



City of Spring Lake Park Feasibility Report

2026 Street Improvements Project

Plaza Boulevard, Theorin Terrace, Center Drive,
Sunset Drive, and part of the TH 10 Service Drive

March 2026
Stantec Project No. 193807587



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402
Tel: (612) 712-2000

March 2, 2026

Honorable Mayor and City Council
City of Spring Lake Park
1301 81st Avenue NE
Spring Lake Park, MN 55432-2116

Re: Feasibility Report
2026 Street Improvements Project - Plaza Boulevard, Theorin Terrace, Center Drive,
Sunset Drive, and part of the TH 10 Service Drive
Stantec Project No.: 193807587

Dear Mayor and Council:

A Feasibility Report has been prepared for providing street improvements on Plaza Boulevard, Theorin Terrace, Center Drive, Sunset Road, and a portion of the TH 10 Service Drive. The report was authorized by the City Council on November 3, 2025 (Resolution 2025-38).

The Report includes a discussion of the existing condition of the streets, as well as a description of the improvements recommended for inclusion in this project. The improvements primarily include street rehabilitation (mill and overlay) and select repairs to the existing concrete curb and gutter.

A planning-level cost estimate for the recommended improvements is also included in the Report, along with a possible method of cost allocation for division of costs between the City and properties that will benefit from the improvements.

We would be pleased to meet with the City Council and Staff at any mutually convenient time to discuss the findings of this Report.

Sincerely,
STANTEC

Phil Gravel, City Engineer

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

Phil Gravel, PE

Date: March 2, 2026 Registration No. 19864

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Figure 1 – Project Location – Area To Be Assessed
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Executive Summary

Since the late 1990's, the City of Spring Lake Park has undertaken a comprehensive city-wide street maintenance program. Street Improvement Projects have occurred regularly since that time. Recent projects were completed in 2014-2015, 2022, 2024, and 2025. This report presents information for completing improvements on the following:

- Plaza Boulevard (from 85th Ave to south end),
- Theorin Terrace (between Plaza Blvd. and Center Drive),
- Center Drive (from 85th Ave. to TH 10 Service Drive),
- Sunset Road (from 85th Ave. to TH 10 Service Drive), and
- The TH 10 Service Drive (from the Co. Rd. 10 traffic signal to west driveway for Oak Crest).

The proposed improvements presented herein are similar to recent street improvement projects.

The estimated total project cost is \$577,200. The estimated amount to be assessed is \$501,592.15. The net estimated City of Spring Lake Park share of the project \$75,607.85 (total project cost less proposed assessments).

The proposed assessment rates presented herein are consistent with the city's assessment practice. The proposed assessment rates are similar to rates from previous projects when adjusted for inflation. If the Council wishes to proceed with the project, the next steps include preparation of a detailed financial analysis, sharing information with the public, and final preparation of plans and specifications.

Introduction and Existing Roadway Conditions

The City Council authorized preparation of a Feasibility Report to complete a street improvements project on the streets in the project area on November 11, 2025.

The streets in the project areas are urban, bituminous roadways with concrete curb and gutter. Most of the streets are 32-feet wide (face of curb to face of curb). Plaza Boulevard is 35-feet wide (face of curb to face of curb).

Plaza Boulevard, Theorin Place, Center Drive, and Sunset Drive were last paved in 1997. The TH-10 Service Drive was last paved in 2001.

Existing street information is presented below.

Plaza Boulevard And Theorin Place:

| | |
|-------------------------|--|
| Street Width | 35-feet (Plaza) and 32-feet (Theorin) face of curb to face of curb |
| Bituminous Wear | 1.5-inches (from 1997) |
| Bituminous Base | 2.0-inches (from 1997) |
| Aggregate Base | 6.0-inches depth of reclaimed material from 1997 |
| Number of Driving Lanes | 2 (one in each direction) |
| Sidewalk | None |

Center Drive and Sunset Road:

| | |
|-------------------------|--|
| Street Width | 32-feet (face of curb to face of curb) |
| Bituminous Wear | 1.5-inches (from 1997) |
| Bituminous Base | 2.0-inches (from 1997) |
| Aggregate Base | 6.0-inches depth of reclaimed material from 1997 |
| Number of Driving Lanes | 2 (one in each direction) |
| Sidewalk | None. |

TH-10 Service Drive (traffic signal to Oak Crest west driveway):

| | |
|-------------------------|---|
| Street Width | Variable tapering to 32-feet (face of curb to face of curb) |
| Bituminous Wear | 1.57-inches (from 2001) |
| Bituminous Base | 1.57 inches (from 2001) |
| Aggregate Base (CI5) | 5.90 inches (from 2001) |
| Number of Driving Lanes | 2 (one in each direction) |
| Sidewalk | None. |

The existing curb and gutter on all roads within the project area is generally in fair condition. Minor cracks and settlements exist in some spot locations.

In place storm sewer catch basin structures in the project area need repair or replacement. The Public Works Supt. will determine which structures require repairs or replacement.

Geotechnical Investigation

Because the project is limited to surface replacement work, no geotechnical investigation or environmental sampling has been completed.

Roadway Design Considerations

STREET SECTION

According to available record documents, the existing street sections in the project area are generally 3.5-inches of bituminous over +/- 6-inches of reclaimed aggregate material and/or Class 5 aggregate.

Upon review as part of the process of preparing this report, the surface condition of the streets in the project area was reviewed. It was determined that pavement maintenance is necessary to maintain the integrity of the street base.

The proposed construction will include removing the top layer of bituminous by milling. The mill thickness will be 2-inches deep maximum. After milling, patching of any areas of distress will occur. Finally, the road will be resurfaced by placing a new 2-inch thick bituminous surface.

CONCRETE CURB AND GUTTER

The streets included in this project have existing B618 (high back) concrete curb and gutter. Based on a field review and discussions with the Public Works Director, the majority of the curb appears to be in satisfactory condition. The City has indicated that they prefer to save the curb and gutter if possible. Therefore, it is proposed to limit the replacement of curb and gutter to spot areas. Proposed curb replacement segments include those sections currently showing damage or deterioration and at those locations where storm sewer repairs and pedestrian ramp replacements are proposed.

SIDEWALK

Currently there is no existing sidewalk within the project area. No new sidewalk is proposed as part of this street maintenance project. However, it is proposed to add pavement markings on Sunset Road in order to mark the street edges to provide areas for possible pedestrian walking.

Storm Sewer

No storm sewer pipe work is proposed. The existing storm sewer structures will be inspected by the Public Works Director to determine pipe conditions and identify necessary repairs. The existing storm sewer catch basins in the project area will all be maintained by resetting the existing frame and casting.

Water Main

No water main work is proposed. The existing water distribution system in the project area is deemed to be in an acceptable condition based on the history of past repairs in the project area and discussions with the Public Works Director. No improvements or extensions will be made to the water distribution system as part of this project. Work on the system will be limited to adjustment of valve boxes or hydrants as part of the street improvements.

Sanitary Sewer

No sanitary sewer work is proposed. Sanitary sewer mains exist along the length of the streets in the project area. The existing sewer mains have all been lined as part of past sewer lining projects. No extensions or upgrades to the sanitary sewer system are proposed as part of this project.

Permits

To construct the proposed improvements discussed herein, it is anticipated the following permits will need to be obtained prior to the start of construction:

- Minnesota Pollution Control Agency: A NPDES General Storm Water Permit for Construction Activities will be required from the Minnesota Pollution Control Agency.
- Coon Creek Watershed District (CCWD):
Per the current CCWD rules (Effective 01/01/2023), an erosion and sediment control plan will be required, but a Rule 3 (Stormwater Management) permit should not be required because the method of construction proposed (milling and patching) does not meet the CCWD definition of Full Reconstruction.

CCWD Rule 3 - Stormwater Management

- **Fully Reconstructed Impervious Surface.** An area where impervious surface is removed down to the underlying native soil, and the underlying native soil (as distinguished from roadway subbase material) is disturbed. The following are among those actions that do not constitute impervious surface reconstruction: structure renovation; impervious surface mill, reclamation and overlay; paving of an existing gravel road that will remain rural-section road; hard surface removal and replacement associated with an isolated maintenance activity (as opposed to broader-scale replacement) such as repair of a catch basin or pipe section or replacement at the same hydraulic capacity; and pedestrian ramp installation.

Project Schedule

The following schedule outlines the major project tasks necessary to complete the project.

| | |
|---|-------------------|
| Authorize Feasibility Report | November 11, 2025 |
| Accept Report and Call for Improvement Hearing | March 2, 2026 |
| Public Improvement Hearing | April 6, 2026 |
| Authorize Preparation of Plans and Specifications | April 6, 2026 |
| City Council Approve Plans and Specifications | April 20, 2026 |
| Open Bids | May 2026 |
| Declare Costs and Order Final Assessment Roll | May 18, 2026 |

| | |
|--|---------------|
| Receive Assessment Roll & Order Assessment Hearing | June 1, 2026 |
| Public Assessment Hearing | June 15, 2026 |
| Award Contract (Award Bid) | June 15, 2026 |
| Begin Construction | July 2026 |

Opinion of Probable Project Costs

An opinion of Probable Project Costs has been prepared for the proposed improvements based on current information, including an allowance for engineering, administrative fees, and financing. Costs are not included for capitalized interest that will accrue. It is understood that a separate financing analysis of the project will be prepared when funding and financing decisions are made.

A detailed list of the estimated improvement costs is included in an attachment to this report. The total estimated project cost is \$577,200.

Cost Allocation and Assessments

The costs for the improvements will be recovered through a combination of assessments to the properties benefiting from this project and City funding. The total estimated project cost is \$577,200.

CITY ASSESSMENT POLICY AND PRACTICE

The City Council adopted Resolution 98-48 on November 16, 1998 establishing a Pavement Management Policy. The City adopted an addendum to the policy in January 1999 to clarify construction issues. Resolution 98-48 established assessment policy to be applied to street improvement projects.

The policy provides that commercial, industrial, school, and church properties shall pay 100 percent of the actual cost based on the front footage of the property adjacent to the streets being improved. On previous city improvement projects, public land (city property) is treated the same as school and church properties.

For residential properties, the policy says that costs will be split, with approximately 45% being assigned to the residential properties, and approximately 55% being funded by the City. The assignment of costs to residential properties will be made on a per single family residential equivalent unit basis. For this method, a single-family lot is assigned a value of one unit. Per the policy, single family corner lots are to be assessed for improvements on the street in front (shorter length side), and not on the side street (longer length side). There is one corner lot within the 2026 Project (Sunset Td. And 85thg Ave.). This corner lot has the short side facing Sunset Drive and therefore is proposed to be assessed under this project.

Multiple housing lots are counted as proportions of equivalent single-family lots. Duplex units are counted at a rate of 0.8 single-family lots per unit, town homes are counted at a rate of 0.6 single-family lots per unit, and apartments are counted as 0.4 single-family lots per unit. No differentiation is made between attached and detached town home units.

In accordance with recent city practice, costs of public utility improvements incurred on a project (sanitary sewer, water main, and storm sewer piping), will be completely funded by the City, with no portion assessed.

ASSESSMENT RATE ASSUMPTIONS FOR THIS PROJECT

The 2026 Street Improvement work proposed does not include any oversizing beyond that of a typical city residential street. The proposed assessments herein do not include any reduction for oversizing.

There are no sidewalk repair or pedestrian curb ramp replacements proposed. If there were, the costs would not be included in the assessable costs.

ASSESSMENT RATE CALCULATIONS

To determine the proposed assessment rates for this project, a cost estimate was determined for the proposed pavement preservation (mill and overlay). A copy of Opinion of Probable Construction Costs is attached to this report. The assessable project costs amount was used as the assessable project cost for determining assessments.

For residential properties, the City assessment practice calls for assessing 45% of the assessable project cost on a per parcel basis.

For non-residential properties, the City Assessment call for assessing on a front foot basis. The front footage assessment rate is based on 100% of the assessable project costs. The total front footage lengths were determined from Anoka County mapping.

PROPOSED ASSESSMENT RATES

Based on the assumptions and methodology presented above, the resulting estimated assessment rates for a standard residential street are shown below. An analysis of financing and funding options should be prepared based on the information contained herein.

Proposed Assessment Rates:
2026 Street Improvements Project

| | |
|-------------------------|-------------------------|
| Single Family Unit Rate | \$2,456.25 per parcel |
| Per Front Foot Rate | \$ 59.57 per front foot |

Estimated Total Assessments:
2025 Street Improvements Project

| | |
|------------------------------------|---------------------|
| 2026 Street Project Assessments | <u>\$501,592.15</u> |
| Total Estimated Assessments | \$501,592.15 |

Assessment Rate Comparison
Past Projects in Spring Lake Park

| <u>Project</u> | <u>Unit Rate</u> | <u>Frontage Rate</u> |
|--|------------------|----------------------|
| 2025 Street Improvements Project | \$1,800.04 | \$56.30 |
| 2024 Street Improvements Project | \$2,291.28 | \$67.89 |
| 2022 Street Improvements Project | \$2,726.00 | N / A |
| 2014-2015 Street Imp. Project | \$3,079.55 | \$68.22 |
| Able Street/Terrace Road (actual 2011 rates) | \$2,992.93 | \$67.92 |
| CSAH 10 Frontage Roads (inflated from 2007) | N / A | \$72.08 |
| 81 st Avenue (inflated from 2005) | \$3,119.39 | \$71.55 |
| 2004 Street Improvement Project (inflated) | \$3,055.77 | \$70.50 |
| 2003 Street Improvement Project (inflated) | \$3,205.53 | \$73.55 |

AREA TO BE ASSESSED

The area proposed to be assessed includes the parcels adjacent to the improvements. The area to be assessed is shown on Figure 1 of this report. The parcels are listed in the Preliminary Assessment Roll.

Conclusions and Recommendations

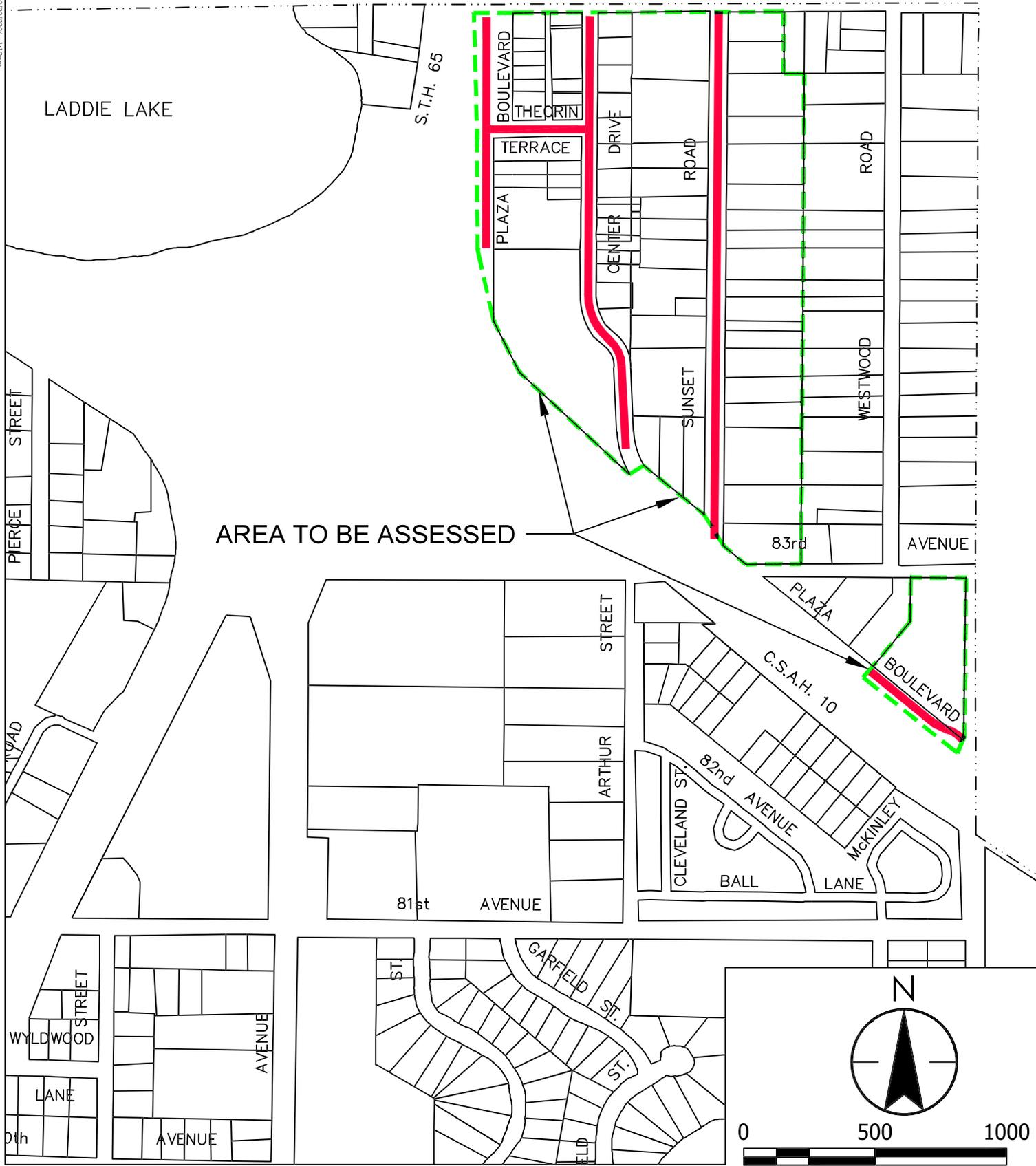
This Feasibility Report was ordered by the City Council based on the age and condition of streets included in the project area. It has been determined that a capital improvement project to reconstruct these streets should be undertaken.

The proposed improvements described in this report are feasible as they relate to general engineering principles and construction procedures. The feasibility of the project as a whole is subject to financial review. The improvements proposed are necessary to improve the condition of the roadway per the City's city-wide street maintenance practice. The improvements proposed are cost effective and feasible based on proven methods for street construction.

A project schedule has been presented for completing the improvements in one construction season. The following recommendations are presented for consideration by the Spring Lake Park City Council:

- A financing analysis for the project should be prepared.
- The City should accept this Report and adopt it as a guide for completion of the proposed improvements.
- The City should consider assessing a portion of the cost of this project to abutting properties in accordance with approved City policy.
- The City should schedule a public improvement hearing to receive input on the proposed improvements.
- Upon completion of the public hearing, if the City wishes to proceed, the City Council should formally order the project.

File: 02/28/2024 - 11:28am
Project: 1719380/357/CADD/Drawn/19380/357_716_LOCATION MAP.dwg
User: JES



LOCATION MAP - AREA TO BE ASSESSED

Opinion Assessment Costs (Feasibility Report) - 2026 Street Improvements Project
 City of Spring Lake Park
 March 2026

| 2.0-inch mill and overlay | | | | Opinion of Probable Costs | |
|--|---|--------------|-----------------|----------------------------------|---------------------|
| Item | Item | Units | Quantity | Unit Price | Total |
| 1 | MOBILIZATION | LS | 1 | \$10,000.00 | \$10,000.00 |
| 2 | TRAFFIC CONTROL | LS | 1 | \$4,000.00 | \$4,000.00 |
| 3 | SAW CONCRETE PAVEMENT (FULL DEPTH) | EA | 60 | \$25.00 | \$1,500.00 |
| 4 | SAW BITUMINOUS PAVEMENT (FULL DEPTH) | LF | 3300 | \$2.50 | \$8,250.00 |
| 5 | REMOVE CONCRETE CURB AND GUTTER | LIN FT | 1135 | \$10.00 | \$11,350.00 |
| 6 | REMOVE CONCRETE VALLEY GUTTER | SF | 200 | \$10.00 | \$2,000.00 |
| 7 | REMOVE BITUMINOUS PAVEMENT | SF | 9130 | \$2.00 | \$18,260.00 |
| 8 | TYPE SP 12.5 NON WEAR 3-INCH STREET PATCH | SF | 9130 | \$6.00 | \$54,780.00 |
| 9 | MILL BITUMINOUS PAVEMENT (2.0 INCHES) | SQ YD | 17615 | \$2.25 | \$39,633.75 |
| 10 | BITUMINOUS MATERIAL FOR TACK COAT | GAL | 900 | \$3.25 | \$2,925.00 |
| 11 | TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) | TON | 2120 | \$100.00 | \$212,000.00 |
| 12 | ADJUST EX VALVE BOX (WITH NEW TOP SECTION) | EACH | 3 | \$500.00 | \$1,500.00 |
| 13 | ADJUST EX FRAME & RING CASTING | EACH | 12 | \$1,000.00 | \$12,000.00 |
| 14 | MILL AROUND EXIST. FRAME & RING CASTING | EACH | 12 | \$100.00 | \$1,200.00 |
| 15 | REPLACE CB FRAME & RING CASTING | EACH | 14 | \$2,000.00 | \$28,000.00 |
| 16 | CONCRETE CURB AND GUTTER | LIN FT | 1135 | \$35.00 | \$39,725.00 |
| 17 | 7-INCH CONCRETE VALLEY GUTTER | SF | 272 | \$17.00 | \$4,624.00 |
| 18 | EROSION CONTROL | LS | 1 | \$5,000.00 | \$5,000.00 |
| 19 | 5" LOAM TOPSOIL, SEED, FERTILIZER, & HYDROMULCH | SQ YD | 270 | \$22.00 | \$5,940.00 |
| 19 | PAVEMENT MARKINGS | LS | 1 | \$3,000.00 | \$3,000.00 |
| 20 | CONTINGENCY | LS | 1 | \$16,512.25 | \$16,512.25 |
| TOTAL ESTIMATED CONSTRUCTION | | | | | \$482,200.00 |
| Administration | | | | | \$95,000.00 |
| Total Estimated Assessable Project Cost | | | | | \$577,200.00 |

Assumes standard SLP street.
 2.0-inch mill and overlay. 10% curb repair.
 Bit. base patch is 5% of area pls 2-feet for curb removal.

Front foot assmt. rate is total assessable cost divided by 9689.29 front feet = **\$59.57** per front foot

Assessment rate for residential lots:
 Using the city policy of assessing 45% of cost is $0.45 * 59.57 = 26.81$
 Average lot frontage is 91.617 feet. Per parcel rate = **\$2,456.25** per residential parcel

PRELIMINARY ASSESSMENT ROLL
2026 STREET IMPROVEMENTS PROJECT
 SPRING LAKE PARK, MINNESOTA

March 2026

193807587

2.0-inch Overlay
Proposed

| Property ID | Property Address | Owner | Frontage | Assessment | Notes | Mailing address |
|------------------|------------------------|----------------------------|----------|--------------|--|---|
| 01-30-24-12-0044 | 8485 PLAZA BLVD NE | LUNSETH PROPERTIES LLC | 300 | \$ 17,871.00 | Plaza Blvd. | 1923 GREEN AVE, Anoka MN 55303 |
| 01-30-24-12-0044 | 8465 PLAZA BLVD NE | 8465 HOLDINGS LLC | 100 | \$ 5,957.00 | Plaza Blvd (NE corner of Plaza and Theorin) | |
| 01-30-24-12-0044 | 8465 PLAZA BLVD NE | 8465 HOLDINGS LLC | 128 | \$ 7,624.96 | Theorin Terrace (NE corner of Plaza and Theorin) | |
| 01-30-24-12-0032 | 8462 CENTER DR NE | CAS PROPERTIES LLC | 128 | \$ 7,624.96 | Theorin Terrace (NW corner of Center Dr. and Theorin) | 733 EAST RIVER RD, Anoka MN 55303 |
| 01-30-24-12-0031 | 8455 PLAZA BLVD NE | WELLS FARGO BANK NA | 256 | \$ 15,249.92 | Theorin Terrace (south side of the road) | PO BOX 2609, Carlsbad CA 92018 |
| 01-30-24-12-0038 | 1440 85TH AVE NE | PANTHER PLAZA LLC | 50 | \$ 2,978.50 | Center Dr. (west side) | 419 87TH LN NE, Blaine MN 55434 |
| 01-30-24-12-0038 | 1440 85TH AVE NE | PANTHER PLAZA LLC | 5 | \$ 297.85 | Center Dr. (west side) | 419 87TH LN NE, Blaine MN 55434 |
| 01-30-24-12-0079 | 8485 PLAZA BLVD NE | LUNSETH PROPERTIES LLC | 195 | \$ 11,616.15 | Center Dr. (west side) | 1923 GREEN AVE, Anoka MN 55303 |
| 01-30-24-12-0035 | 8470 CENTER DR NE | CAS PROPERTIES LLC | 50 | \$ 2,978.50 | Center Dr. (west side) | 733 EAST RIVER RD, Anoka MN 55303 |
| 01-30-24-12-0034 | 8470 CENTER DR NE | CAS PROPERTIES LLC | 3.5 | \$ 208.50 | Center Dr. (west side) | 733 EAST RIVER RD, Anoka MN 55303 |
| 01-30-24-12-0033 | 8470 CENTER DR NE | CAS PROPERTIES LLC | 46.5 | \$ 2,770.01 | Center Dr. (west side) | 733 EAST RIVER RD, Anoka MN 55303 |
| 01-30-24-12-0032 | 8462 CENTER DR NE | CAS PROPERTIES LLC | 50 | \$ 2,978.50 | Center Dr. (NW corner of Center Dr. and Theorin) | 733 EAST RIVER RD, Anoka MN 55303 |
| 01-30-24-12-0031 | 8455 PLAZA BLVD NE | WELLS FARGO BANK NA | 256 | \$ 15,249.92 | Center Dr. (west side) | PO BOX 2609, Carlsbad CA 92018 |
| 01-30-24-12-0030 | 8455 PLAZA BLVD NE | WELLS FARGO BANK NA | 50 | \$ 2,978.50 | Center Dr. (west side) | PO BOX 2609, Carlsbad CA 92018 |
| 01-30-24-12-0029 | 8455 PLAZA BLVD NE | WELLS FARGO BANK NA | 50 | \$ 2,978.50 | Center Dr. (west side) | PO BOX 2609, Carlsbad CA 92018 |
| 01-30-24-12-0067 | 8407 PLAZA BLVD NE | NORTHLAND MANAGEMENT INC | | | Center Dr. (west side) | 911 RICE ST, St. Paul MN 55117 |
| 01-30-24-12-0075 | 8329 CENTRAL AVE NE | SLP CENTRAL INDUSTRIAL LLC | 33 | \$ 1,965.81 | Center Dr. (west side) [OL B of plat] | 6390 CARLSON DR., Eden Prairie MN 55346 |
| 01-30-24-12-0073 | 8329 CENTRAL AVE NE | SLP CENTRAL INDUSTRIAL LLC | 757.42 | \$ 45,119.51 | Center Dr. (west side) [L1 B1 of plat] | 6390 CARLSON DR., Eden Prairie MN 55346 |
| 01-30-24-12-0007 | 8495 CENTER DR NE | EAGLE BROOK CHURCH | 100 | \$ 5,957.00 | Center Dr. (east side) | 7015 20TH AVE., Centerville MN 55038 |
| 01-30-24-12-0008 | 8495 CENTER DR NE | EAGLE BROOK CHURCH | 100 | \$ 5,957.00 | Center Dr. (east side) | 7015 20TH AVE., Centerville MN 55038 |
| 01-30-24-12-0009 | 8495 CENTER DR NE | EAGLE BROOK CHURCH | 100 | \$ 5,957.00 | Center Dr. (east side) | 7015 20TH AVE., Centerville MN 55038 |
| 01-30-24-12-0010 | 8465 CENTER DR NE | CASTRO PROPERTIES LLC | 100 | \$ 5,957.00 | Center Dr. (east side) | |
| 01-30-24-12-0011 | 8455 CENTER DR NE | EFC REAL ESTATE LLC | 100 | \$ 5,957.00 | Center Dr. (east side) | |
| 01-30-24-12-0012 | 8445 CENTER DR NE | CLIFTON PROPERTIES LLC | 100 | \$ 5,957.00 | Center Dr. (east side) | |
| 01-30-24-12-0013 | 8433 CENTER DR NE | JACOBS, MICHAEL B | 100 | \$ 5,957.00 | Center Dr. (east side) | |
| 01-30-24-12-0060 | 8427 CENTER DR NE | CENTER DRIVE HOLDINGS LLC | 10 | \$ 595.70 | Center Dr. (east side) | 2840 113TH LN NW, Coon Rapids MN 55433 |
| 01-30-24-12-0068 | 8421 CENTER DR NE | QUARVE CONTRACTING INC | 59.51 | \$ 3,545.01 | Center Dr. (east side) [Tract A of RLS 205] | 9220 BASS LAKE RD., New Hope MN 55428 |
| 01-30-24-12-0081 | 8419 CENTER DR NE | CENTER DRIVE HOLDINGS LLC | 60.29 | \$ 3,591.48 | Center Dr. (east side) [Tracts B&C of RLS 205] | N8916 LAKESHORE DR., Hayward WI 54843 |
| 01-30-24-12-0080 | 8415 CENTER DR NE | CENTER DRIVE HOLDINGS LLC | 36.2 | \$ 2,156.43 | Center Dr. (east side) [Part of L9 and Tract D of RLS 205] | 9220 BASS LAKE RD., New Hope MN 55428 |
| 01-30-24-12-0075 | 8413 CENTER DR NE | CENTER DRIVE HOLDINGS LLC | 28.5 | \$ 1,697.75 | Center Dr. (east side) [Irreg. shape] | 9220 BASS LAKE RD., New Hope MN 55428 |
| 01-30-24-12-0082 | 8409 CENTER DR NE | CENTER DRIVE HOLDINGS LLC | 37.5 | \$ 2,233.88 | Center Dr. (east side) [part of vacated ROW] | 9220 BASS LAKE RD., New Hope MN 55428 |
| 01-30-24-12-0065 | 8407 CENTER DR NE | CENTER DRIVE HOLDINGS LLC | 49.99 | \$ 2,977.90 | Center Dr. (east side) | 9220 BASS LAKE RD., New Hope MN 55428 |
| 01-30-24-12-0064 | 8401 CENTER DR NE | PORATH, DIANE KAY | 50.01 | \$ 2,979.10 | Center Dr. (east side) | 555 43RD AVE NE, Columbia Heights 55421 |
| 01-30-24-12-0078 | 8401 CENTER DR NE | FRLJ, ADISA | 344.95 | \$ 20,548.67 | Center Dr. (east side) [apartments] | 1477 105TH AVE NW, Coon Rapids MN 55433 |
| 01-30-24-11-0086 | 8370 SUNSET RD NE | GRAHAMCO LLC | 206 | \$ 12,271.42 | Center Dr. (east side) [Pro Courier] | |
| 01-30-24-11-0096 | 1501 COUNTY ROAD 10 NE | FRANGEN INVESTMENTS LLC | 218.77 | \$ 13,032.13 | Center Dr. (east side) [to where 2007 Frig. Rd, project ended] | 965 141ST LN NE, Ham Lake MN 55304 |
| 01-30-24-11-0082 | 8498 SUNSET RD NE | EAGLE BROOK CHURCH | 229.7 | \$ 13,683.23 | Sunset Rd. (west side) | 7015 20TH AVE., Centerville MN 55038 |
| 01-30-24-11-0081 | 8498 SUNSET RD NE | EAGLE BROOK CHURCH | 262.7 | \$ 15,649.04 | Sunset Rd. (west side) [parking lot] | 7015 20TH AVE., Centerville MN 55038 |
| 01-30-24-11-0078 | 8498 SUNSET RD NE | SPRING LAKE PARK TREES LLC | 100 | \$ 5,957.00 | Sunset Rd. (west side) [parking lot] | 145 PATENT RD W, Bedford Hills NY 10507 |

| Parcel ID | Address | Area (sq ft) | Value | Notes | Address |
|------------------|--------------------------------------|--------------|--------------|--------------------------------------|---|
| 01-30-24-11-0079 | 8430 SUNSET RD NE | 100 | \$ 5,957.00 | Sunset Rd. (west side) | 145 PATENT RD W., Bedford Hills NY 10507 |
| 01-30-24-11-0080 | 8424 SUNSET RD NE | 100 | \$ 5,957.00 | Sunset Rd. (west side) | |
| 01-30-24-11-0074 | 8420 SUNSET RD NE | 75 | \$ 4,467.75 | Sunset Rd. (west side) | |
| 01-30-24-11-0071 | 8406 SUNSET RD NE | 106.75 | \$ 6,359.10 | Sunset Rd. (west side) | 8406 SUNSET RD NE |
| 01-30-24-11-0072 | RISE INC | 100.05 | \$ 5,959.98 | Sunset Rd. (west side) | 8406 SUNSET RD NE |
| 01-30-24-11-0068 | RISE INC | 75 | \$ 4,467.75 | Sunset Rd. (west side) | 8406 SUNSET RD NE |
| 01-30-24-11-0069 | RISE INC | 131.3 | \$ 7,821.54 | Sunset Rd. (west side) [parking lot] | |
| 01-30-24-11-0086 | 8370 SUNSET RD NE | 262.7 | \$ 15,649.04 | Sunset Rd. (west side) [Pro Courier] | 8365 SUNSET RD NE |
| 01-30-24-11-0098 | 1541 COUNTY ROAD 10 NE DYN0 FIVE LLC | 422.3 | \$ 25,156.41 | Sunset Rd. (west side) | |
| 01-30-24-11-0091 | 8493 SUNSET RD NE | 97.85 | \$ 2,456.25 | Sunset Rd. (east side) residential | 25430 BLUFF SIDE RD., Deerwood MN 56444 |
| 01-30-24-11-0102 | 8483 SUNSET RD NE | 114.85 | \$ 2,456.25 | Sunset Rd. (east side) residential | 25430 BLUFF SIDE RD., Deerwood MN 56444 |
| 01-30-24-11-0048 | 8457 SUNSET RD NE | 162 | \$ 9,650.34 | Sunset Rd. (east side) | |
| 01-30-24-11-0047 | COMPLETE COMMERCIAL STRUCTURES L | 100.7 | \$ 5,998.70 | Sunset Rd. (east side) | |
| 01-30-24-11-0049 | JOCHUM CYRIL & JOANNE | 162.7 | \$ 9,692.04 | Sunset Rd. (east side) | |
| 01-30-24-11-0050 | JOCHUM CYRIL & JOANNE | 100 | \$ 2,456.25 | Sunset Rd. (east side) residential | |
| 01-30-24-11-0052 | HALL, SCOTT R. | 75 | \$ 2,456.25 | Sunset Rd. (east side) residential | |
| 01-30-24-11-0053 | FREDERICKSON, SUSAN | 75 | \$ 2,456.25 | Sunset Rd. (east side) residential | |
| 01-30-24-11-0051 | SCHENDEL, BARBARA | 112.7 | \$ 2,456.25 | Sunset Rd. (east side) residential | |
| 01-30-24-11-0055 | SHAMSO, JAMIA MIRE | 66 | \$ 2,456.25 | Sunset Rd. (east side) residential | |
| 01-30-24-11-0054 | BRANDT, JAN C | 91.54 | \$ 2,456.25 | Sunset Rd. (east side) residential | |
| 01-30-24-11-0054 | SHERVA, ELIZABETH E. | 105.16 | \$ 6,264.38 | Sunset Rd. (east side) | 16531 REEDER RDG, Eden Prairie MN 55347 |
| 01-30-24-11-0103 | VONDRACHEK FAMILY LLLP | 110 | \$ 6,552.70 | Sunset Rd. (east side) | |
| 01-30-24-11-0059 | LARAS ERH PROPERTIES LLC | 94 | \$ 5,599.58 | Sunset Rd. (east side) | 8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES |
| 01-30-24-11-0058 | DCB ENTERPRISES LLC | 121.4 | \$ 7,231.80 | Sunset Rd. (east side) | 8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES |
| 01-30-24-11-0060 | DCB ENTERPRISES LLC | 200 | \$ 11,914.00 | Sunset Rd. (east side) | 8365 SUNSET RD NE c/o AGGRESSIVE INDUSTRIES |
| 01-30-24-11-0061 | BERQUIST, DEWAYNE D TRUSTE | 294.15 | \$ 17,522.52 | Sunset Rd. (east side) | PO BOX 270170, Golden Valley MN 55427 |
| 01-30-24-11-0105 | SUNSET MANAGEMENT LLC | 514.6 | \$ 30,654.72 | Co. Rd. 10 Service Road | 2845 N HAMLIN AVE., Roseville MN 55113 |
| TOTALS | | 9689.29 | \$501,592.15 | | |

Total Frontage is 9689.29-feet.

Proposed rates:

2.0-inch overlay - non-residential \$ 59.57
2.0-inch overlay - residential \$2,456.25