

CARROLL STREET

Project Feasibility Report

City Project Number 10292

JANUARY 4, 2016



Project Feasibility Report

CARROLL STREET

City Project Number 10292

City Of Mankato

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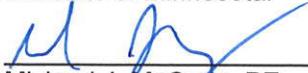
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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report 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.



Michael J. McCarty, PE
Reg. No. 45505

1/4/16
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Eric Anderson	507.386.1750	eanderson@ mankatomn.gov
Councilor at Large	Christopher Frederick	507.382.7299	cfrederick@ mankatomn.gov
Councilor Ward 1	Karen Foreman	507.382.4256	kforeman@ mankatomn.gov
Councilor Ward 2	Tamra Rovney	507.388.3326	trovney@ mankatomn.gov
Councilor Ward 3	Mark Frost	507.387.3169	mfrost@ mankatomn.gov
Councilor Ward 4	Jason Mattick	507.720.8787	jmattick@ mankatomn.gov
Councilor Ward 5	Trudy Kunkel	507.317.6990	tkunkel@ mankatomn.gov
City Manager	Patrick Hentges	507.387.8695	phentges@ mankatomn.gov
City Engineer	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Quality Assurance Manager	Michael McCarty	507.387.8643	mmccarty@ mankatomn.gov
Project Operations	Jim Tatge	507.387.8504	jtatge@ mankatomn.gov
Project Designer	Brian Bentdahl	507.387.8639	bbentdahl@ mankatomn.gov
Project Representative	Brian Bentdahl	507.387.8639	bbentdahl@ mankatomn.gov

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IV. EXECUTIVE SUMMARY

Carroll Street was originally constructed in the early 1900's. Sanitary sewer installations occurred in 1953, 1972 and 1978. Watermain installations took place in 1890 and 1957. Storm drain installations occurred in 1969, 1971, 1974 and 1978.

Suggested improvements include grading work, sanitary sewer installation, watermain installation, storm drain installation, sanitary and water service connections, curb and gutter installation, sidewalk installation and driveway installation.

The estimated cost of these necessary improvements is approximately \$977,826.65.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements of Carroll Street from South Front Street to West Pleasant Street are being proposed for the summer of 2016. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, is 1093 feet and covers 3 city blocks. Specific items that will be included in the construction are as follows:

- Grading and aggregate base
- Bituminous surfacing
- Watermain installation
- Sanitary sewer installation
- Sewer and water service connections
- Storm drain installation
- Concrete curb and gutter installation
- Concrete sidewalk and driveway installation

VI. EXISTING CONDITIONS

A. STREET

The average PCI rating for the Carroll Street corridor is 22. The deteriorated curb and gutter along with the low pavement rating would classify the street to be in poor condition. The existing street layout for Carroll Street is located in Figure 1 in the Appendix.

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The existing soils present within the project area are considered loamy sand to loamy clay.

B. STORM SEWER

Storm drain is present throughout the entire project. Installation of these systems range from 1969 to 1978. The pipes involved in the system range from 12 inch to 24 inch and are reinforced concrete piping. The condition of this system is considered to be fair to poor. The existing storm water drainage system for the surrounding area is located in Figure 2 in the Appendix with the storm system shown in green.

C. SANITARY SEWER

Sanitary sewer pipe and structures are present in the project area. Installation of these systems range from 1953 to 1978. The pipes in this system range from 6 inch to 10 inch and are PVC or vitrified clay. This system is considered to be in poor condition. The existing sanitary sewer system for Carroll Street is located in Figure 3 in the Appendix with the sanitary system shown in brown.

D. WATERMAIN

Watermain is present within the project area. Installation of these systems range from 1890 to 1957. The pipes involved in the system range from 6 inch to 10 inch and are cast iron or ductile iron. The system is considered to be in poor condition. The existing domestic water distribution system for Carroll Street is located in Figure 3 in the Appendix with the domestic water distribution system shown in blue.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

A. STREET

Street surface improvements are expected to take place on Carroll Street between South Front Street and West Pleasant Street. The 100 block is proposed to be 36 feet wide. The 200 and 300 blocks are proposed to be 30 feet wide. The proposed street cross section and pavement section are located in Figures 4 in the Appendix.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage.

B. STORM SEWER

New storm drain manholes and piping will be installed in the intersections of South Front Street, State Street, and Van Brunt Street. Location and sizing of the system will be determined by the Drainage Master Plan along with sizing calculations.

C. SANITARY SEWER

Sanitary sewer piping and manholes will be installed on Carroll St from South Front Street to West Pleasant Street. The existing system will be replaced by 8 inch PVC. New sanitary sewer

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manholes will be constructed of 48 inch diameter pre-cast concrete and catch basins will be constructed of 24 inch diameter PVC.

D. WATERMAIN

The existing water system will be replaced by 6 inch and 8 inch PVC. Hydrants and valves will be replaced and located in the intersections of South Front Street, State Street, Van Brunt Street and West Pleasant Street.

E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

The existing right-of-way on Carroll Street from South Front Street to West Pleasant Street is 66 feet wide. No newly acquired right-of way is needed to complete this project.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Department of Health – Watermain Extension
- MPCA – Construction Stormwater
- City of Mankato – Land Disturbance

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. A detailed cost estimate is included at the end of the report.

ITEM	COST
Street	\$358,139.73
Storm Water	\$107,360.14
Watermain	\$146,045.75
Sanitary Sewer	\$154,776.22
Construction Contingency	\$76,632.18
TOTAL CONSTRUCTION	\$842,954.01
Admin/bonding	\$50,577.24
Engineering	\$84,295.40
TOTAL PROJECT COST	\$977,826.65

Funding for the proposed improvements is shown in the table below.

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FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$232,425.98	24%
G.O. Bonding	\$271,909.43	28%
Water Utility	\$169,413.07	17%
Sewer Utility	\$179,540.41	18%
Storm Utility	\$124,537.76	13%
TOTAL FUNDS	\$977,826.65	100%

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on Carroll Street:

- 01/7/2016 Informational Meeting
- 01/11/2016 Feasibility Hearing
- 02/08/2016 Preliminary Assessment Hearing
- 02/08/2016 Advertise for Bids
- 03/11/2016 Bid Opening
- 03/21/2016 Award Bid
- 04/18/2016 Begin Construction
- 10/07/2016 Intermediate Completion
- 06/01/2017 Final Lift of Bituminous Pavement
- 11/13/2017 Final Assessments

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Carroll Street are unfavorable with only further deteriorations to come. If these road and utility improvements are not made, maintenance costs will continue to be an issue and failure of the road and system will occur. From an engineering standpoint, this project is cost effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the preliminary assessment hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

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XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF CARROLL STREET



1A



1B

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1C

B. FIGURE 2: CARROLL STREET EXISTING STORM SEWER LAYOUT



2A

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2B



2C

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2D

C. FIGURE 3: CARROLL STREET EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



3A

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E. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10292				
CARROLL STREET RECONSTRUCTION				
ENGINEERS ESTIMATE				
CONTRACT ITEM	UNIT	EST QTY	BID UNIT PRICE	BID PRICE
MOBILIZATION	LS	1.00	\$36,491.52	\$36,491.52
CLEARING (6" TO 18")	TREE	2.00	\$292.64	\$585.27
CLEARING (18" TO 30")	TREE	2.00	\$519.51	\$1,039.02
CLEARING (GREATER THAN 30")	TREE	2.00	\$561.98	\$1,123.96
GRUBBING (6" TO 18")	TREE	2.00	\$204.49	\$408.98
GRUBBING (18" TO 30")	TREE	2.00	\$174.35	\$348.71
GRUBBING (GREATER THAN 30")	TREE	2.00	\$481.41	\$962.83
REMOVE CURB AND GUTTER	LF	2200.00	\$3.94	\$8,662.50
REMOVE SEWER PIPE (STORM)	LF	1060.00	\$8.68	\$9,204.51
REMOVE SEWER PIPE (SANITARY)	LF	435.00	\$5.97	\$2,598.91
REMOVE WATER MAIN	LF	1145.00	\$4.61	\$5,277.88
REMOVE CONCRETE SIDEWALK	SF	7280.00	\$1.40	\$10,166.52
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	42.22	\$4.63	\$195.50
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	216.67	\$7.36	\$1,594.80
REMOVE CATCH BASIN	EA	9.00	\$292.48	\$2,632.30
REMOVE MANHOLE	EA	11.00	\$422.56	\$4,648.18
REMOVE GATE VALVE & BOX	EA	9.00	\$220.57	\$1,985.16
REMOVE HYDRANT	EA	3.00	\$310.89	\$932.68
REMOVE CONCRETE STEPS	EA	5.00	\$490.00	\$2,450.02
SAWCUT BITUMINOUS PAVEMENT	LF	249.00	\$3.58	\$891.54
COMMON EXCAVATION (P)(EV)	CY	1833.33	\$10.57	\$19,384.71
STABILIZING AGGREGATE 0"-4" (CV)	CY	100.00	\$36.27	\$3,626.70
GEOTEXTILE FABRIC TYPE V	SY	3666.67	\$1.42	\$5,197.50
COMMON LABORERS	HR	30.00	\$57.75	\$1,732.50
DOZER	HR	5.00	\$108.78	\$543.90
TAMPING ROLLER	HR	5.00	\$92.05	\$460.27
CRAWLER MOUNTED BACKHOE	HR	5.00	\$135.85	\$679.25
SKID LOADER	HR	5.00	\$92.05	\$460.27
STREET SWEEPER (WITH PICKUP BROOM)	HR	10.00	\$105.63	\$1,056.30
AGGREGATE BASE (CV) (P), CLASS 3	CY	611.11	\$21.32	\$13,025.81

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AGGREGATE BASE (CV) (P), CLASS 5	CY	814.82	\$24.14	\$19,669.35
BITUMINOUS PATCH SPECIAL	SY	42.22	\$40.16	\$1,695.66
TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5" THICK	SY	3666.67	\$10.68	\$39,154.54
TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2.5" THICK	SY	3666.67	\$10.09	\$36,998.53
6" PERF PVC PIPE DRAIN, SDR 35	LF	2200.00	\$10.77	\$23,700.60
4" PVC PIPE DRAIN, SDR 35 (SUMP SERVICE)	EA	30.00	\$171.38	\$5,141.43
8" PVC PIPE SEWER, SDR-26	LF	514.00	\$68.74	\$35,334.16
8" PVC PIPE SEWER, SDR 35	LF	543.00	\$39.78	\$21,602.98
12" RC PIPE SEWER DESIGN 3006 CLASS V	LF	310.00	\$42.38	\$13,137.18
15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	54.00	\$41.57	\$2,244.75
18" RC PIPE SEWER DESIGN 3006 CLASS III	LF	25.00	\$41.45	\$1,036.35
24" RC PIPE SEWER DESIGN 3006 CLASS III	LF	45.00	\$51.25	\$2,306.27
CONNECT TO EXISTING STORM SEWER	EA	6.00	\$797.53	\$4,785.17
CONNECT TO EXISTING SANITARY SEWER	EA	4.00	\$6,217.45	\$24,869.80
8" X 4" PVC WYE, HEAVEY WALL	EA	30.00	\$230.15	\$6,904.49
4" PVC SANITARY SERVICE PIPE, SDR 26	LF	1050.00	\$32.38	\$34,001.10
TEMPORARY WATER SERVICE	LS	1.00	\$5,395.92	\$5,395.92
CONNECT TO EXISTING WATER MAIN	EA	8.00	\$1,714.04	\$13,712.33
6" GATE VALVE AND BOX	EA	3.00	\$1,452.01	\$4,356.04
8" GATE VALVE AND BOX	EA	7.00	\$1,833.52	\$12,834.64
10" GATE VALVE AND BOX	EA	1.00	\$3,151.71	\$3,151.71
12" GATE VALVE AND BOX	EA	1.00	\$3,049.02	\$3,049.02
HYDRANT	EA	3.00	\$3,836.52	\$11,509.56
1" CORPORATION STOP	EA	30.00	\$245.11	\$7,353.36
1" CURB STOP & BOX	EA	30.00	\$268.66	\$8,059.91
INSTALL 2" BLOW OFF	EA	1.00	\$598.12	\$598.12
1" WATER SERVICE	LF	1050.00	\$17.88	\$18,775.58
6" PVC WATERMAIN	LF	45.00	\$49.98	\$2,249.10
8" PVC WATERMAIN	LF	1003.00	\$32.68	\$32,774.03
12" PVC WATERMAIN	LF	140.00	\$52.78	\$7,389.69
WATERMAIN FITTINGS	LBS	777.00	\$8.55	\$6,641.02
CONST DRAINAGE STRUCTURE DESIGN 4007	LF	68.00	\$293.30	\$19,944.16
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	25.00	\$324.07	\$8,101.80
CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3	EA	9.00	\$2,006.34	\$18,057.06
CASTING ASSEMBLY, MnDOT 7007 RING w/716 COVER	EA	6.00	\$649.60	\$3,897.62

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CASTING ASSEMBLY, MnDOT 700-7 w/715 COVER	EA	5.00	\$641.22	\$3,206.12
CASTING ASSEMBLY, NEENAH R3067 W/V GRATE	EA	9.00	\$842.63	\$7,583.63
INTERIOR CHIMNEY SEAL	EA	11.00	\$367.52	\$4,042.73
MANHOLE INSERTS	EA	11.00	\$143.66	\$1,580.27
4" CONCRETE WALK	SF	7280.00	\$5.16	\$37,532.04
CONCRETE CURB & GUTTER DESIGN B618	LF	2200.00	\$17.26	\$37,976.40
6" CONCRETE DRIVEWAY PAVEMENT	SY	133.33	\$52.37	\$6,983.03
8" CONCRETE DRIVEWAY PAVEMENT	SY	83.33	\$69.09	\$5,757.27
TRUNCATED DOMES	SF	192.00	\$43.49	\$8,350.27
DECIDUOUS TREE 2" CAL B&B - BICOLOR OAK	TREE	12.00	\$285.81	\$3,429.72
STORM DRAIN INLET PROTECTION	EA	10.00	\$157.48	\$1,574.79
STABILIZED CONSTRUCTION EXIT	EA	2.00	\$1,299.95	\$2,599.91
PERIMETER PROTECTION	LF	200.00	\$3.18	\$636.30
COMMON TOPSOIL BORROW (LV)	CY	814.81	\$20.50	\$16,700.35
SODDING TYPE SALT TOLERANT	SY	4888.89	\$6.05	\$29,568.01
TOTAL				\$766,321.83

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F. PRELIMINARY ASSESSMENT ROLL

CARROLL STREET								
Preliminary Assessment Role City Project Number 10292								
CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearrange; R=Residential NR= Non Residential CE%=Common Element Percent								
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge			Driveway Approach @ \$76.00 \$93.09	Sewer & Water Services @ \$2,628.00	Total Estimated Assessment
			Front Feet	Residential Cost/ft \$100.00	Nonresidential Cost/ft \$150.00			
01.08.13.283.006 Gail S Knewton 110 Carroll Street Mankato, MN 56001	Van Brunts Addition S 38' of Lot 32 Block 3 (112 Carroll St)	R	38.00	\$ 3,800.00		\$ - 0.00 SY	\$2,628.00	\$ 6,428.00
01.08.13.283.013 Gary S & Deanna L Watson 204 State Street Mankato, MN 56001	Van Brunts Addition Lot 10, Block 3 0.00 0.00	R	60.00 140.00 CC=	\$ 6,000.00		\$ 3,002.15 32.25 SY	\$2,628.00	\$ 11,630.15
01.08.13.283.014 Timothy J & Lynn M Sprague 114 Cedar Lane Madison Lake, MN 56063	Van Brunts Addition N 68.5' of Lot 32 Block 3 (903 S Front St)	NR	22.83 68.50 CC=		\$ 3,425.00	\$ 3,257.22 34.99 SY	\$2,628.00	\$ 9,310.22
01.08.13.283.015 Timothy J & Lynn M Sprague 114 Cedar Lane Madison Lake, MN 56063	Van Brunts Addition N 25.5' of S 63.5' of Lot 32, Block 3 (108 Carroll St)	R	25.50	\$ 2,550.00		\$ - 0.00 SY	\$2,628.00	\$ 5,178.00

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01.08.13.284.001 Horizon Homes Inc (CFD) PO Box 3032 Mankato, MN 56002-3032	Van Brunts Addition Lots 33 & 34 & W 2/3 of Lot 35, Block 2 (825 S Front St)	NR	132.00		\$ 19,800.00	\$ - 0.00 SY	\$2,628.00	\$ 22,428.00
01.08.13.284.009 Sean M Sletten 113 Carroll Street Mankato, MN 56001	Van Brunts Addition N 43 7/12' of Lot 6 Block 2 0.00	R	43.58	\$ 4,358.00		\$ - 0.00 SY	\$2,628.00	\$ 6,986.00
01.08.13.284.010 Brent A & Paula A Bergeman 115 Carroll Street Mankato, MN 56001	Van Brunts Addition S 40' of N 83 7/12' of Lot 6, Block 2 0.00	R	40.00	\$ 4,000.00		\$ 1,078.91 11.59 SY	\$2,628.00	\$ 7,706.91
01.08.13.284.011 Philip A Dickey & Diane Hanson 123 Carroll Street Mankato, MN 56001	Van Brunts Addition S 56 5/12' of Lot 6, Block 2 0.00	R	56.42	\$ 5,642.00		\$ 1,768.71 19.00 SY	\$2,628.00	\$ 10,038.71
01.08.13.286.009 AJT Ventures LLC 6325 Cove Road Carver, MN 55315	Van Brunts Addition N 80' of Lot 1 Block 8 (204 Carroll St)	R	26.67 80.00 CC=	\$ 2,666.67		\$ 4,095.03 43.99 SY	\$2,628.00	\$ 9,389.70
01.08.13.286.010 Patricia A Schumacher 212 Carroll Street Mankato, MN 56001	Van Brunts Addition S 60' of Lot 1 Block 8 0.00	R	60.00	\$ 6,000.00		\$ - 0.00 SY	\$2,628.00	\$ 8,628.00
01.08.13.286.011 Eunice & Florence Sassenberg 216 Carroll Street Mankato, MN 56001	Van Brunts Addition N 40' of Lot 9 & Lot 10, Block 8 0.00	R	40.00	\$ 4,000.00		\$ - 0.00 SY	\$2,628.00	\$ 6,628.00

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01.08.13.286.012 Debra J Ullrich 220 Carroll Street Mankato, MN 56001	Van Brunts Addition N 45' of S 100' of Lot 9 & Lot 10, Block 8 0.00	R	45.00	\$ 4,500.00		\$ 1,874.83 20.14 SY	\$2,628.00	\$ 9,002.83
01.08.13.286.014 Neoma K Peterson Trust Agreement 52387 Acorn Avenue North Mankato, MN 56003	Van Brunts Addition S 55' of E 82' of Lot 9 & Lot 10, Block 8 (224 Carroll St)	R	55.00	\$ 5,500.00		\$ - 0.00 SY	\$2,628.00	\$ 8,128.00
01.08.13.287.001 Duane & Amanda Wiederich (CFD) 127 State Street Mankato, MN 56001	Van Brunts Addition W 33' of N 57' of Lot 5, Block 9 0.00	R	19.00 57.00 CC=	\$ 1,900.00		\$ 1,942.79 20.87 SY	\$2,628.00	\$ 6,470.79
01.08.13.287.003 United Penecostal Church PO Box 874 Mankato, MN 56002-0874	Van Brunts Addition Lot 4 & S 33' of N 90' of Lot 5, Block 9 (207 Carroll St)	NR	33.00		\$ 4,950.00	\$ - 0.00 SY	\$2,628.00	\$ 7,578.00
01.08.13.287.010 Matthew J & Jeffery W Tonsager 209 Carroll Street Mankato, MN 56001	Van Brunts Addition S 50' of Lot 5, Block 9 0.00	R	50.00	\$ 5,000.00		\$ - 0.00 SY	\$2,628.00	\$ 7,628.00
01.08.13.287.011 Michael J & Virgene Burkhardt 215 Carroll Street Mankato, MN 56001	Van Brunts Addition N 45' of Lot 6 & All of Lot 7, Block 9 0.00	R	45.00	\$ 4,500.00		\$ - 0.00 SY	\$2,628.00	\$ 7,128.00
01.08.13.287.012 Rick & Mary Hanna 217 Lincoln Street Mankato, MN 56001	Van Brunts Addition S 50' of N 95' of Lots 6 & 7, Block 9 (221 Carroll St)	R	50.00	\$ 5,000.00		\$ 1,942.79 20.87 SY	\$2,628.00	\$ 9,570.79

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01.08.13.287.014 Ryan S & Jill R McKeown Revocable Trust 229 Carroll Street Mankato, MN 56001	Van Brunts Addition W 73' of S 45' of Lots 6 & 7, Block 9 0.00	R	45.00	\$ 4,500.00		\$ - 0.00 SY	\$2,628.00	\$ 7,128.00
01.08.13.430.017 Leslie Twesten & Lisa Roberts 201 Van Brunt Street Mankato, MN 56001	Syndicate Subdivision NW 80' of Lot 12 0.00 0.00	R	26.67 80.00 CC=	\$ 2,666.67		\$ 2,509.71 26.96 SY	\$2,628.00	\$ 7,804.37
01.08.13.430.018 Emily B Stewart 310 Carroll Street Mankato, MN 56001	Syndicate Subdivision S 60' of Lot 12 0.00 0.00	R	60.00	\$ 6,000.00		\$ 3,039.39 32.65 SY	\$2,628.00	\$ 11,667.39
01.08.13.430.019 Lance & Judy Sateren 1211 Highland Acres Road Bismarck, ND 58501	Mitchels Subdivision NW 70' of Lot 1 (318 Carroll St) 0.00	R	70.00	\$ 7,000.00		\$ 1,874.83 20.14 SY	\$2,628.00	\$ 11,502.83
01.08.13.430.020 Nathan Faith (CFD) 4252 Pillsbury Ave S #4 Minneapolis, MN 55409	Mitchels Subdivision SE 70' of Lot 1 (202 W Pleasant St) 0.00	R	23.33 70.00 CC=	\$ 2,333.33		\$ 2,192.27 23.55 SY	\$2,628.00	\$ 7,153.60
01.08.13.431.001 Mark D Lueck 303 Carroll Street Mankato, MN 56001	Comstocks Subdivision Lot 1 0.00 0.00	R	38.50	\$ 3,850.00		\$ - 0.00 SY	\$2,628.00	\$ 6,478.00
01.08.13.431.002 Joseph R & Debra A Burns 305 Carroll Street Mankato, MN 56001	Comstocks Subdivision Lot 2 0.00 0.00	R	38.50	\$ 3,850.00		\$ - 0.00 SY	\$2,628.00	\$ 6,479.00

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01.08.13.431.003 Mary L McGrew 309 Carroll Street Mankato, MN 56001	Comstocks Subdivision Lot 3 0.00 0.00	R	38.50	\$ 3,850.00		\$ 1,942.79 20.87 SY	\$2,628.00	\$ 8,422.79
01.08.13.431.004 Jeanette H Petersen 313 Carroll Street Mankato, MN 56001	Comstocks Subdivision Lot 4 0.00 0.00	R	38.50	\$ 3,850.00		\$ 1,942.79 20.87 SY	\$2,628.00	\$ 8,423.79
01.08.13.431.005 Suzanne L Bunkers 317 Carroll Street Mankato, MN 56001	Comstocks Subdivision Lot 5 0.00 0.00	R	38.50	\$ 3,850.00		\$ - 0.00 SY	\$2,628.00	\$ 6,482.00
01.08.13.431.006 Nicholas J & Amanda J Hauman 319 Carroll Street Mankato, MN 56001	Comstocks Subdivision Lot 6 0.00 0.00	R	38.50	\$ 3,850.00		\$ - 0.00 SY	\$2,628.00	\$ 6,483.00
01.08.13.431.007 Bayard T & Shannon L Black 112 W. Pleasant Street Mankato, MN 56001	Comstocks Subdivision W 83' of Lot 7 0.00 0.00	R	60.00	\$ 6,000.00		\$ 2,269.53 24.38 SY	\$2,628.00	\$ 10,903.53

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01.09.05.358.007 Curtis A Hansen 202 May St Mankato, MN 56001	Dukes Second Add Corr Blk 26 W 50' of Lots 7-9 Block 26	R	50.00	\$5,000.00		\$ - 0.00 SY	\$2,628.00	\$ 7,628.00
01.09.05.358.008 Judith J Headington 208 May St Mankato, MN 56001	Dukes Second Add Corr Blk 26 E 100' of Lots 7-9 Block 26	R	100.00	\$10,000.00		\$ - 0.00 SY	\$2,628.00	\$12,628.00
01.09.05.358.015 Jeffrey S Bodnar 1604 N Broad St Mankato, MN 56001	Dukes Second Add Corr Blk 26 Lot 10, Block 26	R	33.40	\$3,340.00		\$ - 0.00 SY	\$2,628.00	\$ 5,968.00
01.09.05.360.001 Eric R Lee 1533 N Second St Mankato, MN 56001	Dukes Second Addition W2 of Lot 1, Block 27	R	25.00 75.00 CC=	\$2,500.00		\$ 1,780.68 23.43 SY	\$2,628.00	\$ 6,908.68
01.09.05.360.002 Jimmy L Kight 207 May St Mankato, MN 56001	Dukes Second Addition Lot 1, Block 27 Exc W 75' along May St.	R	41.00	\$4,100.00		\$ - 0.00 SY	\$2,628.00	\$ 6,728.00
01.09.05.361.002 Finn Co LLC 18503 587th Ave Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 1 & 37.5% int in CE (1613 N Riverfront Dr)	NR	13.88 37.00 CE%		\$2,081.25	\$ - 0.00 SY	\$2,628.00	\$ 4,709.25
01.09.05.361.003 Finn Co LLC 18503 587th Ave Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 2A & 22.67% int in CE (No Address)	NR	8.39 37.00		\$1,258.19	\$ - 0.00 SY	\$2,628.00	\$ 3,886.19

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01.09.05.361.005 Finn Co LLC 18503 587th Ave Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 2T & 17.33% int in CE (No Address)	NR	6.41 37.00 CE%		\$961.82	\$ - 0.00 SY	\$2,628.00	\$ 3,589.82
01.09.05.361.006 JJACL LLC 1613 N Riverfront Dr, Unit 3 Mankato, MN 56001	CIC 61 North Riverfront Plaza Unit 3 & 22.5% Int in CE (1613 N Riverfront Dr)	NR	101.33 93.00 37.00 CE%		\$15,198.75	\$ - 0.00 SY	\$2,628.00	\$17,826.75
01.09.08.103.004 Jimmy L Kight 207 May St Mankato, MN 56001	Dukes Addition E 75' of Lot 1, Block 4 Along S line of Lot 1	R	34.00	\$3,400.00		\$ - 0.00 SY	\$2,628.00	\$ 6,028.00
01.09.08.103.013 Beatrice Y Schweim 1534 N Broad St Mankato, MN 56001	Dukes Addition N1/3 of lot 12, Block 4	R	75.00 155.00 CC=	\$7,500.00		\$ - 0.00 SY	\$2,628.00	\$10,128.00
01.09.08.106.002 Robert E & Trudi I Clements 1603 N Broad St Mankato, MN 56001	Dukes Addition Lots 3-5, Block 6	R	155.00	\$15,500.00		\$ - 0.00 SY	\$2,628.00	\$18,128.00
01.09.08.106.008 Kevin S & Donna L Briggs 304 Moreland Ave Mankato, MN 56001	Dukes Addition Lot 6, Block 6 (1604 N 4th St)	R	70.00 150.00 CC=	\$7,000.00		\$ 2,416.80 31.80 SY	\$2,628.00	\$12,044.80
01.09.08.107.001 Dustin J & Morgan M Lenhoff 1535 N Broad St Mankato, MN 56001	Dukes Addition Lot 1, Block 7	R	75.00 155.00 CC=	\$7,500.00		\$ - 0.00 SY	\$2,628.00	\$10,128.00
01.09.08.107.009 Diane M Krienke 327 May St Mankato, MN 56001	Dukes Addition Lot 14, Block 7	R	70.00 150.00 CC=	\$7,000.00		\$ 2,948.04 38.79 SY	\$2,628.00	\$12,576.04

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01.09.08.110.001 Yep & Irene A Dejong 1537 N Fourth St Mankato, MN 56001	Dukes Addition Lot 1, Block 12	R	60.00 140.00 CC=	\$6,000.00		\$ - 0.00 SY	\$2,628.00	\$ 8,628.00
01.09.08.110.008 Michael W & Susan S Baker 1536 N Fifth St Mankato, MN 56001	Dukes Addition Lot 14, Block 12	R	60.00 140.00 CC=	\$6,000.00		\$ - 0.00 SY	\$2,628.00	\$ 8,628.00
01.09.08.113.002 Jeffrey S Bodnar 1604 N Broad St Mankato, MN 56001	Dukes Addition Lot 2, Block 5	R	41.60 121.60 CC=	\$4,160.00		\$ 2,404.64 31.64 SY	\$2,628.00	\$ 9,192.64
01.09.08.126.006 Joanne L Schaub 1601 N 4th St Mankato, MN 56001	Dukes Addition Lot 9, Block 13	R	67.50 147.50 CC=	\$6,750.00		\$ 3,809.12 50.12 SY	\$2,628.00	\$13,187.12
01.09.08.126.010 Theresa Devitt Carney 424 May St Mankato, MN 56001	Dukes Addition Lot 10, Block 13	R	67.50 147.50 CC=	\$6,750.00		\$ 1,900.00 25.00 SY	\$2,628.00	\$11,278.00
01.09.08.127.001 Norman & Lucille Knowles Trust Agmt 504 May St Mankato, MN 56001	Dukes Addition Block 14	R	56.70	\$5,670.00		\$ - 0.00 SY	\$2,628.00	\$ 8,298.00
01.09.08.128.001 Juston J Cline 1535 N 5th St Mankato, MN 56001	Dukes Addition Lot 1, Block 15	R	24.74 74.21 CC=	\$2,473.67		\$ - 0.00 SY	\$2,628.00	\$ 5,101.67