



To: MAYOR AND COUNCIL

Agenda Item #: VI. A. vi. - xiv.

From: Wayne D. Houle, PE, Director of Engineering

Action

Discussion

Date: October 14, 2013

Information

Subject: Public Hearing – Special Assessments

Action Requested:

Approve special assessments as proposed for the following improvements:

1. Tracy Avenue Improvements – Improvement No. BA-368
2. Countryside Neighborhood Reconstruction – Improvement No. BA-385
3. Viking Hills Neighborhood Reconstruction – Improvement No. BA-386
4. Viking Hills Neighborhood Reconstruction (Glacier Place) – Improvement No. BA-400
5. Viking Hills Neighborhood Reconstruction (Gleason Court) – Improvement No. BA-401
6. Viking Hills Neighborhood Reconstruction (Polar Circle) – Improvement No. BA-402
7. Viking Hills Neighborhood Reconstruction (Vernon Court & Hills Rd) – Improvement No. BA-403
8. Valley Estates Neighborhood Reconstruction – Improvement No. 387
9. Richmond Hills Park Neighborhood Improvements – Improvement No. BA-388

Information / Background:

Attached you will find the Final Project Costs Analysis, Final Assessment Roll, Certificate of Mailing, Notice of Public Hearing, Mailing List and other supporting documentation for each proposed assessment. All properties were notified per Minnesota State Statute Chapter 429 for special assessments. Staff included in the Notice of Public Hearing an invoice for each assessment. Some homeowners took advantage of the opportunity to fund their sanitary sewer service and water service replacements through special assessments and those assessments are reflected on each respective Final Assessment Roll. Additionally, the following comments are submitted for consideration:

Staff received three letters of objection in regards to the assessments from 5009 Normandale Court of the Richmond Hills Park Neighborhood Project and 6305 Hillside Road and 6241 Crescent Drive of the Countryside Neighborhood Project. The three letters are attached.

Please recall that a sidewalk was constructed along Creek Valley Road near Creek Valley Elementary School. The cost for the sidewalk was \$10,091.32 and will be funded by the PACS fund. This cost was included in the original Notice of Public Hearing on Proposed Special Assessment mailed to the residents. The special assessment will be reduced by \$118.72 from \$7,393.34 to \$7,274.62 to reflect these changes.

Attachments for each improvement:

- Resolution
- Final Project Costs Analysis
- Final Assessment Roll
- Certificate of Mailing
- Notice of Public Hearing
- Mailing List
- 5009 Normandale Court Assessment Objection Letter
- 6305 Hillside Road Assessment Objection Letter
- 6241 Crescent Drive Assessment Objection Letter
- 2012 Neighborhood Roadway Reconstruction Survey



RESOLUTION NO. 2013-93
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Tracy Avenue Reconstruction – Improvement No. BA-368

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>	<u>Levy No. 18600</u>	<u>NUMBER OF INSTALLMENTS</u>
Tracy Avenue	Levy No. 18600	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST: _____
City Clerk

Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Tracy Avenue Reconstruction
Improvement No. BA-368
Final Project Cost Analysis**

Project: BA-368	Amount	Assessment	Utilities						Project
		Street	Sidewalk/X-Walk	Landscaping	Lighting	Storm Sewer	Sanitary Sewer	Water Main	Total Amount
Tracy Avenue	Proposed	\$ 485,600.00	\$ -	\$ -	\$ -	\$ 240,000.00	\$ 165,000.00	\$ 90,000.00	\$ 980,600.00
	Actual	\$493,877.26	\$57,241.89	\$72,997.79	\$26,613.31	\$381,310.57	\$308,263.48	\$193,327.53	\$1,533,631.83

Misc. Expenses (above contractor payments - added to Utilities)

Consulting Design	\$	31,554.59	\$	14,011.04	\$	8,467.48
Consulting Inspection	\$	33,033.99	\$	27,173.92	\$	13,462.82
Other (Faucet Repairs)					\$	761.00
Labor (Staff)	\$	319.72	\$	269.27	\$	308.91
	\$	64,908.30	\$	41,454.23	\$	23,000.21

Misc. Expenses (above contractor payments - added to Assessment)

Consulting Design	\$	66,241.59
Consulting Inspection	\$	111,910.51
Materials/Supplies	\$	46.75
Street Name Signs	\$	462.08
	\$	178,660.93
Labor (Staff)	\$	13,707.66

Payment Nos.	Actual Monthly Payments							Monthly Total
	Street	Sidewalk/X-Walk	Landscaping	Lighting	Storm Sewer	Sanitary Sewer	Water Main	
1	\$ 90,308.66	\$ 924.15	\$ 1,250.00	\$ 500.00	\$ 11,517.45	\$ 4,750.00	\$ 80,316.22	\$ 189,566.48
2	\$ 15,362.73					\$ 13,832.95	\$ 15,187.75	\$ 44,383.43
3	\$ 251,279.82	\$ 6,813.50	\$ 7,413.51	\$ 15,293.40	\$ 229,468.40	\$ 176,918.30	\$ 24,105.20	\$ 711,292.13
4	\$ 97,014.38	\$ 49,124.76	\$ 37,088.72	\$ 7,092.15	\$ 48,600.61	\$ 44,631.16	\$ 27,362.73	\$ 310,914.51
5	\$ 4,737.18		\$ 9,272.95	\$ 28.50	\$ 5,570.80	\$ 12,009.62	\$ 14,476.77	\$ 46,095.82
6	\$ 19,726.82		\$ 16,430.96	\$ 3,072.30	\$ 15,511.07	\$ 10,663.86	\$ 5,816.65	\$ 71,221.66
Final Payment	\$ 15,447.67	\$ 379.48	\$ 1,541.65	\$ 626.96	\$ 5,733.94	\$ 4,003.36	\$ 3,062.00	\$ 30,795.06
TOTAL	\$493,877.26	\$57,241.89	\$72,997.79	\$26,613.31	\$316,402.27	\$266,809.25	\$170,327.32	\$ 1,404,269.09

Tracy Avenue Reconstruction
Improvement No. BA-368
Assessment Roll

PID	OWNER	HOUSE NO	STREET	CITY/STATE/ZIP	ASSESSABLE REU	SEWER / WATER	ROADWAY	TOTAL ASSESSMENT
1	3211721420004	STEVEN J ENCK	5700	BENTON AVENUE	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
2	3211721420054	ISD 273 (Countryside School)	5701	NORMAN DALE RD	EDINA, MN 55424	4.0	\$ 17,135.59	\$ 17,135.59
3	3211721130014	GREG & ROSEMARY K RUSTED	5616	GROVE STREET	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
4	3211721420029	WAYNE V FRIDLUND	5712	GROVE STREET	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
5	3211721420006	KENNETH J FRANK & LINDA M KLAVER	5701	GROVE STREET	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
6	3211721130023	KRISTA ERICKSON	5700	HAWKES DRIVE	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
7	3211721130031	CHRISTINE EHRlich	5701	HAWKES DRIVE	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
8	3211721130018	DAVID & SUSAN NELSON	5701	HAWKES TERRACE	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
9	3211721130040	KENNETH & JEANNINE KJELLAND	5600	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
10	3211721130069	R JONATHAN BARTLING	5601	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
11	3211721130041	MICHAEL & LYNDA SONNEK	5604	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
12	3211721130070	RICHARD CONKEY	5605	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
13	3211721130042	TRENT DAVIS & ALLYSON BETH PEARSON	5608	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
14	3211721130071	KENT GRAVELLE	5609	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
15	3211721130060	THOMAS SHANIGHT	5612	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
16	3211721130082	JAMES SUCCIO JR	5615	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
17	3211721130076	PATRICK & GWEN COONEY	5621	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
18	3211721130057	CARLEEN MICHUDA	5625	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
19	3211721130056	MICHAEL & KRISTI CURTIS	5629	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
20	3211721130066	NEVADA LLC	15400	STATE HWY NO. 7 #400	MINNETONKA, MN 55345	1.0	\$ 9,247.23	\$ 4,283.90 \$ 13,531.13
21	3211721130001	DARREL HART	5708	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
22	3211721130002	THOMAS & JANE WIDMARK	5712	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
23	3211721130009	SHASHIDHAR JOSHI & KASTURI JOG	5715	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
24	3211721130063	MARLIN SUNDERMAN	5716	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
25	3211721130073	WAYNE JAMES NELSON	5617	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
26	3211721420038	MICHELLE & JASON KALENBORN	5801	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
27	3211721420028	WAYNE & JANE FRIDLUND	5712	GROVE STREET	EDINA, MN 55436	1.0	\$ 1,864.03	\$ 4,283.90 \$ 6,147.93
28	3211721420037	SHERI & ANDREW LANGFIELD	5805	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
29	3211721420039	ANTHONY & SAMANTHA LEITZ	5809	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
30	3211721420040	IBTISAM ALKAM	5813	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
31	3211721420041	SCOTT ROSEQUIST	5817	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
32	3211721420042	ROCHELLE LACKNER	5821	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
33	3211721420043	DENNIS DAHLIEN	5825	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
34	3211721420056	CLARICE & DONALD NOLTE	5901	TRACY AVENUE	EDINA, MN 55436	1.0	\$ 4,283.90	\$ 4,283.90
35	3211721130008	VIVIAN POWLESS	5616	WARDEN AVENUE	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97
36	3211721130032	RICHARD & LAINE WEINBERG	5700	WARDEN AVENUE	EDINA, MN 55436	1/3	\$ 1,427.97	\$ 1,427.97

Total 33

PRELIMINARY ROADWAY COST (20%)	\$ 141,368.62
TOTAL ASSESSMENT REU	33
ASSESSMENT COST (20%)	\$141,368.62
AVERAGE COST PER REU	\$ 4,283.90

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Tracy Avenue Reconstruction, Improvement No. BA-368** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.


Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-368

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Tracy Avenue Reconstruction:

Property Identification No. 3211721420004

The special assessment to this property for roadway reconstruction is: **\$1,427.97**. The total amount of the proposed special assessment for the project is \$141,368.62. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					1,427.97
1	2014	63.96	59.61	123.57	1,364.01
2	2015	78.01	45.56	123.57	1,286.00
3	2016	80.62	42.95	123.57	1,205.38
4	2017	83.31	40.26	123.57	1,122.07
5	2018	86.09	37.48	123.57	1,035.98
6	2019	88.97	34.60	123.57	947.01
7	2020	91.94	31.63	123.57	855.07
8	2021	95.01	28.56	123.57	760.06
9	2022	98.18	25.39	123.57	661.88
10	2023	101.46	22.11	123.57	560.42
11	2024	104.85	18.72	123.57	455.57
12	2025	108.35	15.22	123.57	347.22
13	2026	111.97	11.60	123.57	235.25
14	2027	115.71	7.86	123.57	119.54
15	2028	119.54	3.99	123.53	0.00
Totals		1,427.97	425.54	1,853.51	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
 Debra A. Mangen
 City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
3211721420004	BA-368	\$1,427.97	

Amount Enclosed: _____

Name: _____

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3211721420004
STEVEN J ENCK
5700 BENTON AVENUE
EDINA, MN 55436

3211721420054
ISD 273 (Countryside School)
5701 NORMANDALE RD
EDINA, MN 55424

3211721130014
GREG & ROSEMARY K RUSTED
5616 GROVE STREET
EDINA, MN 55436

3211721420029
WAYNE V FRIDLUND
5712 GROVE STREET
EDINA, MN 55436

3211721420006
KENNETH J FRANK & LINDA M
KLAVER
5701 GROVE STREET
EDINA, MN 55436

3211721130023
KRISTA ERICKSON
5700 HAWKES DRIVE
EDINA, MN 55436

3211721130031
CHRISTINE EHRLICH
5701 HAWKES DRIVE
EDINA, MN 55436

3211721130018
DAVID & SUSAN NELSON
5701 HAWKES TERRACE
EDINA, MN 55436

3211721130040
KENNETH & JEANNINE KJELLAND
5600 TRACY AVENUE
EDINA, MN 55436

3211721130069
R JONATHAN BARTLING
5601 TRACY AVENUE
EDINA, MN 55436

3211721130041
MICHAEL & LYNDA SONNEK
5604 TRACY AVENUE
EDINA, MN 55436

3211721130070
RICHARD CONKEY
5605 TRACY AVENUE
EDINA, MN 55436

3211721130042
TRENT DAVIS & ALLYSON BETH
PEARSON
5608 TRACY AVENUE
EDINA, MN 55436

3211721130071
KENT GRAVELLE
5609 TRACY AVENUE
EDINA, MN 55436

3211721130060
THOMAS SHANIGHT
5612 TRACY AVENUE
EDINA, MN 55436

3211721130082
JAMES SUCCIO JR
5615 TRACY AVENUE
EDINA, MN 55436

3211721130076
PATRICK & GWEN COONEY
5621 TRACY AVENUE
EDINA, MN 55436

3211721130057
CARLEEN MICHUDA
5625 TRACY AVENUE
EDINA, MN 55436

3211721130056
MICHAEL & KRISTI CURTIS
5629 TRACY AVENUE
EDINA, MN 55436

3211721130066
NEVADA LLC
15400 STATE HWY NO. 7 #400
MINNETONKA, MN 55345

3211721130001
DARREL HART
5708 TRACY AVENUE
EDINA, MN 55436

3211721130002
THOMAS & JANE WIDMARK
5712 TRACY AVENUE
EDINA, MN 55436

3211721130009
SHASHIDHAR JOSHI & KASTURI
JOG
5715 TRACY AVENUE
EDINA, MN 55436

3211721130063
MARLIN SUNDERMAN
5716 TRACY AVENUE
EDINA, MN 55436

3211721130073
WAYNE JAMES NELSON
5617 TRACY AVENUE
EDINA, MN 55436

3211721420038
MICHELLE & JASON KALENBORN
5801 TRACY AVENUE
EDINA, MN 55436

3211721420028
WAYNE & JANE FRIDLUND
5712 GROVE STREET
EDINA, MN 55436

3211721420037
SHERI & ANDREW LANGFIELD
5805 TRACY AVENUE
EDINA, MN 55436

3211721420039
ANTHONY & SAMANTHA LEITZ
5809 TRACY AVENUE
EDINA, MN 55436

3211721420040
IBTISAM ALKAM
5813 TRACY AVENUE
EDINA, MN 55436

3211721420041
SCOTT ROSEQUIST
5817 TRACY AVENUE
EDINA, MN 55436

3211721420042
ROCHELLE LACKNER
5821 TRACY AVENUE
EDINA, MN 55436

3211721420043
DENNIS DAHLIEN
5825 TRACY AVENUE
EDINA, MN 55436

3211721420056
CLARICE & DONALD NOLTE
5901 TRACY AVENUE
EDINA, MN 55436

3211721130008
VIVIAN POWLESS
5616 WARDEN AVENUE
EDINA, MN 55436

3211721130032
RICHARD & LAINE WEINBERG
5700 WARDEN AVENUE
EDINA, MN 55436



RESOLUTION NO. 2013-94
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Countryside Neighborhood Reconstruction – Improvement No. BA-385

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>	<u>NUMBER OF INSTALLMENTS</u>
Countryside Neighborhood	15

Levy No. 18594

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified suplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST:

City Clerk

Mayor

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Countryside Neighborhood Roadway Reconstruction
Improvement No. BA-385
Final Project Cost Analysis**

Project: BA-385	Amount	Assessment				Utilities				Project
		Street	Storm Sewer	Sanitary Sewer	Water Main	Total Amount				
Countryside	Proposed	\$ 1,433,725.00	\$ 530,000.00	\$ 400,000.00	\$ 470,000.00	\$ 2,833,725.00				
	Actual	\$1,180,835.03	\$522,234.72	\$263,400.35	\$410,006.66	\$ 2,376,476.76				

Misc. Expenses (above contractor payments - added to Utilities)

Consulting Design	\$	139.10	\$	3,403.96	\$	472.50
Consulting Inspection						
Labor (Staff)	\$	10,257.55	\$	2,955.71	\$	8,685.32
	\$	10,396.65	\$	6,359.67	\$	9,157.82

Misc. Expenses (above contractor payments - added to Assessment)

Consulting Design	\$	13,720.50
Consulting Inspection	\$	20,735.64
Materials/Supplies	\$	857.15
Street Name Signs	\$	-
	\$	35,313.29
Labor (Staff)	\$	68,996.08

Payment Nos.	Actual Monthly Payments				Monthly Total	Actual CS Payment
	Street	Storm Sewer	Sanitary Sewer	Water Main		
1	\$ 33,498.75	\$ 5,955.55	\$ 167,713.71	\$ 69,688.20	\$ 276,856.21	\$ 276,856.21
2	\$ 212,746.14	\$ 169,572.01	\$ 36,833.88	\$ 79,867.36	\$ 499,019.38	\$ 499,019.38
3	\$ 158,217.75	\$ 2,872.33	\$ 14,225.30	\$ 16,025.55	\$ 191,340.93	\$ 191,340.93
4	\$ 52,595.39	\$ 93,066.05	\$ 1,223.13	\$ 219,050.05	\$ 365,934.61	\$ 365,934.61
5	\$ 266,956.17	\$ 221,561.21	\$ (876.38)	\$ 1,485.80	\$ 489,126.81	\$ 489,126.81
6	\$ 214,636.70	\$ -	\$ 28,474.35	\$ -	\$ 243,111.05	\$ 243,111.05
7	\$ 218,678.50	\$ 18,810.93	\$ 9,446.69	\$ 14,731.88	\$ 261,668.00	\$ 261,668.00
Final Payment	\$ 23,505.63				\$ 23,505.63	\$ 23,505.63
TOTAL	\$1,180,835.03	\$511,838.07	\$257,040.68	\$400,848.84	\$ 2,350,562.62	\$ 2,350,562.62

**Countryside Neighborhood Roadway Reconstruction
Improvement No. BA-385
Assessment Roll**

	PID	OWNER	NO	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT AMOUNT
1	3211721410021	P ANDERSON & F NORDAHL	5421	COUNTRYSIDE RD	EDINA, MN 55436	1/3	\$ 3,789.79
2	3211721410022	ZACHERY & LINDSAY ATHERTON ELY	5501	COUNTRYSIDE RD	EDINA, MN 55436	1/3	\$ 3,789.79
3	3211721440052	HARRIETT HERB	6001	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
4	3211721440053	STEPHEN & ELLEN DOSDALL	6005	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
5	3211721440054	PETER & MARGARET KOETS	6009	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
6	3211721440055	ROBERT & CARMEN EIDE	6013	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
7	3211721440056	JOHN & JEANIE MURPHY	6017	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
8	3211721440057	MICHAEL BENNETT	6101	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
9	3211721440049	ERIC SCHNEIDER	6104	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
10	3211721440058	MARJORIE MEESTER	6105	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
11	3211721440048	SHANNON & EMIL BUSSE III	6108	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
12	3211721440059	MARK & HELENE ROBACK	6109	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
13	3211721440047	MELISSA KOENING & ITAI SHER	6112	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
14	3211721440060	ADA W LI-STRACHOTA	6113	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
15	3211721440046	KOULA E TRIANTAFYLLOU	6116	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
16	3211721440061	DUANE A SCHLEY	6117	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
17	3211721440045	WALTER & ALICE LEHRKE		P.O. BOX 39158	EDINA, MN 55439	1.0	\$ 11,369.37
18	3211721440062	ROSEMARY& PATRICK MANION	6121	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
19	3211721440063	DENISE & CLARK SMITH	6125	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
20	0511621110052	ALEXANDER A GIACOMUZZI	6200	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
21	0511621110054	TIMOTHY & LAUREN MCNAMARA	6201	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
22	0511621110053	BERNARD BJERKEN	6204	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
23	0511621110055	LISA HEIM	6205	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
24	0511621120048	THOMAS & ELIZABETH BENNETT	6208	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
25	0511621110056	ALLEN D MILLER	6209	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
26	0511621110057	SAVANA GHELFI & DAVID LOWE	6213	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
27	0511621110058	ROBERT GRANSON	6217	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
28	0511621120037	PAUL & JANE SCHLUTER	6220	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
29	0511621120036	ANTHONY JACHIMOWICZ	6228	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
30	0511621120020	JENNY COVINGTON & B CRAGGS	6229	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
31	0511621120019	RICHARD METZGER	6233	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
32	0511621120035	DAVID STRAND	6236	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
33	0511621120018	TIMOTHY & ANNE TINBERG	6237	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
34	0511621120017	STACY L JOHNSON	6241	CRESCENT DR	EDINA, MN 55436	1.0	\$ 11,369.37
35	0511621120041	MARIA A RUZICKA	6201	CREST LN	EDINA, MN 55436	1.0	\$ 11,369.37
36	0511621120045	MARY & GORDON CLEAVELAND	6204	CREST LN	EDINA, MN 55436	1.0	\$ 11,369.37
37	0511621120044	LYNN CEDERGREN c/o CYNDI JOHNSTON	20363	INDIO PATH	LAKEVILLE, MN 55044	1.0	\$ 11,369.37
38	0511621120042	SHARON & LEE HARRISON	6209	CREST LN	EDINA, MN 55436	1.0	\$ 11,369.37
39	0511621120043	ISAAC H JACOB	6212	CREST LN	EDINA, MN 55436	1.0	\$ 11,369.37
40	3211721440026	JUDITH & GEORGE ROOT	5500	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
41	3211721440034	LARRY & BETH FORBORD	5501	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
42	3211721440025	MARY E KALB	5504	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
43	3211721440035	RICHARD & CARI KAPSNER	13719	ASHCROFT RD	SAVAGE, MN 55378	1.0	\$ 11,369.37
44	3211721440024	ROBERT & MARILYN SEDOFF	5508	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
45	3211721440066	M LISTVAN & J GAASEDELEN	5509	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
46	3211721440023	MICHAEL & LISA ECKROTH	5512	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
47	3211721440067	SARA & MATTHEW MCLENIGHAN	5513	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
48	3211721440022	TODD & JENNIFER MILLER	5516	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
49	3211721440038	SCOTT & AMANDA COFIELD	5517	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
50	3211721440021	SEAN T KELLENBERGER	5520	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
51	3211721430061	Y ORANDI & D SLUZEWSKI	5600	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
52	3211721430060	ROBERT & LORI LOMICKA	5604	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
53	3211721430051	RICHARD & ANGELIA PERRIN	5608	HIGHLAND RD	EDINA, MN 55436	1.0	\$ 11,369.37
54	0511621120029	TIMOTHY& MARIAN E OLSON	6201	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
55	0511621120004	ALFREDA TERRY	6204	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
56	0511621120030	MARY & JOHN LAMB	6205	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
57	0511621120005	S A TURNER	6208	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
58	0511621120031	ANTHONY D OLSON	6209	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
59	0511621120006	EVELYN THOMPSON	6212	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
60	0511621120032	SUSAN S PETERSEN	6213	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
61	0511621120033	MARC SANDLER	6217	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
62	0511621120034	TIMOTHY & SARAH ROBB	6221	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
63	0511621120007	MARY & MARK VIDELE	6300	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37

**Countryside Neighborhood Roadway Reconstruction
Improvement No. BA-385
Assessment Roll**

	PID	OWNER	NO	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT AMOUNT
64	0511621120008	D W & P M ANDERSON	11727	TANGLEWOOD DR	EDEN PRAIRIE, MN 55347	1.0	\$ 11,369.37
65	0511621120028	JEAN & DAVID WIKOFF	6305	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
66	0511621120009	DELORES R STROM	6308	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
67	0511621120027	KATHERINE & JAMES OSTLUND	6309	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
68	0511621120065	BURKE & CRAIG LIPPERT	6312	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
69	0511621120026	TODD & SANDRA WAKEFIELD	6313	HILLSIDE RD	EDINA, MN 55436	1.0	\$ 11,369.37
70	3211721440033	MICHAEL J MCDERMOTT	7501	NORTH AVE E	SCOTTSDALE, AZ 85258	1.0	\$ 11,369.37
71	3211721440050	JOHN J & LAUREN J MADDEN	5501	HUNTER ST	EDINA, MN 55436	1.0	\$ 11,369.37
72	3211721440032	RICK & CAMERON ROMER	5504	HUNTER ST	EDINA, MN 55436	1.0	\$ 11,369.37
73	3211721440031	BETH R MOORHEAD	5508	HUNTER ST	EDINA, MN 55436	1.0	\$ 11,369.37
74	3211721440051	MARK & JILL GIERACH	5509	HUNTER ST	EDINA, MN 55436	1.0	\$ 11,369.37
75	3211721440030	MITCHELL & ERIN BLESKE	5512	HUNTER ST	EDINA, MN 55436	1.0	\$ 11,369.37
76	3211721440029	STEVEN & JULIA SCHOONMAKER	5516	HUNTER ST	EDINA, MN 55436	1.0	\$ 11,369.37
77	3211721430033	BRICE MARTINSON	6100	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
78	3211721430032	KIMBERLY & CHAD NYBERG	6104	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
79	3211721430040	EDINA DESIGN BUILD LLC	5201	EDEN AVE #100	EDINA, MN 55436	1.0	\$ 11,369.37
80	3211721430031	JENNIE & GREGORY JOHNSON	6108	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
81	3211721430041	PETER V & PAN F HALL	6109	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
82	3211721430030	PAUL FREDRICKSON	6112	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
83	3211721430042	THOMAS & MARY BATES	6113	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
84	3211721430029	WALDEMAR DANIELSON	6116	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
85	3211721430043	RICHARD & KRISTA PETERSON	6117	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
86	3211721430028	K C FISCHER & P M SULLIVAN	6120	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
87	3211721440016	MARK LIDKE & BETSY KITSLAAR	6121	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
88	3211721430027	DAVID & ALISON MIRELEZ	6124	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
89	3211721430026	MICHELLE & ANGEL ARREOLA	6128	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
90	3211721440015	STEPHEN CLARK & K COLLINS-CLARK	6132	RIDGEWAY RD	EDINA, MN 55436	1.0	\$ 11,369.37
91	3211721430050	CATHY & BRUCE UTNE	6013	TRACY AVE	EDINA, MN 55436	1/3	\$ 3,789.79
92	3211721430039	HERMAN BAINS	6101	TRACY AVE	EDINA, MN 55436	1/3	\$ 3,789.79
93	0511621120003	ALEXANDRE PIMKINE	6201	TRACY AVE	EDINA, MN 55436	1/3	\$ 3,789.79
94	0511621120022	CAROL VOGT	8445	POWERS PLACE	CHANHASSEN, MN 55317	1/3	\$ 3,789.79
95	3211721430046	SANDRA & BRIAN BARRY	6100	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
96	3211721440027	BRIGID & ALEXANDER SCOTT	6101	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
97	3211721430045	SCOTT & TAYVA BANCROFT	6104	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
98	3211721440028	SUM & BADRINATH KONETY	6105	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
99	3211721430044	RHONDA & GERARD GREENE	6108	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
100	3211721440020	LISA S HAWKS	6112	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
101	3211721440039	GERALD KOCH	6113	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
102	3211721440019	SHARON & RODGER PEISSIG	6116	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
103	3211721440040	PETES & AMANDA DUPONT	6117	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
104	3211721440018	THEODORE & KAREN OLSON	6120	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
105	3211721440041	PAUL & JULIE ANDERSON	6121	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
106	3211721440017	ROBERT W SIT	6124	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
107	3211721440042	AARON & AMBER KOEHLER	6125	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
108	3211721440014	ELIZABETH & CHRISTOPHER PSIHOS	6128	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
109	3211721440043	BONNIE L WEYNARD	6129	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
110	3211721440044	KIMBERLY & ANDREW NOOLEEN	6133	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
111	0511621120046	JOHN P & JENNA C FARRELL	6200	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
112	0511621120047	NANCY & GEORGE WINTER	6201	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
113	0511621120040	JEFFREY & BARBARA MANDEL	6204	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
114	0511621120039	STEPHEN E MCLANE	6208	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
115	0511621120038	JEFFREY KAHRMANN & EILEEN WHELAN	6212	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
116	0511621120049	CHARLOTTE M SEGUIN	6215	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
117	0511621120050	NYDIA CARVER	6219	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
118	0511621120021	SCOTT SAKAGUCHI & LAURIE MILLER	6220	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
119	0511621120051	ROBERT ARTHUR REED II	6223	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37
120	0511621120052	TONY JONES & MICHELLE FROST-JONES	6227	WESTRIDGE BLVD	EDINA, MN 55436	1.0	\$ 11,369.37

Total 116

PRELIMINARY TOTAL ROADWAY COST \$ 1,318,847.09
TOTAL ASSESSMENT REU 116
AVERAGE COST PER REU \$ 11,369.37

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Countryside Neighborhood Roadway Reconstruction, Improvement No. BA-385** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.


Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-385

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Countryside Neighborhood Roadway Reconstruction:

Property Identification No. 3211721410021

The special assessment to this property for roadway reconstruction is: **\$3,789.79**. The total amount of the proposed special assessment for the project is \$1,318,847.09. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					3,789.79
1	2014	169.72	158.22	327.94	3,620.07
2	2015	207.03	120.91	327.94	3,413.04
3	2016	213.94	114.00	327.94	3,199.10
4	2017	221.09	106.85	327.94	2,978.01
5	2018	228.47	99.47	327.94	2,749.54
6	2019	236.11	91.83	327.94	2,513.43
7	2020	243.99	83.95	327.94	2,269.44
8	2021	252.14	75.80	327.94	2,017.30
9	2022	260.56	67.38	327.94	1,756.74
10	2023	269.27	58.67	327.94	1,487.47
11	2024	278.26	49.68	327.94	1,209.21
12	2025	287.55	40.39	327.94	921.66
13	2026	297.16	30.78	327.94	624.50
14	2027	307.08	20.86	327.94	317.42
15	2028	317.34	10.60	327.94	0.08
Totals		3,789.71	1,129.39	4,919.10	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
Debra A. Mangen
City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
3211721410021	BA-385	\$3,789.79	

Amount Enclosed: _____

Name: _____

LEFT BLANK INTENTIONALLY

3211721410021
P ANDERSON & F NORDAHL
5421 COUNTRYSIDE RD
EDINA, MN 55436

3211721440053
STEPHEN & ELLEN DOSDALL
6005 CRESCENT DR
EDINA, MN 55436

3211721440056
JOHN & JEANIE MURPHY
6017 CRESCENT DR
EDINA, MN 55436

3211721440058
MARJORIE MEESTER
6105 CRESCENT DR
EDINA, MN 55436

3211721440047
MELISSA KOENING & ITAI SHER
6112 CRESCENT DR
EDINA, MN 55436

3211721440061
DUANE A SCHLEY
6117 CRESCENT DR
EDINA, MN 55436

3211721440063
DENISE & CLARK SMITH
6125 CRESCENT DR
EDINA, MN 55436

0511621110053
BERNARD BJERKEN
6204 CRESCENT DR
EDINA, MN 55436

0511621110056
ALLEN D MILLER
6209 CRESCENT DR
EDINA, MN 55436

0511621120037
PAUL & JANE SCHLUTER
6220 CRESCENT DR
EDINA, MN 55436

3211721410022
ZACHERY & LINDSAY ATHERTON
ELY
5501 COUNTRYSIDE RD
EDINA, MN 55436

3211721440054
PETER & MARGARET KOETS
6009 CRESCENT DR
EDINA, MN 55436

3211721440057
MICHAEL BENNETT
6101 CRESCENT DR
EDINA, MN 55436

3211721440048
SHANNON & EMIL BUSSE III
6108 CRESCENT DR
EDINA, MN 55436

3211721440060
ADA W LI-STRACHOTA
6113 CRESCENT DR
EDINA, MN 55436

3211721440045
WALTER & ALICE LEHRKE
P.O. BOX 39158
EDINA, MN 55439

0511621110052
ALEXANDER A GIACOMUZZI
6200 CRESCENT DR
EDINA, MN 55436

0511621110055
LISA HEIM
6205 CRESCENT DR
EDINA, MN 55436

0511621110057
SAVINA GHELFI & DAVID LOWE
6213 CRESCENT DR
EDINA, MN 55436

0511621120036
ANTHONY JACHIMOWICZ
6228 CRESCENT DR
EDINA, MN 55436

3211721440052
HARRIETT HERB
6001 CRESCENT DR
EDINA, MN 55436

3211721440055
ROBERT & CARMEN EIDE
6013 CRESCENT DR
EDINA, MN 55436

3211721440049
ERIC SCHNEIDER
6104 CRESCENT DR
EDINA, MN 55436

3211721440059
MARK & HELENE ROBACK
6109 CRESCENT DR
EDINA, MN 55436

3211721440046
KOULA E TRIANTAFYLLOU
6116 CRESCENT DR
EDINA, MN 55436

3211721440062
ROSEMARY & PATRICK MANION
6121 CRESCENT DR
EDINA, MN 55436

0511621110054
TIMOTHY & LAUREN MCNAMARA
6201 CRESCENT DR
EDINA, MN 55436

0511621120048
THOMAS & ELIZABETH BENNETT
6208 CRESCENT DR
EDINA, MN 55436

0511621110058
ROBERT GRANSON
6217 CRESCENT DR
EDINA, MN 55436

0511621120020
JENNY COVINGTON & B CRAGGS
6229 CRESCENT DR
EDINA, MN 55436

0511621120019
RICHARD METZGER
6233 CRESCENT DR
EDINA, MN 55436

0511621120035
DAVID STRAND
6236 CRESCENT DR
EDINA, MN 55436

0511621120018
TIMOTHY & ANNE TINBERG
6237 CRESCENT DR
EDINA, MN 55436

0511621120017
STACY L JOHNSON
6241 CRESCENT DR
EDINA, MN 55436

0511621120041
MARIA A RUZICKA
6201 CREST LN
EDINA, MN 55436

0511621120045
MARY & GORDON CLEVELAND
6204 CREST LN
EDINA, MN 55436

0511621120044
LYNN CEDERGREN c/o CYNDI
JOHNSTON
20363 INDIO PATH
LAKEVILLE, MN 55044

0511621120042
SHARON & LEE HARRISON
6209 CREST LN
EDINA, MN 55436

0511621120043
ISAAC H JACOB
6212 CREST LN
EDINA, MN 55436

3211721440026
JUDITH & GEORGE ROOT
5500 HIGHLAND RD
EDINA, MN 55436

3211721440034
LARRY & BETH FORBORD
5501 HIGHLAND RD
EDINA, MN 55436

3211721440025
MARY E KALB
5504 HIGHLAND RD
EDINA, MN 55436

3211721440035
RICHARD & CARI KAPSNER
13719 ASHCROFT RD
SAVAGE, MN 55378

3211721440024
ROBERT & MARILYN SEDOFF
5508 HIGHLAND RD
EDINA, MN 55436

3211721440066
M LISTVAN & J GAASEDELEN
5509 HIGHLAND RD
EDINA, MN 55436

3211721440023
MICHAEL & LISA ECKROTH
5512 HIGHLAND RD
EDINA, MN 55436

3211721440067
SARA & MATTHEW MCLENIGHAN
5513 HIGHLAND RD
EDINA, MN 55436

3211721440022
TODD & JENNIFER MILLER
5516 HIGHLAND RD
EDINA, MN 55436

3211721440038
SCOTT & AMANDA COFIELD
5517 HIGHLAND RD
EDINA, MN 55436

3211721440021
SEAN T KELLENBERGER
5520 HIGHLAND RD
EDINA, MN 55436

3211721430061
Y ORANDI & D SLUZEWSKI
5600 HIGHLAND RD
EDINA, MN 55436

3211721430060
ROBERT & LORI LOMICKA
5604 HIGHLAND RD
EDINA, MN 55436

3211721430051
RICHARD & ANGELIA PERRIN
5608 HIGHLAND RD
EDINA, MN 55436

0511621120029
TIMOTHY & MARIAN E OLSON
6201 HILLSIDE RD
EDINA, MN 55436

0511621120004
ALFREDA TERRY
6204 HILLSIDE RD
EDINA, MN 55436

0511621120030
MARY & JOHN LAMB
6205 HILLSIDE RD
EDINA, MN 55436

0511621120005
S A TURNER
6208 HILLSIDE RD
EDINA, MN 55436

0511621120031
ANTHONY D OLSON
6209 HILLSIDE RD
EDINA, MN 55436

0511621120006
EVELYN THOMPSON
6212 HILLSIDE RD
EDINA, MN 55436

0511621120032
SUSAN S PETERSEN
6213 HILLSIDE RD
EDINA, MN 55436

0511621120033
MARC SANDLER
6217 HILLSIDE RD
EDINA, MN 55436

0511621120034
TIMOTHY & SARAH ROBB
6221 HILLSIDE RD
EDINA, MN 55436

0511621120007
MARY & MARK VIDELE
6300 HILLSIDE RD
EDINA, MN 55436

0511621120008
D W & P M ANDERSON
11727 TANGLEWOOD DR
EDEN PRAIRIE, MN 55347

0511621120028
JEAN & DAVID WIKOFF
6305 HILLSIDE RD
EDINA, MN 55436

0511621120009
DELORES R STROM
6308 HILLSIDE RD
EDINA, MN 55436

0511621120027
KATHERINE & JAMES OSTLUND
6309 HILLSIDE RD
EDINA, MN 55436

0511621120065
BURKE & CRAIG LIPPERT
6312 HILLSIDE RD
EDINA, MN 55436

0511621120026
TODD & SANDRA WAKEFIELD
6313 HILLSIDE RD
EDINA, MN 55436

3211721440033
MICHAEL J MCDERMOTT
7501 NORTH AVE E
SCOTTSDALE, AZ 85258

3211721440050
JOHN J & LAUREN J MADDEN
5501 HUNTER ST
EDINA, MN 55436

3211721440032
RICK & CAMERON ROMER
5504 HUNTER ST
EDINA, MN 55436

3211721440031
BETH R MOORHEAD
5508 HUNTER ST
EDINA, MN 55436

3211721440051
MARK & JILL GIERACH
5509 HUNTER ST
EDINA, MN 55436

3211721440030
MITCHELL & ERIN BLESKE
5512 HUNTER ST
EDINA, MN 55436

3211721440029
STEVEN & JULIA SCHOONMAKER
5516 HUNTER ST
EDINA, MN 55436

3211721430033
BRICE MARTINSON
6100 RIDGEWAY RD
EDINA, MN 55436

3211721430032
KIMBERLY & CHAD NYBERG
6104 RIDGEWAY RD
EDINA, MN 55436

3211721430040
EDINA DESIGN BUILD LLC
5201 EDEN AVE #100
EDINA, MN 55436

3211721430031
JENNIE & GREGORY JOHNSON
6108 RIDGEWAY RD
EDINA, MN 55436

3211721430041
PETER V & PAN F HALL
6109 RIDGEWAY RD
EDINA, MN 55436

3211721430030
PAUL FREDRICKSON
6112 RIDGEWAY RD
EDINA, MN 55436

3211721430042
THOMAS & MARY BATES
6113 RIDGEWAY RD
EDINA, MN 55436

3211721430029
WALDEMAR DANIELSON
6116 RIDGEWAY RD
EDINA, MN 55436

3211721430043
RICHARD & KRISTA PETERSON
6117 RIDGEWAY RD
EDINA, MN 55436

3211721430028
K C FISCHER & P M SULLIVAN
6120 RIDGEWAY RD
EDINA, MN 55436

3211721440016
MARK LIDKE & BETSY KITSLAAR
6121 RIDGEWAY RD
EDINA, MN 55436

3211721430027
DAVID & ALISON MIRELEZ
6124 RIDGEWAY RD
EDINA, MN 55436

3211721430026
MICHELLE & ANGEL ARREOLA
6128 RIDGEWAY RD
EDINA, MN 55436

3211721440015
STEPHEN CLARK & K COLLINS-
CLARK
6132 RIDGEWAY RD
EDINA, MN 55436

3211721430050
CATHY & BRUCE UTNE
6013 TRACY AVE
EDINA, MN 55436

3211721430039
HERMAN BAINS
6101 TRACY AVE
EDINA, MN 55436

0511621120003
ALEXANDRE PIMKINE
6201 TRACY AVE
EDINA, MN 55436

0511621120022
CAROL VOGT
8445 POWERS PLACE
CHANHASSEN, MN 55317

3211721430046
SANDRA & BRIAN BARRY
6100 WESTRIDGE BLVD
EDINA, MN 55436

3211721440027
BRIGID & ALEXANDER SCOTT
6101 WESTRIDGE BLVD
EDINA, MN 55436

3211721430045
SCOTT & TAYVA BANCROFT
6104 WESTRIDGE BLVD
EDINA, MN 55436

3211721440028
SUMA & BADRINATH KONETY
6105 WESTRIDGE BLVD
EDINA, MN 55436

3211721430044
RHONDA & GERARD GREENE
6108 WESTRIDGE BLVD
EDINA, MN 55436

3211721440020
LISA S HAWKS
6112 WESTRIDGE BLVD
EDINA, MN 55436

3211721440039
GERALD KOCH
6113 WESTRIDGE BLVD
EDINA, MN 55436

3211721440019
SHARON & RODGER PEISSIG
6116 WESTRIDGE BLVD
EDINA, MN 55436

3211721440040
PETES & AMANDA DUPONT
6117 WESTRIDGE BLVD
EDINA, MN 55436

3211721440018
THEODORE & KAREN OLSON
6120 WESTRIDGE BLVD
EDINA, MN 55436

3211721440041
PAUL & JULIE ANDERSON
6121 WESTRIDGE BLVD
EDINA, MN 55436

3211721440017
ROBERT W SIT
6124 WESTRIDGE BLVD
EDINA, MN 55436

3211721440042
AARON & AMBER KOEHLER
6125 WESTRIDGE BLVD
EDINA, MN 55436

3211721440014
ELIZABETH & CHRISTOPHER
PSIHOS
6128 WESTRIDGE BLVD
EDINA, MN 55436

3211721440043
BONNIE L WEYNARD
6129 WESTRIDGE BLVD
EDINA, MN 55436

3211721440044
KIMBERLY & ANDREW NOOLEEN
6133 WESTRIDGE BLVD
EDINA, MN 55436

0511621120046
JOHN P & JENNA C FARRELL
6200 WESTRIDGE BLVD
EDINA, MN 55436

0511621120047
NANCY & GEORGE WINTER
6201 WESTRIDGE BLVD
EDINA, MN 55436

0511621120040
JEFFREY & BARBARA MANDEL
6204 WESTRIDGE BLVD
EDINA, MN 55436

0511621120039
STEPHEN E MCLANE
6208 WESTRIDGE BLVD
EDINA, MN 55436

0511621120038
JEFFREY KAHRMANN & EILEEN
WHELAN
6212 WESTRIDGE BLVD
EDINA, MN 55436

0511621120049
CHARLOTTE M SEGUIN
6215 WESTRIDGE BLVD
EDINA, MN 55436

0511621120050
NYDIA CARVER
6219 WESTRIDGE BLVD
EDINA, MN 55436

0511621120021
SCOTT SAKAGUCHI & LAURIE
MILLER
6220 WESTRIDGE BLVD
EDINA, MN 55436

0511621120051
ROBERT ARTHUR REED II
6223 WESTRIDGE BLVD
EDINA, MN 55436

0511621120052
TONY JONES & MICHELLE FROST-
JONES
6227 WESTRIDGE BLVD
EDINA, MN 55436



RESOLUTION NO. 2013-95
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Viking Hills Neighborhood Reconstruction – Improvement No. BA-386

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>	<u>NUMBER OF INSTALLMENTS</u>
Viking Hills Neighborhood	15

Levy No. 18595

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified suplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST:

City Clerk

Mayor

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Viking Hills Neighborhood Roadway Reconstruction
Improvement Nos. BA-386, BA-400, BA-401, BA-402, BA-403
Final Project Cost Analysis**

Projects		Assessment					Utilities			Project
		BA-386 Arctic Way	BA-400 Glacier PI	BA-401 Gleason Ct	BA-402 Polar Cir	BA-403 Vernon Ct & Vernon Hills Ct	Storm Sewer	Sanitary Sewer	Water Main	Total Amount
Vikings Hill	Proposed	\$ 342,000.00	\$ 70,000.00	\$ 175,000.00	\$ 73,000.00	\$ 157,000.00	\$ 100,000.00	\$ 80,000.00	\$ 50,000.00	\$ 1,047,000.00
	Actual	\$ 265,751.30	\$ 56,343.18	\$ 132,341.34	\$ 51,192.70	\$ 100,988.69	\$ 284,878.23	\$ 54,554.07	\$ 37,067.49	\$ 983,117.00

Misc. Expenses (above contractor payments - added to Utilities)

\$ -

Misc. Expenses (above contractor payments - added to Assessment)

Consulting Design	\$ 2,649.73	\$ 779.28	\$ 958.71	\$ 779.28	\$ 1,059.30	\$ -	\$ 2,350.17	\$ -
Consulting Inspection	\$ 11,245.40	\$ 890.00	\$ 1,002.21	\$ -	\$ -	\$ -	\$ 150.00	\$ 677.00
Materials/Supplies	\$ 341.52							
Street Name Signs	\$ 62.03	\$ 34.34	\$ 62.03	\$ 32.98	\$ 96.20			
	\$ 14,298.68	\$ 1,703.62	\$ 2,022.95	\$ 812.26	\$ 1,155.50	\$ -	\$ 2,500.17	\$ 677.00
Labor (Staff)	\$ 24,377.22	\$ 2,390.51	\$ 2,572.83	\$ 1,726.92	\$ 2,610.62	\$ 3,714.02	\$ 1,383.59	\$ 1,486.64

Payment Nos.						Actual Monthly Payments			Monthly Total	Actual CS Payment
	BA-386	BA-400	BA-401	BA-402	BA-403	Storm Sewer	Sanitary Sewer	Water Main		
1	\$ 6,355.50	\$ -	\$ -	\$ -	\$ -	\$ 75,717.57	\$ 5,420.70	\$ 47,366.05	\$ 134,859.82	\$ 134,859.82
2	\$ 5,606.52	\$ 636.50	\$ 3,419.24	\$ 1,138.10	\$ 3,783.04	\$ 145,870.79	\$ 25,643.54	\$ 78,538.40	\$ 264,638.13	\$ 264,636.13
3	\$ 51,433.91	\$ 5,197.72	\$ 36,572.44	\$ 4,866.49	\$ 30,173.04	\$ 63,538.85	\$ 878.75	\$ 285.00	\$ 192,946.20	\$ 192,946.20
4	\$ 92,283.14	\$ 18,116.58	\$ 27,122.34	\$ 17,917.62	\$ 20,867.86	\$ 18,485.10	\$ 1,805.00	\$ -	\$ 196,597.64	\$ 196,597.64
5	\$ 96,560.03	\$ 29,519.12	\$ 58,494.80	\$ 24,670.84	\$ 41,036.41	\$ (33,200.60)	\$ 18,035.75	\$ (91,004.30)	\$ 144,112.04	\$ 144,112.04
Final	\$ 13,512.20	\$ 2,873.25	\$ 6,732.54	\$ 2,599.64	\$ 5,128.35	\$ 14,466.52	\$ 2,770.33	\$ 1,882.34	\$ 49,965.17	\$ 49,965.17
TOTAL	\$ 265,751.30	\$ 56,343.18	\$ 132,341.34	\$ 51,192.70	\$ 100,988.69	\$ 284,878.23	\$ 54,554.07	\$ 37,067.49	\$ 983,119.00	\$ 983,117.00

**Viking Hills Neighborhood Roadway Reconstruction
Improvement No. BA-386
Assessment Roll**

PID #	OWNER	STREET NO.	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT COST
3111721430024	Christopher R & Sarah E Morris	6100	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430039	Carlos Fernandez	6101	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430025	Gregory Ettinger	6102	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430038	John R & Karen L Cardwell	6103	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430026	Jeaneen M Jensen	6104	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430027	Lisa, Robert & Donna Dalton	6106	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430056	Lowell V & Debra K Stortz	6108	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430057	Kathryn A Wright	6110	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430058	Peggy McNamee	6112	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430048	Thomas & Regina Neville	6113	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430059	Stephen Leverenz	6114	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430049	Yiming Shi & Jiaqing Cheng	6115	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430060	Mary C Brunn	6116	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430050	Jane K Ashenbrenner	6117	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430061	Daniel R & Christine F Sweeney	6118	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430051	Michael J & Patricia N Mcfarlane	6119	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430062	Ira M Isbin & Amie R Noun	6120	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430052	David R & Sheri L Peterson	6121	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430063	Robert F & Linda A King	6122	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430053	Arthur Dahlquist	6123	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430064	Scot C Sticha & Kari L Dahlquist	6124	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430054	C Edward & Kay Gray	6125	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430065	Hugh B & Francine B Thompson	6126	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430055	Thomas Schauerman	6127	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430066	Joseph R & Kristin N Hayes	6128	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430067	Martin B & Jill S Weber	6130	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430068	J Richard Hamm	6132	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430028	Suzanne Chochrek	6134	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430029	Steven C & Lisa M Nelson	6136	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430030	Sigmund J Helle	6138	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430047	Mark A & Shirley O Lerner	6139	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430031	Channel Drive Real Estate Services LLC	2305	Penn Ave So	Minneapolis, MN 55405	1.00	\$6,951.16
3111721430046	Ralph R Kriesel, Jr	6141	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430032	John & Kathryn Denn	6142	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430045	Daniel J & Julie K Amen	6143	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430033	Carter & Jill Freeman	6144	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430044	Cary D & Inna Geller	6145	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430034	Joseph L Carpenter	6146	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430043	Robert J & Sheilah E Stewart	6147	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430035	Arthur J & Janet P Erdall	6148	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430042	Juan Pablo Garduno	6149	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430036	Daniel R & Mary K Pate	6150	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430041	Robert R & Holly S Levy	6151	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430037	Andrea & Bria Shea	6152	Artic Way	Edina, MN 55436	1.00	\$6,951.16
3111721430040	Edward C Maeder, Jr	6153	Artic Way	Edina, MN 55436	1.00	\$6,951.16
	Arctic Way Total REU's				45.00	

**ARCTIC WAY PRELIMINARY TOTAL ROADWAY COST \$ 312,802.16
BA-386 ASSESSMENT PER REU \$ 6,951.16**

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Viking Hills Neighborhood Roadway Reconstruction, Improvement No. BA-386** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.


Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-386

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Viking Hills (Artic Way) Neighborhood Roadway Reconstruction:

Property Identification No. 3111721430024

The special assessment to this property for roadway reconstruction is: **\$6,951.16**. The total amount of the proposed special assessment for the project is \$312,802.16. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					6,951.16
1	2013	321.54	269.36	590.90	6,629.62
2	2014	385.38	205.52	590.90	6,244.24
3	2015	397.33	193.57	590.90	5,846.91
4	2016	409.65	181.25	590.90	5,437.26
5	2017	422.35	168.55	590.90	5,014.91
6	2018	435.44	155.46	590.90	4,579.47
7	2019	448.94	141.96	590.90	4,130.53
8	2020	462.85	128.05	590.90	3,667.68
9	2021	477.20	113.70	590.90	3,190.48
10	2022	492.00	98.90	590.90	2,698.48
11	2023	507.25	83.65	590.90	2,191.23
12	2024	522.97	67.93	590.90	1,668.26
13	2025	539.18	51.72	590.90	1,129.08
14	2026	555.90	35.00	590.90	573.18
15	2027	573.13	17.77	590.90	0.05
Totals		6,951.11	1,912.39	8,863.50	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
 Debra A. Mangen
 City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
3111721430024	BA-386	\$6,951.16	

Amount Enclosed: _____

Name: _____

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3111721430024
Christopher R & Sarah E Morris
6100 Artic Way
Edina, MN 55436

3111721430039
Carlos Fernandez
6101 Artic Way
Edina, MN 55436

3111721430025
Gregory Ettinger
6102 Artic Way
Edina, MN 55436

3111721430038
John R & Karen L Cardwell
6103 Artic Way
Edina, MN 55436

3111721430026
Jeaneen M Jensen
6104 Artic Way
Edina, MN 55436

3111721430027
Lisa, Robert & Donna Dalton
6106 Artic Way
Edina, MN 55436

3111721430056
Lowell V & Debra K Stortz
6108 Artic Way
Edina, MN 55436

3111721430057
Kathryn A Wright
6110 Artic Way
Edina, MN 55436

3111721430058
Peggy McNamee
6112 Artic Way
Edina, MN 55436

3111721430048
Thomas & Regina Neville
6113 Artic Way
Edina, MN 55436

3111721430059
Stephen Leverentz
6114 Artic Way
Edina, MN 55436

3111721430049
Yiming Shi & Jiangting Cheng
6115 Artic Way
Edina, MN 55436

3111721430060
Mary C Brunn
6116 Artic Way
Edina, MN 55436

3111721430050
Jane K Ashenbrenner
6117 Artic Way
Edina, MN 55436

3111721430061
Daniel R & Christine F Sweeney
6118 Artic Way
Edina, MN 55436

3111721430051
Michael J & Patricia N Mcfarlane
6119 Artic Way
Edina, MN 55436

3111721430062
Ira M Isbin & Amie R Noun
6120 Artic Way
Edina, MN 55436

3111721430052
David R & Sheri L Peterson
6121 Artic Way
Edina, MN 55436

3111721430063
Robert F & Linda A King
6122 Artic Way
Edina, MN 55436

3111721430053
Arthur Dahlquist
6123 Artic Way
Edina, MN 55436

3111721430064
Scot C Sticha & Kari L Dahlquist
6124 Artic Way
Edina, MN 55436

3111721430054
C Edward & Kay Gray
6125 Artic Way
Edina, MN 55436

3111721430065
Hugh B & Francine B Thompson
6126 Artic Way
Edina, MN 55436

3111721430055
Thomas Schauerman
6127 Artic Way
Edina, MN 55436

3111721430066
Joseph R & Kristin N Hayes
6128 Artic Way
Edina, MN 55436

3111721430067
Martin B & Jill S Weber
6130 Artic Way
Edina, MN 55436

3111721430068
J Richard Hamm
6132 Artic Way
Edina, MN 55436

3111721430028
Suzanne Chochrek
6134 Artic Way
Edina, MN 55436

3111721430029
Steven C & Lisa M Nelson
6136 Artic Way
Edina, MN 55436

3111721430030
Sigmund J Helle
6138 Artic Way
Edina, MN 55436

3111721430047
Mark A & Shirley O Lerner
6139 Artic Way
Edina, MN 55436

3111721430031
Channel Drive Real Estate Services
LLC
2305 Penn Ave So
Minneapolis, MN 55405

3111721430046
Ralph R Kriesel, Jr
6141 Artic Way
Edina, MN 55436

3111721430032
John & Kathryn Denn
6142 Artic Way
Edina, MN 55436

3111721430045
Daniel J & Julie K Amen
6143 Artic Way
Edina, MN 55436

3111721430033
Carter & Jill Freeman
6144 Artic Way
Edina, MN 55436

3111721430044
Cary D & Inna Geller
6145 Artic Way
Edina, MN 55436

3111721430034
Joseph L Carpenter
6146 Artic Way
Edina, MN 55436

3111721430043
Robert J & Sheilah E Stewart
6147 Artic Way
Edina, MN 55436

3111721430035
Arthur J & Janet P Erdall
6148 Artic Way
Edina, MN 55436

3111721430042
Juan Pablo Garduno
6149 Artic Way
Edina, MN 55436

3111721430036
Daniel R & Mary K Pate
6150 Artic Way
Edina, MN 55436

3111721430041
Robert R & Holly S Levy
6151 Artic Way
Edina, MN 55436

3111721430037
Andrea & Bria Shea
6152 Artic Way
Edina, MN 55436

3111721430040
Edward C Maeder, Jr
6153 Artic Way
Edina, MN 55436



**RESOLUTION NO. 2013-96
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS**

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Viking Hills Neighborhood (Glacier Place) Reconstruction – Improvement No. BA-400

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.

2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>		<u>NUMBER OF INSTALLMENTS</u>
Viking Hills Neighborhood (Glacier Place)	Levy No. 18596	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST: _____
City Clerk

Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Viking Hills (Glacier Circle) Neighborhood Roadway Reconstruction
Improvement No. BA-400
Assessment Roll**

PID #	OWNER	STREET NO.	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT COST
3111721430078	Joyce S Frys	6400	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430069	John Simon & Lisa Grossman	6401	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430077	Heather Tietz	6404	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430070	Diane L Harr	6405	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430076	Phyllis J Anderson	6408	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430071	Sharon L Christenson	6409	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430075	Sanford E & Toni R Raihill	6412	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430072	William & Carol Rose	6413	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430074	Brent L & Sandra L Reichert	6416	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
3111721430073	Richard E & Joyce M Bennett	6417	Glacier Place	Edina, MN 55436	1.00	\$6,251.11
		Glacier Place Total REU's			10.00	

GLACIER PLACE PRELIMINARY TOTAL ROADWAY COST \$ 62,511.06

BA-400 ASSESSMENT PER REU \$ 6,251.11

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Viking Hills (Glacier Place) Neighborhood Roadway Reconstruction, Improvement No. BA-400** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.


Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-400

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Viking Hills (Glacier Place) Neighborhood Roadway Reconstruction:

Property Identification No. 3111721430078

The special assessment to this property for roadway reconstruction is: **\$6,251.11**. The total amount of the proposed special assessment for the project is \$62,511.06. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					6,251.11
1	2013	289.16	242.23	531.39	5,961.95
2	2014	346.57	184.82	531.39	5,615.38
3	2015	357.31	174.08	531.39	5,258.07
4	2016	368.39	163.00	531.39	4,889.68
5	2017	379.81	151.58	531.39	4,509.87
6	2018	391.58	139.81	531.39	4,118.29
7	2019	403.72	127.67	531.39	3,714.57
8	2020	416.24	115.15	531.39	3,298.33
9	2021	429.14	102.25	531.39	2,869.19
10	2022	442.45	88.94	531.39	2,426.74
11	2023	456.16	75.23	531.39	1,970.58
12	2024	470.30	61.09	531.39	1,500.28
13	2025	484.88	46.51	531.39	1,015.40
14	2026	499.91	31.48	531.39	515.49
15	2027	515.41	15.98	531.39	0.08
Totals		6,251.03	1,719.82	7,970.85	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

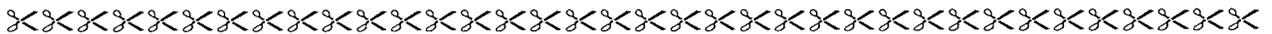
To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
 Debra A. Mangen
 City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
3111721430078	BA-400	\$6,251.11	

Amount Enclosed: _____

Name: _____

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3111721430078
Joyce S Frys
6400 Glacier Place
Edina, MN 55436

3111721430069
John Simon & Lisa Grossman
6401 Glacier Place
Edina, MN 55436

3111721430077
Heather Tietz
6404 Glacier Place
Edina, MN 55436

3111721430070
Diane L Harr
6405 Glacier Place
Edina, MN 55436

3111721430076
Phyllis J Anderson
6408 Glacier Place
Edina, MN 55436

3111721430071
Sharon L Christenson
6409 Glacier Place
Edina, MN 55436

3111721430075
Sanford E & Toni R Raihill
6412 Glacier Place
Edina, MN 55436

3111721430072
William & Carol Rose
6413 Glacier Place
Edina, MN 55436

3111721430074
Brent L & Sandra L Reichert
6416 Glacier Place
Edina, MN 55436

3111721430073
Richard E & Joyce M Bennett
6417 Glacier Place
Edina, MN 55436



RESOLUTION NO. 2013-97
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Viking Hills Neighborhood (Gleason Court) Reconstruction – Improvement No. BA-401

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>	<u>Levy No.</u>	<u>NUMBER OF INSTALLMENTS</u>
Viking Hills Neighborhood (Gleason Court)	18597	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST: _____

City Clerk

Mayor

ENGINEERING DEPARTMENT

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Viking Hills (Gleason Court) Neighborhood Roadway Reconstruction
Improvement No. BA-401
Assessment Roll**

PID #	OWNER	STREET NO.	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT COST
0611621120017	John M & Sharon A Nash	6400	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120016	Dolores M Champ	6402	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120019	Jane H Duffy-Durrett & Harold W Durrett	6404	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120018	Robert J & Sally D Schultz	6406	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120021	Daniel K & Nancy C Peterson	6408	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120020	Ann M Pohlrad	6410	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120023	James E & Christina Peterson	6412	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120022	Michael D & Cheryl L Boe	6414	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120024	Ann C Marx	6500	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120026	John E & Mary Jane T Houlihan	6501	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120025	Hyunsook Cheong Lee	6502	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621120027	John P & Sonja R England	6503	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210052	Franklin & Sharon A Stickel	6504	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210077	Phil & Margaret McLaughlin	6505	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210051	Ruth H Busta	6506	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210076	Wilbert D & Sheila L Zimmerman	6507	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210023	Neil & Barbara N Boderman	6508	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210054	Michele M Carlson	6509	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210024	Charles R & Elaine G Hanna	6510	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210053	Joanne Tollefson	6511	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210026	Bemiss & Betty Rolfs	6512	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210025	Wilbur W Thomas III	6514	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210048	Maurice W Dixon	6515	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210044	Jerry R Clifford	6516	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210047	Joyce C Canfield	6517	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210043	William R Stoner	6518	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210046	Dehong Ma & Ruiyun Wang	6519	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
0611621210045	Timothy J Steffenhagen	6521	Gleason Court	Edina, MN 55436	0.80	\$5,035.23
Gleason Court Total REU's					22.40	\$140,986.53

GLEASON COURT PRELIMINARY TOTAL ROADWAY COST \$ 140,986.53

BA-401 ASSESSMENT PER REU \$ 6,294.04

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Viking Hills (Gleason Court) Neighborhood Roadway Reconstruction, Improvement No. BA-401** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.


Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-401

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Viking Hills (Gleason Court) Neighborhood Roadway Reconstruction:

Property Identification No. 0611621120017

The special assessment to this property for roadway reconstruction is: **\$5,035.23**. The total amount of the proposed special assessment for the project is \$140,986.53. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					5,035.23
1	2013	232.92	195.11	428.03	4,802.31
2	2014	279.16	148.87	428.03	4,523.15
3	2015	287.81	140.22	428.03	4,235.34
4	2016	296.73	131.30	428.03	3,938.61
5	2017	305.93	122.10	428.03	3,632.68
6	2018	315.42	112.61	428.03	3,317.26
7	2019	325.20	102.83	428.03	2,992.06
8	2020	335.28	92.75	428.03	2,656.78
9	2021	345.67	82.36	428.03	2,311.11
10	2022	356.39	71.64	428.03	1,954.72
11	2023	367.43	60.60	428.03	1,587.29
12	2024	378.82	49.21	428.03	1,208.47
13	2025	390.57	37.46	428.03	817.90
14	2026	402.68	25.35	428.03	415.22
15	2027	415.16	12.87	428.03	0.06
Totals		5,035.17	1,385.28	6,420.45	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
Debra A. Mangen
City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
0611621120017	BA-401	\$5,035.23	

Amount Enclosed: _____

Name: _____

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611621120017
John M & Sharon A Nash
6400 Gleason Court
Edina, MN 55436

611621120016
Dolores M Champ
6402 Gleason Court
Edina, MN 55436

611621120019
Jane H Duffy-Durrett & Harold W
Durrett
6404 Gleason Court
Edina, MN 55436

611621120018
Robert J & Sally D Schultz
6406 Gleason Court
Edina, MN 55436

611621120021
Daniel K & Nancy C Peterson
6408 Gleason Court
Edina, MN 55436

611621120020
Ann M Pohlad
6410 Gleason Court
Edina, MN 55436

611621120023
James E & Christina Peterson
6412 Gleason Court
Edina, MN 55436

611621120022
Michael D & Cheryl L Boe
6414 Gleason Court
Edina, MN 55436

611621120024
Ann C Marx
6500 Gleason Court
Edina, MN 55436

611621120026
John E & Mary Jane T Houlihan
6501 Gleason Court
Edina, MN 55436

611621120025
Hyunsook Cheong Lee
6502 Gleason Court
Edina, MN 55436

611621120027
John P & Sonja R England
6503 Gleason Court
Edina, MN 55436

611621210052
Franklin & Sharon A Stickel
6504 Gleason Court
Edina, MN 55436

611621210077
Phil & Margaret McLaughlin
6505 Gleason Court
Edina, MN 55436

611621210051
Ruth H Busta
6506 Gleason Court
Edina, MN 55436

611621210076
Wilbert D & Sheila L Zimmerman
6507 Gleason Court
Edina, MN 55436

611621210023
Neil & Barbara N Boderman
6508 Gleason Court
Edina, MN 55436

611621210054
Michele M Carlson
6509 Gleason Court
Edina, MN 55436

611621210024
Charles R & Elaine G Hanna
6510 Gleason Court
Edina, MN 55436

611621210053
Joanne Tollefson
6511 Gleason Court
Edina, MN 55436

611621210026
Bemiss & Betty Rolfs
6512 Gleason Court
Edina, MN 55436

611621210025
Wilbur W Thomas III
6514 Gleason Court
Edina, MN 55436

611621210048
Maurice W Dixon
6515 Gleason Court
Edina, MN 55436

611621210044
Jerry R Clifford
6516 Gleason Court
Edina, MN 55436

611621210047
Joyce C Canfield
6517 Gleason Court
Edina, MN 55436

611621210043
William R Stoner
6518 Gleason Court
Edina, MN 55436

611621210046
Dehong Ma & Ruiyun Wang
6519 Gleason Court
Edina, MN 55436

611621210045
Timothy J Steffenhagen
6521 Gleason Court
Edina, MN 55436



RESOLUTION NO. 2013-98
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Viking Hills Neighborhood (Polar Circle) Reconstruction – Improvement No. BA-402

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>	<u>Levy No.</u>	<u>NUMBER OF INSTALLMENTS</u>
Viking Hills Neighborhood (Polar Circle)	18598	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST: _____
City Clerk

Mayor

**Viking Hills (Polar Circle) Neighborhood Roadway Reconstruction
Improvement No. BA-402
Assessment Roll**

PID #	OWNER	STREET NO.	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT COST
3111721430015	Vaughn Q Johnson	6505	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430016	Charles N & Andrea M Kibort	6509	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430017	Dawn R Montez	6513	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430018	Michael & Angie Koelbl	6517	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430019	Inder S & Chandana Anand	6521	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430020	John & Elizabeth Boylan	6525	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430021	Patricia J & Leslie H Suomela	6529	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430022	Ed & Eileen M Schaefer	6533	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
3111721430023	Scott & Christina Sans	6537	Polar Circle	Edina, MN 55436	1.00	\$6,182.38
				Polar Circle Total REU's	9.00	

POLAR CIRCLE PRELIMINARY TOTAL ROADWAY COST \$ 55,632.46
BA-402 ASSESSMENT PER REU \$ 6,181.38

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Viking Hills (Polar Circle) Neighborhood Roadway Reconstruction, Improvement No. BA-402** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.


Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-402

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Viking Hills (Polar Circle) Neighborhood Roadway Reconstruction:

Property Identification No. 3111721430015

The special assessment to this property for roadway reconstruction is: **\$6,182.38**. The total amount of the proposed special assessment for the project is \$55,632.46. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					6,182.38
1	2013	285.99	239.56	525.55	5,896.39
2	2014	342.76	182.79	525.55	5,553.63
3	2015	353.39	172.16	525.55	5,200.24
4	2016	364.34	161.21	525.55	4,835.90
5	2017	375.64	149.91	525.55	4,460.26
6	2018	387.28	138.27	525.55	4,072.98
7	2019	399.29	126.26	525.55	3,673.69
8	2020	411.67	113.88	525.55	3,262.02
9	2021	424.43	101.12	525.55	2,837.59
10	2022	437.58	87.97	525.55	2,400.01
11	2023	451.15	74.40	525.55	1,948.86
12	2024	465.14	60.41	525.55	1,483.72
13	2025	479.55	46.00	525.55	1,004.17
14	2026	494.42	31.13	525.55	509.75
15	2027	509.75	15.80	525.55	(0.00)
Totals		6,182.38	1,700.87	7,883.25	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

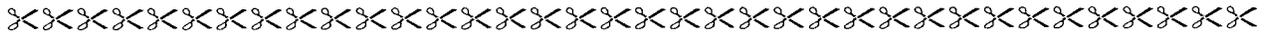
If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013

Debra A. Mangen

City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
3111721430015	BA-402	\$6,182.38	

Amount Enclosed: _____

Name: _____

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3111721430015
Vaughn Q Johnson
6505 Polar Circle
Edina, MN 55436

3111721430016
Charles N & Andrea M Kibort
6509 Polar Circle
Edina, MN 55436

3111721430017
Dawn R Montez
6513 Polar Circle
Edina, MN 55436

3111721430018
Michael & Angie Koelbl
6517 Polar Circle
Edina, MN 55436

3111721430019
Inder S & Chandana Anand
6521 Polar Circle
Edina, MN 55436

3111721430020
John & Elizabeth Boylan
6525 Polar Circle
Edina, MN 55436

3111721430021
Patricia J & Leslie H Suomela
6529 Polar Circle
Edina, MN 55436

3111721430022
Ed & Eileen M Schaefer
6533 Polar Circle
Edina, MN 55436

3111721430023
Scott & Christina Sans
6537 Polar Circle
Edina, MN 55436



RESOLUTION NO. 2013-99
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Viking Hills Neighborhood (Vernon Court & Vernon Hills Road) Reconstruction
– Improvement No. BA-403

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>	<u>LEVY NO.</u>	<u>NUMBER OF INSTALLMENTS</u>
Viking Hills Neighborhood (Vernon Court & Vernon Hills Road)	18599	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST: _____
City Clerk

Mayor

ENGINEERING DEPARTMENT

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Viking Hills (Vernon Court and Road) Neighborhood Roadway Reconstruction
Improvement No. BA-403
Assessment Roll**

PID #	OWNER	STREET NO.	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT COST
0611621220033	Constance Fukuda	6200	Vernon Court	Edina, MN 55436	0.50	\$3,312.06
3111721340025	Randall and Robin Stern	6201	Vernon Court	Edina, MN 55436	1.00	\$6,624.12
0611621220034	John Witzel	6204	Vernon Court	Edina, MN 55436	0.50	\$3,312.06
0611621220035	Laura Gustafson	6208	Vernon Court	Edina, MN 55436	0.50	\$3,312.06
0611621220036	Emily Gustafson	6212	Vernon Court	Edina, MN 55436	0.50	\$3,312.06
0611621220037	Maralynn Rye	6216	Vernon Court	Edina, MN 55436	0.50	\$3,312.06
0611621210109	George M & Delpha M Harris	6520	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210108	Lawrence P & Carol D Goode	6530	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210107	Joan W Maynard	6540	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210106	Barbour T Zanin	6550	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210105	Rebecca McKenna & Jane Ellis	6560	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210104	Robert Heiser & Sharon Stephenson-Heiser	6570	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210103	Jerome D Dulac	6580	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210102	Richard C & Robin A Cohan		P.O. Box 1473	Sanibel, FL 33957	0.80	\$5,299.29
0611621210101	Marilyn Hoch	6610	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210100	Janet A Zingale	6620	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210099	Terri Sue Johnson	6630	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210098	Louis A & Joan M Buie	6640	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210097	Arlene J Joern-Peter	6650	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210096	Clifford A & Mary K Straka	6660	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210095	Gail M Berglund	6670	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
0611621210094	Robert L & Nathalie J Wilcox	6680	Vernon Hills Rd	Edina, MN 55436	0.80	\$5,299.29
			Vernon Court and Vernon Hills Road Total REU's		16.30	

VERNON COURT AND VERNON HILLS ROAD PRELIMINARY TOTAL ROADWAY COST \$ 107,973.09
BA-403 ASSESSMENT PER REU \$6,624.12

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Viking Hills (Vernon Court & Vernon Hills Road) Neighborhood Roadway Reconstruction, Improvement No. BA-403** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.


Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-403

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Viking Hills (Vernon Court and Vernon Hills Road) Neighborhood Roadway Reconstruction:

Property Identification No. 0611621220033

The special assessment to this property for roadway reconstruction is: **\$3,312.06**. The total amount of the proposed special assessment for the project is \$107,973.09. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					3,312.06
1	2013	153.21	128.34	281.55	3,158.85
2	2014	183.63	97.92	281.55	2,975.22
3	2015	189.32	92.23	281.55	2,785.90
4	2016	195.19	86.36	281.55	2,590.71
5	2017	201.24	80.31	281.55	2,389.47
6	2018	207.48	74.07	281.55	2,181.99
7	2019	213.91	67.64	281.55	1,968.08
8	2020	220.54	61.01	281.55	1,747.54
9	2021	227.38	54.17	281.55	1,520.16
10	2022	234.43	47.12	281.55	1,285.73
11	2023	241.69	39.86	281.55	1,044.04
12	2024	249.18	32.37	281.55	794.86
13	2025	256.91	24.64	281.55	537.95
14	2026	264.87	16.68	281.55	273.08
15	2027	273.08	8.47	281.55	(0.00)
Totals		3,312.06	911.19	4,223.25	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
 Debra A. Mangen
 City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
0611621220033	BA-403	\$3,312.06	

Amount Enclosed: _____

Name: _____

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611621220033
Constance Fukuda
6200 Vernon Court
Edina, MN 55436

3111721340025
Randall and Robin Stern
6201 Vernon Court
Edina, MN 55436

611621220034
John Witzel
6204 Vernon Court
Edina, MN 55436

611621220035
Laura Gustafson
6208 Vernon Court
Edina, MN 55436

611621220036
Emily Gustafson
6212 Vernon Court
Edina, MN 55436

611621220037
Maralynn Rye
6216 Vernon Court
Edina, MN 55436

611621210109
George M & Delpha M Harris
6520 Vernon Hills Rd
Edina, MN 55436

611621210108
Lawrence P & Carol D Goode
6530 Vernon Hills Rd
Edina, MN 55436

611621210107
Joan W Maynard
6540 Vernon Hills Rd
Edina, MN 55436

611621210106
Barbour T Zanin
6550 Vernon Hills Rd
Edina, MN 55436

611621210105
Rebecca McKenna & Jane Ellis
6560 Vernon Hills Rd
Edina, MN 55436

611621210104
Robert Heiser & Sharon Stephenson-
Heiser
6570 Vernon Hills Rd
Edina, MN 55436

611621210103
Jerome D Dulac
6580 Vernon Hills Rd
Edina, MN 55436

611621210102
Richard C & Robin A Cohan
P.O. Box 1473
Sanibel, FL 33957

611621210101
Marilyn Hoch
6610 Vernon Hills Rd
Edina, MN 55436

611621210100
Janet A Zingale
6620 Vernon Hills Rd
Edina, MN 55436

611621210099
Terri Sue Johnson
6630 Vernon Hills Rd
Edina, MN 55436

611621210098
Louis A & Joan M Buie
6640 Vernon Hills Rd
Edina, MN 55436

611621210097
Arlene J Joern-Peter
6650 Vernon Hills Rd
Edina, MN 55436

611621210096
Clifford A & Mary K Straka
6660 Vernon Hills Rd
Edina, MN 55436

611621210095
Gail M Berglund
6670 Vernon Hills Rd
Edina, MN 55436

611621210094
Robert L & Nathalie J Wilcox
6680 Vernon Hills Rd
Edina, MN 55436



RESOLUTION NO. 2013-100
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Valley Estates Neighborhood Reconstruction – Improvement No. BA-387

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>		<u>NUMBER OF INSTALLMENTS</u>
Valley Estates Neighborhood	Levy No. 18602	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.

4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST: _____
City Clerk

Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Valley Estates Neighborhood Roadway Reconstruction
Improvement No. BA-387
Final Project Cost Analysis**

Project: BA-387	Amount	Assessment			Utilities		Project
		Street	Sidewalk (PACS)	Storm Sewer	Sanitary Sewer	Water Main	Total Amount
Valley Estates	Proposed	\$ 760,000.00		\$ 150,000.00	\$ 60,000.00	\$ 80,000.00	\$ 1,050,000.00
	Actual	\$548,219.25	\$10,091.32	\$407,795.61	\$79,070.73	\$94,793.97	\$1,139,970.88

Misc. Expenses (above contractor payments - added to Utilities)

Other	\$	-	\$	3,417.07	\$	2,382.54
Labor (Staff)	\$	3,014.62	\$	1,308.63	\$	1,488.51
	\$	3,014.62	\$	4,725.70	\$	3,871.05

Misc. Expenses (above contractor payments - added to Assessment)

Consulting Design	\$	6,335.65
Consulting Inspection	\$	12,886.10
Materials/Supplies/D0-Good	\$	779.61
Street Name Signs	\$	561.94
	\$	20,563.30
Labor (Staff)	\$	33,231.38

Payment Nos.	Actual Monthly Payments					Monthly Total	Actual CS Payment
	Street	Sidewalk	Storm Sewer	Sanitary Sewer	Water Main		
1	\$ 24,726.60		\$ 79,810.07	\$ 23,645.50	\$ 34,143.00	\$ 162,325.17	\$ 162,325.17
2	\$ 93,335.15	\$ 10,091.32	\$ 186,761.45	\$ 16,468.25	\$ 52,122.51	\$ 358,778.68	\$ 358,778.68
3	\$ 187,439.15		\$ 124,970.03	\$ 31,358.55	\$ -	\$ 343,767.73	\$ 343,767.73
4	\$ 46,962.18		\$ 18,958.20	\$ -	\$ -	\$ 65,920.38	\$ 65,920.38
5	\$ 173,348.26		\$ (31,176.48)	\$ (2,375.00)	\$ (1,507.65)	\$ 138,289.13	\$ 138,289.13
6	\$ (7,019.55)		\$ 5,937.50	\$ 1,662.50	\$ 1,900.00	\$ 2,480.45	\$ 2,480.45
Final Payment*	\$ 26,816.47		\$ 19,520.22	\$ 3,585.23	\$ 4,265.06	\$ 54,186.98	\$ 54,186.98
Revised Final	\$ 2,611.00					\$ 2,611.00	\$ 2,611.00
TOTAL	\$548,219.25	\$10,091.32	\$404,780.99	\$74,345.03	\$90,922.92	\$ 1,128,359.51	\$ 1,128,359.51

*Only row that is hard entered because the final payment most often is the 5% retainage and it is split amongst impr # by % of actual cost.

**Valley Estates Neighborhood Roadway Reconstruction
Improvement No. BA-387
Assessment Roll**

	PID	OWNER	HOUSE NO	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT AMOUNT
1	0611621140010	FRANK D LERMAN & CAROL SIMON	6112	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
2	0611621140011	SHARON & LOWELLE HAWKINS	6116	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
3	0611621140012	TERRY & CAROLYN KORUPP	6200	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
4	0611621140025	STEVEN & CATHERINE THATCHER	6201	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
5	0611621140003	LISETTE GLUEK & JAMES KELLEY	6204	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
6	0611621140024	RICHARD & REBECCA WEMER	6205	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
7	0611621140023	WALTER C LARSEN	6209	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
8	0611621140022	MARK & KRISTINE MARSHALL	6213	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
9	0611621140021	RICHARD & JEANNE HOFFMAN	6217	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
10	0611621140020	LARRY & ELIZABETH WOLFF	6221	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
11	0611621140019	DOUG & ANDREA HAWKINSON	6225	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
12	0611621140018	JAMES L. ARNOLD	6229	CREEK VALLEY RD	EDINA, MN 55439	1	\$ 7,274.62
13	0611621140026	RUTH & PAUL STORMO	6200	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
14	0611621140030	TIMOTHY & COLLEEN BAER	6201	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
15	0611621140027	JOAN & ERIC BJELLAND	6204	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
16	0611621140053	PETER & CAROLYN PIERCE	6205	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
17	0611621140028	WESLEY & ANNE ANDERSON	6208	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
18	0611621140052	STEVEN & STACEY EIDSVOLD	6209	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
19	0611621140029	SUE & MICHAEL HOLMES	6212	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
20	0611621140051	KATHERINE FREY	6213	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
21	0611621140030	WILLIAM & ANN JOHNSTON	6216	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
22	0611621140050	KEVIN & KATHLEEN BONTHIUS	6217	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
23	0611621140031	Z. XIANGWEN & DAWEI TIAN	6220	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
24	0611621140049	PETER J SCHNORBACH	6221	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
25	0611621140032	THOMAS & THEMLA BUSS	6224	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
26	0611621140048	MARGARET & DAVID DUNNIGAN/TRUSTEE	6225	BALDER LN	EDINA, MN 55439	1	\$ 7,274.62
27	0611621140004	RICHARD & MARY CHENG	6405	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
28	0611621140005	LINDA & JEFFREY SJOLANDER	6409	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
29	0611621140006	TODD FREEMAN	6413	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
30	0611621140007	SUZANNE ZUIDEMA & J. JENKINS	6417	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
31	0611621140013	NANCY MEADLEY	6420	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
32	0611621140008	JOHN & CAROL TRELSTAD	6421	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
33	0611621140014	JOHN & JOANNA SWANSON	6424	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
34	0611621140009	MARYELLEN & EUGENE NORD	6425	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
35	0611621140015	ORN & MARGARET ARNAR	6428	NORIDC CIR	EDINA, MN 55439	1	\$ 7,274.62
36	0611621140045	MICHAEL PETERSON & SARAH RAY	6500	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
37	0611621140064	JOHN & BARBARA ERLANDSON	6501	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
38	0611621140044	LYNN & JAMES WANGEN	6504	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
39	0611621140063	DAN & ALISON AROM	6505	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
40	0611621140043	JONATHON & STELLA CHAFEE	6508	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
41	0611621140062	JANET NORTHFIELD	6509	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
42	0611621140042	JAMES & DOROTHY KRUGER	6512	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
43	0611621140061	LOIS & JERRY EDWARDS	6513	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
44	0611621140041	RANDALL & ANDREA LENTZ	6516	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
45	0611621140060	KELLY & DANIEL BALLARD	6517	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
46	0611621140040	SUSAN & ROAR LUND	6520	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
47	0611621140059	PERRY J BERGREN	6521	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
48	0611621410008	CRAIG & ANDREA BRANDT	6524	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
49	0611621140058	NANCY & MARK SCHAEFER	6525	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
50	0611621410007	LINDA A BJERKE	6600	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
51	0611621410031	SCOTT & JEAN LASTINE	6601	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
52	0611621410006	ARLETTE J POTTER	6604	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
53	0611621410030	GOPAL KHANNA	6605	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
54	0611621410005	SCOT ZIMMERMAN & E. KOYAMA	6608	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
55	0611621410029	REBECCA & MARK KUCK	6609	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
56	0611621410028	RUTH HAMILTON & C. PALMSTROM	6613	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
57	0611621410027	GEOFFREY & ANN MICHEL	6617	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
58	0611621410026	TIM L ARMBRUSTMACHER	6621	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
59	0611621410025	TRACY & MICHAEL SLAUGHTER	6625	NORDIC DR	EDINA, MN 55439	1	\$ 7,274.62
60	0611621140033	KAREN & CHARLES HAFF	6501	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
61	0611621140034	SHERRILL & MARK NELSON	6505	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
62	0611621140035	LESTER & JOLENE FUJITAKE	6509	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
63	0611621140036	NED GUSTAFSON & J. BARTHELL	6513	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62

**Valley Estates Neighborhood Roadway Reconstruction
Improvement No. BA-387
Assessment Roll**

PID	OWNER	HOUSE NO	STREET	CITY/STATE/ZIP	ASSESSABLE REU	ASSESSMENT AMOUNT
64 0611621140037	SUSAN & PAUL ARNESON	6517	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
65 0611621140038	RICHARD & JUDITH KRZYZEK	6521	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
66 0611621140055	JENNIFER RONDESTVEDT	6524	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
67 0611621140039	JAMES & KATHRYN DOWNEY	6525	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
68 0611621140056	JOHN & ANDREA WAGENAAR	6526	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
69 0611621140057	STEVEN & ELIZABETH KLOIBER	6528	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
70 0611621410017	TERRANCE & CAROL KAPSEN	6600	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
71 0611621410018	GARRY L WOESSNER	6602	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
72 0611621410019	AMY L SELLS	6604	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
73 0611621410002	VICKI & THOMAS HURWITZ	6605	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
74 0611621410020	ANN M LEFLEM	6606	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
75 0611621410021	SUZANNE & MATTHEW KLEIN	6608	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
76 0611621410003	ANDREW & JESSICA CARTER	6609	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
77 0611621410022	ROBERT & MARY WILKINS	6612	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
78 0611621410004	ANDREW & ELIZABETH LEMING	6613	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
79 0611621410023	JANET & HARRY SUTTON	6616	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
80 0611621410024	RANDY & MICHELLE TRESSEL	6620	SCANDIA RD	EDINA, MN 55439	1	\$ 7,274.62
81 0611621140001	EDINA PUBLIC SCHOOLS - ISD 273	5701	NORMANDALE RD	EDINA, MN 55424	5	\$ 36,373.10

	85
PRELIMINARY TOTAL COST	\$ 618,342.65
TOTAL ASSESSMENT REU	85
AVERAGE COST PER REU	\$ 7,274.62

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Valley Estates Neighborhood Roadway Reconstruction, Improvement No. BA-387** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.

Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT

IMPROVEMENT NO. BA-387

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Valley Estates Neighborhood Roadway Reconstruction:

Property Identification No. 0611621140010

The special assessment to this property for roadway reconstruction is: **\$7,393.34**. The total amount of the proposed special assessment for the project is \$628,433.97. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					7,393.34
1	2014	331.10	308.67	639.77	7,062.24
2	2015	403.89	235.88	639.77	6,658.35
3	2016	417.38	222.39	639.77	6,240.97
4	2017	431.32	208.45	639.77	5,809.65
5	2018	445.73	194.04	639.77	5,363.92
6	2019	460.62	179.15	639.77	4,903.30
7	2020	476.00	163.77	639.77	4,427.30
8	2021	491.90	147.87	639.77	3,935.40
9	2022	508.33	131.44	639.77	3,427.07
10	2023	525.31	114.46	639.77	2,901.76
11	2024	542.85	96.92	639.77	2,358.91
12	2025	560.98	78.79	639.77	1,797.93
13	2026	579.72	60.05	639.77	1,218.21
14	2027	599.08	40.69	639.77	619.13
15	2028	619.09	20.68	639.77	0.04
Totals		7,393.30	2,203.25	9,596.55	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

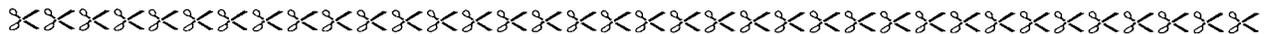
To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
 Debra A. Mangen
 City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
0611621140010	BA-387	\$7,393.34	

Amount Enclosed: _____

Name: _____

LEFT BLANK INTENTIONALLY

0611621140010
FRANK D LERMAN & CAROL SIMON
6112 CREEK VALLEY RD
EDINA, MN 55439

0611621140011
SHARON & LOWELLE HAWKINS
6116 CREEK VALLEY RD
EDINA, MN 55439

0611621140012
TERRY & CAROLYN KORUPP
6200 CREEK VALLEY RD
EDINA, MN 55439

0611621140025
STEVEN & CATHERINE THATCHER
6201 CREEK VALLEY RD
EDINA, MN 55439

0611621140003
LISETTE GLUEK & JAMES KELLEY
6204 CREEK VALLEY RD
EDINA, MN 55439

0611621140024
RICHARD & REBECCA WEMER
6205 CREEK VALLEY RD
EDINA, MN 55439

0611621140023
WALTER C LARSEN
6209 CREEK VALLEY RD
EDINA, MN 55439

0611621140022
MARK & KRISTINE MARSHALL
6213 CREEK VALLEY RD
EDINA, MN 55439

0611621140021
RICHARD & JEANNE HOFFMAN
6217 CREEK VALLEY RD
EDINA, MN 55439

0611621140020
LARRY & ELIZABETH WOLFF
6221 CREEK VALLEY RD
EDINA, MN 55439

0611621140019
DOUG & ANDREA HAWKINSON
6225 CREEK VALLEY RD
EDINA, MN 55439

0611621140018
JAMES L. ARNOLD
6229 CREEK VALLEY RD
EDINA, MN 55439

0611621140026
RUTH & PAUL STORMO
6200 BALDER LN
EDINA, MN 55439

0611621140054
TIMOTHY & COLLEEN BAER
6201 BALDER LN
EDINA, MN 55439

0611621140027
JOAN & ERIC BJELLAND
6204 BALDER LN
EDINA, MN 55439

0611621140053
PETER & CAROLYN PIERCE
6205 BALDER LN
EDINA, MN 55439

0611621140028
WESLEY & ANNE ANDERSON
6208 BALDER LN
EDINA, MN 55439

0611621140052
STEVEN & STACEY EIDSVOLD
6209 BALDER LN
EDINA, MN 55439

0611621140029
SUE & MICHAEL HOLMES
6212 BALDER LN
EDINA, MN 55439

0611621140051
KATHERINE FREY
6213 BALDER LN
EDINA, MN 55439

0611621140030
WILLIAM & ANN JOHNSTON
6216 BALDER LN
EDINA, MN 55439

0611621140050
KEVIN & KATHLEEN BONTHIUS
6217 BALDER LN
EDINA, MN 55439

0611621140031
Z. XIANGWEN & DAWEI TIAN
6220 BALDER LN
EDINA, MN 55439

0611621140049
PETER J SCHNORBACH
6221 BALDER LN
EDINA, MN 55439

0611621140032
THOMAS & THEMLA BUSS
6224 BALDER LN
EDINA, MN 55439

0611621140048
MARGARET & DAVID
DUNNIGAN/TRUSTEE
6225 BALDER LN
EDINA, MN 55439

0611621140004
RICHARD & MARY CHENG
6405 NORIDC CIR
EDINA, MN 55439

0611621140005
LINDA & JEFFREY SJOLANDER
6409 NORIDC CIR
EDINA, MN 55439

0611621140006
TODD FREEMAN
6413 NORIDC CIR
EDINA, MN 55439

0611621140007
SUZANNE ZUIDEMA & J. JENKINS
6417 NORIDC CIR
EDINA, MN 55439

0611621140013
NANCY MEADLEY
6420 NORIDC CIR
EDINA, MN 55439

0611621140008
JOHN & CAROL TRELSTAD
6421 NORIDC CIR
EDINA, MN 55439

0611621140014
JOHN & JOANNA SWANSON
6424 NORIDC CIR
EDINA, MN 55439

0611621140009
MARYELLEN & EUGENE NORD
6425 NORIDC CIR
EDINA, MN 55439

0611621140015
ORN & MARGARET ARNAR
6428 NORIDC CIR
EDINA, MN 55439

0611621140045
MICHAEL PETERSON & SARAH RAY
6500 NORDIC DR
EDINA, MN 55439

0611621140064
JOHN & BARBARA ERLANDSON
6501 NORDIC DR
EDINA, MN 55439

0611621140044
LYNN & JAMES WANGEN
6504 NORDIC DR
EDINA, MN 55439

0611621140063
DAN & ALISON AROM
6505 NORDIC DR
EDINA, MN 55439

0611621140043
JONATHON & STELLA CHAFEE
6508 NORDIC DR
EDINA, MN 55439

0611621140062
JANET NORTHFIELD
6509 NORDIC DR
EDINA, MN 55439

0611621140042
JAMES & DOROTHY KRUGER
6512 NORDIC DR
EDINA, MN 55439

0611621140061
LOIS & JERRY EDWARDS
6513 NORDIC DR
EDINA, MN 55439

0611621140041
RANDALL & ANDREA LENTZ
6516 NORDIC DR
EDINA, MN 55439

0611621140060
KELLY & DANIEL BALLARD
6517 NORDIC DR
EDINA, MN 55439

0611621140040
SUSAN & ROAR LUND
6520 NORDIC DR
EDINA, MN 55439

0611621140059
PERRY J BERGREN
6521 NORDIC DR
EDINA, MN 55439

0611621410008
CRAIG & ANDREA BRANDT
6524 NORDIC DR
EDINA, MN 55439

0611621140058
NANCY & MARK SCHAEFER
6525 NORDIC DR
EDINA, MN 55439

0611621410007
LINDA A BJERKE
6600 NORDIC DR
EDINA, MN 55439

0611621410031
SCOTT & JEAN LASTINE
6601 NORDIC DR
EDINA, MN 55439

0611621410006
ARLETTE J POTTER
6604 NORDIC DR
EDINA, MN 55439

0611621410030
GOPAL KHANNA
6605 NORDIC DR
EDINA, MN 55439

0611621410005
SCOT ZIMMERMAN & E. KOYAMA
6608 NORDIC DR
EDINA, MN 55439

0611621410029
REBECCA & MARK KUCK
6609 NORDIC DR
EDINA, MN 55439

0611621410028
RUTH HAMILTON & C. PALMSTROM
6613 NORDIC DR
EDINA, MN 55439

0611621410027
GEOFFREY & ANN MICHEL
6617 NORDIC DR
EDINA, MN 55439

0611621410026
TIM L ARMBRUSTMACHER
6621 NORDIC DR
EDINA, MN 55439

0611621410025
TRACY & MICHAEL SLAUGHTER
6625 NORDIC DR
EDINA, MN 55439

0611621140033
KAREN & CHARLES HAFF
6501 SCANDIA RD
EDINA, MN 55439

0611621140034
SHERRILL & MARK NELSON
6505 SCANDIA RD
EDINA, MN 55439

0611621140035
LESTER & JOLENE FUJITAKE
6509 SCANDIA RD
EDINA, MN 55439

0611621140036
NED GUSTAFSON & J. BARTHELL
6513 SCANDIA RD
EDINA, MN 55439

0611621140037
SUSAN & PAUL ARNESON
6517 SCANDIA RD
EDINA, MN 55439

0611621140038
RICHARD & JUDITH KRZYZEK
6521 SCANDIA RD
EDINA, MN 55439

0611621140055
JENNIFER RONDESTVEDT
6524 SCANDIA RD
EDINA, MN 55439

0611621140039
JAMES & KATHRYN DOWNEY
6525 SCANDIA RD
EDINA, MN 55439

0611621140056
JOHN & ANDREA WAGENAAR
6526 SCANDIA RD
EDINA, MN 55439

0611621140057
STEVEN & ELIZABETH KLOIBER
6528 SCANDIA RD
EDINA, MN 55439

0611621410017
TERRANCE & CAROL KAPSEN
6600 SCANDIA RD
EDINA, MN 55439

0611621410018
GARRY L WOESSNER
6602 SCANDIA RD
EDINA, MN 55439

0611621410019
AMY L SELLS
6604 SCANDIA RD
EDINA, MN 55439

0611621410002
VICKI & THOMAS HURWITZ
6605 SCANDIA RD
EDINA, MN 55439

0611621410020
ANN M LEFLEM
6606 SCANDIA RD
EDINA, MN 55439

0611621410021
SUZANNE & MATTHEW KLEIN
6608 SCANDIA RD
EDINA, MN 55439

0611621410003
ANDREW & JESSICA CARTER
6609 SCANDIA RD
EDINA, MN 55439

0611621410022
ROBERT & MARY WILKINS
6612 SCANDIA RD
EDINA, MN 55439

0611621410004
ANDREW & ELIZABETH LEMING
6613 SCANDIA RD
EDINA, MN 55439

0611621410023
JANET & HARRY SUTTON
6616 SCANDIA RD
EDINA, MN 55439

0611621410024
RANDY & MICHELLE TRESSEL
6620 SCANDIA RD
EDINA, MN 55439

0611621140001
EDINA PUBLIC SCHOOLS-ISD 273
5701 NORMAN DALE RD
EDINA, MN 55424



RESOLUTION NO. 2013-101
A RESOLUTION LEVYING SPECIAL ASSESSMENTS
FOR PUBLIC IMPROVEMENTS

WHEREAS, pursuant to proper notice duly given as required by law, the Edina City Council has met and heard and passed upon all written and oral objections to the proposed special assessments for the improvement listed below:

Richmond Hills Neighborhood Reconstruction – Improvement No. BA-388

BE IT RESOLVED by the City Council of the City of Edina, Minnesota as follows:

1. Each special assessment as set forth in the special assessment roll on file in the office of the City Clerk for each aforementioned improvement is hereby accepted and shall constitute the special assessments against the lands named therein, and each tract of land therein included in herein found to be benefited by the improvement in the amount of the special assessments levied against it.
2. The special assessments shall be payable in equal installments, the first of said installments together with interest at a rate of 3.4% per annum, on the entire special assessments from the date hereof to December 31, 2014. To each subsequent installment shall be added interest at the above rate for one year on all unpaid installments. The number of such annual installments shall be as follows:

<u>NAME OF IMPROVEMENT</u>		<u>NUMBER OF INSTALLMENTS</u>
Richmond Hills Neighborhood	Levy No. 18601	15

3. The owner of the property so assessed may, at any time prior to certification of special assessment to the County Auditor, partially prepay an amount not less than 25% of the whole assessment to the City Treasurer and no interest shall be charged on the portion of the assessment prepaid; or pay the whole of the special assessments on such property, to the City Treasurer, except that no interest shall be charged if the entire special assessment is paid before November 25 following the adoption of this resolution and they may, at any time thereafter, pay to the City Treasurer the entire amount of the special assessments remaining unpaid. Such payment must be made before November 25, 2013.
4. The Clerk shall forthwith transmit a certified supplicate of these special assessments to the County Auditor to be extended on the property tax lists of the County. Such special assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted this 14th day of October, 2013

ATTEST: _____
City Clerk

Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of October 14, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this _____ day of _____, 20__.

City Clerk

**Richmond Hills Neighborhood Roadway Reconstruction
Improvement No. BA-388
Final Project Cost Analysis**

Project: BA-388	Amount	Assessment		Utilities			Project
		Street	Storm Sewer	Sanitary Sewer	Sanitary Sewer Service Upgrades	Water Main	Total Amount
Richmond Hills	Proposed	\$ 2,300,000.00	\$ 1,200,000.00	\$ 1,593,000.00		\$ 1,490,000.00	\$ 6,583,000.00
	Actual	\$1,391,206.46	\$1,067,315.10	\$778,828.23	\$161,141.00	\$1,183,520.99	\$4,582,011.78

Misc. Expenses (above contractor payments - added to Utilities)

Consulting Design	\$ 78,234.77	\$ 49,308.97	\$ 62,587.82
Consulting Inspection	\$ 100,866.14	\$ 80,308.26	\$ 74,388.54
Labor (Staff)	\$ 1,547.18	\$ 1,331.06	\$ 2,056.01
	<u>\$ 180,648.09</u>	<u>\$ 130,948.29</u>	<u>\$ 139,032.37</u>

Misc. Expenses (above contractor payments - added to Assessment)

Consulting Design	\$ 131,758.04	\$ 33,839.61
Consulting Inspection	\$ 171,720.55	\$194,980.61
Materials/Supplies	\$ 301.88	
Street Name Signs	\$ 1,048.72	
	<u>\$ 304,829.19</u>	
Labor (Staff)	\$ 20,679.13	

Payment Nos.	Actual Monthly Payments				Monthly Total	Actual CS Payment
	Street	Storm Sewer	Sanitary Sewer	Water Main		
1	\$ 84,665.41	\$ 20,691.24	\$ 191,032.69	\$ 155,524.80	\$ 451,914.14	\$ 451,914.14
2	\$ 81,295.67	\$ 213,897.50	\$ 147,978.18	\$ 273,712.63	\$ 716,883.98	\$ 716,883.97
3	\$ 282,964.08	\$ 235,834.02	\$ -	\$ 23,538.17	\$ 542,336.27	\$ 542,336.28
4	\$ 133,999.14	\$ 46,648.42	\$ 184,040.42	\$ 364,813.18	\$ 729,501.16	\$ 729,501.15
5	\$ 81,699.66	\$ 177,063.72	\$ 164,630.39	\$ 151,382.64	\$ 574,776.41	\$ 574,776.41
6	\$ 422,012.81	\$ 148,198.76	\$ 68,152.52	\$ 23,292.77	\$ 661,656.86	\$ 661,656.87
7	\$ 290,657.63	\$ 35,466.68	\$ 45,096.53	\$ 41,779.54	\$ 413,000.38	\$ 413,000.38
Final Payment	\$ 13,912.06	\$ 8,866.67	\$ 8,090.21	\$ 10,444.89	\$ 41,313.83	\$ 41,313.83
TOTAL	\$1,391,206.46	\$886,667.01	\$809,020.94	\$1,044,488.62	\$ 4,131,383.03	\$ 4,131,383.03
			<u>\$ (161,141.00)</u>			
			\$647,879.94			

**Richmond Hills Neighborhood Roadway Reconstruction
Improvement No. BA-388
Assessment Roll**

PID	Taxpayers Name	Mailing Address	City/State/Zip	Street	Sewer Services Completed by Palda & Sons	Sewer/Water Services Completed by other Contractors	Total Sewer/Water	Total Assessment	REU
3311721210004	James & Kathleen Lange	5004 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240030	Matthew A & Alissa L Movern	5005 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 5,950.00	\$ 5,950.00	\$ 16,287.37	1
3311721210005	Jill Emanuel	5008 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240031	Darwin F & Margaret M Dahl, III	5009 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 5,000.00	\$ 5,000.00	\$ 15,337.37	1
3311721210006	James & Patricia Klobe	5012 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240032	Judith M Hawley	5013 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210007	Michael S & Suzanne V Robb	5016 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240033	Ronald E & Susan Pray	5017 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 6,925.00	\$ 6,925.00	\$ 17,262.37	1
3311721210008	Nancy J Litwin	5020 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240034	Theodora & Leonard Engman	5021 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240035	Thomas J Wurst	5025 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210009	Thomas John Wurst	5028 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240036	William & Dorene R Just, Jr	5029 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 5,275.00	\$ 5,275.00	\$ 15,612.37	1
3311721210010	Christopher J & Kristin L Moquist	5032 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 5,840.00	\$ 5,840.00	\$ 16,177.37	1
3311721240037	Lori A Sandvig	5033 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 6,580.00	\$ 6,580.00	\$ 16,917.37	1
3311721210011	Peter S & Tiffany G Bils	5036 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 5,390.00	\$ 5,390.00	\$ 15,727.37	1
3311721240038	Chris & Dawn Rofidal	5037 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 6,265.00	\$ 6,265.00	\$ 16,602.37	1
3311721210012	Gary L & Lisa A Wignes	5040 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ -		\$ -	\$ 10,337.37	1
3311721240039	Genevieve M Grove	5041 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210033	Mary T Dunphy	5044 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210013	Herbert Royce	5048 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210026	David R Braun	5104 56TH ST W	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240042	Gregory H & Susan M Keane	5105 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 6,250.00	\$ 6,250.00	\$ 16,587.37	1
3311721210027	Scott L Thorp	5108 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 7,185.00	\$ 7,185.00	\$ 17,522.37	1
3311721240043	Thomas A & Judith E Forker	5109 56TH ST W	EDINA MN 55436	\$ 10,337.37		\$ 6,825.00	\$ 6,825.00	\$ 17,162.37	1
3311721210030	Neva B Waters	5517 CODE AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220042	David C & Lori A Kunz	5520 CODE AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210029	Scott R Strand & Katherine Thomson	5521 CODE AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220043	Gerald Peplin	5524 CODE AVE	EDINA MN 55436	\$ 10,337.37		\$ 4,950.00	\$ 4,950.00	\$ 15,287.37	1
3311721210028	Keith Curtin	5525 CODE AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220044	Mark A & Lisa E Cox	5528 CODE AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220002	James A Ankeny & Lucinda A Winter	5532 CODE AVE	EDINA MN 55436	\$ 10,337.37		\$ 4,300.00	\$ 4,300.00	\$ 14,637.37	1
3311721210079	Mark L Van Sloun	5004 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 5,765.00	\$ 7,521.58	\$ 17,858.95	1
3311721210080	Ann & Michael Hanson	5008 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210022	Sumner Adam & Jennifer I Musolf	5009 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 6,210.00	\$ 7,966.58	\$ 18,303.95	1
3311721210081	Jamie & Benjamin Bastian	5012 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210021	E Jean Smith	5013 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210082	Damodara Annareddy & Ruth S Potta	5016 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210020	Donald L & Suzanne L Reading	5017 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210083	Stephanie M Porter	5020 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210084	William & Shawn Buss	5024 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 4,850.00	\$ 6,606.58	\$ 16,943.95	1
3311721210019	Patrick J & Margaret B Huber	5025 KENT AVE	EDINA MN 55436	\$ 10,337.37		\$ 6,325.00	\$ 6,325.00	\$ 16,662.37	1
3311721210085	Stanley & Katherine Wasley	5028 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210018	Anthony Schroeffer	5029 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210086	Norman D & Debra A Mead	5032 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210017	Gerard & Elizabeth Shannon	5033 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210087	Teric M & Katherine A Steines	5036 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210016	Harold & Mary A Schwind	5037 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1

(1)

(2)

(2)

(2)

**Richmond Hills Neighborhood Roadway Reconstruction
Improvement No. BA-388
Assessment Roll**

PID	Taxpayers Name	Mailing Address	City/State/Zip	Street	Sewer Services Completed by Palda & Sons	Sewer/Water Services Completed by other Contractors	Total Sewer/Water	Total Assessment	REU
3311721210015	Mary L Throndrud	5041 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210088	Erik & Joanna Engstrom	5044 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210089	Benjamin S Fife	5048 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210090	Justin Maiser & Elizabeth Cutshall	5056 KENT AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240048	Grant & Susan Johnson	5004 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ -		\$ -	\$ 10,337.37	1
3311721240050	Lindsey Grill & Chad Freeman	5008 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240028	Jordan M Mauer	5009 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240051	Dale R & Marci A Lorge	5012 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240052	Jeffrey S Skoog & Annick H L Pelletter-Skoog	5016 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721240053	Don Henderson	5018 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240027	James M Ostlund	5020 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37		\$ 6,925.00	\$ 6,925.00	\$ 17,262.37	1
3311721240026	Paul A & Diane S Schroeder	5024 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721240029	Kristen Gregg	5025 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240025	Gary L Domann & Brian P Ellingson	5028 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721240022	Don E & Virginia L Washburn	5029 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721240024	Patricia H Brodsky	5032 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240021	Morgan S & Susan M Brown	5033 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 2,295.00	\$ 4,051.58	\$ 14,388.95	1
3311721240023	Daniel J & Joanne F Kersten	5036 NORMANDALE CT	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 7,125.00	\$ 8,881.58	\$ 19,218.95	1
3311721210041	Almon & Psyche Hoye	5100 RICHMOND CIR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210040	Candace Severson & Willard Raymond	5104 RICHMOND CIR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210039	Kermit F Johnson	7002 AUTUMN TER	EDEN PRAIRIE MN 55346	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210038	Jerome H Schlink	6596 PENNICALE DR	EDEN PRAIRIE MN 55346	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210037	Syed Mohib Hussian	17615 48th Ave N	Plymouth MN 55446	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210001	Susan C R Khatri	5005 RICHMOND DR	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721210053	Loretta G Knab	5008 RICHMOND DR	EDINA MN 55436	\$ 10,337.37		\$ 5,825.00	\$ 5,825.00	\$ 16,162.37	1
3311721210002	Steven & Kristen Jacobson	5011 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210052	Christopher W & Kathryn F Jones	5012 RICHMOND DR	EDINA MN 55436	\$ 10,337.37		\$ 4,535.00	\$ 4,535.00	\$ 14,872.37	1
3311721210051	Nathaniel S & Chelsea A Dick	5016 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210061	Keith B Thompson & Renata M Vjums	5017 RICHMOND DR	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721210050	Douglas Erickson	5020 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210060	Frank W & Renetta A Barr	5021 RICHMOND DR	EDINA MN 55436	\$ 10,337.37		\$ 4,570.00	\$ 4,570.00	\$ 14,907.37	1
3311721210049	John W & Beverly H Haw II	5024 RICHMOND DR	EDINA MN 55436	\$ 10,337.37		\$ 4,800.00	\$ 4,800.00	\$ 15,137.37	1
3311721210059	Douglas G & Andrea L Doeberbt	5025 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210048	Colin J & Abigail K Rooney	5028 RICHMOND DR	EDINA MN 55436	\$ 10,337.37		\$ 5,210.00	\$ 5,210.00	\$ 15,547.37	1
3311721210058	Eric & Anne Bulygo	5029 RICHMOND DR	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721210047	Jaconda Hawkins/ Wm & Jennifer Finn	2931 W 87TH STREET	BLOOMINGTON MN 55431	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210057	Yuriy Malinin	5033 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210046	Nicholas E Engels	5036 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 1,995.00	\$ 3,751.58	\$ 14,088.95	1
3311721210056	Charles Spear	5037 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210045	Christopher M Johnson	5040 RICHMOND DR	EDINA MN 55436	\$ 10,337.37		\$ 7,170.00	\$ 7,170.00	\$ 17,507.37	1
3311721210055	John P & Lucille F Schneider Et Al	5041 RICHMOND DR	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1
3311721210044	John Hatch	5044 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210043	Terrence G & Karen Ann Roach	5048 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210042	Timothy J & Sarah K Sullivan	5052 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210073	Thomas D & Rochelle F Crowley	5105 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210072	Richard Rooney	5109 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210071	Martha H & Larry J Dover	5113 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210115	Steven J Stroncek & Pamela E Erickson	5117 RICHMOND DR	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1

**Richmond Hills Neighborhood Roadway Reconstruction
Improvement No. BA-388
Assessment Roll**

PID	Taxpayers Name	Mailing Address	City/State/Zip	Street	Sewer Services Completed by Palda & Sons	Sewer/Water Services Completed by other Contractors	Total Sewer/Water	Total Assessment	REU
3311721210036	Eric E & Meredith K Wold	4912 HIBISCUS AVE	EDINA MN 55435	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210035	John W & Karin Marshall	1817 49TH ST W	MINNEAPOLIS MN 55419	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210034	Thomas W Lasalle	3209 GALLERIA #1604	EDINA MN 55435	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220007	June B Regan	5132 RICHMOND DR	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210074	Richard D Stresnak	5400 RICHMOND LA	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210054	Gregory A Bassett	5401 RICHMOND LA	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210075	Carrie E Wikman	5404 RICHMOND LA	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 3,250.00	\$ 5,006.58	\$ 15,343.95	1 (2)
3311721210069	James & Ellie Clifford	5405 RICHMOND LA	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210023	George Frey, Jr	5516 WARWICK PL	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210014	Michael A Ennis & Linda L Tate	5517 WARWICK PL	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (4)
3311721210024	DeEtta Goodmanson	5520 WARWICK PL	EDINA MN 55436	\$ 10,337.37		\$ 8,350.00	\$ 8,350.00	\$ 18,687.37	1
3311721210025	Robert & Katherine Gruys	10461 Hollister Ave. NW	Maple Lake MN 55358	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240041	Carol L Bros	5600 WARWICK PL	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240040	Jerril A & Mary J Palmer	5601 WARWICK PL	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210101	Michael W & Janis A Kimmel	5005 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210031	Marc E & Margaret Grossman	5008 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210100	Neil A & Bridget M Murphy	5009 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210032	Robert J & Sharon A Hartung	5012 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210062	Richard D Becker & Mitchell Becker	5016 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210099	Todd F & Sydney S Taggart	5017 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210063	Ray E Nelson & Sally A Dunn	5020 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37		\$ 5,730.00	\$ 5,730.00	\$ 16,067.37	1 (1)
3311721210098	David & Alison Auerbach	5021 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210064	Kellianne B Williamson	5024 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210065	Linda Moen	5028 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210097	Lorie Mahoney	5029 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210066	Matthew E W & Dina K Scholl	5032 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210096	Michael R & Janice K Bolin	5033 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210067	Janice Joshua	5036 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 3,500.00	\$ 5,256.58	\$ 15,593.95	1 (2)
3311721210095	Alan Schrade & Rose Marie French	5037 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210068	Gordon A Brown, Jr	5040 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210094	Richard J & Madonna B Loeffler Trustee	5041 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210093	John Basill	6208 OXFORD ST	ST LOUIS PARK MN 55416	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210092	Robert D & Suzanne K Carman	5049 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210091	John D Shively	5053 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210102	Steven L & Susan B Meyer	5100 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37		\$ 5,260.00	\$ 5,260.00	\$ 15,597.37	1
3311721210107	Lambert Meidinger, Jr	5101 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210108	David C & Susan L Arenson	5103 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210103	William S Steinke	5104 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 6,240.00	\$ 7,996.58	\$ 18,333.95	1 (2)
3311721210109	Caral Heffernan	5105 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (5)
3311721210104	Florence A Opsahl & Cecilia Cofield	5108 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210110	Saharla A Jama	5109 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37			\$ -	\$ 10,337.37	1 (1)
3311721210105	Todd W & Mary Peterson	5112 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58	\$ 5,725.00	\$ 7,481.58	\$ 17,818.95	1 (2)
3311721210111	Richard J & Maggie A McCracken	5113 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210112	Eve S Schnell Clarke	5117 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721210114	Nicholas Simpson	5120 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220063	Kim Kuffel	5200 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220058	Amy & Daniel Mugge	5201 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220064	Duane N Hall & Patricia Korth	5204 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1

**Richmond Hills Neighborhood Roadway Reconstruction
Improvement No. BA-388
Assessment Roll**

PID	Taxpayers Name	Mailing Address	City/State/Zip	Street	Sewer Services Completed by Palda & Sons	Sewer/Water Services Completed by other Contractors	Total Sewer/Water	Total Assessment	REU
3311721220059	Jason R & Breann A Robinson	5205 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220065	James T & Victoria A Seveland	5208 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220060	Radoslav Atanasoski	5209 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220061	Michael J & Sheryl A Bertrand	5213 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721220062	Pauline T Sateren	5217 WINDSOR AVE	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240080	Richard D Borland & Lynda L Lorenz	5004 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 8,625.00	\$ 8,625.00	\$ 18,962.37	1
3311721240076	Dorothy M Krueger	5005 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240056	Kurt K Knutson & Clara Case	5008 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 5,500.00	\$ 5,500.00	\$ 15,837.37	1
3311721240075	Joey & Bryan Trotter Jr	5009 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ -	\$ -	\$ 10,337.37	1
3311721240057	Kathleen Galarneau	5012 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240074	Raymond J Kenning, Mary E Kenning & Piper K Webb	5013 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240058	Paul A & Paula L Joy	5016 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240073	Dianne S Blake & Thomas Tessman	5017 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240059	Ryan Ballinger & Angie McConnell	5020 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 7,110.00	\$ 7,110.00	\$ 17,447.37	1
3311721240072	David R & Ann K F Dickey	5021 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ -	\$ -	\$ 10,337.37	1
3311721240060	Mark D & Mary Ann Grovak	5024 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ -	\$ -	\$ 10,337.37	1
3311721240071	Robert Fitzsimmons, Jr	5025 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 7,350.00	\$ 7,350.00	\$ 17,687.37	1
3311721240061	Matthew B & Amy C Olson	5028 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ -	\$ -	\$ 10,337.37	1
3311721240070	Andrew E & Laura R Giertsen	5029 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ -	\$ -	\$ 10,337.37	1
3311721240062	Kurt M & Nancy O Daisin	5032 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240063	Kraig D Knutson & Bridget Towey	5036 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 8,230.00	\$ 8,230.00	\$ 18,567.37	1
3311721240078	Janice B Bergren	5037 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240064	Jeffrey T & Barbara A Meyer	5040 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 2,800.00	\$ 2,800.00	\$ 13,137.37	1
3311721240079	Susan N Keator	5041 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 6,925.00	\$ 6,925.00	\$ 17,262.37	1
3311721240067	Philip A & Dorinda K Johnson	5045 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ -	\$ -	\$ 10,337.37	1
3311721240066	James D & Nancy L Jaeckels	5049 YVONNE TER	EDINA MN 55436	\$ 10,337.37	\$ 1,756.58		\$ 1,756.58	\$ 12,093.95	1
3311721240065	Warren D & Joann G Snyder	5053 YVONNE TER	EDINA MN 55436	\$ 10,337.37		\$ 2,300.00	\$ 2,300.00	\$ 12,637.37	1
					\$ 1,767,689.72	\$ 194,980.38	\$ 237,230.00	\$ 432,210.38	171
					\$ 10,337.37				

Total Assessment

\$ 2,199,900.10

- (1) Palda did not complete sanitary sewer service. Assumes the property owner completed their sanitary sewer service work privately and did not submit the cost to the City.
- (2) City entered cost for private utility service work. Palda did the sanitary sewer service within the ROW.
- (3) Cast iron service all the way to the main. No sanitary sewer assessment.
- (4) New sewer and water from house to curb. 4" SCH 40 PVC from house to 6" clay tile at curb. New Main moved to CL of roadway. Palda completed sanitary sewer service connection. No sanitary sewer assessment.
- (5) Existing 4" HDPE at main that Palda connected to. No sanitary sewer assessment.
- (6) Sanitary service is off to side yard, reviewed by Millner and Schulze 3/12. No sanitary sewer assessment.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following dates **September 26, 2013**, acting on behalf of said City, I deposited in the United States mail copies of the attached **Notice of Public Hearing for Richmond Hills Neighborhood Roadway Reconstruction, Improvement No. BA-388** (Exhibit A), enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B), attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of a date **17 days** prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

NAME

ADDRESS

WITNESS my hand and the seal of said City this 26th day of September, 2013.



Edina City Clerk



NOTICE OF PUBLIC HEARING ON PROPOSED SPECIAL ASSESSMENT IMPROVEMENT NO. BA-388

The Edina City Council will meet at **7 p.m. Oct. 14, 2013**, at City Hall, 4801 W. 50th St., Edina, MN, to approve and adopt the listed special assessments against the described property, which is part of the Richmond Hills Neighborhood Roadway Reconstruction:

Property Identification No. 3311721210004

The special assessment to this property for roadway reconstruction is: **\$10,337.37**; for sewer and/or water improvement is: **\$1,756.58**; for a combined total of: **\$12,093.95**. The total amount of the proposed special assessment for the project is \$1,767,689.72. The proposed assessment roll is on file with the City Clerk.

No invoices will be mailed. This is the only notice you will receive regarding payment.

Payment Options

The proposed assessment is payable in equal annual principal installments extending over a period of 15 years at the rate of 3.34 percent.

Should the City Council adopt the assessment roll at the Oct. 14 meeting, you may pay the assessment in one of these ways:

1. Pay the whole of the assessment without interest to the City to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25, 2013.
2. Pay a minimum of 25 percent of the assessment to the Assessing Office, 4801 W. 50th St, Edina, MN 55424 on or before Nov. 25. The remaining balance will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the remaining assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.
3. Pay the assessment with your real estate taxes. If the special assessment is not paid in the Assessing Office by Nov. 25, 2013, it will be certified to the County Auditor and your first year's payment will be payable with your real estate taxes in 2014, with interest on the entire assessment at the rate of 3.34 percent per annum from Oct. 14, 2013 to Dec. 31, 2014.

Deferment

The City Council may, at its discretion, defer the payment of assessments for a homestead property owned by a person age 65 or older for whom it would be a hardship to make payments. The procedures to apply for such deferment are available from the Assessor's Office at Edina City Hall. Deferment applications must be filed with the Assessor's Office by Nov. 15, 2013.

Your payment over 15 years:

Installment #	Payable Year	Principal	Interest	Total	Principal Balance
Beginning Balance					12,093.95
1	2013	559.44	468.64	1,028.08	11,534.51
2	2014	670.51	357.57	1,028.08	10,864.00
3	2015	691.30	336.78	1,028.08	10,172.70
4	2016	712.73	315.35	1,028.08	9,459.97
5	2017	734.82	293.26	1,028.08	8,725.15
6	2018	757.60	270.48	1,028.08	7,967.55
7	2019	781.09	246.99	1,028.08	7,186.46
8	2020	805.30	222.78	1,028.08	6,381.16
9	2021	830.26	197.82	1,028.08	5,550.90
10	2022	856.00	172.08	1,028.08	4,694.90
11	2023	882.54	145.54	1,028.08	3,812.36
12	2024	909.90	118.18	1,028.08	2,902.46
13	2025	938.10	89.98	1,028.08	1,964.36
14	2026	967.18	60.90	1,028.08	997.18
15	2027	997.17	30.91	1,028.08	0.01
Totals		12,093.94	3,327.26	15,421.20	

Objections/Appeals

If you wish to object or appeal to this assessment:

1. File a signed, written objection with the City Clerk prior to the assessment hearing, or present the written objection to the Mayor at the assessment hearing.
2. Serve notice of the appeal to the Mayor or the City Clerk within 30 days after the adoption of the assessment and file such notice with the District Court within 10 days after the notice was served to the Mayor or the City Clerk.

To comment on the special assessment, you may:

- **Write to** City of Edina, Engineering Department, 7450 Metro Blvd, Edina, MN 55439.
- **Email to** mail@EdinaMN.gov, attention City Council and Engineering.
- **Attend the Oct. 14 public hearing and offer comments.**

If you have questions regarding the project, please call the Engineering Department at 952-826-0371. If you have questions about paying your assessment, please call the Assessing Division of the Community Development Department at 952-826-0365.

September 26, 2013
 Debra A. Mangen
 City Clerk

Cut the bottom section and mail in with your payment if paying on or before November 25, 2013:



PAYMENT PROCEDURE

- If paying on or before Nov. 25, 2013, please cut and return this stub with your payment.
- Make check payable to the City of Edina.
- Mail payment or pay in person: Edina City Hall, Assessing Division, 4801 W. 50th Street, Edina, MN 55424.

PID	Impr. No.	Pay this amount by November 25, 2013, to avoid interest charges.	If not paid on or before Nov. 25, 2013, the assessment will be placed on your property taxes at 3.34% annual interest rate, spread out over 15 years.
3311721210004	BA-388	\$12,093.95	

Amount Enclosed: _____

Name: _____

LEFT BLANK INTENTIONALLY

3311721210004
James & Kathleen Lange
5004 56TH ST W
EDINA MN 55436

3311721240030
Matthew A & Alissa L Movern
5005 56TH ST W
EDINA MN 55436

3311721210005
Jill Emanuel
5008 56TH ST W
EDINA MN 55436

3311721240031
Darwin F & Margaret M Dahl, III
5009 56TH ST W
EDINA MN 55436

3311721210006
James & Patricia Klobe
5012 56TH ST W
EDINA MN 55436

3311721240032
Judith M Hawley
5013 56TH ST W
EDINA MN 55436

3311721210007
Michael S & Suzanne V Robb
5016 56TH ST W
EDINA MN 55436

3311721240033
Ronald E & Susan Pray
5017 56TH ST W
EDINA MN 55436

3311721210008
Nancy J Litwin
5020 56TH ST W
EDINA MN 55436

3311721240034
Theodora & Leonard Engman
5021 56TH ST W
EDINA MN 55436

3311721240035
Thomas J Wurst
5025 56TH ST W
EDINA MN 55436

3311721210009
Thomas John Wurst
5028 56TH ST W
EDINA MN 55436

3311721240036
William & Dorene R Just, Jr
5029 56TH ST W
EDINA MN 55436

3311721210010
Christopher J & Kristin L Moquist
5032 56TH ST W
EDINA MN 55436

3311721240037
Lori A Sandvig
5033 56TH ST W
EDINA MN 55436

3311721210011
Peter S & Tiffany G Bils
5036 56TH ST W
EDINA MN 55436

3311721240038
Chris & Dawn Rofidal
5037 56TH ST W
EDINA MN 55436

3311721210012
Gary L & Lisa A Wignes
5040 56TH ST W
EDINA MN 55436

3311721240039
Genevieve M Grove
5041 56TH ST W
EDINA MN 55436

3311721210033
Mary T Dunphy
5044 56TH ST W
EDINA MN 55436

3311721210013
Herbert Royce
5048 56TH ST W
EDINA MN 55436

3311721210026
David R Braun
5104 56TH ST W
EDINA MN 55436

3311721240042
Gregory H & Susan M Keane
5105 56TH ST W
EDINA MN 55436

3311721210027
Scott L Thorp
5108 56TH ST W
EDINA MN 55436

3311721240043
Thomas A & Judith E Forker
5109 56TH ST W
EDINA MN 55436

3311721210030
Neva B Waters
5517 CODE AVE
EDINA MN 55436

3311721220042
David C & Lori A Kunz
5520 CODE AVE
EDINA MN 55436

3311721210029
Scott R Strand & Katherine Thomson
5521 CODE AVE
EDINA MN 55436

3311721220043
Gerald Peplin
5524 CODE AVE
EDINA MN 55436

3311721210028
Keith Curtin
5525 CODE AVE
EDINA MN 55436

3311721220044
Mark A & Lisa E Cox
5528 CODE AVE
EDINA MN 55436

3311721220002
James A Ankeny & Lucinda A Winter
5532 CODE AVE
EDINA MN 55436

3311721210079
Mark L Van Sloun
5004 KENT AVE
EDINA MN 55436

3311721210080
Ann & Michael Hanson
5008 KENT AVE
EDINA MN 55436

3311721210022
Sumner Adam & Jennifer I Musolf
5009 KENT AVE
EDINA MN 55436

3311721210081
Jamie & Benjamin Bastian
5012 KENT AVE
EDINA MN 55436

3311721210021
E Jean Smith
5013 KENT AVE
EDINA MN 55436

3311721210082
Damodara Annareddy & Ruth S Potta
5016 KENT AVE
EDINA MN 55436

3311721210020
Donald L & Suzanne L Reading
5017 KENT AVE
EDINA MN 55436

3311721210083
Stephanie M Porter
5020 KENT AVE
EDINA MN 55436

3311721210084
William & Shawn Buss
5024 KENT AVE
EDINA MN 55436

3311721210019
Patrick J & Margaret B Huber
5025 KENT AVE
EDINA MN 55436

3311721210085
Stanley & Katherine Wasley
5028 KENT AVE
EDINA MN 55436

3311721210018
Anthony Schroepfer
5029 KENT AVE
EDINA MN 55436

3311721210086
Norman D & Debra A Mead
5032 KENT AVE
EDINA MN 55436

3311721210017
Gerard & Elizabeth Shannon
5033 KENT AVE
EDINA MN 55436

3311721210087
Teric M & Katherine A Steines
5036 KENT AVE
EDINA MN 55436

3311721210016
Harold & Mary A Schwind
5037 KENT AVE
EDINA MN 55436

3311721210015
Mary L Throndrud
5041 KENT AVE
EDINA MN 55436

3311721210088
Erik & Joanna Engstrom
5044 KENT AVE
EDINA MN 55436

3311721210089
Benjamin S Fife
5048 KENT AVE
EDINA MN 55436

3311721210090
Justin Malser & Elizabeth Cutshall
5056 KENT AVE
EDINA MN 55436

3311721240048
Grant & Susan Johnson
5004 NORMANDALE CT
EDINA MN 55436

3311721240050
Lindsey Grill & Chad Freeman
5008 NORMANDALE CT
EDINA MN 55436

3311721240028
Jordan M Mauer
5009 NORMANDALE CT
EDINA MN 55436

3311721240051
Dale R & Marci A Lorge
5012 NORMANDALE CT
EDINA MN 55436

3311721240052
Jeffrey S Skoog & Annick H L
Pelletter-Skoog
5016 NORMANDALE CT
EDINA MN 55436

3311721240053
Don Henderson
5018 NORMANDALE CT
EDINA MN 55436

3311721240027
James M Ostlund
5020 NORMANDALE CT
EDINA MN 55436

3311721240026
Paul A & Diane S Schroeder
5024 NORMANDALE CT
EDINA MN 55436

3311721240029
Kristen Gregg
5025 NORMANDALE CT
EDINA MN 55436

3311721240025
Gary L Domann & Brian P Ellingson
5028 NORMANDALE CT
EDINA MN 55436

3311721240022
Don E & Virginia L Washburn
5029 NORMANDALE CT
EDINA MN 55436

3311721240024
Patricia H Brodsky
5032 NORMANDALE CT
EDINA MN 55436

3311721240021
Morgan S & Susan M Brown
5033 NORMANDALE CT
EDINA MN 55436

3311721240023
Daniel J & Joanne F Kersten
5036 NORMANDALE CT
EDINA MN 55436

3311721210041
Almon & Psyche Hoyer
5100 RICHMOND CIR
EDINA MN 55436

3311721210040
Candace Severson & Willard Raymond
5104 RICHMOND CIR
EDINA MN 55436

3311721210039
Kermit F Johnson
7002 AUTUMN TER
EDEN PRAIRIE MN 55346

3311721210038
Jerome H Schlink
6596 PENNICALE DR
EDEN PRAIRIE MN 55346

3311721210037
Syed Mohib Hussian
17615 48th Ave N
Plymouth MN 55446

3311721210001
Susan C R Khatri
5005 RICHMOND DR
EDINA MN 55436

3311721210053
Loretta G Knab
5008 RICHMOND DR
EDINA MN 55436

3311721210002
Steven & Kristen Jacobson
5011 RICHMOND DR
EDINA MN 55436

3311721210052
Christopher W & Kathryn F Jones
5012 RICHMOND DR
EDINA MN 55436

3311721210051
Nathaniel S & Chelsea A Dick
5016 RICHMOND DR
EDINA MN 55436

3311721210061
Keith B Thompson & Renata M Vijums
5017 RICHMOND DR
EDINA MN 55436

3311721210050
Douglas Erickson
5020 RICHMOND DR
EDINA MN 55436

3311721210060
Frank W & Renetta A Barr
5021 RICHMOND DR
EDINA MN 55436

3311721210049
John W & Beverly H Haw II
5024 RICHMOND DR
EDINA MN 55436

3311721210059
Douglas G & Andrea L Doebbert
5025 RICHMOND DR
EDINA MN 55436

3311721210048
Colin J & Abigail K Rooney
5028 RICHMOND DR
EDINA MN 55436

3311721210058
Eric & Anne Bulygo
5029 RICHMOND DR
EDINA MN 55436

3311721210047
Jaconda Hawkins/Wm & Jennifer Finn
2931 W 87TH STREET
BLOOMINGTON MN 55431

3311721210057
Yuriy Malinin
5033 RICHMOND DR
EDINA MN 55436

3311721210046
Nicholas E Engels
5036 RICHMOND DR
EDINA MN 55436

3311721210056
Charles Spear
5037 RICHMOND DR
EDINA MN 55436

3311721210045
Christopher M Johnson
5040 RICHMOND DR
EDINA MN 55436

3311721210055
John P & Lucille F Schneider Et Al
5041 RICHMOND DR
EDINA MN 55436

3311721210044
John Hatch
5044 RICHMOND DR
EDINA MN 55436

3311721210043
Terrence G & Karen Ann Roach
5048 RICHMOND DR
EDINA MN 55436

3311721210042
Timothy J & Sarah K Sullivan
5052 RICHMOND DR
EDINA MN 55436

3311721210073
Thomas D & Rochelle F Crowley
5105 RICHMOND DR
EDINA MN 55436

3311721210072
Richard Rooney
5109 RICHMOND DR
EDINA MN 55436

3311721210071
Martha H & Larry J Dover
5113 RICHMOND DR
EDINA MN 55436

3311721210115
Steven J Stroncek & Pamela E
Erickson
5117 RICHMOND DR
EDINA MN 55436

3311721210036
Eric E & Meredith K Wold
4912 HIBISCUS AVE
EDINA MN 55435

3311721210035
John W & Karin Marshall
1817 49TH ST W
MINNEAPOLIS MN 55419

3311721210034
Thomas W Lasalle
3209 GALLERIA #1604
EDINA MN 55435

3311721220007
June B Regan
5132 RICHMOND DR
EDINA MN 55436

3311721210074
Richard D Stresnak
5400 RICHMOND LA
EDINA MN 55436

3311721210054
Gregory A Bassett
5401 RICHMOND LA
EDINA MN 55436

3311721210075
Carrie E Wikman
5404 RICHMOND LA
EDINA MN 55436

3311721210069
James & Ellie Clifford
5405 RICHMOND LA
EDINA MN 55436

3311721210023
George Frey, Jr
5516 WARWICK PL
EDINA MN 55436

3311721210014
Michael A Ennis & Linda L Tate
5517 WARWICK PL
EDINA MN 55436

3311721210024
DeEtta Goodmanson
5520 WARWICK PL
EDINA MN 55436

3311721210025
Robert & Katherine Gruys
10461 Hollister Ave. NW
Maple Lake MN 55358

3311721240041
Carol L Bros
5600 WARWICK PL
EDINA MN 55436

3311721240040
Jerril A & Mary J Palmer
5601 WARWICK PL
EDINA MN 55436

3311721210101
Michael W & Janis A Kimmel
5005 WINDSOR AVE
EDINA MN 55436

3311721210031
Marc E & Margaret Grossman
5008 WINDSOR AVE
EDINA MN 55436

3311721210100
Neil A & Bridget M Murphy
5009 WINDSOR AVE
EDINA MN 55436

3311721210032
Robert J & Sharon A Hartung
5012 WINDSOR AVE
EDINA MN 55436

3311721210062
Richard D Becker & Mitchell Becker
5016 WINDSOR AVE
EDINA MN 55436

3311721210099
Todd F & Sydney S Taggart
5017 WINDSOR AVE
EDINA MN 55436

3311721210063
Ray E Nelson & Sally A Dunn
5020 WINDSOR AVE
EDINA MN 55436

3311721210098
David & Alison Auerbach
5021 WINDSOR AVE
EDINA MN 55436

3311721210064
Kellianne B Williamson
5024 WINDSOR AVE
EDINA MN 55436

3311721210065
Linda Moen
5028 WINDSOR AVE
EDINA MN 55436

3311721210097
Lorie Mahoney
5029 WINDSOR AVE
EDINA MN 55436

3311721210066
Matthew E W & Dina K Scholl
5032 WINDSOR AVE
EDINA MN 55436

3311721210096
Michael R & Janice K Bolin
5033 WINDSOR AVE
EDINA MN 55436

3311721210067
Janice Joshua
5036 WINDSOR AVE
EDINA MN 55436

3311721210095
Alan Schrade & Rose Marie French
5037 WINDSOR AVE
EDINA MN 55436

3311721210068
Gordon A Brown, Jr
5040 WINDSOR AVE
EDINA MN 55436

3311721210094
Richard J & Madonna B Loeffler
Trustee
5041 WINDSOR AVE
EDINA MN 55436

3311721210093
John Basill
6208 OXFORD ST
ST LOUIS PARK MN 55416

3311721210092
Robert D & Suzanne K Carman
5049 WINDSOR AVE
EDINA MN 55436

3311721210091
John D Shively
5053 WINDSOR AVE
EDINA MN 55436

3311721210102
Steven L & Susan B Meyer
5100 WINDSOR AVE
EDINA MN 55436

3311721210107
Lambert Meidinger, Jr
5101 WINDSOR AVE
EDINA MN 55436

3311721210108
David C & Susan L Arenson
5103 WINDSOR AVE
EDINA MN 55436

3311721210103
William S Steinke
5104 WINDSOR AVE
EDINA MN 55436

3311721210109
Caral Heffernan
5105 WINDSOR AVE
EDINA MN 55436

3311721210104
Florence A Opsahl & Cecilia Cofield
5108 WINDSOR AVE
EDINA MN 55436

3311721210110
Saharla A Jama
5109 WINDSOR AVE
EDINA MN 55436

3311721210105
Todd W & Mary Peterson
5112 WINDSOR AVE
EDINA MN 55436

3311721210111
Richard J & Maggie A McCracken
5113 WINDSOR AVE
EDINA MN 55436

3311721210112
Eve S Schnell Clarke
5117 WINDSOR AVE
EDINA MN 55436

3311721210114
Nicholas Simpson
5120 WINDSOR AVE
EDINA MN 55436

3311721220063
Kim Kuffel
5200 WINDSOR AVE
EDINA MN 55436

3311721220058
Amy & Daniel Mugge
5201 WINDSOR AVE
EDINA MN 55436

3311721220064
Duane N Hall & Patricia Korth
5204 WINDSOR AVE
EDINA MN 55436

3311721220059
Jason R & Breann A Robinson
5205 WINDSOR AVE
EDINA MN 55436

3311721220065
James T & Victoria A Seveland
5208 WINDSOR AVE
EDINA MN 55436

3311721220060
Radoslav Atanasoski
5209 WINDSOR AVE
EDINA MN 55436

3311721220061
Michael J & Sheryl A Bertrand
5213 WINDSOR AVE
EDINA MN 55436

3311721220062
Pauline T Sateren
5217 WINDSOR AVE
EDINA MN 55436

3311721240080
Richard D Borland & Lynda L Lorenz
5004 YVONNE TER
EDINA MN 55436

3311721240076
Dorothy M Krueger
5005 YVONNE TER
EDINA MN 55436

3311721240056
Kurt K Knutson & Clara Case
5008 YVONNE TER
EDINA MN 55436

3311721240075
Thomas Divine
5009 YVONNE TER
EDINA MN 55436

3311721240057
Kathleen Galarneau
5012 YVONNE TER
EDINA MN 55436

3311721240074
Raymond J Kenning, Mary E Kenning
& Piper K Webb
5013 YVONNE TER
EDINA MN 55436

3311721240058
Paul A & Paula L Joy
5016 YVONNE TER
EDINA MN 55436

3311721240073
Dianne S Blake & Thomas Tessman
5017 YVONNE TER
EDINA MN 55436

3311721240059
Ryan Ballinger & Angie McConnell
5020 YVONNE TER
EDINA MN 55436

3311721240072
David R & Ann K F Dickey
5021 YVONNE TER
EDINA MN 55436

3311721240060
Mark D & Mary Ann Grovak
5024 YVONNE TER
EDINA MN 55436

3311721240071
Robert Fitzsimmons, Jr
5025 YVONNE TER
EDINA MN 55436

3311721240061
Matthew B & Amy C Olson
5028 YVONNE TER
EDINA MN 55436

3311721240070
Andrew E & Laura R Giertsen
5029 YVONNE TER
EDINA MN 55436

3311721240062
Kurt M & Nancy O Dalsin
5032 YVONNE TER
EDINA MN 55436

3311721240063
Kraig D Knutson & Bridget Towey
5036 YVONNE TER
EDINA MN 55436

3311721240078
Janice B Bergren
5037 YVONNE TER
EDINA MN 55436

3311721240064
Jeffrey T & Barbara A Meyer
5040 YVONNE TER
EDINA MN 55436

3311721240079
Susan N Keator
5041 YVONNE TER
EDINA MN 55436

3311721240067
Philip A & Dorinda K Johnson
5045 YVONNE TER
EDINA MN 55436

3311721240066
James D & Nancy L Jaeckels
5049 YVONNE TER
EDINA MN 55436

3311721240065
Warren D & Joann G Snyder
5053 YVONNE TER
EDINA MN 55436

Jordan Mauer
5009 Normandale Court
Edina, MN 55436
Phone: 952-922-5797
Email: Jmmauer@comcast.net
Property Identification No. 3311721240028



Date: October 7, 2013

Debra A. Mangen
City Clerk
City of Edina, Minnesota
4801 West 50th Street
Edina, MN 55424

James Hovland
Mayor
City of Edina, Minnesota
4801 West 50th Street
Edina, MN 55424

Dear Clerk Mangen and Mayor Hovland:

As the property owner of the property located at 5009 Normandale Court, Edina, MN 55436 with the Property Identification No. 3311721240028 and legal description: Lot 1, Block1, Normandale Court Brynes Replat, I herby am providing the City Clerk, the Mayor, and the City of Edina, Minnesota with a written objection to the Proposed Special Assessment for Improvement No. BA-388; also known as the Richmond Hills Neighborhood Roadway Reconstruction for the above named property.

On September 26, 2013 I received the Notice of Public Hearing on Proposed Special Assessment from Debra A. Mangen set for October 14, 2013. The notice provided the following information related to the above named property for proposed assessments: roadway reconstruction \$10,337.37; sewer and/or water improvements \$1,756.58; for a combined total of \$12,093.95.

As for Proposed Special Assessments specific to the sewer and/or water improvements I herby raise the following objections:

1. The city provided no evidence that such improvements were necessary for the named property.
2. The city provided no evidence that improvements were actually made to the named property.
3. If in fact improvements were made, the city provided no evidence that the proposed assessments are directly related to the named property.

As such, I request that the City of Edina provide specific details regarding the sewer and/or water improvements to the named property so that I may fully understand the costs and benefits provided to the property prior to making any agreement to pay for such costs.

According to the Minnesota League of Cities, Information Memo, Special Assessment Guide, dated 9/22/2011, "Especially with regard to street improvements, it may be very difficult to demonstrate that there is any significant increase in market value as a result of the resurfacing or reconstruction." The memo further states, "A special assessment that exceeds the special benefit is a taking of property without fair compensation and violates both the Fourteenth Amendment of the United States Constitution and the Minnesota Constitution. Property assessed must enjoy a corresponding benefit from the local improvement."

Thus, as for the Proposed Special Assessments specific to the roadway reconstruction I herby raise the following objections:

Jordan Mauer

Property Identification No. 3311721240028

1. The city provided no evidence that such improvements were divided appropriately, fairly and uniformly across the affected properties impacted by the Richmond Hills Neighborhood Roadway Reconstruction project.
2. The city provided no evidence that the improvements provided any special benefit to the named property as required under Minnesota Statutes Chapter 429, special benefit test.
3. The city provided no evidence that the improvements provided any increase in the market value of the land as required under Minnesota Statutes Chapter 429, special benefit test.

As evidence that the said improvements provided no increase in the market value for the property located at 5009 Normandale Court, Edina, MN 55436 with the Property Identification No. 3311721240028 and legal description: Lot 1, Block1, Normandale Court Brynes Replat, I hereby submit to the City Clerk and Mayor two independent appraisal reports, see attached documents.

1. The first appraisal report was conducted on January 27, 2012 by Thomas R O'Brien, Rels Valuation, 8009 34th Avenue South, Suite 1300, Bloomington, MN 55425. This appraisal was conducted prior to the Richmond Hills Neighborhood Roadway Reconstruction project. The appraisal states the market value of the land was \$175,000.00 on January 27, 2012.
2. The second appraisal report was conducted on January 18, 2013 by Lakewood Appraisal Services LLC, PO Box 427 Prior Lake, MN 55372. This appraisal was conducted after the Richmond Hills Neighborhood Roadway Reconstruction project. The appraisal states the market value of the land was \$171,000.00 on January 18, 2013.

Therefore, I request that the proposed assessment for roadway reconstruction be reduced to \$0.00 as there is no evidence that the improvements provided any increase in the market value of the land as required under Minnesota Statutes Chapter 429, special benefit test.

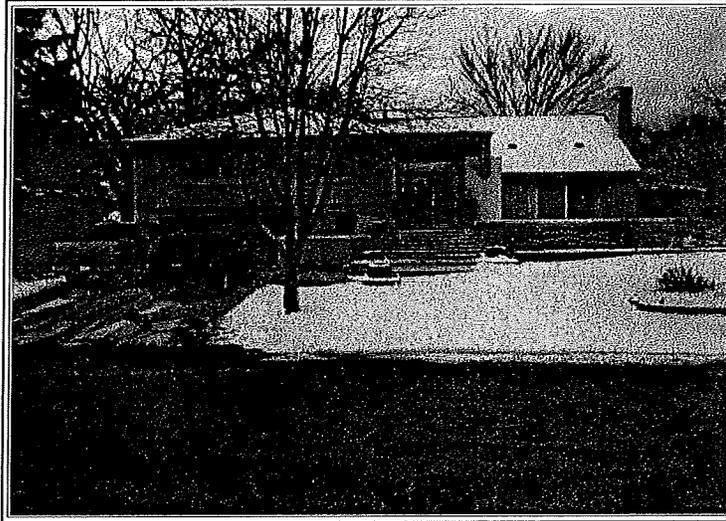
Sincerely,



Jordan Mauer

Enclosures

**APPRAISAL REPORT
OF**



5009 Normandale Court
Edina, MN 55436-2420

PREPARED FOR

Rels Valuation
Wells Fargo Bank, N.A. - PMB0036907
ATTN: Christoph Pritchett
Minneapolis, MN 55402

AS OF

01/27/2012

PREPARED BY

Thomas R. O'Brien - Rels Valuation
8009 34th Avenue South, Suite 1300
Bloomington, Minnesota 55425



Thomas R. O'Brien - Rels Valuation
8009 34th Avenue South, Suite 1300
Bloomington, Minnesota 55425

01/28/2012

Wells Fargo Bank, N.A. - PMB0036907
ATTN: Christoph Pritchett
Minneapolis, MN 55402

RE: Jordan Mauer
5009 Normandale Court
Edina, MN 55436-2420
File No. 62216509
Case No.

Dear Mr. Pritchett:

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

5009 Normandale Court, Edina, MN 55436-2420

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 01/27/2012 is:

\$ 522,500

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: Thomas R. O'Brien

Thomas R. O'Brien
RELS Valuation, Staff Appraiser

B-368/10160

Uniform Residential Appraisal Report

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 5009 Normandale Court City Edina State MN Zip Code 55436-2420

Borrower Jordan Mauier Owner of Public Record Jordan Mauier County Hennepin

Legal Description Lot 1, Block 1, Normandale Court Byrnes Replat

Assessor's Parcel # 33-117-21-24-0028 Tax Year 2011 R.E. Taxes \$ 3,326

Neighborhood Name Normandale Court Byrnes Replat Map Reference 119-E3 Census Tract 0237.00

Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Assignment Type Purchase Transaction Refinance Transaction Other (describe)

Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offerings price(s), and date(s). MLS/Owner

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	Urban	Suburban	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	Other
Built-Up	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Over 75%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(\$ (000))	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Under 25%	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	150	Low	1	Multi-Family
Neighborhood Boundaries	Vernon Avenue on the East, Highway #100 on the East, Highway #62 on the South, RR Tracks on the West.				800	High	80	Commercial	5 %		
Neighborhood Description	See comments - Neighborhood Description										

Market Conditions (including support for the above conclusions) See comments - Market Conditions

Dimensions 80.4x111x79.9x123.08 Area 9381 sf Shape Irregular View N;Res;

Specific Zoning Classification R1 Zoning Description Single Family Residential

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe.

Utilities Public Other (describe) Public Other (describe) Off-site Improvements-Type Public Private

Electricity 200 Amps Water Street Asphalt

Gas Sanitary Sewer Alley None

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 27053C0363E FEMA Map Date 09/02/2004

Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.

The subject is the first lot in from the frontage road next to Highway #100. The backyard is fenced and landscaped so the highway is not seen.

General Description		Foundation		Exterior Description		Interior	
Units	One with Accessory Unit	Concrete Slab	Crawl Space	Foundation Walls	Concrete Blocks/VG	Floors	HDWD/Cpt/VG
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior Walls	Stucco/VG	Walls	Drywall/VG
# of Stories	1.00	Basement Area	1660 sq. ft.	Roof Surface	Asp Shingles/VG	Trim/Finish	HDWD/VG
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det./End Unit	Basement Finish	95 %	Gutters & Downspouts	Metal/VG	Bath Floor	CT/VG
Design (Style)	Split Level 5	<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Casements/New	Bath Wainscot	CT/VG
Year Built	1958	Evidence of	Infestation	Storm Sash/Insulated	Combo/New	Car Storage	None
Effective Age (Yrs)	5	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	Combo/New	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) # 0	Driveway Surface	Concrete
Drop Stair	<input type="checkbox"/> Stairs	Other	Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars 2
Floor	<input checked="" type="checkbox"/> Scuffe	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch Open	Carport	# of Cars 0
Finished	<input checked="" type="checkbox"/> Heated	Individual	Other	Pool	None	Alt.	Det. <input checked="" type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 8 Rooms 4 Bedrooms 2.0 Bath(s) 2,610 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) See comments - Additional Features

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C2;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;The subject is in very good condition with less than typical physical depreciation noted. No functional or locational obsolescence noted.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe



Uniform Residential Appraisal Report

There are 8 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 409,900 to \$ 819,000		There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 400,000 to \$ 1,050,000					
FEATURE	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3			
Address	5009 Normandale Court Edina, MN 55436-2420	6009 Virginia Avenue South Edina, MN 55424	5504 McGurie Road Edina, MN 55439	5037 66th Street West Edina, MN 55439			
Proximity to Subject		0.55 miles SE	1.72 miles SW	1.17 miles S			
Sale Price	\$	\$ 575,000	\$ 520,000	\$ 500,000			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 260.89 sq. ft.	\$ 200.00 sq. ft.	\$ 166.33 sq. ft.			
Data Source(s)		MLS#4047284;DOM 40	MLS#4075673;DOM 18	MLS#3952680;DOM 402			
Verification Source(s)		City Records/Driveby	City Records/Driveby	City Records/Driveby			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0		Conv;0	
Date of Sale/Time		s07/11;c06/11	0	s09/11;c08/11	0	s09/11;c09/11	0
Location	N;Res;	B;Res;	-25,000	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	9381 sf	10890 sf	0	21780 sf	-15,000	13504 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	Split Level 5	Split Level 4	0	Split Level 4	0	2-Story	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	54	57	0	53	0	20	0
Condition	C2	C2		C2		C3	+50,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	+2,000	Total Bdrms Baths	0	Total Bdrms Baths	+2,000
Room Count	8 4 2.0	7 3 2.0	0	8 4 2.0	0	8 3 2.1	-2,000
Gross Living Area	2,610 sq. ft.	2,204 sq. ft.	+16,240	2,600 sq. ft.	0	3,006 sq. ft.	-15,900
Basement & Finished Rooms Below Grade	1660sf1577sfwo 1rr0br1.0ba1o	1604sf658sf 1rr1br1.0ba0o	+18,400 0	1760sf686sf 1rr0br0.1ba1o	+17,800 +2,000	1590sf1580sf 1rr1br1.0ba1o	0 0
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	FA/CAC	FA/CAC		FA/CAC		FA/CAC	
Energy Efficient Items	Insulation	Insulation		Insulation		Insulation	
Garage/Carport	Garage-2Bl	Garage-2ATT	-5,000	Garage-2Bl	0	Garage-3ATT	-7,500
Porch/Patio/Deck	Patios	Patios		Deck	0	Deck	0
Fireplaces	1 Fireplace	2-Fireplaces	-4,000	2-Fireplaces	-4,000	2-Fireplaces	-4,000
Net Adjustment (Total)		X + -	\$ 2,640	X + -	\$ 800	X + -	\$ 22,600
Adjusted Sale Price of Comparables		Net Adj: 0% Gross Adj: 12%	\$ 577,640	Net Adj: 0% Gross Adj: 7%	\$ 520,800	Net Adj: 5% Gross Adj: 16%	\$ 522,600
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data source(s) MLS/Public Records							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.							
Data source(s) MLS/Public Records							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3			
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	MLS/County Records	MLS/County Records	MLS/County Records	MLS/County Records			
Effective Date of Data Source(s)	01/28/2012	01/28/2012	01/28/2012	01/28/2012			
Analysis of prior sale or transfer history of the subject property and comparable sales No known previous sales for the subject property in the past three years and no known previous sales for any of the comparable sales in the past year. Last known sale of the subject was May 1997 for \$191,700.							
Summary of Sales Comparison Approach Comparable sale #1 has similar updating and quality compared to the subject and is from a superior area. Comparable sale #2 is on a larger lot and is of similar size and has similar updating. Comparable sale #3 is a differently style home that does not have the updating the subject property has. Comparable sale #4 is a listing that has been updated, however, does not have the level of quality of construction that the subject property has. Comparable sale #5 is a split level home that is similar in condition and quality. The market support a value of \$522,500.							
NOTE: It was necessary to go to competing areas and across highways to find homes with similar updating and size. Homes utilized are from similar areas unless an adjustment was made for location.							
Indicated Value by Sales Comparison Approach \$ 522,500							
Indicated Value by: Sales Comparison Approach \$ 522,500 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0							
Most emphasis was placed on the Sales Comparison Approach to Value. The Cost Approach was not given supportive consideration as the subject is an existing home. The Income (GRM) Approach was not considered as homes are not normally purchased for investment purposes.							
This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:							
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 522,500 as of 01/27/2012, which is the date of inspection and the effective date of this appraisal.							

SALES COMPARISON ANALYSIS

RECONCILIATION

Uniform Residential Appraisal Report

Clarification of Intended Use and Intended User: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate your cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Land value obtained via extraction method.

ESTIMATED	REPRODUCTION OR	REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	175,000
Source of cost data			Dwelling	2,610	Sq. Ft. @ \$ = \$
Qualify rating from cost service			Bsmt.	1,660	Sq. Ft. @ \$ = \$
Effective date of cost data			Garage/Carport	440	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Total Estimate of Cost-new = \$		
			Less	Physical	8 Functional External
			Depreciation	0	= \$ (0)
			Depreciated Cost of Improvements = \$ 0		
			As-is Value of Site Improvements = \$		
Estimated Remaining Economic Life (HUD and VA only)			60	Years	Indicated Value By Cost Approach = \$ 175,000

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
 Legal Name of Project _____
 Total number of phases _____ Total number of units _____ Total number of units sold _____
 Total number of units rented _____ Total number of units for sale _____ Data source(s) _____
 Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. _____
 Does the project contain any multi-dwelling units? Yes No Data source. _____
 Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____
 Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options. _____
 Describe common elements and recreational facilities. _____



Reis Valuation
EXTRA COMPARABLES 4-5-6

File No. 62216509
Case No.

Borrower Jordan Mauer
Property Address 5009 Normandale Court
City Edina County Hennepin State MN Zip Code 55436-2420
Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6			
Address	5009 Normandale Court Edina, MN 55436-2420	5221 Richwood Drive Edina, MN 55436-2420	6124 Virginia Avenue South Edina, MN 55424				
Proximity to Subject		0.44 miles NW	0.69 miles S				
Sale Price	\$	\$ 400,000	\$ 614,900	\$			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 185.10 sq. ft.	\$ 255.15 sq. ft.	\$ sq. ft.			
Data Source(s)		MLS#4074958;DOM 165	MLS#4097608;DOM 97				
Verification Source(s)		City Records/Driveby	City Records/Driveby				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sale or Financing		Listing		Listing			
Concessions		None;0		None;0			
Date of Sale/Time		Active	-20,000	Active	-37,500		
Location	N;Res;	N;Res;		B;Res;	-25,000		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	9381 sf	9880 sf	0	11761 sf	0		
View	N;Res;	N;Res;		N;Res;			
Design (Style)	Split Level 5	1.5Story	0	Sp Level 3	0		
Quality of Construction	Q3	Q4	+40,000	Q3			
Actual Age	54	59	0	58	0		
Condition	C2	C2		C2			
Above Grade	Total Bdrms Baths	Total Bdrms Baths	+2,000	Total Bdrms Baths	0	Total Bdrms Baths	
Room Count	8 4 2.0	7 3 2.0	0	8 4 2.1	-2,000		
Gross Living Area	2,610 sq. ft.	2,161 sq. ft.	+18,000	2,410 sq. ft.	+8,000	sq. ft.	
Basement & Finished	1660sf1577sfwo	1232sf740sfm	+16,800	2410sf1435sfm	+2,800		
Rooms Below Grade	1rr0br1.0ba1o	1rr2br1.0ba1o	0	1rr1br1.0ba0o	0		
Functional Utility	Good	Good		Good			
Heating/Cooling	FA/CAC	FA/CAC		FA/CAC			
Energy Efficient Items	Insulation	Insulation		Insulation			
Garage/Carport	Garage-2Bl	Garage-2ATT	-5,000	Garage-2ATT/2Bl	-10,000		
Porch/Patio/Deck	Patios	Deck		Deck/Patio	-4,000		
Fireplaces	1 Fireplace	2-Fireplaces	-4,000	3-Fireplaces	-8,000		
Net Adjustment (Total)		X + -	\$ 47,800	+ X -	\$ -75,700	+ -	\$ 0
Adjusted Sale Price of Comparables		Net Adj: 12% Gross Adj: 26%	\$ 447,800	Net Adj: -12% Gross Adj: 16%	\$ 539,200	Net Adj: 0% Gross Adj: 0%	\$ 0
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales							
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6			
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	MLS/County Records	MLS/County Records	MLS/County Records				
Effective Date of Data Source(s)	01/28/2012	01/28/2012	01/28/2012				
Analysis of prior sale or transfer history of the subject property and comparable sales							
Summary of Sales Comparison Approach							

Reis Valuation
COMMENT ADDENDUM

File No. 62216509
Case No.

Borrower: Jordan Mauer

Property Address: 5009 Normandale Court

City: Edina County: Hennepin State: MN Zip Code: 55436-2420

Lender/Client: Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402

NEIGHBORHOOD DESCRIPTION

The subject is located in the City of Edina, a western suburb to the City of Minneapolis. The subject is located in an established residential neighborhood of comparable and higher priced homes. The subject is located near all related conveniences via a short drive. Good access to all highways, freeways and public transportation. Located 10-20 minutes from the downtown Minneapolis-St. Paul, the major employment centers. Located 10-20 minutes from the International Airport and the Mall of America. No adverse influences noted.

MARKET CONDITIONS

The subject is located in a neighborhood of stable demand. The average marketing time for homes similar to the subject property typically range between 30 to 180 days when properly marketed and when entered into the Regional Multiple Listing Services of Minnesota. Conventional and FHA/VA financing is readily available at rates that are attractive to many potential buyers. Sellers typically do need to make concessions in this market. Three percent of the sale price is a typical concession.

The subject area is considered to be stable. According to MLS data, the median sales price in December 2011 was \$300,000, which is down 11.1% compared to December 2010 which was \$337,500. Looking at YTD data, the median sales price was \$340,000 YTD which is up 0.3% compared to 2010 YTD which was \$339,000.

In terms of inventory, there are 334 homes on the market at the present time and 65 closed sales in December which is an in balance supply of homes (under 6 months)

ADDITIONAL FEATURES

BASEMENT (Level #1)

Recreation Room with a rough in (wood) fireplace.
New cherry wood bar in the recreation room
Cherry wood cove ceilings
Finished shop area.
Rough in 1/2 bath
Mechanical Room
(2) Two forced air furnaces with one CAC unit One furnace was new in 2006 and the other in 2009.
200 amps electrical service.

BASEMENT (Level #2)

20x22FT Tuckunder Garage Insulated with sheetrocked walls and ceilings.
New electrical and new concrete driveway in 2009.
Entrance from the front and back of the house
Laundry Room
Family Room with a built in entertainment center (Birch)
.75 Bath New fixtures

FIRST FLOOR (Level #3)

New Kitchen in the fall of 2011
New annagrey custom built cabinets and cupboards
Caesar Stone connter tops. (New)
Maple floors
The cost of the new kitchen was \$70,000.
Dinette has a maple floor
Living Room and Dining Room has hardwood floors
Living Room has a gas fireplace.

FIRST FLOOR (Level #4)

Hardwood floors on level #4
The typical bedroom
Bathroom with new fixtures, heated floors.
Master Bedroom
Master bath has a Jacuzzi tub with a shower stall. (Combination unit) Remodeled 2008.

SECOND FLOOR (Level #5)

Bonus Room with a gas space heater and wall air AC.

OTHER INFORMATION

New front entrance with open porch
Fenced backyard
Two concrete patio's
Owner estimates a total of \$450,000 in new improvements.



Market Conditions Addendum to the Appraisal Report

Case No.

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 5009 Normandale Court City Edina State MN ZIP Code 55436-2420

Borrower Jordan Mauer

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below, if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	7	3	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)	1.17	1.00	0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Total # of Comparable Active Listings	4	6	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Months of Housing Supply (Total Listings/Ab. Rate)	3.42	6.00	24.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Sales & List Price, DOM, Sale/List %						
Median Comparable Sales Price	465,000	520,000	596,100	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Sales Days on Market	84	63	46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable List Price	492,500	459,500	484,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Listing Days on Market	184	172	135	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Sale Price as % of List Price	95%	97%	95%	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/>	Yes	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Seller paid concessions are typical in this market

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

REO sales are typical and common in this market and are contributing to declining property values.

Cite data sources for above information.

MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

There were a total of 11 Comparable Settled Sales in the past 12 months.

The Median Sales Price for the prior 7-12 months was \$465,000 and for the current to prior 3 months is \$596,100.

The Months Supply for the prior 7-12 months was 3 and 24 for the current to prior 3 month period.

The Median Days on Market for the prior 7-12 months was 84 and 46 for the current to prior 3 month period.

The statistics above were generated from an exported MLS market search. Details regarding the calculations and process can be found online at <http://bradfordsoftware.com/1004mc/calc.shtml>.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total # of Active Comparable Listings				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are foreclosures sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature

Thomas R. O'Brien

Signature

Appraiser Name Thomas R. O'Brien

Supervisor Name

Company Name ReIs Valuation

Company Name

Company Address 34th Avenue South, Suite 1000, Bloomington, MN 55408

State License/Certification # 4001142 State MN

State License/Certification # State

Email Address on file w/ReIs

Email Address

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



Uniform Residential Appraisal Report

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *Thomas R. O'Brien*
 Name Thomas R. O'Brien
 Company Name Rels Valuation
 Company Address 8009 34th Avenue South, Suite 1300
Bloomington, Minnesota 55425
 Telephone Number 866-793-3228
 Email Address on file w/Rels
 Date of Signature and Report 01/28/2012
 Effective Date of Appraisal 01/27/2012
 State Certification # 4001142
 or State License # _____
 or Other (describe) _____ State # _____
 State MN
 Expiration Date of Certification or License 08/31/2013

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

5009 Normandale Court
Edina, MN 55436-2420

APPRAISED VALUE OF SUBJECT PROPERTY \$ 522,500

LENDER/CLIENT

Name Rels Valuation
 Company Name Wells Fargo Bank, N.A. - PMB0036907
 Company Address ATTN: Christoph Pritchett
Minneapolis, MN 55402
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____



Rels Valuation
SUBJECT PHOTO ADDENDUM

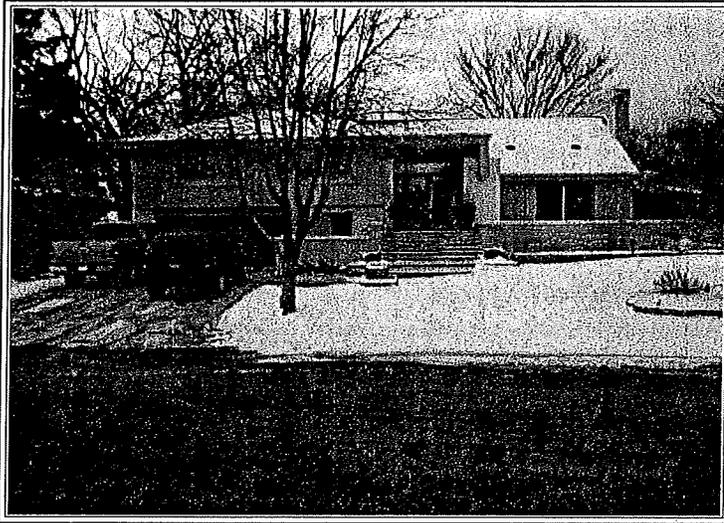
File No. 62216509
Case No.

Borrower Jordan Mauer

Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

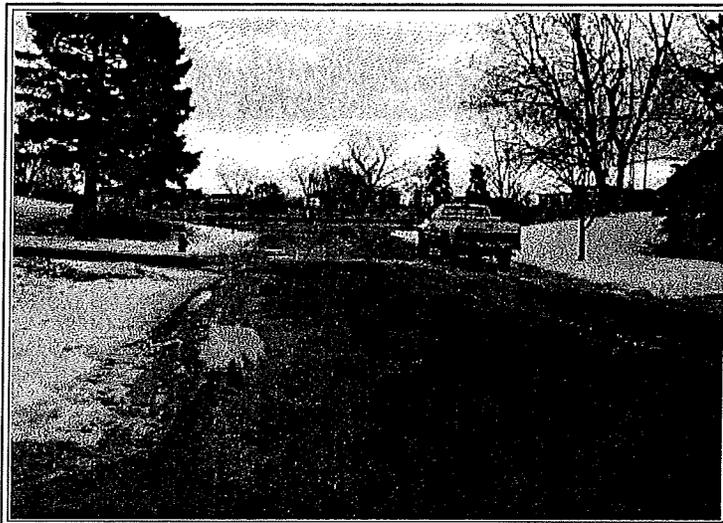
Lender/Cient Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



**FRONT OF
SUBJECT PROPERTY**
5009 Normandale Court
Edina, MN 55436-2420



**REAR OF
SUBJECT PROPERTY**



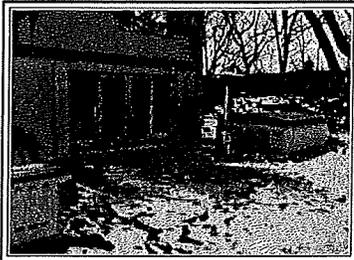
STREET SCENE

Borrower Jordan Mauer

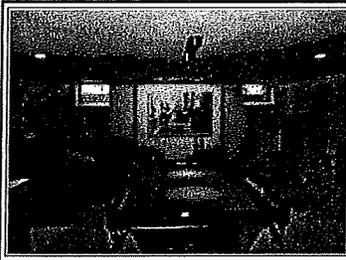
Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



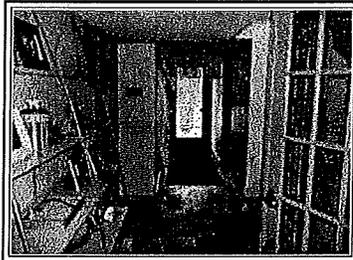
Level #2 Walkout Concrete Patio/Hot Tub



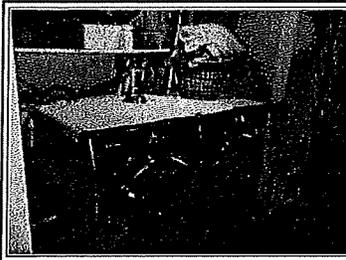
Level #1 Recreation Room



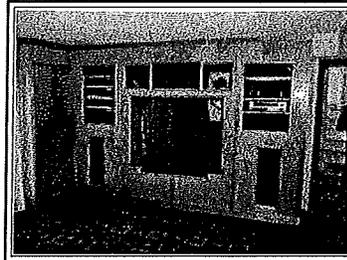
Finished Shop Area



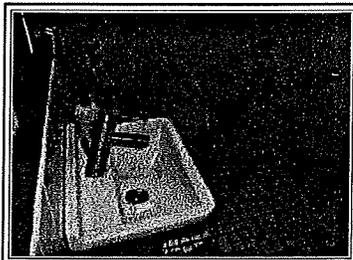
Level #2 Hallway and Rear Walkout



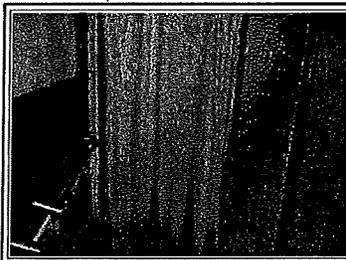
Laundry Closet



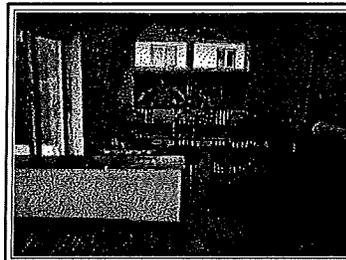
Level #2 Family Room w/Entertainment Center



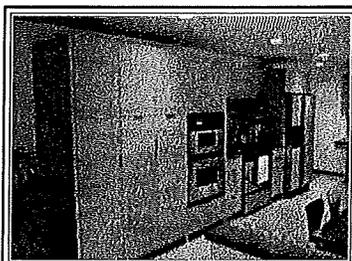
Level #2 Basement (0.75 Bath) - Bath #1



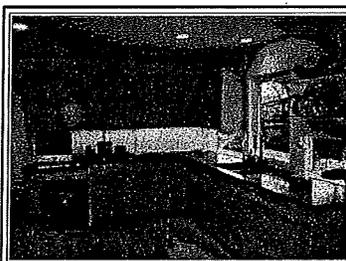
Same Bath Shower Stall (Bath #1)



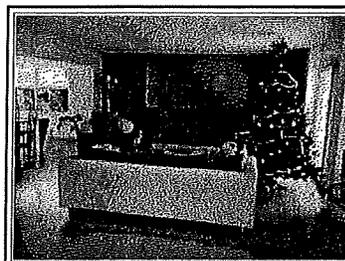
Level #3 Dining Room



Kitchen



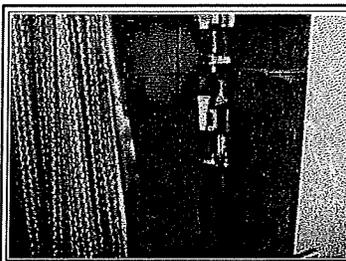
Kitchen



Living Room w/Gas Fireplace



Level #4 Bathroom (Bath #2)



Same Bathroom (Bath #2)



Master Bedroom

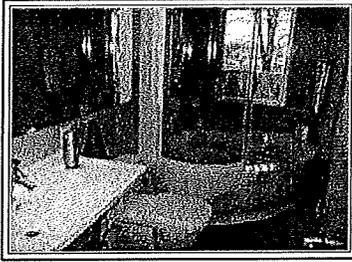


Borrower Jordan Mauer

Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

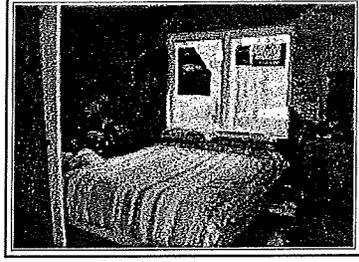
Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



Master Bath (Bath #3)



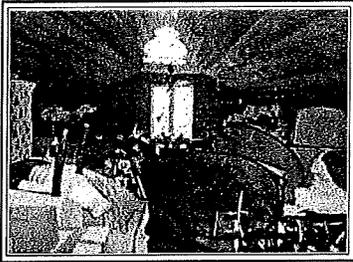
Bedroom



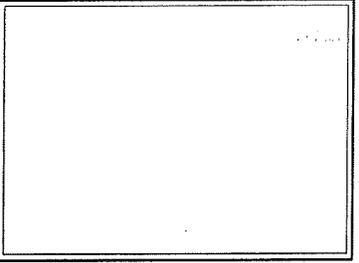
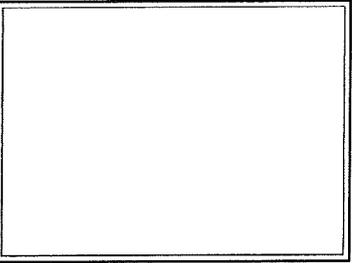
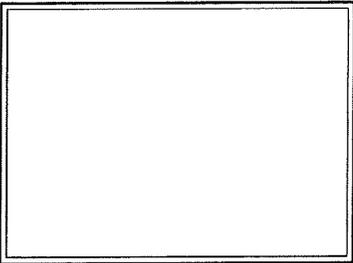
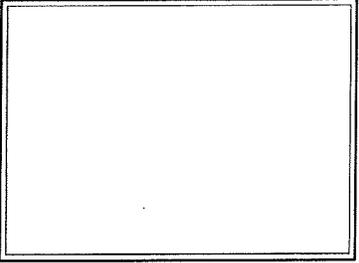
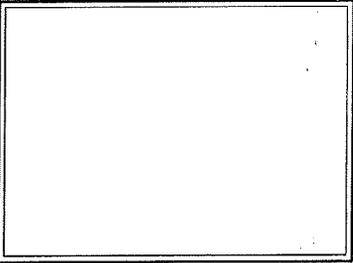
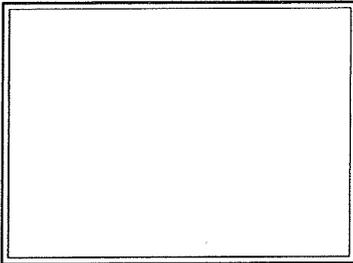
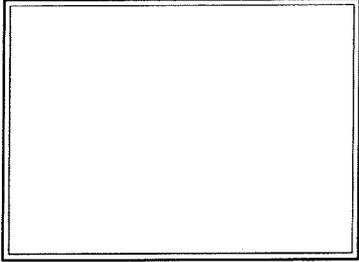
Bedroom



Bedroom



Level #5 Bonus Room



Borrower Jordan Mauer

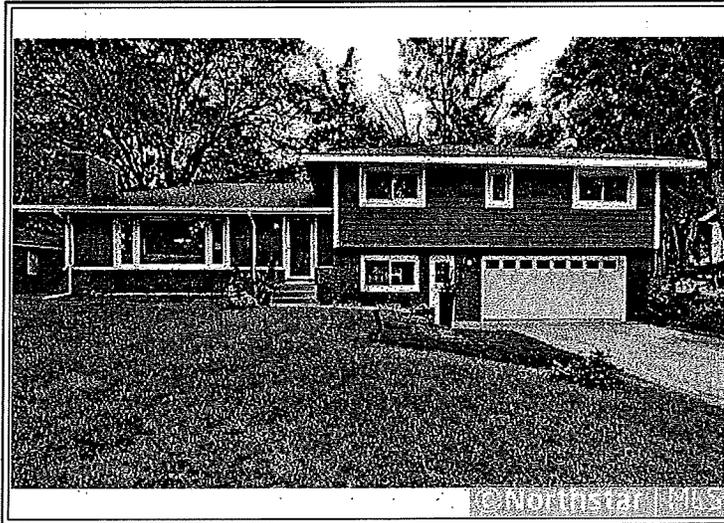
Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

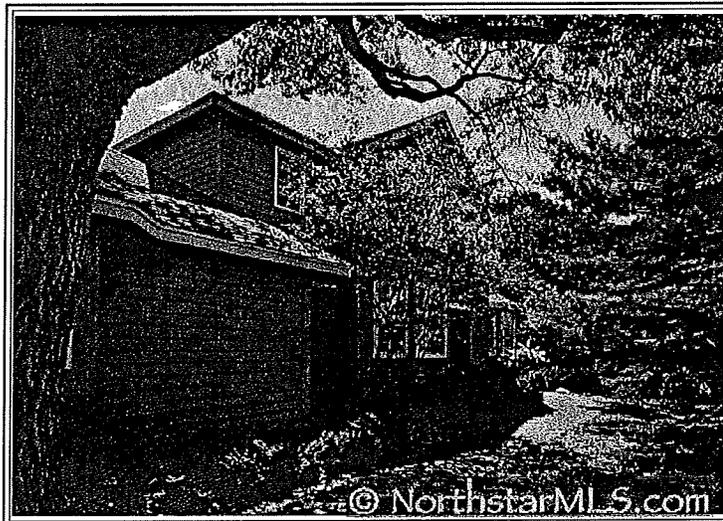
Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



COMPARABLE SALE # 1
6009 Virginia Avenue South
Edina, MN 55424



COMPARABLE SALE # 2
5504 McGurie Road
Edina, MN 55439



COMPARABLE SALE # 3
5037 66th Street West
Edina, MN 55439



Borrower Jordan Mauer

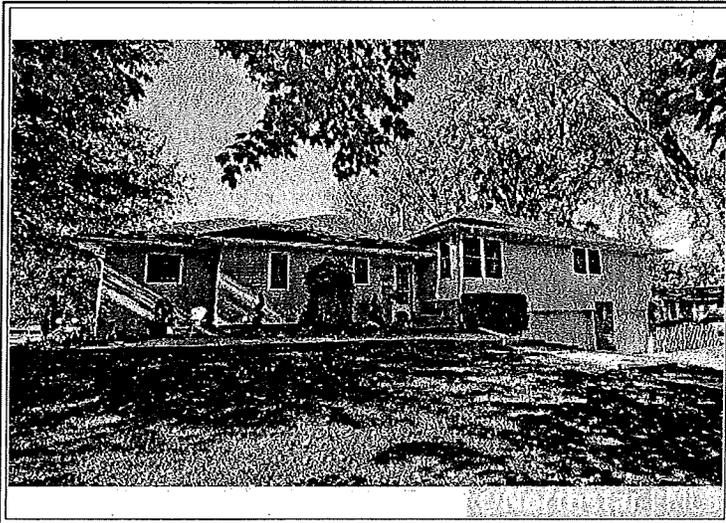
Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

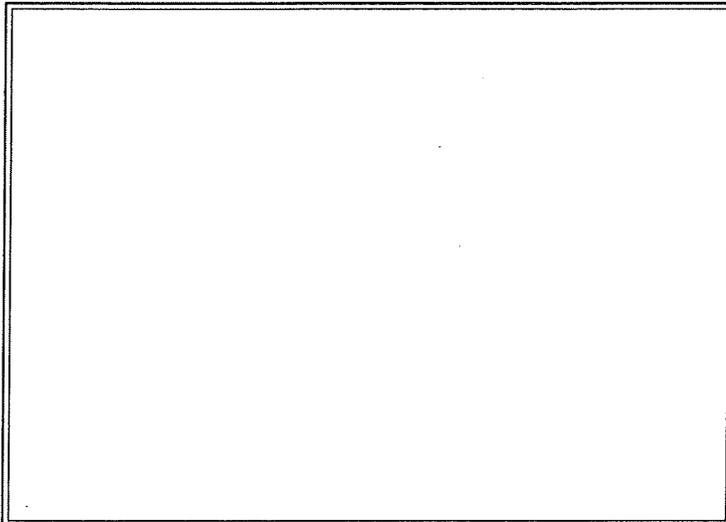
Lender/Cient Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



COMPARABLE SALE # 4
5221 Richwood Drive
Edina, MN 55436-2420

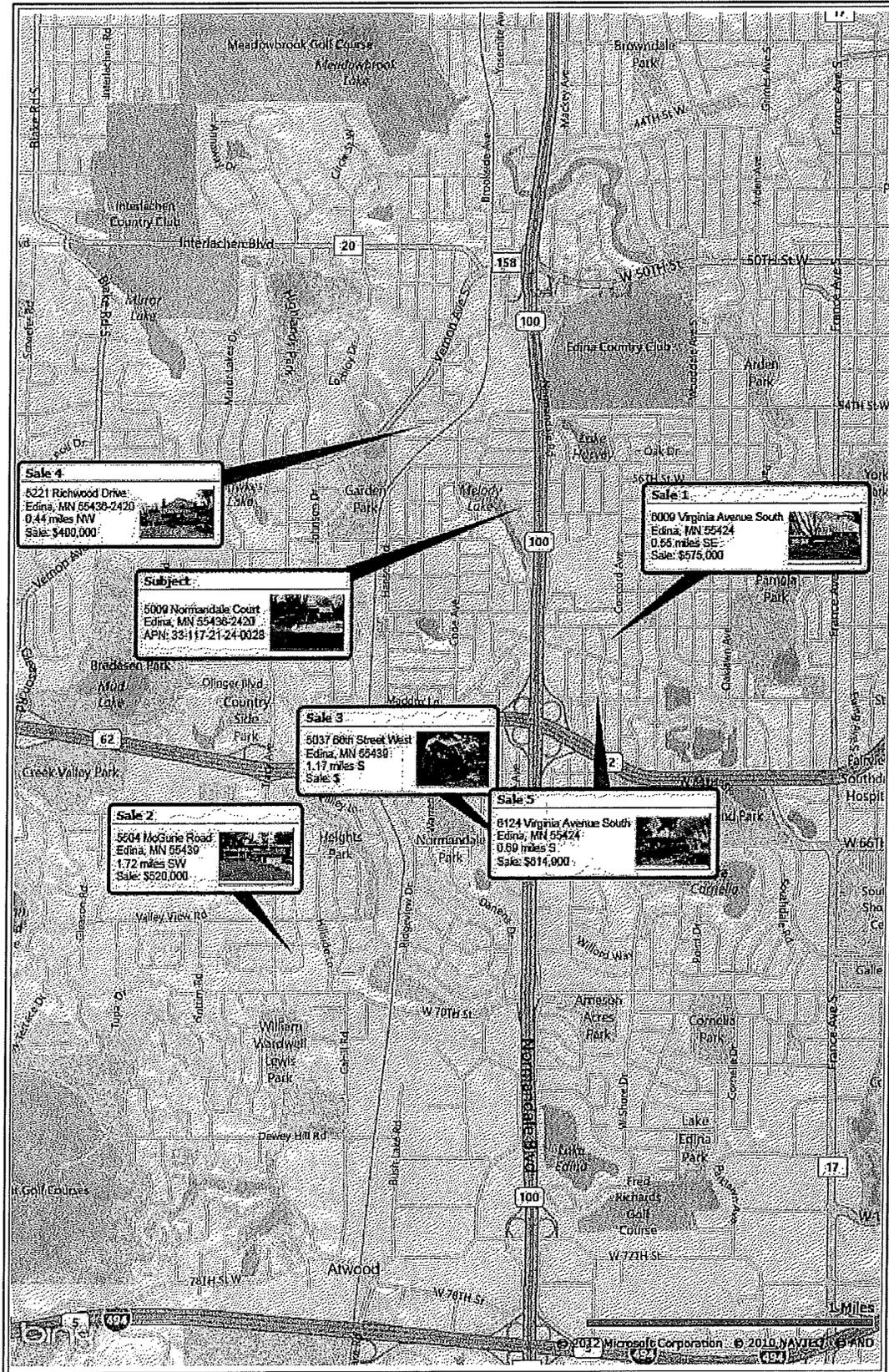


COMPARABLE SALE # 5
6124 Virginia Avenue South
Edina, MN 55424



COMPARABLE SALE # 6

Borrower Jordan Maur
Property Address 5009 Normandale Court
City Edina County Hennepin State MN Zip Code 55436-2420
Lender/Cient Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



Reis Valuation
PLAT MAP

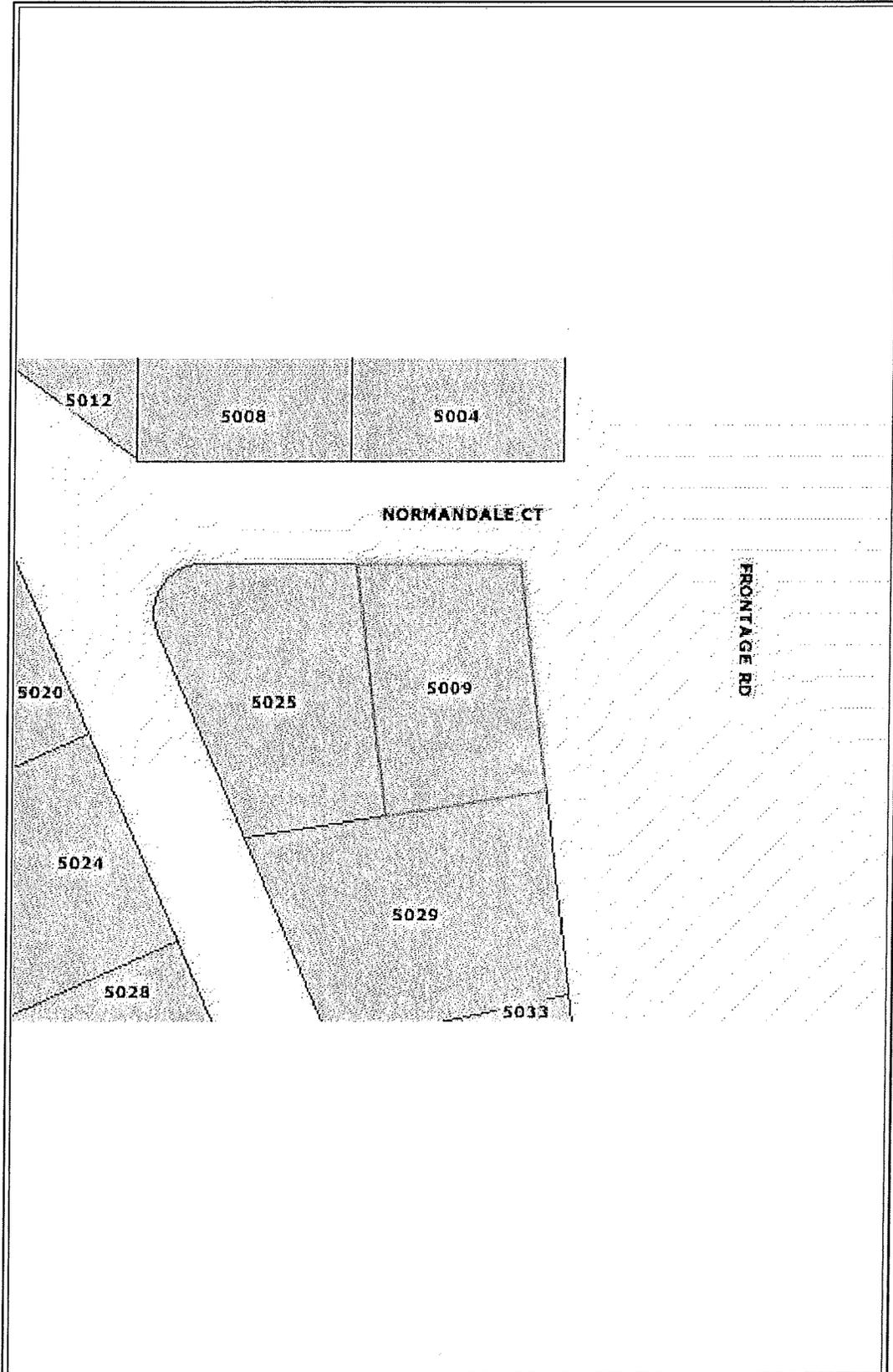
File No. 62216509
Case No.

Borrower Jordan Mauer

Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



Reis Valuation
SKETCH ADDENDUM

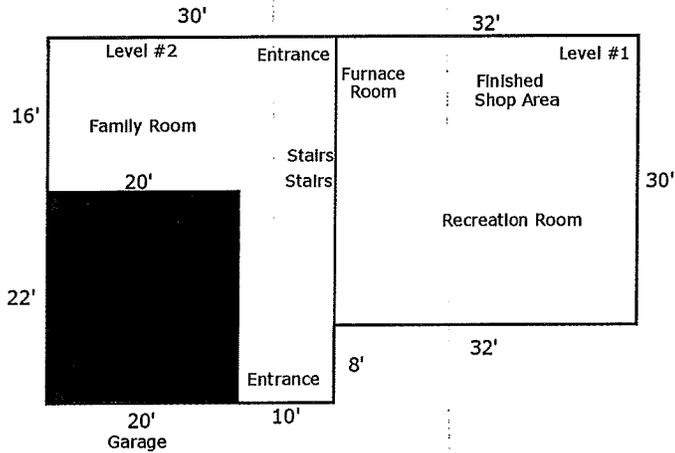
File No. 62216509
 Case No.

Borrower Jordan Mauer

Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

Lender/Cient Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
BSMT	Basement	1660.0	1660.0
GAR	Garage	440.0	440.0

AREA BREAKDOWN	
Breakdown	Subtotals



Rels Valuation
SKETCH ADDENDUM

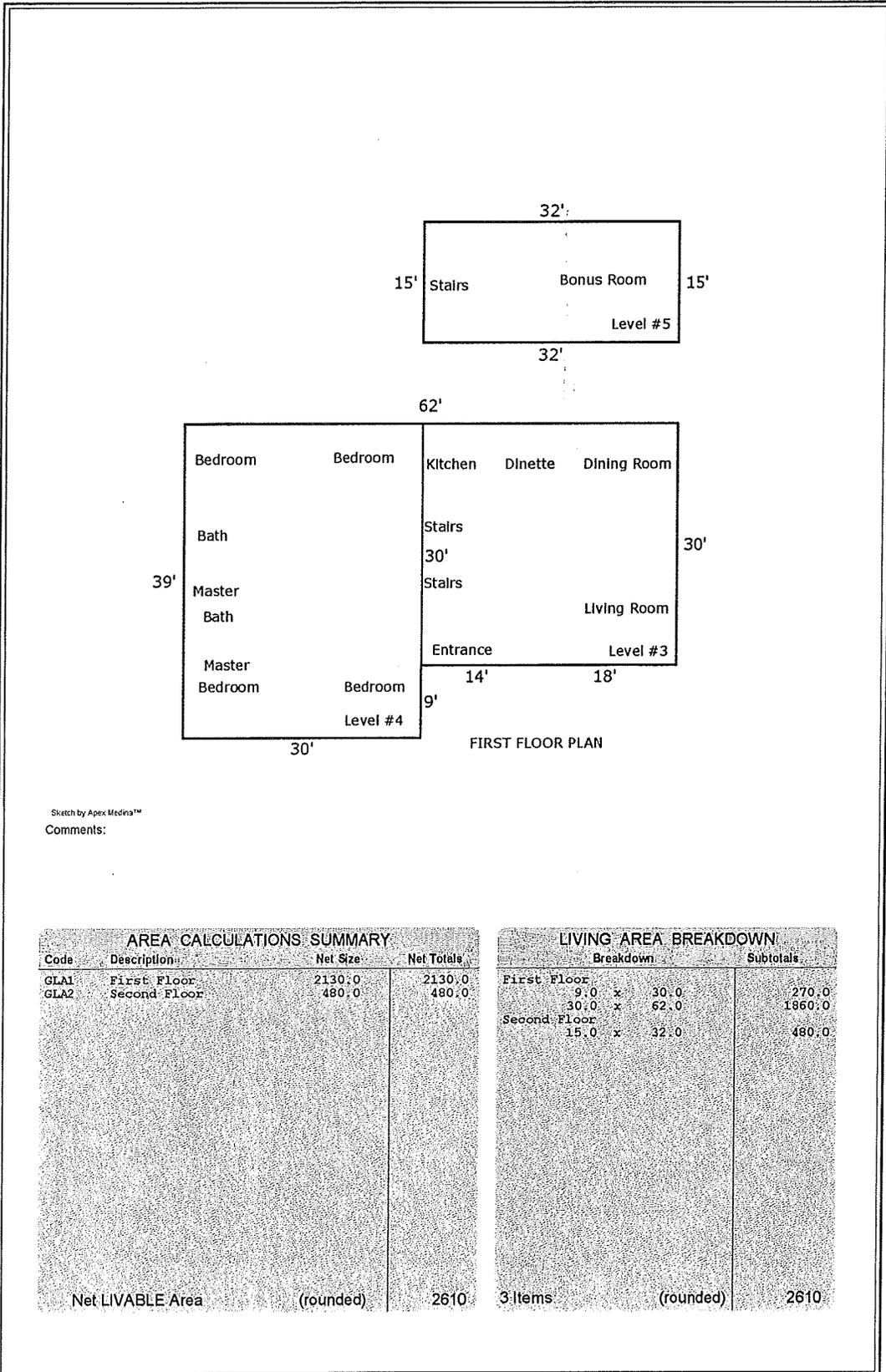
File No. 62216509
Case No.

Borrower Jordan Mauer

Property Address 5009 Normandale Court

City Edina County Hennepin State MN Zip Code 55436-2420

Lender/Cient Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



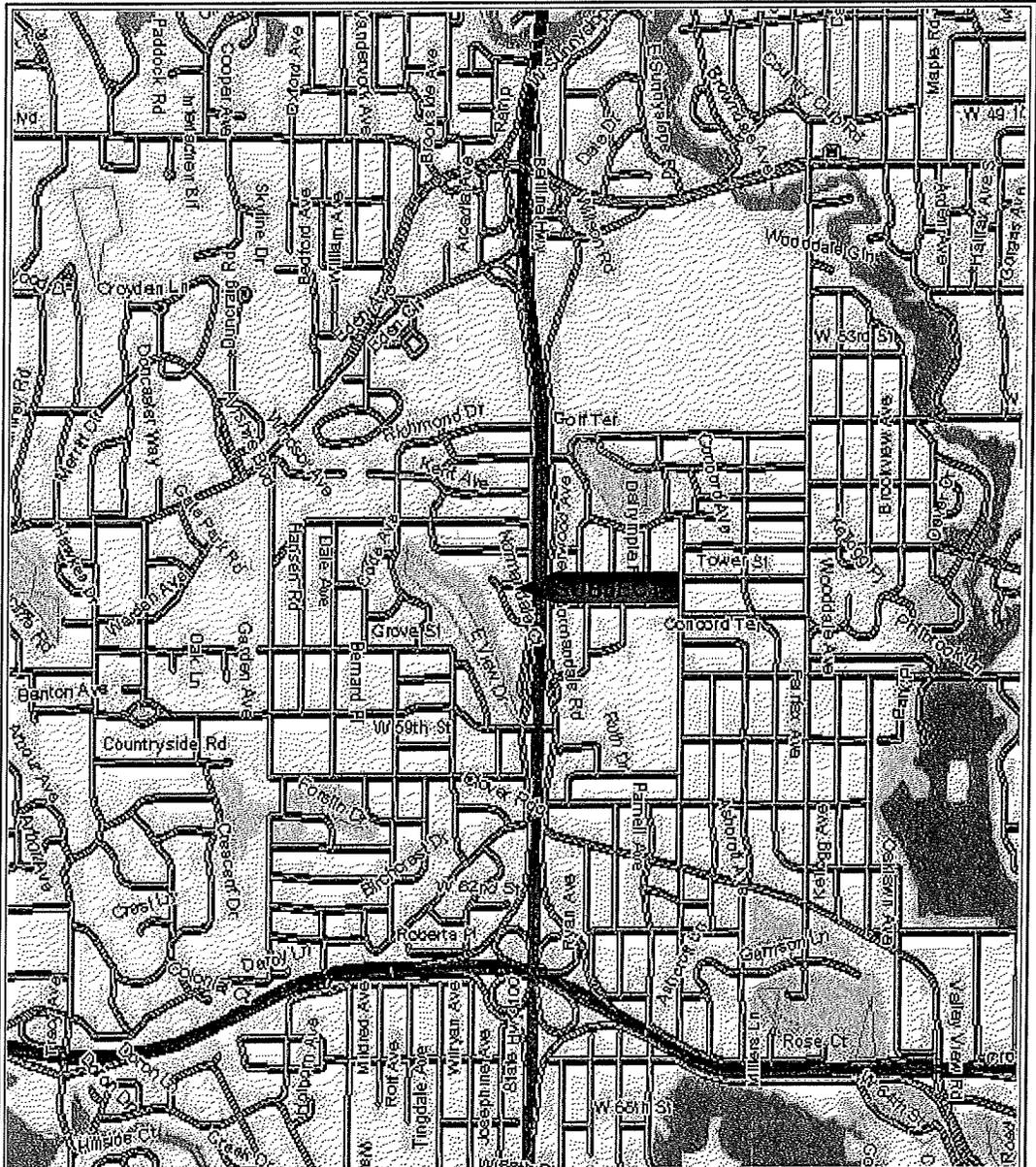
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2130.0	2130.0
GLA2	Second Floor	480.0	480.0
Net LIVABLE Area		(rounded)	2610

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
9.0 x 30.0	270.0	
30.0 x 62.0	1860.0	
Second Floor		
15.0 x 32.0	480.0	
3 Items	(rounded)	2610

Reis Valuation
FLOOD MAP ADDENDUM

File No. 62216509
 Case No.

Borrower Jordan Mauer
 Property Address 5009 Normandale Court
 City Edina County Hennepin State MN Zip Code 55436-2420
 Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402



Borrower Jordan Mauer
Property Address 5009 Normandale Court
City Edina County Hennepin State MN Zip Code 55436-2420
Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402

STATE OF MINNESOTA



THOMAS R OBRIEN
1304 FLAG AVE S
ST LOUIS PARK, MN 55426

Department of Commerce

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that
THOMAS R OBRIEN

1304 FLAG AVE S
ST LOUIS PARK, MN 55426

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser - Certified Residential

License Number: 4001142

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2013.

IN TESTIMONY WHEREOF, I have hereunto set my hand this July 29, 2011.

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division

85 7th Place East, Suite 500

St. Paul, MN 55101-3165

Telephone: (651) 208-6310

Email: licensing.commerce@state.mn.us

Website: commerce.state.mn.us

Continuing Education:

CE Requirement Type	CE Required Hours
Total - Appraiser	30.00
USPAP	7.00

Notes:

- Continuing Education: 15 hours is required in the first renewal period, which includes a 7 hour USPAP course; 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- Appraisers: You must hold a licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at commerce.state.mn.us.

Borrower: Jordan Mauer
Property Address: 5009 Normandale Court
City: Edina County: Hennepin State: MN Zip Code: 55436-2420
Lender/Client: Wells Fargo Bank, N.A. - PMB0036907 Address: ATTN: Christoph Pritchett, Minneapolis, MN 55402

QUALIFICATIONS OF THOMAS R. O'BRIEN

OVERVIEW

Certified Minnesota Property Appraiser
FHA Fee Appraiser

The types of Appraisals that have been performed are: Single Family Residential, 2 to 4 Family Dwellings, Condominiums, Vacant Land, as well as detailed appraisals of Schools, Nursing Homes, and Hospital buildings and equipment.

As a fee appraiser, appraisals have been completed for various lending institutions and private individuals. As a former city and county staff appraiser, appraisals have been completed for the State of Minnesota, Anoka and Waseca counties, and the cities of Eden Prairie and Minnetonka.

PROFESSIONAL EXPERIENCE

- 1999 - Present - Value-IT Utility Appraiser
- 1991 - Present - O'Brien Appraisals, Owner/Appraiser
- 1997 - The Appraisal Group, LTD.
- 11/91 - 1997 - Norwest Mortgage, Inc. - Staff Appraiser
- 6/86 - 11/91 - City of Eden Prairie, MN - Staff Appraiser

Full List Available Upon Request

CERTIFIED APPRAISAL COURSE WORK

- | | |
|---|---------------|
| Appraisal 2001: Back to Basics, With New Twists | July 2001 |
| Houses: From the Ground Up | July 2001 |
| FHA Appraisals with New HUD Guidelines | November '99 |
| USPAP Standards and Ethics Update | August 1999 |
| Business Planning for Appraisal Professionals | July 1999 |
| Computerized Appraising - Pro Source | July 1997 |
| FHA Seminar | August 1996 |
| Standards of Professional Practice | June 1995 |
| Narrative Report Writing | October 1994 |
| The New URAR & EIRREA | December 1993 |

Complete Course List Available on Request

EDUCATION

- 1973 Mankato Commercial College, Associate of Arts, Accounting, and Management, Mankato, Minnesota

LICENSE

Certified Real Property Appraiser - Minnesota ID #4001142

B-368/10181



**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 62216509
Case No.

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominately dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage. This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that only feature a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

**UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report**

File No. 62216509
Case No.

Abbreviation	Full Name	May Appear in These Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concession
CrtOrd	Court Ordered Sale	Sale or Financing Concession
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

ABBREVIATED ENTRY	VIEW FACTOR
Wtr	Water View
Pstrl	Pastoral View
Woods	Woods View
Prk	Park View
Glfvw	Golf Course View
CtySky	City Skyline View
Mtn	Mountain View
Res	Residential View
CtyStr	City Street View
Ind	Industrial View
PwrLn	Power Lines
LtdSght	Limited Sight
See Instruction Below	Other - Appraiser to enter a description of the view*

ABBREVIATED ENTRY	OVERALL VIEW RATING
N	Neutral
B	Beneficial
A	Adverse

* Other: If a view factor not on this list materially affects the value of the subject property, the appraiser must enter a description of the view associated with the property. The description entered must allow a reader of the appraisal report to understand what the view associated with the property actually is. Descriptors such as 'None', 'N/A', 'Typical', 'Average', etc., are unacceptable. Descriptions should be entered carefully because the same text will be represented in both the Site section and the comparable sales grid for the subject property. The text must fit in the allowable space.



Rels Valuation
MEDIAN PRICE - BROKEN DOWN

File No. 62216509
 Case No.

Borrower Jordan Mauer

Property Address 5009 Normandale Court

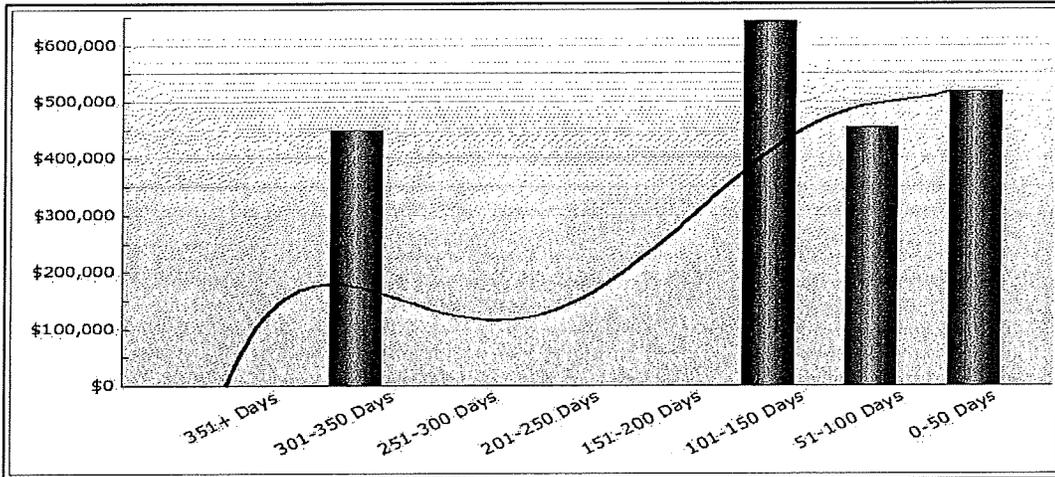
City Edina County Hennepin State MN Zip Code 55436-2420

Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402

MEDIAN PRICE BROKEN INTO MARKETING TIME (DAYS ON MARKET)

Days On Market	Median Price
351+ Days	\$0
301-350 Days	\$450,000
251-300 Days	\$0
201-250 Days	\$0
151-200 Days	\$0
101-150 Days	\$643,264
51-100 Days	\$455,000
0-50 Days	\$519,000

The table displays the market's change in median sales price on a monthly basis.



This chart shows the relationship between marketing time (how long a property is left on the market) and sales price. This chart is especially useful for determining typical marketing times and how long it will take to sell for a given price.

Rels Valuation
TIME ADJUSTMENT FACTOR

File No. 62216509
Case No.

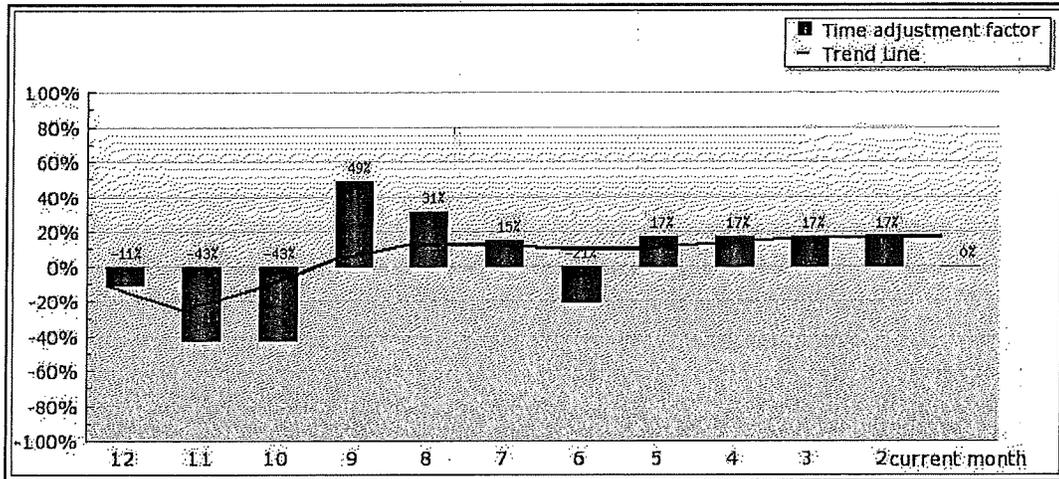
Borrower Jordan Mauer
 Property Address 5009 Normandale Court
 City Edina County Hennepin State MN Zip Code 55436-2420
 Lender/Cient Wells Fargo Bank, N.A. - PMB0036907 Address ATTN: Christoph Pritchett, Minneapolis, MN 55402

TIME ADJUSTMENT FACTOR BY MONTH FOR THE LAST 12 MONTHS

Time Period	Median Sales Price	Current Month's Median	Time Adjustment Factor
12 months ago	\$668,264	\$596,100	-11%
11 months ago	\$1,050,000	\$596,100	-43%
10 months ago	N/A *	\$596,100	N/A*
9 months ago	\$400,000	\$596,100	49%
8 months ago	\$455,000	\$596,100	31%
7 months ago	\$520,000	\$596,100	15%
6 months ago	\$750,000	\$596,100	-21%
5 months ago	\$510,500	\$596,100	17%
4 months ago	N/A *	\$596,100	N/A*
3 months ago	N/A *	\$596,100	N/A*
2 months ago	N/A *	\$596,100	N/A*
Current month	\$596,100	\$596,100	0%

The table displays the market's change in median sales price on a monthly basis.

TIME ADJUSTMENT FACTOR BY MONTH FOR THE LAST 12 MONTHS



Notes:

- (*) Data is not available for this period. The time adjustment factor of the previous month will be applied.
- (**) When the time adjustment factor is greater than 100%, the value on the graph is limited at 100%.
- (***) When the time adjustment factor is less than -100%, the value on the graph is limited at -100%.
- (****) The Current Month's Median has been derived from 2 and 3 current months.



APPRAISAL OF REAL PROPERTY



Date of Valuation:

01/18/2013

Located At:

5009 Normandale Ct
Lot 001 Block 001 Normandale Court Byrnes Replat
Edina, MN 55436

For:

Wells Fargo Bank, N.A. - PMB0036907
Minneapolis, MN 55402

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Lakewood Appraisal Services LLC
PO Box 427 Prior Lake MN
55372
952-292-3540

Wells Fargo Bank, N.A. - PMB0036907

Re: Property: 5009 Normandale Ct
Edina, MN 55436
Borrower: JORDAN MAUER
File No.:

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

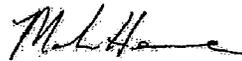
This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Mark Hennen



Uniform Residential Appraisal Report

File # 65470827

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 5009 Normandale Ct City Edina State MN Zip Code 55436
 Borrower JORDAN MAUER Owner of Public Record JORDAN MAUER County Hennepin
 Legal Description Lot 001 Block 001 Normandale Court Byrnes Replat
 Assessor's Parcel # 3311721240028 Tax Year 2012 R.E. Taxes \$ 3,325
 Neighborhood Name NORMANDALE COURT BYRNES REPLAT Map Reference E 3 119 Census Tract 0237.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Wells Fargo Bank, N.A. - PMB0036907 Address Minneapolis, MN 55402
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Tax Rcds/Owner.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. ;N/A
 Contract Price \$ 0 Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s) County Rcds
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$0;N/A

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit	70 %					
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	(\$ (000) (yrs)	2-4 Unit	10 %					
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	199 Low 1	Multi-Family	10 %					
Neighborhood Boundaries County Rd 158 to the North, Wooddale Ave S to the East to the East, Highway 62 to the South, and Olinger Rd to the West.		549 High 80	Commercial	10 %					
		422 Pred. 48	Other	%					

Neighborhood Description Neighborhood of single family homes with compatible designs and values. Police and fire protection are adequate. Access to shopping/recreational facilities/employment centers is nearby. Employment stability and market appeal are both good. The subject is located on a quiet street with access to Highway 100 within 1/4 mile.
 Market Conditions (including support for the above conclusions) The Edina neighborhood has had an increase in new listings from the previous year 1.9% and closed sales up 36.2%. There are currently 1280 single family homes listed in Edina there is a 2.6 month supply of homes in inventory which was down 47.1% from last year and the average exposure time is 135 days.

Dimensions 80x111x80x123 Area 9,583 sf Shape Irregular View N;Res;
 Specific Zoning Classification R1 Zoning Description Single Family Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

SITE

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 27053C0363E FEMA Map Date 09/02/2004
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 No adverse easements were noted, no encroachments were readily observable, no slide area were observed, zoning was verified with the subject's municipality and the subject's use was found to be legal and conforming.

IMPROVEMENTS

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block/Avg	Floors	Cpt/HW/TL/Avg		
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Stone/Avg	Walls	Drywall/Avg		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 1,690 sq.ft.	Roof Surface	Asphalt/Avg	Trim/Finish	Maple/Avg		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 80 %	Gutters & Downspouts	Yes/Avg	Bath Floor	Tile/Avg		
Design (Style) 4 Level Split	<input checked="" type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	Casement/Avg	Bath Wainscot	Tile/Avg		
Year Built 1958	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Avg	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 12	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway # of Cars 2			
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Asphalt		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 2	<input checked="" type="checkbox"/> Fence Metal	<input checked="" type="checkbox"/> Garage # of Cars 2			
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 2	<input checked="" type="checkbox"/> Porch open	<input type="checkbox"/> Carport # of Cars 0			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 8 Rooms 4 Bedrooms 2.0 Bath(s) 2,610 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Home has typical features of other homes of this style and age.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-six to ten years ago;The property is in average to good condition for a home of this age. There was no external nor functional depreciation observed. The Physical Depreciation of the appurtenances is normal due to the average overall condition and continued maintenance of the subject property.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 The subject is a average to good quality improvement in average to good condition. No apparent external or functional depreciation. Physical depreciation was taken for the building components and age of interior finish.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
 The subject is a residential improvement, built in a neighborhood of similar improvements. No apparent adverse conditions.



Uniform Residential Appraisal Report

File # 65470827

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 439,900 to \$ 579,900	
There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 405,000 to \$ 546,000	
FEATURE	SUBJECT COMPARABLE SALE # 1 COMPARABLE SALE # 2 COMPARABLE SALE # 3
Address	5009 Normandale Ct Edina, MN 55436 5602 Dalrymple Rd Edina, MN 55424 5008 Normandale Ct Edina, MN 55436 5717 Dale Ave Edina, MN 55436
Proximity to Subject	0.20 miles NE 0.05 miles N 0.41 miles W
Sale Price	\$ 0 \$ 530,000 \$ 405,000 \$ 463,000
Sale Price/Gross Liv. Area	\$ sq.ft. \$ 165.63 sq.ft. \$ 234.38 sq.ft. \$ 219.43 sq.ft.
Data Source(s)	RMLS#4326926;DOM 2 RMLS#4197743;DOM 58 RMLS#4149092;DOM 55
Verification Source(s)	RMLS/Ext Ins/Tx Rcds RMLS/Ext Ins/Tx Rcds RMLS/Ext Ins/Tx Rcds
VALUE ADJUSTMENTS	DESCRIPTION DESCRIPTION +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment
Sales or Financing Concessions	ArmLth Conv;9 ArmLth Conv;10000 ArmLth Conv;0
Date of Sale/Time	s01/13;c01/13 s01/13;c01/13 s07/12;c07/12
Location	A;BsyRd; N;Res; -10,000 A;BsyRd; N;Res; -10,000
Leasehold/Fee Simple	Fee Simple Fee Simple Fee Simple
Site	9,583 sf 13,504 sf 0 19,166 sf 0 11,326 sf 0
View	N;Res; N;Res; N;Res; N;Res;
Design (Style)	4 Level Split Two Story Col 0 Ranch 0 4 Level Split
Quality of Construction	Q3 Q3 Q3 Q3
Actual Age	055 063 0 057 0 055
Condition	C3 C3 C3 C3
Above Grade Room Count	Total Bdrms. Baths Total Bdrms. Baths Total Bdrms. Baths Total Bdrms. Baths
	8 4 2.0 8 4 3.0 -5,000 7 3 2.0 0 7 3 2.0 0
Gross Living Area	2,610 sq.ft. 3,200 sq.ft. -14,750 1,728 sq.ft. +22,050 2,110 sq.ft. +12,500
Basement & Finished Rooms Below Grade	1690sf1352sfwo 1600sf400sf 0 1728sf1578sfwo 0 1356sf886sf 0
Functional Utility	Average Average Average Average
Heating/Cooling	GFA/Central GFA/Central GFA/Central GFA/Central
Energy Efficient Items	Typical Equal 0 Equal 0 Equal 0
Garage/Carport	2 Car Attached 2 Car Attached 2 Car Attached 2 Car Attached
Porch/Patio/Deck	Deck/Patio/Por Deck/Porch +2,500 Porch +5,000 Deck/Patio +5,000
Fireplace	2 Fireplaces 2 Fireplaces 2 Fireplaces 3 Fireplaces -2,000
Outbuildings	None None None None
Pool	None None None None
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -27,250 <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 27,050 <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,500
Adjusted Sale Price of Comparables	Net Adj. 5.1% Gross Adj. 6.1% \$ 502,750 Net Adj. 6.7% Gross Adj. 6.7% \$ 432,050 Net Adj. 1.2% Gross Adj. 6.4% \$ 468,500
<input checked="" type="checkbox"/> I did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain: The subject is not currently under contract. All of the comps have sold and closed. See above for the 3-year history. The subject has not sold in the last 3 years. The subject has not been listed in the last 12 months.	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
Data Source(s) County Rcds /MLS	
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Source(s) County Rcds/MLS	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).	
ITEM	SUBJECT COMPARABLE SALE #1 COMPARABLE SALE #2 COMPARABLE SALE #3
Date of Prior Sale/Transfer	
Price of Prior Sale/Transfer	
Data Source(s)	County Rcds/MLS County Rcds/MLS County Rcds/MLS County Rcds/MLS
Effective Date of Data Source(s)	01/18/2013 01/18/2013 01/18/2013 01/18/2013
Analysis of prior sale or transfer history of the subject property and comparable sales: The subject is not currently under contract. The subject has not sold in the last 36 months. The comparables have not sold in the last 12 months, prior to the last sale.	
Summary of Sales Comparison Approach See attached addenda.	
Indicated Value by Sales Comparison Approach \$ 468,000	
Indicated Value by: Sales Comparison Approach \$ 468,000 Cost Approach (if developed) \$ 475,240 Income Approach (if developed) \$	
Most weight was given was to the sales comparison analysis as it is the most reliable indicator of value. Income approach was not used due to lack of reliable data in this area.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Subject appraised "as is", not subject to repairs, alterations, inspections, conditions.	
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 468,000, as of 01/18/2013, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

File # 65470827

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 65470827

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



Uniform Residential Appraisal Report

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

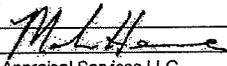
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Mark Hennen
 Company Name Lakewood Appraisal Services LLC
 Company Address PO Box 427
Prior Lake, Mn 55372
 Telephone Number 9522923540
 Email Address markhennen@gmail.com
 Date of Signature and Report 01/24/2013
 Effective Date of Appraisal 01/18/2013
 State Certification # _____
 or State License # 20594164
 or Other (describe) _____ State # _____
 State MN
 Expiration Date of Certification or License 08/31/2014

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

5009 Normandale Ct
Edina, MN 55436
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 468,000

LENDER/CLIENT

Name Wells Fargo Bank, N.A. - PMB0036907
 Company Name Wells Fargo Bank, N.A. - PMB0036907
 Company Address Minneapolis, MN 55402
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # 65470827

FEATURE	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Address	5009 Normandale Ct Edina, MN 55436	5615 Concord Ave Edina, MN 55424			5415 Interlachen Blvd Edina, MN 55436			5812 Bernard Pl Edina, MN 55436		
Proximity to Subject		0.34 miles E			1.01 miles NW			0.42 miles SW		
Sale Price	\$ 0	\$ 545,000			\$ 549,900			\$ 575,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 264.82 sq.ft.			\$ 180.89 sq.ft.			\$ 294.87 sq.ft.		
Data Source(s)		MLS#4328471;DOM 9			MLS#4325658;DOM 16			MLS#4313594;DOM 87		
Verification Source(s)		MLS/Tx Rcds			MLS/Tx Rcds			MLS/Tx Rcds		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			DESCRIPTION			DESCRIPTION		
Sales or Financing Concessions		Armlth Conv;5000			Listing			Listing		
Date of Sale/Time		s08/12;c08/12			Active			Active		
Location	A;BsyRd;	N;Res;			A;BsyRd;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	9,583 sf	9,148 sf			16,117 sf			15,246 sf		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	4 Level Split	1.5 Story			Two Story Col			Two Story Col		
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	055	064			049			080		
Condition	C3	C3			C3			C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	8 4 2.0	8 4 2.0			8 4 3.0			7 3 2.0		
Gross Living Area	2,610 sq.ft.	2,058 sq.ft.			3,040 sq.ft.			1,950 sq.ft.		
Basement & Finished Rooms Below Grade	1690sf1352sfwo 2rr0br1.0ba0o	1200sf600sfwo 2rr0br1.0ba0o			1000sf800sf 2rr0br1.0ba0o			1150sf800sf 2rr0br1.0ba0o		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	GFA/Central	GFA/Central			GFA/Central			GFA/Central		
Energy Efficient Items	Typical	Equal			Equal			Equal		
Garage/Carport	2 Car Attached	2 Car Attached			2 Car Attached			2 Car Attached		
Porch/Patio/Deck	Deck/Patio/Por	Porch/Patio			Deck/Patio/Por			Deck/Patio		
Fireplace	2 Fireplaces	2 Fireplaces			2 Fireplaces			1 Fireplace		
Outbuildings	None	None			None			None		
Pool	None	None			Yes			None		
Net Adjustment (Total)		+ 8,800			- 31,650			+ 2,000		
Adjusted Sale Price of Comparables		Net Adj. 1.6% Gross Adj. 5.3% \$ 553,800			Net Adj. 5.8% Gross Adj. 5.8% \$ 518,250			Net Adj. 0.3% Gross Adj. 7.8% \$ 577,000		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	County Rcds/MLS	County Rcds/MLS			County Rcds/MLS			County Rcds/MLS		
Effective Date of Data Source(s)	01/18/2013	01/18/2013			01/18/2013			01/18/2013		
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments See above comments										



Supplemental Addendum

File No. 65470827

Borrower/Client	JORDAN MAUER				
Property Address	5009 Normandale Ct				
City	Edina	County	Hennepin	State	MN Zip Code 55436
Lender	Wells Fargo Bank, N.A. - PMB0036907				

• **URAR : Additional Comments**

URAR : Additional Comments

Final Reconciliation

This is an appraisal completed in summary form.

The Sales Comparison Approach is the most reliable indicator of value, as it reflects the actions of buyers and sellers. The Cost Approach was considered but not included or considered meaningful to an existing property. There was lack of rental data to determine a value by the Income Approach.

The scope of this appraisal is as follows:

The appraisal problem was defined and analyzed. The real estate was identified by legal description, by PID# and by street address within the body of the appraisal, unless otherwise noted. The appropriate inspection type was established as set forth herein. The appraisal's use, intended purpose and function, as well as the appraisal's defined users were set forth herein as well as the appraisal's effective date. The property rights to be appraised as well as the type of value sought and the definition of the value relative thereto are set forth herein. An appropriate appraisal reporting format was determined and utilized in the analysis.

The Intended User of this appraisal is the Lender/Client. The Intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the state Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional intended Users are identified by the appraiser.

An appropriate market analysis was performed to determine market trends, market influences, and other significant factors pertinent to the subject property's valuation.

A highest and best use analysis appropriate to the assignment type was done for the subject property. The subject property's current zoning parameters together with its site size and location influences were examined along with current uses of other properties in the area in determining the subject property's highest and best use which is set forth elsewhere herein.

A physical inspection was made of the subject property to determine the size and characteristics of the property. This inspection is for valuation purposes and is not intended to discover defective components. The roof was inspected from the ground only with only those areas visible from the ground being observed. Mechanical inspection are limited to an exterior visual inspection only. The appraiser is not an engineer, a heating contractor, an electrician, a plumber, an environmental expert, nor a similar housing construction expert. No detailed mechanical or structural analysis is deemed to be implied.

A more detailed review of the collected data was then performed with all known relevant factors extracted and considered. Sales were examined and confirmed as closed transactions from one or more data sources having sufficient indicia of reliability for this use. Appraiser has personally driven all comps. Data research included examination of office files, available on-line county records, the applicable area multiple listing services, interviews with local market participants (agents), interviews with county surveyor and recorder's office where supplemental information is required, Plat Systems, Inc. and other sources are deemed appropriate.

Market factors were weighted and their influences on the subject property were determined and appropriately utilized in the subject's final value analysis.

All appropriate valuation methods were considered, analyzed and reconciled to form a basis for the derived opinion of value.

The reasons for excluding a valuation approach, if any were excluded, are set forth in the body of this report. The market sales approach to value was given complete analysis. The cost approach is not considered a meaningful method of valuing a home of this vintage, given the subjective nature of estimating their physical depreciation. The income approach is deemed unreliable due to insufficient rental data.

PRIVACY POLICY

All client personal information is maintained so as to ensure its integrity, security and confidentiality in compliance with the Gramm-Leach-Bliley Act and the provisions of the Uniform Standards of Professional Appraisal Practice. We restrict access to non-public personal information to authorized individuals with a "need-to-know" status in providing the contracted service to the client. We maintain physical and procedural safeguards that comply with Federal Standards to protect all non-public personal data obtained in the course of the service contracted for and do not disclose any such information to anyone except as permitted by law. Such non-public information may be disclosed to the client and any identified intended users of the specific appraisal, appraisal review or appraisal consulting assignment. Clients/customers have the right to limit the use (or the re-use) of the non-public personal information gathered during the course of the appraisal process. The customer may notify this firm within a reasonable time that public disclosure, the use and/or the re-use of such information is prohibited except as otherwise required by applicable law, regulation or USPAP standard.

The subject's sketch is used for representational purposes only. The subject's sketch is to comply with The American National Standard Institute process for calculating gross living area; however, due to the complexity of the subject property and the limitations of the appraisal software it is not possible to develop a blue print of the subject property. The subject's sketch is not intended to be used for any other purpose. The subject's sketch and actual dimensions will vary. The appraiser is not a structural engineer. If the lender requires a precise blue print of the subject property it is the lender's responsibility to have the building surveyed by a structural engineer. See Statement Of Assumptions And Limiting Conditions. In compliance with USPAP and the Ethics Rule, I have not provided a service regarding the subject property within the past 36 months.

At the request of the client, development of a land value has been attempted by the appraiser. The use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. Further, the land value may not be reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

The 1004MC uses the subjects-defined neighborhood, with defined parameters for square footage and sales prices. The 1004MC data was used for the one unit housing trends in this report.

• **URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach**

All sales are located within the subject's neighborhood or from a competing neighborhood affected by similar market influences as the subject. Comparable sales are selected on the basis of nearest similarity to the subject property as to time of sale, proximity of location and similarity as to age, condition, gross living area, bedroom and bathroom count, basement, garage size and updated and upgraded features. Potential buyers in the market place would view the comparable sales and the subject equally. The market indicates that potential buyers in the marketplace mostly consider the improvements on a property rather than site size when comparing properties on city lots. Condition reflected the amount of remodeling, upgrading, amenities, additional features, and overall maintenance patterns exhibited by each property. All factors were taken into consideration, the comparable selected represent the available neighborhood sales data that were most like the subject all of the comparables were used to determine the appraised value of the subject this report and its conclusion are an opinion of market value.

Gross living area adjustments are based on the differences of above grade square footage. Adjustments applied are made on a dollar-amount per square foot basis. These adjustments were made at twenty-five dollars per square foot. Generally, the typical buyer does not differentiate between homes that are within hundred square feet of each other. No adjustments are applied in

Supplemental Addendum

File No. 65470827

Borrower/Client	JORDAN MAUER			
Property Address	5009 Normandale Ct			
City	Edina	County	Hennepin	State MN Zip Code 55436
Lender	Wells Fargo Bank, N.A. - PMB0036907			

this situation. A separate adjustment may be applied for rooms below grade. The adjustments applied are based on the contributory value of the improvements, not the cost to construct. Adjustments for updates and upgrades reflect updating a property has recently received. Examples are new carpet, paint, windows, furnace, roof, landscaping, etc. Upgraded features generally reflect the amount of added features installed by the builder of newer homes. Site adjustments are based on the differences of lot size between the subject and the sales. Adjustments applied are based on the contributory value of the added land, not the actual cost. The construction quality adjustments recognize differences in building construction and the amount and quality of exterior and interior finish. The age and condition adjustments consider observable differences in actual age and condition of the comparables and the subject with regard to periodic routine maintenance and deferred maintenance.

Adjustments for bedroom and bathroom count reflect the market reaction of importance of these features. Additional adjustments are made for heating and cooling types, garage sizes, decks, patios, porches, fireplaces, etc. Adjustments made are based on the market reaction to these features in the subject's neighborhood.

We have attempted to provide 2 comparable sales that have closed within 0 - 3 months of the effective date of this appraisal. However, the sales used are the best available and reflect current market conditions. Non comparable sales that may meet the sales date criteria, would require several excessive adjustments in other areas, that could be considered misleading to the reader or the Appraisers peers. This would be in direct conflict with the Uniform Standards of Professional Appraisal Practice (USPAP) and The Financial Institutions Reform Recovery and Enforcement Act of 1989 (FIRREA). A search was made in the subject properties area/neighborhood to locate sold, pending, and/or active comparable sales in a similar and competing area, this information will be used to estimate market value of the subject property. The subject property and comparable sales are considered to be in a similar and competing neighborhood/market.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

• **URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach**

The subject property is a 4 bedroom 2 bathroom above grade 4 level split entry home. The exterior of the subject is stucco, with a porch, deck, and a patio. The interior of the subject has maple cabinets and millwork, Granite countertops, ceramic tile floors, hardwood floors, and the 3rd and 4 levels are finished with 2 large rec rooms, 1 bathroom, and a laundry room. The subject has been completely updated in 2006 with new windows, stucco, cabinets, and the bathrooms all have been updated. Adjustments were made as follows, bathroom above grade \$5,000 deck-patio \$2,500, porch \$5,000, pool \$10,000, and a fireplace \$2,000. Comps 5 & 6 were active listings and were adjusted for being active based on the market analysis. When selecting comparables condition and quality were taken into consideration since the subject has been updated and remodeled which adds value in the area. The most weight was given to comp 3 since it is similar in function, age, and amenities. There was no adjustment for lot size since there was no evidence a larger lot adds value in the area. There was no adjustment for age difference and the effective age was considered similar. A reasonable exposure time in the subjects neighborhood is 129 Days. Comp 2 exceeds guidelines on size difference however was used because of the lack of listings of similar homes as the subject and is located across the street from the subject and was used to bracket the subjects location near Highway 100.. Comps 1 & 4 were located on the East side of Highway 100 where property values are similar and a typical buyer would consider a similar location influence. There were 2 story homes used as comparables because of the subjects GLA, a search was done 12 months back and there were no 4 level split entry homes with a similar GLA that sold near the subject and going outside the neighborhood could mislead the lender. All the comps used in this report had finished basements with a bathroom, therefore were considered similar and no adjustment was made.



Market Conditions Addendum to the Appraisal Report

File No. 65470827

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 5009 Normandale Ct City Edina State MN ZIP Code 55436

Borrower JORDAN MAUER

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	15	15	8	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.50	5.00	2.67	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	0	1	4	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	0.2	1.5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	449,900	476,250	473,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	65	11	58	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	N/A	439,900	554,500	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	N/A	107	65	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97	98	98	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions in the past 12 months are between 2-4% of the sale price. The concessions are being used for closing costs. Rates are low so not as many rate buydowns are being done with current market.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. MLS and county records were used for the data. Also the realtor association was for additional information.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. The statistics used for this portion of the appraisal were taken from the MLS with the parameters of similar style homes from what would be considered the subject neighborhood, with similar style and other characteristics, which would make them competing listings to the subject in the current market. The general market conditions for the subject's area is considered stable. Sales and listings slow down in the winter months and rebound during the spring and summer.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Mark Hennen

Signature	Signature
Appraiser Name Mark Hennen	Supervisory Appraiser Name
Company Name Lakewood Appraisal Services LLC	Company Name
Company Address PO Box 427, Prior Lake, Mn 55372	Company Address
State License/Certification # 20594164 State MN	State License/Certification # State
Email Address markhennen@gmail.com	Email Address

Subject Photo Page

Borrower/Client	JORDAN MAUER		
Property Address	5009 Normandale Ct		
City	Edina	County	Hennepin
		State	MN
		Zip Code	55436
Lender	Wells Fargo Bank, N.A. - PMB0036907		



Subject Front

5009 Normandale Ct
Sales Price 0
G.L.A. 2,610
Tot. Rooms 8
Tot. Bedrms. 4
Tot. Bathrms. 2.0
Location A;BsyRd;
View N;Res;
Site 9,583 sf
Quality Q3
Age 055



Subject Rear

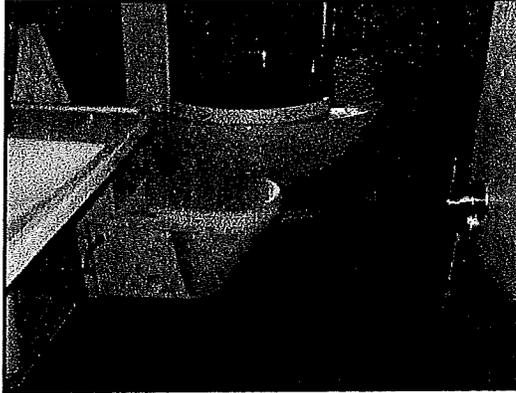


Subject Street

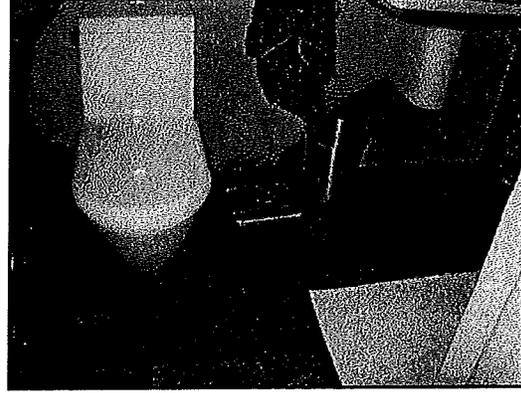


Photograph Addendum

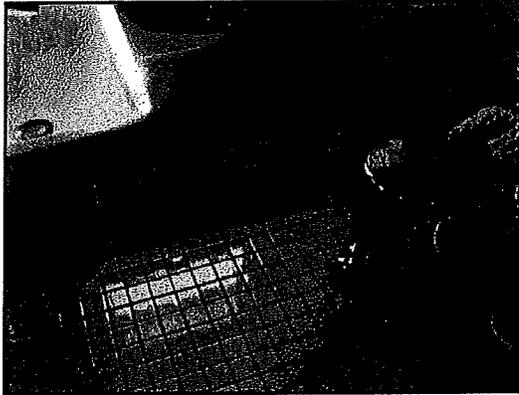
Borrower/Client	JORDAN MAUER						
Property Address	5009 Normandale Ct						
City	Edina	County	Hennepin	State	MN	Zip Code	55436
Lender	Wells Fargo Bank, N.A. - PMB0036907						



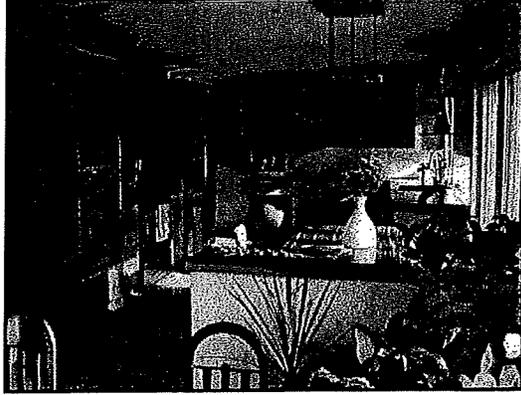
Bath 1



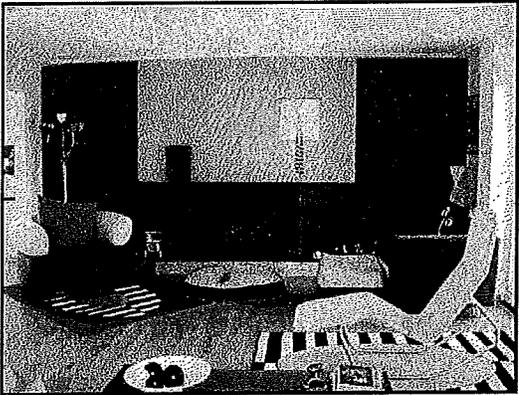
Bath 2



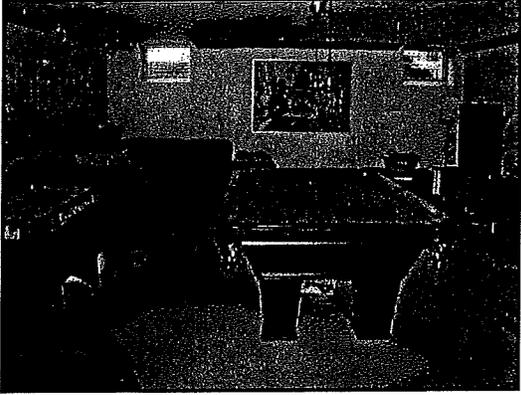
Basement Bath 1



Kitchen



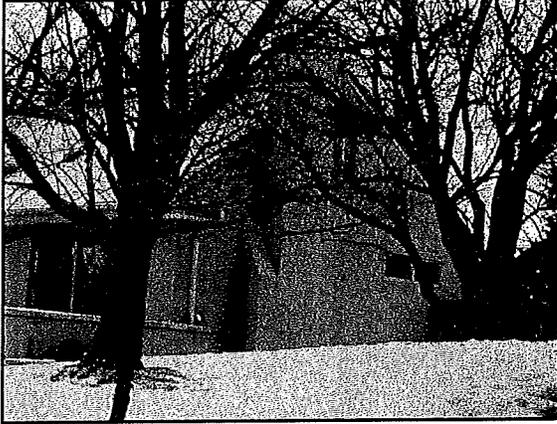
Living Room



Basement Rec Room

Subject Interior Photo Page

Borrower/Client	JORDAN MAUER				
Property Address	5009 Normandale Ct				
City	Edina	County	Hennepin	State	MN Zip Code 55436
Lender	Wells Fargo Bank, N.A. - PMB0036907				

**Subject Interior**

5009 Normandale Ct
 Sales Price 0
 Gross Living Area 2,610
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location A;BsyRd;
 View N;Res;
 Site 9,583 sf
 Quality Q3
 Age 055
 Right side of Subject

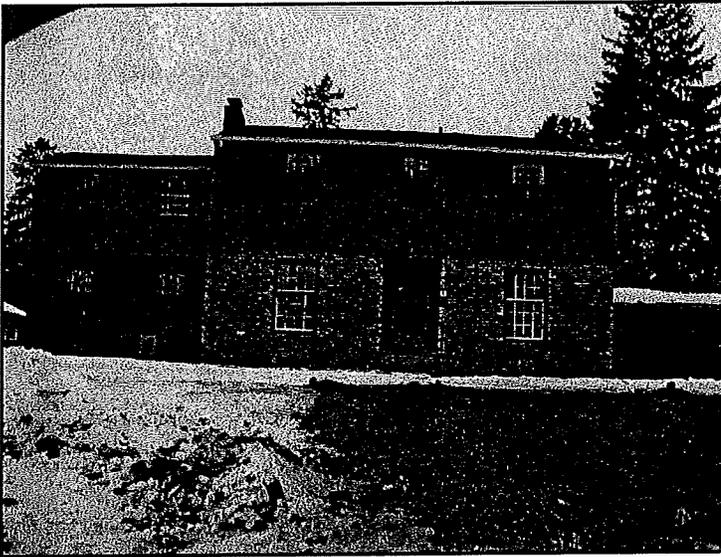
**Subject Interior**

Bonus Room

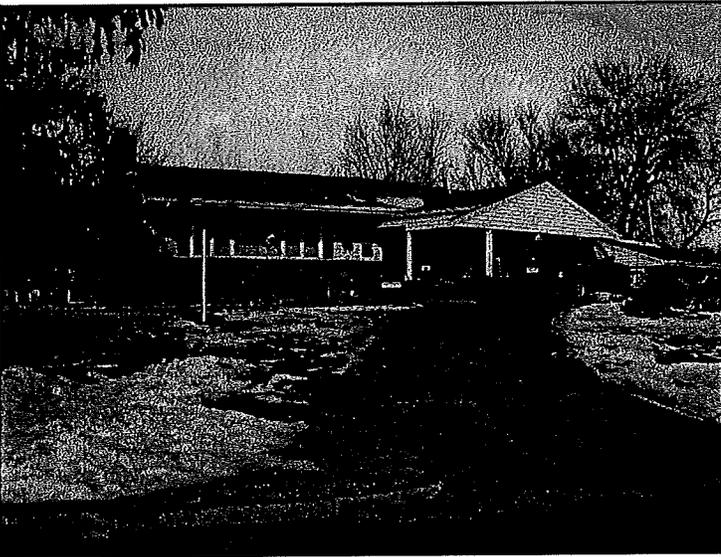
Subject Interior

Comparable Photo Page

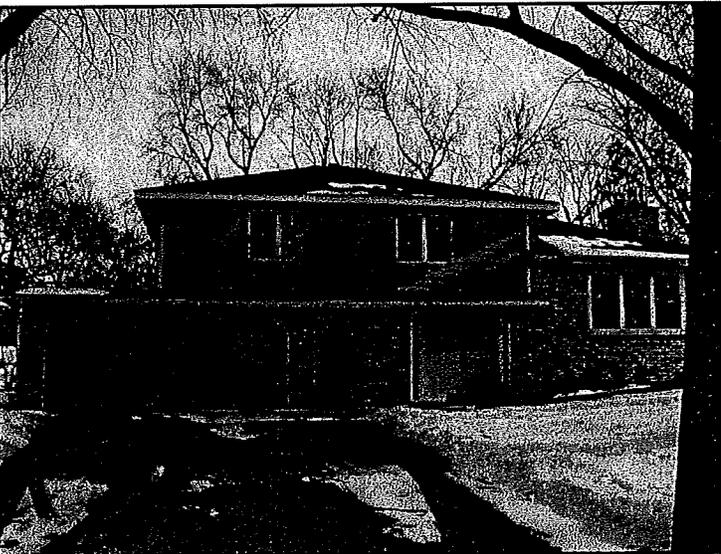
Borrower/Client	JORDAN MAUER				
Property Address	5009 Normandale Ct				
City	Edina	County	Hennepin	State	MN Zip Code 55436
Lender	Wells Fargo Bank, N.A. - PMB0036907				

**Comparable 1**

5602 Dalrymple Rd
 Prox. to Subj. 0.20 miles NE
 Sales Price 530,000
 G.L.A. 3,200
 Tot. Rooms 8
 Tot. Bedrms. 4
 Tot. Bathrms. 3.0
 Location N;Res;
 View N;Res;
 Site 13,504 sf
 Quality Q3
 Age 063
 Mis Photo

**Comparable 2**

5008 Normandale Ct
 Prox. to Subj. 0.05 miles N
 Sales Price 405,000
 G.L.A. 1,728
 Tot. Rooms 7
 Tot. Bedrms. 3
 Tot. Bathrms. 2.0
 Location A;BsyRd;
 View N;Res;
 Site 19,166 sf
 Quality Q3
 Age 057

**Comparable 3**

5717 Dale Ave
 Prox. to Subj. 0.41 miles W
 Sales Price 463,000
 G.L.A. 2,110
 Tot. Rooms 7
 Tot. Bedrms. 3
 Tot. Bathrms. 2.0
 Location N;Res;
 View N;Res;
 Site 11,326 sf
 Quality Q3
 Age 055

Comparable Photo Page

Borrower/Client	JORDAN MAUER		
Property Address	5009 Normandale Ct		
City	Edina	County	Hennepin
		State	MN
		Zip Code	55436
Lender	Wells Fargo Bank, N.A. - PMB0036907		



Comparable 4

5615 Concord Ave
 Prox. to Subject 0.34 miles E
 Sales Price 545,000
 Gross Living Area 2,058
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 9,148 sf
 Quality Q3
 Age 064



Comparable 5

5415 Interlachen Blvd
 Prox. to Subject 1.01 miles NW
 Sales Price 549,900
 Gross Living Area 3,040
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location A;BsyRd;
 View N;Res;
 Site 16,117 sf
 Quality Q3
 Age 049



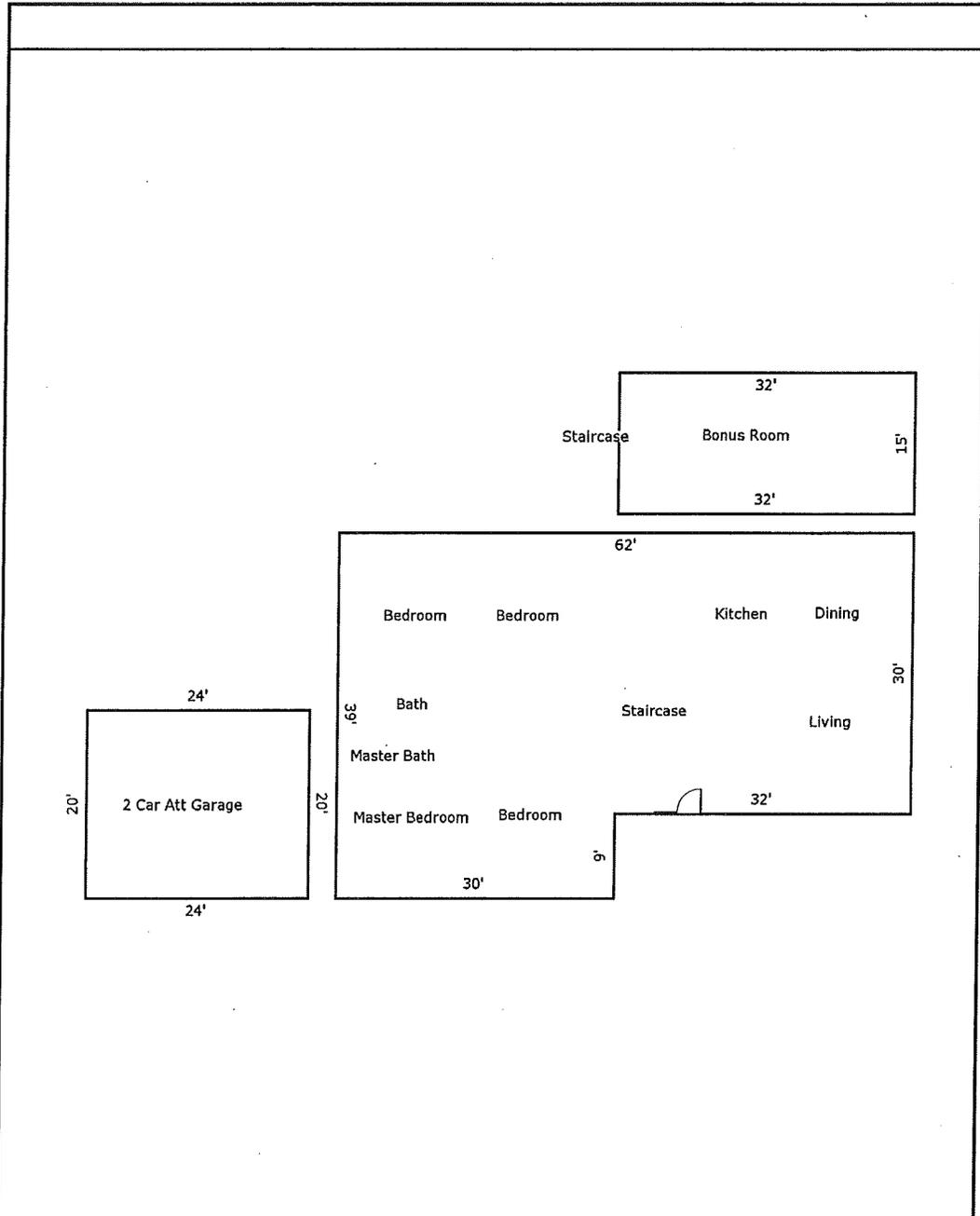
Comparable 6

5812 Bernard Pl
 Prox. to Subject 0.42 miles SW
 Sales Price 575,000
 Gross Living Area 1,950
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 15,246 sf
 Quality Q3
 Age 080



Building Sketch

Borrower/Client	JORDAN MAUER		
Property Address	5009 Normandale Ct		
City	Edina	County	Hennepin
		State	MN
Zip Code	55436		
Lender	Wells Fargo Bank, N.A. - PMB0036907		



TOTAL Sketch by a la mode, Inc.		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	2130 Sq ft	30 x 32 =	960
		39 x 30 =	1170
Second Floor	480 Sq ft	15 x 32 =	480
Total Living Area (Rounded):	2610 Sq ft		
Non-living Area:			
2 Car Attached	480 Sq ft	20 x 24 =	480

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

License

STATE OF MINNESOTA



Department of Commerce

MARK WILLARD HENNEN
PO BOX 427
PRIOR LAKE, MN 55372

The Undersigned COMMISSIONER OF COMMERCE for the State of Minnesota hereby certifies that
MARK WILLARD HENNEN

PO BOX 427
PRIOR LAKE, MN 55372

has complied with the laws of the State of Minnesota and is hereby licensed to transact the business of

Resident Appraiser : Licensed Residential

License Number: 20594164

unless this authority is suspended, revoked, or otherwise legally terminated. This license shall be in effect until August 31, 2014.

IN TESTIMONY WHEREOF, I have hereunto set my hand this August 29, 2012.

COMMISSIONER OF COMMERCE

Minnesota Department of Commerce

Licensing Division

85 7th Place East, Suite 500

St. Paul, MN 55101-3165

Telephone: (651) 296-6319

Email: licensing.commerce@state.mn.usWebsite: commerce.state.mn.us

Continuing Education:

CE Requirement Type	CE Required Hours
Total - Appraiser	30.00
USPAP	7.00

Notes:

- Continuing Education: 15 hours is required in the first renewal period, which includes a 7 hour USPAP course. 30 hours is required for each subsequent renewal period, which includes a 7 hour USPAP course.
- Appraisers: You must hold a Licensed Residential, Certified Residential, or Certified General qualification in order to perform appraisals for federally-related transactions. Trainees do not qualify. For further details, please visit our website at commerce.state.mn.us.

E & O insurance - Page 1

NAVIGATORS INSURANCE COMPANY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

PLEASE READ THIS POLICY CAREFULLY.

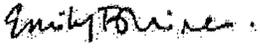
REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONSPOLICY NUMBER: PH13RAL121285IV RENEWAL OF: PH12RAL121285IV

1. NAMED INSURED: Mark Hennen
2. ADDRESS: PO BOX 427
Prior Lake, MN 55372
3. POLICY PERIOD: FROM: 01/09/2013 TO: 01/09/2014
12:01 A.M. Standard Time at the address of the Named Insured as stated in Number 2 above.
4. LIMITS OF LIABILITY:
A. \$ 500,000 Damages Limit of Liability - Each Claim
B. \$ 500,000 Claim Expenses Limit of Liability - Each Claim
C. \$ 1,000,000 Damages Limit of Liability - Policy Aggregate
D. \$ 1,000,000 Claim Expenses Limit of Liability - Policy Aggregate
5. DEDUCTIBLE (Inclusive of claim expenses):
A. \$ 500 - Each Claim
B. \$ 1,000 - Aggregate
6. PREMIUM: \$ 617.00
7. RETROACTIVE DATE: 01/09/2009
8. FORMS ATTACHED: NAV RAL NIC PF (02/11) NAV RAL 300 MN (02 11)
NAV RAL 002 (02 11) NAV RAL 008 (02 11)

PROGRAM ADMINISTRATOR: Herbert H. Landy Insurance Agency Inc.
75 Second Ave Suite 410 Needham, MA 02494-2876

By Acceptance of this policy the Insured agrees that the statements in the Declarations and the Application and any attachments hereto are the Insured's agreements and representations and that this policy embodies all agreements existing between the Insured and the Company or any of its representatives relating to this insurance.

IN WITNESS WHEREOF, we have caused this policy to be signed by our President and Secretary.


[Emily Miner]
Secretary

[Stanley A. Galanski]
President

NAV RAL DEC (02 11)

Page 1 of 1



Insuring A World In Motion


E & O insurance - Page 2

This endorsement # 1, effective 01/09/2013 forms a part of Policy # PH13RAL121285IV
issued to Mark Hennen:

ADDITIONAL INSURED ENDORSEMENT

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the following:

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY

In consideration of the premium charged, it is agreed the person or entity designated below is insured under this policy solely for vicarious liability arising from professional services performed by the Named Insured. Nothing contained in this endorsement will serve to increase the Company's limit of liability.

Name of person or entity:

Lakewood Appraisal Services
Lakewood Appraisal Services LLC

All other provisions of this policy remain unchanged.

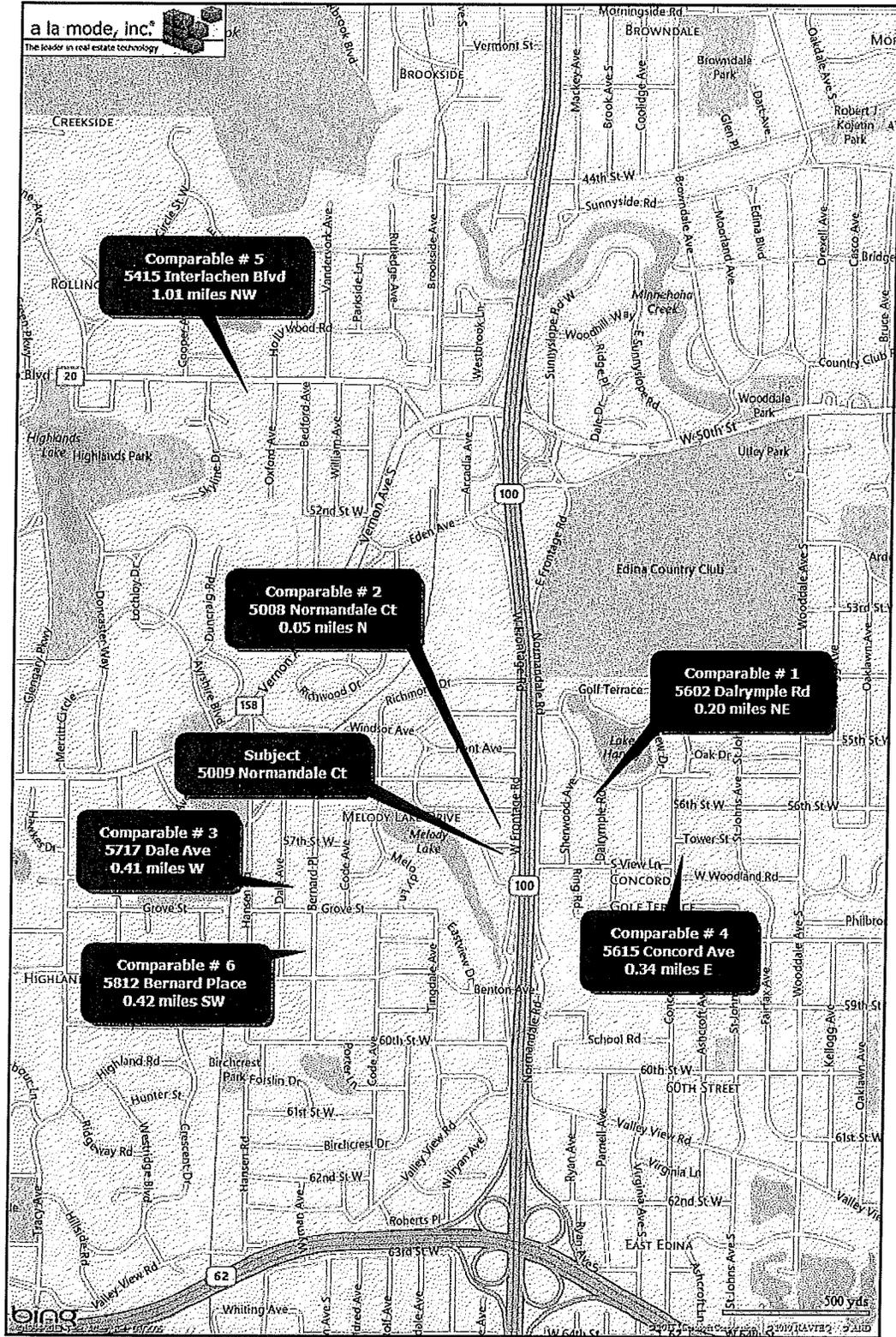
NAV RAL 002 (02-11)

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HENM81-7

Location Map

Borrower/Client	JORDAN MAUER		
Property Address	5009 Normandale Ct		
City	Edina	County	Hennepin
		State	MN
		Zip Code	55436
Lender	Wells Fargo Bank, N.A. - PMB0036907		



David Wikoff
6305 Hillside Rd.
Edina, MN 55436

October 7, 2013

Debra Mangen
City Clerk
City of Edina
4801 - W. 50th St.
Edina, MN 55424

Re: Special Assessment
Address: 6305 Hillside Rd., Edina, MN 55436
Property ID. No.: 0511621120028

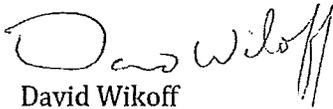
Dear Ms. Mangen:

My wife, Jean Wikoff, and I reside at 6305 Hillside Rd., Edina, MN and we are in receipt of the notice of a special assessment on our property in the amount of \$11,369.37.

This letter shall serve as our written objection to the special assessment, because the amount of the assessment exceeds the special benefit to the property.

Call me at 612-599-7665 if you have any questions. Thank you.

Sincerely,


David Wikoff

David Wikoff
6305 Hillside Rd.
Edina, MN 55436

October 10, 2013

Debra Mangen
City Clerk
City of Edina
4801 - W. 50th St.
Edina, MN 55424

Re: Special Assessment
Address: 6241 Crescent Drive, Edina, MN 55436
Property ID. No.: 0511621120017

Dear Ms. Mangen:

I am an attorney and have been retained by Dorothy Pool regarding the special assessment on her former residence located at 6241 Crescent Drive, Edina, MN 55436. The special assessment was approximately in the amount of \$11,000.00.

Ms. Pool sold her the residence to a Stacey Johnson on January 24, 2013. As a condition of the sale, Ms. Pool placed \$16,000 in an escrow account to cover any potential assessment. Ms. Pool currently resides in Friendship Village, 8100 Highwood Drive, Bloomington, MN.

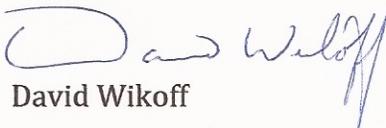
Without notice or authorization to my client, the escrow company paid the City of Edina the full amount of the special assessment claimed by the City of Edina.

This letter shall serve as Dorothy Pool's written objection to the special assessment, because the amount of the assessment exceeds the special benefit to the property.

The City of Edina also needs to reimburse Dorothy Pool for the amount paid by the escrow company, because she objects to amount withheld to pay the special assessment.

Call me at 612-599-7665 if you have any questions. Thank you.

Sincerely,


David Wikoff

cc: Dorothy Pool

2012 Neighborhood Roadway Reconstruction Survey - Result

1. How effective was the communication you received prior to construction?

Answer Options	Very effective	Somewhat effective	Neither effective or ineffective	Somewhat ineffective	Not at all effective	N/A I do not remember receiving any information prior to the start of the project.	Rating Average	Response Count
City Meetings and Open Houses	42	39	13	8	13	14	2.23	129
Mailed Correspondence	56	47	7	14	4	11	1.93	139
Weekly Email Update	59	34	10	7	5	20	1.83	135
Monthly Mailed Updates	46	33	14	14	6	22	2.12	135
City of Edina Website	27	28	27	9	14	26	2.57	131
Comments - see below								35

Comments:

1. Didn't use the website.
2. I do not have web or email.
3. Very good communications.
4. It was very frustrating for all of the Valley Estates residents that none of our feedback mattered on a project where the costs are coming directly out of our pockets.
5. I think they could have communicated better with the people directly involved with project.
6. The street looks great. However, the cars are usually driving between 31 - 35 mph some at 41 mph. Our lawn looks terrible....full of weeds and bald spots. We had a much nicer looking lawn before. Will they be fixing it. Also George Bender said that he would be planting some trees to hide a meter box for the light signal. I have contacted him so hopefully it will get completed. Also, we have a crack in our hallway ceiling that got worse during the construction. Will the city be fixing that?
7. I signed up for emails but never received any.

8. Far too many of us had to stand during that very long community meeting about a year before the project. No reason we should have to stand.
9. I do not recall any weekly email prior to construction. The city hall meeting I attended was not satisfactory (the meeting where public comment about the project, project costs, and payment terms).
10. The mail updates seem to not give as much information on the project.
11. Do not recall receiving e-mail updates. Never use Edina website.
12. The weekly email was extremely helpful. The one thing I might recommend was to continue to remind homeowners how to subscribe to the email. Many of my neighbors never found out about or saw the emails.
13. Emails were vague. Meetings were not at convenient times. The emails gave information that was already known.
14. We moved in right before construction started, but could never find out how to get onto or contact any of the staff/or people for the project or how to get onto the email lists.
15. Did not attend city meetings or open houses.
16. We received communications, but things frequently changed.
17. It seemed to me the meetings and subsequent plans did not take into account the majority desires of the neighborhood. We did not receive any e-mail updates and the city web site did not have this project listed at the start of the project. Also, I do not recall seeing any monthly mailed updates.
18. The Pavement index showed that our road on Balder Lane was in good condition. What a waste. The current new road looks worse than the old road. In addition, the neighborhood did not want the sidewalks. The sidewalks around Creek Valley Elementary are not kept up, and in bad condition. Why would the city create more sidewalks if they can't keep up with the old sidewalks.
19. City meetings and open houses are pointless because it is clear that the City has made up its' mind and is simply going through the motions and charade of listening to the people.
20. The information from the meeting we attended turned out to be incorrect as to the cost to residents for the project.
21. I was disappointed that we did not learn two years in advance that our street was going to be replaced. We would have postponed some repairs had we known.
22. Looking back, "you don't know what you don't know"; hence, there are questions I would have asked if know what I know now (see below).
23. Did not go to meetings or use website
24. The rudeness of our mayor to one of our citizens was totally inexcusable and unacceptable.
25. We were thoroughly informed throughout the process.
26. I read the mail and attended one meeting on behalf of my 95-year-old mother. I felt confident in explaining the project to her.

27. Info re: Cost of project went from 6,000 to 12,000 and up to 20,000.
28. I was sorry to see what the heavy machinery did to the culde sac on Warden. gauges and cracks where it used to be in rather smooth condition for walking.
29. The letters were very poorly worded. After being on a committee to discuss how to make them better there was no change. They were filled with jargon and not understandable. Also there was false information and the City has no credibility anymore as far as I can tell.
30. The city meetings were completely ineffective because the city council had already made up their mind before the meeting began. Also, the projection of the cost was much different than the actual cost of the project which is good that it was lower, but when planning financial it is important to have an accurate number. In addition, more leg time would help families plan for this large amount rather than taking out a loan with the city. Our project had been moved up in the planning so we had less time than we most which was frustrating. I also did not appreciate that the reason that the intersection of kent and warwick was changed was so that a developer could demolish a home and build a large ridiculous home and then double the front yard because of the intersection change. The house does not fit with the neighborhood and it ruins the privacy of the homes around it because of its size, it also causes drainage issues.
31. I felt like it was handled great!
32. Strange letters, mentioned things would happen (like a meeting!) that never happened and was never scheduled, very misleading and even untrue information, really dropped the ball.
33. Need help with your communication as i was screwed!
34. We bought our house the week prior to construction start so the above questions are not applicable to us.
35. We are out of town but manage the affairs of our parents in Edina so we were not around for the Open House.

2. How effective was the communication you received during construction?

Answer Options	Very effective	Somewhat effective	Neither effective nor ineffective	Somewhat ineffective	Not at all effective	N/A I do not remember receiving any information during the project.	Rating Average	Response Count
City Meetings and Open Houses	23	27	16	4	15	41	2.54	126
Mailed Correspondence	48	46	9	4	10	15	1.99	132
Weekly Email Updates	73	29	5	6	8	13	1.74	134
Monthly Mailed Updates	41	38	18	6	7	22	2.09	132
City of Edina website	25	27	24	5	16	31	2.59	128
Comments - see below								31

Comments:

1. Didn't use the meetings/open houses or the website.
2. Excellent communications.
3. I do not have a computer at home. I need everything mailed.
4. Need more communication on what roads or which sides of the streets wouldn't be accessible. This was not provided on a daily or weekly basis.
5. Some of the correspondence that we received seemed to arrive on short notice - either the same day or just a day in advance. It would be nice to have a little more notice on days when water is going to be completely shut off, etc.
6. George was phenomenal at communicating.
7. Not sure I received monthly info but did get correspondence. No emails even though I had signed up.
8. The correspondence during the project was rather vague in terms of timing of activity. Particularly when the street demo and paving activity finally took place on our street, on several occasions I was compelled to email the project manager to gain clarity on what was actually happening and when. Thank goodness I did not have any events planned at my home in the fall.
9. only marked apply
10. The weekly emails were a great way to communicate!
11. Do not use Edina website. Was not on weekly e-mail.
12. Never knew what was going on, when street would be closed or what exactly was occurring under the ground.
13. Weekly emails were often inconsistent with what actually took place.
14. Did not attend meetings

15. There was no communication from the city. the only way we learned anything was talking to the project supt.
16. The weekly email was very very well done. I really appreciated feeling informed about what was going on.
17. Very deceptive. The pavement index was near 50 (no repair needed), the neighborhood petitioned and 90% said no. The building department said our neighborhood fit nicely into their budget.
18. The project leader, carter, was very good about keeping us up-to-date and was amazingly responsive when we needed him in various situations!
19. I didn't sign up for e-mail updates - I got info elsewhere.
20. Again, did not go to meetings or use website
21. WE were kept informed.
22. E-mail communication was the best! We really knew what to expect.
23. At least 3 times a construction worker knocked on the door before 7:30 a.m. to tell us to get our cars out of the driveway immediately. We had not gotten notice the day before that this would be happening.
24. See above - lousy all around.
25. Adequate
26. Weekly or recurring emails work really well.
27. Again, wonderful
28. What was stated and what was actually done were often times not the same.
29. Email updates were great
30. Don't get answers at city meetings. you don't care about what people say in the neighborhood.
31. We are out of town but manage the affairs of our parents in Edina so we were not around for the Open House.

3. The project is funded between City Utility Funds (approximately 60 percent) and Special Assessments (approximately 40 percent). Were the specific project costs explained to you in a manner that you could understand?

Answer Options	Response Percent	Response Count
Yes	41.6%	57
No	23.4%	32
Unsure	8.8%	12
I did not attend the Open House.	26.3%	36
Comments		35

Comments:

1. We were out of town on vacation.
2. I understood the information presented but the cost was a moving target. Not sure how we couldn't get more accurate cost information. Asking residents to sign off on an estimate and then agree to pay 50-100% more doesn't seem reasonable. We haven't seen the bill yet - hoping to be pleasantly surprised but expecting something different.
3. Very unclear, kept changing.
4. The costs were explained to us, but we still didn't see the need for the project and our feedback didn't matter.
5. Unclear as to why such things as street lights (replacement of the old and frequently defective lighting) were positioned as Special Assessment items. Later, as the project was nearing completion, the City reversed that position for future projects but now we continue to deal with ineffective and unsafe street lighting throughout the Valley Estates neighborhood.
6. I did not realize that SA's only accounted for 40% of the project's cost. Thus, I guess the project was more expensive than I realized.
7. We still, months later, do not know how much we will be charged. Only estimates were given. Also we are unsure about the changes in funding these projects, if any, made by the City Council. Continued communication in this would be appreciated
8. Yes. However, it has come to my attention that we are now paying for the sidewalk by the school. That was something that wasn't explained up front. Shouldn't that be an expense the school pays?
9. Still think the city should assess all residents in the City of Edina since all streets are or will be in need of repair. Easier to make small payments than \$12,000-\$16,000.
10. I attended 2nd meeting
11. What could be effective is a one-sentence statement like: You live at XXX, your cost will be \$YYYY and billed this exact way QQQQ at this exact time or times BBBB.
12. I believe I understand the funding mechanism but I do not agree with its structure.
13. It was confusing and it seemed to change depending on the meeting:(

14. I am concerned about us being assessed for the "school sidewalk". The city now decided not to charge residents for sidewalks after ours was completed. Would like to see this issue retroactive to include the school sidewalk. Thank you.
15. This is the first I remember hearing that 60% of the funding coming from City Utility Funds. That's a good thing.
16. Estimates were off by about 50%. Started out at 6-8 Thousand but ended up over 12 thousand !!
17. I do not understand why we are charged for sidewalks that are on school property that the members of the neighborhood do not use, but are used by the school and families to drop off and pick up kids.
18. I'm still not sure of the final assessment
19. I still am unsure what the special assessments will be. They kept changing their mind as to how much it would cost if the city did something vs. us finding our own plumber to do the work.
20. But we still haven't gotten the final assessment amount so this is a difficult one to answer right now.
21. The Edina building department's presentation was poor, reiterating irrelevant facts that droned on forever to bore the audience and force their agenda down our throats.
22. I assume with the new city council decision we will pay less.
23. COSTS CHANGED ALL THE TIME STILL NOT SURE WHAT THEY ARE
24. Some communications indicated the full project was paid via special assessment; other communications that it was a split. There remains some confusion over how our project is handled now that Edina changed the way it assesses for projects.
25. It appeared to be explained in a manner that would cause a response that could be interpreted used as a gauge for the city to figure out how much our neighborhood would be willing to tolerate in Special Assessments.
26. Final project cost unknown to us as yet we only had an estimate
27. We were mis-informed and talked down to however. And frankly, lied to, about the costs.
28. Where are our tax dollars no other city charges this much for an assessment I didn't want curves the road is that great
29. Info changed several times....amount should have been settled sooner...financing model should be changed so it doesn't rely entirely on assessments
30. Costs changed drastically.
31. Yes but there was confusion about the part we pay for and when the city bid that portion it came back less than us going on our own. Caused issues.
32. According to the newspaper clipping I have, each homeowner will pay about \$4,500.
33. Explanation was clear although at times self serving.
34. Screwed. my house is worth 260,000 and i will have and an assessment of 17K or a 6% assessment on my house. thanks Edina. fyi i don't live in the county club area and make the money they do.
35. We are out of town but manage the affairs of our parents in Edina so we were not around for the Open House.

4. Did you find the Open House to be beneficial in answering your questions or addressing your concerns?

Answer Options	Response Percent	Response Count
Yes	28.7%	39
No	22.8%	31
Unsure	5.9%	8
I did not attend the Open House.	42.6%	58
Comments		19

Comments:

1. Neighbors filled us in.
2. Several people in my neighborhood didn't feel we needed the roads redone. It was clear the decision had already been made.
3. Yes, but it seemed to be more of a sales pitch to convince the residents of what was already decided.
4. Many including myself had questions about the initial cost info and what was presented at the meetings.
5. none of my concerns were addressed (funding mechanism which is broken). The meeting was an opportunity to vent and observe our city leaders in 'action'.
6. But at times I still was unsure on some of the next steps in the project.
7. I always find those types of formats to be a difficult way to get specific questions answered
8. They didn't listen to the desires of the majority.
9. Only because we stayed after to ask specific questions.
10. Somewhat
11. The pavement index the was completed by engineers showed that a new road was not needed, and the Edina Building Department said they wanted it since it fit in their budget.
12. After construction completed, I wished I had asked about all the stuff that could be put on my property; I didn't know to ask the questions.
13. they were very informative and answered all questions.
14. Somewhat. The Open Houses, again appear to be used as a gauge of sentiment towards a direction the city has already chosen. More of a pitch session disguised as Citizen Input.
15. Somewhat - some answered, some not. Wayne Houle's manner is awful - condescending at best. We are not stupid!
16. I do not feel that concerns were addressed
17. Not so much, degree of care taken and concern shown in OUR neighborhood was much less than in more wealthy neighborhoods. We got the second rate treatment all the way through from quality of work to care re landscape damage to responsiveness.
18. Out of town

19. We are out of town but manage the affairs of our parents in Edina so we were not around for the Open House.

5. How effective were the crews in working to minimize your level of inconvenience during the project?

Construction Phase							
Answer Options	Very effective	Somewhat effective	Neither effective nor ineffective	Somewhat ineffective	Not at all effective	Rating Average	Response Count
	43%	33%	7%	9%	8%	2.07	133

6. During construction, did you know the name of your City representative?

Answer Options	Response Percent	Response Count
Yes	50.4%	69
No	49.6%	68
If "yes," name of City representative:		56

If "yes," name of City representative:

1. Aaron Kuznia - He did a good job!
2. Aaron
3. Don't remember.
4. Jeff
5. Jeff
6. Aaron
7. kept in correspondence
8. Aaron Kuznia

9. For us George Bender was a great representative.
10. Can't remember his name now!
11. now forgotten
12. I cannot remember that was a year ago.
13. Jeff Frahm
14. Aaron Kuznia
15. George
16. I think we had to dig up the info initially however. Not sure if we missed a correspondence where he was introduced or what, but didn't know who he was initially. Jeff Frahm
17. Andrew Plowman??????
18. Don't remember now
19. Aaron
20. Carter Schultze
21. Aaron Akuznia -- Deserves a "star".
22. I can't remember the project manager's name, but it was sent to us several times (via email and letter).
23. Jeff Pfram (Spelling?)
24. George
25. Jeff Frahm
26. Ploughman
27. Don't remember now
28. Have since forgotten
29. I did a year ago but can't remember for sure now. Maybe Brandon??
30. Can't recall his name, but he was excellent and very responsive.
31. Carter
32. Can't remember now.
33. Aaron
34. AARON
35. George
36. Aaron Kuznia
37. Aaron Kuzio
38. sorry, I forgot his name, but very helpful!
39. Aaron
40. arron? big blonde guy had his cell #
41. I have forgotten but he was great. Terrific.
42. Aaron
43. Don't recall now.
44. what is a city representative?

45. aaron k.
46. I can't remember it now but it was a strange name, he was the manager from the company and I did call with questions and concerns
47. Andy something
48. I don't recall, but he introduced himself via email.
49. Don't remember anymore
50. Carter from SEH and of course Wayne Houle
51. can't remember now
52. Carter
53. Cannot Remember at this time but he was good-Viking Hills
54. I think he was Carter from SEH.
55. george bender
56. don't remember the name now

7. During construction, aside from weather-related delays, did the crew provide you with ample notices of water shut-offs, driveway access, etc.?

Answer Options	Response Percent	Response Count
Yes	69.6%	96
No	24.6%	34
Unsure	5.8%	8
Comments		35

Comments:

1. Driveway access crew did not give advance notice.
2. The work crews were very accommodating.
3. Water shut off was not well communicated. When we got notices, the construction was often delayed or modified and several times we were not even informed. Only to find we wouldn't have water for the next 8 hours - that was an avoidable challenge.
4. We were not notified in advance every time the water was shut off.
5. It would have been helpful to have access to street via one way during the project to make for a safer driving during the construction phase. We were told we would have daily updates via notes left at the door to inform when streets would be blocked--this didn't happen.

6. There was a day when they created a 3 foot high berm blocking my driveway for whatever they were doing that day. I received no advance warning of this, though they must have known at least the day before that they would be doing this work. I was out on a bike ride, so was not home when they knocked on my door to say they were about to do this. Thus my car was in the garage, not accessible. I could have easily moved it out ahead of time had I been given a little more notice. This was not during one of the weeks when we were warned to move our cars out to the frontage road.
7. If I recall correctly, the first water shut off was a little short on notice, but notice was great after that.
8. I had no advance notice my gas would be shut off. This was a huge inconvenience when I got home from work at 8pm. Once the water shut-off notice was stuck to my garage door, rather than my front door. As a result I had to finish my shower with bottled water.
9. And these were often provided ON THE SAME day as the issue, and even then changed that day. I work evenings, and at times woke up at 10 AM (due to working until 3 AM), finding a notice on the door saying my driveway access was limited that day after 9 AM. Surprise!
10. The composite of notices: emails from the city(?) project manager, doorknob notices (which sometimes blew off doors) and mailed notices resulted in a complicated communication stream for homeowners.
11. My car would have been stranded in the driveways had my neighbor had not told me about the driveway tear out.
12. Except for one time they put something on my door later in the evening and I was unable to get out of my driveway the next. Sometimes notice was only hours prior. I work night shift so I would be asleep when notice was placed in the AM and shutoffs would occur in the PM and I wouldn't know. Same with cutting off driveway access
13. Sometimes notice was only hours prior. I work night shift so I would be asleep when notice was placed in the AM and shutoffs would occur in the PM and I wouldn't know. Same with cutting off driveway access
14. Most of the timea few days we were "surprised" to learn we had no water.
15. there were times that they said they would be at our house and didn't show up and then there were times they didn't give us and I don't live in the immediate area so I was not impacted by no-water or driveway access. ie time to change schedules less than 6 hours notice; very inconvenient
16. I don't live in the immediate area so I was not impacted by no-water or driveway access.
17. Did not receive hang tag on door when water was turned off.
18. We received several shutoff notices (upwards of 8) but most were false alarms, meaning we were told of the shutoff but the shutoff never occurred. Left us feeling they were crying wolf.
19. There was one time we received no notice of losing driveway access--we were stuck home until crews came and created a way to get out.
20. No, our property was not accessible without notice!
21. The crew was wonderful and hard working!
22. Though if there's any way to have more lead time about water shut-off, that would be helpful.
23. Aaron was awesome!!! Very efficient! He was on site everyday, answered questions and communicated what we could expect in the next day or 2, by email-glad he was our Rep! The crew was very friendly and courteous!
24. usually but not always - trouble getting water turned back on - delayed until almost 6:00 pm
25. We were kept well informed

26. City ought to have given day time parking for residents some thought. Tracy can't be parked on, neither could Westridge or other blocks since all being done at the same time.
27. As stated above, there were days they would knock on the door before 7:30 a.m. to tell us to get out. We had no prior notice of that and it disrupted our morning schedule as far as getting ready for and going to work.
28. They notified but often did not follow what they told usw.
29. times they left our gate open and our dog got out because they did not give notice that they had been in the yard
30. ONCE THERE WAS NO ADVANCE WARNING TO ME.
31. they did a good job.
32. one night notice wasn't enough. And then they change the schedule without telling you.
33. Except for the very start of digging in front of our driveway, after than very good communication
34. No they did not. About 15 minutes notice or less re driveway access and street exit.
35. worst experience i ever had. Waste of a great summer. Project took way to long, dust, dirt everywhere.

8. During any phase of the project, did you experience any conflicts in dealing with the project?

Answer Options	Response Percent	Response Count
Yes	41.3%	57
No	50.0%	69
Unsure	8.7%	12
Comments		55

Comments:

1. Our driveway was cracked.
2. When we could not park in our driveway - cannot walk very far!
3. No one likes the inconvenience of this type of project. No one wants to pay the assessment for streets that don't really appear to be that bad. Neighbors got crabby with the inconvenience and contractors did some poor quality work in the neighborhood that had to be corrected ... that only made things worse. I expected more updates or work to be done to mandate new streets but the utility work was very minimal and may have been easily completed without the streets. The big gain for us was the water shut off's, but it didn't seem to be a problem for us in the previous 15 years ... so really seemed like a expensive resident funded resurfacing.
4. The crews were very nice, but often would work in multiple spots that would block both entrances/exits to our neighborhood.

5. Clarity on certain issues became problematic throughout the project. It sometimes appeared as though the responses to our questions had either not been encountered in previous similar projects or that the City did not have a precedent or position established as to how to deal with certain issues.
6. Could not get out of neighborhood to get to work multiple times
7. Early morning noise-called a few times to discuss the true start time. Trucks running non-stop.
8. How do you define "conflict"? with the city, with the crew, with carrying on one's normal life?
9. parking when my driveway wasn't accessible
10. Yes, the crew damaged our driveway. The crew was not carefully and drove trucks on fresh concrete damaging curbs and had to be redone. Still pointed out damaged and said asphalt would cover the damage but the damaged concrete is visible. The asphalt at the bottom of the apron is higher and it makes it difficult to clear snow and creates a tripping hazard.
11. See above comment
12. The crew that came through did a pretty rough job of cutting our driveway concrete and went ahead and poured new concrete up against it. We brought it to the attention of our city rep and it was redone the next day.
13. They did not take responsibility when they damaged property.
14. The painting of our house could not be completed til this spring. Very frustrating as there was too much dust and dirt in the air.
15. see above
16. One day unable to get out, notified too late.
17. I was fortunate in my family's personal physical mobility and lack of significant events at my home during the street tear up on Richmond Drive. We were at the end of the project and there was considerable delays (not weather related) at the end which resulted in work barely completing before snow flew.
18. The grass was damaged by the equipment and not restored
19. When they changed the project from sodding to seeding.
20. See above-I did find someone who was kind enough to come and backfill it for me so I could get out and go to work
21. The end of my driveway is all messed up. The people laying the curb cut the end off too close and now the radius from the apron is actually in the drive way.
22. There was damage to the drywall, ceilings inside of our home as well as the seals on our windows due to the constant pounding on the ground. This pounding sent shock waves through the ground which damaged our home.
23. My sprinkler line was ruptured
24. My sprinkler line was ruptured
25. returning our yard to its original form
26. the sod they installed was NOT being watered and I called three times to tell them it was going to die....guess what it died.
27. Yes, when we started to ask questions to the contractors we would get conflicting information on what was happening and what we needed to do or when we needed to be home.
28. Blocked roadways due to trucks/vehicles parked on both sides.
29. They still haven't fixed my sprinkler head
30. Water issues in my basement, erosion of driveway. Evacuated when they hit a gas line outside my house.

31. Late nights. It was very clear there was to be no construction activity past 9:00 pm but there were more than one occasion that the crews worked well past that time frame.
32. removal of apron was not satisfactory
33. People said they would be done work and we needed to be home and then they wouldn't show up and this happened more than once.
34. There were instances when I was unable to get out of my driveway. But they were short-lived.
35. I found it interesting that the city would give us a survey, but then do what they wanted to do "in the best interest of the city" instead of what the neighborhood overwhelmingly wanted. Why bother with the survey or the microphones at the city hall meetings. Just wanting us to feel like we've been heard? Hmmm...
36. Sprinkler system and pet containment were disrupted but eventually repaired for us.
37. The fire hydrant is not within the Edina Fire Department specifications, and has not been corrected. My sprinkler system was broken and I had to fix it, and pay for it. I had to get a new driveway.
38. The crews cut my cable line and I had trouble getting it back on line. The City rep was very helpful at problem-solving and getting the subs to take responsibility for it.
39. at one point, i found that i couldn't get to the driveway, and someone had a pile of dirt moved so i could drive in.
40. I don't have a basement sump pump or roof drain tie-in for my property (nor do neighbors), so why all the drainage line work, joint, cleanout, etc. on my property?
41. All went well and most of the neighbors were also pleased.
42. My mother whose home was affected by the reconstruction; declined and died during the project. Both city employees and construction crew members were extremely helpful both to our family and to the people from hospice. They were available when we had questions, helped us navigate a way to and from the house a number of times, kept us informed, and cooperated by avoiding work on her corner when we had a family gathering following the memorial service and later when we had a 1/2 day sale. I have nothing but positive things to say about how the project was handled.
43. Water shut-off received same day.
44. My existing driveway and sidewalk had rebar, I had to provide it for the new pours. My depths were 8 and 6 inches, now they are less.
45. Water was turned off (w/my knowledge) but not turned on again when they left for the day. Also, when they installed a pipe they dug up the yard and after they were done, did not replace the grass.
46. There were several reports around the neighborhood of run ins with the Front End Loader driver, but she was a bit accommodating to the locals later in the Summer. But again she worked her ass off like no one else. The Bulldozer driver was a bit gruff and unyielding but again, if I had to drive that loud, rumbling, nerve racking piece of shit around all day do I would be a complete and total belligerent ass by the end of the Summer too!
47. We have a special needs child, who needed access to the street, and the city was very accommodating.
48. cut wires multiple times
49. See 7
50. Sometimes off-site parking was difficult to find.
51. Sump pump hook up was a little confusing on timing, but it was resolved

52. children nearly hit from equipment, bobcats nearly backing into my vehicle, trucks blocking the street access, crews throwing large concrete blocks in yards, sod crews completely missing some areas, etc., etc.
53. not sure what this question means - there was damage and unresponsiveness but not conflicts third rate quality concrete work, sidewalk damage, tree damage, unfinished business, project still incomplete
54. Irrigation
55. I requested a longer slope for the end of our driveway so that we would not get ice dams as we had in the past, and they redid it.

9. What aspects of the project process did you like?

1. The finish! Good communication.
2. None.
3. NONE.
4. I feel project went well - of course there were minimal times of inconvenience but all in all I'd give them an A+.
5. Advance warning
6. Fixes to sprinklers and dog fence were repaired as promised
7. Project Lead and crew were very helpful and responded to concerns in a timely manner.
8. bike lane and slower speed
9. Friendly crew and project manager.
10. Considering the scope of the project, it was completed in a relatively short time frame. Having said that, the weather cooperate extremely well in 2012 and this spring/summer may have caused significant delays that we were able to avoid last year.
11. An
12. The finished project looked great. However, it was finished so late in the season that the suggested watering schedule could not be fully accomplished prior to bad weather setting in.
13. New sidewalk on Creek Valley is greatly appreciated and well used. Underground storm-runoff tie-in; a big improvement . Maintained access to driveways. Replaced sod, eventually.
14. it was relatively quick. The crews worked hard, long hours and made visible progress daily.
15. The street needed to be fixed and it looks quite nice now.
16. Aaron Kuznia was excellent...prompt, attentive, professional
17. The workers generally tried to make it as unobtrusive as they could.
18. George the head guy is really good to work with
19. I thought the crew was very curious and professional for the most part.

20. Did not like the project from start to finish.
21. The street is quieter just wish the police would enforce the posted speed limit.
22. Mailings were informational. If I did have a question, I called and it was answered to my satisfaction.
23. 1. Sidewalks were not added. 2. nothing else
24. Excellent work done, very nice result. Fantastic fix of all the driveways impacted. The city listened to our idea about no curbs. Water impact minimal. Noise level acceptable. Friendly crews.
25. Really?
26. communication plus Aaron was around every day or so
27. n/a
28. None
29. The design of the new street.
30. Not much-It was a huge inconvenience to say the least-The people that worked on the project were very nice and respectful EXCEPT for one woman crane driver that drove much to fast in the neighborhood and did not care who was in her way!!!
31. Final product
32. The street looks very nice (narrower but nice).
33. None
34. I appreciate it is done. I like the lower speed-limit to protect the school-age kids,.
35. That we have new road, new drainage, new fire hydrants
36. the construction crew was respectful, very communicative, worked with our 'special needs' pleasantly and timely, went the 'extra mile' when needed and kept things clean and rubbish free.
37. Nothing.
38. was not in favor of project but was handled well
39. the workers were polite (aside from the dog one of the workers stole a block away)
40. Good communication from start to finish.
41. None
42. The ability to drive through the site to reach Vernon from Benton.
43. The workers were great with my boys as long as we kept a safe distance we got to watch the trucks in action! The guys even explained a few things a few times they were nice.
44. New road is nice. Sidewalk needs repair on Tracy and Hawkes on east side of road.
45. None.
46. None.
47. Posting of detour routes
48. really nothing. as expected it was inconvenience after inconvenience
49. The open, friendly attitude of the crews handling the project. Willingness to answer all questions asked.
50. None
51. tyhe project supt (George Bender) was a great communicator.
52. None

53. Nothing
54. Seemed to be well-organized.
55. The actual crew and workers. They were marvelous all around.
56. The construction workers were very courteous, paying attention when I needed to get out of Hawkes Drive and on to Tracy.
57. Nothing, a huge waste.
58. The end.
59. i liked that the city had a representative available to the residents. it made things smoother than i thought possible.
60. The professionalism.
61. accommodated our wedding plans
62. The courtesy of the construction crews in allowing and faciliating my use of the street.
63. CONTRUCTION CREW
64. The effort at communicating to the residents!
65. Safety appeared to be important at all times. I was pleased that contractor kept watering sod rest of summer/fall.
66. Well done. Good work crews and great communication from the city.
67. All of the construction crews were very friendly and very accomodating. Hats off to George Bender and his crew.
68. Communication was very good. The workers did the best they could to allow access to our home. Very professional all the way around.
69. The communication from Aaron. In person, by phone, or email, always accessible. The friendly, hard working crew, keeping the road open for daily traffic.
70. Aaron's prompt response to the few problems we had
71. Being kept informed during the entire project.
72. The city worker, too long ago to remember his name, was very professional and helpful. His name and phone # was on all of the emails and written mailings. Jeff???? Caucasian male, in his 30's?-- he was perfect for dealing with the public.
73. Crews were respectful mostly. One man though would not take NO as an answer from my wife on access to our house.
74. I liked the communication and attentiveness of our project leader.
75. Always informed and excellent response to questions.
76. Nothing.
77. Always informed and excellent response to questions.
78. Our special needs were tended to.
79. The finish.
80. Good communication and reaction to our individual concerns
81. road looks good
82. friendly workers. keeping us informed, weekly updates
83. Got some pretty rocks.
84. none We didnt want to go through iy
85. When it was over
86. Strong Effort To Keep Us Informed.

87. Weekly e-mails and twitter updates
88. NONE OF IT PARTICULARLY. IT DISRUPTED MY SUMMER.
89. we worked with a city guy who helped us with our driveway...very helpful
90. I have always wanted to watch a construction project. I absolutely loved it. The workers could not have been nicer or more accomodating. One even offers to carry my groceries from my car to my house for me.
91. The result is great.
92. End result looks great, but I would move before going through it again. As bad as I anticipated the process, the reality was much worse. I am still cleaning up from the dust. I had to scrub my gutters by hand last summer and had to have the siding professionally power washed this spring...the grit was ingrained in the siding. I have not been able to thoroughly clean my windows, so may have to have those professionally done, too. These are unexpected costs, which became unavoidable due to the project.
93. Appearance of the finished project.
94. Communication and your team was top notch
95. none. at the end of the day i have the exact same things as i did before it started and will get a bill for it.
96. Speed of completion. Minimal water shut-offs. Good notice from the city of project developments affecting me.
97. the new pavement
98. Street look much nicer
99. Weekly updates on what to expect
100. not much
101. Looks great
102. We like it now that it is done!
103. nothing. i want my old prefectly working road back
104. Very pleased with final result.
105. Friendly workman and almost no street closure

10. What aspects of the process would you recommend be improved?

1. The sodding was done poorly.
2. Took too much time.
3. None
4. More timely information.
5. I have no suggestions.
6. Several homes had much more inconvenience than others ... equipment storage, lunching workers in the yard, lunch garbage, our neighborhood was the staging area for the whole Viking Hills project with equipment, materials and crews

meeting, work crews seemed to like to gather and block traffic in a few spots while other neighborhoods got the benefit of new streets but no inconvenience ... Glacier Place, for example which appeared to experience about 3 days of inconvenience while our neighborhood was torn up for months.

7. Communication to homeowners and input from homeowners on project. Felt we did not have any say in the decision, we were offered our input in the form of a city council meeting, but it did not have any impact on decision to do the project. No solid proof of why the streets needed repair, there was minimal issues with the streets.
8. None.
9. Take residents feedback into account for projects that they are paying for directly.
10. Repairs to damages caused by the project took too long and required repeated calls and visits to the site in order to return wiring, sod and soil levels back to original condition.
11. Better communication on workers to not block off streets at same time
12. Perhaps better detours so only residence can travel through work area
13. It was too protracted! I feel the work could and should have been done much more quickly once construction started. My heart went out to the folks living on Tracy. The work in front of their homes took about six months. My humble opinion is that the contractors bit off more work than they could efficiently accomplish during the summer. I saw their crews working on other projects all around the metro area.
14. Anticipate or avoid discoveries during construction that significantly delay the schedule. Very frustrating to be told over and over that more delays resulted from newly-discovered problems.
15. The sod. I am still waiting for a section of my sod to be replaced.
16. We had no access to our drive for 3 and a half months, along with all of the other inconveniences. This made it very difficult to find anywhere to park. And to then have to walk through the construction to get to our house.
17. Do not spray paint driveway sections not being torn out. The marks are still visible. Do not spray paint tree bases with neon paint still visible. Have access to the streets via one way for safety.
18. Much of the equipment was parked in front of our home and our neighbors for the duration of the project. It would have been nice to be warned about this or had the equipment relocated periodically.
19. I don't know how people got on the email list for updates initially. I wasn't on the list to begin, but would like to have been. Again - not sure if I missed a communication at the beginning of the process or what.
20. Communication to the whole community of the cost of the project.
21. Put another 25 mph light on the east side as drivers head towards Vernon.
22. It was my 1st time going through anything like this and I can't think of anything.
23. 1. better notice about turning off water or gas; 2. don't take a larger project than can be completed within perhaps 3 months; 3. don't work in the evenings. My yard was unusable due to the amount of dust in the air. Who could breathe? 4. Too much cost is put on the homeowners. I understand the funding arrangement for future street projects is being reviewed now. Spreading the cost across the community. But too late for us, huh? But we may get to pick up a part of the tab for others' streets in the future. Talk about lose-lose.
24. Better timelines provided. Better warnings about upcoming access issues and length of issues.

25. Aside from the funding issue.....More communication on progress and the delays. Since I am paying for work being completed, I am entitled to know what is going on. The weekly emails and the mailings need the attention of a technical writer to clarify content and ensure the customer (residents) can make applicable decisions on manager their vehicles/personal plans. The details of how the project is being executed and causes of delays are also important. I would hope, no, I would expect the city to publish a lessons learned summary of the project for the residents to digest as well as for the city engineering dept and city council to understand to avoid some of the mistakes made (ref. my comments in question 13)
26. Cost ??
27. 1. Get the approval of the residents before the reconstruction starts - we are majority shareholders in the project; 2. Hire companies that can do the work efficiently; 3. Shorten the timeframe - the project lasted for 5 months instead of 2 months.
28. Starting on time.
29. There was a big delay in some of the sprinkler system work which resulted in sod being layed late.
30. I think the curbs should all have been replaced -- there is one on our property that is flaking and when I pointed it out -- no go -- also the "repair" that was done on our blacktop driveway is already showing flaking. Poor job of sodding on our lot.
31. Hard to know - the inconvenience (dirt roads, water shut-off, etc.) was more significant than I thought. I might be extremely clear about the length of time the raods would be out, dirt/dust would be prevalent, etc.
32. Need to have the end of my drive way fixed! 6116 Westridge Blvd.
33. the city should pay for it fully. it took way too long.
34. The quality of the paving, there are spots that are already loosing asphalt after the first winter. Not paying for the sidewalks that are part of school property not part of the neighborhood
35. Better communication as to what is happening each day.
36. would like to know what the costs came out to be.
37. better job watering the sod they installed.
38. better communication, less disruption and property damage
39. Much shorter interval to complete the project. This took almost the entire summer which I feel could have been greatly reduced had they worked everyday and for longer durations. There was a long period of time when nothing was being worked on or progressing. I highly suspect another proiect took priority
40. Road closed sign was posted too far into roadway on warden avenue (between Johnson and Tracey) we moved it to the end of the road so it was more visible by cars on Johnson before turning onto warden and realizing they could not get to Tracey. There were no signs on Johnson letting people know they needed to go all the way to Benton to get back on Tracey or even go farther around. We had a lot of cars before we moved the sign driving up and down our little leg or warden
41. Curb crews did just average work.
42. Could someone please tell us ahead of time what's going to happen? We can't all make it to evening meetings.
43. Email updates with images
44. ength of time. 2 hours of work on nice days is not a work day. It stretched the project because workers were slow and not working on nice days.
45. None

46. 'd like the city to stand by their work. Our home, along with several others, were impacted by the vibration as we now have several walls in our house which are cracked. The insurance company employed by the construction crew denied the claim even though the cracks are the direct result of the construction. Furthermore, we cannot mow the new boulevard clean black dirt was not laid down before the hydroseeding. The boulevard is strewn with large rocks and construction debris which prevent us from mowing safely.
47. I recommend a "Round About!" This is the only way to help the Tracy / Benton intersection.
48. Not working in Nov.
49. While I did not like the process--noise, dust..etc, it went as smoothly as it could. The only thing that could have been improved is timeliness, though I know there were some unforeseen problems.
50. Disruption to home owners, damage to property and follow up
51. The landscaping of my yard. It was filled in with soil containing rocks, stones and pieces of concrete, then seeded with grass.
52. Speaking to the actual residents who live there. There were some intersections that were deemed "dangerous" on which there is very little travel.
53. It sometimes seemed like aspects of the project took a very long time and I didn't understand why something would be dug up and then left alone for a long time.
54. If a pavement condition index shows a result near 50, a new road should not be put in. Listen to the neighborhood: no one wanted the new road. Also, no one wanted new sidewalks.
55. Our neighborhood didn't need the repair, we were just a "filler" in the budget. Yet, the City refused to listen. Our petition and comments fell on deaf ears. To add insult to injury, we are being charged for a sidewalk that is on school property that adds no value to our neighborhood. Valley Estates.
56. I can't think of anything. I was so impressed with the helpfulness of all the people. It could have been so unpleasant, and the attitude of the workers made it tolerable! I can't say too many good things about Carter!
57. Advance communication, at least two or more years.
58. Took too long. There were weeks with no construction.
59. The continuous placement of flags on my lawn by the subcontractors and the lack of removal when they finished.
60. WHY ARE STREETS NEEDED WHEN SOME AREAS IN EDINA NEEDED IT MORE
61. I would like to have known that the sump pump drainage line would be run through my frontage yard and joint/cleanout would be installed in grass; and that Xcel Energy was going to install a large aboveground electrical unit/box on our property as well. I thought with belowground electric there would not be such stuff appearing on our property!
62. Traffic and dust raised by traffic. During the construction people from other areas would drive through like they were racing in the Baja.
63. I don't know whether it could have been done faster, but I doubt it. Road construction made for a very long, dusty summer.
64. We were pleased with all aspects of the project.
65. Water shut off notice with more notice, also get the bill by now!! Get this survey out sooner-- it is almost a year ago that the project began. Does Edina REALLY want to know what we think? If so, why didn't this survey get set up immediately after the work was done when things were more fresh in people's minds-- complaints and compliments.
66. Project started in June and went into November, way too long for such a small section of street.

67. When the sidewalk was added during the process, there was a lot of angst amongst the neighbors that we would have to pay for it when it wasn't requested by us, but rather by the grade school.
68. The city was going to rebuild our road with poor drainage again. I had to call the city and make sure that they knew they were going to have a drainage problem.
69. Do the same process every time
70. Communication about driveway access. Better info about cost.
71. That accurate records of where everything is underground be kept in a vault so that the next time this or something else happens, engineers can pull up what is hiding where?
72. Wait until 7:30 to start construction...lots of little kids being woken up.
73. sod problem
74. Just about everything!
75. Listening and addressing concerns before decisions are decided. Not allowing developers to change roads to their benefit.
76. Notify citizens about the project. The City moved up the start date by a year and we were caught short handed.
77. Dust control
78. Earlier communications about times when we couldn't get out our driveways. Two hour notices weren't always enough time.
79. drainage on Crescent Rd near 6005 isn't the best, but overall the project improved the area
80. The dust was pretty bad. Maybe they could have sprinkled it down more to reduce the blowing dust.
81. Not doing the roundabout was a major miss. You should not let those local residents influence such an important safety decision. The street is great...that intersection is pathetic.
82. Have the City pay more of the cost. Communicate more the extra costs, such as power washing and possible professional window cleaning. Also, I live on West 56th St., so had all the dust and grit coming over from Phase II, after our phase was completed. The mess went on for 6 months.
83. Less Dust, but not sure how you can get that better
84. all items in # 8
85. COST The workers drove very fast up and down our street and did not slow down after multiple complaints to the city
86. At the present time, I think the grass seeding on the blvd was a mistake. I have watered it regularly but am getting about 50% weeds. Grass is now coming through the seam between my old blacktop and new blacktop--I can buy some black tar caulking but I think they should have done that, since I had a perfect black driveway before the construction.
87. Notice of water shut-offs and the specific times of the shutoff seemed to be irregular. More specific notices and times would have been helpful.
88. the addition of the drain system for sump pumps/gutters seemed to cause the most disruption and damage to yards and driveways for little or no benefit.
89. Still not happy about the funding model. I pay taxes for police/Fire and streets/utilities. I feel to be assessed for projects like this is unacceptable
90. funding method is fundamentally unfair despite mayor's Disneyland view; I agree it is hard to change the funding method
91. None
92. PR

93. The addition of sidewalks would have greatly improved neighborhood walkability and provided safety for children.

11. Were you satisfied with the end result and final design?

Answer Options	Response Percent	Response Count
Yes	55.8%	77
No	34.1%	47
Unsure	10.1%	14
Comments		71

1. The concrete was breaking up near peoples' lawns.
2. Tony - supervisor of the construction co. always available - we think they did a wonderful job.
3. Although it's not really noticeable, streets were fine to start with.
4. I expected better grass. Not so many weeds.
5. Still a little difficult to see traffic coming from the north when making a turn off of Grove St. You need to pull into the bike line to get a clear line of vision.
6. With the exception of the street lighting not having been upgraded primarily because the neighborhood felt that should be a City paid expense (and going forward it is!), the improvements in the roadway and storm drainage appear to be effective. Electrical problems in the area have been greater than usual post-project and that too is a serious issue that has yet to be completely dealt with.
7. Sewers grates are already rusted out. Did we get these on clearance?
8. We won't know how well the pavement holds up for several years. Already this spring it is heavily pitted. Is this normal? It looks like the pitting will lead to larger holes soon.
9. But the end result is not worth the cost.
10. It wasn't a quality construction crew with many defects still present. We are paying for an inferior product. We received inferior concrete. I hate the re-designed intersections and it makes it difficult to stop on the hill at Crescent & Westridge and the water pools up at the stop sign. Should have had another drain oposite the house next to the stop sign. Still have damaged concrete. The asphalt is higher than the concrete creating a tripping hazard, Homeowners should have received a break on their water bill for water the lawn in the fall we moved into tier three. Traffic is now speeding down the street, Do not like the fact the streets are narrower creates parking issues when their are parties.
11. I was very satisfied until huge areas of sinkage appeared. The one on Normandale Court was gargantuan! For there to be such a large area of sinkage, plus others on the other streets in the project, someone seems to have really messed up. It's

- frustrating to have our beautiful new street already having areas dug up and patched, which must have a negative impact on the expected life of the new pavement job that we are paying so dearly for.
12. I think the "grass" looks terrible. I now have a bunch of weeds growing where I used to have nice grass.
 13. think overall it looks great and I personally prefer the curb and gutters. I do wish the streets were designed to be wider. It feels tight with parking and tight on the road with walkers and bikers - especially with so many young kids in the neighborhood. I also would have liked better street lights.
 14. We have commented that the road itself seems more narrow than the old but I don't recall being told directly that this would be the case.
 15. The end of my driveway was re-paved at a steeper angle than it had been, so now there is a kerplunk when entering the drive. The lack of a smooth transition makes it more difficult to navigate up during snowy or icy conditions. This was not necessary.
 16. Completely satisfied.
 17. from a design perspective, I am satisfied (with the exception of street width reduction)
 18. It does look nice
 19. Street looks uneven like it needs one more coat. No street lights were replaced after we were asked which we would prefer??
 20. Crew and project management did a nice job with the design, quality of sod replacement, sprinkler head replacement, etc.
 21. Now that it is finished, we do not see people using the bike lane, but instead using it as a sidewalk. Traffic speeds have not slowed. The pedestrian crossing lane hasn't made it easier to cross Tracy.
 22. Corner of Crescent and Highland is difficult to negotiate with a large vehicle even when no other car is present.
 23. some of the intersections have odd curves to them
 24. my lawn I had was beautiful, but the sod they installed is mostly dead. I'll have to pay over a thousand to have the sod they installed ripped out and new sod installed.
 25. Speed limit to 25 is too slow. Everybody exceeds the speed limit now.
 26. The school intersection is horrible during drop off and pick up time, just ask a bus driver! The intersection should have been straightened out and Benton widened on the west side of Tracey. Bt I understand the people of Tracey did not want to be assessed with that amount added on. The Benton section west of Tracey should be done by the city to make the school zone safer. If possible this summer! At least please post no parking signs during drop off and pic up times on Benton west of Tracey. people who abandon their cars on the north side of the Benton road during pick up time really make the whole mess so much worse. Buses cannot get in and through, the line of pick up cars can't move, it's a mess. Cars n the intersection do not treat it as a fur way stop, they stop and go if no one is directly in front of them. I would like to see it fixed somehow, we just started our first of three boys in kindergarden this past year I have a long way to go at countryside. It would be nice to see some changes to make that intersection and pickup process safer and easier.
 27. Substandard work.
 28. I want sidewalks on both sides of the street after seeing the finished project
 29. roads are sinking and TONS of dirt ran into the lake when it rained. The entire lake was the color of mud and they said there wasn't anything they could do about it until I said I would call the DNR and see if they could help and then all the sudden they put in floating barriers to catch the mud.

30. Mostly.
31. Rodayway is nice and smooth, whihc encourages speeding.
32. Wish we would have gotten street lighting.
33. It did not take care of the problem. The 4 way stop by Countryside is still the same. Cars still don't take turns at the Tracy / Benton intersection. Very dangerous! I thought this was the main concern. All that work and the problem is still there. I don't know why bike paths were the main concern and are unnecessary.
34. We now have a large patch in due to sedttling
35. There are sunken areas on West 56th street where water now pools and never did before. We received a letter stating some of the areas were being monitored, but it didn't state which areas or what would be done to correct it and when. How can we know if this area is one of the areas being monitored? And when will it be fixed?
36. I oppose the parking lane. It is completely unnecessary--please note how few cars ever use it. It created extra expense, took yard away from houses on the west side of Tracy, and made the street wider than it should be.
37. For the most part yes
38. Horrible waste. Criminal. The city council was very rude. The majority of the neighborhood was very clear that we did not want the new road. The building department is only interested in their budget.
39. On Polar Circle, just short of the intersection with Vernon, there is flooding after every rain.
40. I would like to have known Xcel Energy was going to install a large aboveground electrical unit/box on our property as well. I thought with belowground electric there would not be such stuff appearing on our property! What am I supposed to do to 'mask' this unit and maintain the esthetics of the front yard and property value now?
41. Yes, other than we have the original 1965 light posts which now look archaic. However, I believe that was a "majority rules" decision based upon the neighborhood survey.
42. I lost 4 feet off the front of my yard to make way for a bike lane, and to date, I have not seen 1 BIKE on Tracy Ave.
43. The exception being the signage. Sign pollution at it finest. Another example of Edina excess.
44. Yes, with all of the potholes on our roads, turning onto Arctic way is wonderful- we have a very nice street!
45. The street looks great.
46. Though we sold the property in the fall, we thought the end result was excellent. Keeping the curving streets was great! Installing curbing gave the neighborhood a cleaner look. The overall effect certainly didn't hurt when it came to selling the property.
47. Street was narrowed. What idiot decided that? Got yet another McMansion going in down the block. When the trucks park on the road there--on both sides-- sometimed directly across from each other, it presents a tight traffic situation for residents. As people turn the corner from Tracy fast, and most do frive fast, you almost get hit leaving Ridgeway Rd. Dangerous. Speed bumps would have been good. Also why did the city give residents the option of sidewalks-- they are needed. Lots of kids and dog walkers. I am sick of drunk kids driving at night and in the afternoon, and tossing beer and hard liquor bottles at walkers in the road. Also, NO where to get out the way of snowplows when walking dogs in winter. If there were sidewalks, it would not be a problem.
If Edina City workers were required to live in Edina, and there still is affordable housing here, they would see what we are talking about --every day, and not from planning meetings in a city conference room.

48. Smooth street much quieter
49. Loved being able to tie our sump pump into the storm sewer. We were very happy that our paver driveway came thru the process without getting damaged.
50. Streets are too narrow and designs were not shared with the neighborhood before the project.
51. Big dip in our street - Kent Avenue. Has been patched but looks bad in comparison with rest of street.
52. I am unhappy with the narrow streets. They raise the level of tension while calmly driving down the street. There is less time to react to children popping out from behind parked vehicles and for the first time in 62 years, we have to wait for cars to pass in the opposite direction before proceeding because of parked vehicles or garbage cans in the road. I find the city's reason for narrowing streets around town miss guided and hard to swallow at best.
53. Beautiful work, but seems like the streets are a bit narrower, correct?
54. city needs to replace some of the new sod
55. Had to completely re-do my garden myself after they ruined it and it still is not right - dirt they gave resembled ground asphalt in testure and smell - full of broken glass. Dirt does not drain - standing water in many yards.
56. Its fine
57. it is difficult to drive down our street to narrow
58. It looks nice but not worth the money that was spent.
59. The intersections are dangerous and there is inadequate parking space on the street. The City also cheated our neighborhood out of new street lights, even though the City increased the utility rate for citizens to pay for those items. Another example of disparate treatment of the City towards my neighborhood.
60. THE HIGHLAND/CRESCENT INTERSECTION IS TOO RADICAL. IF YOU MEET ANOTHER CAR YOU HAVE TO ALMOST COME TO A COMPLETE STOP TO NAVIGATE IT.
61. I had no idea how quiet the finished road would be or how effective the 25 mph speed limit would be. What a big improvement to my quality of life.
62. Should have done a roundabout.
63. Yes, for the most part, but I am seeing chunks already broken off the curbs.
64. CURBS CURBS CURBS
65. No, there is a large dip in the street outside of my house
66. One small piece of my driveway at 5609 Tracy broke off near the mailbox for no apparent reason. Grass is now coming through the seam between my old blacktop and new blacktop--I can buy some black tar caulking but I think they should have done that, since I had a perfect black driveway before the construction. See above regarding grass on blvd.
67. sloppy concrete work, lines and seams in blacktop look funny
68. Beautiful
69. but not for the amount i will be paying over the next 15 year.
70. Again, sidewalks would have been a plus.
71. I would have liked the round a bouts to be included in the reconstruction of Tracey Avenue and to have better pedestrian access walkways across the street.

Question 12. Which project is this survey in response to?

Answer Options	Response Percent	Response Count
Bike and Pedestrian Way Phase I	0.0%	0
Countryside Neighborhood Roadway Reconstruction	22.1%	31
Gallagher Drive Reconstruction	0.7%	1
Richmond Hills Park Neighborhood Roadway Reconstruction	21.4%	30
Tracy Avenue Reconstruction	22.9%	32
Valley Estates Neighborhood Roadway Reconstruction	15.7%	22
Viking Hills Neighborhood Roadway Reconstruction	17.1%	24

Question 13. Do you have any other comments, input or suggestions for the City staff or City Council?

- 1.) What was the estimate before the project began? 2.) When will we receive an assessment for the project and info on financing it with what time? Thank you.
- We don't feel we should have to pay for the sidewalk project by Creek Valley school! The sidewalk benefits only the school and was requested by the school not the neighborhood. Since the completion of the sidewalk last fall we have only seen 2 students using it. The neighborhood kids still walk in the street. This would be a good time for the City to pay for the sidewalks, especially since it is our understanding that hereafter, the City will pay for sidewalk projects!! In checking with our friends, we find that in many surrounding suburbs, these projects are paid for by the city.
- The workmen had to work thru record heat in July. Did a wonderful job!
- Another time use the correct size envelope for the material being sent to the City of Edina. I had to cut this questionnaire/survey so that it would fit in the envelope.
- Do not do any more construction on Hillside Rd.
- I understand being inconvenienced for a big truck to move through but the repeated delays because City and /or Construction workers were chatting in the middle of the street got silly.
- Decision to add sidewalk on school property and assessing it to homeowners was added late and homeowners had now say in decision.
- No.
- Would appreciate if police could enforce the 25mph. The sign helps but would like to see some surprise enforcement.

10. The city staff and council were very condescending when asked about the need for the project. One of the councilmen even admitted that our project was a "filler", so even though it wasn't yet needed, the size of the project fit the city budget for the year.
11. Improve long range planning for these types of projects and deal more effectively with the changes evolving within our community such as strict standards for tear-downs and reconstruction, etc.
12. Neighborhood should not have to pay for sidewalk for creek valley. That total cost should be paid by school
13. We are grateful to the Mayor and Council Members for hearing the residents' voices.
14. if you really care what we think, why send this out now? the project finished in september 2012.
15. During the winter, snowplows jumped our curb and messed up some of our newly laid sod. Someone evidently made an attempt to patch it up, but it was only a half-hearted effort. Still looks bad in some places. Also, our concrete driveway apron has already developed a crack from front to back. I envision it getting worse with time. Is there a warranty that you could use to get it repaired or replaced? I'm Brice Martinson at 6100 Ridgeway Road. (952) 926-1436. QUESTION: When will the Tracy Avenue reconstruction between Benton and the fire station be accomplished? It really needs attention soon. It appears 2013 is out of the picture. Hopefully, 2014?
16. This project was completely unnecessary in our neighborhood, as our streets were in acceptable condition before. In addition, the lack of curbs was a main draw to the neighborhood as it had less of a "city" feel. Finally, assuming that families can handle the burden of the assessment is outrageous! Even if we opt to finance our assessment through the city, we will barely make ends meet. Edina is discouraging young families from moving in and/or staying when we are unexpectedly saddled with huge assessments.
17. Why wait so very long to provide this survey? Waiting until we forget all of the inconveniences?
18. The final cutting of expansion seams (?) in the pavement left ugly brown marks that lasted until the snow. Small matter, but should not have occurred. The finished pavement looked ugly for months.
19. We are asked to fill out a survey; yet, we haven't been given our final bill. The survey should be done after the total costs have been billed. You should take a visual inspection of what was completed. This was not a quality project done like in other areas of the City. Inferior concrete. Sloppy work by the construction crew. The crews damaged fresh concrete and had to be redone. If you walk the sections on Crescent Drive you will notice many defects, cracks, large chips in the concrete. The asphalt is uneven where it meets the concrete of the street and it creates a tripping hazard to walkers. The crews spray painted concrete sections with paint that wasn't removed from the concrete. Also the crews spray painted large dots at the base of trees with neon green paint which is still visible and should have been corrected. I had a Hage concrete driveway and now have an inferior product. The concrete quality was not the same as what Hage used nor was the workmanship. I was told in the meetings to note if you had a Hage driveway in the survey which we did. I would have like the option to have Hage replace their work. I had better sub base than what the construction crew dug out of our driveway and put more dirt instead of the sub base they removed. Most of the neighbors are unhappy with the work quality results we see after the project has been completed. I have areas my lawn that are now sinking--creating a tripping hazard. The City of Edina was known for having great roads. Everyone in the City should pay for roads and not access only the home owners for the road being reconstructed. Give the homeowners a break on their water bill during the construction phase. We were left notes to water to ensure the lawns would take. We were still watering in November and we moved to the tier three level.

20. Please, please move to a system of just one trash hauler. The number of trucks coming through on trash day must be taking a huge toll on the life expectancy of our roads. Plus, it makes trash day quite unpleasant with the parade of noisy trucks coming through for several hours.
21. You kinda waited a long time to send this survey out. I would have never remembered Jeff Frahm's name if I hadn't found his name in an old email.
22. Please just answer my questions in this surgery.
23. As my husband has lived here since the early 60's, he doesn't understand why the cost to residents is so high. For all the taxes his mother & now we have been paying since then, we would have thought the city would have reserved more over the years so it would impact residents less.
24. Shouldn't we know by now what our cost will be and when it will be due? I haven't heard a thing since construction was completed.
25. This project is analogous to a neighborhood being told they have to replace the old family car. They had no choice in the brand or model and would not find out the price until they had received the car. Some residents were getting new cars even though they were going to quit driving and some were getting new cars they couldn't afford. The cars were delivered late, but they looked pretty nice for the first couple months. When the dealership changed the oil, they dinged the doors and stained the carpet (not the numerous deep snowplow scars in new curbs and asphalt). After 6 months, rust started showing in sheet metal. The dealership promised to fix the rust but the paint job is wavy and is a different color. If more rust occurs, the dealer will continue to make patches. One neighborhood couldn't help but notice that the cars in another neighborhood didn't have the rust problem, even though that neighborhood is paying the same price for their car. What new car owner would not to be satisfied with that kind of new car.
26. Not enough room
27. I knew Andrew Plowman project engineer from outside firm and George Bender on site supervisor were both great but I could NOT tell you the city council or city staff who was suppose to be my representative ... pretty sad when the city is not very present on the project. Both Andrew & George were very helpful and great to work with.
28. When repairs to property was done, specifically our driveway, it looked good but this spring not good. There should be some kind of contract that they come and redo these patch jobs. Recheck edge next to curbs for flaking.
29. I would like a meeting with the contractor and the city engineer!
30. Stop spending money on studies, \$1 Million on park renovations, bike lanes and \$100,000 salaries for inspectors and pay for these projects instead of making us pay more than we already do in property taxes. Find a way to make these projects faster.
31. We would like someone to work with us to resolve the damage our home received as a result of last summer's construction.
32. I understand that the size of the project and the impact of weather can greatly change the dynamics of a road construction project, but more and earlier communication needs to happen so that residents can plan for inconveniences.
33. we are expected to pay for new sidewalks at the school. since this cost was assigned to us the city council has determined that sidewalk costs would be born by the city. as costs have not been assigned to us at this point they should not include the sidewalk costs.

34. Our gravel driveway (6121 Ridgeway rd.) never received the replacement gravel fill where it was dug up next to the street. Can this be done yet for us?
35. get rid of the damn bike lanes in the city....everyone one I've talked to hates them. They are TERRIBLE. Oh yeah and the Cedar Apartments are a crime haven and you need to do something to stop the weekly drugs and crime coming out of that area.
36. Overall, a good process & we are pleased with the results.
37. When will Tracy from Benton to 62 take place?
38. We were told that storm sewer connections would be available (for sump hole discharge) at the street when in fact that was only true on one side of the street (I'm at 6208 Hillside Rd). I spent \$1600 to have a an underground line run from my discharge pipe to the front yard where it discharges into the yard. This creates as problem for me and my neighbor when there is heavy discharge. In addition the line is frozen into the spring but the sump pump works even if the ground is frozen. I'm not happy with either the expense or the result.
39. I would rather everyone pay a small amount perpetually than get a large special assessment.
40. For the cost of this project to the homeowners it is a disgrace.
41. None
42. The end result is necessary and nice to have, however the process is very stressful and expensive for the residents. My personal communications to the city were never addressed.
43. UI tried to ask questions directly to the city staff buit b=never received a retrun phone call. We are looking at a \$11,000 estimate for repairs required due to the construction. The boulevard is a mess and cannot be mowed. I sent a note to Wayne Houle regarding the boulevard issue and am awaiting a response. I will not hold my breath. The electronic speed monitoring device was a great speed limiter. The new speed limit of 25 mph is great if followed but we just noticed this new speed limiter changed its warning limit (the speed at which the signal turns from amber to red) was rtaised from the speed limit (25 mph) to 30 mph as though the speed limit is 30 mph.
44. Why are bike paths everywhere?
45. No, In their mind everything is a done deal and they simply nod to input.
46. Our property still has damage that hasn't been fixed and the grass they put down has not grown.
47. Again, most unsatisfied with appearance of my front yard. Not only shortened 4 feet, but an additional 8 feet now looks very poor due to unsatisfactory landscaping.
48. Please notify us if the West 56th area where water is pooling is on your radar and when it will be fixed. Whatever was the final \$ amount for the assessment? It kept changing!
49. I live on Hawkes Drive, and Tracy is the only outlet for us. I appreciate that we were included on communication for the Tracy Ave project.
50. Not related to this project but it does relate to the Countryside neighborhood. We are concerned about increased traffic when the Waters project is completed. Especially the intersection of Valley View road and Tracy (near Fire Station). Is the city considering a traffic light there?
51. Please do not have us pay for the sidewalks. We did not want them and they are on school property. The old sidewalks are in disrepair, and it did not make sense to add on to them. The new sidewalks are not being used.

52. The City decided to add a sidewalk on school property along Creek Valley Road, and to charge our neighborhood for the work, even though it adds little value to our residents. I understand that since our work was completed, the City decided that sidewalks like this one will not be part of the special assessments in the future. If this is the case, the decision should be retro and we should not be charged for the sidewalk that only benefits the school. Please consider this when making final calculations.
53. Will our assessment be less than determined based on the city council decision to fund more of these projects as other cities do?
54. AS A SENIOR, THESE ASSESSED COSTS ARE VERY DIFFICULT.WE HAD NO CHOICE. ITS A LIEN ON THE PROPERTY.WE SHOULD HAVE BEEN GIVEN MORE NOTICE. THESE COSTS WORKED INTO PROPERTY TAXES OVER TIME THEN EVERYONE PAYS FAIR AMOUNT.
55. It would help if the utilities told specific property owners ahead of time (during early communication phase, before construction) what they were planning to do on their property.
56. I know of several Valley Estates neighbors that registered frequent complaints and petitions to the city over normal project items. Based upon some of their comments to you (as they relayed to me) I felt they were ignorant and disrespectful toward you. I appreciate your professionalism and encourage you all to keep up the good work! Wes & Anne Anderson, 6208 Balder Lane.
57. At city meetings and open houses the staff did not listen to the people. They just rammed it down our throat.
58. The road is very noticeably quieter - especially nice with the large number of emergency vehicles and school buses that use our street.
59. See comments to #1
60. We appreciate all the work that the City staff and the City Council do for the residents of Edina. Keep up the good work!
61. Engage your brains, & send out letters asking for input...you sent the what kind of lights do you want mailing...where was the mailing asking about daily useage? Edina is too into things being just so-- the flags on the Promenade, the fences being painted on Vernon-- how about real life issues that affect the quality of life in Edina every day? I wish I did not reside here. Poor choice. With all the McMansioning going on, and the noise from the Colonial Church project-- how many people will reside there...10,000? ...that place is HUGE. With all of the noise it is not a great place to reside. The booms and dirt and ground vibrations and the truck traffic and parking issues around here is just awful. EDINA-- Every Day I Need Aggravation.
62. We thought Aaron did a terrific job!
63. If you are not going to listen to Petitions from the majority of citizens with the project areas then make it clear so peolpe do not have to waste their time putting petitions together. This survey is probably another waste of my time. Mike Slaughter 612-328-2559
64. Thanks for a very professional job, and for keeping us informed.
65. I don't remember the name of the city person who was the point person for all the communications, but he was always very responsive to issues and concerns.
66. Have a rep personally contact each homeowner at end of project to conduct inspection of property following the project.
67. I believe the garbage cans put in the street, (some put out a day early and left out until a day after), by residents now (it is far more prevalent than pre reconstruction) is a new eyesore. When we first moved here in '96, we received notices from the city

that we were, putting our trash out "To Far From The House". Now it certain that We work for the garbage companies instead of them working for us. My biggest concern is that people are leaving their garbage cans on the street or out by the curb for sometimes 4 or 5 days. I'm really not exaggerating. I think it should be addressed along with recycling returning to every week for the same price we used to pay for every week. The rolling no sort containers hold no more than what we used to pile up in the green tubs and now we pay roughly 100% more for recycling and get 50% less or 1/2 the service for a lot less labor on the pickup side of things. It's just not right. Thanks for listening.

68. I think we are lucky to have people on staff who care so much about our city! TV meetings helpful.
69. All around it was awful _palda is crummy - their work stinks - my driveway is a mess - apron higher than rest of it so water ponds. Never do business witht them again.
70. there was nothing wrong with our street you added to much property to some house bring down our assessment alot where is our tax money going
71. Had To Delay My Retirement To Pay For It.
72. NO
73. Since the lightning strike to the power pole last Saturday the sign that monitors the speed of approaching vehicles turns red at 30 mph instead of at 25 mph
74. Lower the cost.
75. Thanks for everything. Not excited about paying the SA, but for now this policy is workable. DO NOT change it going forward or you will impact people who already paid. Thanks for lowering the interest rate on SA
76. hire other contractors as they didn't seem to care about the job.
77. I hope they do south Tracy soon. I worry my wife's car will not be able to take the condition of that road.
78. The city did a fine a job and put a lot of effort into homeowner and neighborhood relations.
79. best part was the temporary water connection crew - they were helpful and they knew what they were doing
80. stop spending the tax payers money on dumb crap...bike lanes on woodale.
81. I thought the email messaging was great.