwash	SP, SP-SM, SM	1 to 30 BPF	<ul style="list-style-type: none"> ▪ Relative density from very loose to dense; generally medium dense. ▪ Appeared to directly underlay the pavement materials in ST-6 and ST-7. ▪ Generally brown in color. ▪ Variable amounts of gravel; can contain cobbles and boulders. ▪ Moisture condition ranged from moist to wet.
Glacial till	SC, CL	8 to 19 BPF	<ul style="list-style-type: none"> ▪ Underlay outwash soils in ST-6, and fill soils in ST-8. ▪ Consistency mostly medium. ▪ Brown and gray in color, with rust staining in ST-6. ▪ Pushed rock by sampler at depth in ST-8 may indicate the presence of cobbles and/or boulders. ▪ Moisture condition ranged from moist to wet.

*Abbreviations defined in the attached Descriptive Terminology of Soil sheet.

** BPF – blows per foot.

B.3. Groundwater

Groundwater was observed while drilling at ST-1 and ST-2. Table 4 summarizes the depths where we observed groundwater; the attached Log of Boring sheets in the Appendix also include this information and additional details.

Table 4. Groundwater Summary

Location	Surface Elevation	Measured or Estimated Depth to Groundwater (ft)	Corresponding Groundwater Elevation* (ft)
ST-1	938.2	10	928
ST-2	941.8	12 1/2	929 1/2

*Rounded to nearest 1/2 foot.

At the time of our observation, the groundwater surface elevation appeared to be about elevation ranging from 928 to 829 1/2 feet above MSL. Borings ST-6 and ST-8, which extended to near these elevations, did not encounter water during drilling. Although moisture contents suggest it was groundwater was not present, the gray color and rust staining of the cohesive soils suggests water could occasionally be present in these areas.

If the project team identifies a need for more accurate determination of groundwater depth, we can install piezometers. Project planning should anticipate seasonal and annual fluctuations of groundwater.

B.4. Laboratory Test Results

We performed moisture content (MC) tests (per ASTM D2216) on selected samples to aid in our classifications and estimations of the materials' engineering properties. The Log of Boring Sheets attached in the Appendix present the results of the MC tests in the "MC" column.

We performed wash loss (P200) tests (per ASTM D1140) on a selected sample to determine the reusability of the material within new and reconstructed embankments. The Log of Boring sheets in the Appendix show the results of the OC test in the "Tests or Remarks" column.

Table 5 presents the results of our laboratory tests. The results at depth in ST-1 are indicative of the state of sandy soils below the water table, which were above their optimum moisture contents (OMC) for compaction; shallower sandy soils (ST-1 and ST-4) were slightly below their OMCs for compaction. Clayey soils (ST-2, ST-6, ST-8) were near their OMCs for compaction.

Table 5. Laboratory Classification Test Results

Location	Sample Depth (ft)	Classification	Moisture Content (w, %)	P200 (%)
ST-1	2 1/2	Poorly graded sand (SP)	4	---
ST-1	12 1/2	Silty sand (SM)	24	17
ST-2	2 1/2	Clayey sand (SC)	10	---
ST-4	2 1/2	Poorly graded sand with silt (SP-SM)	5	8
ST-6	12 1/2	Sandy lean clay (CL)	15	56
ST-8	7 1/2	Clayey sand (SC)	11	29

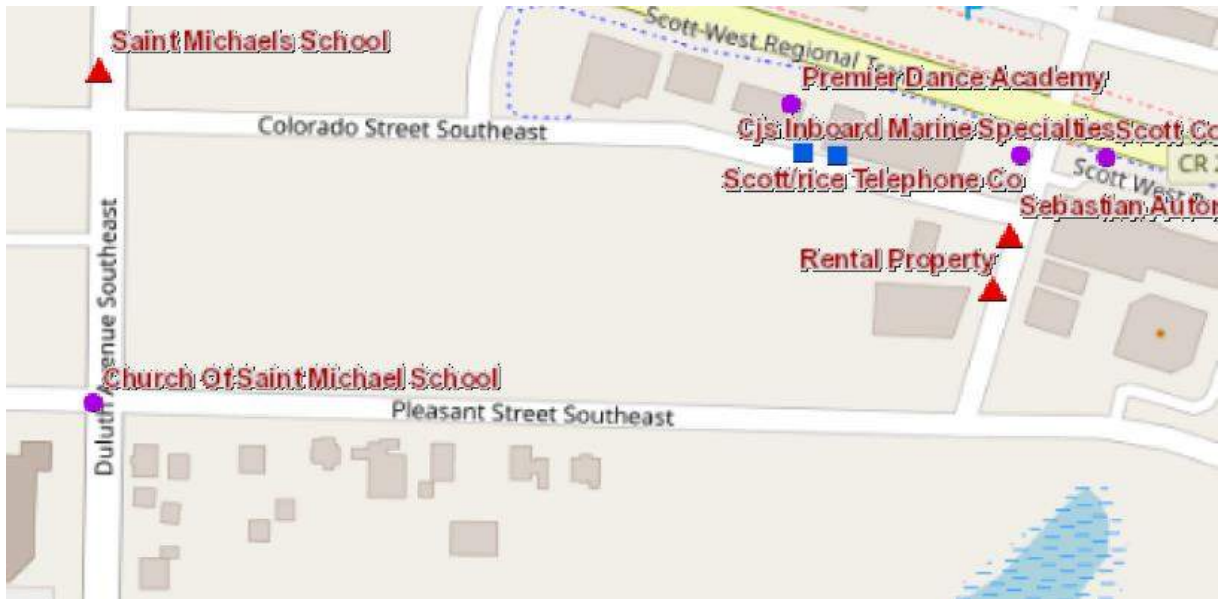
B.5. Environmental Results

B.5.a. Desktop Environmental Review

Prior to conducting environmental screening of the geotechnical borings, Braun Intertec completed a Desktop Environmental Review to identify potential contamination sources in the vicinity area of the corridor that may impact the construction of the project. Based on the regulatory review, we noted that the corridor is located in an area of mixed residential, commercial, industrial, and railroad use properties. The results of the Phase I ESA desktop review identified the following sites immediately adjacent to the proposed road construction project:

- **Two hazardous waste generators;** including CJs Inboard Marine Specialties located at 4636 Colorado Street SE and Kramer Chiropractic Health Center Ltd. located 4646 Colorado Street SE.
- **Multiple sites with registered underground storage tanks:** including Saint Michaels School, Sebastian Automotive, and a rental property located at 16328 Main Avenue.
- **Church of Saint Michael School,** located at 16400 Duluth Avenue SE – listed as a Petroleum Remediation and as a closed tank leak site, closure granted in 2000.
- **Premier Dance Academy,** located at 4616 Colorado Street - listed as a Petroleum Remediation and as a closed tank leak site, closure granted in 2007.
- **Scott/Rice Telephone Co.,** located at 4690 Colorado Street – listed as a Petroleum Remediation and as a closed tank leak site, closure granted in 1993.

Scott County Highway Dept., located at Main Avenue SE and County Road 21 - listed as a Petroleum Remediation and as a closed tank leak site, closure granted in 1989.



B.5.a. Environmental Screening Results

During the geotechnical soil boring activities, subsurface materials encountered at the borings were monitored by an environmental field technician. Soils were classified in the field and indications of contamination including staining and odors were documented, if detected. In addition, soil samples were screened for the presence of organic vapors with a PID using the headspace method of analysis recommended by the MPCA.

The purpose of the environmental screening was to assess for the potential of encountering contamination during construction of the project.

The results of the environmental screening indicated that PID readings in all the borings ranged from 0.6 to 2.4 per million (ppm). These concentrations are within background levels. Additional field indications of impacts (such as staining, odor, or debris) were not observed in any of the soil samples collected during the drilling activities with the exception of boring ST-8 where a bituminous-like odor and small bituminous chucks were observed from 8 to 10 feet bgs. PID readings, as well as other observations made during the boring activities, are included on the log of boring sheets included in the Appendix.

Six soil samples were collected for laboratory analysis of VOCs, PAHs, DRO, GRO, and 8 RCRA metals from borings ST-1, ST-2, ST-4, ST-6 and ST-7 from the 2.5 to 5-foot depth interval, corresponding to depths where fill material was encountered and anticipated construction depths. The 7.5 to 10-foot depth interval from boring ST-8 was submitted for analysis corresponding to the interval with bituminous and bituminous-like odor.

The analytical results indicated the following:

- PAHs were detected above the reporting limits in all of the soil samples collected for PAH analysis. None of the detected concentrations of PAHs exceeded the regulatory standards. However, the calculated benzo (a) pyrene (BaP) equivalent concentration, exceeded the residential Soil Reference Value (SRV) and Soil Leaching Value (SLV) in 3 of the 6 soil samples at borings ST-1, ST-2 and ST-8. The BaP equivalent is the calculated concentration of carcinogenic PAHs.
- Concentrations of various eight RCRA metals were detected but within natural occurrence concentrations in the soil samples.
- VOCs and GRO concentrations were not detected above reporting limits.
- DRO concentrations were detected above the reporting limits in all of the samples collected for DRO analysis at concentrations ranging from 14.5 milligrams per kilogram (mg/kg) to 180 mg/kg. There are no established MPCA Soil Reference Values (SRVs) or Soil Leaching Values (SLVs) for DRO. However, the MPCA considers excavated soil with DRO concentrations greater than 100 mg/kg to be “regulated fill.” DRO concentrations exceeded the “regulated fill” criteria in two of the samples collected from borings ST-1 and ST-8 during this investigation.

The soil analytical results are summarized in the Soil Analytical Results Table included in the Appendix. The laboratory analytical report is attached. We discuss the implications of these results in Section C.1.b.

C. Recommendations

C.1. Design and Construction Discussion

C.1.a. Pavement Reclamation/Reuse

If pavement materials are to be reused by reclamation, removal, stockpiling, and replacement, a 10-inch full-depth reclamation (FDR) depth will, based on the measurements from the borings, avoid subgrade soils through much of the project area. Variation of existing pavement depth should also be anticipated. There is the possibility the reclaimed material can be excessively sandy or become contaminated with

clayey soil if the pavement section is locally thin or the reclaim depth is increased substantially beyond 10 inches.

We recommend implementing thorough quality control practices, including frequent sieve analyses, to achieve a desirable gradation of the reclaimed material. We also suggest that the contractor assume some contingency for importing clean, crushed rock that can be blended with the reclaimed material to improve the uniformity of the resulting gradation prior to any direct reuse as an aggregate base.

C.1.b. Pavement Subgrade Reuse and Drainage

Based on the soil boring results, we anticipate the pavement subgrades will generally consist of poorly graded sand (with silt) and silty sand with lesser amount of lean clay/clayey sand. Since grade changes are not proposed, the subgrade soils present beneath the existing roads will generally be suitable for pavement support in their current condition with the following considerations:

- Any silty and clayey soils present in the subgrade, similar to those encountered in ST-6 and ST-8, will be more susceptible to strength loss upon exposure to moisture or traffic and should be protected to the extent possible.
- The silty and clayey soils will be variable in their drainage rates, while the granular soils will be more consistently free-draining. A subbase would further improve drainage and uniformity and reduce frost heave; given the majority of the subgrade soils, however, new pavements can still perform well without one. We provide a pavement design below for each option.

Results of the environmental screening and sampling indicated that contaminant levels detected at borings ST-1, ST-2 and ST-8 are considered “regulated fill.” The soil at these boring locations may be reused onsite on the project provided that they are geotechnically suitable (see above) and provided that the soil is consistent with what was observed during this investigation. If excess fill is generated during construction at these boring locations, offsite disposal of this material may be required.

In addition, if other indications of contamination are observed in site soils or groundwater (i.e., sheen/staining, odor, or debris) the contractor should immediately stop and an environmental consultant be brought to the project to evaluate these materials. We recommend that the project’s specifications include contingency items (i.e., MnDOT 1717) in the event that unanticipated contamination is encountered during construction.

C.1.c. Utilities

The reuse of the utility trench backfill soils will have potential impacts on the pavement subgrades. If the backfill is not properly compacted, there is the potential for subgrade instability and settlement (and premature deterioration) of the pavement surface. We anticipate that most of the trench soils will consist of granular soils with some silt, with possible exceptions near the southern portion of the project (Pleasant Avenue SE), where clayey soils were encountered during drilling.

Depending on the conditions at the time of excavation, watering or drying (moisture conditioning) of the soils may be necessary to achieve the levels of compaction recommended. As mentioned above, moisture conditioning, soil removal, or replacement may be needed in the areas where silty and clayey soils are present, though these soils appeared to be near their OMC at the time of our field evaluation.

Care should be used to avoid disturbance of the soils supporting utilities or impacting the utilities themselves during pavement removals and reconstruction.

C.2. Pavements

C.2.a. Pavement Subgrade Preparation

We recommend the following steps for pavement subgrade preparation, understanding the reconstruction will generally match existing grades.

1. Remove or reclaim and stockpile/windrow the pavement as described in Section C.1.a.
2. Once the roadway sections are cut to grade, have a geotechnical representative observe the excavated subgrade to evaluate if additional subgrade improvements are necessary. We recommend extending excavations outward from the bottom of the subgrade elevation at a slope of 1H:1V (horizontal:vertical) or flatter.
3. Scarify, moisture condition, and surface compact to at least 100 percent of Standard Proctor density (non-granular soils) or to the requirements of the MnDOT penetration index method (granular soils).
4. Place pavement engineered fill to grade where required and compact in accordance with Section C.2.e to bottom of pavement section.
5. Proofroll the pavement subgrade as described in Section C.2.b.

C.2.b. Pavement Subgrade Proofroll

After preparing the subgrade as described above and prior to the placement of the sand subbase or aggregate base/reclaim, where it is windrowed, we recommend proofrolling the subgrade soils with a fully loaded tandem-axle truck. We also recommend having a geotechnical representative observe the proofroll. Areas that fail the proofroll likely indicate soft or weak soils that will require additional correction work to support pavements.

The contractor should correct areas that display yielding or rutting greater than 1 inch under wheel traffic during the proofroll, as determined by the geotechnical representative. Possible options for subgrade correction include moisture conditioning and recompaction, subcutting and replacement with soil or crushed aggregate, chemical stabilization and/or geotextiles. We recommend performing a second proofroll after the aggregate base material is in place, and prior to placing bituminous pavement.

C.2.c. Engineered Fill Materials and Compaction

The on-site soils with an organic content less than 5 percent and free of debris are suitable for reuse as trench backfill. The limited quantity of fine-grained soils, such as those present in Borings ST-6 and ST-8, will be more difficult to compact if wet, allowed to become wet, or if spread and compacted over wet surfaces.

If imported material is to be used, Table 6 contains our recommendations for engineered fill. Similar materials compared to existing should be used to the degree possible; as such, we recommend that imported fill meet the requirements of MnDOT granular material in areas with sandy soils.

Table 6. Engineered Fill Materials*

Locations To Be Used	Engineered Fill Classification	Possible Soil Type Descriptions	Gradation	Additional Requirements
Pavement subgrades Trench backfill Embankment fill (areas with sandy soils)	MnDOT granular material	SP, SP-SM, SM	See MnDOT 3149.2.B.1	---
Pavement subgrades Trench backfill	MnDOT select grading	SP, SP-SM, SC, CL	MnDOT 2106	< 80% silt < 6% OC

Embankment fill (areas with clayey soils soils)				
Pavement subbase/drainage layer	Free-draining			
Non-frost-susceptible	Non-frost- susceptible fill	GP, GW, SP, SP-SM, SW	See MnDOT 3149.2.B.2	---
Utility bedding (dry or moist conditions)	MnDOT select granular			
Utility bedding (wet or unstable conditions)*	Coarse aggregate bedding	GP, GW, SP, SW	100% passing 1 1/2-inch sieve 0 to 10% passing #4 sieve See MnDOT 3149.G.3	---
Below landscaped surfaces, where subsidence is not a concern	Non-structural fill	---	100% passing 6-inch sieve	< 10% OC

*Thicknesses will vary by condition and alternative materials may be required; consult the geotechnical representative to evaluate utility excavations.

We recommend spreading engineered fill in loose lifts approximately 12 inches thick. We recommend compacting engineered fill in accordance with the criteria presented below in Table 7. The project documents should specify relative compaction of engineered fill, based on the structure located above the engineered fill, and vertical proximity to that structure.

Table 7. Compaction Recommendations Summary

Reference	Relative Compaction, percent (ASTM D698 – Standard Proctor)	Moisture Content Variance from Optimum, percentage points*	
		< 12% Passing #200 Sieve (typically SP, SP-SM)	> 12% Passing #200 Sieve (typically CL, SC, ML, SM)
Within 3 feet of top of pavement subgrade	100	±3	-1 to +3
More than 3 feet below top of pavement subgrade	95	±3	±3
Below landscaped surfaces	90	±5	±4

*Alternatively, use the penetration index method (MnDOT Specification 2106.3.F.3) for soils with P200 < 20%. Consult MnDOT 2106.3.B.2 for alternative moisture content controls when using Specified Density for soils.

The project documents should not allow the contractor to use frozen material as engineered fill or to place engineered fill on frozen material. Frost should not penetrate under foundations during construction.

We recommend performing density tests in engineered fill to evaluate if the contractors are effectively compacting the soil and meeting project requirements.

C.2.d. Pavement Design Sections

Our scope of services for this project did not include laboratory tests on subgrade soils to determine an R-value for pavement design. However, given the variable nature of typical subgrades, which were generally granular, we recommend using a design R-value of 40 for pavement design on the project. The contractor may need to perform limited removal of unsuitable or less suitable soils, such as those revealed by proofroll, to achieve this value.

Based upon the estimated traffic loads and an R-value of 40, we recommend that new pavement sections include the following materials and thicknesses per Tables 8 and 9. These are designed for the highest ESAL value referenced in Table 1. These sections meet the minimum requirements described by Prior Lake City Standards, and are suitable for commercial (9-ton) and residential (7-ton) design.

Table 8. Recommended Bituminous Pavement Thickness Design (with subbase)

Layer	Thickness (inches)	Material (Specification)
Bituminous wear course (2 lifts)	4	SPWEA340C (MnDOT 2360)
Aggregate base	6	Class 5 or 6 (3138); modified aggregate base (3135)
Sand subbase	24	Granular Material (MnDOT 3149.2B1)
Approved subgrade	---	---

We based the above pavement design on a 20-year performance life for bituminous pavements. This is the amount of time before we anticipate the pavement will require major rehabilitation. This performance life assumes routine maintenance, such as seal coating and crack sealing. The actual pavement life will vary depending on variations in weather, traffic conditions, and maintenance.

It is common to place the non-wear course of bituminous and then delay placement of wear course. For this situation, we recommend evaluating if the reduced pavement section will have sufficient structure to support construction traffic.

Many conditions affect the overall performance of the pavements. Some of these conditions include the environment, loading conditions and the level of ongoing maintenance. With regard to bituminous pavements in particular, it is common to have thermal cracking develop within the first few years of placement, and continue throughout the life of the pavement. We recommend developing a regular maintenance plan for filling cracks in pavements to lessen the potential impacts for cold weather distress due to frost heave or warm weather distress due to wetting and softening of the subgrade.

C.2.e. Pavement Materials Placement

We recommend placing the bituminous wear and non-wear courses to meet the requirements of MnDOT Specification 2360. Concrete paving should follow MnDOT Specification 2301.

We recommend compacting the aggregate base to meet the requirements of MnDOT Specification 2211.3.D.2.c (Penetration Index Method for the dynamic cone penetrometer [DCP]).

C.3. Utility Replacement

C.3.a. Excavation Oversizing

When removing unsuitable materials below utilities, we recommend the excavation extend outward and downward at a slope of 1H:1V (horizontal:vertical) or flatter.

C.3.b. Utility Subgrade Stabilization

We anticipate the soils at typical invert elevations for utilities will generally be suitable for utility support after the recommended subgrade preparation. However, if construction encounters unfavorable conditions, which will most likely include wet soils and groundwater, additional subcutting and replacement crushed rock may be required for pipe support. For this purpose, we recommend using MnDOT coarse aggregate bedding (MnDOT 3149.G.3) as referenced in Table 6 above.

C.3.c. Excavated Slopes

Based on the borings, we anticipate the majority of on-site soils in excavations will consist of granular alluvial deposits. These soils are typically considered Type C Soil under OSHA (Occupational Safety and Health Administration) guidelines. OSHA guidelines indicate unsupported excavations in Type C soils

should have a gradient no steeper than 1 1/2H:1V. Slopes constructed in this manner may still exhibit surface sloughing. OSHA requires an engineer to evaluate slopes or excavations over 20 feet in depth.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

C.3.d. Selection, Placement and Compaction of Backfill

We recommend compacting soils per the requirements outlined in Table 7.

C.3.e. Excavation Dewatering

The utility construction and trenching will be in areas with predominantly sandy soils, and it appears likely that the static groundwater table will be above or near the depth of the proposed utility work in some locations, such as on Colorado Street SE. We recommend removing groundwater from the utility excavations where encountered, and removing any water that seeps into excavations from sidewalls or the adjacent sitework.

The contractor should use care when excavations extend to near the waterbearing sands as the water coupled with vibration and disturbance from construction activities could result in temporary "quick" conditions in the soils. These soils would then not stabilize without temporary dewatering and compaction, and the contractor will likely need to subcut the compromised soils. A well contractor should develop a dewatering plan; the design team should review this plan.

C.3.f. Corrosion Potential

A majority of the soil borings indicated the site predominantly consists of sandy soils. We consider these soils non-to-slightly-corrosive to metallic conduits, and utilities should not require cathodic protection. If utilities extend through clay soils like the soils encountered at depth in ST-6 or ST-8, we recommend bedding the utilities in sandy soil free of any clay lumps or constructing the utilities with non-corrosive materials.

D. Procedures

D.1. Penetration Test Borings

We drilled the penetration test borings with a truck-mounted core and auger drill equipped with hollow-stem auger. We performed the borings in general accordance with ASTM D6151 taking penetration test samples at 2 1/2- or 5-foot intervals in general accordance to ASTM D1586. The boring logs show the actual sample intervals and corresponding depths.

D.2. Exploration Logs

D.2.a. Log of Boring Sheets

The Appendix includes Log of Boring sheets for our penetration test borings. The logs identify and describe the penetrated geologic materials, and present the results of penetration resistance tests performed. The logs also present the results of laboratory tests performed on penetration test samples, and groundwater measurements.

We inferred strata boundaries from changes in the penetration test samples and the auger cuttings. Because we did not perform continuous sampling, the strata boundary depths are only approximate. The boundary depths likely vary away from the boring locations, and the boundaries themselves may occur as gradual rather than abrupt transitions.

D.2.b. Geologic Origins

We assigned geologic origins to the materials shown on the logs and referenced within this report, based on: (1) a review of the background information and reference documents cited above, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance testing performed for the project, (4) laboratory test results, and (5) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

D.3. Material Classification and Testing

D.3.a. Visual and Manual Classification

We visually and manually classified the geologic materials encountered based on ASTM D2488. When we performed laboratory classification tests, we used the results to classify the geologic materials in accordance with ASTM D2487. The Appendix includes a chart explaining the classification system we used.

D.3.b. Laboratory Testing

The exploration logs in the Appendix note the results of the laboratory tests performed on geologic material samples. We performed the tests in general accordance with ASTM or AASHTO procedures.

D.4. Groundwater Measurements

The drillers checked for groundwater while advancing the penetration test borings, and again after auger withdrawal. We then filled the boreholes or allowed them to remain open for an extended period of observation, as noted on the boring logs.

E. Qualifications

E.1. Variations in Subsurface Conditions

E.1.a. Material Strata

We developed our evaluation, analyses, and recommendations from a limited amount of site and subsurface information. It is not standard engineering practice to retrieve material samples from exploration locations continuously with depth. Therefore, we must infer strata boundaries and thicknesses to some extent. Strata boundaries may also be gradual transitions, and project planning should expect the strata to vary in depth, elevation, and thickness away from the exploration locations.

Variations in subsurface conditions present between exploration locations may not be revealed until performing additional exploration work, or starting construction. If future activity for this project reveals any such variations, you should notify us so that we may reevaluate our recommendations. Such variations could increase construction costs, and we recommend including a contingency to accommodate them.

E.1.b. Groundwater Levels

We made groundwater measurements under the conditions reported herein and shown on the exploration logs, and interpreted in the text of this report. Note that the observation periods were relatively short, and project planning can expect groundwater levels to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications, and other seasonal and annual factors.

E.2. Continuity of Professional Responsibility

E.2.a. Plan Review

We based this report on a limited amount of information, and we made a number of assumptions to help us develop our recommendations. We should be retained to review the geotechnical aspects of the designs and specifications. This review will allow us to evaluate whether we anticipated the design correctly, if any design changes affect the validity of our recommendations, and if the design and specifications correctly interpret and implement our recommendations.

E.2.b. Construction Observations and Testing

We recommend retaining us to perform the required observations and testing during construction as part of the ongoing geotechnical evaluation. This will allow us to correlate the subsurface conditions exposed during construction with those encountered by the borings and provide professional continuity from the design phase to the construction phase. If we do not perform observations and testing during construction, it becomes the responsibility of others to validate the assumption made during the preparation of this report and to accept the construction-related geotechnical engineer-of-record responsibilities.

E.3. Use of Report

This report is for the exclusive use of the addressed parties. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses, and recommendations may not be appropriate for other parties or projects.

E.4. Standard of Care

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix



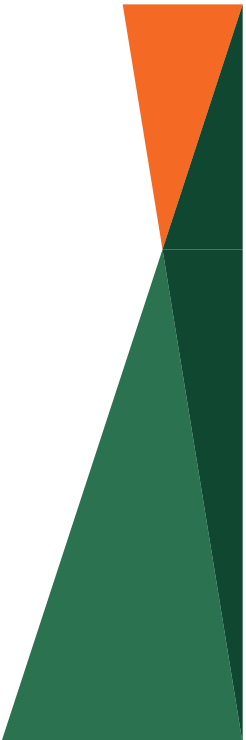
 DENOTES APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING



75' 0 150'



SCALE: 1"= 150'



Drawing Information

Project No:
B2001652

Drawing No:
B2001652

Drawn By: JAG
Date Drawn: 2/24/20
Checked By: NGL
Last Modified: 3/9/20

Project Information

2021 Downtown South
Road Reconstruction
Project

Colorado Street,
Pleasant Street
and Main Avenue

Prior Lake, Minnesota

**Soil Boring
Location Sketch**

Project Number B2001652 Geotechnical & Environmental Evaluation City of Prior Lake Colorado Street Project Colorado Street, Pleasant Street, and Main Avenue Prior Lake, Minnesota					BORING: ST-1		
					LOCATION: See attached sketch		
					NORTHING: 188138	EASTING: 471184	
DRILLER: C. McClain	LOGGED BY: N. Lund		START DATE: 02/28/20	END DATE: 02/28/20			
SURFACE ELEVATION: 938.2 ft	RIG: 7514	METHOD: 3 1/4" HSA	SURFACING: Bituminous	WEATHER: Clear			
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	PID ppm	MC %	Tests or Remarks
936.9		PAVEMENT, 7 inches of bituminous over 9 inches of aggregate base			2.4		
1.3		FILL: POORLY GRADED SAND (SP), fine-grained Sand, trace Gravel, brown, moist		11-12-7 (19) 11"	1.5	3	Soil sample ST-1 at 2.5-5' collected for VOCs, PAHs, DRO, GRO & metals
			5	2-2-3 (5) 11"	1.6		
931.2		SILTY SAND (SM), fine to coarse-grained Sand, with Gravel, brown, moist to wet, loose to medium dense (GLACIAL OUTWASH)		3-4-4 (8) 6"	0.6		
7.0			10	2-2-2 (4) 12"	0.1		
				1-1-2 (3) 16"	0.1	25	P200=17%
923.7		END OF BORING	15	1-1 (1) 12"			Water observed at 10.0 feet while drilling.
14.5		Boring then backfilled with auger cuttings					
			20				
			25				
			30				

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2001652 Geotechnical & Environmental Evaluation City of Prior Lake Colorado Street Project Colorado Street, Pleasant Street, and Main Avenue Prior Lake, Minnesota					BORING: ST-2		
					LOCATION: See attached sketch		
					NORTHING: 188109	EASTING: 471590	
DRILLER: C. McClain	LOGGED BY: N. Lund		START DATE: 02/28/20	END DATE: 02/28/20			
SURFACE ELEVATION: 941.8 ft	RIG: 7514	METHOD: 3 1/4" HSA	SURFACING: Bituminous	WEATHER: Clear			
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	PID ppm	MC %	Tests or Remarks
940.9 0.9		PAVEMENT, 6 inches of bituminous over 5 inches of aggregate base			0.2		Soil sample ST-2 at 2.5-5' collected for VOCs, PAHs, DRO, GRO & metals
		FILL: CLAYEY SAND (SC), fine to medium-grained Sand, trace Gravel, dark brown, moist		9-18-8 (26) 10"	0.6	10	
936.8 5.0		POORLY GRADED SAND (SP), fine-grained Sand, trace Gravel, brown, moist, loose to medium dense (GLACIAL OUTWASH)		3-4-5 (9) 14"	0.2		
				7-7-8 (15)	0.3		
				8-11-9 (20)	0.4		
		<i>Fine to coarse-grained Sand at 12 1/2 feet</i>		6-8-7 (15) 13"	0.4		Water observed at 12.5 feet while drilling.
927.3 14.5		END OF BORING		7-8 (15) 10"	0.4		
		Boring then backfilled with auger cuttings					

Project Number B2001652 Geotechnical & Environmental Evaluation City of Prior Lake Colorado Street Project Colorado Street, Pleasant Street, and Main Avenue Prior Lake, Minnesota					BORING: ST-3		
					LOCATION: See attached sketch		
					NORTHING: 1880048	EASTING: 471824	
DRILLER: C. McClain	LOGGED BY: N. Lund		START DATE: 02/28/20	END DATE: 02/28/20			
SURFACE ELEVATION: 949.2 ft	RIG: 7514	METHOD: 3 1/4" HSA	SURFACING: Bituminous	WEATHER: Clear			
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	PID ppm	MC %	Tests or Remarks
948.2		PAVEMENT, 5 inches of bituminous over 7 inches of aggregate base			0.1		
1.0		FILL: SILTY SAND (SM), fine to medium-grained Sand, trace Gravel, brown, moist		14-13-9 (22) 18"	0.2		
945.2							
4.0		POORLY GRADED SAND (SP), fine-grained Sand, light brown, moist, loose (GLACIAL OUTWASH)	5	3-4-4 (8) 18"	0.4		
943.2							
6.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, trace Gravel, brown, moist, medium (GLACIAL OUTWASH)		4-5-7 (12) 18"	0.5		
			10	5-8-8 (16) 15"	0.4		
				7-7-10 (17) 18"	0.5		
934.7				8-8 (16) 12"			
14.5		END OF BORING	15				Water not observed while drilling.
		Boring then backfilled with auger cuttings					
			20				
			25				
			30				

Project Number B2001652				BORING: ST-4	
Geotechnical & Environmental Evaluation				LOCATION: See attached sketch	
City of Prior Lake Colorado Street Project				NORTHING: 188087	EASTING: 471948
Colorado Street, Pleasant Street, and Main Avenue				START DATE: 02/29/20	END DATE: 02/29/20
Prior Lake, Minnesota				SURFACING: Bituminous	WEATHER: Clear
DRILLER: C. McClain	LOGGED BY: N. Lund				
SURFACE ELEVATION: 949.2 ft	RIG: 7514	METHOD: 3 1/4" HSA			

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	PID ppm	MC %	Tests or Remarks
948.2		PAVEMENT, 6 inches of bituminous over 6 inches of aggregate base			1.2		
1.0		FILL: POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, with Gravel, brown, moist		11-23-13 (36) 11"		5	P200=8%
945.2		POORLY GRADED SAND with SILT (SP-SM), fine to coarse-grained Sand, with Gravel, brown, moist, medium dense (GLACIAL OUTWASH)	5	9-10-9 (19) 14"	0.5		Soil sample ST-4 at 2.5-5' collected for VOCs, PAHs, DRO, GRO & metals
4.0				8-10-10 (20) 13"	0.4		
			10	9-10-12 (22) 10"	0.5		
				10-15-15 (30) 13"	0.2		
934.7		END OF BORING	15	12-11 (23) 9"			Water not observed while drilling.
14.5		Boring then backfilled with auger cuttings					

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2001652				BORING: ST-5	
Geotechnical & Environmental Evaluation				LOCATION: See attached sketch	
City of Prior Lake Colorado Street Project				NORTHING: 187922 EASTING: 471903	
Colorado Street, Pleasant Street, and Main Avenue				START DATE: 02/28/20 END DATE: 02/28/20	
Prior Lake, Minnesota				SURFACING: Bituminous WEATHER: Clear	
DRILLER:	C. McClain	LOGGED BY:	N. Lund		
SURFACE ELEVATION:	949.7 ft	RIG:	7514	METHOD:	3 1/4" HSA

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	PID ppm	MC %	Tests or Remarks
948.7		PAVEMENT, 6 inches of bituminous over 6 inches of aggregate base			1.2		
1.0		FILL: SILTY SAND (SM), trace Gravel, dark brown, moist		9-13-11 (24) 8"			
945.7		POORLY GRADED SAND (SP), fine to coarse-grained Sand, little Gravel, brown and light brown, moist, medium dense (GLACIAL OUTWASH)		9-10-11 (21) 14"	0.5		
4.0			5	10-10-10 (20) 11"	0.6		
				11-10-11 (21) 12"	0.3		
			10	18-18-20 (38) 14"	0.5		
935.2				10-12 (22) 12"	0.3		
14.5		END OF BORING	15				
		Boring then backfilled with auger cuttings					
			20				
			25				
			30				

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2001652					BORING: ST-7		
Geotechnical & Environmental Evaluation					LOCATION: See attached sketch		
City of Prior Lake Colorado Street Project					NORTHING: 187756 EASTING: 471460		
Colorado Street, Pleasant Street, and Main Avenue					START DATE: 02/28/20 END DATE: 02/28/20		
Prior Lake, Minnesota					DRILLER: C. McClain LOGGED BY: N. Lund		
SURFACE ELEVATION: 946.0 ft		RIG: 7514		METHOD: 3 1/4" HSA		SURFACING: Bituminous WEATHER: Clear	
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	PID ppm	MC %	Tests or Remarks
944.9		PAVEMENT, 6 inches of bituminous over 7 inches of aggregate base					
1.1		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained Sand, with Gravel, brown, moist, medium dense to dense (GLACIAL OUTWASH)		14-24-23 (47) 11"	0.7		Soil sample ST-7 at 2.5-5' collected for VOCs, PAHs, DRO, GRO & metals
			5	11-9-8 (17) 11"	1.6		
				12-25-7 (32) 8"	0.8		
			10	9-9-9 (18)	1.1		
				11-9-8 (17) 8"	0.6		
931.5		END OF BORING		7-8 (15) 11"	0.4		Water not observed while drilling.
14.5		Boring then backfilled with auger cuttings	15				
			20				
			25				
			30				

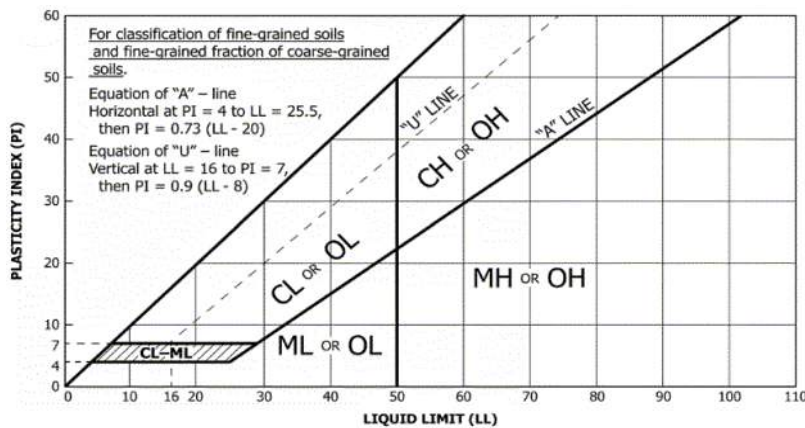
See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2001652				BORING: ST-8	
Geotechnical & Environmental Evaluation				LOCATION: See attached sketch	
City of Prior Lake Colorado Street Project				NORTHING: 187729 EASTING: 472070	
Colorado Street, Pleasant Street, and Main Avenue				START DATE: 02/28/20 END DATE: 02/28/20	
Prior Lake, Minnesota				SURFACING: Bituminous WEATHER: Clear	
DRILLER: C. McClain		LOGGED BY: N. Lund			
SURFACE ELEVATION: 942.2 ft	RIG: 7514	METHOD: 3 1/4" HSA			

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	PID ppm	MC %	Tests or Remarks
941.6 0.6		PAVEMENT, 4 inches of bituminous over 3 inches of aggregate base FILL: LEAN CLAY with SAND (CL), Silty Sand mixed, gray and brown, moist		9-9-7 (16) 13"	0.3		
938.2 4.0		CLAYEY SAND (SC), trace Gravel, gray, moist, medium (GLACIAL TILL)	5	4-3-5 (8) 13"	0.7		
		<i>Small chunks of asphalt and bituminous-like odor from 8 to 10 feet</i>		3-4-5 (9) 18"	0.4	11	P200=29%
931.2 11.0		CLAYEY SAND (SC), with Gravel, gray, moist (GLACIAL TILL)	10	4-4-5 (9) 18"	1.1		Soil sample ST-8 at 7.5-10' collected for VOCs, PAHs, DRO, GRO & metals
928.4 13.8		END OF BORING		50/6" (REF*) 8"			*Pushed rock
		Boring then backfilled with auger cuttings		50/3" (REF*) 0"			Water not observed while drilling. *Pushed rock

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A			Soil Classification			
			Group Symbol	Group Name ^B		
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines ^C)	$C_u \geq 4$ and $1 \leq C_c \leq 3^D$	GW	Well-graded gravel ^E	
			$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$) ^D	GP	Poorly graded gravel ^E	
		Gravels with Fines (More than 12% fines ^C)	Fines classify as ML or MH	GM	Silty gravel ^{EFG}	
			Fines Classify as CL or CH	GC	Clayey gravel ^{EFG}	
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines ^H)	$C_u \geq 6$ and $1 \leq C_c \leq 3^D$	SW	Well-graded sand ^I	
			$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$) ^D	SP	Poorly graded sand ^I	
		Sands with Fines (More than 12% fines ^H)	Fines classify as ML or MH	SM	Silty sand ^{FGI}	
			Fines classify as CL or CH	SC	Clayey sand ^{FGI}	
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silt and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line ^J	CL	Lean clay ^{KLM}	
			PI < 4 or plots below "A" line ^J	ML	Silt ^{KLM}	
		Organic	Liquid Limit – oven dried	<0.75	OL	Organic clay ^{KLMN} Organic silt ^{KLMO}
			Liquid Limit – not dried			
	Silt and Clays (Liquid limit 50 or more)	Inorganic	PI plots on or above "A" line	CH	Fat clay ^{KLM}	
			PI plots below "A" line	MH	Elastic silt ^{KLM}	
		Organic	Liquid Limit – oven dried	<0.75	OH	Organic clay ^{KLM P} Organic silt ^{KLM Q}
			Liquid Limit – not dried			
Highly Organic Soils	Primarily organic matter, dark in color, and organic odor		PT	Peat		

- A. Based on the material passing the 3-inch (75-mm) sieve.
- B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
- C. Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
- D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
- E. If soil contains $\geq 15\%$ sand, add "with sand" to group name.
- F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
- G. If fines are organic, add "with organic fines" to group name.
- H. Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
- I. If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
- J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
- K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
- L. If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
- M. If soil contains $\geq 30\%$ plus No. 200 predominantly gravel, add "gravelly" to group name.
- N. $PI \geq 4$ and plots on or above "A" line.
- O. $PI < 4$ or plots below "A" line.
- P. PI plots on or above "A" line.
- Q. PI plots below "A" line



Laboratory Tests			
DD	Dry Density, pcf	OC	Organic content, %
WD	Wet Density, pcf	q_p	Pocket penetrometer strength
P200	% Passing #200 sieve	MC	Moisture content, %
		PL	Plastic limit, %
		LL	Liquid limit, %
		PI	Plasticity Index, %

Particle Size Identification

- Boulders..... over 12"
- Cobbles..... 3" to 12"
- Gravel
Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
- Sand
Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
Fine..... No. 200 to No. 40
(0.075 mm to 0.425 mm)
- Silt..... No. 200 (0.075 mm) to .005 mm
- Clay..... < .005 mm

Relative Proportions^{L, M}

- trace..... 0 to 5%
- little..... 6 to 14%
- with..... $\geq 15\%$

Inclusion Thicknesses

- lens..... 0 to 1/8"
- seam..... 1/8" to 1"
- layer..... over 1"

Apparent Relative Density of Cohesionless Soils

- Very loose 0 to 4 BPF
- Loose 5 to 10 BPF
- Medium dense..... 11 to 30 BPF
- Dense..... 31 to 50 BPF
- Very dense..... over 50 BPF

Consistency of Cohesive Soils **Blows Per Foot** **Approximate Unconfined Compressive Strength**

- Very soft..... 0 to 1 BPF..... < 1/4 tsf
- Soft..... 2 to 4 BPF..... 1/4 to 1/2 tsf
- Medium..... 5 to 8 BPF 1/2 to 1 tsf
- Stiff..... 9 to 15 BPF..... 1 to 2 tsf
- Very Stiff..... 16 to 30 BPF..... 2 to 4 tsf
- Hard..... over 30 BPF..... > 4 tsf

Moisture Content:

- Dry:** Absence of moisture, dusty, dry to the touch.
- Moist:** Damp but no visible water.
- Wet:** Visible free water, usually soil is below water table.

Drilling Notes:

BPF: Numbers indicate blows per foot recorded in standard penetration test, also known as "N" value. The sampler was set 6 inches into undisturbed soil below the hollow-stem auger. Driving resistances were then counted for second and third 6-inch increments, and added to get BPF.

Partial Penetration: If the sampler cannot be driven the full 12 inches beyond the initial 6-inch set, the number of blows for that partial penetration is shown as "No./X" (i.e., 50/2"). If the sampler cannot be advanced beyond the initial 6-inch set, the depth of penetration will be recorded in the Notes column as "No. to set X" (i.e., 50 to set 4").

WH: WH indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WR: WR indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

WL: WL indicates the water level measured by the drillers either while drilling or following drilling.

Table 1
Soil Analytical Results
Downtown South 2021 Road Reconstruction Project
Prior Lake, Minnesota
Project B201652

Compound/Parameter	CAS No.	Sample Identifier and Date Collected							Residential Soil Reference Value (SRV) (mg/kg)	Industrial Soil Reference Value (SRV) (mg/kg)	Screening Soil Leaching Value (SLV) (mg/kg)
		ST-1 (2.5-5)	ST-2 (2.5-5)	ST-4 (2.5-5)	ST-6 (2.5-5)	ST-7 (2.5-5)	ST-8 (7.5-10)	Trip blanks			
		02/28/2020	02/28/2020	02/28/2020	02/28/2020	02/28/2020	02/28/2020	02/28/2020			
Volatile Organic Compounds (VOCs) (mg/kg)											
All other reported VOCs	---	<RL	<RL	<RL	<RL	<RL	<RL	<RL	---	---	---
Polycyclic Aromatic Hydrocarbons (PAHs) (mg/kg)											
Acenaphthene	83-32-9	0.02	0.021	<0.011	<0.010	<0.011	1.5	---	1,200	5,260	81
Acenaphthylene	208-96-8	0.35	0.46	0.017	0.011	0.014	1.1	---	NE	NE	NE
Anthracene	120-12-7	0.19	0.23	<0.011	<0.010	0.016	0.94	---	7,880	45,400	1,300
Benzo(a)anthracene	56-55-3	1.1	1.4	<0.011	<0.010	0.019	1.2	---	cPAH	cPAH	cPAH
Benzo(b)fluoranthene	205-99-2	1.6	2.2	<0.011	<0.010	0.026	1.4	---	cPAH	cPAH	cPAH
Benzo(k)fluoranthene	207-08-9	0.62	0.89	<0.011	<0.010	<0.011	0.59	---	cPAH	cPAH	cPAH
Benzo(a)pyrene	50-32-8	1.1	1.5	<0.011	<0.010	0.021	1.2	---	cPAH	cPAH	cPAH
Benzo(g,h,i)perylene	191-24-2	0.69	0.97	<0.011	<0.010	0.021	0.77	---	NE	NE	NE
Chrysene	218-01-9	1.0	1.4	<0.011	<0.010	0.024	1.3	---	cPAH	cPAH	cPAH
Dibenz(a,h)anthracene	53-70-3	0.22	0.34	<0.011	<0.010	<0.011	0.97	---	cPAH	cPAH	cPAH
Fluoranthene	206-44-0	2.0	2.0	0.015	<0.010	0.063	3.9	---	1,080	6,800	670
Fluorene	86-73-7	0.024	0.021	<0.011	<0.010	0.013	0.64	---	850	4,120	110
Indeno(1,2,3-cd)pyrene	193-39-5	0.65	0.97	<0.011	<0.010	0.012	0.61	---	cPAH	cPAH	cPAH
Naphthalene	91-20-3	<0.011	<0.011	<0.011	<0.010	<0.011	1.1	---	10	28	4.5
Phenanthrene	85-01-8	0.41	0.22	0.012	<0.010	0.074	4.5	---	NE	NE	NE
Pyrene	129-00-0	1.6	1.7	0.013	<0.010	0.049	3.3	---	890	5,800	440
All other reported PAHs	---	<RL	<RL	<RL	<RL	<RL	<RL	---	---	---	---
BaP Equivalent ^[c]	---	1.6	2.3	0.0	0.0	0.0	2.1	---	2	3	1.4
Metals (mg/kg)											
Arsenic, Total	7440-38-2	2.9	1.3	3.7	5.2	3.6	2.5	---	9	20	5.8
Barium, Total	7440-39-3	79.6	35.6	42.8	61.4	52.5	51.7	---	1,100	18,000	1,700
Cadmium, Total	7440-43-9	0.23	<0.16	<0.16	<0.15	<0.15	<0.16	---	25	200	8.8
Chromium, Total ^[d]	7440-47-3	8.7	5.9	5.2	8.0	21.7	12.2	---	44,000/87 ^[e]	100,000/650 ^[e]	1,000,000,000/36 ^[e]
Lead, Total	7439-92-1	6.3	4.7	2.4	2.9	3.4	30.9	---	300	700	2,700
Mercury, Total	7439-97-6	<0.022	<0.020	<0.020	<0.020	<0.021	0.023	---	0.5	1.5	3.3
Selenium, Total	7782-49-2	<1.0	<1.1	<2.1 ^[2]	<2.0 ^[2]	<2.0 ^[2]	<1.1	---	160	1,300	2.6
Silver, Total	7440-22-4	<0.52	<0.55	<0.52	<0.51	<0.51	<0.53	---	160	1,300	7.9
Other Parameters (mg/kg)											
Diesel Range Organics (DRO)	---	180^[5]	99.4^[5]	14.5^[4]	62.8^[4]	81.7^[5]	146^[5]	---	NE ^[6]	NE ^[6]	NE ^[6]
Gasoline Range Organics (GRO)	---	<11.2	<10.6	<10.5	<10.8	<10.4	<11.5	<10.0	NE ^[6]	NE ^[6]	NE ^[6]

Notes

Minnesota Pollution Control Agency (MPCA) SRVs updated June 2009 and SLVs updated June 2013.

mg/kg = Milligrams per kilogram.

< = Not detected at or above the laboratory reporting limit indicated.

--- = Not analyzed or calculated for this parameter or not applicable.

RL = Reporting limits for other parameters that are not listed individually in this table because their concentrations were below reporting limits provided in the laboratory report.

NE = Regulatory limit not established for this parameter.

cPAH = Individual regulatory limit not established for this carcinogenic PAH; included in BaP equivalent calculation.

[c] = Benzo(a)pyrene (BaP) equivalent is calculated based on the concentration and weighted toxicity of cPAHs; MPCA; 2009. If no cPAHs were detected above reasonable laboratory reporting

limits the BaP equivalent is reported as 0 mg/kg per MPCA Remediation Division Policy, June 2011.

[e] = Reported result is total chromium, regulatory limit for chromium III and chromium VI are provided.

[f] = DRO/GRO concentrations greater than 100 mg/kg are not suitable for reuse as unregulated fill per MPCA Guidance Document c-rem1-01 "Best Management Practices for the Off-Site Reuse of Unregulated Fill" (February 2012).

^[2] [D3] Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

^[4] [T6] High boiling point hydrocarbons are present in the sample.

^[5] [T6] High boiling point hydrocarbons are present in the sample. - [T7] Low boiling point hydrocarbons are present in the sample.

Exceeds Residential SRV
Exceeds Industrial SRV
Exceeds Screening SLV
Exceeds 100 mg/kg for DRO/GRO

March 10, 2020

Valerie Wood
Braun Intertec
1826 Buerkle Road
Saint Paul, MN 55110

RE: Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Dear Valerie Wood:

Enclosed are the analytical results for sample(s) received by the laboratory on February 28, 2020. The results relate only to the samples included in this report. Results reported herein conform to the most current, applicable TNI/NELAC standards and the laboratory's Quality Assurance Manual, where applicable, unless otherwise noted in the body of the report.

If you have any questions concerning this report, please feel free to contact me.

Sincerely,



Bob Michels
bob.michels@pacelabs.com
(612)709-5046
Project Manager

Enclosures



REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Pace Analytical Services Minneapolis

<p>A2LA Certification #: 2926.01 Alabama Certification #: 40770 Alaska Contaminated Sites Certification #: 17-009 Alaska DW Certification #: MN00064 Arizona Certification #: AZ0014 Arkansas DW Certification #: MN00064 Arkansas WW Certification #: 88-0680 California Certification #: 2929 CNMI Saipan Certification #: MP0003 Colorado Certification #: MN00064 Connecticut Certification #: PH-0256 EPA Region 8+Wyoming DW Certification #: via MN 027-053-137 Florida Certification #: E87605 Georgia Certification #: 959 Guam EPA Certification #: MN00064 Hawaii Certification #: MN00064 Idaho Certification #: MN00064 Illinois Certification #: 200011 Indiana Certification #: C-MN-01 Iowa Certification #: 368 Kansas Certification #: E-10167 Kentucky DW Certification #: 90062 Kentucky WW Certification #: 90062 Louisiana DEQ Certification #: 03086 Louisiana DW Certification #: MN00064 Maine Certification #: MN00064 Maryland Certification #: 322 Massachusetts Certification #: M-MN064 Massachusetts DWP Certification #: via MN 027-053-137 Michigan Certification #: 9909 Minnesota Certification #: 027-053-137</p>	<p>Minnesota Dept of Ag Certification #: via MN 027-053-137 Minnesota Petrofund Certification #: 1240 Mississippi Certification #: MN00064 Missouri Certification #: 10100 Montana Certification #: CERT0092 Nebraska Certification #: NE-OS-18-06 Nevada Certification #: MN00064 New Hampshire Certification #: 2081 New Jersey Certification #: MN002 New York Certification #: 11647 North Carolina DW Certification #: 27700 North Carolina WW Certification #: 530 North Dakota Certification #: R-036 Ohio DW Certification #: 41244 Ohio VAP Certification #: CL101 Oklahoma Certification #: 9507 Oregon Primary Certification #: MN300001 Oregon Secondary Certification #: MN200001 Pennsylvania Certification #: 68-00563 Puerto Rico Certification #: MN00064 South Carolina Certification #: 74003001 Tennessee Certification #: TN02818 Texas Certification #: T104704192 Utah Certification #: MN00064 Vermont Certification #: VT-027053137 Virginia Certification #: 460163 Washington Certification #: C486 West Virginia DEP Certification #: 382 West Virginia DW Certification #: 9952 C Wisconsin Certification #: 999407970 Wyoming UST Certification #: via A2LA 2926.01</p>
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Pace Analytical Services National

<p>12065 Lebanon Road, Mt. Juliet, TN 37122 Alabama Certification #: 40660 Alaska Certification 17-026 Arizona Certification #: AZ0612 Arkansas Certification #: 88-0469 California Certification #: 2932 Canada Certification #: 1461.01 Colorado Certification #: TN00003 Connecticut Certification #: PH-0197 DOD Certification: #1461.01 EPA# TN00003 Florida Certification #: E87487 Georgia DW Certification #: 923 Georgia Certification: NELAP Idaho Certification #: TN00003 Illinois Certification #: 200008 Indiana Certification #: C-TN-01</p>	<p>Iowa Certification #: 364 Kansas Certification #: E-10277 Kentucky UST Certification #: 16 Kentucky Certification #: 90010 Louisiana Certification #: AI30792 Louisiana DW Certification #: LA180010 Maine Certification #: TN0002 Maryland Certification #: 324 Massachusetts Certification #: M-TN003 Michigan Certification #: 9958 Minnesota Certification #: 047-999-395 Mississippi Certification #: TN00003 Missouri Certification #: 340 Montana Certification #: CERT0086 Nebraska Certification #: NE-OS-15-05 Nevada Certification #: TN-03-2002-34 New Hampshire Certification #: 2975</p>
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REPORT OF LABORATORY ANALYSIS

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CERTIFICATIONS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Pace Analytical Services National

New Jersey Certification #: TN002

New Mexico DW Certification

New York Certification #: 11742

North Carolina Aquatic Toxicity Certification #: 41

North Carolina Drinking Water Certification #: 21704

North Carolina Environmental Certificate #: 375

North Dakota Certification #: R-140

Ohio VAP Certification #: CL0069

Oklahoma Certification #: 9915

Oregon Certification #: TN200002

Pennsylvania Certification #: 68-02979

Rhode Island Certification #: LAO00356

South Carolina Certification #: 84004

South Dakota Certification

Tennessee DW/Chem/Micro Certification #: 2006

Texas Mold Certification #: LAB0152

Texas Certification #: T 104704245-17-14

USDA Soil Permit #: P330-15-00234

Utah Certification #: TN00003

Vermont Dept. of Health: ID# VT-2006

Virginia Certification #: VT2006

Virginia Certification #: 460132

Washington Certification #: C847

West Virginia Certification #: 233

Wisconsin Certification #: 9980939910

Wyoming UST Certification #: via A2LA 2926.01

A2LA-ISO 17025 Certification #: 1461.01

A2LA-ISO 17025 Certification #: 1461.02

AIHA-LAP/LLC EMLAP Certification #:100789

REPORT OF LABORATORY ANALYSIS

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SAMPLE SUMMARY

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Lab ID	Sample ID	Matrix	Date Collected	Date Received
10510212001	ST-1 (2.5-5)	Solid	02/28/20 14:00	02/28/20 16:02
10510212002	ST-2 (2.5-5)	Solid	02/28/20 14:40	02/28/20 16:02
10510212003	ST-4 (2.5-5)	Solid	02/28/20 10:10	02/28/20 16:02
10510212004	ST-6 (2.5-5)	Solid	02/28/20 13:10	02/28/20 16:02
10510212005	ST-7 (2.5-5)	Solid	02/28/20 12:20	02/28/20 16:02
10510212006	ST-8 (7.5-10)	Solid	02/28/20 11:40	02/28/20 16:02
10510212007	Trip blanks	Solid		02/28/20 16:02

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10510212001	ST-1 (2.5-5)	WI MOD DRO	JVM	2	PASI-M
		WI MOD GRO	MJD	2	PASI-M
		EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	ZT	19	PASI-M
		EPA 8260D	ACG	71	PAN
		SM 2540G	KDW	1	PAN
10510212002	ST-2 (2.5-5)	WI MOD DRO	JVM	2	PASI-M
		WI MOD GRO	MJD	2	PASI-M
		EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	ZT	19	PASI-M
		EPA 8260D	ACG	71	PAN
		SM 2540G	KDW	1	PAN
10510212003	ST-4 (2.5-5)	WI MOD DRO	JVM	2	PASI-M
		WI MOD GRO	MJD	2	PASI-M
		EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	ZT	19	PASI-M
		EPA 8260D	ACG	71	PAN
		SM 2540G	KDW	1	PAN
10510212004	ST-6 (2.5-5)	WI MOD DRO	JVM	2	PASI-M
		WI MOD GRO	MJD	2	PASI-M
		EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
		EPA 8270E by SIM	ZT	19	PASI-M
		EPA 8260D	ACG	71	PAN
		SM 2540G	KDW	1	PAN
10510212005	ST-7 (2.5-5)	WI MOD DRO	JVM	2	PASI-M
		WI MOD GRO	MJD	2	PASI-M
		EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M

REPORT OF LABORATORY ANALYSIS

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SAMPLE ANALYTE COUNT

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Lab ID	Sample ID	Method	Analysts	Analytes Reported	Laboratory
10510212006	ST-8 (7.5-10)	EPA 8270E by SIM	ZT	19	PASI-M
		EPA 8260D	ACG	71	PAN
		SM 2540G	KDW	1	PAN
		WI MOD DRO	JVM	2	PASI-M
		WI MOD GRO	MJD	2	PASI-M
		EPA 6010D	IP	7	PASI-M
		EPA 7471B	LMW	1	PASI-M
		ASTM D2974	JDL	1	PASI-M
10510212007	Trip blanks	EPA 8270E by SIM	ZT	19	PASI-M
		EPA 8260D	ACG	71	PAN
		SM 2540G	KDW	1	PAN
		WI MOD GRO	MJD	2	PASI-M
		EPA 8260D	ACG	71	PAN

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: WI MOD DRO

Description: WIDRO GCS

Client: Braun Intertec Corporation

Date: March 10, 2020

General Information:

6 samples were analyzed for WI MOD DRO. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with WI MOD DRO with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

QC Batch: 662636

S4: Surrogate recovery not evaluated against control limits due to sample dilution.

- ST-1 (2.5-5) (Lab ID: 10510212001)
 - n-Triacontane (S)
- ST-8 (7.5-10) (Lab ID: 10510212006)
 - n-Triacontane (S)

S5: Surrogate recovery outside control limits due to matrix interferences (not confirmed by re-analysis).

- ST-2 (2.5-5) (Lab ID: 10510212002)
 - n-Triacontane (S)
- ST-6 (2.5-5) (Lab ID: 10510212004)
 - n-Triacontane (S)
- ST-7 (2.5-5) (Lab ID: 10510212005)
 - n-Triacontane (S)

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: WI MOD DRO

Description: WIDRO GCS

Client: Braun Intertec Corporation

Date: March 10, 2020

Analyte Comments:

QC Batch: 662636

T6: High boiling point hydrocarbons are present in the sample.

- ST-1 (2.5-5) (Lab ID: 10510212001)
 - WDRO C10-C28
- ST-2 (2.5-5) (Lab ID: 10510212002)
 - WDRO C10-C28
- ST-4 (2.5-5) (Lab ID: 10510212003)
 - WDRO C10-C28
- ST-6 (2.5-5) (Lab ID: 10510212004)
 - WDRO C10-C28
- ST-7 (2.5-5) (Lab ID: 10510212005)
 - WDRO C10-C28
- ST-8 (7.5-10) (Lab ID: 10510212006)
 - WDRO C10-C28

T7: Low boiling point hydrocarbons are present in the sample.

- ST-1 (2.5-5) (Lab ID: 10510212001)
 - WDRO C10-C28
- ST-2 (2.5-5) (Lab ID: 10510212002)
 - WDRO C10-C28
- ST-7 (2.5-5) (Lab ID: 10510212005)
 - WDRO C10-C28
- ST-8 (7.5-10) (Lab ID: 10510212006)
 - WDRO C10-C28

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: WI MOD GRO

Description: WIGRO GCV

Client: Braun Intertec Corporation

Date: March 10, 2020

General Information:

7 samples were analyzed for WI MOD GRO. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with EPA 5030 Medium Soil with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: EPA 6010D

Description: 6010D MET ICP

Client: Braun Intertec Corporation

Date: March 10, 2020

General Information:

6 samples were analyzed for EPA 6010D. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with EPA 3050B with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

Analyte Comments:

QC Batch: 662663

D3: Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

- ST-4 (2.5-5) (Lab ID: 10510212003)
 - Selenium
- ST-6 (2.5-5) (Lab ID: 10510212004)
 - Selenium
- ST-7 (2.5-5) (Lab ID: 10510212005)
 - Selenium

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: EPA 7471B

Description: 7471B Mercury

Client: Braun Intertec Corporation

Date: March 10, 2020

General Information:

6 samples were analyzed for EPA 7471B. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with EPA 7471B with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: EPA 8270E by SIM

Description: 8270E MSSV PAH by SIM

Client: Braun Intertec Corporation

Date: March 10, 2020

General Information:

6 samples were analyzed for EPA 8270E by SIM. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Sample Preparation:

The samples were prepared in accordance with EPA 3550C with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

Internal Standards:

All internal standards were within QC limits with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

QC Batch: 662543

A matrix spike and/or matrix spike duplicate (MS/MSD) were performed on the following sample(s): 10510173002

M1: Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

- MS (Lab ID: 3555155)
 - Benzo(a)pyrene
 - Benzo(b)fluoranthene

Additional Comments:

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: EPA 8270E by SIM

Description: 8270E MSSV PAH by SIM

Client: Braun Intertec Corporation

Date: March 10, 2020

Analyte Comments:

QC Batch: 662543

N2: The lab does not hold NELAC/TNI accreditation for this parameter but other accreditations/certifications may apply. A complete list of accreditations/certifications is available upon request.

- ST-1 (2.5-5) (Lab ID: 10510212001)
 - Total BaP Eq. MN 2006sh. ND=0
- ST-2 (2.5-5) (Lab ID: 10510212002)
 - Total BaP Eq. MN 2006sh. ND=0
- ST-4 (2.5-5) (Lab ID: 10510212003)
 - Total BaP Eq. MN 2006sh. ND=0
- ST-6 (2.5-5) (Lab ID: 10510212004)
 - Total BaP Eq. MN 2006sh. ND=0
- ST-7 (2.5-5) (Lab ID: 10510212005)
 - Total BaP Eq. MN 2006sh. ND=0
- ST-8 (7.5-10) (Lab ID: 10510212006)
 - Total BaP Eq. MN 2006sh. ND=0

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: EPA 8260D

Description: VOA (GC/MS) 8260D

Client: Braun Intertec Corporation

Date: March 10, 2020

General Information:

7 samples were analyzed for EPA 8260D. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Initial Calibrations (including MS Tune as applicable):

All criteria were within method requirements with any exceptions noted below.

Continuing Calibration:

All criteria were within method requirements with any exceptions noted below.

QC Batch: 1439864

CC: The continuing calibration for this compound is outside of Pace Analytical acceptance limits. The result may be biased.

- ST-1 (2.5-5) (Lab ID: 10510212001)
 - 1,2,3-Trichlorobenzene
 - 1,2,4-Trichlorobenzene
 - Bromoform
 - Dichlorodifluoromethane
 - Hexachloro-1,3-butadiene
- ST-2 (2.5-5) (Lab ID: 10510212002)
 - 1,2,3-Trichlorobenzene
 - 1,2,4-Trichlorobenzene
 - Bromoform
 - Dichlorodifluoromethane
 - Hexachloro-1,3-butadiene
- ST-4 (2.5-5) (Lab ID: 10510212003)
 - 1,2,3-Trichlorobenzene
 - 1,2,4-Trichlorobenzene
 - Bromoform
 - Dichlorodifluoromethane
 - Hexachloro-1,3-butadiene
- ST-6 (2.5-5) (Lab ID: 10510212004)
 - 1,2,3-Trichlorobenzene
 - 1,2,4-Trichlorobenzene
 - Bromoform
 - Dichlorodifluoromethane
 - Hexachloro-1,3-butadiene
- ST-7 (2.5-5) (Lab ID: 10510212005)
 - 1,2,3-Trichlorobenzene
 - 1,2,4-Trichlorobenzene
 - Bromoform
 - Dichlorodifluoromethane
 - Hexachloro-1,3-butadiene

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: EPA 8260D

Description: VOA (GC/MS) 8260D

Client: Braun Intertec Corporation

Date: March 10, 2020

QC Batch: 1439864

CC: The continuing calibration for this compound is outside of Pace Analytical acceptance limits. The result may be biased.

- ST-8 (7.5-10) (Lab ID: 10510212006)
 - 1,2,3-Trichlorobenzene
 - 1,2,4-Trichlorobenzene
 - Bromoform
 - Dichlorodifluoromethane
 - Hexachloro-1,3-butadiene
- Trip blanks (Lab ID: 10510212007)
 - 1,2,3-Trichlorobenzene
 - 1,2,4-Trichlorobenzene
 - Bromoform
 - Dichlorodifluoromethane
 - Hexachloro-1,3-butadiene

Internal Standards:

All internal standards were within QC limits with any exceptions noted below.

Surrogates:

All surrogates were within QC limits with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

QC Batch: 1439864

R1: RPD value was outside control limits.

- LCSD (Lab ID: R3507034-2)
 - Acetone

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Additional Comments:

REPORT OF LABORATORY ANALYSIS

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PROJECT NARRATIVE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Method: SM 2540G

Description: Total Solids 2540 G-2011

Client: Braun Intertec Corporation

Date: March 10, 2020

General Information:

6 samples were analyzed for SM 2540G. All samples were received in acceptable condition with any exceptions noted below or on the chain-of custody and/or the sample condition upon receipt form (SCUR) attached at the end of this report.

Hold Time:

The samples were analyzed within the method required hold times with any exceptions noted below.

Method Blank:

All analytes were below the report limit in the method blank, where applicable, with any exceptions noted below.

Laboratory Control Spike:

All laboratory control spike compounds were within QC limits with any exceptions noted below.

Matrix Spikes:

All percent recoveries and relative percent differences (RPDs) were within acceptance criteria with any exceptions noted below.

Duplicate Sample:

All duplicate sample results were within method acceptance criteria with any exceptions noted below.

Additional Comments:

This data package has been reviewed for quality and completeness and is approved for release.

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-1 (2.5-5) **Lab ID: 10510212001** Collected: 02/28/20 14:00 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO									
WDRO C10-C28	180	mg/kg	94.1	36.5	10	03/01/20 12:20	03/03/20 12:45		T6,T7
Surrogates									
n-Triacontane (S)	0	%	50-150		10	03/01/20 12:20	03/03/20 12:45	638-68-6	S4
WIGRO GCV Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil									
Gasoline Range Organics	ND	mg/kg	11.2	3.2	1	03/04/20 13:44	03/05/20 12:39		
Surrogates									
a,a,a-Trifluorotoluene (S)	101	%	80-150		1	03/04/20 13:44	03/05/20 12:39	98-08-8	
6010D MET ICP Analytical Method: EPA 6010D Preparation Method: EPA 3050B									
Arsenic	2.9	mg/kg	1.0	0.22	1	03/02/20 11:27	03/02/20 16:24	7440-38-2	
Barium	79.6	mg/kg	0.52	0.083	1	03/02/20 11:27	03/02/20 16:24	7440-39-3	
Cadmium	0.23	mg/kg	0.16	0.031	1	03/02/20 11:27	03/02/20 16:24	7440-43-9	
Chromium	8.7	mg/kg	0.52	0.10	1	03/02/20 11:27	03/02/20 16:24	7440-47-3	
Lead	6.3	mg/kg	0.52	0.12	1	03/02/20 11:27	03/02/20 16:24	7439-92-1	
Selenium	ND	mg/kg	1.0	0.34	1	03/02/20 11:27	03/02/20 16:24	7782-49-2	
Silver	ND	mg/kg	0.52	0.038	1	03/02/20 11:27	03/02/20 16:24	7440-22-4	
7471B Mercury Analytical Method: EPA 7471B Preparation Method: EPA 7471B									
Mercury	ND	mg/kg	0.022	0.0097	1	03/02/20 12:08	03/03/20 15:08	7439-97-6	
Dry Weight / %M by ASTM D2974 Analytical Method: ASTM D2974									
Percent Moisture	10.1	%	0.10	0.10	1		03/03/20 09:46		N2
8270E MSSV PAH by SIM Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3550C									
Acenaphthene	0.020	mg/kg	0.011	0.00045	1	02/28/20 17:38	03/02/20 23:54	83-32-9	
Acenaphthylene	0.35	mg/kg	0.22	0.018	20	02/28/20 17:38	03/03/20 14:23	208-96-8	
Anthracene	0.19	mg/kg	0.011	0.00031	1	02/28/20 17:38	03/02/20 23:54	120-12-7	
Benzo(a)anthracene	1.1	mg/kg	0.22	0.0073	20	02/28/20 17:38	03/03/20 14:23	56-55-3	
Benzo(a)pyrene	1.1	mg/kg	0.22	0.0087	20	02/28/20 17:38	03/03/20 14:23	50-32-8	
Benzo(b)fluoranthene	1.6	mg/kg	0.22	0.0043	20	02/28/20 17:38	03/03/20 14:23	205-99-2	
Benzo(g,h,i)perylene	0.69	mg/kg	0.22	0.0060	20	02/28/20 17:38	03/03/20 14:23	191-24-2	
Benzo(k)fluoranthene	0.62	mg/kg	0.22	0.0056	20	02/28/20 17:38	03/03/20 14:23	207-08-9	
Chrysene	1.0	mg/kg	0.22	0.0089	20	02/28/20 17:38	03/03/20 14:23	218-01-9	
Dibenz(a,h)anthracene	0.22	mg/kg	0.011	0.00044	1	02/28/20 17:38	03/02/20 23:54	53-70-3	
Fluoranthene	2.0	mg/kg	0.22	0.0073	20	02/28/20 17:38	03/03/20 14:23	206-44-0	
Fluorene	0.024	mg/kg	0.011	0.00033	1	02/28/20 17:38	03/02/20 23:54	86-73-7	
Indeno(1,2,3-cd)pyrene	0.65	mg/kg	0.22	0.0045	20	02/28/20 17:38	03/03/20 14:23	193-39-5	
Naphthalene	ND	mg/kg	0.011	0.00051	1	02/28/20 17:38	03/02/20 23:54	91-20-3	
Phenanthrene	0.41	mg/kg	0.22	0.0055	20	02/28/20 17:38	03/03/20 14:23	85-01-8	
Pyrene	1.6	mg/kg	0.22	0.0071	20	02/28/20 17:38	03/03/20 14:23	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	1.6	mg/kg	0.22	0.22	20	02/28/20 17:38	03/03/20 14:23		N2
Surrogates									
2-Fluorobiphenyl (S)	89	%	30-138		1	02/28/20 17:38	03/02/20 23:54	321-60-8	
p-Terphenyl-d14 (S)	85	%	30-143		1	02/28/20 17:38	03/02/20 23:54	1718-51-0	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-1 (2.5-5) **Lab ID: 10510212001** Collected: 02/28/20 14:00 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D									
Analytical Method: EPA 8260D Preparation Method: 5035A									
Acetone	ND	mg/kg	1.36	0.746	2	02/28/20 14:00	03/08/20 04:36	67-64-1	R1
Allyl chloride	ND	mg/kg	1.36	0.789	2	02/28/20 14:00	03/08/20 04:36	107-05-1	
Benzene	ND	mg/kg	0.0544	0.0218	2	02/28/20 14:00	03/08/20 04:36	71-43-2	
Bromobenzene	ND	mg/kg	0.680	0.0572	2	02/28/20 14:00	03/08/20 04:36	108-86-1	
Bromochloromethane	ND	mg/kg	0.272	0.0615	2	02/28/20 14:00	03/08/20 04:36	74-97-5	
Bromodichloromethane	ND	mg/kg	0.136	0.0429	2	02/28/20 14:00	03/08/20 04:36	75-27-4	
Bromoform	ND	mg/kg	1.36	0.326	2	02/28/20 14:00	03/08/20 04:36	75-25-2	CC
Bromomethane	ND	mg/kg	0.680	0.201	2	02/28/20 14:00	03/08/20 04:36	74-83-9	
n-Butylbenzene	ND	mg/kg	0.680	0.209	2	02/28/20 14:00	03/08/20 04:36	104-51-8	
sec-Butylbenzene	ND	mg/kg	0.680	0.138	2	02/28/20 14:00	03/08/20 04:36	135-98-8	
tert-Butylbenzene	ND	mg/kg	0.272	0.0844	2	02/28/20 14:00	03/08/20 04:36	98-06-6	
Carbon tetrachloride	ND	mg/kg	0.272	0.0588	2	02/28/20 14:00	03/08/20 04:36	56-23-5	
Chlorobenzene	ND	mg/kg	0.136	0.0311	2	02/28/20 14:00	03/08/20 04:36	108-90-7	
Dibromochloromethane	ND	mg/kg	0.136	0.0245	2	02/28/20 14:00	03/08/20 04:36	124-48-1	
Chloroethane	ND	mg/kg	0.272	0.0588	2	02/28/20 14:00	03/08/20 04:36	75-00-3	
Chloroform	ND	mg/kg	0.136	0.0226	2	02/28/20 14:00	03/08/20 04:36	67-66-3	
Chloromethane	ND	mg/kg	0.680	0.0757	2	02/28/20 14:00	03/08/20 04:36	74-87-3	
2-Chlorotoluene	ND	mg/kg	0.136	0.0501	2	02/28/20 14:00	03/08/20 04:36	95-49-8	
4-Chlorotoluene	ND	mg/kg	0.272	0.0615	2	02/28/20 14:00	03/08/20 04:36	106-43-4	
1,2-Dibromo-3-chloropropane	ND	mg/kg	1.36	0.278	2	02/28/20 14:00	03/08/20 04:36	96-12-8	
1,2-Dibromoethane (EDB)	ND	mg/kg	0.136	0.0286	2	02/28/20 14:00	03/08/20 04:36	106-93-4	
Dibromomethane	ND	mg/kg	0.272	0.0544	2	02/28/20 14:00	03/08/20 04:36	74-95-3	
1,2-Dichlorobenzene	ND	mg/kg	0.272	0.0789	2	02/28/20 14:00	03/08/20 04:36	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.272	0.0925	2	02/28/20 14:00	03/08/20 04:36	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.272	0.107	2	02/28/20 14:00	03/08/20 04:36	106-46-7	
Dichlorodifluoromethane	ND	mg/kg	0.136	0.0445	2	02/28/20 14:00	03/08/20 04:36	75-71-8	CC
Dichlorofluoromethane	ND	mg/kg	0.136	0.0508	2	02/28/20 14:00	03/08/20 04:36	75-43-4	
1,1-Dichloroethane	ND	mg/kg	0.136	0.0314	2	02/28/20 14:00	03/08/20 04:36	75-34-3	
1,2-Dichloroethane	ND	mg/kg	0.136	0.0259	2	02/28/20 14:00	03/08/20 04:36	107-06-2	
1,1-Dichloroethene	ND	mg/kg	0.136	0.0272	2	02/28/20 14:00	03/08/20 04:36	75-35-4	
cis-1,2-Dichloroethene	ND	mg/kg	0.136	0.0376	2	02/28/20 14:00	03/08/20 04:36	156-59-2	
trans-1,2-Dichloroethene	ND	mg/kg	0.272	0.0778	2	02/28/20 14:00	03/08/20 04:36	156-60-5	
1,2-Dichloropropane	ND	mg/kg	0.272	0.0691	2	02/28/20 14:00	03/08/20 04:36	78-87-5	
1,1-Dichloropropene	ND	mg/kg	0.136	0.0381	2	02/28/20 14:00	03/08/20 04:36	563-58-6	
1,3-Dichloropropane	ND	mg/kg	0.272	0.0953	2	02/28/20 14:00	03/08/20 04:36	142-28-9	
cis-1,3-Dichloropropene	ND	mg/kg	0.136	0.0369	2	02/28/20 14:00	03/08/20 04:36	10061-01-5	
trans-1,3-Dichloropropene	ND	mg/kg	0.272	0.0833	2	02/28/20 14:00	03/08/20 04:36	10061-02-6	
2,2-Dichloropropane	ND	mg/kg	0.136	0.0432	2	02/28/20 14:00	03/08/20 04:36	594-20-7	
Diisopropyl ether	ND	mg/kg	0.0544	0.0191	2	02/28/20 14:00	03/08/20 04:36	108-20-3	
Ethylbenzene	ND	mg/kg	0.136	0.0289	2	02/28/20 14:00	03/08/20 04:36	100-41-4	
Diethyl ether (Ethyl ether)	ND	mg/kg	0.136	0.0232	2	02/28/20 14:00	03/08/20 04:36	60-29-7	
Hexachloro-1,3-butadiene	ND	mg/kg	1.36	0.691	2	02/28/20 14:00	03/08/20 04:36	87-68-3	CC
Isopropylbenzene (Cumene)	ND	mg/kg	0.136	0.0469	2	02/28/20 14:00	03/08/20 04:36	98-82-8	
p-Isopropyltoluene	ND	mg/kg	0.272	0.127	2	02/28/20 14:00	03/08/20 04:36	99-87-6	
2-Butanone (MEK)	ND	mg/kg	1.36	0.680	2	02/28/20 14:00	03/08/20 04:36	78-93-3	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: **ST-1 (2.5-5)** Lab ID: **10510212001** Collected: 02/28/20 14:00 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D		Analytical Method: EPA 8260D Preparation Method: 5035A							
Methylene Chloride	ND	mg/kg	1.36	0.361	2	02/28/20 14:00	03/08/20 04:36	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	mg/kg	1.36	0.544	2	02/28/20 14:00	03/08/20 04:36	108-10-1	
Methyl-tert-butyl ether	ND	mg/kg	0.0544	0.0160	2	02/28/20 14:00	03/08/20 04:36	1634-04-4	
Naphthalene	ND	mg/kg	0.680	0.170	2	02/28/20 14:00	03/08/20 04:36	91-20-3	
n-Propylbenzene	ND	mg/kg	0.272	0.0642	2	02/28/20 14:00	03/08/20 04:36	103-65-1	
Styrene	ND	mg/kg	0.680	0.149	2	02/28/20 14:00	03/08/20 04:36	100-42-5	
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.136	0.0272	2	02/28/20 14:00	03/08/20 04:36	630-20-6	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.136	0.0212	2	02/28/20 14:00	03/08/20 04:36	79-34-5	
1,1,2-Trichlorotrifluoroethane	ND	mg/kg	0.136	0.0368	2	02/28/20 14:00	03/08/20 04:36	76-13-1	
Tetrachloroethene	ND	mg/kg	0.136	0.0381	2	02/28/20 14:00	03/08/20 04:36	127-18-4	
Tetrahydrofuran	ND	mg/kg	0.680	0.123	2	02/28/20 14:00	03/08/20 04:36	109-99-9	
Toluene	ND	mg/kg	0.272	0.0680	2	02/28/20 14:00	03/08/20 04:36	108-88-3	
1,2,3-Trichlorobenzene	ND	mg/kg	0.680	0.0341	2	02/28/20 14:00	03/08/20 04:36	87-61-6	CC
1,2,4-Trichlorobenzene	ND	mg/kg	0.680	0.262	2	02/28/20 14:00	03/08/20 04:36	120-82-1	CC
1,1,1-Trichloroethane	ND	mg/kg	0.136	0.0150	2	02/28/20 14:00	03/08/20 04:36	71-55-6	
1,1,2-Trichloroethane	ND	mg/kg	0.136	0.0481	2	02/28/20 14:00	03/08/20 04:36	79-00-5	
Trichloroethene	ND	mg/kg	0.0544	0.0218	2	02/28/20 14:00	03/08/20 04:36	79-01-6	
Trichlorofluoromethane	ND	mg/kg	0.136	0.0272	2	02/28/20 14:00	03/08/20 04:36	75-69-4	
1,2,3-Trichloropropane	ND	mg/kg	0.680	0.278	2	02/28/20 14:00	03/08/20 04:36	96-18-4	
1,2,4-Trimethylbenzene	ND	mg/kg	0.272	0.0632	2	02/28/20 14:00	03/08/20 04:36	95-63-6	
1,3,5-Trimethylbenzene	ND	mg/kg	0.272	0.0588	2	02/28/20 14:00	03/08/20 04:36	108-67-8	
Vinyl chloride	ND	mg/kg	0.136	0.0372	2	02/28/20 14:00	03/08/20 04:36	75-01-4	
Xylene (Total)	ND	mg/kg	0.354	0.260	2	02/28/20 14:00	03/08/20 04:36	1330-20-7	
Surrogates									
Toluene-d8 (S)	99.7	%	75.0-131		2	02/28/20 14:00	03/08/20 04:36	2037-26-5	
4-Bromofluorobenzene (S)	96.8	%	67.0-138		2	02/28/20 14:00	03/08/20 04:36	460-00-4	
1,2-Dichloroethane-d4 (S)	107	%	70.0-130		2	02/28/20 14:00	03/08/20 04:36	17060-07-0	

Total Solids 2540 G-2011

Analytical Method: SM 2540G Preparation Method: SM 2540 G

Total Solids	91.8	%			1	03/09/20 15:50	03/09/20 15:58		
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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-2 (2.5-5) **Lab ID: 10510212002** Collected: 02/28/20 14:40 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS									
Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO									
WDRO C10-C28	99.4	mg/kg	46.9	18.2	5	03/01/20 12:20	03/03/20 12:59		T6,T7
Surrogates									
n-Triacontane (S)	213	%	50-150		5	03/01/20 12:20	03/03/20 12:59	638-68-6	S5
WIGRO GCV									
Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil									
Gasoline Range Organics	ND	mg/kg	10.6	3.0	1	03/04/20 13:44	03/05/20 04:34		
Surrogates									
a,a,a-Trifluorotoluene (S)	102	%	80-150		1	03/04/20 13:44	03/05/20 04:34	98-08-8	
6010D MET ICP									
Analytical Method: EPA 6010D Preparation Method: EPA 3050B									
Arsenic	1.3	mg/kg	1.1	0.22	1	03/02/20 11:27	03/02/20 16:27	7440-38-2	
Barium	35.6	mg/kg	0.55	0.087	1	03/02/20 11:27	03/02/20 16:27	7440-39-3	
Cadmium	ND	mg/kg	0.16	0.033	1	03/02/20 11:27	03/02/20 16:27	7440-43-9	
Chromium	5.9	mg/kg	0.55	0.11	1	03/02/20 11:27	03/02/20 16:27	7440-47-3	
Lead	4.7	mg/kg	0.55	0.12	1	03/02/20 11:27	03/02/20 16:27	7439-92-1	
Selenium	ND	mg/kg	1.1	0.36	1	03/02/20 11:27	03/02/20 16:27	7782-49-2	
Silver	ND	mg/kg	0.55	0.040	1	03/02/20 11:27	03/02/20 16:27	7440-22-4	
7471B Mercury									
Analytical Method: EPA 7471B Preparation Method: EPA 7471B									
Mercury	ND	mg/kg	0.020	0.0090	1	03/02/20 12:08	03/03/20 15:11	7439-97-6	
Dry Weight / %M by ASTM D2974									
Analytical Method: ASTM D2974									
Percent Moisture	9.4	%	0.10	0.10	1		03/03/20 09:46		N2
8270E MSSV PAH by SIM									
Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3550C									
Acenaphthene	0.021	mg/kg	0.011	0.00045	1	02/28/20 17:38	03/03/20 00:15	83-32-9	
Acenaphthylene	0.46	mg/kg	0.22	0.018	20	02/28/20 17:38	03/03/20 14:44	208-96-8	
Anthracene	0.23	mg/kg	0.011	0.00031	1	02/28/20 17:38	03/03/20 00:15	120-12-7	
Benzo(a)anthracene	1.4	mg/kg	0.22	0.0073	20	02/28/20 17:38	03/03/20 14:44	56-55-3	
Benzo(a)pyrene	1.5	mg/kg	0.22	0.0087	20	02/28/20 17:38	03/03/20 14:44	50-32-8	
Benzo(b)fluoranthene	2.2	mg/kg	0.22	0.0043	20	02/28/20 17:38	03/03/20 14:44	205-99-2	
Benzo(g,h,i)perylene	0.97	mg/kg	0.22	0.0060	20	02/28/20 17:38	03/03/20 14:44	191-24-2	
Benzo(k)fluoranthene	0.89	mg/kg	0.22	0.0055	20	02/28/20 17:38	03/03/20 14:44	207-08-9	
Chrysene	1.4	mg/kg	0.22	0.0088	20	02/28/20 17:38	03/03/20 14:44	218-01-9	
Dibenz(a,h)anthracene	0.34	mg/kg	0.011	0.00044	1	02/28/20 17:38	03/03/20 00:15	53-70-3	
Fluoranthene	2.0	mg/kg	0.22	0.0072	20	02/28/20 17:38	03/03/20 14:44	206-44-0	
Fluorene	0.021	mg/kg	0.011	0.00032	1	02/28/20 17:38	03/03/20 00:15	86-73-7	
Indeno(1,2,3-cd)pyrene	0.97	mg/kg	0.22	0.0045	20	02/28/20 17:38	03/03/20 14:44	193-39-5	
Naphthalene	ND	mg/kg	0.011	0.00051	1	02/28/20 17:38	03/03/20 00:15	91-20-3	
Phenanthrene	0.22	mg/kg	0.011	0.00028	1	02/28/20 17:38	03/03/20 00:15	85-01-8	
Pyrene	1.7	mg/kg	0.22	0.0070	20	02/28/20 17:38	03/03/20 14:44	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	2.2	mg/kg	0.22	0.22	20	02/28/20 17:38	03/03/20 14:44		N2
Surrogates									
2-Fluorobiphenyl (S)	81	%	30-138		1	02/28/20 17:38	03/03/20 00:15	321-60-8	
p-Terphenyl-d14 (S)	81	%	30-143		1	02/28/20 17:38	03/03/20 00:15	1718-51-0	

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-2 (2.5-5) **Lab ID: 10510212002** Collected: 02/28/20 14:40 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D									
Analytical Method: EPA 8260D Preparation Method: 5035A									
Acetone	ND	mg/kg	1.36	0.745	2	02/28/20 14:10	03/08/20 04:55	67-64-1	R1
Allyl chloride	ND	mg/kg	1.36	0.788	2	02/28/20 14:10	03/08/20 04:55	107-05-1	
Benzene	ND	mg/kg	0.0544	0.0217	2	02/28/20 14:10	03/08/20 04:55	71-43-2	
Bromobenzene	ND	mg/kg	0.680	0.0571	2	02/28/20 14:10	03/08/20 04:55	108-86-1	
Bromochloromethane	ND	mg/kg	0.272	0.0614	2	02/28/20 14:10	03/08/20 04:55	74-97-5	
Bromodichloromethane	ND	mg/kg	0.136	0.0428	2	02/28/20 14:10	03/08/20 04:55	75-27-4	
Bromoform	ND	mg/kg	1.36	0.325	2	02/28/20 14:10	03/08/20 04:55	75-25-2	CC
Bromomethane	ND	mg/kg	0.680	0.201	2	02/28/20 14:10	03/08/20 04:55	74-83-9	
n-Butylbenzene	ND	mg/kg	0.680	0.209	2	02/28/20 14:10	03/08/20 04:55	104-51-8	
sec-Butylbenzene	ND	mg/kg	0.680	0.138	2	02/28/20 14:10	03/08/20 04:55	135-98-8	
tert-Butylbenzene	ND	mg/kg	0.272	0.0843	2	02/28/20 14:10	03/08/20 04:55	98-06-6	
Carbon tetrachloride	ND	mg/kg	0.272	0.0587	2	02/28/20 14:10	03/08/20 04:55	56-23-5	
Chlorobenzene	ND	mg/kg	0.136	0.0311	2	02/28/20 14:10	03/08/20 04:55	108-90-7	
Dibromochloromethane	ND	mg/kg	0.136	0.0245	2	02/28/20 14:10	03/08/20 04:55	124-48-1	
Chloroethane	ND	mg/kg	0.272	0.0587	2	02/28/20 14:10	03/08/20 04:55	75-00-3	
Chloroform	ND	mg/kg	0.136	0.0226	2	02/28/20 14:10	03/08/20 04:55	67-66-3	
Chloromethane	ND	mg/kg	0.680	0.0756	2	02/28/20 14:10	03/08/20 04:55	74-87-3	
2-Chlorotoluene	ND	mg/kg	0.136	0.0500	2	02/28/20 14:10	03/08/20 04:55	95-49-8	
4-Chlorotoluene	ND	mg/kg	0.272	0.0614	2	02/28/20 14:10	03/08/20 04:55	106-43-4	
1,2-Dibromo-3-chloropropane	ND	mg/kg	1.36	0.277	2	02/28/20 14:10	03/08/20 04:55	96-12-8	
1,2-Dibromoethane (EDB)	ND	mg/kg	0.136	0.0286	2	02/28/20 14:10	03/08/20 04:55	106-93-4	
Dibromomethane	ND	mg/kg	0.272	0.0544	2	02/28/20 14:10	03/08/20 04:55	74-95-3	
1,2-Dichlorobenzene	ND	mg/kg	0.272	0.0788	2	02/28/20 14:10	03/08/20 04:55	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.272	0.0924	2	02/28/20 14:10	03/08/20 04:55	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.272	0.107	2	02/28/20 14:10	03/08/20 04:55	106-46-7	
Dichlorodifluoromethane	ND	mg/kg	0.136	0.0445	2	02/28/20 14:10	03/08/20 04:55	75-71-8	CC
Dichlorofluoromethane	ND	mg/kg	0.136	0.0508	2	02/28/20 14:10	03/08/20 04:55	75-43-4	
1,1-Dichloroethane	ND	mg/kg	0.136	0.0313	2	02/28/20 14:10	03/08/20 04:55	75-34-3	
1,2-Dichloroethane	ND	mg/kg	0.136	0.0259	2	02/28/20 14:10	03/08/20 04:55	107-06-2	
1,1-Dichloroethene	ND	mg/kg	0.136	0.0272	2	02/28/20 14:10	03/08/20 04:55	75-35-4	
cis-1,2-Dichloroethene	ND	mg/kg	0.136	0.0375	2	02/28/20 14:10	03/08/20 04:55	156-59-2	
trans-1,2-Dichloroethene	ND	mg/kg	0.272	0.0777	2	02/28/20 14:10	03/08/20 04:55	156-60-5	
1,2-Dichloropropane	ND	mg/kg	0.272	0.0690	2	02/28/20 14:10	03/08/20 04:55	78-87-5	
1,1-Dichloropropene	ND	mg/kg	0.136	0.0381	2	02/28/20 14:10	03/08/20 04:55	563-58-6	
1,3-Dichloropropane	ND	mg/kg	0.272	0.0951	2	02/28/20 14:10	03/08/20 04:55	142-28-9	
cis-1,3-Dichloropropene	ND	mg/kg	0.136	0.0369	2	02/28/20 14:10	03/08/20 04:55	10061-01-5	
trans-1,3-Dichloropropene	ND	mg/kg	0.272	0.0832	2	02/28/20 14:10	03/08/20 04:55	10061-02-6	
2,2-Dichloropropane	ND	mg/kg	0.136	0.0432	2	02/28/20 14:10	03/08/20 04:55	594-20-7	
Diisopropyl ether	ND	mg/kg	0.0544	0.0190	2	02/28/20 14:10	03/08/20 04:55	108-20-3	
Ethylbenzene	ND	mg/kg	0.136	0.0288	2	02/28/20 14:10	03/08/20 04:55	100-41-4	
Diethyl ether (Ethyl ether)	ND	mg/kg	0.136	0.0232	2	02/28/20 14:10	03/08/20 04:55	60-29-7	
Hexachloro-1,3-butadiene	ND	mg/kg	1.36	0.690	2	02/28/20 14:10	03/08/20 04:55	87-68-3	CC
Isopropylbenzene (Cumene)	ND	mg/kg	0.136	0.0469	2	02/28/20 14:10	03/08/20 04:55	98-82-8	
p-Isopropyltoluene	ND	mg/kg	0.272	0.127	2	02/28/20 14:10	03/08/20 04:55	99-87-6	
2-Butanone (MEK)	ND	mg/kg	1.36	0.680	2	02/28/20 14:10	03/08/20 04:55	78-93-3	

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Sample: ST-2 (2.5-5) **Lab ID: 10510212002** Collected: 02/28/20 14:40 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D Analytical Method: EPA 8260D Preparation Method: 5035A									
Methylene Chloride	ND	mg/kg	1.36	0.361	2	02/28/20 14:10	03/08/20 04:55	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	mg/kg	1.36	0.544	2	02/28/20 14:10	03/08/20 04:55	108-10-1	
Methyl-tert-butyl ether	ND	mg/kg	0.0544	0.0160	2	02/28/20 14:10	03/08/20 04:55	1634-04-4	
Naphthalene	ND	mg/kg	0.680	0.170	2	02/28/20 14:10	03/08/20 04:55	91-20-3	
n-Propylbenzene	ND	mg/kg	0.272	0.0642	2	02/28/20 14:10	03/08/20 04:55	103-65-1	
Styrene	ND	mg/kg	0.680	0.149	2	02/28/20 14:10	03/08/20 04:55	100-42-5	
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.136	0.0272	2	02/28/20 14:10	03/08/20 04:55	630-20-6	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.136	0.0212	2	02/28/20 14:10	03/08/20 04:55	79-34-5	
1,1,2-Trichlorotrifluoroethane	ND	mg/kg	0.136	0.0368	2	02/28/20 14:10	03/08/20 04:55	76-13-1	
Tetrachloroethene	ND	mg/kg	0.136	0.0381	2	02/28/20 14:10	03/08/20 04:55	127-18-4	
Tetrahydrofuran	ND	mg/kg	0.680	0.123	2	02/28/20 14:10	03/08/20 04:55	109-99-9	
Toluene	ND	mg/kg	0.272	0.0680	2	02/28/20 14:10	03/08/20 04:55	108-88-3	
1,2,3-Trichlorobenzene	ND	mg/kg	0.680	0.0340	2	02/28/20 14:10	03/08/20 04:55	87-61-6	CC
1,2,4-Trichlorobenzene	ND	mg/kg	0.680	0.262	2	02/28/20 14:10	03/08/20 04:55	120-82-1	CC
1,1,1-Trichloroethane	ND	mg/kg	0.136	0.0150	2	02/28/20 14:10	03/08/20 04:55	71-55-6	
1,1,2-Trichloroethane	ND	mg/kg	0.136	0.0481	2	02/28/20 14:10	03/08/20 04:55	79-00-5	
Trichloroethene	ND	mg/kg	0.0544	0.0217	2	02/28/20 14:10	03/08/20 04:55	79-01-6	
Trichlorofluoromethane	ND	mg/kg	0.136	0.0272	2	02/28/20 14:10	03/08/20 04:55	75-69-4	
1,2,3-Trichloropropane	ND	mg/kg	0.680	0.277	2	02/28/20 14:10	03/08/20 04:55	96-18-4	
1,2,4-Trimethylbenzene	ND	mg/kg	0.272	0.0631	2	02/28/20 14:10	03/08/20 04:55	95-63-6	
1,3,5-Trimethylbenzene	ND	mg/kg	0.272	0.0587	2	02/28/20 14:10	03/08/20 04:55	108-67-8	
Vinyl chloride	ND	mg/kg	0.136	0.0372	2	02/28/20 14:10	03/08/20 04:55	75-01-4	
Xylene (Total)	ND	mg/kg	0.353	0.260	2	02/28/20 14:10	03/08/20 04:55	1330-20-7	
Surrogates									
Toluene-d8 (S)	99.7	%	75.0-131		2	02/28/20 14:10	03/08/20 04:55	2037-26-5	
4-Bromofluorobenzene (S)	96.8	%	67.0-138		2	02/28/20 14:10	03/08/20 04:55	460-00-4	
1,2-Dichloroethane-d4 (S)	104	%	70.0-130		2	02/28/20 14:10	03/08/20 04:55	17060-07-0	
Total Solids 2540 G-2011 Analytical Method: SM 2540G Preparation Method: SM 2540 G									
Total Solids	92.0	%			1	03/09/20 15:50	03/09/20 15:58		

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-4 (2.5-5) **Lab ID: 10510212003** Collected: 02/28/20 10:10 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO									
WDRO C10-C28	14.5	mg/kg	9.0	3.5	1	03/01/20 12:20	03/02/20 16:36		T6
Surrogates									
n-Triacontane (S)	82	%	50-150		1	03/01/20 12:20	03/02/20 16:36	638-68-6	
WIGRO GCV Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil									
Gasoline Range Organics	ND	mg/kg	10.5	3.0	1	03/04/20 13:44	03/05/20 04:58		
Surrogates									
a,a,a-Trifluorotoluene (S)	102	%	80-150		1	03/04/20 13:44	03/05/20 04:58	98-08-8	
6010D MET ICP Analytical Method: EPA 6010D Preparation Method: EPA 3050B									
Arsenic	3.7	mg/kg	2.1	0.42	2	03/02/20 11:27	03/03/20 11:02	7440-38-2	
Barium	42.8	mg/kg	0.52	0.082	1	03/02/20 11:27	03/02/20 16:30	7440-39-3	
Cadmium	ND	mg/kg	0.16	0.031	1	03/02/20 11:27	03/02/20 16:30	7440-43-9	
Chromium	5.2	mg/kg	0.52	0.10	1	03/02/20 11:27	03/02/20 16:30	7440-47-3	
Lead	2.4	mg/kg	0.52	0.12	1	03/02/20 11:27	03/02/20 16:30	7439-92-1	
Selenium	ND	mg/kg	2.1	0.68	2	03/02/20 11:27	03/03/20 11:02	7782-49-2	D3
Silver	ND	mg/kg	0.52	0.038	1	03/02/20 11:27	03/02/20 16:30	7440-22-4	
7471B Mercury Analytical Method: EPA 7471B Preparation Method: EPA 7471B									
Mercury	ND	mg/kg	0.020	0.0089	1	03/02/20 12:08	03/03/20 15:13	7439-97-6	
Dry Weight / %M by ASTM D2974 Analytical Method: ASTM D2974									
Percent Moisture	7.9	%	0.10	0.10	1		03/03/20 09:46		N2
8270E MSSV PAH by SIM Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3550C									
Acenaphthene	ND	mg/kg	0.011	0.00044	1	02/28/20 17:38	03/03/20 00:36	83-32-9	
Acenaphthylene	0.017	mg/kg	0.011	0.00086	1	02/28/20 17:38	03/03/20 00:36	208-96-8	
Anthracene	ND	mg/kg	0.011	0.00031	1	02/28/20 17:38	03/03/20 00:36	120-12-7	
Benzo(a)anthracene	ND	mg/kg	0.011	0.00036	1	02/28/20 17:38	03/03/20 00:36	56-55-3	
Benzo(a)pyrene	ND	mg/kg	0.011	0.00042	1	02/28/20 17:38	03/03/20 00:36	50-32-8	
Benzo(b)fluoranthene	ND	mg/kg	0.011	0.00021	1	02/28/20 17:38	03/03/20 00:36	205-99-2	
Benzo(g,h,i)perylene	ND	mg/kg	0.011	0.00029	1	02/28/20 17:38	03/03/20 00:36	191-24-2	
Benzo(k)fluoranthene	ND	mg/kg	0.011	0.00027	1	02/28/20 17:38	03/03/20 00:36	207-08-9	
Chrysene	ND	mg/kg	0.011	0.00043	1	02/28/20 17:38	03/03/20 00:36	218-01-9	
Dibenz(a,h)anthracene	ND	mg/kg	0.011	0.00043	1	02/28/20 17:38	03/03/20 00:36	53-70-3	
Fluoranthene	0.015	mg/kg	0.011	0.00035	1	02/28/20 17:38	03/03/20 00:36	206-44-0	
Fluorene	ND	mg/kg	0.011	0.00032	1	02/28/20 17:38	03/03/20 00:36	86-73-7	
Indeno(1,2,3-cd)pyrene	ND	mg/kg	0.011	0.00022	1	02/28/20 17:38	03/03/20 00:36	193-39-5	
Naphthalene	ND	mg/kg	0.011	0.00049	1	02/28/20 17:38	03/03/20 00:36	91-20-3	
Phenanthrene	0.012	mg/kg	0.011	0.00027	1	02/28/20 17:38	03/03/20 00:36	85-01-8	
Pyrene	0.013	mg/kg	0.011	0.00034	1	02/28/20 17:38	03/03/20 00:36	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	ND	mg/kg	0.011	0.011	1	02/28/20 17:38	03/03/20 00:36		N2
Surrogates									
2-Fluorobiphenyl (S)	87	%	30-138		1	02/28/20 17:38	03/03/20 00:36	321-60-8	
p-Terphenyl-d14 (S)	84	%	30-143		1	02/28/20 17:38	03/03/20 00:36	1718-51-0	

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-4 (2.5-5) **Lab ID: 10510212003** Collected: 02/28/20 10:10 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D									
Analytical Method: EPA 8260D Preparation Method: 5035A									
Acetone	ND	mg/kg	1.33	0.731	2	02/28/20 10:10	03/08/20 05:15	67-64-1	R1
Allyl chloride	ND	mg/kg	1.33	0.774	2	02/28/20 10:10	03/08/20 05:15	107-05-1	
Benzene	ND	mg/kg	0.0534	0.0213	2	02/28/20 10:10	03/08/20 05:15	71-43-2	
Bromobenzene	ND	mg/kg	0.667	0.0560	2	02/28/20 10:10	03/08/20 05:15	108-86-1	
Bromochloromethane	ND	mg/kg	0.267	0.0603	2	02/28/20 10:10	03/08/20 05:15	74-97-5	
Bromodichloromethane	ND	mg/kg	0.133	0.0420	2	02/28/20 10:10	03/08/20 05:15	75-27-4	
Bromoform	ND	mg/kg	1.33	0.319	2	02/28/20 10:10	03/08/20 05:15	75-25-2	CC
Bromomethane	ND	mg/kg	0.667	0.197	2	02/28/20 10:10	03/08/20 05:15	74-83-9	
n-Butylbenzene	ND	mg/kg	0.667	0.205	2	02/28/20 10:10	03/08/20 05:15	104-51-8	
sec-Butylbenzene	ND	mg/kg	0.667	0.136	2	02/28/20 10:10	03/08/20 05:15	135-98-8	
tert-Butylbenzene	ND	mg/kg	0.267	0.0827	2	02/28/20 10:10	03/08/20 05:15	98-06-6	
Carbon tetrachloride	ND	mg/kg	0.267	0.0576	2	02/28/20 10:10	03/08/20 05:15	56-23-5	
Chlorobenzene	ND	mg/kg	0.133	0.0305	2	02/28/20 10:10	03/08/20 05:15	108-90-7	
Dibromochloromethane	ND	mg/kg	0.133	0.0240	2	02/28/20 10:10	03/08/20 05:15	124-48-1	
Chloroethane	ND	mg/kg	0.267	0.0576	2	02/28/20 10:10	03/08/20 05:15	75-00-3	
Chloroform	ND	mg/kg	0.133	0.0222	2	02/28/20 10:10	03/08/20 05:15	67-66-3	
Chloromethane	ND	mg/kg	0.667	0.0742	2	02/28/20 10:10	03/08/20 05:15	74-87-3	
2-Chlorotoluene	ND	mg/kg	0.133	0.0491	2	02/28/20 10:10	03/08/20 05:15	95-49-8	
4-Chlorotoluene	ND	mg/kg	0.267	0.0603	2	02/28/20 10:10	03/08/20 05:15	106-43-4	
1,2-Dibromo-3-chloropropane	ND	mg/kg	1.33	0.272	2	02/28/20 10:10	03/08/20 05:15	96-12-8	
1,2-Dibromoethane (EDB)	ND	mg/kg	0.133	0.0281	2	02/28/20 10:10	03/08/20 05:15	106-93-4	
Dibromomethane	ND	mg/kg	0.267	0.0534	2	02/28/20 10:10	03/08/20 05:15	74-95-3	
1,2-Dichlorobenzene	ND	mg/kg	0.267	0.0774	2	02/28/20 10:10	03/08/20 05:15	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.267	0.0907	2	02/28/20 10:10	03/08/20 05:15	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.267	0.105	2	02/28/20 10:10	03/08/20 05:15	106-46-7	
Dichlorodifluoromethane	ND	mg/kg	0.133	0.0436	2	02/28/20 10:10	03/08/20 05:15	75-71-8	CC
Dichlorofluoromethane	ND	mg/kg	0.133	0.0498	2	02/28/20 10:10	03/08/20 05:15	75-43-4	
1,1-Dichloroethane	ND	mg/kg	0.133	0.0307	2	02/28/20 10:10	03/08/20 05:15	75-34-3	
1,2-Dichloroethane	ND	mg/kg	0.133	0.0254	2	02/28/20 10:10	03/08/20 05:15	107-06-2	
1,1-Dichloroethene	ND	mg/kg	0.133	0.0267	2	02/28/20 10:10	03/08/20 05:15	75-35-4	
cis-1,2-Dichloroethene	ND	mg/kg	0.133	0.0368	2	02/28/20 10:10	03/08/20 05:15	156-59-2	
trans-1,2-Dichloroethene	ND	mg/kg	0.267	0.0763	2	02/28/20 10:10	03/08/20 05:15	156-60-5	
1,2-Dichloropropane	ND	mg/kg	0.267	0.0678	2	02/28/20 10:10	03/08/20 05:15	78-87-5	
1,1-Dichloropropene	ND	mg/kg	0.133	0.0373	2	02/28/20 10:10	03/08/20 05:15	563-58-6	
1,3-Dichloropropane	ND	mg/kg	0.267	0.0934	2	02/28/20 10:10	03/08/20 05:15	142-28-9	
cis-1,3-Dichloropropene	ND	mg/kg	0.133	0.0362	2	02/28/20 10:10	03/08/20 05:15	10061-01-5	
trans-1,3-Dichloropropene	ND	mg/kg	0.267	0.0816	2	02/28/20 10:10	03/08/20 05:15	10061-02-6	
2,2-Dichloropropane	ND	mg/kg	0.133	0.0424	2	02/28/20 10:10	03/08/20 05:15	594-20-7	
Diisopropyl ether	ND	mg/kg	0.0534	0.0187	2	02/28/20 10:10	03/08/20 05:15	108-20-3	
Ethylbenzene	ND	mg/kg	0.133	0.0283	2	02/28/20 10:10	03/08/20 05:15	100-41-4	
Diethyl ether (Ethyl ether)	ND	mg/kg	0.133	0.0227	2	02/28/20 10:10	03/08/20 05:15	60-29-7	
Hexachloro-1,3-butadiene	ND	mg/kg	1.33	0.678	2	02/28/20 10:10	03/08/20 05:15	87-68-3	CC
Isopropylbenzene (Cumene)	ND	mg/kg	0.133	0.0460	2	02/28/20 10:10	03/08/20 05:15	98-82-8	
p-Isopropyltoluene	ND	mg/kg	0.267	0.125	2	02/28/20 10:10	03/08/20 05:15	99-87-6	
2-Butanone (MEK)	ND	mg/kg	1.33	0.667	2	02/28/20 10:10	03/08/20 05:15	78-93-3	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Sample: ST-4 (2.5-5) **Lab ID: 10510212003** Collected: 02/28/20 10:10 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D Analytical Method: EPA 8260D Preparation Method: 5035A									
Methylene Chloride	ND	mg/kg	1.33	0.354	2	02/28/20 10:10	03/08/20 05:15	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	mg/kg	1.33	0.534	2	02/28/20 10:10	03/08/20 05:15	108-10-1	
Methyl-tert-butyl ether	ND	mg/kg	0.0534	0.0157	2	02/28/20 10:10	03/08/20 05:15	1634-04-4	
Naphthalene	ND	mg/kg	0.667	0.166	2	02/28/20 10:10	03/08/20 05:15	91-20-3	
n-Propylbenzene	ND	mg/kg	0.267	0.0630	2	02/28/20 10:10	03/08/20 05:15	103-65-1	
Styrene	ND	mg/kg	0.667	0.146	2	02/28/20 10:10	03/08/20 05:15	100-42-5	
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.133	0.0267	2	02/28/20 10:10	03/08/20 05:15	630-20-6	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.133	0.0208	2	02/28/20 10:10	03/08/20 05:15	79-34-5	
1,1,2-Trichlorotrifluoroethane	ND	mg/kg	0.133	0.0361	2	02/28/20 10:10	03/08/20 05:15	76-13-1	
Tetrachloroethene	ND	mg/kg	0.133	0.0373	2	02/28/20 10:10	03/08/20 05:15	127-18-4	
Tetrahydrofuran	ND	mg/kg	0.667	0.121	2	02/28/20 10:10	03/08/20 05:15	109-99-9	
Toluene	ND	mg/kg	0.267	0.0667	2	02/28/20 10:10	03/08/20 05:15	108-88-3	
1,2,3-Trichlorobenzene	ND	mg/kg	0.667	0.0334	2	02/28/20 10:10	03/08/20 05:15	87-61-6	CC
1,2,4-Trichlorobenzene	ND	mg/kg	0.667	0.257	2	02/28/20 10:10	03/08/20 05:15	120-82-1	CC
1,1,1-Trichloroethane	ND	mg/kg	0.133	0.0147	2	02/28/20 10:10	03/08/20 05:15	71-55-6	
1,1,2-Trichloroethane	ND	mg/kg	0.133	0.0472	2	02/28/20 10:10	03/08/20 05:15	79-00-5	
Trichloroethene	ND	mg/kg	0.0534	0.0213	2	02/28/20 10:10	03/08/20 05:15	79-01-6	
Trichlorofluoromethane	ND	mg/kg	0.133	0.0267	2	02/28/20 10:10	03/08/20 05:15	75-69-4	
1,2,3-Trichloropropane	ND	mg/kg	0.667	0.272	2	02/28/20 10:10	03/08/20 05:15	96-18-4	
1,2,4-Trimethylbenzene	ND	mg/kg	0.267	0.0619	2	02/28/20 10:10	03/08/20 05:15	95-63-6	
1,3,5-Trimethylbenzene	ND	mg/kg	0.267	0.0576	2	02/28/20 10:10	03/08/20 05:15	108-67-8	
Vinyl chloride	ND	mg/kg	0.133	0.0365	2	02/28/20 10:10	03/08/20 05:15	75-01-4	
Xylene (Total)	ND	mg/kg	0.347	0.255	2	02/28/20 10:10	03/08/20 05:15	1330-20-7	
Surrogates									
Toluene-d8 (S)	99.4	%	75.0-131		2	02/28/20 10:10	03/08/20 05:15	2037-26-5	
4-Bromofluorobenzene (S)	98.0	%	67.0-138		2	02/28/20 10:10	03/08/20 05:15	460-00-4	
1,2-Dichloroethane-d4 (S)	101	%	70.0-130		2	02/28/20 10:10	03/08/20 05:15	17060-07-0	
Total Solids 2540 G-2011 Analytical Method: SM 2540G Preparation Method: SM 2540 G									
Total Solids	93.7	%			1	03/09/20 15:50	03/09/20 15:58		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: **ST-6 (2.5-5)** Lab ID: **10510212004** Collected: 02/28/20 13:10 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO									
WDRO C10-C28	62.8	mg/kg	39.7	15.4	5	03/01/20 12:20	03/03/20 13:13		T6
Surrogates									
n-Triacontane (S)	217	%	50-150		5	03/01/20 12:20	03/03/20 13:13	638-68-6	S5
WIGRO GCV Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil									
Gasoline Range Organics	ND	mg/kg	10.8	3.1	1	03/04/20 13:44	03/05/20 05:23		
Surrogates									
a,a,a-Trifluorotoluene (S)	101	%	80-150		1	03/04/20 13:44	03/05/20 05:23	98-08-8	
6010D MET ICP Analytical Method: EPA 6010D Preparation Method: EPA 3050B									
Arsenic	5.2	mg/kg	2.0	0.42	2	03/02/20 11:27	03/03/20 11:05	7440-38-2	
Barium	61.4	mg/kg	0.51	0.081	1	03/02/20 11:27	03/02/20 16:33	7440-39-3	
Cadmium	ND	mg/kg	0.15	0.031	1	03/02/20 11:27	03/02/20 16:33	7440-43-9	
Chromium	8.0	mg/kg	0.51	0.10	1	03/02/20 11:27	03/02/20 16:33	7440-47-3	
Lead	2.9	mg/kg	0.51	0.12	1	03/02/20 11:27	03/02/20 16:33	7439-92-1	
Selenium	ND	mg/kg	2.0	0.67	2	03/02/20 11:27	03/03/20 11:05	7782-49-2	D3
Silver	ND	mg/kg	0.51	0.037	1	03/02/20 11:27	03/02/20 16:33	7440-22-4	
7471B Mercury Analytical Method: EPA 7471B Preparation Method: EPA 7471B									
Mercury	ND	mg/kg	0.020	0.0089	1	03/02/20 12:08	03/03/20 15:15	7439-97-6	
Dry Weight / %M by ASTM D2974 Analytical Method: ASTM D2974									
Percent Moisture	5.2	%	0.10	0.10	1		03/03/20 09:46		N2
8270E MSSV PAH by SIM Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3550C									
Acenaphthene	ND	mg/kg	0.010	0.00043	1	02/28/20 17:38	03/03/20 00:58	83-32-9	
Acenaphthylene	0.011	mg/kg	0.010	0.00084	1	02/28/20 17:38	03/03/20 00:58	208-96-8	
Anthracene	ND	mg/kg	0.010	0.00030	1	02/28/20 17:38	03/03/20 00:58	120-12-7	
Benzo(a)anthracene	ND	mg/kg	0.010	0.00035	1	02/28/20 17:38	03/03/20 00:58	56-55-3	
Benzo(a)pyrene	ND	mg/kg	0.010	0.00041	1	02/28/20 17:38	03/03/20 00:58	50-32-8	
Benzo(b)fluoranthene	ND	mg/kg	0.010	0.00021	1	02/28/20 17:38	03/03/20 00:58	205-99-2	
Benzo(g,h,i)perylene	ND	mg/kg	0.010	0.00029	1	02/28/20 17:38	03/03/20 00:58	191-24-2	
Benzo(k)fluoranthene	ND	mg/kg	0.010	0.00026	1	02/28/20 17:38	03/03/20 00:58	207-08-9	
Chrysene	ND	mg/kg	0.010	0.00042	1	02/28/20 17:38	03/03/20 00:58	218-01-9	
Dibenz(a,h)anthracene	ND	mg/kg	0.010	0.00042	1	02/28/20 17:38	03/03/20 00:58	53-70-3	
Fluoranthene	ND	mg/kg	0.010	0.00035	1	02/28/20 17:38	03/03/20 00:58	206-44-0	
Fluorene	ND	mg/kg	0.010	0.00031	1	02/28/20 17:38	03/03/20 00:58	86-73-7	
Indeno(1,2,3-cd)pyrene	ND	mg/kg	0.010	0.00021	1	02/28/20 17:38	03/03/20 00:58	193-39-5	
Naphthalene	ND	mg/kg	0.010	0.00048	1	02/28/20 17:38	03/03/20 00:58	91-20-3	
Phenanthrene	ND	mg/kg	0.010	0.00026	1	02/28/20 17:38	03/03/20 00:58	85-01-8	
Pyrene	ND	mg/kg	0.010	0.00034	1	02/28/20 17:38	03/03/20 00:58	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	ND	mg/kg	0.010	0.010	1	02/28/20 17:38	03/03/20 00:58		N2
Surrogates									
2-Fluorobiphenyl (S)	89	%	30-138		1	02/28/20 17:38	03/03/20 00:58	321-60-8	
p-Terphenyl-d14 (S)	88	%	30-143		1	02/28/20 17:38	03/03/20 00:58	1718-51-0	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-6 (2.5-5) **Lab ID: 10510212004** Collected: 02/28/20 13:10 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D									
Analytical Method: EPA 8260D Preparation Method: 5035A									
Acetone	ND	mg/kg	1.31	0.720	2	02/28/20 13:10	03/08/20 05:34	67-64-1	R1
Allyl chloride	ND	mg/kg	1.31	0.762	2	02/28/20 13:10	03/08/20 05:34	107-05-1	
Benzene	ND	mg/kg	0.0525	0.0210	2	02/28/20 13:10	03/08/20 05:34	71-43-2	
Bromobenzene	ND	mg/kg	0.657	0.0552	2	02/28/20 13:10	03/08/20 05:34	108-86-1	
Bromochloromethane	ND	mg/kg	0.263	0.0594	2	02/28/20 13:10	03/08/20 05:34	74-97-5	
Bromodichloromethane	ND	mg/kg	0.131	0.0414	2	02/28/20 13:10	03/08/20 05:34	75-27-4	
Bromoform	ND	mg/kg	1.31	0.314	2	02/28/20 13:10	03/08/20 05:34	75-25-2	CC
Bromomethane	ND	mg/kg	0.657	0.194	2	02/28/20 13:10	03/08/20 05:34	74-83-9	
n-Butylbenzene	ND	mg/kg	0.657	0.202	2	02/28/20 13:10	03/08/20 05:34	104-51-8	
sec-Butylbenzene	ND	mg/kg	0.657	0.133	2	02/28/20 13:10	03/08/20 05:34	135-98-8	
tert-Butylbenzene	ND	mg/kg	0.263	0.0815	2	02/28/20 13:10	03/08/20 05:34	98-06-6	
Carbon tetrachloride	ND	mg/kg	0.263	0.0568	2	02/28/20 13:10	03/08/20 05:34	56-23-5	
Chlorobenzene	ND	mg/kg	0.131	0.0301	2	02/28/20 13:10	03/08/20 05:34	108-90-7	
Dibromochloromethane	ND	mg/kg	0.131	0.0236	2	02/28/20 13:10	03/08/20 05:34	124-48-1	
Chloroethane	ND	mg/kg	0.263	0.0568	2	02/28/20 13:10	03/08/20 05:34	75-00-3	
Chloroform	ND	mg/kg	0.131	0.0219	2	02/28/20 13:10	03/08/20 05:34	67-66-3	
Chloromethane	ND	mg/kg	0.657	0.0730	2	02/28/20 13:10	03/08/20 05:34	74-87-3	
2-Chlorotoluene	ND	mg/kg	0.131	0.0483	2	02/28/20 13:10	03/08/20 05:34	95-49-8	
4-Chlorotoluene	ND	mg/kg	0.263	0.0594	2	02/28/20 13:10	03/08/20 05:34	106-43-4	
1,2-Dibromo-3-chloropropane	ND	mg/kg	1.31	0.268	2	02/28/20 13:10	03/08/20 05:34	96-12-8	
1,2-Dibromoethane (EDB)	ND	mg/kg	0.131	0.0276	2	02/28/20 13:10	03/08/20 05:34	106-93-4	
Dibromomethane	ND	mg/kg	0.263	0.0525	2	02/28/20 13:10	03/08/20 05:34	74-95-3	
1,2-Dichlorobenzene	ND	mg/kg	0.263	0.0762	2	02/28/20 13:10	03/08/20 05:34	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.263	0.0893	2	02/28/20 13:10	03/08/20 05:34	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.263	0.104	2	02/28/20 13:10	03/08/20 05:34	106-46-7	
Dichlorodifluoromethane	ND	mg/kg	0.131	0.0430	2	02/28/20 13:10	03/08/20 05:34	75-71-8	CC
Dichlorofluoromethane	ND	mg/kg	0.131	0.0491	2	02/28/20 13:10	03/08/20 05:34	75-43-4	
1,1-Dichloroethane	ND	mg/kg	0.131	0.0303	2	02/28/20 13:10	03/08/20 05:34	75-34-3	
1,2-Dichloroethane	ND	mg/kg	0.131	0.0250	2	02/28/20 13:10	03/08/20 05:34	107-06-2	
1,1-Dichloroethene	ND	mg/kg	0.131	0.0263	2	02/28/20 13:10	03/08/20 05:34	75-35-4	
cis-1,2-Dichloroethene	ND	mg/kg	0.131	0.0363	2	02/28/20 13:10	03/08/20 05:34	156-59-2	
trans-1,2-Dichloroethene	ND	mg/kg	0.263	0.0751	2	02/28/20 13:10	03/08/20 05:34	156-60-5	
1,2-Dichloropropane	ND	mg/kg	0.263	0.0667	2	02/28/20 13:10	03/08/20 05:34	78-87-5	
1,1-Dichloropropene	ND	mg/kg	0.131	0.0368	2	02/28/20 13:10	03/08/20 05:34	563-58-6	
1,3-Dichloropropane	ND	mg/kg	0.263	0.0920	2	02/28/20 13:10	03/08/20 05:34	142-28-9	
cis-1,3-Dichloropropene	ND	mg/kg	0.131	0.0356	2	02/28/20 13:10	03/08/20 05:34	10061-01-5	
trans-1,3-Dichloropropene	ND	mg/kg	0.263	0.0804	2	02/28/20 13:10	03/08/20 05:34	10061-02-6	
2,2-Dichloropropane	ND	mg/kg	0.131	0.0417	2	02/28/20 13:10	03/08/20 05:34	594-20-7	
Diisopropyl ether	ND	mg/kg	0.0525	0.0184	2	02/28/20 13:10	03/08/20 05:34	108-20-3	
Ethylbenzene	ND	mg/kg	0.131	0.0279	2	02/28/20 13:10	03/08/20 05:34	100-41-4	
Diethyl ether (Ethyl ether)	ND	mg/kg	0.131	0.0224	2	02/28/20 13:10	03/08/20 05:34	60-29-7	
Hexachloro-1,3-butadiene	ND	mg/kg	1.31	0.667	2	02/28/20 13:10	03/08/20 05:34	87-68-3	CC
Isopropylbenzene (Cumene)	ND	mg/kg	0.131	0.0453	2	02/28/20 13:10	03/08/20 05:34	98-82-8	
p-Isopropyltoluene	ND	mg/kg	0.263	0.123	2	02/28/20 13:10	03/08/20 05:34	99-87-6	
2-Butanone (MEK)	ND	mg/kg	1.31	0.657	2	02/28/20 13:10	03/08/20 05:34	78-93-3	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Sample: ST-6 (2.5-5) **Lab ID: 10510212004** Collected: 02/28/20 13:10 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D Analytical Method: EPA 8260D Preparation Method: 5035A									
Methylene Chloride	ND	mg/kg	1.31	0.349	2	02/28/20 13:10	03/08/20 05:34	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	mg/kg	1.31	0.525	2	02/28/20 13:10	03/08/20 05:34	108-10-1	
Methyl-tert-butyl ether	ND	mg/kg	0.0525	0.0154	2	02/28/20 13:10	03/08/20 05:34	1634-04-4	
Naphthalene	ND	mg/kg	0.657	0.164	2	02/28/20 13:10	03/08/20 05:34	91-20-3	
n-Propylbenzene	ND	mg/kg	0.263	0.0620	2	02/28/20 13:10	03/08/20 05:34	103-65-1	
Styrene	ND	mg/kg	0.657	0.144	2	02/28/20 13:10	03/08/20 05:34	100-42-5	
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.131	0.0263	2	02/28/20 13:10	03/08/20 05:34	630-20-6	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.131	0.0205	2	02/28/20 13:10	03/08/20 05:34	79-34-5	
1,1,2-Trichlorotrifluoroethane	ND	mg/kg	0.131	0.0355	2	02/28/20 13:10	03/08/20 05:34	76-13-1	
Tetrachloroethene	ND	mg/kg	0.131	0.0368	2	02/28/20 13:10	03/08/20 05:34	127-18-4	
Tetrahydrofuran	ND	mg/kg	0.657	0.119	2	02/28/20 13:10	03/08/20 05:34	109-99-9	
Toluene	ND	mg/kg	0.263	0.0657	2	02/28/20 13:10	03/08/20 05:34	108-88-3	
1,2,3-Trichlorobenzene	ND	mg/kg	0.657	0.0329	2	02/28/20 13:10	03/08/20 05:34	87-61-6	CC
1,2,4-Trichlorobenzene	ND	mg/kg	0.657	0.253	2	02/28/20 13:10	03/08/20 05:34	120-82-1	CC
1,1,1-Trichloroethane	ND	mg/kg	0.131	0.0145	2	02/28/20 13:10	03/08/20 05:34	71-55-6	
1,1,2-Trichloroethane	ND	mg/kg	0.131	0.0465	2	02/28/20 13:10	03/08/20 05:34	79-00-5	
Trichloroethene	ND	mg/kg	0.0525	0.0210	2	02/28/20 13:10	03/08/20 05:34	79-01-6	
Trichlorofluoromethane	ND	mg/kg	0.131	0.0263	2	02/28/20 13:10	03/08/20 05:34	75-69-4	
1,2,3-Trichloropropane	ND	mg/kg	0.657	0.268	2	02/28/20 13:10	03/08/20 05:34	96-18-4	
1,2,4-Trimethylbenzene	ND	mg/kg	0.263	0.0610	2	02/28/20 13:10	03/08/20 05:34	95-63-6	
1,3,5-Trimethylbenzene	ND	mg/kg	0.263	0.0568	2	02/28/20 13:10	03/08/20 05:34	108-67-8	
Vinyl chloride	ND	mg/kg	0.131	0.0359	2	02/28/20 13:10	03/08/20 05:34	75-01-4	
Xylene (Total)	ND	mg/kg	0.342	0.251	2	02/28/20 13:10	03/08/20 05:34	1330-20-7	
Surrogates									
Toluene-d8 (S)	101	%	75.0-131		2	02/28/20 13:10	03/08/20 05:34	2037-26-5	
4-Bromofluorobenzene (S)	99.1	%	67.0-138		2	02/28/20 13:10	03/08/20 05:34	460-00-4	
1,2-Dichloroethane-d4 (S)	106	%	70.0-130		2	02/28/20 13:10	03/08/20 05:34	17060-07-0	
Total Solids 2540 G-2011 Analytical Method: SM 2540G Preparation Method: SM 2540 G									
Total Solids	95.1	%			1	03/09/20 15:50	03/09/20 15:58		

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-7 (2.5-5) **Lab ID: 10510212005** Collected: 02/28/20 12:20 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO									
WDRO C10-C28	81.7	mg/kg	43.4	16.9	5	03/01/20 12:20	03/03/20 13:06		T6,T7
Surrogates									
n-Triacontane (S)	202	%	50-150		5	03/01/20 12:20	03/03/20 13:06	638-68-6	S5
WIGRO GCV Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil									
Gasoline Range Organics	ND	mg/kg	10.4	2.9	1	03/04/20 13:44	03/05/20 05:48		
Surrogates									
a,a,a-Trifluorotoluene (S)	102	%	80-150		1	03/04/20 13:44	03/05/20 05:48	98-08-8	
6010D MET ICP Analytical Method: EPA 6010D Preparation Method: EPA 3050B									
Arsenic	3.6	mg/kg	2.0	0.42	2	03/02/20 11:27	03/03/20 11:08	7440-38-2	
Barium	52.5	mg/kg	0.51	0.080	1	03/02/20 11:27	03/02/20 16:36	7440-39-3	
Cadmium	ND	mg/kg	0.15	0.030	1	03/02/20 11:27	03/02/20 16:36	7440-43-9	
Chromium	21.7	mg/kg	0.51	0.10	1	03/02/20 11:27	03/02/20 16:36	7440-47-3	
Lead	3.4	mg/kg	0.51	0.11	1	03/02/20 11:27	03/02/20 16:36	7439-92-1	
Selenium	ND	mg/kg	2.0	0.67	2	03/02/20 11:27	03/03/20 11:08	7782-49-2	D3
Silver	ND	mg/kg	0.51	0.037	1	03/02/20 11:27	03/02/20 16:36	7440-22-4	
7471B Mercury Analytical Method: EPA 7471B Preparation Method: EPA 7471B									
Mercury	ND	mg/kg	0.021	0.0094	1	03/02/20 12:08	03/03/20 15:18	7439-97-6	
Dry Weight / %M by ASTM D2974 Analytical Method: ASTM D2974									
Percent Moisture	7.1	%	0.10	0.10	1		03/03/20 09:46		N2
8270E MSSV PAH by SIM Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3550C									
Acenaphthene	ND	mg/kg	0.011	0.00044	1	02/28/20 17:38	03/03/20 01:19	83-32-9	
Acenaphthylene	0.014	mg/kg	0.011	0.00086	1	02/28/20 17:38	03/03/20 01:19	208-96-8	
Anthracene	0.016	mg/kg	0.011	0.00030	1	02/28/20 17:38	03/03/20 01:19	120-12-7	
Benzo(a)anthracene	0.019	mg/kg	0.011	0.00035	1	02/28/20 17:38	03/03/20 01:19	56-55-3	
Benzo(a)pyrene	0.021	mg/kg	0.011	0.00042	1	02/28/20 17:38	03/03/20 01:19	50-32-8	
Benzo(b)fluoranthene	0.026	mg/kg	0.011	0.00021	1	02/28/20 17:38	03/03/20 01:19	205-99-2	
Benzo(g,h,i)perylene	0.021	mg/kg	0.011	0.00029	1	02/28/20 17:38	03/03/20 01:19	191-24-2	
Benzo(k)fluoranthene	ND	mg/kg	0.011	0.00027	1	02/28/20 17:38	03/03/20 01:19	207-08-9	
Chrysene	0.024	mg/kg	0.011	0.00043	1	02/28/20 17:38	03/03/20 01:19	218-01-9	
Dibenz(a,h)anthracene	ND	mg/kg	0.011	0.00042	1	02/28/20 17:38	03/03/20 01:19	53-70-3	
Fluoranthene	0.063	mg/kg	0.011	0.00035	1	02/28/20 17:38	03/03/20 01:19	206-44-0	
Fluorene	0.013	mg/kg	0.011	0.00031	1	02/28/20 17:38	03/03/20 01:19	86-73-7	
Indeno(1,2,3-cd)pyrene	0.012	mg/kg	0.011	0.00022	1	02/28/20 17:38	03/03/20 01:19	193-39-5	
Naphthalene	ND	mg/kg	0.011	0.00049	1	02/28/20 17:38	03/03/20 01:19	91-20-3	
Phenanthrene	0.074	mg/kg	0.011	0.00027	1	02/28/20 17:38	03/03/20 01:19	85-01-8	
Pyrene	0.049	mg/kg	0.011	0.00034	1	02/28/20 17:38	03/03/20 01:19	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	0.027	mg/kg	0.011	0.011	1	02/28/20 17:38	03/03/20 01:19		N2
Surrogates									
2-Fluorobiphenyl (S)	85	%	30-138		1	02/28/20 17:38	03/03/20 01:19	321-60-8	
p-Terphenyl-d14 (S)	82	%	30-143		1	02/28/20 17:38	03/03/20 01:19	1718-51-0	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: **ST-7 (2.5-5)** Lab ID: **10510212005** Collected: 02/28/20 12:20 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D									
Analytical Method: EPA 8260D Preparation Method: 5035A									
Acetone	ND	mg/kg	1.31	0.718	2	02/28/20 12:10	03/08/20 05:54	67-64-1	R1
Allyl chloride	ND	mg/kg	1.31	0.760	2	02/28/20 12:10	03/08/20 05:54	107-05-1	
Benzene	ND	mg/kg	0.0524	0.0210	2	02/28/20 12:10	03/08/20 05:54	71-43-2	
Bromobenzene	ND	mg/kg	0.655	0.0551	2	02/28/20 12:10	03/08/20 05:54	108-86-1	
Bromochloromethane	ND	mg/kg	0.262	0.0592	2	02/28/20 12:10	03/08/20 05:54	74-97-5	
Bromodichloromethane	ND	mg/kg	0.131	0.0413	2	02/28/20 12:10	03/08/20 05:54	75-27-4	
Bromoform	ND	mg/kg	1.31	0.314	2	02/28/20 12:10	03/08/20 05:54	75-25-2	CC
Bromomethane	ND	mg/kg	0.655	0.194	2	02/28/20 12:10	03/08/20 05:54	74-83-9	
n-Butylbenzene	ND	mg/kg	0.655	0.201	2	02/28/20 12:10	03/08/20 05:54	104-51-8	
sec-Butylbenzene	ND	mg/kg	0.655	0.133	2	02/28/20 12:10	03/08/20 05:54	135-98-8	
tert-Butylbenzene	ND	mg/kg	0.262	0.0813	2	02/28/20 12:10	03/08/20 05:54	98-06-6	
Carbon tetrachloride	ND	mg/kg	0.262	0.0566	2	02/28/20 12:10	03/08/20 05:54	56-23-5	
Chlorobenzene	ND	mg/kg	0.131	0.0300	2	02/28/20 12:10	03/08/20 05:54	108-90-7	
Dibromochloromethane	ND	mg/kg	0.131	0.0236	2	02/28/20 12:10	03/08/20 05:54	124-48-1	
Chloroethane	ND	mg/kg	0.262	0.0566	2	02/28/20 12:10	03/08/20 05:54	75-00-3	
Chloroform	ND	mg/kg	0.131	0.0218	2	02/28/20 12:10	03/08/20 05:54	67-66-3	
Chloromethane	ND	mg/kg	0.655	0.0729	2	02/28/20 12:10	03/08/20 05:54	74-87-3	
2-Chlorotoluene	ND	mg/kg	0.131	0.0482	2	02/28/20 12:10	03/08/20 05:54	95-49-8	
4-Chlorotoluene	ND	mg/kg	0.262	0.0592	2	02/28/20 12:10	03/08/20 05:54	106-43-4	
1,2-Dibromo-3-chloropropane	ND	mg/kg	1.31	0.267	2	02/28/20 12:10	03/08/20 05:54	96-12-8	
1,2-Dibromoethane (EDB)	ND	mg/kg	0.131	0.0276	2	02/28/20 12:10	03/08/20 05:54	106-93-4	
Dibromomethane	ND	mg/kg	0.262	0.0524	2	02/28/20 12:10	03/08/20 05:54	74-95-3	
1,2-Dichlorobenzene	ND	mg/kg	0.262	0.0760	2	02/28/20 12:10	03/08/20 05:54	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.262	0.0891	2	02/28/20 12:10	03/08/20 05:54	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.262	0.103	2	02/28/20 12:10	03/08/20 05:54	106-46-7	
Dichlorodifluoromethane	ND	mg/kg	0.131	0.0429	2	02/28/20 12:10	03/08/20 05:54	75-71-8	CC
Dichlorofluoromethane	ND	mg/kg	0.131	0.0490	2	02/28/20 12:10	03/08/20 05:54	75-43-4	
1,1-Dichloroethane	ND	mg/kg	0.131	0.0302	2	02/28/20 12:10	03/08/20 05:54	75-34-3	
1,2-Dichloroethane	ND	mg/kg	0.131	0.0250	2	02/28/20 12:10	03/08/20 05:54	107-06-2	
1,1-Dichloroethene	ND	mg/kg	0.131	0.0262	2	02/28/20 12:10	03/08/20 05:54	75-35-4	
cis-1,2-Dichloroethene	ND	mg/kg	0.131	0.0362	2	02/28/20 12:10	03/08/20 05:54	156-59-2	
trans-1,2-Dichloroethene	ND	mg/kg	0.262	0.0750	2	02/28/20 12:10	03/08/20 05:54	156-60-5	
1,2-Dichloropropane	ND	mg/kg	0.262	0.0666	2	02/28/20 12:10	03/08/20 05:54	78-87-5	
1,1-Dichloropropene	ND	mg/kg	0.131	0.0367	2	02/28/20 12:10	03/08/20 05:54	563-58-6	
1,3-Dichloropropane	ND	mg/kg	0.262	0.0918	2	02/28/20 12:10	03/08/20 05:54	142-28-9	
cis-1,3-Dichloropropene	ND	mg/kg	0.131	0.0355	2	02/28/20 12:10	03/08/20 05:54	10061-01-5	
trans-1,3-Dichloropropene	ND	mg/kg	0.262	0.0802	2	02/28/20 12:10	03/08/20 05:54	10061-02-6	
2,2-Dichloropropane	ND	mg/kg	0.131	0.0416	2	02/28/20 12:10	03/08/20 05:54	594-20-7	
Diisopropyl ether	ND	mg/kg	0.0524	0.0184	2	02/28/20 12:10	03/08/20 05:54	108-20-3	
Ethylbenzene	ND	mg/kg	0.131	0.0278	2	02/28/20 12:10	03/08/20 05:54	100-41-4	
Diethyl ether (Ethyl ether)	ND	mg/kg	0.131	0.0223	2	02/28/20 12:10	03/08/20 05:54	60-29-7	
Hexachloro-1,3-butadiene	ND	mg/kg	1.31	0.666	2	02/28/20 12:10	03/08/20 05:54	87-68-3	CC
Isopropylbenzene (Cumene)	ND	mg/kg	0.131	0.0452	2	02/28/20 12:10	03/08/20 05:54	98-82-8	
p-Isopropyltoluene	ND	mg/kg	0.262	0.123	2	02/28/20 12:10	03/08/20 05:54	99-87-6	
2-Butanone (MEK)	ND	mg/kg	1.31	0.655	2	02/28/20 12:10	03/08/20 05:54	78-93-3	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Sample: ST-7 (2.5-5) **Lab ID: 10510212005** Collected: 02/28/20 12:20 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D Analytical Method: EPA 8260D Preparation Method: 5035A									
Methylene Chloride	ND	mg/kg	1.31	0.348	2	02/28/20 12:10	03/08/20 05:54	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	mg/kg	1.31	0.524	2	02/28/20 12:10	03/08/20 05:54	108-10-1	
Methyl-tert-butyl ether	ND	mg/kg	0.0524	0.0154	2	02/28/20 12:10	03/08/20 05:54	1634-04-4	
Naphthalene	ND	mg/kg	0.655	0.164	2	02/28/20 12:10	03/08/20 05:54	91-20-3	
n-Propylbenzene	ND	mg/kg	0.262	0.0619	2	02/28/20 12:10	03/08/20 05:54	103-65-1	
Styrene	ND	mg/kg	0.655	0.144	2	02/28/20 12:10	03/08/20 05:54	100-42-5	
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.131	0.0262	2	02/28/20 12:10	03/08/20 05:54	630-20-6	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.131	0.0204	2	02/28/20 12:10	03/08/20 05:54	79-34-5	
1,1,2-Trichlorotrifluoroethane	ND	mg/kg	0.131	0.0354	2	02/28/20 12:10	03/08/20 05:54	76-13-1	
Tetrachloroethene	ND	mg/kg	0.131	0.0367	2	02/28/20 12:10	03/08/20 05:54	127-18-4	
Tetrahydrofuran	ND	mg/kg	0.655	0.118	2	02/28/20 12:10	03/08/20 05:54	109-99-9	
Toluene	ND	mg/kg	0.262	0.0655	2	02/28/20 12:10	03/08/20 05:54	108-88-3	
1,2,3-Trichlorobenzene	ND	mg/kg	0.655	0.0328	2	02/28/20 12:10	03/08/20 05:54	87-61-6	CC
1,2,4-Trichlorobenzene	ND	mg/kg	0.655	0.253	2	02/28/20 12:10	03/08/20 05:54	120-82-1	CC
1,1,1-Trichloroethane	ND	mg/kg	0.131	0.0145	2	02/28/20 12:10	03/08/20 05:54	71-55-6	
1,1,2-Trichloroethane	ND	mg/kg	0.131	0.0464	2	02/28/20 12:10	03/08/20 05:54	79-00-5	
Trichloroethene	ND	mg/kg	0.0524	0.0210	2	02/28/20 12:10	03/08/20 05:54	79-01-6	
Trichlorofluoromethane	ND	mg/kg	0.131	0.0262	2	02/28/20 12:10	03/08/20 05:54	75-69-4	
1,2,3-Trichloropropane	ND	mg/kg	0.655	0.267	2	02/28/20 12:10	03/08/20 05:54	96-18-4	
1,2,4-Trimethylbenzene	ND	mg/kg	0.262	0.0608	2	02/28/20 12:10	03/08/20 05:54	95-63-6	
1,3,5-Trimethylbenzene	ND	mg/kg	0.262	0.0566	2	02/28/20 12:10	03/08/20 05:54	108-67-8	
Vinyl chloride	ND	mg/kg	0.131	0.0359	2	02/28/20 12:10	03/08/20 05:54	75-01-4	
Xylene (Total)	ND	mg/kg	0.341	0.251	2	02/28/20 12:10	03/08/20 05:54	1330-20-7	
Surrogates									
Toluene-d8 (S)	99.6	%	75.0-131		2	02/28/20 12:10	03/08/20 05:54	2037-26-5	
4-Bromofluorobenzene (S)	99.2	%	67.0-138		2	02/28/20 12:10	03/08/20 05:54	460-00-4	
1,2-Dichloroethane-d4 (S)	104	%	70.0-130		2	02/28/20 12:10	03/08/20 05:54	17060-07-0	
Total Solids 2540 G-2011 Analytical Method: SM 2540G Preparation Method: SM 2540 G									
Total Solids	95.4	%			1	03/09/20 15:50	03/09/20 15:58		

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: ST-8 (7.5-10) **Lab ID: 10510212006** Collected: 02/28/20 11:40 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
WIDRO GCS Analytical Method: WI MOD DRO Preparation Method: WI MOD DRO									
WDRO C10-C28	146	mg/kg	91.3	35.4	10	03/01/20 12:20	03/03/20 12:52		T6,T7
Surrogates									
n-Triacontane (S)	0	%	50-150		10	03/01/20 12:20	03/03/20 12:52	638-68-6	S4
WIGRO GCV Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil									
Gasoline Range Organics	ND	mg/kg	11.5	3.3	1	03/04/20 13:44	03/05/20 07:02		
Surrogates									
a,a,a-Trifluorotoluene (S)	102	%	80-150		1	03/04/20 13:44	03/05/20 07:02	98-08-8	
6010D MET ICP Analytical Method: EPA 6010D Preparation Method: EPA 3050B									
Arsenic	2.5	mg/kg	1.1	0.22	1	03/02/20 11:27	03/02/20 16:39	7440-38-2	
Barium	51.7	mg/kg	0.53	0.084	1	03/02/20 11:27	03/02/20 16:39	7440-39-3	
Cadmium	ND	mg/kg	0.16	0.032	1	03/02/20 11:27	03/02/20 16:39	7440-43-9	
Chromium	12.2	mg/kg	0.53	0.11	1	03/02/20 11:27	03/02/20 16:39	7440-47-3	
Lead	30.9	mg/kg	0.53	0.12	1	03/02/20 11:27	03/02/20 16:39	7439-92-1	
Selenium	ND	mg/kg	1.1	0.35	1	03/02/20 11:27	03/02/20 16:39	7782-49-2	
Silver	ND	mg/kg	0.53	0.038	1	03/02/20 11:27	03/02/20 16:39	7440-22-4	
7471B Mercury Analytical Method: EPA 7471B Preparation Method: EPA 7471B									
Mercury	0.023	mg/kg	0.022	0.0097	1	03/02/20 12:08	03/03/20 15:20	7439-97-6	
Dry Weight / %M by ASTM D2974 Analytical Method: ASTM D2974									
Percent Moisture	13.1	%	0.10	0.10	1		03/03/20 09:47		N2
8270E MSSV PAH by SIM Analytical Method: EPA 8270E by SIM Preparation Method: EPA 3550C									
Acenaphthene	1.5	mg/kg	0.057	0.0023	5	02/28/20 17:38	03/03/20 01:40	83-32-9	
Acenaphthylene	1.1	mg/kg	0.057	0.0046	5	02/28/20 17:38	03/03/20 01:40	208-96-8	
Anthracene	0.94	mg/kg	0.23	0.0065	20	02/28/20 17:38	03/03/20 15:06	120-12-7	
Benzo(a)anthracene	1.2	mg/kg	0.23	0.0076	20	02/28/20 17:38	03/03/20 15:06	56-55-3	
Benzo(a)pyrene	1.2	mg/kg	0.23	0.0090	20	02/28/20 17:38	03/03/20 15:06	50-32-8	
Benzo(b)fluoranthene	1.4	mg/kg	0.23	0.0045	20	02/28/20 17:38	03/03/20 15:06	205-99-2	
Benzo(g,h,i)perylene	0.77	mg/kg	0.23	0.0062	20	02/28/20 17:38	03/03/20 15:06	191-24-2	
Benzo(k)fluoranthene	0.59	mg/kg	0.23	0.0058	20	02/28/20 17:38	03/03/20 15:06	207-08-9	
Chrysene	1.3	mg/kg	0.23	0.0092	20	02/28/20 17:38	03/03/20 15:06	218-01-9	
Dibenz(a,h)anthracene	0.97	mg/kg	0.057	0.0023	5	02/28/20 17:38	03/03/20 01:40	53-70-3	
Fluoranthene	3.9	mg/kg	0.23	0.0075	20	02/28/20 17:38	03/03/20 15:06	206-44-0	
Fluorene	0.64	mg/kg	0.23	0.0068	20	02/28/20 17:38	03/03/20 15:06	86-73-7	
Indeno(1,2,3-cd)pyrene	0.61	mg/kg	0.23	0.0047	20	02/28/20 17:38	03/03/20 15:06	193-39-5	
Naphthalene	1.1	mg/kg	0.057	0.0026	5	02/28/20 17:38	03/03/20 01:40	91-20-3	
Phenanthrene	4.5	mg/kg	0.23	0.0057	20	02/28/20 17:38	03/03/20 15:06	85-01-8	
Pyrene	3.3	mg/kg	0.23	0.0073	20	02/28/20 17:38	03/03/20 15:06	129-00-0	
Total BaP Eq. MN 2006sh. ND=0	2.2	mg/kg	0.23	0.23	20	02/28/20 17:38	03/03/20 15:06		N2
Surrogates									
2-Fluorobiphenyl (S)	92	%	30-138		5	02/28/20 17:38	03/03/20 01:40	321-60-8	
p-Terphenyl-d14 (S)	102	%	30-143		5	02/28/20 17:38	03/03/20 01:40	1718-51-0	

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: **ST-8 (7.5-10)** Lab ID: **10510212006** Collected: 02/28/20 11:40 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D									
Analytical Method: EPA 8260D Preparation Method: 5035A									
Acetone	ND	mg/kg	1.41	0.773	2	02/28/20 11:40	03/08/20 06:13	67-64-1	R1
Allyl chloride	ND	mg/kg	1.41	0.819	2	02/28/20 11:40	03/08/20 06:13	107-05-1	
Benzene	ND	mg/kg	0.0565	0.0226	2	02/28/20 11:40	03/08/20 06:13	71-43-2	
Bromobenzene	ND	mg/kg	0.706	0.0593	2	02/28/20 11:40	03/08/20 06:13	108-86-1	
Bromochloromethane	ND	mg/kg	0.282	0.0638	2	02/28/20 11:40	03/08/20 06:13	74-97-5	
Bromodichloromethane	ND	mg/kg	0.141	0.0445	2	02/28/20 11:40	03/08/20 06:13	75-27-4	
Bromoform	ND	mg/kg	1.41	0.338	2	02/28/20 11:40	03/08/20 06:13	75-25-2	CC
Bromomethane	ND	mg/kg	0.706	0.209	2	02/28/20 11:40	03/08/20 06:13	74-83-9	
n-Butylbenzene	ND	mg/kg	0.706	0.217	2	02/28/20 11:40	03/08/20 06:13	104-51-8	
sec-Butylbenzene	ND	mg/kg	0.706	0.143	2	02/28/20 11:40	03/08/20 06:13	135-98-8	
tert-Butylbenzene	ND	mg/kg	0.282	0.0875	2	02/28/20 11:40	03/08/20 06:13	98-06-6	
Carbon tetrachloride	ND	mg/kg	0.282	0.0610	2	02/28/20 11:40	03/08/20 06:13	56-23-5	
Chlorobenzene	ND	mg/kg	0.141	0.0323	2	02/28/20 11:40	03/08/20 06:13	108-90-7	
Dibromochloromethane	ND	mg/kg	0.141	0.0254	2	02/28/20 11:40	03/08/20 06:13	124-48-1	
Chloroethane	ND	mg/kg	0.282	0.0610	2	02/28/20 11:40	03/08/20 06:13	75-00-3	
Chloroform	ND	mg/kg	0.141	0.0235	2	02/28/20 11:40	03/08/20 06:13	67-66-3	
Chloromethane	ND	mg/kg	0.706	0.0785	2	02/28/20 11:40	03/08/20 06:13	74-87-3	
2-Chlorotoluene	ND	mg/kg	0.141	0.0519	2	02/28/20 11:40	03/08/20 06:13	95-49-8	
4-Chlorotoluene	ND	mg/kg	0.282	0.0638	2	02/28/20 11:40	03/08/20 06:13	106-43-4	
1,2-Dibromo-3-chloropropane	ND	mg/kg	1.41	0.288	2	02/28/20 11:40	03/08/20 06:13	96-12-8	
1,2-Dibromoethane (EDB)	ND	mg/kg	0.141	0.0297	2	02/28/20 11:40	03/08/20 06:13	106-93-4	
Dibromomethane	ND	mg/kg	0.282	0.0565	2	02/28/20 11:40	03/08/20 06:13	74-95-3	
1,2-Dichlorobenzene	ND	mg/kg	0.282	0.0819	2	02/28/20 11:40	03/08/20 06:13	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.282	0.0960	2	02/28/20 11:40	03/08/20 06:13	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.282	0.111	2	02/28/20 11:40	03/08/20 06:13	106-46-7	
Dichlorodifluoromethane	ND	mg/kg	0.141	0.0462	2	02/28/20 11:40	03/08/20 06:13	75-71-8	CC
Dichlorofluoromethane	ND	mg/kg	0.141	0.0527	2	02/28/20 11:40	03/08/20 06:13	75-43-4	
1,1-Dichloroethane	ND	mg/kg	0.141	0.0325	2	02/28/20 11:40	03/08/20 06:13	75-34-3	
1,2-Dichloroethane	ND	mg/kg	0.141	0.0269	2	02/28/20 11:40	03/08/20 06:13	107-06-2	
1,1-Dichloroethene	ND	mg/kg	0.141	0.0282	2	02/28/20 11:40	03/08/20 06:13	75-35-4	
cis-1,2-Dichloroethene	ND	mg/kg	0.141	0.0390	2	02/28/20 11:40	03/08/20 06:13	156-59-2	
trans-1,2-Dichloroethene	ND	mg/kg	0.282	0.0807	2	02/28/20 11:40	03/08/20 06:13	156-60-5	
1,2-Dichloropropane	ND	mg/kg	0.282	0.0717	2	02/28/20 11:40	03/08/20 06:13	78-87-5	
1,1-Dichloropropene	ND	mg/kg	0.141	0.0395	2	02/28/20 11:40	03/08/20 06:13	563-58-6	
1,3-Dichloropropane	ND	mg/kg	0.282	0.0988	2	02/28/20 11:40	03/08/20 06:13	142-28-9	
cis-1,3-Dichloropropene	ND	mg/kg	0.141	0.0383	2	02/28/20 11:40	03/08/20 06:13	10061-01-5	
trans-1,3-Dichloropropene	ND	mg/kg	0.282	0.0864	2	02/28/20 11:40	03/08/20 06:13	10061-02-6	
2,2-Dichloropropane	ND	mg/kg	0.141	0.0448	2	02/28/20 11:40	03/08/20 06:13	594-20-7	
Diisopropyl ether	ND	mg/kg	0.0565	0.0198	2	02/28/20 11:40	03/08/20 06:13	108-20-3	
Ethylbenzene	ND	mg/kg	0.141	0.0299	2	02/28/20 11:40	03/08/20 06:13	100-41-4	
Diethyl ether (Ethyl ether)	ND	mg/kg	0.141	0.0241	2	02/28/20 11:40	03/08/20 06:13	60-29-7	
Hexachloro-1,3-butadiene	ND	mg/kg	1.41	0.717	2	02/28/20 11:40	03/08/20 06:13	87-68-3	CC
Isopropylbenzene (Cumene)	ND	mg/kg	0.141	0.0487	2	02/28/20 11:40	03/08/20 06:13	98-82-8	
p-Isopropyltoluene	ND	mg/kg	0.282	0.132	2	02/28/20 11:40	03/08/20 06:13	99-87-6	
2-Butanone (MEK)	ND	mg/kg	1.41	0.706	2	02/28/20 11:40	03/08/20 06:13	78-93-3	

REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

Sample: ST-8 (7.5-10) **Lab ID: 10510212006** Collected: 02/28/20 11:40 Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "dry weight" basis and are adjusted for percent moisture, sample size and any dilutions.

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D Analytical Method: EPA 8260D Preparation Method: 5035A									
Methylene Chloride	ND	mg/kg	1.41	0.375	2	02/28/20 11:40	03/08/20 06:13	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	mg/kg	1.41	0.565	2	02/28/20 11:40	03/08/20 06:13	108-10-1	
Methyl-tert-butyl ether	ND	mg/kg	0.0565	0.0166	2	02/28/20 11:40	03/08/20 06:13	1634-04-4	
Naphthalene	1.86	mg/kg	0.706	0.176	2	02/28/20 11:40	03/08/20 06:13	91-20-3	
n-Propylbenzene	ND	mg/kg	0.282	0.0666	2	02/28/20 11:40	03/08/20 06:13	103-65-1	
Styrene	ND	mg/kg	0.706	0.155	2	02/28/20 11:40	03/08/20 06:13	100-42-5	
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.141	0.0282	2	02/28/20 11:40	03/08/20 06:13	630-20-6	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.141	0.0220	2	02/28/20 11:40	03/08/20 06:13	79-34-5	
1,1,2-Trichlorotrifluoroethane	ND	mg/kg	0.141	0.0382	2	02/28/20 11:40	03/08/20 06:13	76-13-1	
Tetrachloroethene	ND	mg/kg	0.141	0.0395	2	02/28/20 11:40	03/08/20 06:13	127-18-4	
Tetrahydrofuran	ND	mg/kg	0.706	0.128	2	02/28/20 11:40	03/08/20 06:13	109-99-9	
Toluene	ND	mg/kg	0.282	0.0706	2	02/28/20 11:40	03/08/20 06:13	108-88-3	
1,2,3-Trichlorobenzene	ND	mg/kg	0.706	0.0353	2	02/28/20 11:40	03/08/20 06:13	87-61-6	CC
1,2,4-Trichlorobenzene	ND	mg/kg	0.706	0.272	2	02/28/20 11:40	03/08/20 06:13	120-82-1	CC
1,1,1-Trichloroethane	ND	mg/kg	0.141	0.0156	2	02/28/20 11:40	03/08/20 06:13	71-55-6	
1,1,2-Trichloroethane	ND	mg/kg	0.141	0.0499	2	02/28/20 11:40	03/08/20 06:13	79-00-5	
Trichloroethene	ND	mg/kg	0.0565	0.0226	2	02/28/20 11:40	03/08/20 06:13	79-01-6	
Trichlorofluoromethane	ND	mg/kg	0.141	0.0282	2	02/28/20 11:40	03/08/20 06:13	75-69-4	
1,2,3-Trichloropropane	ND	mg/kg	0.706	0.288	2	02/28/20 11:40	03/08/20 06:13	96-18-4	
1,2,4-Trimethylbenzene	ND	mg/kg	0.282	0.0655	2	02/28/20 11:40	03/08/20 06:13	95-63-6	
1,3,5-Trimethylbenzene	ND	mg/kg	0.282	0.0610	2	02/28/20 11:40	03/08/20 06:13	108-67-8	
Vinyl chloride	ND	mg/kg	0.141	0.0386	2	02/28/20 11:40	03/08/20 06:13	75-01-4	
Xylene (Total)	ND	mg/kg	0.367	0.270	2	02/28/20 11:40	03/08/20 06:13	1330-20-7	
Surrogates									
Toluene-d8 (S)	99.5	%	75.0-131		2	02/28/20 11:40	03/08/20 06:13	2037-26-5	
4-Bromofluorobenzene (S)	98.0	%	67.0-138		2	02/28/20 11:40	03/08/20 06:13	460-00-4	
1,2-Dichloroethane-d4 (S)	102	%	70.0-130		2	02/28/20 11:40	03/08/20 06:13	17060-07-0	

Total Solids 2540 G-2011 Analytical Method: SM 2540G Preparation Method: SM 2540 G

Total Solids	88.6	%			1	03/09/20 15:50	03/09/20 15:58		
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REPORT OF LABORATORY ANALYSIS

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: Trip blanks Lab ID: 10510212007 Collected: Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
WIGRO GCV			Analytical Method: WI MOD GRO Preparation Method: EPA 5030 Medium Soil						
Gasoline Range Organics	ND	mg/kg	10.0	2.8	1	03/04/20 13:44	03/04/20 17:53		
Surrogates									
a,a,a-Trifluorotoluene (S)	101	%	80-150		1	03/04/20 13:44	03/04/20 17:53	98-08-8	
VOA (GC/MS) 8260D			Analytical Method: EPA 8260D Preparation Method: 5035A						
Acetone	ND	mg/kg	1.25	0.685	2	02/28/20 00:00	03/08/20 01:00	67-64-1	R1
Allyl chloride	ND	mg/kg	1.25	0.725	2	02/28/20 00:00	03/08/20 01:00	107-05-1	
Benzene	ND	mg/kg	0.0500	0.0200	2	02/28/20 00:00	03/08/20 01:00	71-43-2	
Bromobenzene	ND	mg/kg	0.625	0.0525	2	02/28/20 00:00	03/08/20 01:00	108-86-1	
Bromochloromethane	ND	mg/kg	0.250	0.0565	2	02/28/20 00:00	03/08/20 01:00	74-97-5	
Bromodichloromethane	ND	mg/kg	0.125	0.0394	2	02/28/20 00:00	03/08/20 01:00	75-27-4	
Bromoform	ND	mg/kg	1.25	0.299	2	02/28/20 00:00	03/08/20 01:00	75-25-2	CC
Bromomethane	ND	mg/kg	0.625	0.185	2	02/28/20 00:00	03/08/20 01:00	74-83-9	
n-Butylbenzene	ND	mg/kg	0.625	0.192	2	02/28/20 00:00	03/08/20 01:00	104-51-8	
sec-Butylbenzene	ND	mg/kg	0.625	0.127	2	02/28/20 00:00	03/08/20 01:00	135-98-8	
tert-Butylbenzene	ND	mg/kg	0.250	0.0775	2	02/28/20 00:00	03/08/20 01:00	98-06-6	
Carbon tetrachloride	ND	mg/kg	0.250	0.0540	2	02/28/20 00:00	03/08/20 01:00	56-23-5	
Chlorobenzene	ND	mg/kg	0.125	0.0286	2	02/28/20 00:00	03/08/20 01:00	108-90-7	
Dibromochloromethane	ND	mg/kg	0.125	0.0225	2	02/28/20 00:00	03/08/20 01:00	124-48-1	
Chloroethane	ND	mg/kg	0.250	0.0540	2	02/28/20 00:00	03/08/20 01:00	75-00-3	
Chloroform	ND	mg/kg	0.125	0.0208	2	02/28/20 00:00	03/08/20 01:00	67-66-3	
Chloromethane	ND	mg/kg	0.625	0.0695	2	02/28/20 00:00	03/08/20 01:00	74-87-3	
2-Chlorotoluene	ND	mg/kg	0.125	0.0460	2	02/28/20 00:00	03/08/20 01:00	95-49-8	
4-Chlorotoluene	ND	mg/kg	0.250	0.0565	2	02/28/20 00:00	03/08/20 01:00	106-43-4	
1,2-Dibromo-3-chloropropane	ND	mg/kg	1.25	0.255	2	02/28/20 00:00	03/08/20 01:00	96-12-8	
1,2-Dibromoethane (EDB)	ND	mg/kg	0.125	0.0263	2	02/28/20 00:00	03/08/20 01:00	106-93-4	
Dibromomethane	ND	mg/kg	0.250	0.0500	2	02/28/20 00:00	03/08/20 01:00	74-95-3	
1,2-Dichlorobenzene	ND	mg/kg	0.250	0.0725	2	02/28/20 00:00	03/08/20 01:00	95-50-1	
1,3-Dichlorobenzene	ND	mg/kg	0.250	0.0850	2	02/28/20 00:00	03/08/20 01:00	541-73-1	
1,4-Dichlorobenzene	ND	mg/kg	0.250	0.0985	2	02/28/20 00:00	03/08/20 01:00	106-46-7	
Dichlorodifluoromethane	ND	mg/kg	0.125	0.0409	2	02/28/20 00:00	03/08/20 01:00	75-71-8	CC
Dichlorofluoromethane	ND	mg/kg	0.125	0.0467	2	02/28/20 00:00	03/08/20 01:00	75-43-4	
1,1-Dichloroethane	ND	mg/kg	0.125	0.0288	2	02/28/20 00:00	03/08/20 01:00	75-34-3	
1,2-Dichloroethane	ND	mg/kg	0.125	0.0238	2	02/28/20 00:00	03/08/20 01:00	107-06-2	
1,1-Dichloroethene	ND	mg/kg	0.125	0.0250	2	02/28/20 00:00	03/08/20 01:00	75-35-4	
cis-1,2-Dichloroethene	ND	mg/kg	0.125	0.0345	2	02/28/20 00:00	03/08/20 01:00	156-59-2	
trans-1,2-Dichloroethene	ND	mg/kg	0.250	0.0715	2	02/28/20 00:00	03/08/20 01:00	156-60-5	
1,2-Dichloropropane	ND	mg/kg	0.250	0.0635	2	02/28/20 00:00	03/08/20 01:00	78-87-5	
1,1-Dichloropropene	ND	mg/kg	0.125	0.0350	2	02/28/20 00:00	03/08/20 01:00	563-58-6	
1,3-Dichloropropane	ND	mg/kg	0.250	0.0875	2	02/28/20 00:00	03/08/20 01:00	142-28-9	
cis-1,3-Dichloropropene	ND	mg/kg	0.125	0.0339	2	02/28/20 00:00	03/08/20 01:00	10061-01-5	
trans-1,3-Dichloropropene	ND	mg/kg	0.250	0.0765	2	02/28/20 00:00	03/08/20 01:00	10061-02-6	
2,2-Dichloropropane	ND	mg/kg	0.125	0.0397	2	02/28/20 00:00	03/08/20 01:00	594-20-7	
Diisopropyl ether	ND	mg/kg	0.0500	0.0175	2	02/28/20 00:00	03/08/20 01:00	108-20-3	
Ethylbenzene	ND	mg/kg	0.125	0.0265	2	02/28/20 00:00	03/08/20 01:00	100-41-4	

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ANALYTICAL RESULTS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Sample: Trip blanks Lab ID: 10510212007 Collected: Received: 02/28/20 16:02 Matrix: Solid

Results reported on a "wet-weight" basis

Parameters	Results	Units	Report Limit	MDL	DF	Prepared	Analyzed	CAS No.	Qual
VOA (GC/MS) 8260D									
Analytical Method: EPA 8260D Preparation Method: 5035A									
Diethyl ether (Ethyl ether)	ND	mg/kg	0.125	0.0213	2	02/28/20 00:00	03/08/20 01:00	60-29-7	
Hexachloro-1,3-butadiene	ND	mg/kg	1.25	0.635	2	02/28/20 00:00	03/08/20 01:00	87-68-3	CC
Isopropylbenzene (Cumene)	ND	mg/kg	0.125	0.0431	2	02/28/20 00:00	03/08/20 01:00	98-82-8	
p-Isopropyltoluene	ND	mg/kg	0.250	0.117	2	02/28/20 00:00	03/08/20 01:00	99-87-6	
2-Butanone (MEK)	ND	mg/kg	1.25	0.625	2	02/28/20 00:00	03/08/20 01:00	78-93-3	
Methylene Chloride	ND	mg/kg	1.25	0.332	2	02/28/20 00:00	03/08/20 01:00	75-09-2	
4-Methyl-2-pentanone (MIBK)	ND	mg/kg	1.25	0.500	2	02/28/20 00:00	03/08/20 01:00	108-10-1	
Methyl-tert-butyl ether	ND	mg/kg	0.0500	0.0147	2	02/28/20 00:00	03/08/20 01:00	1634-04-4	
Naphthalene	ND	mg/kg	0.625	0.156	2	02/28/20 00:00	03/08/20 01:00	91-20-3	
n-Propylbenzene	ND	mg/kg	0.250	0.0590	2	02/28/20 00:00	03/08/20 01:00	103-65-1	
Styrene	ND	mg/kg	0.625	0.137	2	02/28/20 00:00	03/08/20 01:00	100-42-5	
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.125	0.0250	2	02/28/20 00:00	03/08/20 01:00	630-20-6	
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.125	0.0195	2	02/28/20 00:00	03/08/20 01:00	79-34-5	
1,1,2-Trichlorotrifluoroethane	ND	mg/kg	0.125	0.0338	2	02/28/20 00:00	03/08/20 01:00	76-13-1	
Tetrachloroethene	ND	mg/kg	0.125	0.0350	2	02/28/20 00:00	03/08/20 01:00	127-18-4	
Tetrahydrofuran	ND	mg/kg	0.625	0.113	2	02/28/20 00:00	03/08/20 01:00	109-99-9	
Toluene	ND	mg/kg	0.250	0.0625	2	02/28/20 00:00	03/08/20 01:00	108-88-3	
1,2,3-Trichlorobenzene	ND	mg/kg	0.625	0.0313	2	02/28/20 00:00	03/08/20 01:00	87-61-6	CC
1,2,4-Trichlorobenzene	ND	mg/kg	0.625	0.241	2	02/28/20 00:00	03/08/20 01:00	120-82-1	CC
1,1,1-Trichloroethane	ND	mg/kg	0.125	0.0138	2	02/28/20 00:00	03/08/20 01:00	71-55-6	
1,1,2-Trichloroethane	ND	mg/kg	0.125	0.0442	2	02/28/20 00:00	03/08/20 01:00	79-00-5	
Trichloroethene	ND	mg/kg	0.0500	0.0200	2	02/28/20 00:00	03/08/20 01:00	79-01-6	
Trichlorofluoromethane	ND	mg/kg	0.125	0.0250	2	02/28/20 00:00	03/08/20 01:00	75-69-4	
1,2,3-Trichloropropane	ND	mg/kg	0.625	0.255	2	02/28/20 00:00	03/08/20 01:00	96-18-4	
1,2,4-Trimethylbenzene	ND	mg/kg	0.250	0.0580	2	02/28/20 00:00	03/08/20 01:00	95-63-6	
1,3,5-Trimethylbenzene	ND	mg/kg	0.250	0.0540	2	02/28/20 00:00	03/08/20 01:00	108-67-8	
Vinyl chloride	ND	mg/kg	0.125	0.0342	2	02/28/20 00:00	03/08/20 01:00	75-01-4	
Xylene (Total)	ND	mg/kg	0.325	0.239	2	02/28/20 00:00	03/08/20 01:00	1330-20-7	
Surrogates									
Toluene-d8 (S)	99.2	%	75.0-131		2	02/28/20 00:00	03/08/20 01:00	2037-26-5	
4-Bromofluorobenzene (S)	96.8	%	67.0-138		2	02/28/20 00:00	03/08/20 01:00	460-00-4	
1,2-Dichloroethane-d4 (S)	102	%	70.0-130		2	02/28/20 00:00	03/08/20 01:00	17060-07-0	

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

QC Batch: 663247

Analysis Method: WI MOD GRO

QC Batch Method: EPA 5030 Medium Soil

Analysis Description: WIGRO Solid GCV

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006, 10510212007

METHOD BLANK: 3558136

Matrix: Solid

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006, 10510212007

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Gasoline Range Organics	mg/kg	ND	10.0	2.8	03/04/20 15:50	
a,a,a-Trifluorotoluene (S)	%.	104	80-150		03/04/20 15:50	

LABORATORY CONTROL SAMPLE & LCSD: 3558137

3558138

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Gasoline Range Organics	mg/kg	50	44.1	42.9	88	86	80-120	3	20	
a,a,a-Trifluorotoluene (S)	%.				108	103	80-150			

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3558231

3558232

Parameter	Units	10510447009 Result	MS Spike Conc.	MSD Spike Conc.	MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
Gasoline Range Organics	mg/kg	ND	60.6	61.2	51.5	60.6	85	99	80-120	16	20	
a,a,a-Trifluorotoluene (S)	%.						103	104	80-150			

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

QC Batch: 662665

Analysis Method: EPA 7471B

QC Batch Method: EPA 7471B

Analysis Description: 7471B Mercury Solids

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

METHOD BLANK: 3555726

Matrix: Solid

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Mercury	mg/kg	ND	0.018	0.0082	03/03/20 14:13	

LABORATORY CONTROL SAMPLE: 3555727

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Mercury	mg/kg	0.47	0.49	104	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3555728 3555729

Parameter	Units	MS		MSD		MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	RPD	Max RPD	Qual
		10510173002 Result	Spike Conc.	Spike Conc.	Conc.								
Mercury	mg/kg	0.063	0.54	0.54	0.62	0.62	104	103	80-120	0	20		

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

QC Batch: 662663

Analysis Method: EPA 6010D

QC Batch Method: EPA 3050B

Analysis Description: 6010D Solids

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

METHOD BLANK: 3555718

Matrix: Solid

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Arsenic	mg/kg	ND	0.93	0.19	03/02/20 15:14	
Barium	mg/kg	ND	0.46	0.073	03/02/20 15:14	
Cadmium	mg/kg	ND	0.14	0.028	03/02/20 15:14	
Chromium	mg/kg	ND	0.46	0.093	03/02/20 15:14	
Lead	mg/kg	ND	0.46	0.10	03/02/20 15:14	
Selenium	mg/kg	ND	0.93	0.30	03/02/20 15:14	
Silver	mg/kg	ND	0.46	0.034	03/02/20 15:14	

LABORATORY CONTROL SAMPLE: 3555719

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Arsenic	mg/kg	45.9	41.8	91	80-120	
Barium	mg/kg	45.9	43.2	94	80-120	
Cadmium	mg/kg	45.9	42.6	93	80-120	
Chromium	mg/kg	45.9	43.6	95	80-120	
Lead	mg/kg	45.9	42.0	92	80-120	
Selenium	mg/kg	45.9	41.7	91	80-120	
Silver	mg/kg	22.9	20.4	89	80-120	

MATRIX SPIKE & MATRIX SPIKE DUPLICATE: 3555720 3555721

Parameter	Units	MS		MSD		MS Result	MSD Result	MS % Rec	MSD % Rec	% Rec Limits	Max RPD	Qual
		10510173002 Result	Spike Conc.	Spike Conc.	MS Result							
Arsenic	mg/kg	1.9	51.2	54.1	47.4	50.6	89	90	75-125	7	20	
Barium	mg/kg	48.9	51.2	54.1	98.1	98.0	96	91	75-125	0	20	
Cadmium	mg/kg	ND	51.2	54.1	45.9	48.8	90	90	75-125	6	20	
Chromium	mg/kg	6.7	51.2	54.1	52.8	56.2	90	91	75-125	6	20	
Lead	mg/kg	8.9	51.2	54.1	54.3	56.0	89	87	75-125	3	20	
Selenium	mg/kg	ND	51.2	54.1	46.3	49.7	91	92	75-125	7	20	
Silver	mg/kg	ND	25.5	27.1	23.2	24.4	91	90	75-125	5	20	

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado
Pace Project No.: 10510212

QC Batch: 1439864 Analysis Method: EPA 8260D
QC Batch Method: 5035A Analysis Description: VOA (GC/MS) 8260D
Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006, 10510212007

METHOD BLANK: R3507034-3 Matrix: Solid
Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006, 10510212007

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Acetone	mg/kg	ND	0.625	0.343	03/07/20 23:23	
Benzene	mg/kg	ND	0.0250	0.0100	03/07/20 23:23	
Bromobenzene	mg/kg	ND	0.313	0.0263	03/07/20 23:23	
Bromodichloromethane	mg/kg	ND	0.0625	0.0197	03/07/20 23:23	
Bromochloromethane	mg/kg	ND	0.125	0.0283	03/07/20 23:23	
Bromoform	mg/kg	ND	0.625	0.150	03/07/20 23:23	
Bromomethane	mg/kg	ND	0.313	0.0925	03/07/20 23:23	
n-Butylbenzene	mg/kg	ND	0.313	0.0960	03/07/20 23:23	
sec-Butylbenzene	mg/kg	ND	0.313	0.0633	03/07/20 23:23	
tert-Butylbenzene	mg/kg	ND	0.125	0.0388	03/07/20 23:23	
Carbon tetrachloride	mg/kg	ND	0.125	0.0270	03/07/20 23:23	
Chlorobenzene	mg/kg	ND	0.0625	0.0143	03/07/20 23:23	
Dibromochloromethane	mg/kg	ND	0.0625	0.0113	03/07/20 23:23	
Chloroethane	mg/kg	ND	0.125	0.0270	03/07/20 23:23	
Chloroform	mg/kg	ND	0.0625	0.0104	03/07/20 23:23	
Chloromethane	mg/kg	ND	0.313	0.0348	03/07/20 23:23	
2-Chlorotoluene	mg/kg	ND	0.0625	0.0230	03/07/20 23:23	
4-Chlorotoluene	mg/kg	ND	0.125	0.0283	03/07/20 23:23	
1,2-Dibromo-3-chloropropane	mg/kg	ND	0.625	0.128	03/07/20 23:23	
1,2-Dibromoethane (EDB)	mg/kg	ND	0.0625	0.0131	03/07/20 23:23	
Dibromomethane	mg/kg	ND	0.125	0.0250	03/07/20 23:23	
1,2-Dichlorobenzene	mg/kg	ND	0.125	0.0363	03/07/20 23:23	
1,3-Dichlorobenzene	mg/kg	ND	0.125	0.0425	03/07/20 23:23	
1,4-Dichlorobenzene	mg/kg	ND	0.125	0.0493	03/07/20 23:23	
Dichlorodifluoromethane	mg/kg	ND	0.0625	0.0205	03/07/20 23:23	
Dichlorofluoromethane	mg/kg	ND	0.0625	0.0233	03/07/20 23:23	
1,1-Dichloroethane	mg/kg	ND	0.0625	0.0144	03/07/20 23:23	
1,2-Dichloroethane	mg/kg	ND	0.0625	0.0119	03/07/20 23:23	
1,1-Dichloroethene	mg/kg	ND	0.0625	0.0125	03/07/20 23:23	
cis-1,2-Dichloroethene	mg/kg	ND	0.0625	0.0173	03/07/20 23:23	
trans-1,2-Dichloroethene	mg/kg	ND	0.125	0.0358	03/07/20 23:23	
1,2-Dichloropropane	mg/kg	ND	0.125	0.0318	03/07/20 23:23	
1,1-Dichloropropene	mg/kg	ND	0.0625	0.0175	03/07/20 23:23	
1,3-Dichloropropane	mg/kg	ND	0.125	0.0438	03/07/20 23:23	
cis-1,3-Dichloropropene	mg/kg	ND	0.0625	0.0170	03/07/20 23:23	
trans-1,3-Dichloropropene	mg/kg	ND	0.125	0.0383	03/07/20 23:23	
2,2-Dichloropropane	mg/kg	ND	0.0625	0.0198	03/07/20 23:23	
Diisopropyl ether	mg/kg	ND	0.0250	0.00875	03/07/20 23:23	
Ethylbenzene	mg/kg	ND	0.0625	0.0133	03/07/20 23:23	
Diethyl ether (Ethyl ether)	mg/kg	ND	0.0625	0.0106	03/07/20 23:23	
Hexachloro-1,3-butadiene	mg/kg	ND	0.625	0.318	03/07/20 23:23	

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

METHOD BLANK: R3507034-3

Matrix: Solid

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006, 10510212007

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Isopropylbenzene (Cumene)	mg/kg	ND	0.0625	0.0216	03/07/20 23:23	
p-Isopropyltoluene	mg/kg	ND	0.125	0.0583	03/07/20 23:23	
2-Butanone (MEK)	mg/kg	ND	0.625	0.313	03/07/20 23:23	
Methylene Chloride	mg/kg	ND	0.625	0.166	03/07/20 23:23	
4-Methyl-2-pentanone (MIBK)	mg/kg	ND	0.625	0.250	03/07/20 23:23	
Methyl-tert-butyl ether	mg/kg	ND	0.0250	0.00738	03/07/20 23:23	
Naphthalene	mg/kg	ND	0.313	0.0780	03/07/20 23:23	
n-Propylbenzene	mg/kg	ND	0.125	0.0295	03/07/20 23:23	
Styrene	mg/kg	ND	0.313	0.0683	03/07/20 23:23	
1,1,1,2-Tetrachloroethane	mg/kg	ND	0.0625	0.0125	03/07/20 23:23	
1,1,2,2-Tetrachloroethane	mg/kg	ND	0.0625	0.00975	03/07/20 23:23	
Tetrachloroethane	mg/kg	ND	0.0625	0.0175	03/07/20 23:23	
Tetrahydrofuran	mg/kg	ND	0.313	0.0563	03/07/20 23:23	
Toluene	mg/kg	ND	0.125	0.0313	03/07/20 23:23	
1,1,2-Trichlorotrifluoroethane	mg/kg	ND	0.0625	0.0169	03/07/20 23:23	
1,2,3-Trichlorobenzene	mg/kg	ND	0.313	0.0156	03/07/20 23:23	
1,2,4-Trichlorobenzene	mg/kg	ND	0.313	0.121	03/07/20 23:23	
1,1,1-Trichloroethane	mg/kg	ND	0.0625	0.00688	03/07/20 23:23	
1,1,2-Trichloroethane	mg/kg	ND	0.0625	0.0221	03/07/20 23:23	
Trichloroethene	mg/kg	ND	0.0250	0.0100	03/07/20 23:23	
Trichlorofluoromethane	mg/kg	ND	0.0625	0.0125	03/07/20 23:23	
1,2,3-Trichloropropane	mg/kg	ND	0.313	0.128	03/07/20 23:23	
1,2,4-Trimethylbenzene	mg/kg	ND	0.125	0.0290	03/07/20 23:23	
1,3,5-Trimethylbenzene	mg/kg	ND	0.125	0.0270	03/07/20 23:23	
Vinyl chloride	mg/kg	ND	0.0625	0.0171	03/07/20 23:23	
Xylene (Total)	mg/kg	ND	0.163	0.120	03/07/20 23:23	
Allyl chloride	mg/kg	ND	0.625	0.363	03/07/20 23:23	
Toluene-d8 (S)	%	101	75.0-131		03/07/20 23:23	
4-Bromofluorobenzene (S)	%	96.6	67.0-138		03/07/20 23:23	
1,2-Dichloroethane-d4 (S)	%	101	70.0-130		03/07/20 23:23	

LABORATORY CONTROL SAMPLE & LCSD: R3507034-1

R3507034-2

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Acetone	mg/kg	0.625	0.365	0.575	58.4	92.0	10.0-160	44.7	31	R1
Benzene	mg/kg	0.125	0.128	0.128	102	102	70.0-123	0.00	20	
Bromobenzene	mg/kg	0.125	0.110	0.111	88.0	88.8	73.0-121	0.905	20	
Bromodichloromethane	mg/kg	0.125	0.120	0.120	96.0	96.0	73.0-121	0.00	20	
Bromochloromethane	mg/kg	0.125	0.107	0.106	85.6	84.8	77.0-128	0.939	20	
Bromoform	mg/kg	0.125	0.0958	0.0960	76.6	76.8	64.0-132	0.209	20	
Bromomethane	mg/kg	0.125	0.102	0.102	81.6	81.6	56.0-147	0.00	20	
n-Butylbenzene	mg/kg	0.125	0.128	0.131	102	105	68.0-135	2.32	20	
sec-Butylbenzene	mg/kg	0.125	0.123	0.125	98.4	100	74.0-130	1.61	20	
tert-Butylbenzene	mg/kg	0.125	0.122	0.125	97.6	100	75.0-127	2.43	20	

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

LABORATORY CONTROL SAMPLE & LCSD: R3507034-1

R3507034-2

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
Carbon tetrachloride	mg/kg	0.125	0.110	0.119	88.0	95.2	66.0-128	7.86	20	
Chlorobenzene	mg/kg	0.125	0.113	0.116	90.4	92.8	76.0-128	2.62	20	
Dibromochloromethane	mg/kg	0.125	0.102	0.103	81.6	82.4	74.0-127	0.976	20	
Chloroethane	mg/kg	0.125	0.0973	0.105	77.8	84.0	61.0-134	7.61	20	
Chloroform	mg/kg	0.125	0.118	0.120	94.4	96.0	72.0-123	1.68	20	
Chloromethane	mg/kg	0.125	0.123	0.124	98.4	99.2	51.0-138	0.810	20	
2-Chlorotoluene	mg/kg	0.125	0.118	0.122	94.4	97.6	75.0-124	3.33	20	
4-Chlorotoluene	mg/kg	0.125	0.127	0.130	102	104	75.0-124	2.33	20	
1,2-Dibromo-3-chloropropane	mg/kg	0.125	0.104	0.0971	83.2	77.7	59.0-130	6.86	20	
1,2-Dibromoethane (EDB)	mg/kg	0.125	0.114	0.113	91.2	90.4	74.0-128	0.881	20	
Dibromomethane	mg/kg	0.125	0.117	0.117	93.6	93.6	75.0-122	0.00	20	
1,2-Dichlorobenzene	mg/kg	0.125	0.113	0.116	90.4	92.8	76.0-124	2.62	20	
1,3-Dichlorobenzene	mg/kg	0.125	0.123	0.120	98.4	96.0	76.0-125	2.47	20	
1,4-Dichlorobenzene	mg/kg	0.125	0.111	0.115	88.8	92.0	77.0-121	3.54	20	
Dichlorodifluoromethane	mg/kg	0.125	0.0971	0.101	77.7	80.8	43.0-156	3.94	20	
Dichlorofluoromethane	mg/kg	0.125	0.107	0.110	85.6	88.0	65.0-137	2.76	20	
1,1-Dichloroethane	mg/kg	0.125	0.121	0.125	96.8	100	70.0-127	3.25	20	
1,2-Dichloroethane	mg/kg	0.125	0.128	0.136	102	109	65.0-131	6.06	20	
1,1-Dichloroethene	mg/kg	0.125	0.121	0.124	96.8	99.2	65.0-131	2.45	20	
cis-1,2-Dichloroethene	mg/kg	0.125	0.0973	0.0982	77.8	78.6	73.0-125	0.921	20	
trans-1,2-Dichloroethene	mg/kg	0.125	0.115	0.117	92.0	93.6	71.0-125	1.72	20	
1,2-Dichloropropane	mg/kg	0.125	0.130	0.125	104	100	74.0-125	3.92	20	
1,1-Dichloropropene	mg/kg	0.125	0.113	0.115	90.4	92.0	73.0-125	1.75	20	
1,3-Dichloropropane	mg/kg	0.125	0.103	0.105	82.4	84.0	80.0-125	1.92	20	
cis-1,3-Dichloropropene	mg/kg	0.125	0.112	0.109	89.6	87.2	76.0-127	2.71	20	
trans-1,3-Dichloropropene	mg/kg	0.125	0.121	0.126	96.8	101	73.0-127	4.05	20	
2,2-Dichloropropane	mg/kg	0.125	0.106	0.111	84.8	88.8	59.0-135	4.61	20	
Diisopropyl ether	mg/kg	0.125	0.125	0.126	100	101	60.0-136	0.797	20	
Ethylbenzene	mg/kg	0.125	0.110	0.115	88.0	92.0	74.0-126	4.44	20	
Diethyl ether (Ethyl ether)	mg/kg	0.125	0.131	0.130	105	104	64.0-137	0.766	20	
Hexachloro-1,3-butadiene	mg/kg	0.125	0.0964	0.0968	77.1	77.4	57.0-150	0.414	20	
Isopropylbenzene (Cumene)	mg/kg	0.125	0.115	0.118	92.0	94.4	72.0-127	2.58	20	
p-Isopropyltoluene	mg/kg	0.125	0.132	0.132	106	106	72.0-133	0.00	20	
2-Butanone (MEK)	mg/kg	0.625	0.613	0.552	98.1	88.3	30.0-160	10.5	24	
Methylene Chloride	mg/kg	0.125	0.111	0.111	88.8	88.8	68.0-123	0.00	20	
4-Methyl-2-pentanone (MIBK)	mg/kg	0.625	0.739	0.735	118	118	56.0-143	0.543	20	
Methyl-tert-butyl ether	mg/kg	0.125	0.112	0.117	89.6	93.6	66.0-132	4.37	20	
Naphthalene	mg/kg	0.125	0.103	0.104	82.4	83.2	59.0-130	0.966	20	
n-Propylbenzene	mg/kg	0.125	0.127	0.127	102	102	74.0-126	0.00	20	
Styrene	mg/kg	0.125	0.105	0.107	84.0	85.6	72.0-127	1.89	20	
1,1,1,2-Tetrachloroethane	mg/kg	0.125	0.108	0.109	86.4	87.2	74.0-129	0.922	20	
1,1,2,2-Tetrachloroethane	mg/kg	0.125	0.115	0.111	92.0	88.8	68.0-128	3.54	20	
Tetrachloroethene	mg/kg	0.125	0.110	0.119	88.0	95.2	70.0-136	7.86	20	
Tetrahydrofuran	mg/kg	0.125	0.151	0.120	121	96.0	37.0-146	22.9	24	
Toluene	mg/kg	0.125	0.107	0.110	85.6	88.0	75.0-121	2.76	20	
1,1,2-Trichlorotrifluoroethane	mg/kg	0.125	0.121	0.118	96.8	94.4	61.0-139	2.51	20	
1,2,3-Trichlorobenzene	mg/kg	0.125	0.0899	0.0898	71.9	71.8	59.0-139	0.111	20	

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Parameter	Units	LABORATORY CONTROL SAMPLE & LCSD: R3507034-1		R3507034-2			% Rec Limits	RPD	Max RPD	Qualifiers
		Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec				
1,2,4-Trichlorobenzene	mg/kg	0.125	0.104	0.105	83.2	84.0	62.0-137	0.957	20	
1,1,1-Trichloroethane	mg/kg	0.125	0.113	0.121	90.4	96.8	69.0-126	6.84	20	
1,1,2-Trichloroethane	mg/kg	0.125	0.107	0.113	85.6	90.4	78.0-123	5.45	20	
Trichloroethene	mg/kg	0.125	0.116	0.116	92.8	92.8	76.0-126	0.00	20	
Trichlorofluoromethane	mg/kg	0.125	0.106	0.110	84.8	88.0	61.0-142	3.70	20	
1,2,3-Trichloropropane	mg/kg	0.125	0.109	0.112	87.2	89.6	67.0-129	2.71	20	
1,2,4-Trimethylbenzene	mg/kg	0.125	0.125	0.128	100	102	70.0-126	2.37	20	
1,3,5-Trimethylbenzene	mg/kg	0.125	0.124	0.125	99.2	100	73.0-127	0.803	20	
Vinyl chloride	mg/kg	0.125	0.114	0.118	91.2	94.4	63.0-134	3.45	20	
Xylene (Total)	mg/kg	0.375	0.331	0.356	88.3	94.9	72.0-127	7.28	20	
Allyl chloride	mg/kg	0.625	0.570	0.582	91.2	93.1	70.0-131	2.08	20	
Toluene-d8 (S)	%				97.9	99.5	75.0-131			
4-Bromofluorobenzene (S)	%				96.5	99.0	67.0-138			
1,2-Dichloroethane-d4 (S)	%				109	110	70.0-130			

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

QC Batch: 662543 Analysis Method: EPA 8270E by SIM
QC Batch Method: EPA 3550C Analysis Description: 8270E Solid PAH by SIM MSSV
Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

METHOD BLANK: 3555153 Matrix: Solid
Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Acenaphthene	mg/kg	ND	0.010	0.00041	03/02/20 16:47	
Acenaphthylene	mg/kg	ND	0.010	0.00080	03/02/20 16:47	
Anthracene	mg/kg	ND	0.010	0.00028	03/02/20 16:47	
Benzo(a)anthracene	mg/kg	ND	0.010	0.00033	03/02/20 16:47	
Benzo(a)pyrene	mg/kg	ND	0.010	0.00039	03/02/20 16:47	
Benzo(b)fluoranthene	mg/kg	ND	0.010	0.00020	03/02/20 16:47	
Benzo(g,h,i)perylene	mg/kg	ND	0.010	0.00027	03/02/20 16:47	
Benzo(k)fluoranthene	mg/kg	ND	0.010	0.00025	03/02/20 16:47	
Chrysene	mg/kg	ND	0.010	0.00040	03/02/20 16:47	
Dibenz(a,h)anthracene	mg/kg	ND	0.010	0.00040	03/02/20 16:47	
Fluoranthene	mg/kg	ND	0.010	0.00033	03/02/20 16:47	
Fluorene	mg/kg	ND	0.010	0.00030	03/02/20 16:47	
Indeno(1,2,3-cd)pyrene	mg/kg	ND	0.010	0.00020	03/02/20 16:47	
Naphthalene	mg/kg	ND	0.010	0.00046	03/02/20 16:47	
Phenanthrene	mg/kg	ND	0.010	0.00025	03/02/20 16:47	
Pyrene	mg/kg	ND	0.010	0.00032	03/02/20 16:47	
2-Fluorobiphenyl (S)	%	94	30-138		03/02/20 16:47	
p-Terphenyl-d14 (S)	%	105	30-143		03/02/20 16:47	

LABORATORY CONTROL SAMPLE: 3555154

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Acenaphthene	mg/kg	0.033	0.029	86	49-125	
Acenaphthylene	mg/kg	0.033	0.028	85	53-125	
Anthracene	mg/kg	0.033	0.029	88	59-125	
Benzo(a)anthracene	mg/kg	0.033	0.030	90	58-125	
Benzo(a)pyrene	mg/kg	0.033	0.031	93	64-125	
Benzo(b)fluoranthene	mg/kg	0.033	0.032	97	61-125	
Benzo(g,h,i)perylene	mg/kg	0.033	0.030	90	64-125	
Benzo(k)fluoranthene	mg/kg	0.033	0.029	86	62-125	
Chrysene	mg/kg	0.033	0.031	93	65-125	
Dibenz(a,h)anthracene	mg/kg	0.033	0.029	88	63-125	
Fluoranthene	mg/kg	0.033	0.031	93	68-125	
Fluorene	mg/kg	0.033	0.028	85	54-125	
Indeno(1,2,3-cd)pyrene	mg/kg	0.033	0.029	88	63-125	
Naphthalene	mg/kg	0.033	0.030	89	45-125	
Phenanthrene	mg/kg	0.033	0.031	93	63-125	
Pyrene	mg/kg	0.033	0.030	89	65-125	
2-Fluorobiphenyl (S)	%			92	30-138	
p-Terphenyl-d14 (S)	%			95	30-143	

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Parameter	Units	3555155		3555156		MS % Rec	MSD % Rec	% Rec	Limits	RPD	Max RPD	Qual
		10510173002 Result	MS Spike Conc.	MSD Spike Conc.	MS Result							
Acenaphthene	mg/kg	ND	0.037	0.037	0.034	0.035	92	94	30-125	3	30	
Acenaphthylene	mg/kg	0.013	0.037	0.037	0.050	0.046	100	88	30-150	8	30	
Anthracene	mg/kg	0.015	0.037	0.037	0.046	0.048	84	88	30-150	4	30	
Benzo(a)anthracene	mg/kg	0.067	0.037	0.037	0.12	0.11	135	116	30-150	6	30	
Benzo(a)pyrene	mg/kg	0.080	0.037	0.037	0.14	0.13	164	121	30-150	12	30	M1
Benzo(b)fluoranthene	mg/kg	0.11	0.037	0.037	0.18	0.15	191	126	30-150	14	30	M1
Benzo(g,h,i)perylene	mg/kg	0.059	0.037	0.037	0.11	0.095	135	98	30-150	13	30	
Benzo(k)fluoranthene	mg/kg	0.048	0.037	0.037	0.091	0.082	119	93	30-150	10	30	
Chrysene	mg/kg	0.081	0.037	0.037	0.13	0.12	145	111	30-150	9	30	
Dibenz(a,h)anthracene	mg/kg	0.012	0.037	0.037	0.042	0.041	83	79	30-147	4	30	
Fluoranthene	mg/kg	0.14	0.037	0.037	0.18	0.17	108	78	30-150	6	30	
Fluorene	mg/kg	ND	0.037	0.037	0.035	0.037	95	99	30-150	5	30	
Indeno(1,2,3-cd)pyrene	mg/kg	0.045	0.037	0.037	0.093	0.084	130	106	30-150	10	30	
Naphthalene	mg/kg	ND	0.037	0.037	0.031	0.029	83	78	30-141	6	30	
Phenanthrene	mg/kg	0.062	0.037	0.037	0.082	0.091	56	79	30-150	10	30	
Pyrene	mg/kg	0.13	0.037	0.037	0.17	0.16	116	84	30-150	7	30	
2-Fluorobiphenyl (S)	%						89	83	30-138			
p-Terphenyl-d14 (S)	%						90	87	30-143			

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

QC Batch: 662636 Analysis Method: WI MOD DRO

QC Batch Method: WI MOD DRO Analysis Description: WIDRO GCS

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

METHOD BLANK: 3555661 Matrix: Solid

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
WDRO C10-C28	mg/kg	ND	10.0	3.9	03/02/20 15:47	
n-Triacontane (S)	%.	90	50-150		03/02/20 15:47	

LABORATORY CONTROL SAMPLE & LCSD: 3555662

3555663

Parameter	Units	Spike Conc.	LCS Result	LCSD Result	LCS % Rec	LCSD % Rec	% Rec Limits	RPD	Max RPD	Qualifiers
WDRO C10-C28	mg/kg	80	76.1	71.6	95	90	70-120	6	20	
n-Triacontane (S)	%.				93	91	50-150			

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REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

QC Batch: 1440466

Analysis Method: SM 2540G

QC Batch Method: SM 2540 G

Analysis Description: Total Solids 2540 G-2011

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

METHOD BLANK: R3506954-1

Matrix: Solid

Associated Lab Samples: 10510212001, 10510212002, 10510212003, 10510212004, 10510212005, 10510212006

Parameter	Units	Blank Result	Reporting Limit	MDL	Analyzed	Qualifiers
Total Solids	%	0.00100			03/09/20 15:58	

LABORATORY CONTROL SAMPLE: R3506954-2

Parameter	Units	Spike Conc.	LCS Result	LCS % Rec	% Rec Limits	Qualifiers
Total Solids	%	50.0	49.9	99.9	85.0-115	

SAMPLE DUPLICATE: R3506954-3

Parameter	Units	L1196747-02 Result	Dup Result	RPD	Max RPD	Qualifiers
Total Solids	%	86.1	86.7	0.742	10	

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QUALIFIERS

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

DEFINITIONS

DF - Dilution Factor, if reported, represents the factor applied to the reported data due to dilution of the sample aliquot.

ND - Not Detected at or above adjusted reporting limit.

TNTC - Too Numerous To Count

J - Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit.

MDL - Adjusted Method Detection Limit.

PQL - Practical Quantitation Limit.

RL - Reporting Limit - The lowest concentration value that meets project requirements for quantitative data with known precision and bias for a specific analyte in a specific matrix.

S - Surrogate

1,2-Diphenylhydrazine decomposes to and cannot be separated from Azobenzene using Method 8270. The result for each analyte is a combined concentration.

Consistent with EPA guidelines, unrounded data are displayed and have been used to calculate % recovery and RPD values.

LCS(D) - Laboratory Control Sample (Duplicate)

MS(D) - Matrix Spike (Duplicate)

DUP - Sample Duplicate

RPD - Relative Percent Difference

NC - Not Calculable.

SG - Silica Gel - Clean-Up

U - Indicates the compound was analyzed for, but not detected.

N-Nitrosodiphenylamine decomposes and cannot be separated from Diphenylamine using Method 8270. The result reported for each analyte is a combined concentration.

Pace Analytical is TNI accredited. Contact your Pace PM for the current list of accredited analytes.

TNI - The NELAC Institute.

LABORATORIES

PAN Pace Analytical National

PASI-M Pace Analytical Services - Minneapolis

ANALYTE QUALIFIERS

CC The continuing calibration for this compound is outside of Pace Analytical acceptance limits. The result may be biased.

D3 Sample was diluted due to the presence of high levels of non-target analytes or other matrix interference.

M1 Matrix spike recovery exceeded QC limits. Batch accepted based on laboratory control sample (LCS) recovery.

N2 The lab does not hold NELAC/TNI accreditation for this parameter but other accreditations/certifications may apply. A complete list of accreditations/certifications is available upon request.

R1 RPD value was outside control limits.

S4 Surrogate recovery not evaluated against control limits due to sample dilution.

S5 Surrogate recovery outside control limits due to matrix interferences (not confirmed by re-analysis).

T6 High boiling point hydrocarbons are present in the sample.

T7 Low boiling point hydrocarbons are present in the sample.

REPORT OF LABORATORY ANALYSIS

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10510212001	ST-1 (2.5-5)	WI MOD DRO	662636	WI MOD DRO	662789
10510212002	ST-2 (2.5-5)	WI MOD DRO	662636	WI MOD DRO	662789
10510212003	ST-4 (2.5-5)	WI MOD DRO	662636	WI MOD DRO	662789
10510212004	ST-6 (2.5-5)	WI MOD DRO	662636	WI MOD DRO	662789
10510212005	ST-7 (2.5-5)	WI MOD DRO	662636	WI MOD DRO	662789
10510212006	ST-8 (7.5-10)	WI MOD DRO	662636	WI MOD DRO	662789
10510212001	ST-1 (2.5-5)	EPA 5030 Medium Soil	663247	WI MOD GRO	663285
10510212002	ST-2 (2.5-5)	EPA 5030 Medium Soil	663247	WI MOD GRO	663285
10510212003	ST-4 (2.5-5)	EPA 5030 Medium Soil	663247	WI MOD GRO	663285
10510212004	ST-6 (2.5-5)	EPA 5030 Medium Soil	663247	WI MOD GRO	663285
10510212005	ST-7 (2.5-5)	EPA 5030 Medium Soil	663247	WI MOD GRO	663285
10510212006	ST-8 (7.5-10)	EPA 5030 Medium Soil	663247	WI MOD GRO	663285
10510212007	Trip blanks	EPA 5030 Medium Soil	663247	WI MOD GRO	663285
10510212001	ST-1 (2.5-5)	EPA 3050B	662663	EPA 6010D	662819
10510212002	ST-2 (2.5-5)	EPA 3050B	662663	EPA 6010D	662819
10510212003	ST-4 (2.5-5)	EPA 3050B	662663	EPA 6010D	662819
10510212004	ST-6 (2.5-5)	EPA 3050B	662663	EPA 6010D	662819
10510212005	ST-7 (2.5-5)	EPA 3050B	662663	EPA 6010D	662819
10510212006	ST-8 (7.5-10)	EPA 3050B	662663	EPA 6010D	662819
10510212001	ST-1 (2.5-5)	EPA 7471B	662665	EPA 7471B	662835
10510212002	ST-2 (2.5-5)	EPA 7471B	662665	EPA 7471B	662835
10510212003	ST-4 (2.5-5)	EPA 7471B	662665	EPA 7471B	662835
10510212004	ST-6 (2.5-5)	EPA 7471B	662665	EPA 7471B	662835
10510212005	ST-7 (2.5-5)	EPA 7471B	662665	EPA 7471B	662835
10510212006	ST-8 (7.5-10)	EPA 7471B	662665	EPA 7471B	662835
10510212001	ST-1 (2.5-5)	ASTM D2974	662901		
10510212002	ST-2 (2.5-5)	ASTM D2974	662901		
10510212003	ST-4 (2.5-5)	ASTM D2974	662901		
10510212004	ST-6 (2.5-5)	ASTM D2974	662901		
10510212005	ST-7 (2.5-5)	ASTM D2974	662901		
10510212006	ST-8 (7.5-10)	ASTM D2974	662901		
10510212001	ST-1 (2.5-5)	EPA 3550C	662543	EPA 8270E by SIM	662827
10510212002	ST-2 (2.5-5)	EPA 3550C	662543	EPA 8270E by SIM	662827
10510212003	ST-4 (2.5-5)	EPA 3550C	662543	EPA 8270E by SIM	662827
10510212004	ST-6 (2.5-5)	EPA 3550C	662543	EPA 8270E by SIM	662827
10510212005	ST-7 (2.5-5)	EPA 3550C	662543	EPA 8270E by SIM	662827
10510212006	ST-8 (7.5-10)	EPA 3550C	662543	EPA 8270E by SIM	662827
10510212001	ST-1 (2.5-5)	5035A	1439864	EPA 8260D	1439864
10510212002	ST-2 (2.5-5)	5035A	1439864	EPA 8260D	1439864
10510212003	ST-4 (2.5-5)	5035A	1439864	EPA 8260D	1439864
10510212004	ST-6 (2.5-5)	5035A	1439864	EPA 8260D	1439864
10510212005	ST-7 (2.5-5)	5035A	1439864	EPA 8260D	1439864
10510212006	ST-8 (7.5-10)	5035A	1439864	EPA 8260D	1439864
10510212007	Trip blanks	5035A	1439864	EPA 8260D	1439864
10510212001	ST-1 (2.5-5)	SM 2540 G	1440466	SM 2540G	1440466

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QUALITY CONTROL DATA CROSS REFERENCE TABLE

Project: B2001652 Prior Lake Colorado

Pace Project No.: 10510212

Lab ID	Sample ID	QC Batch Method	QC Batch	Analytical Method	Analytical Batch
10510212002	ST-2 (2.5-5)	SM 2540 G	1440466	SM 2540G	1440466
10510212003	ST-4 (2.5-5)	SM 2540 G	1440466	SM 2540G	1440466
10510212004	ST-6 (2.5-5)	SM 2540 G	1440466	SM 2540G	1440466
10510212005	ST-7 (2.5-5)	SM 2540 G	1440466	SM 2540G	1440466
10510212006	ST-8 (7.5-10)	SM 2540 G	1440466	SM 2540G	1440466

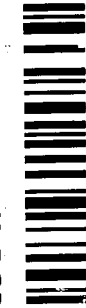
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WO#: 10510212

OF-CUSTODY / Analytical Request Document

Justody is a LEGAL DOCUMENT. All relevant fields must be completed accurately.



10510212

Section A

Required Client Information:

Company: Bram Intertec
 Address: _____
 Email To: V wood@Bram Intertec.com
 Phone: 651-210-8365 Fax: _____
 Requested Due Date/TAT: _____

Section C

Invoice Information:

Report To: Valere wood
 Copy To: _____
 Purchase Order No.: _____
 Project Name: Prior Lake Colomb St
 Project Number: BZ-001652

Section B

Regulatory Agency:

REGULATORY AGENCY
 NPDES GROUND WATER DRINKING WATER
 UST RCRA OTHER
 Site Location: _____
 STATE: _____

Page: 1 of 1

2294554

ITEM #	SAMPLE ID (A-Z, 0-9, /, -) Sample IDs MUST BE UNIQUE	Matrix Codes MATRIX / CODE Drinking Water DW Waste Water WT Water WW Product P Soil/Solid SL Oil OL Wipe WP Air AR Tissue TS Other OT	COLLECTED		SAMPLE TYPE (G=GRAB C=COMP) (see valid codes to left)	MATRIX CODE (see valid codes to left)	DATE	TIME	DATE	TIME	ACCEPTED BY / AFFILIATION	DATE	TIME	SAMPLE CONDITIONS
			COMPOSITE START	COMPOSITE END/GRAB										
1	ST-1 (2.5-5)		2/28	1400	SL		2/28	1400						
2	ST-2 (2.5-5)			1440										
3	ST-4 (2.5-5)			1010										
4	ST-6 (2.5-5)			1310										
5	ST-7 (2.5-5)			1220										
6	ST-8 (7.5-10)			1440										
7														
8	TOP BLANKS													
9														
10														
11														
12														

Requested Analysis Filtered (Y/N)

Preservatives: H₂SO₄, HNO₃, HCl, NaOH, Na₂S₂O₃, Methanol, Other

OF CONTAINERS: 9 5

Analysis Test ↑ Y/N

Requested Analysis Filtered (Y/N)

Temp in °C

Received on Ice (Y/N)

Custody Sealed Cooler (Y/N)

Samples Intact (Y/N)

RELINQUISHED BY / AFFILIATION: Miller h./ Bram DATE: 2/26 TIME: 1600

ACCEPTED BY / AFFILIATION: Miller h./ Bram DATE: 2/28 TIME: 1600

DATE SIGNED (MM/DD/YY): 02/26/20

PRINT Name of SAMPLER: Miller h./ Bram

SIGNATURE of SAMPLER: [Signature]

SAMPLER NAME AND SIGNATURE

ORIGINAL

Sample Condition Upon Receipt **Client Name:** Braun Interact **Project #:** **WO#: 10510212**

Courier: Fed Ex UPS USPS Client
 Pace Speedee Commercial See Exceptions

Tracking Number: _____

Custody Seal on Cooler/Box Present? Yes No **Seals Intact?** Yes No **Biological Tissue Frozen?** Yes No N/A

Packing Material: Bubble Wrap Bubble Bags None Other: _____ **Temp Blank?** Yes No

Thermometer: T1(0461) T2(1336) T3(0459)
 T4(0254) T5(0489) **Type of Ice:** Wet Blue None Dry Melted

Did Samples Originate in West Virginia? Yes No **Were All Container Temps Taken?** Yes No N/A

Temp should be above freezing to 6°C **Cooler Temp Read w/temp blank:** 1.7 °C **Average Corrected Temp (no temp blank only):** See Exceptions 1 Container

Correction Factor: 0.0 **Cooler Temp Corrected w/temp blank:** 1.7 °C

USDA Regulated Soil: (N/A, water sample/Other: _____) **Date/Initials of Person Examining Contents:** 2/28/20 JS

Did samples originate in a quarantine zone within the United States: AL, AR, CA, FL, GA, ID, LA, MS, NC, NM, NY, OK, OR, SC, TN, TX or VA (check maps)? Yes No Did samples originate from a foreign source (internationally, including Hawaii and Puerto Rico)? Yes No

If Yes to either question, fill out a Regulated Soil Checklist (F-MN-Q-338) and include with SCUR/COC paperwork.

		COMMENTS:
Chain of Custody Present and Filled Out?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1.
Chain of Custody Relinquished?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2.
Sampler Name and/or Signature on COC?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	3.
Samples Arrived within Hold Time?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	4.
Short Hold Time Analysis (<72 hr)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	5. <input type="checkbox"/> Fecal Coliform <input type="checkbox"/> HPC <input type="checkbox"/> Total Coliform/E coli <input type="checkbox"/> BOD/cBOD <input type="checkbox"/> Hex Chrome <input type="checkbox"/> Turbidity <input type="checkbox"/> Nitrate <input type="checkbox"/> Nitrite <input type="checkbox"/> Orthophos <input type="checkbox"/> Other
Rush Turn Around Time Requested?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6.
Sufficient Volume?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	7.
Correct Containers Used?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8.
-Pace Containers Used?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Containers Intact?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9.
Field Filtered Volume Received for Dissolved Tests?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	10. Is sediment visible in the dissolved container? <input type="checkbox"/> Yes <input type="checkbox"/> No
Is sufficient information available to reconcile the samples to the COC?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	11. If no, write ID/ Date/Time on Container Below: <input type="checkbox"/> See Exception
Matrix: <input type="checkbox"/> Water <input checked="" type="checkbox"/> Soil <input type="checkbox"/> Oil <input type="checkbox"/> Other		
All containers needing acid/base preservation have been checked?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	12. Sample #
All containers needing preservation are found to be in compliance with EPA recommendation? (HNO ₃ , H ₂ SO ₄ , <2pH, NaOH >9 Sulfide, NaOH >12 Cyanide)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> NaOH <input type="checkbox"/> HNO ₃ <input type="checkbox"/> H ₂ SO ₄ <input type="checkbox"/> Zinc Acetate
Exceptions: VOA, Coliform, TOC/DOC Oil and Grease, DRO/8015 (water) and Dioxin/PFAS	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Positive for Res. <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Exception Chlorine? <input type="checkbox"/> No pH Paper Lot# <input type="checkbox"/>
		Res. Chlorine 0-6 Roll 0-6 Strip 0-14 Strip
Extra labels present on soil VOA or WIDRO containers?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	13. <input type="checkbox"/> See Exception
Headspace in VOA Vials (greater than 6mm)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/>
Trip Blank Present?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	14.
Trip Blank Custody Seals Present?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Pace Trip Blank Lot # (if purchased): <u>123019-3C4</u>

CLIENT NOTIFICATION/RESOLUTION **Field Data Required?** Yes No

Person Contacted: _____ Date/Time: _____

Comments/Resolution: _____

Project Manager Review: Jim Sandager **Date:** 03/03/20

Note: Whenever there is a discrepancy affecting North Carolina compliance samples, a copy of this form will be sent to the North Carolina DEHNR Certification Office (i.e out of hold, incorrect preservative, out of temp, incorrect containers).

Chain of Custody

L1196072



Samples were sent directly to the Subcontracting Laboratory.

State Of Origin: MN
Cert. Needed: Yes No
Owner Received Date: 2/28/2020 Results Requested By: 3/6/2020

Workorder: 10510212 Workorder Name: B2001652 Prior Lake Colorado

Report To	Subcontract To	Requested Analysis
Bob Michels Pace Analytical Minnesota 1700 Elm Street Suite 200 Minneapolis, MN 55414 Phone (612)709-5046	Pace National	

Item	Sample ID	Sample Type	Collect Date/Time	Lab ID	Matrix	Preserved Containers										LAB USE ONLY				
						MeOH	VG9M													
1	ST-1 (2.5-5)	PS	2/28/2020 14:00	10510212001	Solid	2													X	-01
2	ST-2 (2.5-5)	PS	2/28/2020 14:40	10510212002	Solid	2													X	-02
3	ST-4 (2.5-5)	PS	2/28/2020 10:10	10510212003	Solid	2													X	-03
4	ST-6 (2.5-5)	PS	2/28/2020 13:10	10510212004	Solid	2													X	-04
5	ST-7 (2.5-5)	PS	2/28/2020 12:20	10510212005	Solid	2													X	-05
6	ST-8 (7.5-10)	PS	2/28/2020 11:40	10510212006	Solid	2													X	-06
7	Trip blanks	PS		10510212007	Solid	2													X	-07

Transfers	Released By	Date/Time	Received By	Date/Time	Comments
1	<i>[Signature]</i>	3/14/20 1535	<i>[Signature]</i>	SMART 0830	E155
2					
3					


Cooler Temperature on Receipt 8 °C Custody Seal Y or N Received on Ice Y or N Samples Intact Y or N

***In order to maintain client confidentiality, location/name of the sampling site, sampler's name and signature may not be provided on this COC document.
This chain of custody is considered complete as is since this information is available in the owner laboratory.


.6 + .2 = .8 um
A7

RAD SCREEN: <0.5 mR/hr

**Pace Analytical National Center for Testing & Innovation
Cooler Receipt Form**

Client: <i>PACEMN</i>		L1196022	
Cooler Received/Opened On: <i>3/5 / 20</i>		Temperature:	<i>0.8</i>
Received By: JOEY BRENT			
Signature: 			
Receipt Check List	NP	Yes	No
COC Seal Present / Intact?		<i>/</i>	
COC Signed / Accurate?		<i>/</i>	
Bottles arrive intact?		<i>/</i>	
Correct bottles used?		<i>/</i>	
Sufficient volume sent?		<i>/</i>	
If Applicable			
VOA Zero headspace?			
Preservation Correct / Checked?			

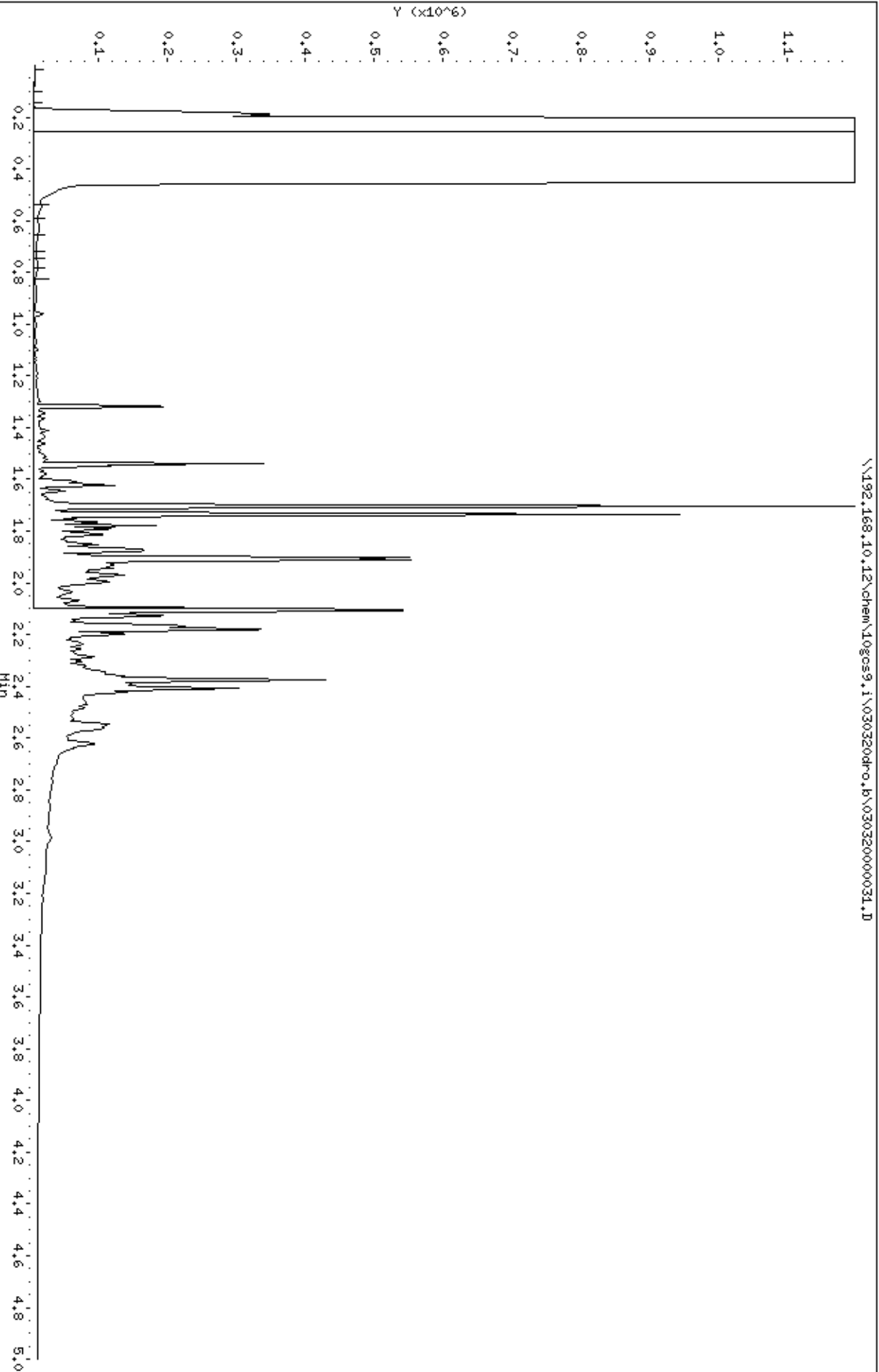
**Pace Analytical National Center for Testing & Innovation
Cooler Receipt Form**

Client:	L1196727		
Cooler Received/Opened On: 03 / 07 / 20	Temperature:	0.5	022 / 317
Received By: Tanner Windham			
Signature: 			

Receipt Check List	NP	Yes	No
COC Seal Present / Intact?		✓	
COC Signed / Accurate?		✓	
Bottles arrive intact?		✓	
Correct bottles used?		✓	
Sufficient volume sent?		✓	
If Applicable			
VOA Zero headspace?			
Preservation Correct / Checked?			

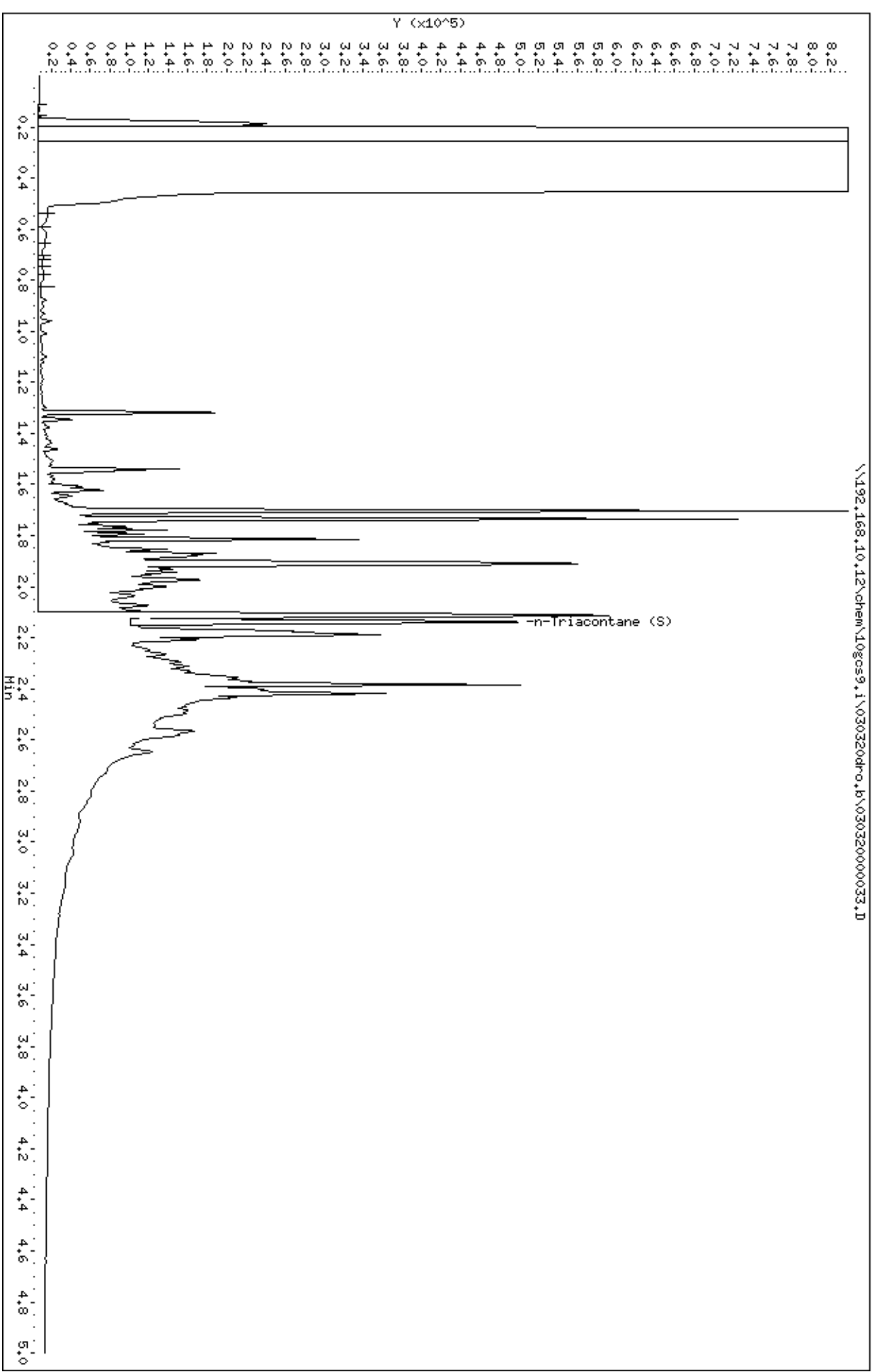
Data File: \\192.168.10.12\chem\10gos9.i\030320dr.o.b\030320000031.D
Date : 03-MAR-2020 12:45
Client ID: ST-1 (2.5-5)
Sample Info: 10510212001X10
Volume Injected (uL): 1.0
Column phase: DB-5-MS1933048

Instrument: 10gos9.i
Operator: JVH
Column diameter: 0.32



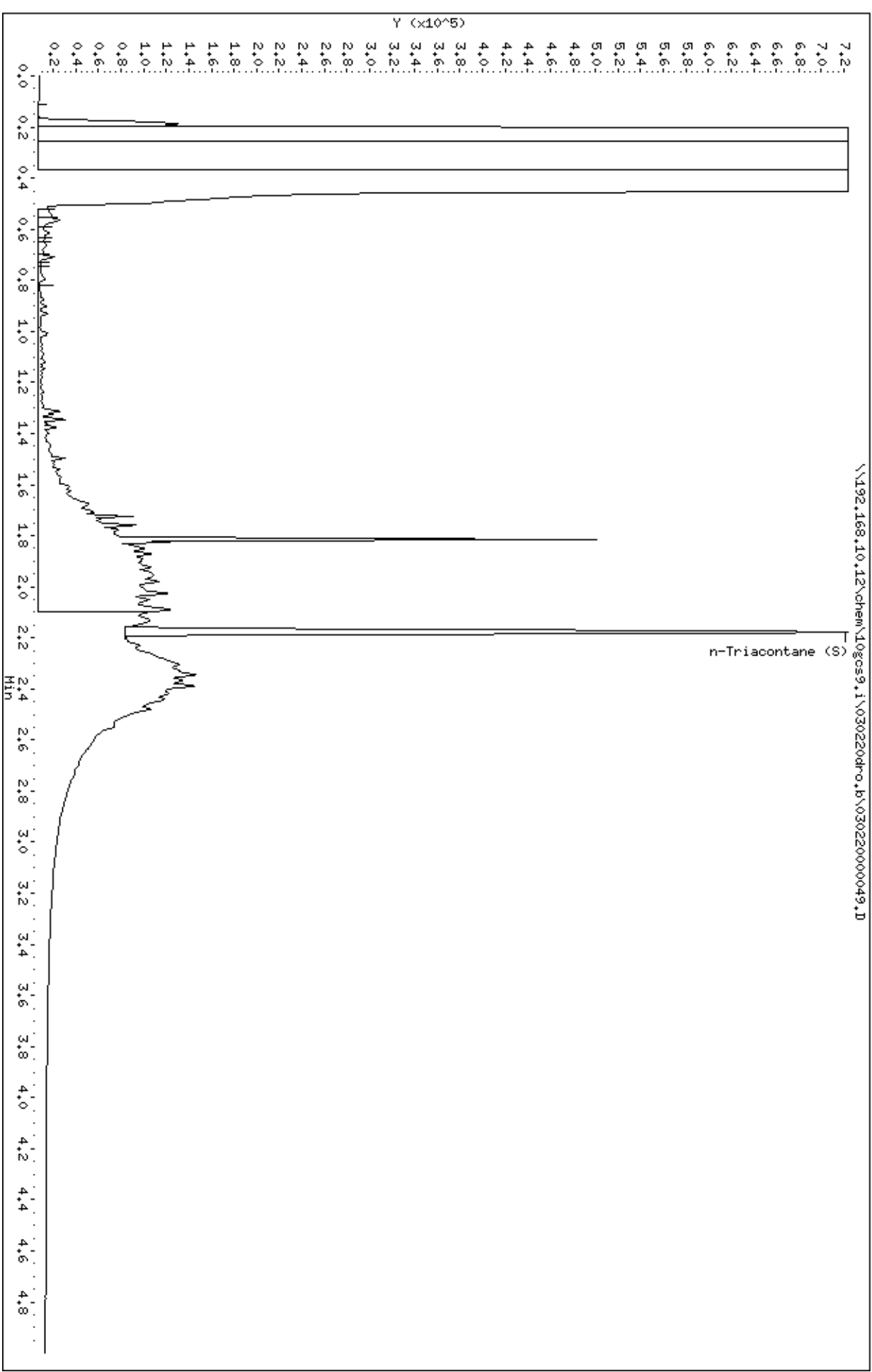
Data File: \\192.168.10.12\chem\10gos9.i\030320dr.o.b\030320000033.D
Date: 03-MAR-2020 12:59
Client ID: ST-2 (2.5-5)
Sample Info: 10510212002X5
Volume Injected (uL): 1.0
Column phase: DB-5-MS1933048

Instrument: 10gos9.i
Operator: JVH
Column diameter: 0.32



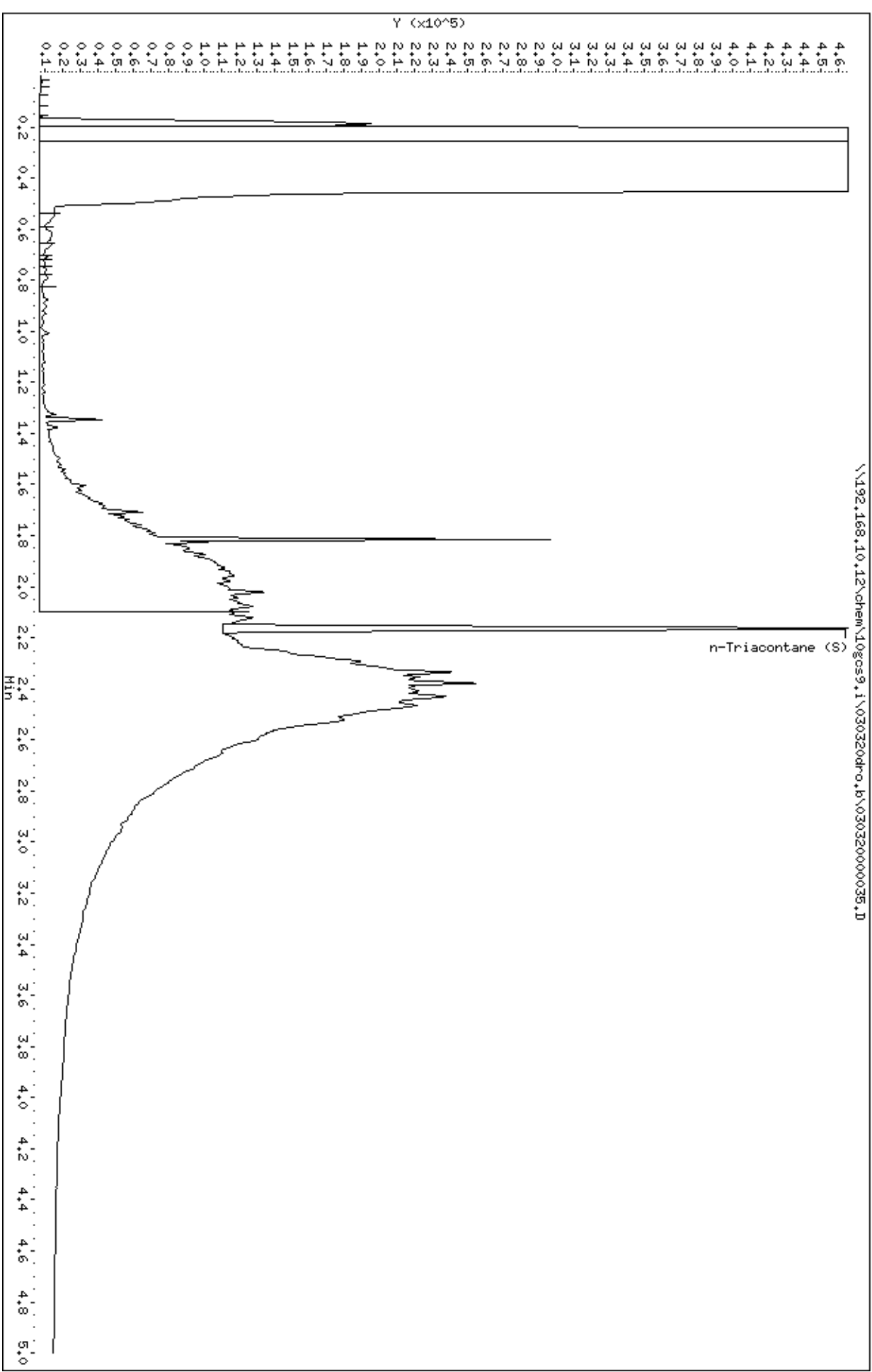
Data File: \\192.168.10.12\chem\10gos9.i\030220dr.o.b\030220000049.D
Date : 02-MAR-2020 16:36
Client ID: ST-4 (2,S-5)
Sample Info: 10510212003
Volume Injected (uL): 1.0
Column phase: DB-5-MS1933048

Instrument: 10gos9.i
Operator: JVH
Column diameter: 0.32



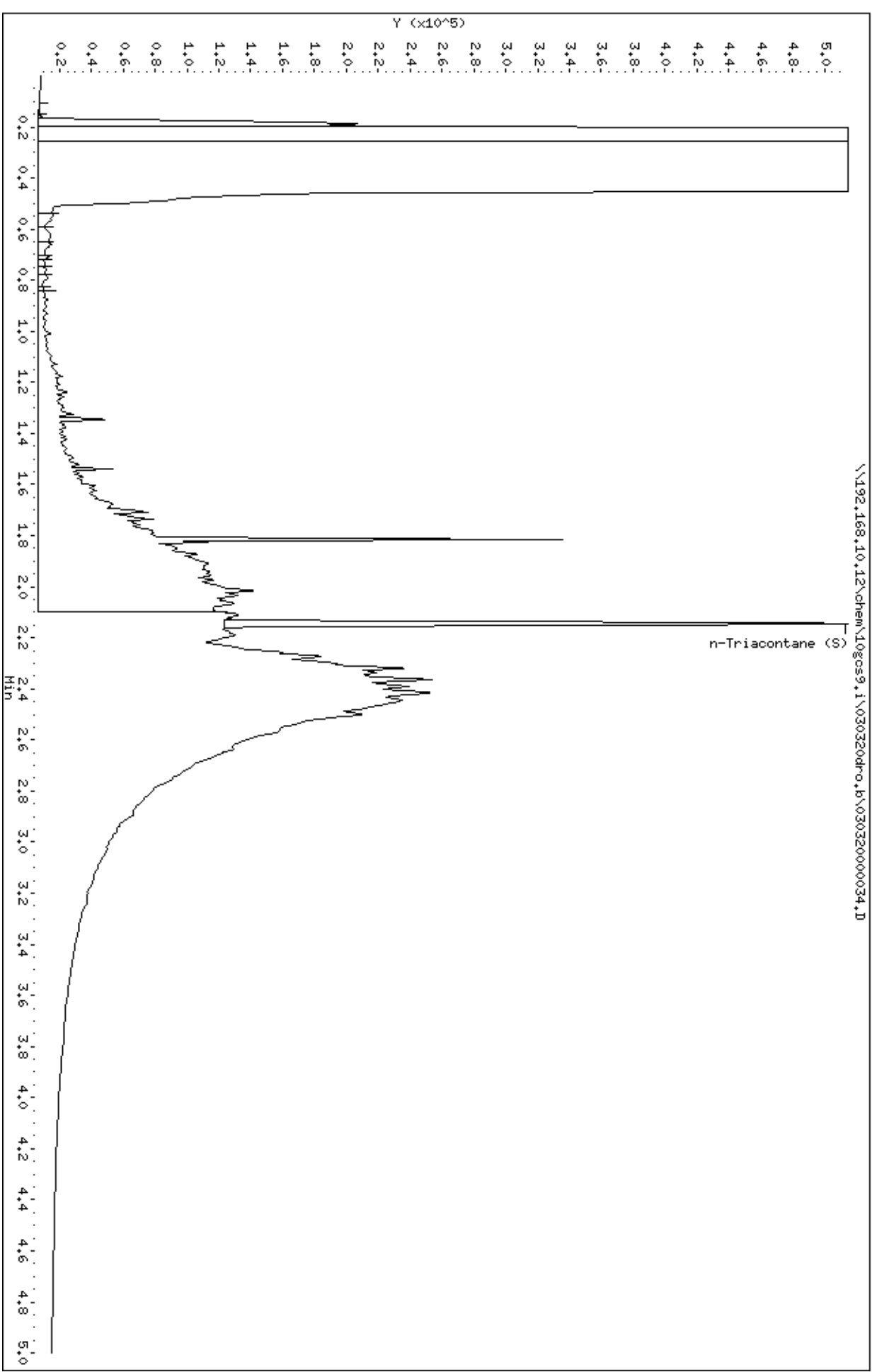
Data File: \\192.168.10.12\chem\10gos9.i\030320dr.o.b\030320000035.D
Date: 03-MAR-2020 13:13
Client ID: ST-6 (2.5-5)
Sample Info: 10510212004X5
Volume Injected (uL): 1.0
Column phase: DB-5-MS1933048

Instrument: 10gos9.i
Operator: JVH
Column diameter: 0.32



Data File: \\192.168.10.12\chem\10gos9.i\030320dr.o.b\030320000034.D
Date : 03-MAR-2020 13:06
Client ID: ST-7 (2.5-5)
Sample Info: 10510212005X5
Volume Injected (uL): 1.0
Column phase: DB-5-MS1933048

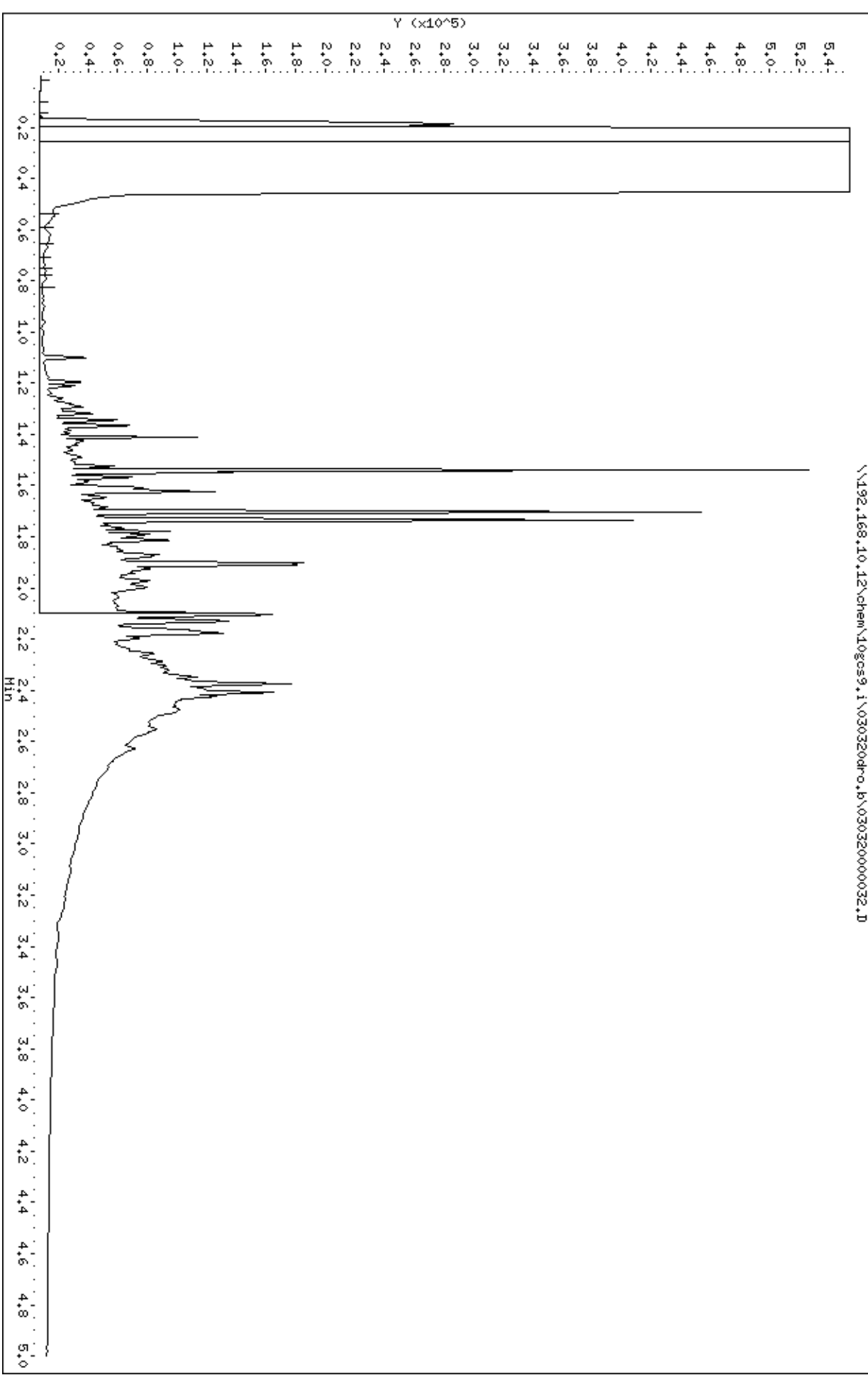
Instrument: 10gos9.i
Operator: JVH
Column diameter: 0.32



Data File: \\192.168.10.12\chem\10gos9.i\030320dr.o.b\030320000032.D
Date : 03-MAR-2020 12:52
Client ID: ST-8 (7.5-10)
Sample Info: 10510212006X10
Volume Injected (uL): 1.0
Column phase: DB-5-MS1933048

Instrument: 10gos9.i
Operator: JVH
Column diameter: 0.32

\\192.168.10.12\chem\10gos9.i\030320dr.o.b\030320000032.D



Date : 05-MAR-2020 12:39

Client ID: ST-1 (2.5-5)

Sample Info: 10510212001,

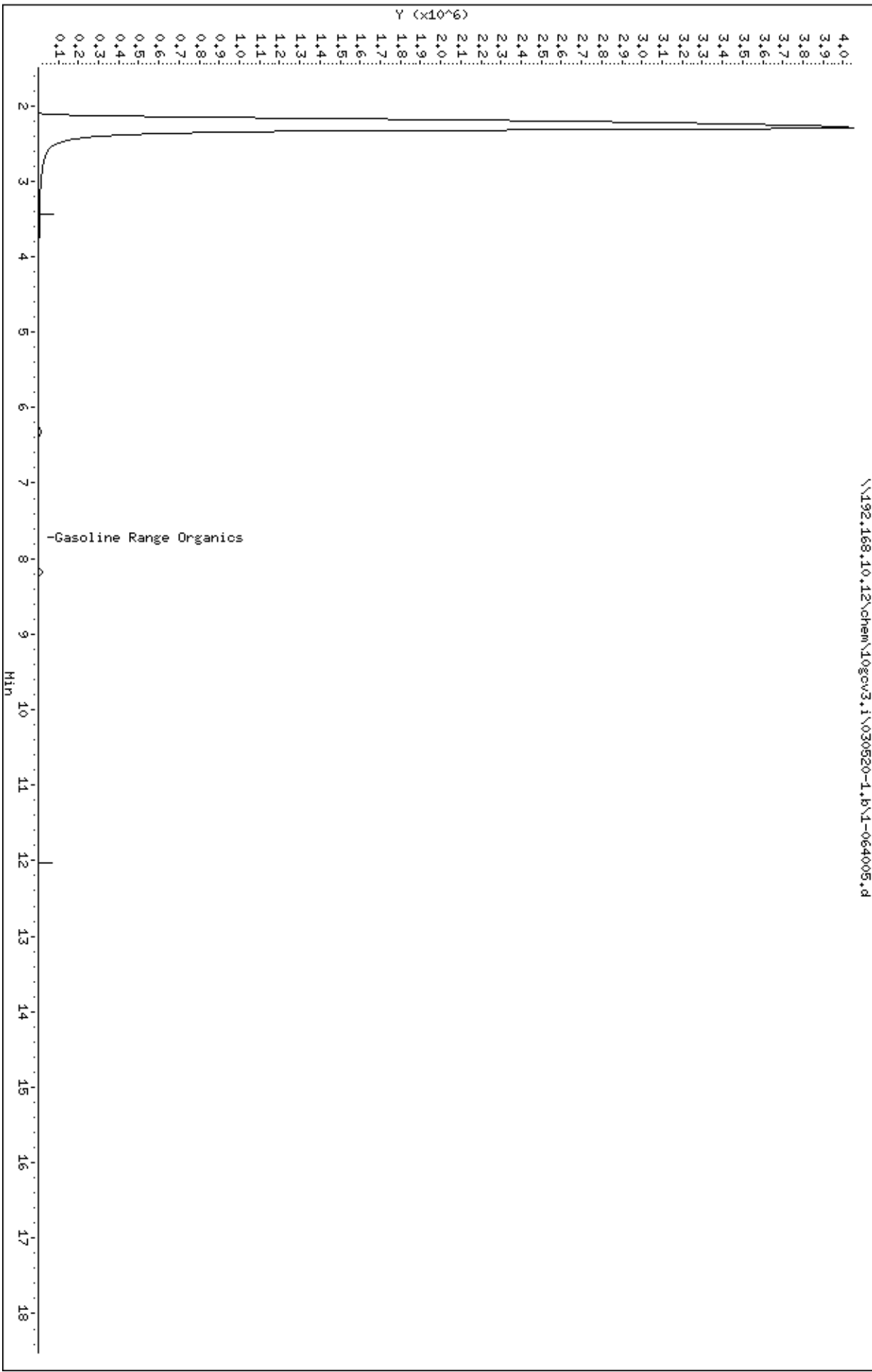
Instrument: 10gev3.i

Operator: HJD

Column diameter: 0.53

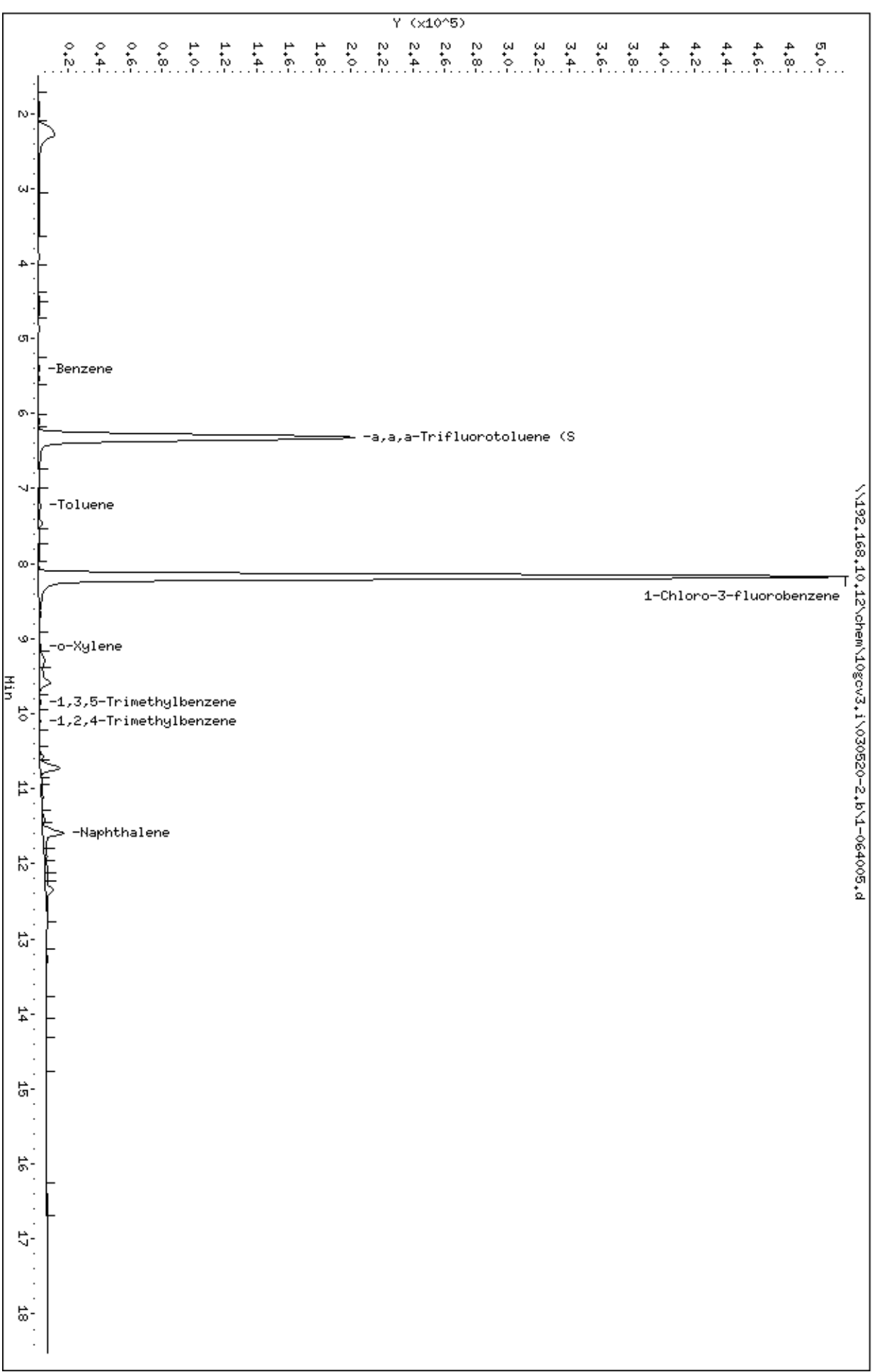
Column phase: ZB-624 SN601464

\\192.168.10.12\chem\10gev3.i\030520-1.b\1-064005.d



Data File: \\192.168.10.12\chem\10gc\3.1\030520-2.b\1-064005.d
Date: 05-MAR-2020 12:39
Client ID: ST-1 (2.5-5)
Sample Info: 10510212001,
Column phase: ZB-624 SN601464

Instrument: 10gc\3.1
Operator: HJD
Column diameter: 0.53



Date : 05-MAR-2020 04:34

Client ID: ST-2 (2.5-5)

Sample Info: 10510212002,

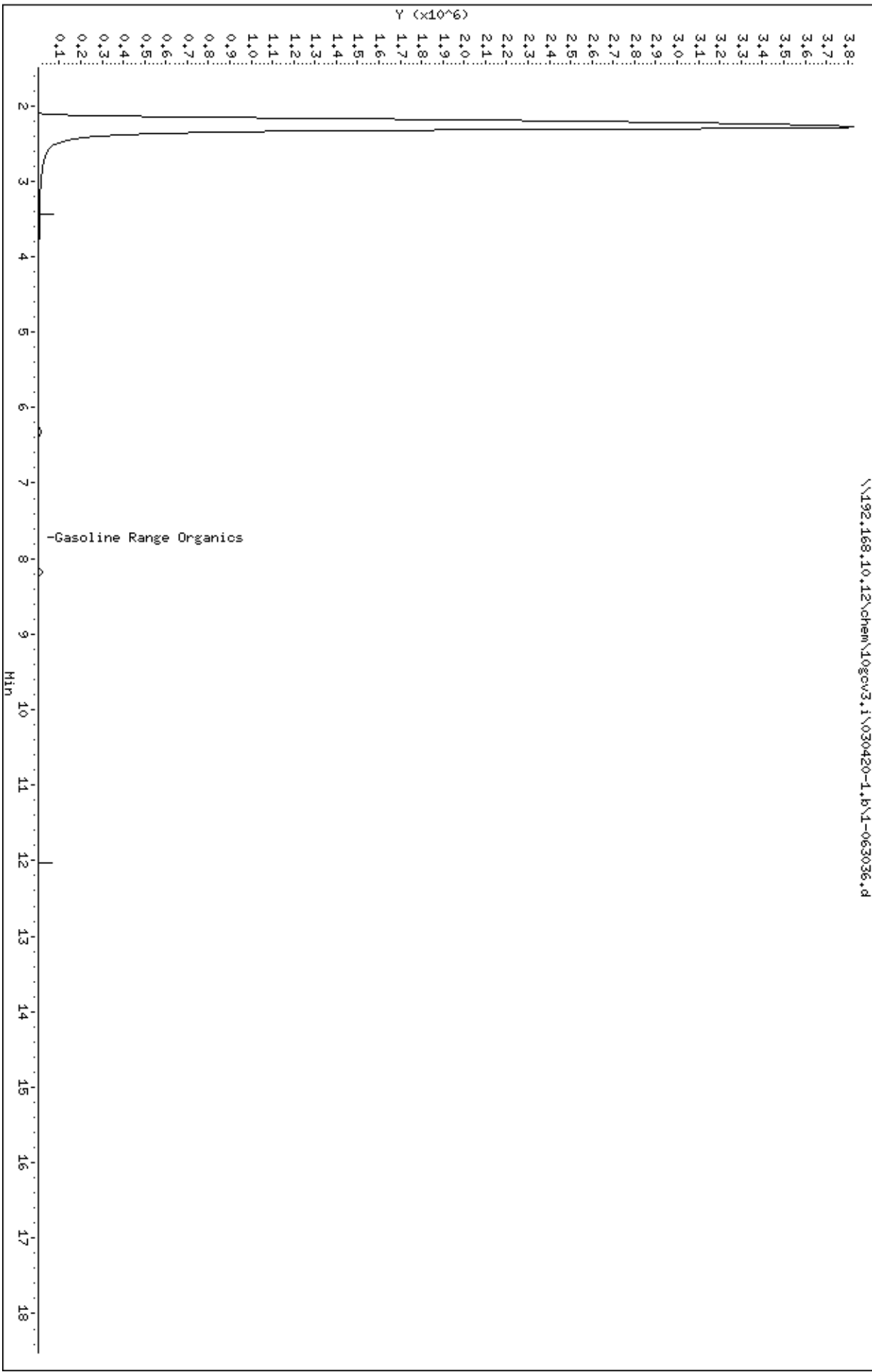
Instrument: 10gev3.i

Operator: HJD

Column diameter: 0.53

Column phase: ZB-624 SN601464

\\192.168.10.12\chem\10gev3.i\030420-1.b\1-063036.d



Date : 05-MAR-2020 04:34

Client ID: ST-2 (2.5-5)

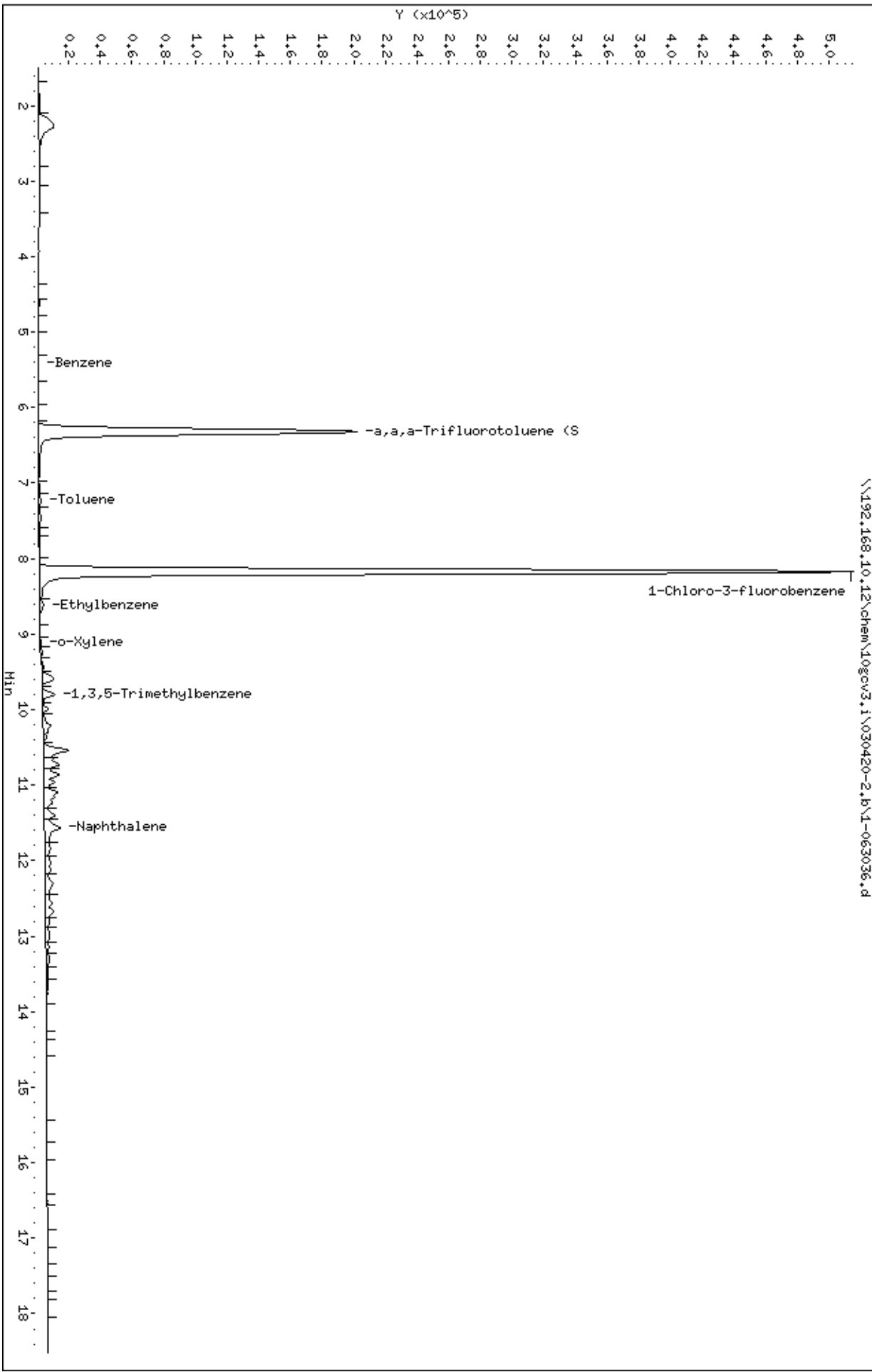
Sample Info: 10510212002,

Instrument: 10gev3.1

Operator: HJD

Column diameter: 0.53

Column phase: ZB-624 SN601464



Date : 05-MAR-2020 04:58

Client ID: ST-4 (2.5-5)

Sample Info: 10510212003,

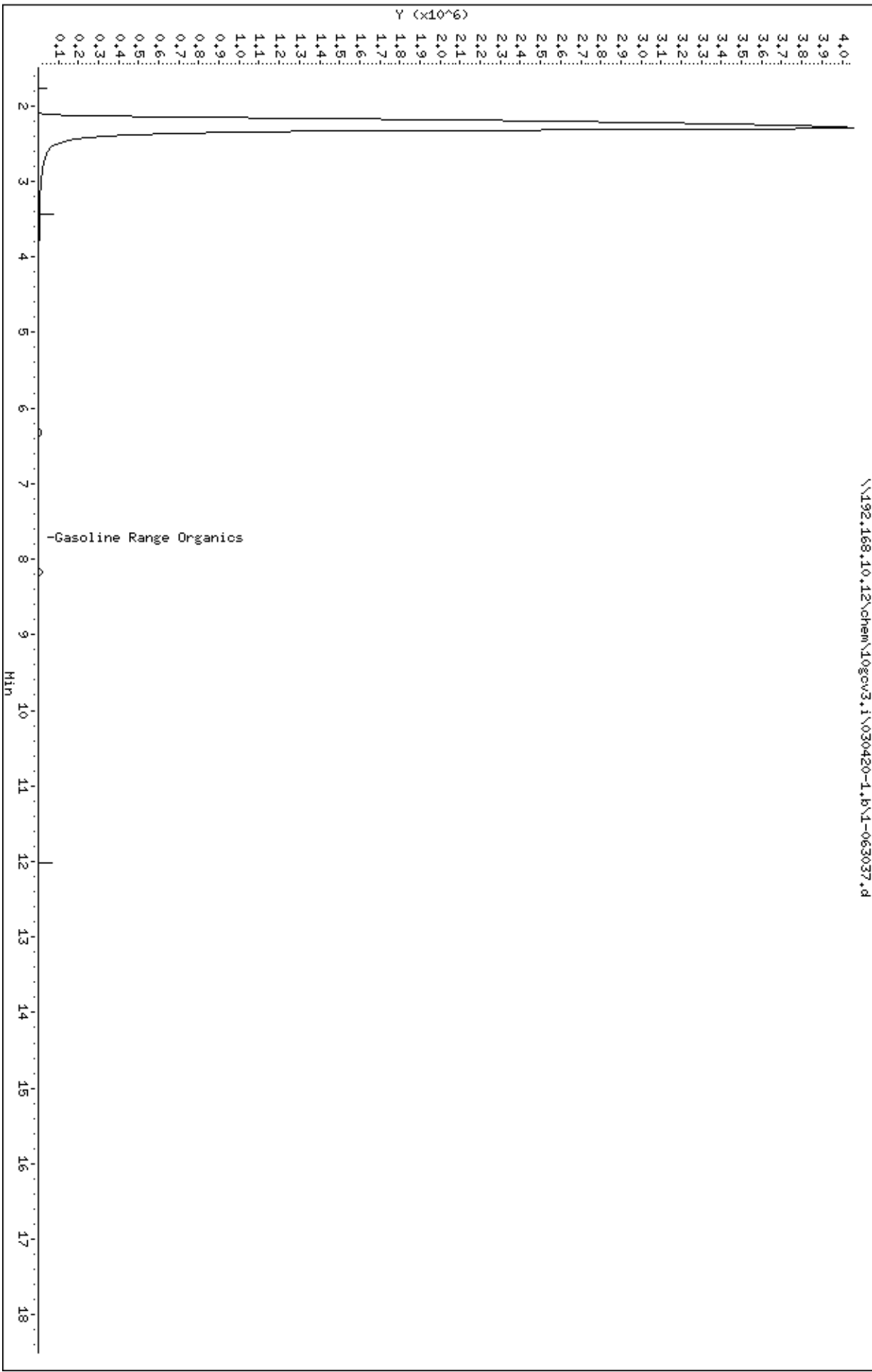
Instrument: 10gev3.1

Operator: HJD

Column diameter: 0.53

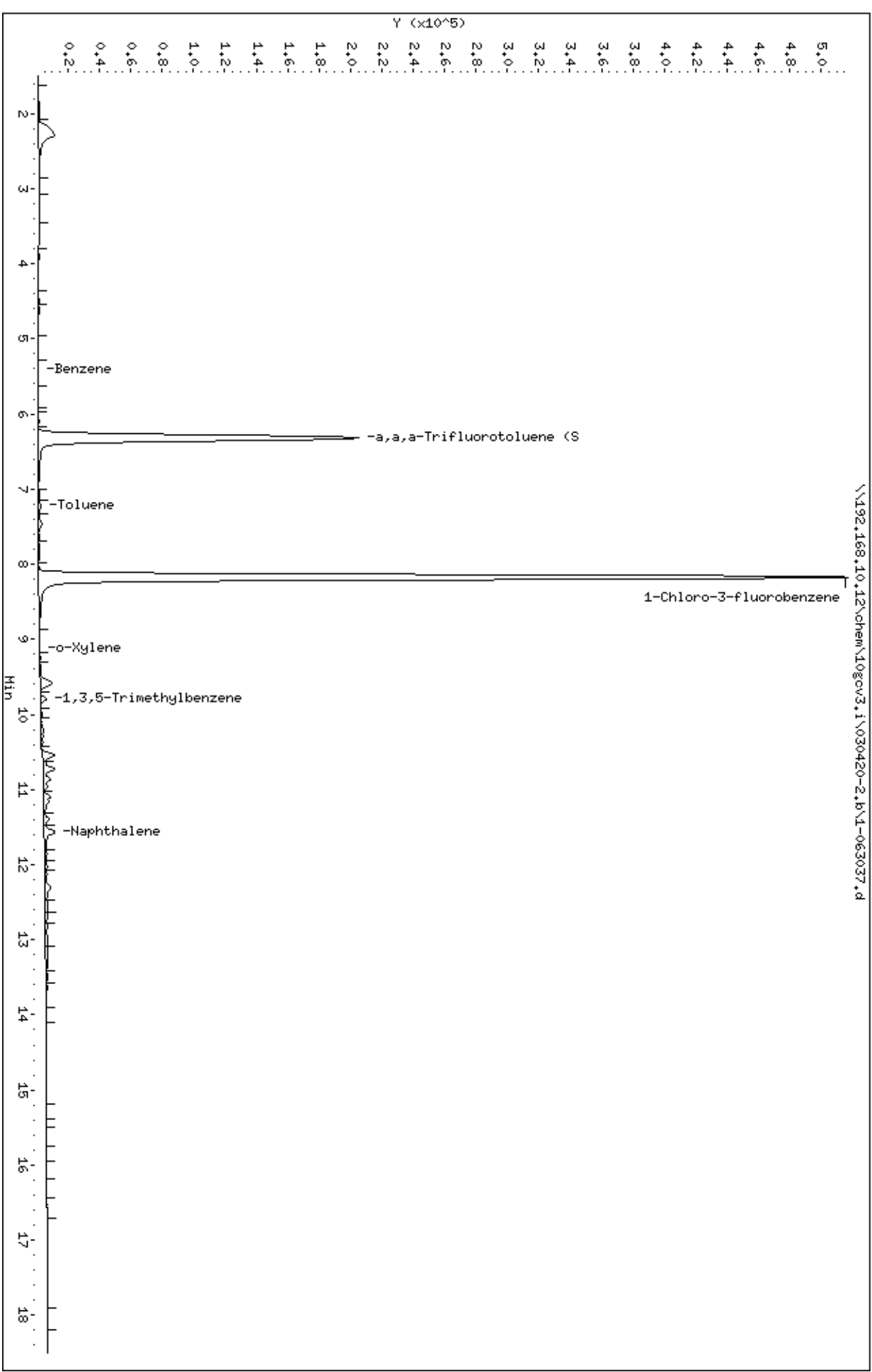
Column phase: ZB-624 SN601464

\\192.168.10.12\chem\10gev3.i\030420-1.b\1-063037.d



Data File: \\192.168.10.12\chem\10gc\3.1\030420-2.b\1-063037.d
Date: 05-MAR-2020 04:58
Client ID: ST-4 (2.5-5)
Sample Info: 10510212003,
Column phase: ZB-624 SN601464

Instrument: 10gc\3.1
Operator: HJD
Column diameter: 0.53



Date : 05-MAR-2020 05:23

Client ID: ST-6 (2.5-5)

Sample Info: 10510212004,

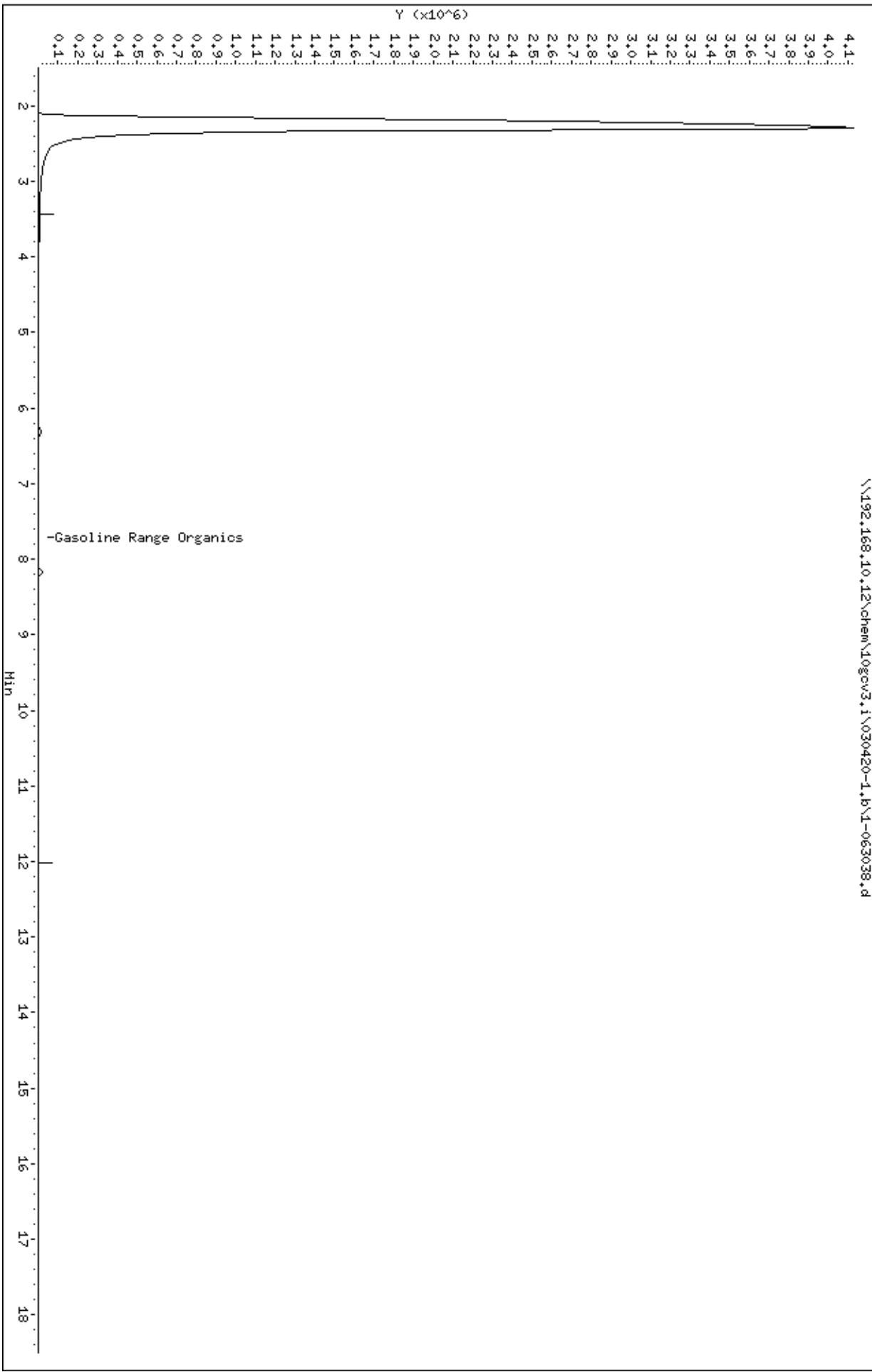
Column phase: ZB-624 SN601464

Instrument: 10gev3.i

Operator: HJD

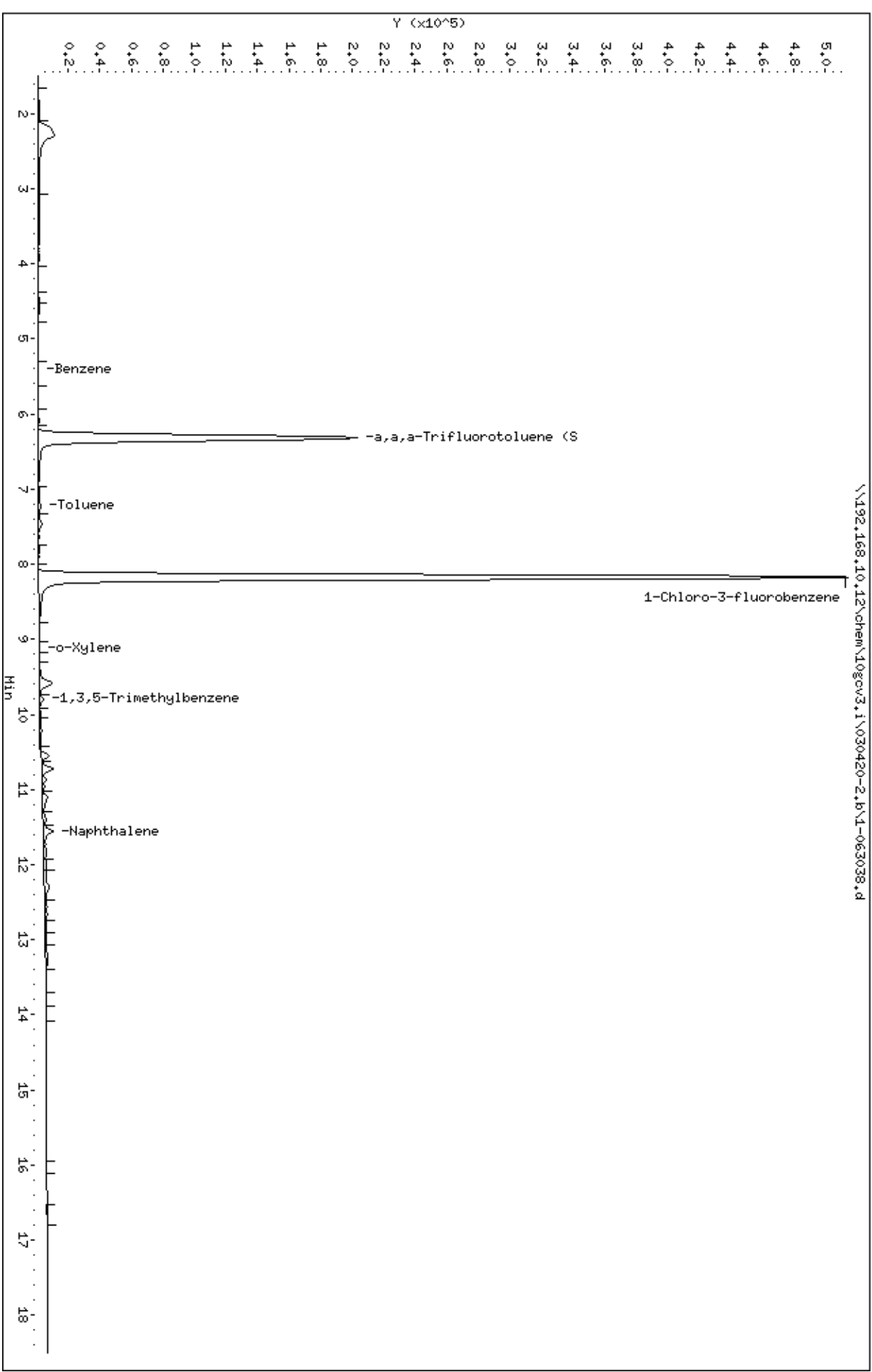
Column diameter: 0.53

\\192.168.10.12\chem\10gev3.i\030420-1.b\1-063038.d



Data File: \\192.168.10.12\chem\10gc\3.1\030420-2.b\1-063038.d
Date : 05-MAR-2020 05:23
Client ID: ST-6 (2.5-5)
Sample Info: 10510212004,
Column phase: ZB-624 SN601464

Instrument: 10gc\3.1
Operator: HJD
Column diameter: 0.53



Date : 05-MAR-2020 05:48

Client ID: ST-7 (2.5-5)

Sample Info: 10510212005,

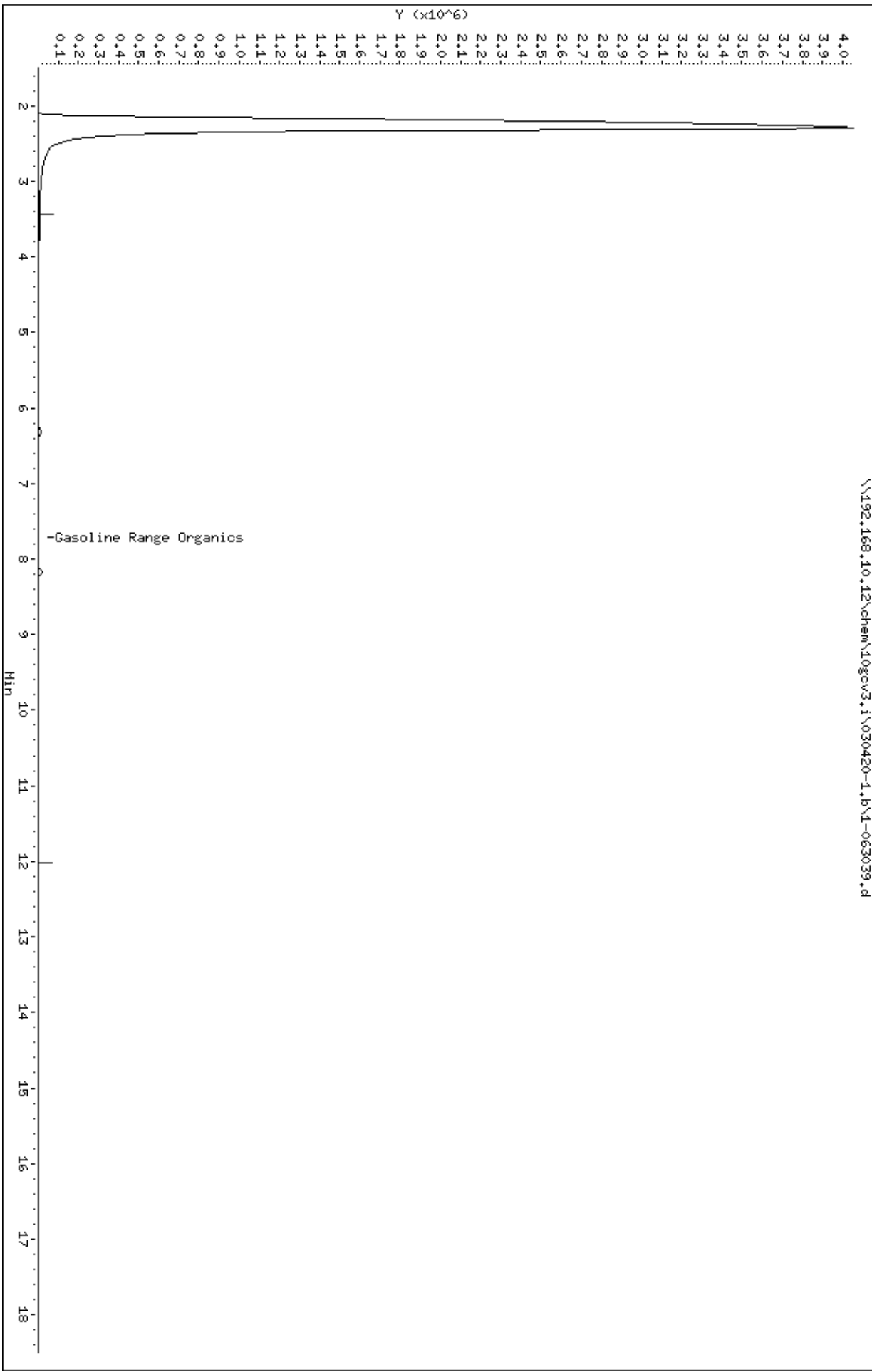
Instrument: 10gev3.i

Operator: HJD

Column diameter: 0.53

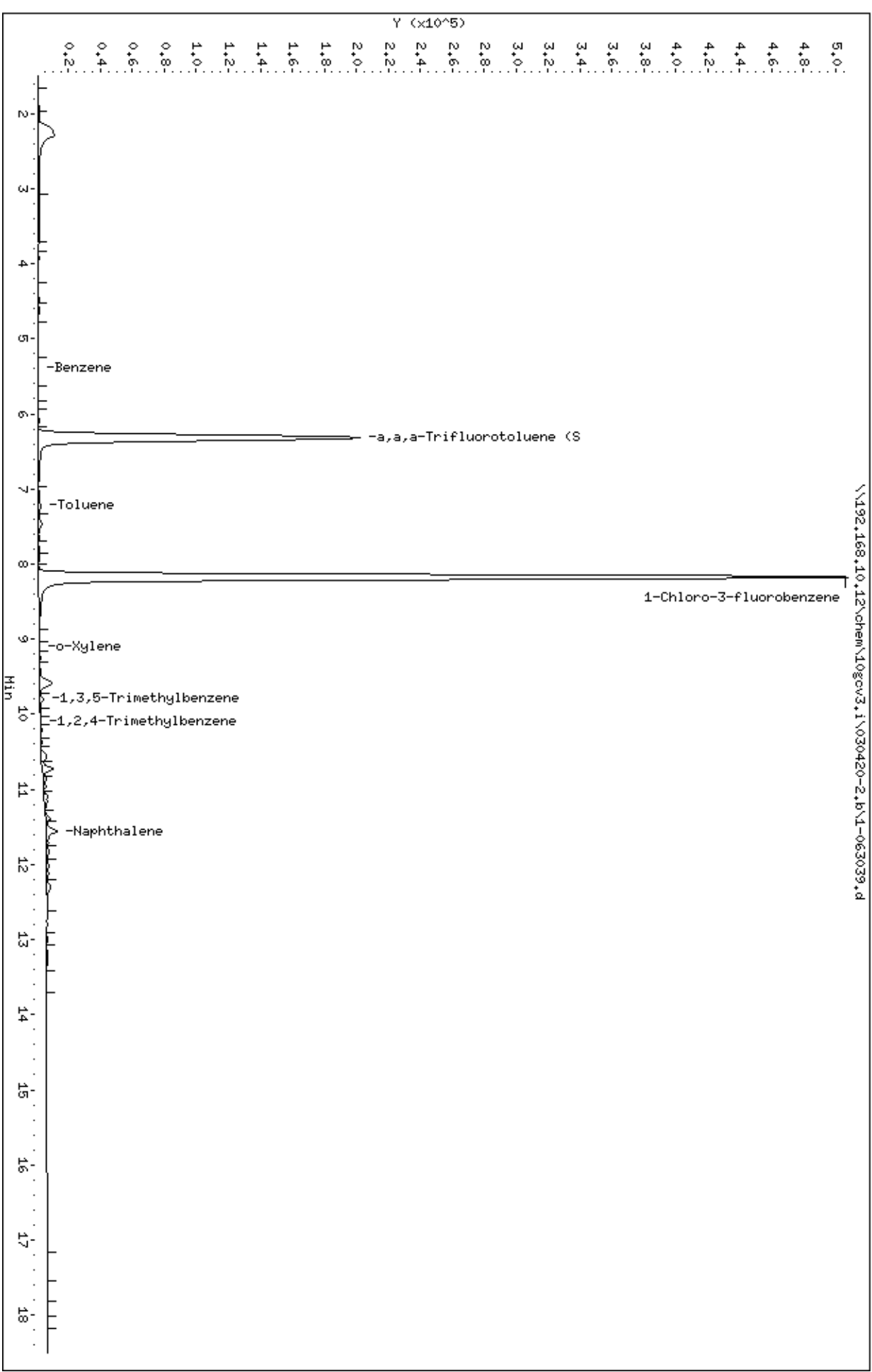
Column phase: ZB-624 SN601464

\\192.168.10.12\chem\10gev3.i\030420-1.b\1-063039.d



Data File: \\192.168.10.12\chem\10gev3.1\030420-2.b\1-063039.d
Date : 05-MAR-2020 05:48
Client ID: ST-7 (2.5-5)
Sample Info: 10510212005,
Column phase: ZB-624 SN601464

Instrument: 10gev3.1
Operator: HJD
Column diameter: 0.53



Date : 05-MAR-2020 07:02

Client ID: ST-8 (7.5-10)

Sample Info: 10510212006,

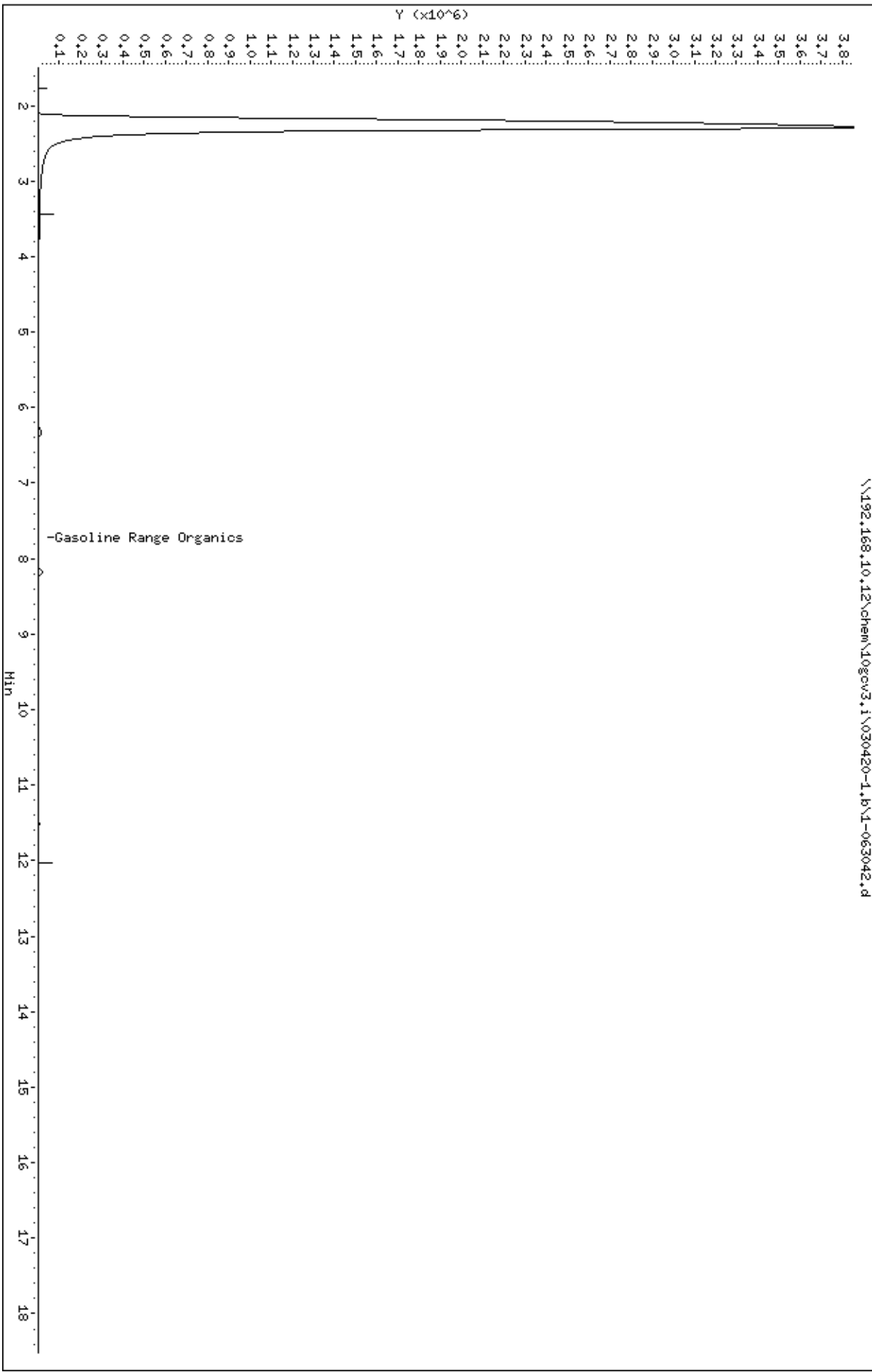
Instrument: 10gev3.i

Operator: HJD

Column diameter: 0.53

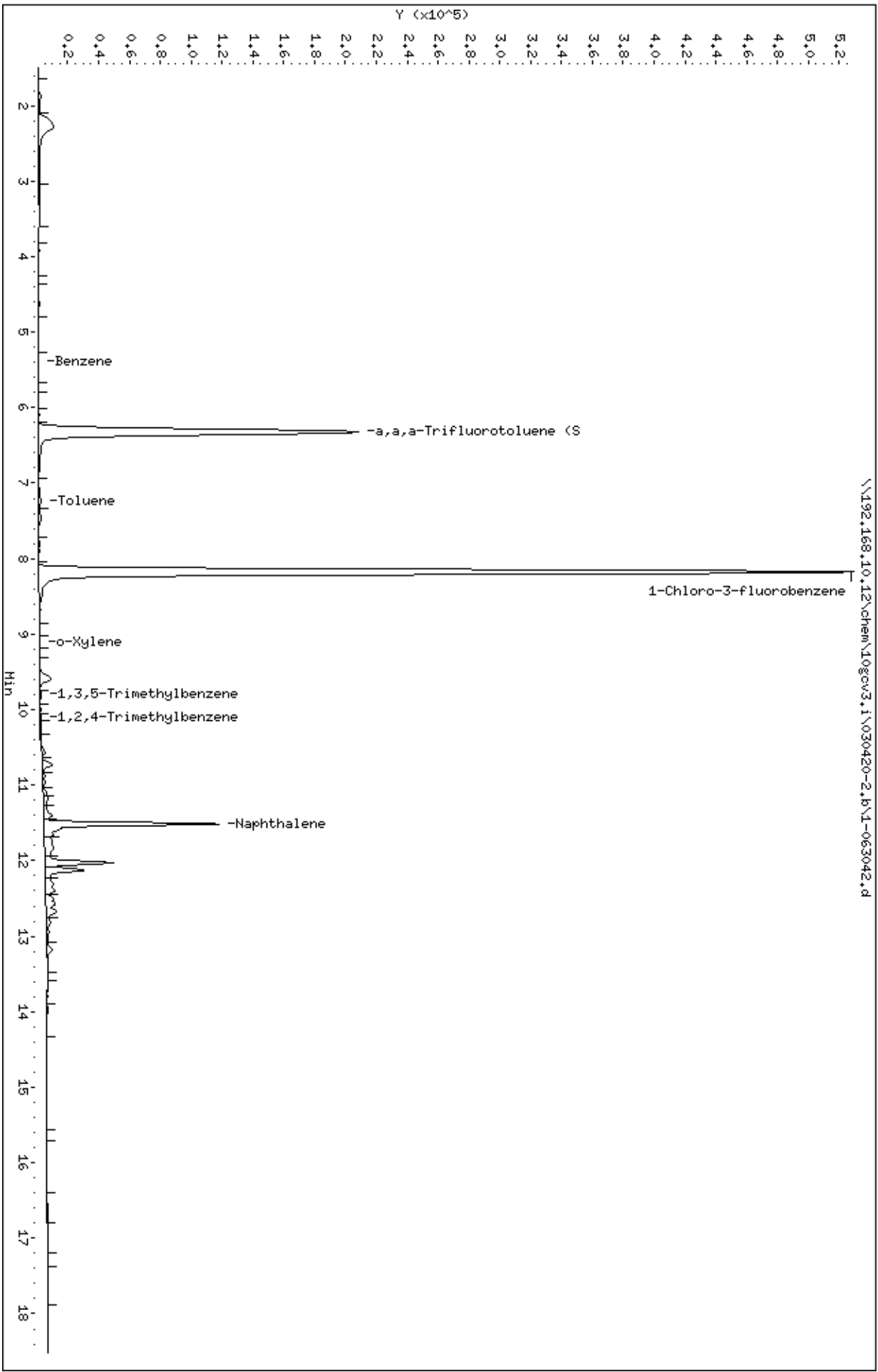
Column phase: ZB-624 SN601464

\\192.168.10.12\chem\10gev3.i\030420-1.b\1-063042.d



Data File: \\192.168.10.12\chem\10gev3.1\030420-2.b\1-063042.d
Date : 05-MAR-2020 07:02
Client ID: ST-8 (7.5-10)
Sample Info: 10510212006,
Column phase: ZB-624 SN601464

Instrument: 10gev3.1
Operator: HJD
Column diameter: 0.53



Date : 04-MAR-2020 17:53

Client ID: Trip blanks

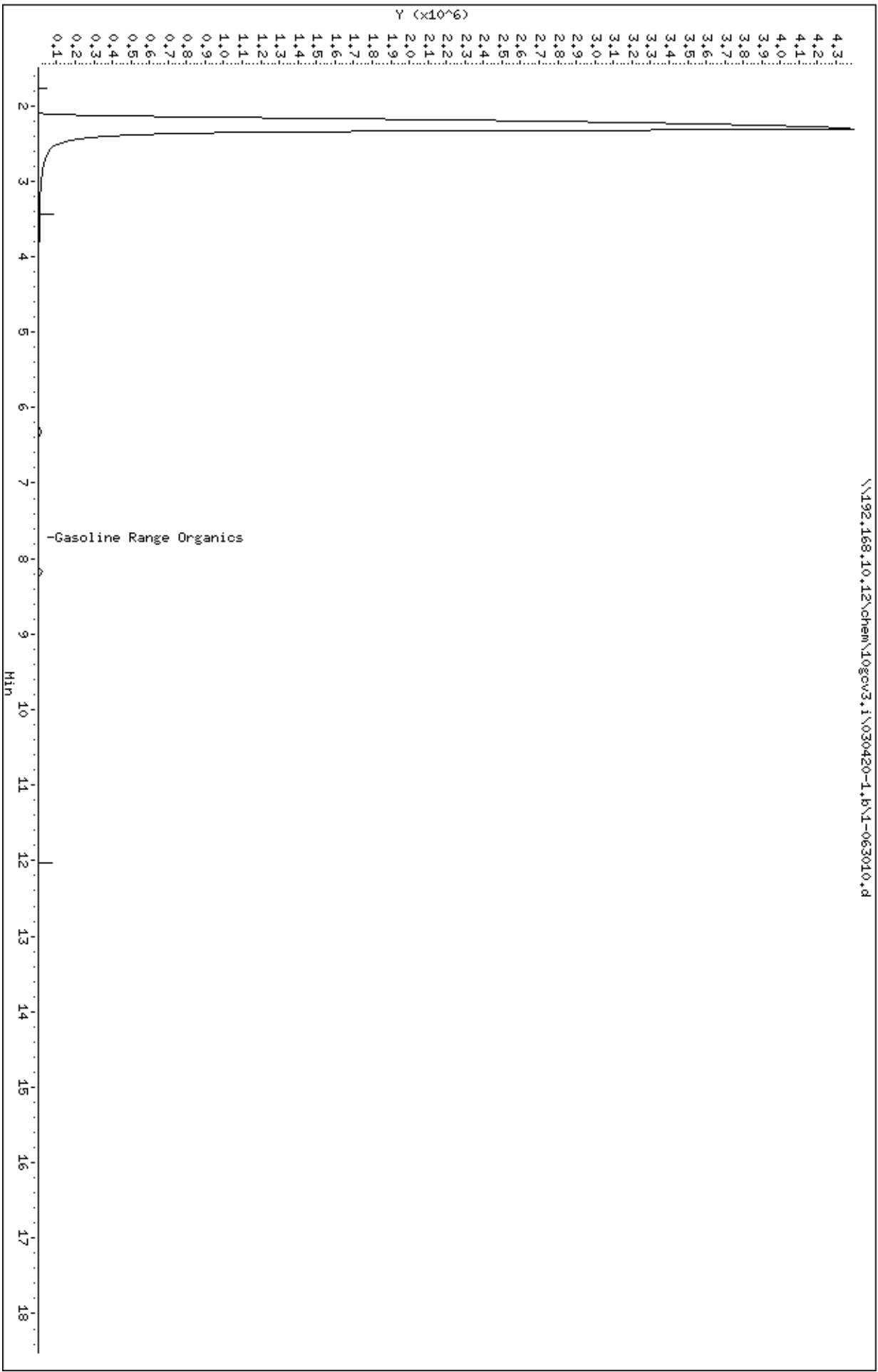
Sample Info: 10510212007,

Instrument: 10gev3.1

Operator: HJD

Column diameter: 0.53

Column phase: ZB-624 SN601464



Date : 04-MAR-2020 17:53

Client ID: Tr-1p blanks

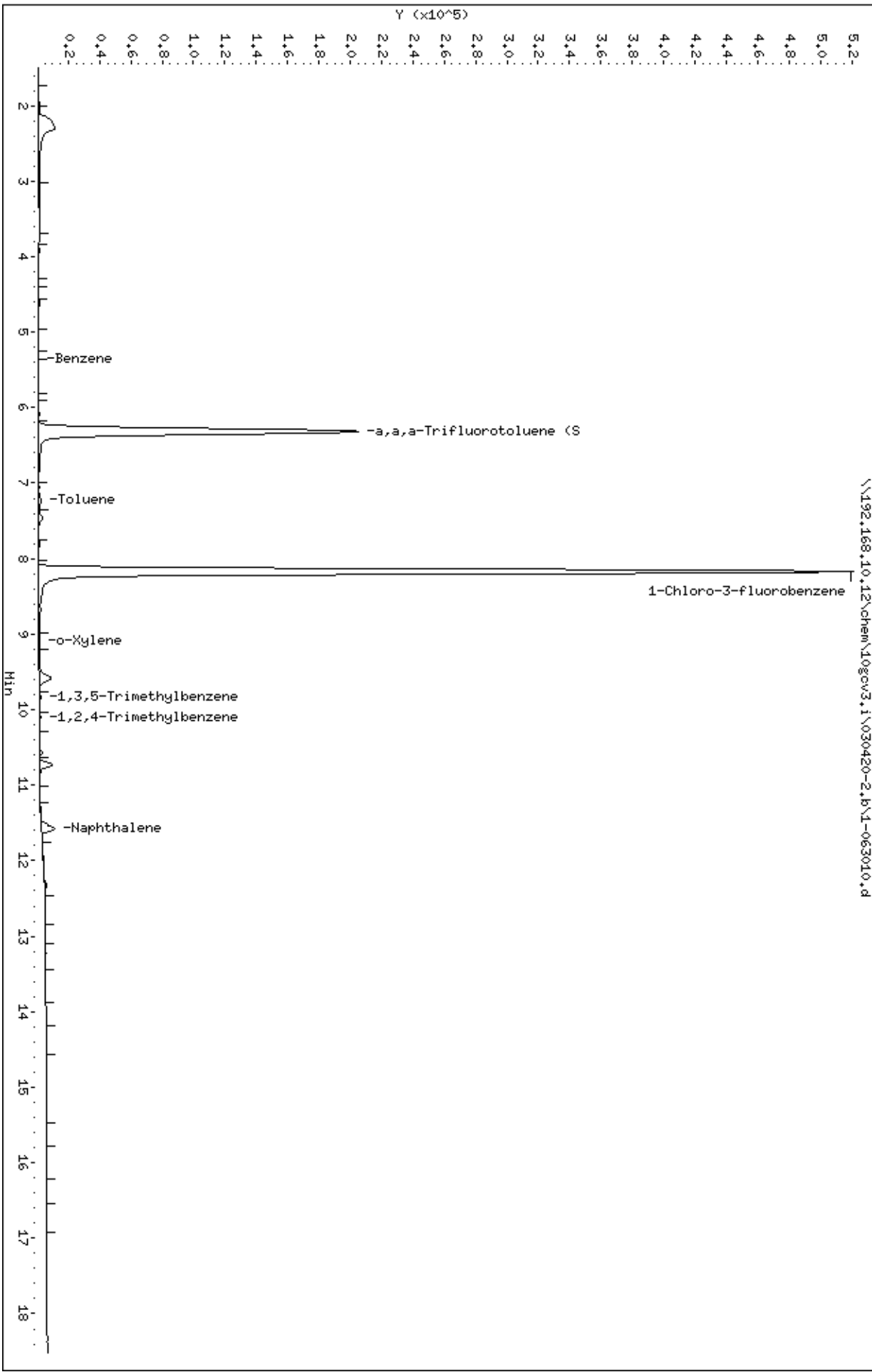
Sample Info: 10510212007,

Column phase: ZB-624 S/N601464

Instrument: 10gev3.i

Operator: HJD

Column diameter: 0.53



State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with **default Heavy Commercial Traffic values**; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.

Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).

You must click on cells C18, C19, and C21 to access the dropdown choices.

General Information

Date	3/27/2020	
Forecast Performed by	NGL/Braun Interotec	
Name of County or City	Prior Lake	
Project Number		
Project Description	2021 Downtown South Reconstruction	
Route Number	Colorado Street SE (MSAS 131)	
Base Year (i.e. opening to traffic)	2021	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT	430	
Urban or Rural	Urban	
Historical AADT (enter a minimum of two years)	Year	AADT
Enter oldest traffic data here	2015	420 (negative growth per historicals)
Enter second oldest traffic data here	2020	430 projected based on 0.5%
Enter third oldest traffic data here		
Enter fourth oldest traffic data here		
Base Year AADT	2021	430
20-Year AADT	2041	473
35-Year AADT	2056	505
Growth Rate	0.50%	

Vehicle Type	Vehicle Class %	ESAL Factors	
		Flexible	Rigid
2AX-6TIRE SU	1.37%	0.25	0.24
3AX+SU	0.06%	0.58	0.85
3AX TST	0.09%	0.39	0.37
4AX TST	0.19%	0.51	0.53
5AX+TST	1.46%	1.13	1.89
TR TR, BUSES	0.67%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
Total	3.85%	NA	NA

20-Year Flexible Forecast (10 Ton) =	49,000	50,000 minimum used
20-Year Rigid Forecast (10 Ton) =	73,000	
35-Year Flexible Forecast (10 Ton) =	88,000	
35-Year Rigid Forecast (10 Ton) =	130,000	

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:

<http://www.dot.state.mn.us/materials/pvmtdesign/software.html>

For State Aid questions and information concerning this tool, please contact State Aid Pavement Engineer Joel Ulring at joel.ulring@state.mn.us or 651-366-3831.

Revised: 6/19/2018

State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with **default Heavy Commercial Traffic values**; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.

Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).

You must click on cells C18, C19, and C21 to access the dropdown choices.

General Information

Date	3/27/2020	
Forecast Performed by	NGL/Braun Interotec	
Name of County or City	Prior Lake	
Project Number		
Project Description	2021 Downtown South Reconstruction	
Route Number	Main Avenue SE (MSAS 119)	
Base Year (i.e. opening to traffic)	2021	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT (projected to current year)	2,130	
Urban or Rural	Urban	
Historical AADT (enter a minimum of two years)	Year	AADT
Enter oldest traffic data here	2011	2,000
Enter second oldest traffic data here	2013	1,800
Enter third oldest traffic data here	2015	1,900
Enter fourth oldest traffic data here	2017	2,100
Base Year AADT	2021	2,140
20-Year AADT	2041	2,490
35-Year AADT	2056	2,790
Growth Rate (minimum of 0.5% assumed)	0.82%	

Vehicle Type	Vehicle Class %	ESAL Factors	
		Flexible	Rigid
2AX-6TIRE SU	1.39%	0.25	0.24
3AX+SU	0.06%	0.58	0.85
3AX TST	0.10%	0.39	0.37
4AX TST	0.20%	0.51	0.53
5AX+TST	1.52%	1.13	1.89
TR TR, BUSES	0.66%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
Total	3.93%	NA	NA

20-Year Flexible Forecast (10 Ton) =	260,000
20-Year Rigid Forecast (10 Ton) =	387,000
35-Year Flexible Forecast (10 Ton) =	475,000
35-Year Rigid Forecast (10 Ton) =	706,000

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:

<http://www.dot.state.mn.us/materials/pvmtdesign/software.html>

For State Aid questions and information concerning this tool, please contact State Aid Pavement Engineer Joel Ulring at joel.ulring@state.mn.us or 651-366-3831.

Revised: 6/19/2018

State Aid 10 Ton ESAL Traffic Forecast Calculator

This ESAL calculator is for use with **default Heavy Commercial Traffic values**; click "User Defined Traffic Values" sheet below if you wish to enter your own Heavy Commercial Traffic values.

Instructions: All yellow boxes require an input value.

Dropdown choices are provided for Base Year (C18), Number of Lanes (C19), and Urban or Rural (C21).

You must click on cells C18, C19, and C21 to access the dropdown choices.

General Information

Date	3/27/2020	
Forecast Performed by	NGL/Braun Intertec	
Name of County or City	Prior Lake	
Project Number		
Project Description	2021 Downtown South Reconstruction	
Route Number	Pleasant Street SE (MSAS 102)	
Base Year (i.e. opening to traffic)	2021	
Number of Lanes (total both directions)	2 = typical 2 lane	
Current AADT	1,280	
Urban or Rural	Urban	
Historical AADT (enter a minimum of two years)	Year	AADT
Enter oldest traffic data here	2015	1,250 (negative growth per historicals)
Enter second oldest traffic data here	2020	1,280 projected based on 0.5%
Enter third oldest traffic data here		
Enter fourth oldest traffic data here		
Base Year AADT	2021	1,290
20-Year AADT	2041	1,419
35-Year AADT	2056	1,516
Growth Rate	0.50%	

Vehicle Type	Vehicle Class %	ESAL Factors	
		Flexible	Rigid
2AX-6TIRE SU	1.38%	0.25	0.24
3AX+SU	0.06%	0.58	0.85
3AX TST	0.10%	0.39	0.37
4AX TST	0.19%	0.51	0.53
5AX+TST	1.49%	1.13	1.89
TR TR, BUSES	0.66%	0.57	0.74
TWIN TRAILERS	0.00%	2.40	2.33
Total	3.89%	NA	NA

20-Year Flexible Forecast (10 Ton) =	150,000
20-Year Rigid Forecast (10 Ton) =	223,000
35-Year Flexible Forecast (10 Ton) =	267,000
35-Year Rigid Forecast (10 Ton) =	396,000

Note: This ESAL Calculator provides reasonable estimation of ESAL's based on accurate AADT values. It is limited to an AADT value of 20,000. For roadways exceeding an AADT of 20,000, it is recommended to use the MnDOT ESAL Forecasting Tool found on MnDOT's Pavement Design web page at:

<http://www.dot.state.mn.us/materials/pvmtdesign/software.html>

For State Aid questions and information concerning this tool, please contact State Aid Pavement Engineer Joel Ulring at joel.ulring@state.mn.us or 651-366-3831.

Revised: 6/19/2018

MnPAVE Design Summary

MnPAVE 6.405 Simulation Input File: prior_lake.mpv

Confidence Level for Preliminary Life Estimate = 70%70%

Confidence and Reliability may not agree. Thickness and modulus are reduced when Confidence > 50%.

Monte Carlo Reliability randomly selects values for each layer. Use Reliability for final design. Use Reliability for final design.

Preliminary Life Estimate		20-Year Reliability (5,000 cycles)	
Fatigue	Rutting	Fatigue	Rutting
>50 years	>50 years	100%	100%

Project Information

District	County	City
Metro	Scott	Prior Lake
Project Number	Route	Reference Post
--	--	from -- to --
Letting Date	Construction Type	
01/01/21	RC	
Designer	Soils Engineer	
Bolton & Menk	Braun Intertec	

Climate Information

Seasons	Location
5	44° 38' Latitude, 93° 29' Longitude

Structural Information (Design Level: Intermediate)

Layer	Type	Subtype	Height (in.)
1	Hot-Mix Asphalt (Pb = 5.0%)	PG58-34 (2360F 1/2")	4.00
2	Aggregate Base	MnDOT Class 5	6.00
3	Aggregate Subbase	MnDOT Granular	24.00
4	Engineered Soil	R-Value = 40 (SM)	12.00
5	Undisturbed Soil	Engineered Soil Modulus/2	

Traffic Information (Speed = 25 mph)

Load Type	First Year ESAL	Growth Rate	Axle Repetitions
ESAL	12,020	0.9% (simple)	260,000

Notes

10-ton design for Prior Lake, including the City's minimum requirements:

4 inches HMA
 6 inches agg base
 24 inches granular

Uses highest estimated ESAL value of the following streets (Downtown South 2021 Recon)
 Main Avenue SE Colorado St SE Pleasant St SE

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Appendix G: Existing Traffic Counts

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Pleasant St.
 Location: West of Main St.**

A study of vehicle traffic was conducted with the device having serial number 402074. The study was done in the West lane at Pleasant St. in Prior Lake, MN in Scott county. The study began on 10/05/2020 at 03:30 PM and concluded on 10/07/2020 at 03:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 919 vehicles passed through the location with a peak volume of 18 on 10/06/2020 at [03:00 PM-03:15 PM] and a minimum volume of 0 on 10/05/2020 at [10:00 PM-10:15 PM]. The AADT count for this study was 460.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 25 - 30 MPH range or lower. The average speed for all classified vehicles was 29 MPH with 30.11% vehicles exceeding the posted speed of 30 MPH. 2.61% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 25MPH and the 85th percentile was 33.87 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
4	8	46	204	353	168	46	14	5	9	8	2	1	3	9

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 535 which represents 61 percent of the total classified vehicles. The number of Vans & Pickups in the study was 274 which represents 31 percent of the total classified vehicles. The number of Busses & Trucks in the study was 32 which represents 4 percent of the total classified vehicles. The number of Tractor Trailers in the study was 36 which represents 4 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
535	238	36	7	13	15	14	22							

CHART 2

HEADWAY

During the peak traffic period, on 10/06/2020 at [03:00 PM-03:15 PM] the average headway between vehicles was 47.368 seconds. During the slowest traffic period, on 10/05/2020 at [10:00 PM-10:15 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 50.00 and 100.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Pleasant St.
 Location: West of Main St.**

A study of vehicle traffic was conducted with the device having serial number 402134. The study was done in the East lane at Pleasant St. in Prior Lake, MN in Scott county. The study began on 10/05/2020 at 03:30 PM and concluded on 10/07/2020 at 03:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 957 vehicles passed through the location with a peak volume of 17 on 10/07/2020 at [12:15 PM-12:30 PM] and a minimum volume of 0 on 10/05/2020 at [10:15 PM-10:30 PM]. The AADT count for this study was 479.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 30 - 35 MPH range or lower. The average speed for all classified vehicles was 35 MPH with 68.28% vehicles exceeding the posted speed of 30 MPH. 5.73% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 30MPH and the 85th percentile was 41.81 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
2	6	19	72	189	274	183	69	22	20	15	8	6	5	18

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Vans & Pickups. The number of Passenger Vehicles in the study was 330 which represents 36 percent of the total classified vehicles. The number of Vans & Pickups in the study was 471 which represents 52 percent of the total classified vehicles. The number of Busses & Trucks in the study was 60 which represents 7 percent of the total classified vehicles. The number of Tractor Trailers in the study was 46 which represents 5 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
330	371	100	16	31	22	14	24							

CHART 2

HEADWAY

During the peak traffic period, on 10/07/2020 at [12:15 PM-12:30 PM] the average headway between vehicles was 50 seconds. During the slowest traffic period, on 10/05/2020 at [10:15 PM-10:30 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 52.00 and 100.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Main Ave
 Location: North of Colorado St.**

A study of vehicle traffic was conducted with the device having serial number 400678. The study was done in the North lane at Main Ave in Prior Lake, MN in Scott county. The study began on 10/05/2020 at 03:30 PM and concluded on 10/07/2020 at 03:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 1,404 vehicles passed through the location with a peak volume of 25 on 10/05/2020 at [07:00 PM-07:15 PM] and a minimum volume of 0 on 10/05/2020 at [11:00 PM-11:15 PM]. The AADT count for this study was 702.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 15 - 20 MPH range or lower. The average speed for all classified vehicles was 15 MPH with 2.46% vehicles exceeding the posted speed of 30 MPH. 0.72% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 15MPH and the 85th percentile was 19.55 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
193	488	533	121	15	8	4	4	3	5	1	1	1	1	6

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 547 which represents 40 percent of the total classified vehicles. The number of Vans & Pickups in the study was 528 which represents 38 percent of the total classified vehicles. The number of Busses & Trucks in the study was 254 which represents 19 percent of the total classified vehicles. The number of Tractor Trailers in the study was 43 which represents 3 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
547	303	225	148	78	30	19	34							

CHART 2

HEADWAY

During the peak traffic period, on 10/05/2020 at [07:00 PM-07:15 PM] the average headway between vehicles was 34.615 seconds. During the slowest traffic period, on 10/05/2020 at [11:00 PM-11:15 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 48.00 and 91.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Main Ave
 Location: North of Colorado St.**

A study of vehicle traffic was conducted with the device having serial number 400675. The study was done in the South lane at Main Ave in Prior Lake, MN in Scott county. The study began on 10/05/2020 at 03:30 PM and concluded on 10/07/2020 at 03:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 461 vehicles passed through the location with a peak volume of 15 on 10/06/2020 at [05:00 PM-05:15 PM] and a minimum volume of 0 on 10/05/2020 at [03:45 PM-04:00 PM]. The AADT count for this study was 231.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 15 - 20 MPH range or lower. The average speed for all classified vehicles was 18 MPH with 8.09% vehicles exceeding the posted speed of 30 MPH. 3.37% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 15MPH and the 85th percentile was 23.41 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
82	102	143	63	19	7	5	6	1	2	2	1	2	0	10

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 176 which represents 40 percent of the total classified vehicles. The number of Vans & Pickups in the study was 127 which represents 29 percent of the total classified vehicles. The number of Busses & Trucks in the study was 92 which represents 21 percent of the total classified vehicles. The number of Tractor Trailers in the study was 41 which represents 9 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
176	76	51	47	19	35	11	30							

CHART 2

HEADWAY

During the peak traffic period, on 10/06/2020 at [05:00 PM-05:15 PM] the average headway between vehicles was 56.25 seconds. During the slowest traffic period, on 10/05/2020 at [03:45 PM-04:00 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 48.00 and 95.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Colorado St.
 Location: West of Main St.**

A study of vehicle traffic was conducted with the device having serial number 134747. The study was done in the West lane at Colorado St. in Prior Lake, MN in Scott county. The study began on 09/29/2020 at 10:30 PM and concluded on 10/01/2020 at 10:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 435 vehicles passed through the location with a peak volume of 20 on 09/30/2020 at [04:00 PM-04:15 PM] and a minimum volume of 0 on 09/29/2020 at [10:30 PM-10:45 PM]. The AADT count for this study was 218.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 20 - 25 MPH range or lower. The average speed for all classified vehicles was 21 MPH with 2.36% vehicles exceeding the posted speed of 30 MPH. 0.52% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 20MPH and the 85th percentile was 25.37 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
8	46	118	147	54	3	3	0	1	0	1	0	0	0	1

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 219 which represents 57 percent of the total classified vehicles. The number of Vans & Pickups in the study was 138 which represents 36 percent of the total classified vehicles. The number of Busses & Trucks in the study was 22 which represents 6 percent of the total classified vehicles. The number of Tractor Trailers in the study was 2 which represents 1 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
219	97	41	13	3	7	1	1							

CHART 2

HEADWAY

During the peak traffic period, on 09/30/2020 at [04:00 PM-04:15 PM] the average headway between vehicles was 42.857 seconds. During the slowest traffic period, on 09/29/2020 at [10:30 PM-10:45 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 32.00 and 70.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Colorado St.
 Location: West of Main St.**

A study of vehicle traffic was conducted with the device having serial number 400678. The study was done in the East lane at Colorado St. in Prior Lake, MN in Scott county. The study began on 09/29/2020 at 10:30 PM and concluded on 10/01/2020 at 10:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 445 vehicles passed through the location with a peak volume of 33 on 09/30/2020 at [06:00 PM-06:15 PM] and a minimum volume of 0 on 09/29/2020 at [10:30 PM-10:45 PM]. The AADT count for this study was 223.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 20 - 25 MPH range or lower. The average speed for all classified vehicles was 20 MPH with 6.76% vehicles exceeding the posted speed of 30 MPH. 2.33% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 20MPH and the 85th percentile was 26.30 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
72	56	83	139	50	9	4	3	2	1	2	1	5	0	2

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 202 which represents 47 percent of the total classified vehicles. The number of Vans & Pickups in the study was 133 which represents 31 percent of the total classified vehicles. The number of Busses & Trucks in the study was 75 which represents 18 percent of the total classified vehicles. The number of Tractor Trailers in the study was 18 which represents 4 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
202	80	53	41	27	10	8	8							

CHART 2

HEADWAY

During the peak traffic period, on 09/30/2020 at [06:00 PM-06:15 PM] the average headway between vehicles was 26.471 seconds. During the slowest traffic period, on 09/29/2020 at [10:30 PM-10:45 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 32.00 and 68.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Main Ave
 Location: South of Colorado St.**

A study of vehicle traffic was conducted with the device having serial number 400675. The study was done in the South lane at Main Ave in Prior Lake, MN in Scott county. The study began on 09/29/2020 at 10:30 PM and concluded on 10/01/2020 at 10:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 336 vehicles passed through the location with a peak volume of 16 on 09/30/2020 at [05:15 PM-05:30 PM] and a minimum volume of 0 on 09/29/2020 at [10:30 PM-10:45 PM]. The AADT count for this study was 168.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 10 - 15 MPH range or lower. The average speed for all classified vehicles was 14 MPH with 2.51% vehicles exceeding the posted speed of 30 MPH. 0.63% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 10MPH and the 85th percentile was 19.05 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
62	145	74	24	6	2	3	0	1	0	0	0	0	0	2

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 127 which represents 40 percent of the total classified vehicles. The number of Vans & Pickups in the study was 122 which represents 39 percent of the total classified vehicles. The number of Busses & Trucks in the study was 52 which represents 17 percent of the total classified vehicles. The number of Tractor Trailers in the study was 14 which represents 4 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
127	83	39	26	19	9	3	13							

CHART 2

HEADWAY

During the peak traffic period, on 09/30/2020 at [05:15 PM-05:30 PM] the average headway between vehicles was 52.941 seconds. During the slowest traffic period, on 09/29/2020 at [10:30 PM-10:45 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 32.00 and 86.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Main Ave
 Location: South of Colorado St.**

A study of vehicle traffic was conducted with the device having serial number 402074. The study was done in the North lane at Main Ave in Prior Lake, MN in Scott county. The study began on 09/29/2020 at 10:30 PM and concluded on 10/01/2020 at 10:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 968 vehicles passed through the location with a peak volume of 28 on 09/30/2020 at [04:00 PM-04:15 PM] and a minimum volume of 0 on 09/29/2020 at [10:45 PM-11:00 PM]. The AADT count for this study was 484.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 15 - 20 MPH range or lower. The average speed for all classified vehicles was 18 MPH with 2.83% vehicles exceeding the posted speed of 30 MPH. 0.54% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 15MPH and the 85th percentile was 23.25 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
41	301	304	206	40	8	6	3	4	0	0	2	1	0	2

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 522 which represents 57 percent of the total classified vehicles. The number of Vans & Pickups in the study was 316 which represents 34 percent of the total classified vehicles. The number of Busses & Trucks in the study was 44 which represents 5 percent of the total classified vehicles. The number of Tractor Trailers in the study was 36 which represents 4 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
522	279	37	11	23	19	11	16							

CHART 2

HEADWAY

During the peak traffic period, on 09/30/2020 at [04:00 PM-04:15 PM] the average headway between vehicles was 31.034 seconds. During the slowest traffic period, on 09/29/2020 at [10:45 PM-11:00 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 32.00 and 86.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Pleasant St.
 Location: East of Main**

A study of vehicle traffic was conducted with the device having serial number 300920. The study was done in the East lane at Pleasant St. in Prior Lake, MN in Scott county. The study began on 09/29/2020 at 10:30 PM and concluded on 10/01/2020 at 10:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 374 vehicles passed through the location with a peak volume of 13 on 09/30/2020 at [02:00 PM-02:15 PM] and a minimum volume of 0 on 09/29/2020 at [11:00 PM-11:15 PM]. The AADT count for this study was 187.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 20 - 25 MPH range or lower. The average speed for all classified vehicles was 21 MPH with 2.21% vehicles exceeding the posted speed of 30 MPH. 0.00% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 20MPH and the 85th percentile was 26.21 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
5	26	86	175	62	6	0	1	1	0	0	0	0	0	0

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 231 which represents 64 percent of the total classified vehicles. The number of Vans & Pickups in the study was 110 which represents 30 percent of the total classified vehicles. The number of Busses & Trucks in the study was 13 which represents 4 percent of the total classified vehicles. The number of Tractor Trailers in the study was 8 which represents 2 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
231	85	25	6	4	6	2	3							

CHART 2

HEADWAY

During the peak traffic period, on 09/30/2020 at [02:00 PM-02:15 PM] the average headway between vehicles was 64.286 seconds. During the slowest traffic period, on 09/29/2020 at [11:00 PM-11:15 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 32.00 and 90.00 degrees F.

**MH Corbin Traffic Analyzer Study
 Computer Generated Summary Report
 City: Prior Lake
 Street: Pleasant St.
 Location: East of Main**

A study of vehicle traffic was conducted with the device having serial number 300922. The study was done in the West lane at Pleasant St. in Prior Lake, MN in Scott county. The study began on 09/29/2020 at 10:30 PM and concluded on 10/01/2020 at 10:30 PM, lasting a total of 48.00 hours. Traffic statistics were recorded in 15 minute time periods. The total recorded volume showed 896 vehicles passed through the location with a peak volume of 34 on 09/30/2020 at [05:15 PM-05:30 PM] and a minimum volume of 0 on 09/29/2020 at [10:45 PM-11:00 PM]. The AADT count for this study was 448.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 20 - 25 MPH range or lower. The average speed for all classified vehicles was 23 MPH with 4.12% vehicles exceeding the posted speed of 30 MPH. 0.59% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 20MPH and the 85th percentile was 27.81 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
4	45	143	406	217	28	1	1	0	0	3	1	0	0	1

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin. Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger Vehicles in the study was 576 which represents 68 percent of the total classified vehicles. The number of Vans & Pickups in the study was 231 which represents 27 percent of the total classified vehicles. The number of Busses & Trucks in the study was 21 which represents 2 percent of the total classified vehicles. The number of Tractor Trailers in the study was 20 which represents 2 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >						
576	185	46	12	5	6	13	7						

CHART 2

HEADWAY

During the peak traffic period, on 09/30/2020 at [05:15 PM-05:30 PM] the average headway between vehicles was 25.714 seconds. During the slowest traffic period, on 09/29/2020 at [10:45 PM-11:00 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 32.00 and 86.00 degrees F.