

FEASIBILITY REPORT FOR LEMAY LAKE ROAD NEIGHBORHOOD IMPROVEMENTS

WHICH INCLUDES IMPROVEMENTS TO:

LEMAY LAKE ROAD, LAKEVIEW AVENUE, KENDON, LANE,
FURLONG AVENUE, AND VICTORY AVENUE

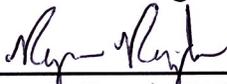
CITY PROJECT #201105

SEPTEMBER 2011

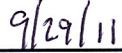
City of
Mendota Heights



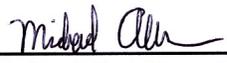
I hereby certify that this Feasibility Report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



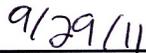
Ryan E. Ruzek, P.E.
Reg. No. 44990



Date



Michael J. Albers, P.E.
Reg. No. 47074



Date

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INTRODUCTION

Authorization

The preparation of this report was authorized by the Mendota Heights City Council by adopting Resolution 211-38 at the May 17, 2011, City Council meeting. This project has been designated as City Project No. 201105. The improvements to Lemay Lake Road, Lakeview Avenue, Kendon Lane, Furlong Avenue, and Victory Avenue are located in Section 34, Township 28, Range 23.

Scope

This report addresses the feasibility of reconstructing Lemay Lake Road, Lakeview Avenue, Kendon Lane, Furlong Avenue, and Victory Avenue. Opinions of estimated costs for the associated improvements are noted herein and project funding strategies have been developed in this report.

Location

The proposed street reconstruction area is shown in Appendix A.

EXISTING CONDITIONS

Streets

Lemay Lake Road

Lemay Lake Road was constructed in 1994 as a frontage road adjacent to Highway 55 under Project Number 8420C. The roadway width currently varies from 36 feet to 40 feet measured from edge of roadway to edge of roadway. The pavement cross section consists of a 3” bituminous surface over a 5” bituminous base course. For a majority of the road, concrete curbs and gutters were never installed; however, concrete curbs and gutters were installed along a portion of the east side of Lemay Lake Road beginning South of Lakeview Avenue and terminating at Highway 13. Water main was also constructed on Lemay Lake Road in 1994.

The pavement condition varies along Lemay Lake Road, is in relatively poor condition, and appears to be near the end of its useful life while the cost to maintain and repair the roadway is steadily increasing. Overlaying or seal coating the pavement is no longer feasible.

Based on the extent of cracking, our pavement management system recommends the reconstruction of Lemay Lake Road. Lemay Lake Road no longer meets the minimum design standards and it is no longer cost effective to continue to repair this street.

Lakeview Avenue, Kendon Lane, Furlong Avenue, and Victory Avenue

Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue were reconstructed in 1991 under Project Number 8616. The roadway width is currently 22 feet measured from edge of road to edge of road. The pavement section consists of a 2” bituminous surface over a 6” aggregate base. Sanitary sewer and water main were also installed on these streets in 1991 under Project Number 8616. Concrete curbs and gutters were never installed.

The pavement conditions vary along Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue and appear to be near the end of their useful life while the cost to maintain and repair these roadways is steadily increasing. Overlaying or seal coating the pavements is no longer a feasible alternative.

Based on the extent of fatigue cracking, our pavement management system recommends the reconstruction of Lakeview Avenue, Kendon Lane, Furlong Avenue, and Victory Avenue. These streets no longer meet the minimum design standards and it is no longer cost effective to continue to repair these streets.

Sanitary Sewer

The sanitary sewer was cleaned and televised in 2009 under a previous city project. The polyvinyl chloride pipes (PVC) on Lemay Lake Road, Lakeview Avenue, Kendon Lane, Furlong Avenue, and Victory Avenue were in good shape with the exception of a few sections that experienced some surface deterioration. Overall the pipes were in good condition with very few instances of leaking near the manholes. This project does not include replacing any of the existing sanitary sewer lines.

Water Main

The existing water main is 8" and 12" ductile iron pipe and is currently in good condition with no need for replacement.

Storm Sewer

The drainage for Lemay Lake Road is conveyed by ditches to existing storm inlets in the Highway 55 right of way.

The drainage for Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue is conveyed by ditches which surface drain to Lemay Lake. Culverts are spaced sparingly between lots in an attempt to minimize ponding occurring on properties. Currently, the lack of continuous drainage ditches and culverts ineffectively transports storm water which is resulting in multiple erosion and ponding sites within the proposed project area. The existing storm system needs to be upgraded to meet today's standards of the City.

Private Utilities

Providers of privately owned gas, electric, communications and cable television utilities are present in the neighborhood.

PROPOSED IMPROVEMENTS

Roadway Reconstruction-Lemay Lake Road

Lemay Lake Road requires a 9-ton street design to meet MnDOT's Municipal State Aid (MSA) standards. For a 20-year design life, a street section consisting of a minimum of 4" bituminous pavement surface constructed over an 8" aggregate base is recommended. The proposed street width is 34 feet wide face of curb to face of curb, which is generally 2 feet less wide than the existing street. See Appendix B the Lemay Lake Road reconstruction typical section.

An effective way of rebuilding streets to achieve a greater design strength and reduce material costs is to reclaim the existing bituminous surface and incorporate the reclaimed bituminous as part of the base material for building the new streets. The City has utilized this construction procedure with good success on past reconstruction projects. Bituminous reclamation will be utilized where feasible.

Driveways that are disturbed due to the street reconstruction will be replaced in kind. Disturbed boulevard areas will be restored with topsoil and sod.

The existing right-of-way along Lemay Lake Road varies from Highway 13 to Mendota Heights Road; however, no additional right-of-way or easements are anticipated for this road.

Roadway Reconstruction - Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue

The reconstruction of Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue requires a 7-ton street design to meet City's Street Rehabilitation and Reconstruction Policy. For a 20-year design life, a street section consisting of a minimum of 4" bituminous pavement surface constructed over a 6" aggregate base is recommended. The proposed street width is 28 feet wide face of curb to face of curb, which is generally 6 feet wider than the existing streets due to the addition of concrete curb and gutter. See Appendix C for the reconstruction typical section.

An effective way of rebuilding streets to achieve a greater design strength and reduce material costs is to reclaim the existing bituminous surface and incorporate the reclaimed bituminous as part of the base material for building the new streets. The City has utilized this construction procedure with good success on past reconstruction projects. Bituminous reclamation will be utilized where feasible.

Driveways that are disturbed due to the street rehabilitation will be replaced in kind. Disturbed boulevard areas will be restored with topsoil and sod.

The existing right-of-way is 60 feet wide throughout the project. No additional right-of-ways are anticipated with this project.

Trail Improvements

A trail is proposed on the north side of Mendota Heights Road from Highway 55 to Lemay Lake Road. The trail will consist of a 2.5” bituminous pavement constructed over a 6” aggregate base. Pedestrian curb ramps will be constructed at each crosswalk location with truncated dome detectible warning systems in compliance with the Americans with Disabilities Act (ADA).

Sanitary Sewer

As mentioned before the sanitary sewer is in satisfactory condition. This project does not include replacing any of the existing sanitary sewer lines.

Water Main

St. Paul Regional Water Services (SPWRS) has recommended replacing the existing hydrants on all reconstructed streets. Fire hydrants will be upgraded to meet SPRWS standards. The existing water main is in good condition with no need for replacement or improvement.

Storm Sewer

The storm sewer system improvements will consist of constructing new storm sewer catch basins and pipes to address existing poor drainage and to meet MnDOT design requirements. If possible, street runoff will be diverted into proposed rain gardens or detention ponds. Existing ditches will be eliminated where possible.

Easements will need to be acquired near the cul-de-sacs of Lakeview Avenue, Kendon Lane, and Furlong Avenue to allow for storm water to be treated before discharging into Lemay Lake

Private Utilities

The local gas utility company, Xcel Energy, has indicated that they may upgrade or replace gas mains within the project limits. This work is not part of the City's project but will be coordinated to occur prior to our construction activities.

No other utility companies have indicated they will be making improvements to their distribution networks in conjunction with our proposed improvements.

Traffic/Parking

No parking signs will be installed along the west side of Lemay Lake Road.

Funding

Per the City's Street Rehabilitation and Reconstruction Policy it is proposed that the benefiting property owners will be assessed for street construction. The property tax levy and municipal state aid funds will be used to finance the City's portion of the street reconstruction. Storm sewer and water main funds will come from their respective utility accounts.

Feasibility

From an engineering standpoint, this project is necessary, cost-effective, feasible and can be accomplished as proposed.

FUNDING SOURCES AND SPECIAL ASSESSMENTS

The area proposed to be assessed is every lot, piece, and parcel within the city limits benefiting from said improvement, whether abutting or not, within the following described areas:

Lemay Lake Road, Lakeview Avenue, Kendon Lane, Furlong Avenue and Victory Avenue.

Specific property descriptions included in the above-described area, but not inclusive, are as follows:

Auditors Subdivision No. 34, Furlong Addition, and Schouveller Subdivision.

The roadway improvement cost can be assessed on a unit basis to the benefiting properties as per the Street Rehabilitation and Reconstruction Policy adopted by the City council on June 16, 1992. The following section discusses the assessment distribution for the streets based on the City's policy.

Estimated Project Costs

The following costs were prepared based upon an Engineer's Opinion of Estimated Costs (Appendix D) and are subject to change, depending on the final design of the project, soil conditions, bids received, and actual work performed.

PROJECT COSTS

ITEM	CONSTRUCTION	INDIRECT*	TOTAL
Street Reconstruction - Lemay Lake Road	\$911,379.25	\$227,844.82	\$1,139,224.07
Street Reconstruction - Local Streets	\$449,966.25	\$112,491.57	\$562,457.82
Storm Sewer	\$376,930.00	\$94,232.50	\$471,162.50
Trail Construction	\$5,474.00	\$1,368.50	\$6,842.50
Water Main	\$120,000.00	\$30,000.00	\$150,000.00
Totals	\$1,863,749.50	\$465,937.39	\$2,329,686.89

* Includes 25% indirect costs for legal, engineering, administration, and finance.

Proposed Estimated Assessments

Lakeview Avenue, Kendon Avenue, Furlong Avenue, and Victory Avenue

The estimated total assessable amount for the project is based on specially assessing 50% of the street reconstruction costs. The estimated unit assessment for this project was determined by calculating the number of lots and dividing them into assessable project costs. The preliminary assessment roll listing the assessable parcels is provided in Appendix E.

ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION LAKE VIEW AVENUE, KENDON LANE, FURLONG, VICTORY AVENUE

Assessable Costs	\$562,457.82		
Assessment	\$281,228.91		
Assessable Units	31		
Estimated Unit Assessment per City Policy	\$9,071.90	\$281,228.90	50%
Proposed Unit Assessment	\$8,500.00	\$263,500.00	47%

The estimated unit assessments for this street reconstruction project are higher than a typical street reconstruction project due to the streets all having cul-de-sacs which has additional material costs. Staff proposes to assess the benefiting properties \$8,500/unit in order to bring the assessment rate closer to previous and future reconstruction project costs.

Lemay Lake Road

The estimated total assessable amount for the project is based on specially assessing 50% of the street reconstruction costs. The estimated front footage assessment for this project was determined by calculating the total length of frontage and dividing it into the total assessable project cost. The preliminary assessment roll listing the assessable parcels is provided in Appendix E.

ASSESSMENT CALCULATIONS - STREET RECONSTRUCTION LEMAY LAKE ROAD

Assessable Costs	\$1,139,224.07		
Assessment	\$569,612.03		
Total Street Front Footage (L.F.)	7,827.0		
Estimated Front Footage Assessment per City Policy	\$72.77	\$569,570.79	50%
Proposed Frontage Assessment for Non-Residential (\$/L.F.)	\$72.77	\$119,633.88	
Proposed Unit Assessment for Residential	\$8,500.00	\$59,500.00	
		\$179,133.88	16%

Lemay Lake Road has eleven (11) properties that have driveway access along Mendota Heights Road. Those properties consist of seven (7) single-family residential properties, one (1) commercial, two (2) properties owned by the cemetery, and one (1) non-residential property owned by the City of Mendota Heights. The estimated front footage assessment for the single family residential property varies greatly from \$6,403.746 to 43,516.46 due to the lot shapes and street frontage. As a result, staff proposes to assess the residential properties at \$8,500/unit in order to bring the assessment rate closer to previous and future reconstruction project costs. Staff proposes to assess all other properties at \$72.77/L.F of frontage.

The assessable properties are summarized in the following table:

Assessable Property	Front Footage	Assessment Per City Policy	Proposed Assessment
1201 Mendota Heights Road (Thaw LLP)	461	\$33,546.97	\$33,546.97
Parcel 276650000067 (City of Mendota Heights) *Residential*	112	\$8,150.24	\$8,500.00
2454 Lemay Lake Road (Bohlig) *Residential*	112	\$8,150.24	\$8,500.00
Parcel 270410042010 (City of Mendota Heights)	801	\$58,288.77	\$58,288.77
Parcel 270410041010 (Resurrection Cemetery)	168	\$12,225.36	\$12,225.36
Parcel 270410037010 (Resurrection Cemetery)	214	\$15,572.78	\$15,572.78
2376 Lemay Lake Road (McLeod) *Residential*	598	\$43,516.46	\$8,500.00
2370 Lemay Lake Road (Kahn) *Residential*	198	\$14,408.46	\$8,500.00
2366 Lemay Lake Road (Mulvaney) *Residential*	152	\$11,061.04	\$8,500.00
2316 Lemay Lake Road (Woolsey) *Residential*	299	\$21,758.23	\$8,500.00
2314 Lemay Lake Road (Lane) *Residential*	88	\$6,403.76	\$8,500.00
		\$233,082.31	\$179,133.88

The costs and funding sources for the projects are summarized in the following tables:

FUNDING SOURCES

ITEM	COST ESTIMATE	ASSESSMENT	MUNICIPAL BONDS	MSA FUNDS	PARK FUNDS	UTILITY FUNDS
Street Reconstruction - Lemay Lake Road	\$1,139,224.07	\$179,133.88	\$960,090.19			
Street Reconstruction - Local Streets	\$562,457.82	\$263,500.00	\$298,957.82			
Storm Sewer	\$471,162.50					\$471,162.50
Trail Construction	\$6,842.50		\$6,842.50			
Water Main	\$150,000.00					\$150,000.00
Totals	\$2,329,686.89	\$442,633.88	\$1,265,890.51	\$0.00	\$0.00	\$621,162.50

With a total estimated project cost of \$2,329,686.89 and an estimated bond issue of \$1,708,524.39 the assessed amount of \$442,633.88 would be equivalent to 25.9% of the total bond issue. Minnesota Statutes Chapter 429 Special Assessment Bond Issue requires that a minimum of 20% of the total bond issue amount be recovered through special assessments.

PROPOSED PROJECT SCHEDULE

The following project schedule outlines an approach to complete the assessable projects in 2012:

ACTIVITY	DATE
Accept Feasibility Study/Call for Public Hearing	October 4, 2011
Hold Informational Meeting	October 19, 2011
Conduct Public Hearing/Accept Project/Order Plans and Specifications	November 15, 2011
Hold Second Informational Meeting (if necessary)	February 2012
Approve Plans and Specifications/Order Advertisements for Bids	April 2012
Open Bids	June 2012
Accept Bids/Award Contract	June 2012
Begin Construction	July 2012
Complete Base Course of Bituminous Pavement	Fall 2012
Authorize Amount to be Assessed/Schedule Assessment Hearing	October 2012
Conduct Assessment Hearing/Adopt Assessment Roll	October 2012
Complete Final Wear Course of Bituminous Pavement	Summer 2013

CONCLUSION

The proposed improvements are necessary, cost effective, and feasible from an engineering standpoint and should be made as proposed.

The total estimated cost of the recommended improvements is \$2,329,686.89. A portion of this project is proposed to be assessed to the benefiting property owners and the remainder through other funding sources.

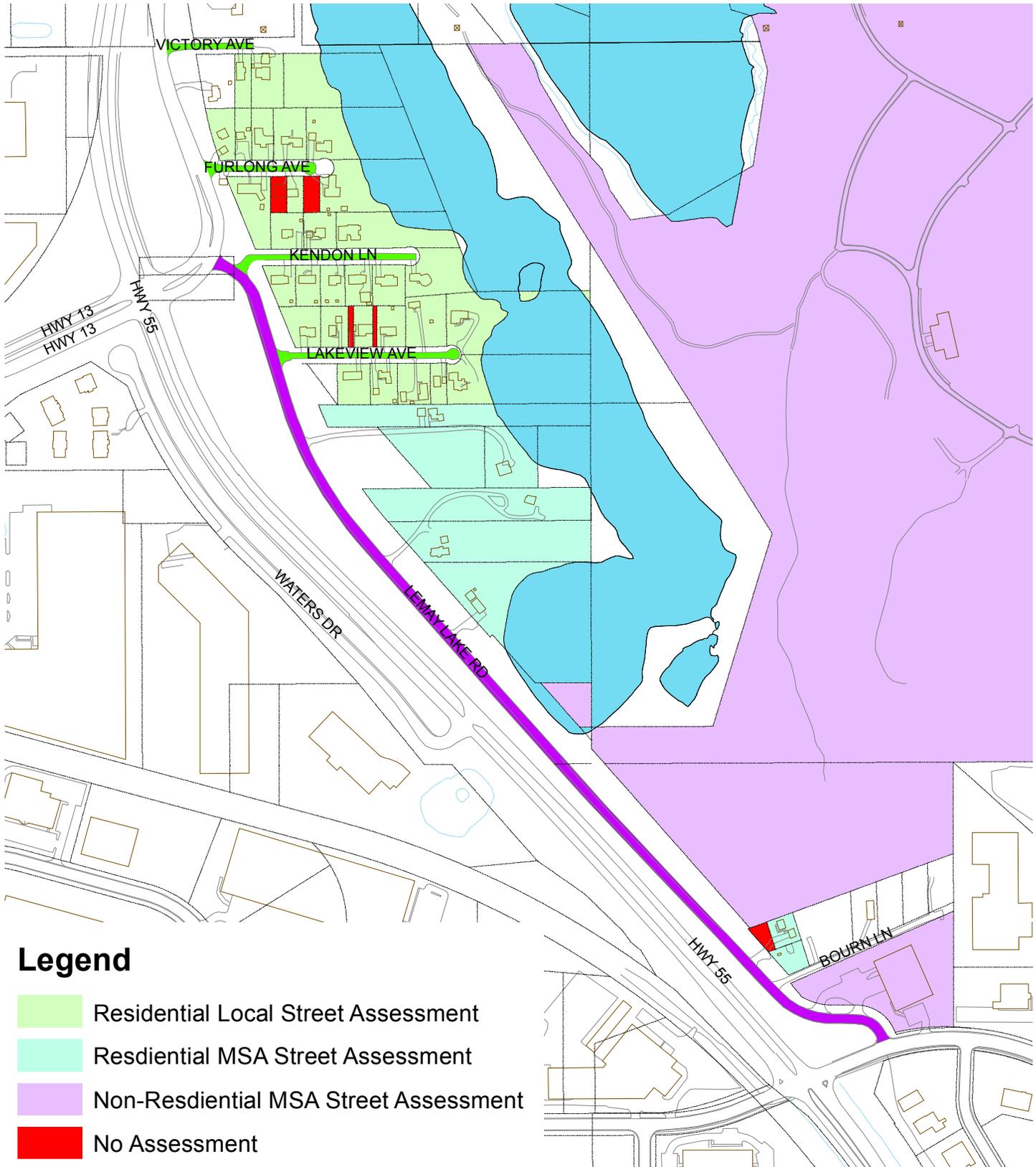
APPENDIX A: Lemay Lake Road Neighborhood Improvements Project Area

Lemay Lake Road Neighborhood Improvements Project Area

September 29, 2011



City of
Mendota
Heights



Legend

-  Residential Local Street Assessment
-  Residential MSA Street Assessment
-  Non-Residential MSA Street Assessment
-  No Assessment

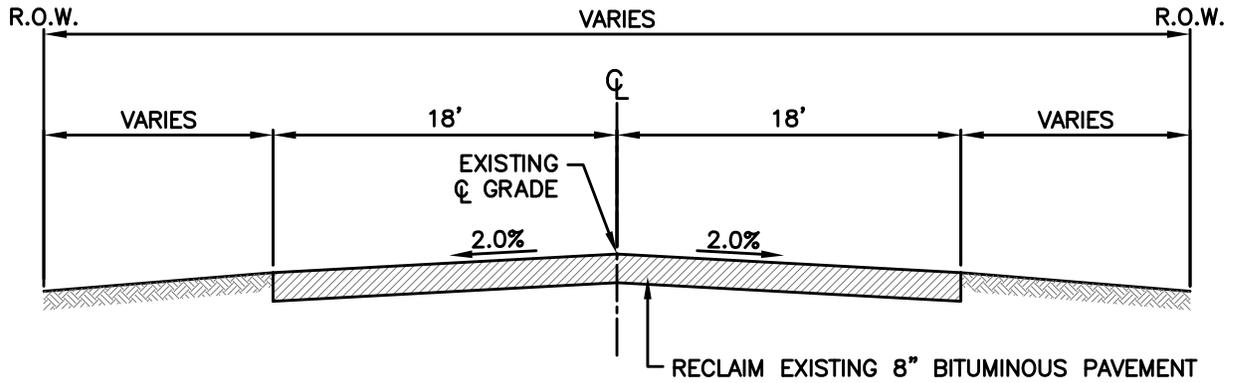
APPENDIX B: Lemay Lake Road Typical Section

LEMAY LAKE ROAD RECONSTRUCTION TYPICAL STREET SECTION

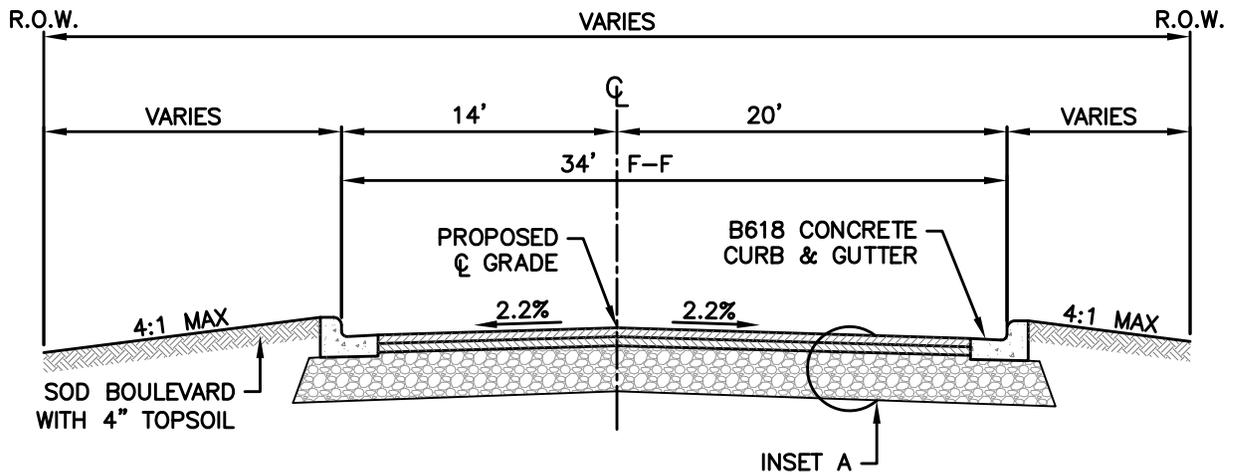
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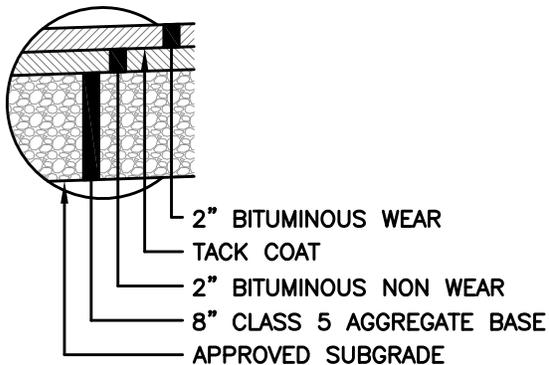
EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION



INSET A



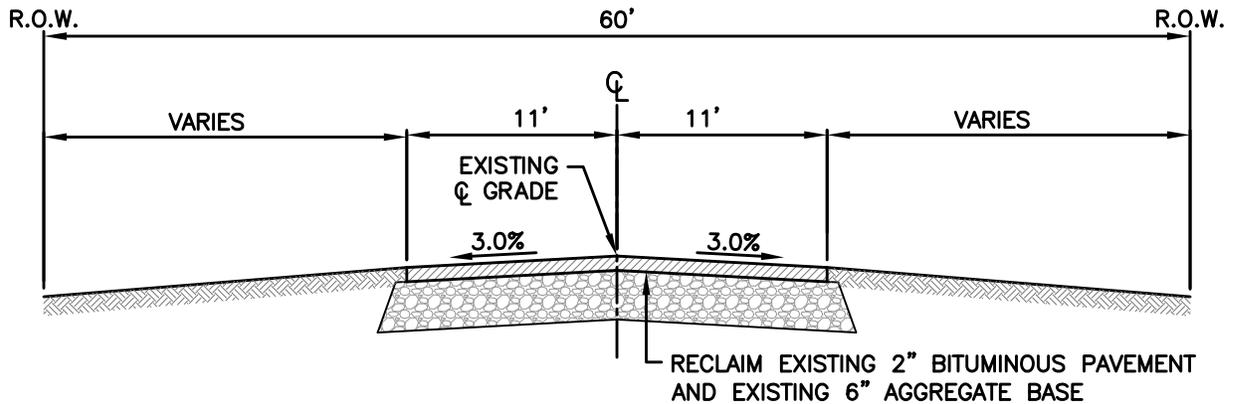
APPENDIX C: Local Streets Typical Section
Lakeview Avenue, Kendon Lane, Furlong Avenue, and Victory Avenue

LAKEVIEW AVE, KENDON LN,
FURLONG AVE, & VICTORY AVE
TYPICAL STREET SECTION

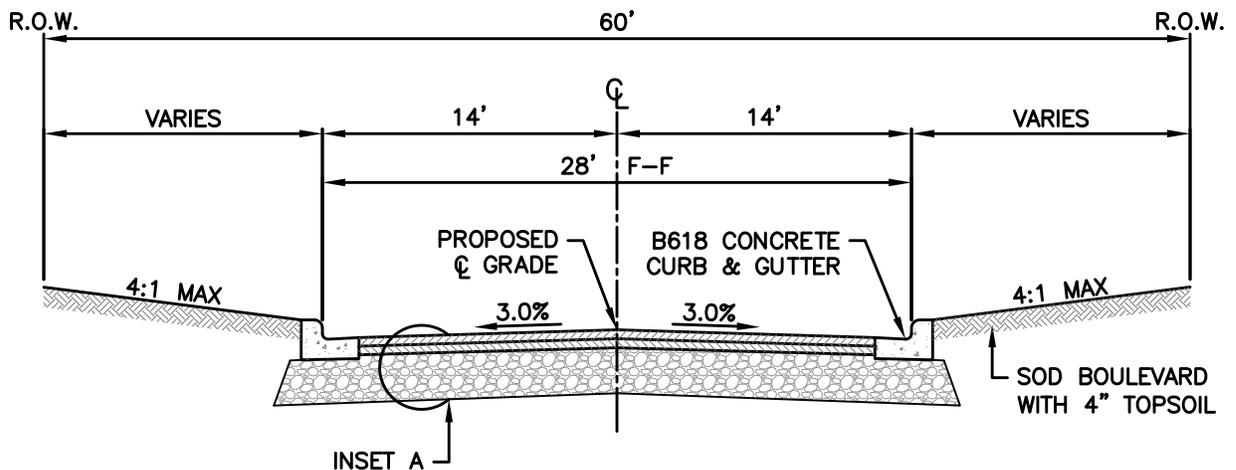


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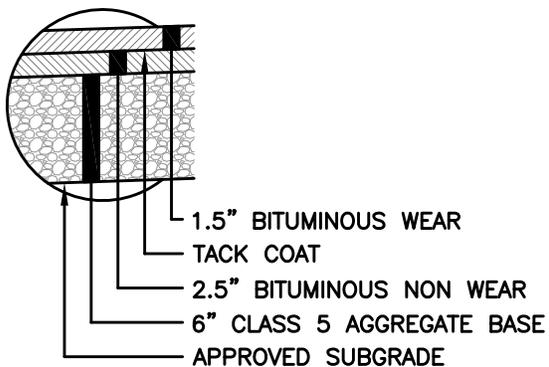
EXISTING TYPICAL SECTION



PROPOSED TYPICAL SECTION



INSET A



APPENDIX D: Engineer's Opinion of Estimated Costs



ENGINEERS OPINION OF ESTIMATED COSTS

CITY OF MENDOTA HEIGHTS

PROJECT: Lemay Lake Neighborhood Reconstruction

PROJECT #: 201105

S.A.P.:

DATE: 9/29/2011

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT
SCHEDULE 'A' - STREET RECONSTRUCTION - LEMAY LAKE ROAD						
1	2021.501	MOBILIZATION	L.S.	1	\$40,000.00	\$40,000.00
2	2101.502	CLEARING AND GRUBBING 4" AND LARGER DIAMETER	Tree	10	\$400.00	\$4,000.00
3	2101.511	CLEARING AND GRUBBING	L.S.	1	\$30,000.00	\$30,000.00
4	2101.602	TREE TRIMMING	Each	10	\$280.00	\$2,800.00
5	2104.501	REMOVE CURB AND GUTTER	L.F.	815	\$3.50	\$2,852.50
6	2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S.Y.	573	\$4.25	\$2,435.25
7	2104.505	REMOVE BITUMINOUS PAVEMENT	S.Y.	100	\$4.25	\$425.00
8	2104.513	SAWING BITUMINOUS DRIVEWAY	L.F.	259	\$3.00	\$777.00
9	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L.F.	150	\$3.00	\$450.00
10	2105.501	COMMON EXCAVATION (EV) (P)	C.Y.	2,702	\$20.00	\$54,040.00
11	2105.501	REMOVE AND DISPOSE EXCESS COMMON EXCAVATION OFF-SITE (LV) (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	1,892	\$10.00	\$18,920.00
12	2105.507	SUBGRADE/AGGREGATE BASE CORRECTION EXCAVATION (EV) OUTSIDE THE AREA OF INFLUENCE OF CONTRACTOR INSTALLED UTILITY TRENCHES (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	1,000	\$16.00	\$16,000.00
13	2105.522	SELECT GRANULAR BORROW (CV)	C.Y.	1,000	\$16.00	\$16,000.00
14	2105.526	SELECT TOPSOIL BORROW (LV)	C.Y.	1,564	\$16.00	\$25,024.00
15	2105.607	LOAD, HAUL, RESPREAD, AND COMPACT EXCESS COMMON EXCAVATION, AS DIRECTED BY THE ENGINEER. (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	1,351	\$8.00	\$10,808.00
16	2105.607	POND EXCAVATION	C.Y.	2,593	\$24.00	\$62,232.00
17	2211.501	AGGREGATE BASE CLASS 5 (VIRGIN, 100% CRUSHED), IN PLACE	TON	2,079	\$14.50	\$30,145.50
18	2211.501	AGGREGATE BASE CLASS 5 (RECYCLED, ON-SITE), IN PLACE	TON	5,489	\$8.00	\$43,912.00
19	2211.501	1 1/2" SCREENED CLEAN AGGREGATE BASE	TON	730	\$24.00	\$17,520.00
20	2112.604	STREET SUBGRADE PREPARATION	S.Y.	16,214	\$0.75	\$12,160.50
21	2112.604	BASE PREPARATION (SEE SPECIAL CONDITIONS - SECTION 2)	S.Y.	13,899	\$0.75	\$10,424.25
22	2232.501	MILL BITUMINOUS SURFACE (1.5" NOMINAL DEPTH) (PRIOR TO WEAR COURSE)	S.Y.	50	\$7.00	\$350.00
23	2331.604	BITUMINOUS PAVEMENT RECLAMATION (SPECIAL)(SEE SPECIAL CONDITIONS - SECTION 2)	S.Y.	16,262	\$4.00	\$65,048.00
24	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	834	\$3.50	\$2,919.00
25	2360.501	TYPE SPWEA240C WEARING COURSE, IN-PLACE	TON	1,720	\$67.00	\$115,240.00
26	2360.502	TYPE SPNWB230B NON WEARING COURSE, IN-PLACE	TON	1,720	\$58.00	\$99,760.00
27	2360.503	3" TYPE SPWEA240B WEARING COURSE FOR DRIVEWAYS	S.Y.	573	\$22.00	\$12,606.00
28	2504.602	ADJUST VALVE BOX, INCLUDING PARTS	Each	15	\$300.00	\$4,500.00
29	2504.602	ADJUST CURB BOX, INCLUDING PARTS	Each	6	\$300.00	\$1,800.00

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT
30	2506.602	SALVAGE & REINSTALL CATCH BASIN CASTING, REPLACE RINGS	Each	3	\$600.00	\$1,800.00
31	2531.501	CONCRETE CURB & GUTTER DESIGN B618	L.F.	7,815	\$9.50	\$74,242.50
32	2531.603	REMOVE AND REPLACE CONCRETE CURB & GUTTER DESIGN B618 (IN 2012)	L.F.	782	\$23.50	\$18,377.00
33	2563.601	TRAFFIC CONTROL	L.S.	1	\$20,000.00	\$20,000.00
34	2564.537	NO PARKING SIGN	Each	20	\$150.00	\$3,000.00
35	2573.502	SILT FENCE, TYPE HEAVY DUTY	L.F.	5,865	\$2.25	\$13,196.25
36	2573.602	STORM DRAIN INLET PROTECTION DURING CONSTRUCTION	Each	25	\$250.00	\$6,250.00
37	2575.505	SODDING TYPE LAWN	S.Y.	10,427	\$4.00	\$41,708.00
38	2575.604	SEED MIXTURE 250 WITH FIBER BLANKET	S.Y.	500	\$5.00	\$2,500.00
39	2575.604	SEED MIXTURE 310 WITH FIBER BLANKET	S.Y.	750	\$5.00	\$3,750.00
40	2582.502	4" DOUBLE SOLID LINE YELLOW-PAINT	L.F.	3,910	\$0.40	\$1,564.00
41	2582.502	4" SOLID LINE WHITE-EPOXY	L.F.	7,820	\$0.50	\$3,910.00
42	2582.502	4" DOUBLE SOLID LINE YELLOW-EPOXY	L.F.	3,910	\$0.75	\$2,932.50
43	2123.610	SKID STEER (BOBCAT) WITH OPERATOR	HR	20	\$90.00	\$1,800.00
44	2123.514	FRONT END LOADER WITH OPERATOR	HR	20	\$125.00	\$2,500.00
45	2123.509	DOZER WITH OPERATOR	HR	20	\$125.00	\$2,500.00
46	2123.501	COMMON LABOR	HR	20	\$60.00	\$1,200.00
47	2123.610	BACK HOE WITH OPERATOR	HR	20	\$150.00	\$3,000.00
48	2130.501	APPLICATION OF WATER FOR TURF, AFTER 30 DAYS	MG	100	\$30.00	\$3,000.00
49	2502.602	PROTECT, SALVAGE, RESTORE, OR REPLACE IRRIGATION, PER LOT	Each	2	\$500.00	\$1,000.00

SUBTOTAL

\$911,379.25

SCHEDULE 'B' - STREET RECONSTRUCTION - LOCAL STREETS

LAKE VIEW AVENUE, KENDON LANE, FURLONG, VICTORY AVENUE

1	2021.501	MOBILIZATION	L.S.	1	\$8,000.00	\$8,000.00
2	2101.502	CLEARING AND GRUBBING 4" AND LARGER DIAMETER	Tree	5	\$400.00	\$2,000.00
3	2101.511	CLEARING AND GRUBBING	L.S.	1	\$8,000.00	\$8,000.00
4	2101.602	TREE TRIMMING	Each	20	\$280.00	\$5,600.00
5	2104.501	REMOVE CURB AND GUTTER	L.F.	160	\$3.50	\$560.00
6	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT	S.Y.	294	\$8.00	\$2,352.00
7	2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S.Y.	955	\$4.25	\$4,058.75
8	2104.505	REMOVE BITUMINOUS PAVEMENT	S.Y.	83	\$4.25	\$352.75
9	2104.511	SAWING CONCRETE DRIVEWAY	L.F.	177	\$6.00	\$1,062.00
10	2104.513	SAWING BITUMINOUS DRIVEWAY	L.F.	573	\$3.00	\$1,719.00
11	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L.F.	172	\$3.00	\$516.00
12	2105.501	COMMON EXCAVATION (EV) (P)	C.Y.	880	\$20.00	\$17,600.00
13	2105.501	REMOVE AND DISPOSE EXCESS COMMON EXCAVATION OFF-SITE (LV) (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	616	\$10.00	\$6,160.00
14	2105.507	SUBGRADE/AGGREGATE BASE CORRECTION EXCAVATION (EV) OUTSIDE THE AREA OF INFLUENCE OF CONTRACTOR INSTALLED UTILITY TRENCHES (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	1,000	\$16.00	\$16,000.00
15	2105.522	SELECT GRANULAR BORROW (CV)	C.Y.	1,000	\$16.00	\$16,000.00
16	2105.526	SELECT TOPSOIL BORROW (LV)	C.Y.	1,067	\$16.00	\$17,072.00
17	2105.607	LOAD, HAUL, RESPREAD, AND COMPACT EXCESS COMMON EXCAVATION, AS DIRECTED BY THE ENGINEER. (SEE SPECIAL CONDITIONS - SECTION 2)	C.Y.	440	\$8.00	\$3,520.00

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT
18	2211.501	AGGREGATE BASE CLASS 5 (VIRGIN, 100% CRUSHED), IN PLACE	TON	960	\$14.50	\$13,920.00
19	2211.501	AGGREGATE BASE CLASS 5 (RECYCLED, ON-SITE), IN	TON	1,837	\$8.00	\$14,696.00
20	2211.501	1 1/2" SCREENED CLEAN AGGREGATE BASE	TON	267	\$24.00	\$6,408.00
21	2112.604	STREET SUBGRADE PREPARATION	S.Y.	7,916	\$0.75	\$5,937.00
22	2112.604	BASE PREPARATION (SEE SPECIAL CONDITIONS - SECTION	S.Y.	6,355	\$0.75	\$4,766.25
23	2232.501	MILL BITUMINOUS SURFACE (1.5" NOMINAL DEPTH) (PRIOR TO WEAR COURSE)	S.Y.	55	\$7.00	\$385.00
24	2331.604	BITUMINOUS PAVEMENT RECLAMATION (SPECIAL)(SEE SPECIAL CONDITIONS - SECTION 2)	S.Y.	5,442	\$4.00	\$21,768.00
25	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	381	\$3.50	\$1,333.50
26	2360.501	TYPE SPWEA240C WEARING COURSE, IN-PLACE	TON	590	\$67.00	\$39,530.00
27	2360.502	TYPE SPNWB230B NON WEARING COURSE, IN-PLACE	TON	983	\$58.00	\$57,014.00
28	2360.503	3" TYPE SPWEA240B WEARING COURSE FOR DRIVEWAYS	S.Y.	955	\$22.00	\$21,010.00
29	2504.602	ADJUST VALVE BOX, INCLUDING PARTS	Each	16	\$300.00	\$4,800.00
30	2504.602	ADJUST CURB BOX, INCLUDING PARTS	Each	31	\$300.00	\$9,300.00
31	2506.602	SALVAGE & REINSTALL CATCH BASIN CASTING, REPLACE RINGS	Each	1	\$600.00	\$600.00
32	2506.602	SALVAGE & REINSTALL MANHOLE CASTING, REPLACE	Each	8	\$650.00	\$5,200.00
33	2506.522	ADJUST FRAME & RING CASTING	Each	8	\$350.00	\$2,800.00
34	2531.501	CONCRETE CURB & GUTTER DESIGN B618	L.F.	4,440	\$9.50	\$42,180.00
35	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	S.Y.	294	\$42.00	\$12,348.00
36	2531.603	REMOVE AND REPLACE CONCRETE CURB & GUTTER DESIGN B618 (IN 2012)	L.F.	444	\$23.50	\$10,434.00
37	2563.601	TRAFFIC CONTROL	L.S.	1	\$10,000.00	\$10,000.00
38	2573.502	SILT FENCE, TYPE HEAVY DUTY	L.F.	1,600	\$2.25	\$3,600.00
39	2573.505	FLOTATION SILT CURTAIN TYPE STILL WATER	L.F.	200	\$15.00	\$3,000.00
40	2573.602	STORM DRAIN INLET PROTECTION DURING CONSTRUCTION	Each	22	\$250.00	\$5,500.00
41	2575.505	SODDING TYPE LAWN	S.Y.	7,116	\$4.00	\$28,464.00
42	2575.604	SEED MIXTURE 250 WITH FIBER BLANKET	S.Y.	440	\$5.00	\$2,200.00
43	2575.604	SEED MIXTURE 310 WITH FIBER BLANKET	S.Y.	440	\$5.00	\$2,200.00
44	2130.501	APPLICATION OF WATER FOR TURF, AFTER 30 DAYS	MG	100	\$30.00	\$3,000.00
45	2502.602	PROTECT, SALVAGE, RESTORE, OR REPLACE IRRIGATION, PER LOT	Each	14	\$500.00	\$7,000.00
SUBTOTAL						\$449,966.25

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATED UNIT PRICE	ENGINEER'S ESTIMATED AMOUNT
SCHEDULE 'C' - STORM SEWER						
1	2104.501	REMOVE PIPE CULVERTS	L.F.	330	\$9.00	\$2,970.00
2	2451.511	RAIN GARDEN SOIL MIXTURE	C.Y.	333	\$30.00	\$9,990.00
3	2501.515	12" RC PIPE APRON WITH TRASH GUARD	Each	3	\$1,000.00	\$3,000.00
4	2501.515	15" RC PIPE APRON WITH TRASH GUARD	Each	3	\$1,200.00	\$3,600.00
5	2501.515	18" RC PIPE APRON WITH TRASH GUARD	Each	3	\$1,400.00	\$4,200.00
6	2501.515	21" RC PIPE APRON WITH TRASH GUARD	Each	2	\$1,700.00	\$3,400.00
7	2501.515	27" RC PIPE APRON WITH TRASH GUARD	Each	1	\$2,100.00	\$2,100.00
8	2502.541	4" PERF PE PIPE DRAIN WITH FILTER SOCK	L.F.	225	\$10.00	\$2,250.00
9	2503.541	12" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	2,900	\$30.00	\$87,000.00
10	2503.541	15" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	1,270	\$32.00	\$40,640.00
11	2503.541	18" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	360	\$38.00	\$13,680.00
12	2503.541	21" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	995	\$40.00	\$39,800.00
13	2503.541	27" RC PIPE SEWER DESIGN 3006 CLASS V	L.F.	300	\$48.00	\$14,400.00
14	2506.502	CONSTRUCT CATCH BASIN DESIGN 2' X 3', IN-PLACE	Each	20	\$1,300.00	\$26,000.00
15	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	Each	26	\$1,700.00	\$44,200.00
16	2506.502	CONSTRUCT OUTLET CONTROL STRUCTURE (48"), IN-PLACE	Each	4	\$3,500.00	\$14,000.00
17	2506.516	CATCH BASIN CASTING ASSEMBLY, IN-PLACE	Each	46	\$800.00	\$36,800.00
18	2511.502	RANDOM RIPRAP CLASS III	TON	120	\$100.00	\$12,000.00
19		EASEMENTS	S.F.	8,450	\$2.00	\$16,900.00
SUBTOTAL						\$376,930.00

SCHEDULE 'D' - TRAIL CONSTRUCTION

1	2105.501	COMMON EXCAVATION (EV) (P)	C.Y.	53	\$20.00	\$1,060.00
2	2211.501	AGGREGATE BASE CLASS 5 (RECYCLED, ON-SITE), IN	TON	94	\$8.00	\$752.00
3	2360.609	2.5" TYPE SPWEA240B WEAR COURSE FOR BITUMINOUS TRAIL, IN-PLACE	TON	33	\$66.00	\$2,178.00
4	2521.501	4" CONCRETE WALK	S.F.	104	\$5.50	\$572.00
5	2531.618	TRUNCATED DOME PANEL	S.F.	24	\$38.00	\$912.00

SUBTOTAL \$5,474.00

SCHEDULE 'E' - WATER MAIN

1		REMOVE HYDRANT ASSEMBLY	Each	20	\$1,000.00	\$20,000.00
2		HYDRANT ASSEMBLY INSTALLED BY ST. PAUL REGIONAL WATER SERVICES CREWS	Each	20	\$5,000.00	\$100,000.00

SUBTOTAL \$120,000.00

SUMMARY

SCHEDULE 'A' - STREET RECONSTRUCTION - LEMAY LAKE ROAD	\$911,379.25
SCHEDULE 'B' - STREET RECONSTRUCTION - LOCAL STREETS	\$449,966.25
SCHEDULE 'C' - STORM SEWER	\$376,930.00
SCHEDULE 'D' - TRAIL CONSTRUCTION	\$5,474.00
SCHEDULE 'E' - WATER MAIN	\$120,000.00
TOTAL	\$1,863,749.50

APPENDIX E: Preliminary Assessment Roll

CITY OF MENDOTA HEIGHTS - ASSESSMENT ROLL

Street Reconstruction = 19 Years

Lemay Lake Road Neighborhood Improvements

Job #201105

INTEREST RATE =

Parcel No:	Reputed Owner:	Subdivision:	Lot:	Block:	Recon:	Total:
27-03400-77-010	Thaw LLP 3604 Fuller Street Edina, MN 55410-2362	Section 34 Twn 28 Range 23 pt of NW 1/4 of SE 1/4 com 776 ft N of SE cor SW on S line Rogers St 653 ft SE on RW Hgwy 381.5 ft to N line Men Hights RD E on Men Hights Rd 313.22 ft to E line NW 1/4 of SE 1/4 N 425.1 ft to beg ex pt hwy	010	77	\$33,546.97	33,546.97
27-04100-36-011	Cory A. Lane & Regina Lane 2314 LeMay Lake Road Mendota Heights, MN 55120-1145	Auditors Subdivision No. 34 N 81.5 ft of Lot 36	011	36	\$8,500.00	\$8,500.00
27-04100-36-013	Jacqueline R. McLeod 2376 LeMay Lake Road Mendota Heights, MN 55120-1145	Auditors Subdivision No. 34 S 442 ft of L-36	013	36	\$8,500.00	\$8,500.00
27-04100-36-016	Mark E. & Colleen Kahn 2370 LeMay Lake Road Mendota Heights, MN 55120	Auditors Subdivision No. 34 S 152 ft of N 578.9 ft of L-36	016	36	\$8,500.00	\$8,500.00
27-04100-36-017	James Mulvaney 2366 LeMay Lake Road Mendota Heights, MN 55120	Auditors Subdivision No. 34 N 120 ft of S 272 ft of N 578.9 ft of L-36	017	36	\$8,500.00	\$8,500.00
27-04100-36-018	Christopher & Julie Woolsey 2316 LeMay Lake Road Mendota Heights, MN 55120-1145	Auditors Subdivision No. 34 W 1 acre of E 2 acres of S 225.4 ft of N 306.9 ft of L-36	018	36	\$8,500.00	\$8,500.00
27-04100-37-010	Cath Cem 244 Dayton Ave. Saint Paul, MN 55102-1802	Auditors Subdivision No. 34 subj to hwy esmnt	010	37	\$15,572.78	15,572.78

Parcel No:	Reputed Owner:	Subdivision:	Lot:	Block:	Recon:	Total:
27-04100-41-010	Catholic Cemetery 244 Dayton Ave. Saint Paul, MN 55102-1802	Auditors Subdivision No. 34 Lots 2 21 24 30 33 34 38 40 41 & Lots 8 11 & 20 ex pt of lots 2 8 11 & 20 shown as parcel 212 on MN Dot r/w plat 19-1 & 19-2 & ex pt on Lot 20 S'y SE'ly & E'y of Mn Dot r/w plat 19-98 & 19-99 being pt of Resurrection Cemetery	010	41	\$12,225.36	12,225.36
27-04100-42-010	City of Mendota Heights 1101 Victoria Curve Mendota Heights, MN 55118-4167	Auditors Subdivision No. 34 subj to hgwy esement	010	42	\$58,288.77	58,288.77
27-28400-02-011	Melvin & Margaret Koppen 1316 Victory Avenue Saint Paul, MN 5510-1223	Furlong Addition W 118 ft of Lot 1 Blk 2	011	02	\$8,500.00	\$8,500.00
27-28400-02-012	Cu Vu Nguyen & Michelle Thi Nguyen 2628 E 22nd Street Minneapolis, MN 55406-1253	Furlong Addition pt of Lot 1 Blk 2 lying E of W 118 ft thereof	012	02	\$8,500.00	\$8,500.00
27-28400-02-020	Sihu Chang & Sujpian Chao 10613 Alison Way Inver Grove Heights, MN 55077	Furlong Addition L-2 B-2	020	02	\$8,500.00	\$8,500.00
27-28400-02-060	Timothy J. Furlong 2230 Highway 13 Mendota Heights, MN 55120-1166	Furlong Addition L-6 B-2	060	02	\$8,500.00	\$8,500.00
27-28400-02-070	Jane T. Furlong Lynch 1313 Furlong Avenue Saint Paul, MN 55120-1202	Furlong Addition L-7 B-2	070	02	\$8,500.00	\$8,500.00
27-28400-02-091	Dennis J. & Rita M. Corrigan 1309 Furlong Avenue Saint Paul, MN 55120-1202	Furlong Addition all of Lot 8 Blk 2 & W 40 ft of Lot 9 Blk 2	091	02	\$8,500.00	\$8,500.00

Parcel No:	Reputed Owner:	Subdivision:	Lot:	Block:	Recon:	Total:
27-28400-02-111	John G. & Beth W. Asmussen 1305 Furlong Avenue Saint Paul, MN 55120-1202	Furlong Addition Ex W 20 ft of L-11 Blk 2	111	02	\$8,500.00	\$8,500.00
27-28400-02-112	Alton T. & Agnes A. Berskow 1307 Furlong Avenue Saint Paul, MN 55120-1202	Furlong Addition Lot 9 ex W 40 ft all of Lot 10 & W 20 ft of Lot 11 all in Blk 2	112	02	\$8,500.00	\$8,500.00
27-28400-03-010	Timothy J. Stearns & Kristin L. Philstrom Stearns 1300 Furlong Avenue Mendota Heights, MN 55120	Furlong Addition L-1 Blk 3	010	03	\$8,500.00	\$8,500.00
27-28400-03-032	Emmajean Anderson & Robert H. Anderson 1312 Furlong Avenue Saint Paul, MN 55120	Furlong Addition L-3 Blk 3	032	03	\$8,500.00	\$8,500.00
27-28400-03-070	Carol A. Doffing 1314 Furlong Avenue Saint Paul, MN 55120-1202	Furlong Addition all of lots 5 thru 7 Blk 3	070	03	\$8,500.00	\$8,500.00
27-28400-03-090	Douglas R. & Kathleen Geier 1309 Kendon Lane Saint Paul, MN 55120-1203	Furlong Addition all of lots 8 Blk 2 and Lot 9 Blk 3	090	03	\$8,500.00	\$8,500.00
27-28400-03-110	John & Kristen M. Arehart 1305 Kendon Lane Saint Paul, MN 55120-1203	Furlong Addition all of lots 10 Blk 3 & Lot 11 Blk 3	110	03	\$8,500.00	\$8,500.00
27-28400-03-120	David & Carmel Hiner 1295 Kendon Lane Mendota Heights, MN 55120-1226	Furlong Addition L-12 Blk 3	120	03	\$8,500.00	\$8,500.00

Parcel No:	Reputed Owner:	Subdivision:	Lot:	Block:	Recon:	Total:
27-28400-04-010	John Legler & Maren Aspass 1286 Kendon Lane Mendota Heights, MN 55120	Furlong Addition L-1 B-4	010	04	\$8,500.00	\$8,500.00
27-28400-04-030	Thomas R. & Margaret Swanson 1294 Kendon Lane Saint Paul, MN 55120-1226	Furlong Addition all of Lots 2 Blk 4 and Lot 3 Blk 4	030	04	\$8,500.00	\$8,500.00
27-28400-04-050	Gordie A. & Judy A. Dahlberg 1298 Kendon Lane Saint Paul, MN 55120-1226	Furlong Addition all of L-4 Blk 4 and E 30 ft of L-5 B-4	050	04	\$8,500.00	\$8,500.00
27-28400-04-060	Richard & Harriet Sperle 1302 Kendon Lane Saint Paul, MN 55120-1227	Furlong Addition W 30 ft of L-5 Blk 4 and all of Lot 6 Blk 4	060	04	\$8,500.00	\$8,500.00
27-28400-04-080	Samir & Nadia Keric 1306 Kendon Lane Saint Paul, MN 55120-1227	Furlong Addition all of L-7 Blk 4 & E 30 ft of L-8 Blk 4	080	04	\$8,500.00	\$8,500.00
27-28400-04-090	Laurens C. Sr. Matton & Isabel B. Matton 1310 Kendon Lane Saint Paul, MN 55120-1227	Furlong Addition W 30 ft of Lot 8 Blk 4 & all of Lot 9 Blk 4	090	04	\$8,500.00	\$8,500.00
27-28400-04-110	Loring & Darlene J. Lysne 1307 Lakeview Avenue Saint Paul, MN 55120-1207	Furlong Addition Lot 10 subj to hwy esmnt & all of L-11 Blk 4	110	04	\$8,500.00	\$8,500.00
27-28400-04-130	Richard & Sara Griep 1303 Lakeview Avenue Saint Paul, MN 55120-1207	Furlong Addition all of L-12 Blk 4 and W 40 ft of L-13 Blk 4	130	04	\$8,500.00	\$8,500.00

Parcel No:	Reputed Owner:	Subdivision:	Lot:	Block:	Recon:	Total:
27-28400-04-140	Mitchell J. Lallier 1299 Lakeview Avenue Mendota Heights, MN 55120-1206	Furlong Addition L-14 Blk 4	140	04	\$8,500.00	\$8,500.00
27-28400-04-161	Roslyn T. Drew 1295 Lakeview Avenue Saint Paul, MN 55120-1206	Furlong Addition E 45 ft of Lot 15 Blk 4 & all of Lot 16 Blk 4	161	04	\$8,500.00	\$8,500.00
27-28400-04-170	Daniel M. Bredvold 1281 Lakeview Avenue Saint Paul, MN 55120-1206	Furlong Addition ex the W 150 ft of L-17 Blk 4	170	04	\$8,500.00	\$8,500.00
27-28400-04-171	Michael Wandschneider 8775 Barnes Ave. Inver Grove Heights, MN 55077	Furlong Addition W 150 ft of L-17 Blk 4	171	04	\$8,500.00	\$8,500.00
27-28400-05-010	Scott M. Norling & Gina A. Norling 1280 Lakeview Avenue Mendota Heights, MN 55120	Furlong Addition L-1 Blk 5	010	05	\$8,500.00	\$8,500.00
27-28400-05-020	John L. Heyn 1284 Lakeview Avenue Mendota Heights, MN 55120-1206	Furlong Addition L-2 Blk 5	020	05	\$8,500.00	\$8,500.00
27-28400-05-040	Mervin G. Tste Compton & Ida M. Tste Compton 1288 Lakeview Avenue Saint Paul, MN 55120-1206	Furlong Addition all of lots 3 & 4 Blk 5	040	05	\$8,500.00	\$8,500.00
27-28400-05-050	James & Kari Enright 1296 Lakeview Avenue Mendota Heights, MN 55120	Furlong Addition L-5 B-5	050	05	\$8,500.00	\$8,500.00

Parcel No:	Reputed Owner:	Subdivision:	Lot:	Block:	Recon:	Total:
27-28400-05-070	Cheryl Dahl & Michael Derks 3680 Cuneen Trail E. Inver Grove Heights, MN 55076-3374	Furlong Addition all of Lots 6 Blk 5 and Lot 7 Blk 5	070	05	\$8,500.00	\$8,500.00
27-66500-00-063	Gerard & Doris Bohlig 2454 Lemay Lake Road Mendota Heights, MN 55120-1165	Schouveller Subdivision pt of Lot 6 com N line 125 ft SW of NE cor S 105 ft W 100 ft N 105 ft E 100 ft to beg	063	00	\$8,500.00	\$8,500.00
27-66500-00-067	City of Mendota Heights 1101 Victoria Curve Saint Paul, MN 55118-4167	Schouveller Subdivision pt of Lot 6 com SE line 75 ft SW of SE cor cont SE line SW 82.75 ft to NE boundary STH #55 NW on Hgwy 112.6 ft N 70D E 128 ft SE 99.8 ft to beg	067	00	\$8,500.00	\$8,500.00

Number of Properties: 42

Total Rehabilitation: \$442,633.88