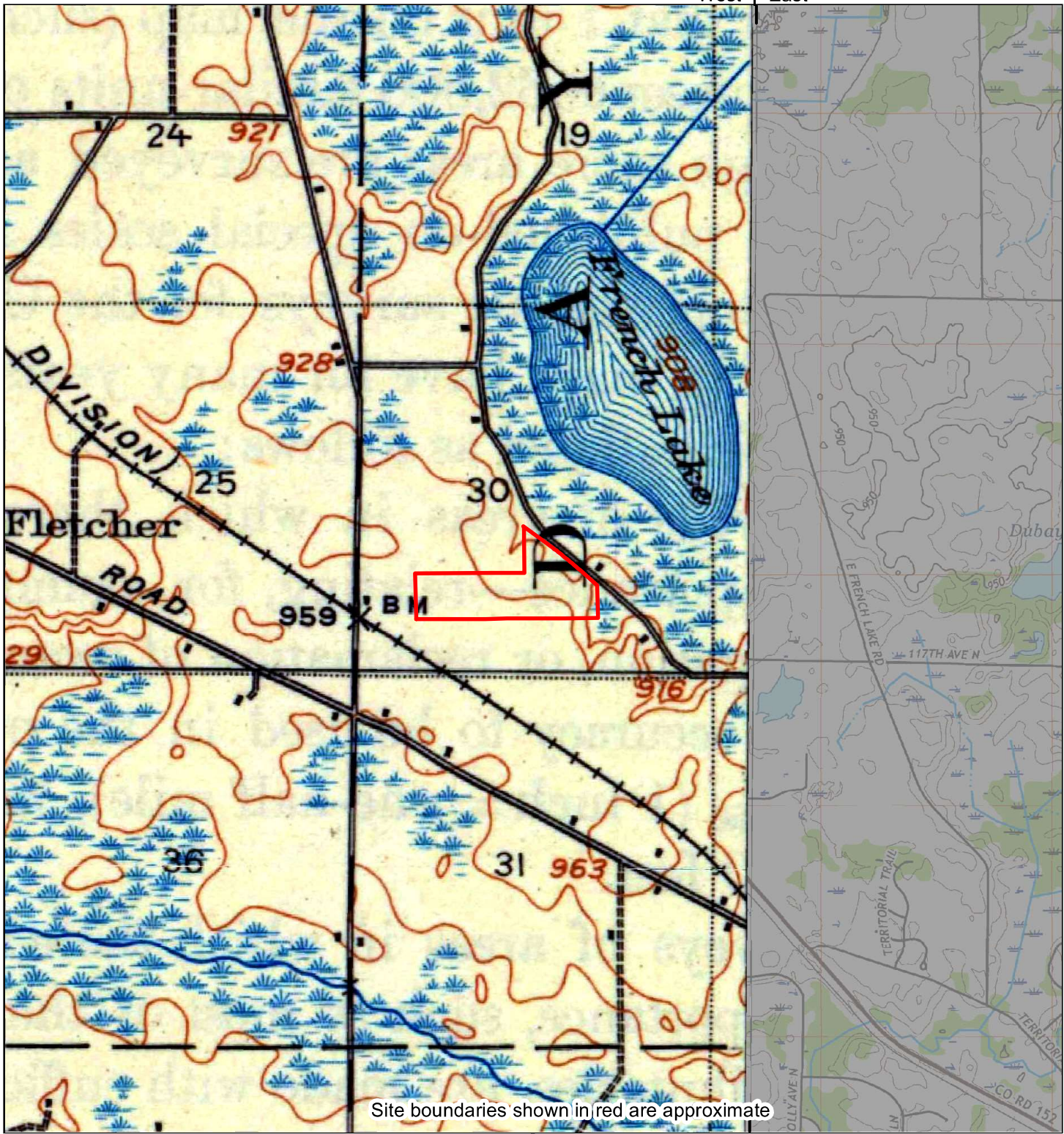


Appendix H
Topographic Maps

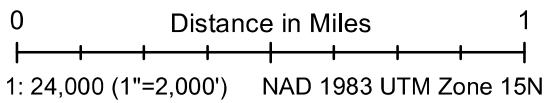
93°30'W
West | East



Site boundaries shown in red are approximate

West | East
93°30'W

1909



Site information:
Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN 55369

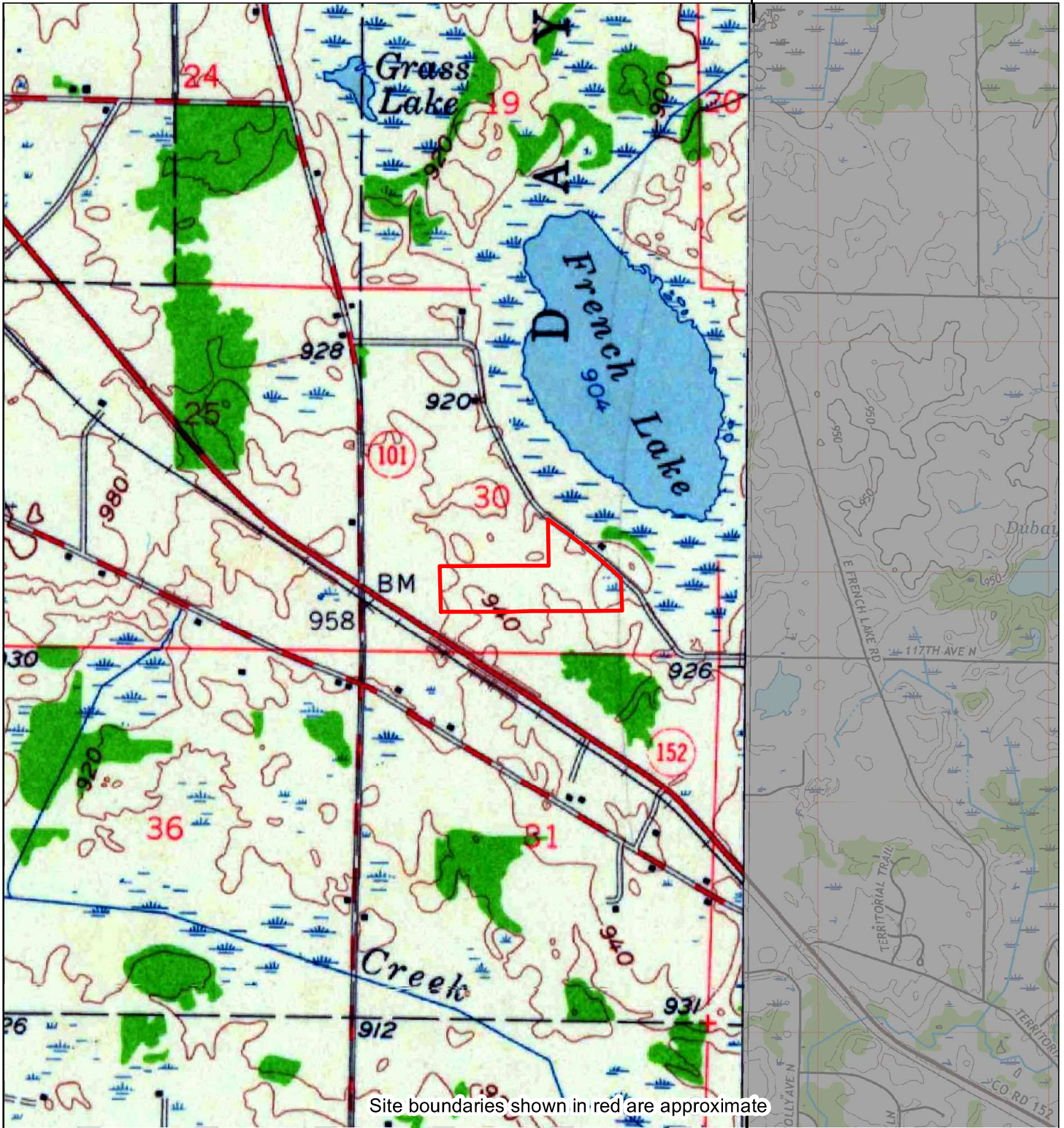


Unified maps show subdued modern topo features where corresponding maps of the same year were not published.

Braun project #B2303711
HIG #2073966 completed: 05/01/2023

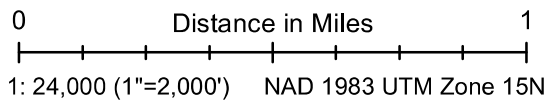
Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates
West	Rockford, MN	USGS	15' x 15'	1909	Photo Year Inspected Revised
					-- -- --

93°30'W
West | East



West | East
93°30'W

1958



Site information:
Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN 55369

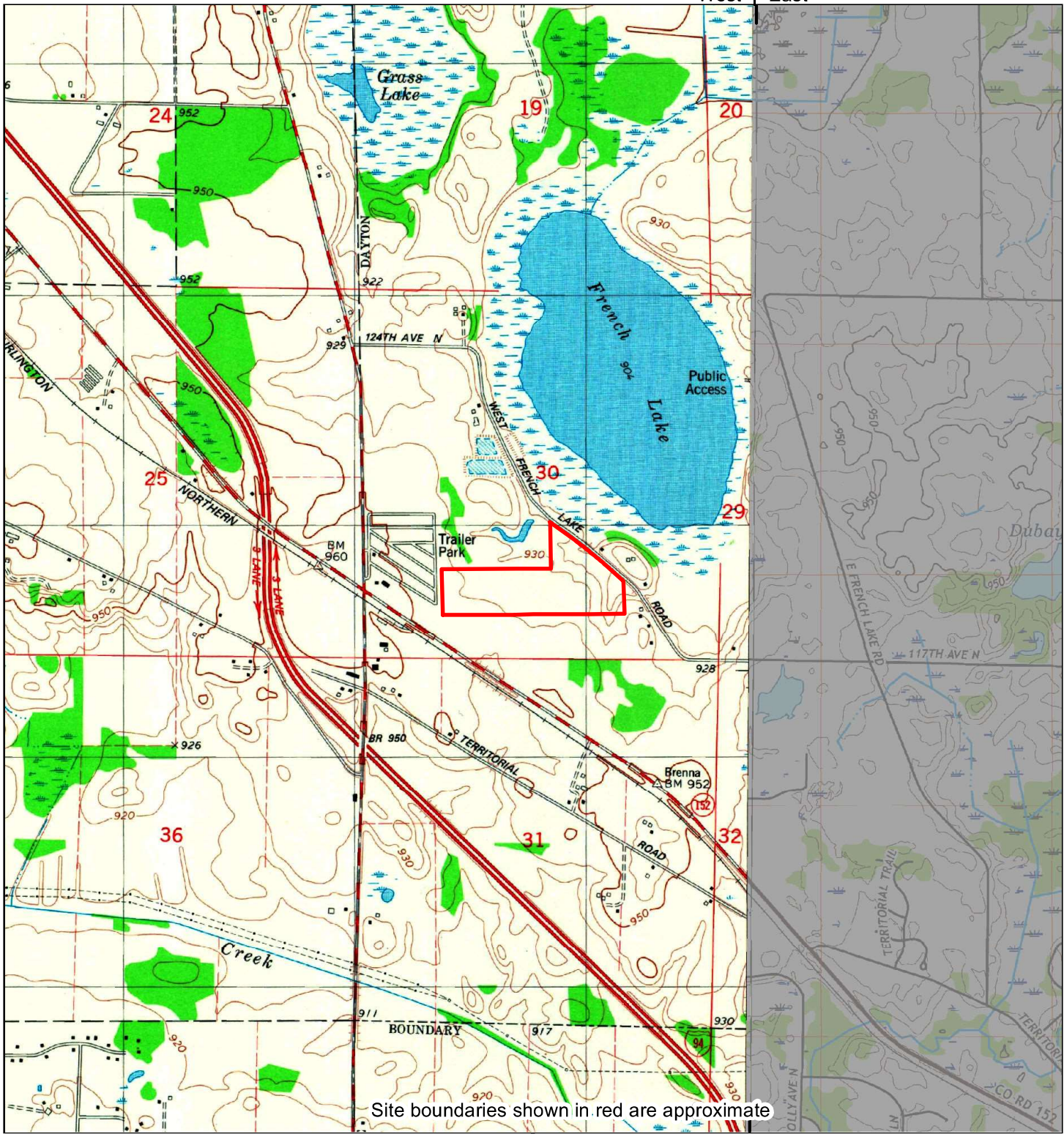


Unified maps show subdued modern topo features where corresponding maps of the same year were not published.

Braun project #B2303711
HIG #2073966 completed: 05/01/2023

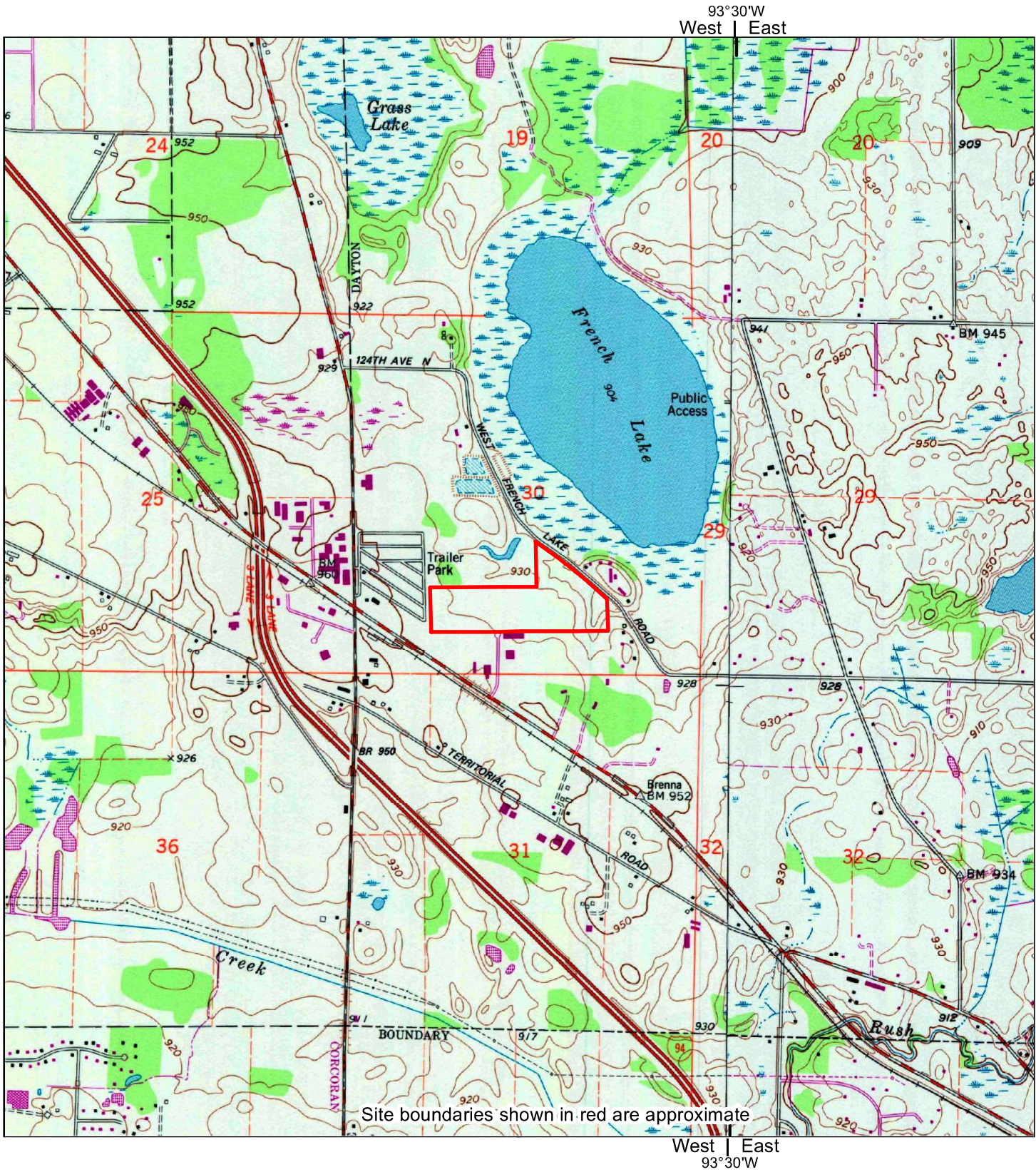
Zone		Topographic Map Name		Publisher		Map Size		Base Map		Aerial Photo Topo Updates	
Zone	Topographic Map Name	Publisher	Map Size	Base Map	Photo Year	Inspected	Revised	Photo Year	Inspected	Revised	
West	Rockford, MN	USGS	15' x 15'	1958	1953	--	--	1953	--	--	

93°30'W West | East

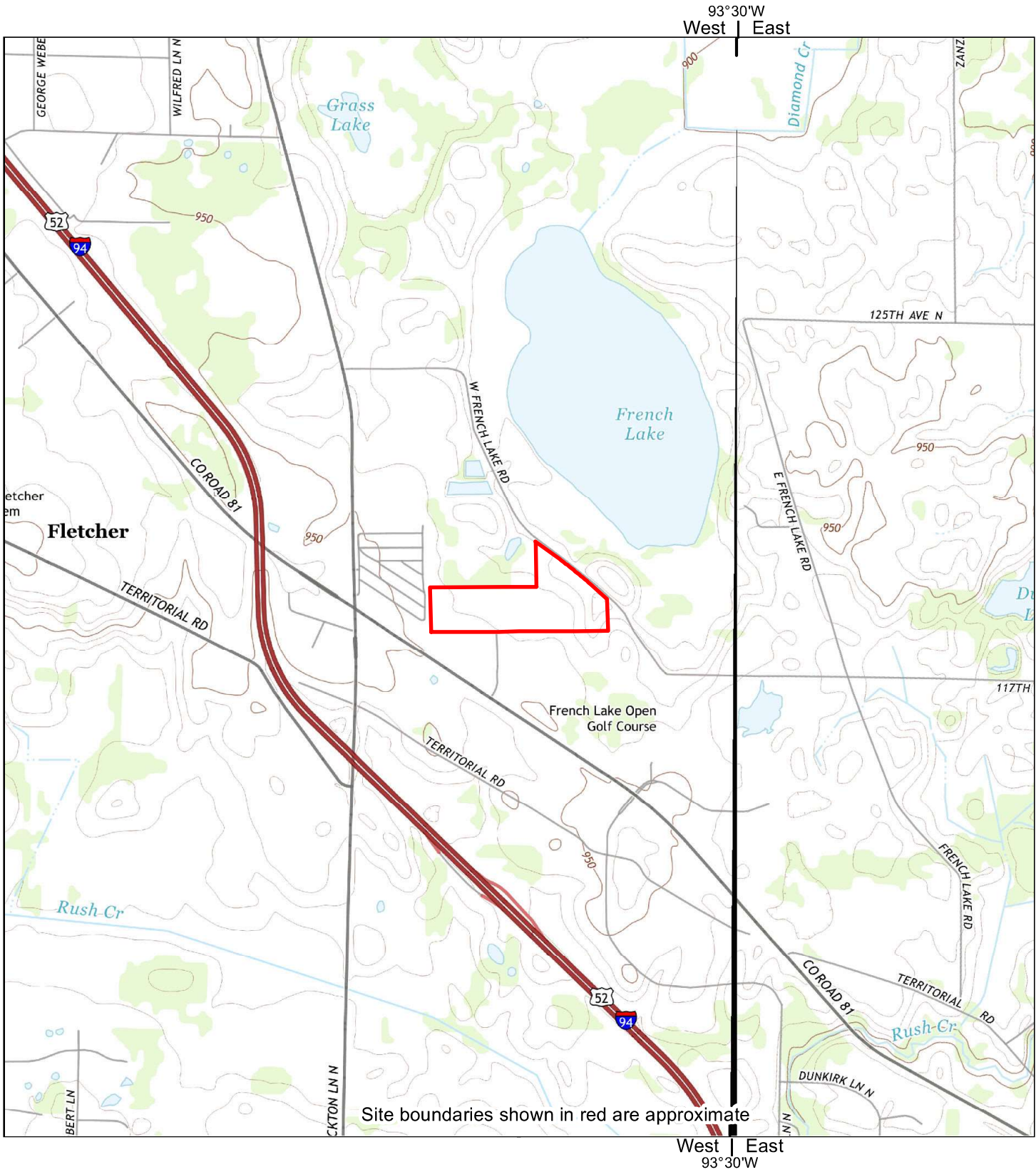


West | East
93°30'W

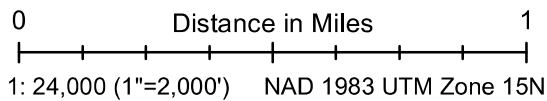
<h1>1981</h1>	<p>0 Distance in Miles 1</p> <p>1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N</p>	<p>Site information: Troy Lane Development Northeast of 11771 Troy Lane North Dayton, MN 55369</p>	
<p>Unified maps show subdued modern topo features where corresponding maps of the same year were not published.</p>		<p>Braun project #B2303711 HIG #2073966 completed: 05/01/2023</p>	
<p>Zone Topographic Map Name West Rogers, MN</p>	<p>Publisher USGS</p>	<p>Map Size Base Map 7½' x 7½' 1981</p>	<p>Aerial Photo Topo Updates Photo Year Inspected Revised 1975 -- --</p>



<h1>1993</h1>	<p>0 Distance in Miles 1</p> <p>1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N</p>	<p>Site information: Troy Lane Development Northeast of 11771 Troy Lane North Dayton, MN 55369</p>							
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.		Braun project #B2303711 HIG #2073966 completed: 05/01/2023							
Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo	Topo Updates	Photo Year	Inspected	Revised
East	Anoka, MN	USGS	7½' x 7½'	1967	1991	--	1993		
West	Rogers, MN	USGS	7½' x 7½'	1981	1991	--	1993		



2013



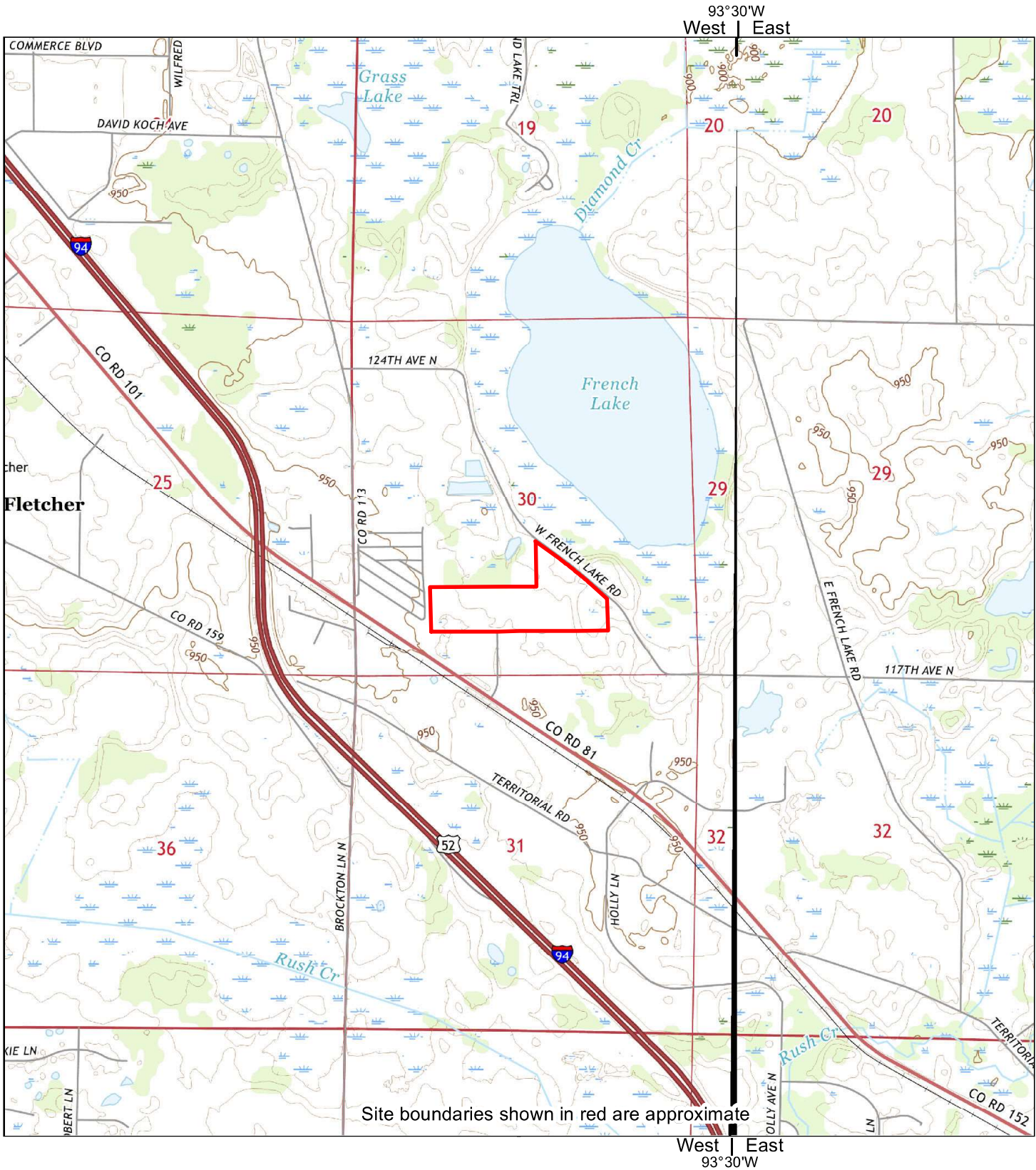
Site information:
 Troy Lane Development
 Northeast of 11771 Troy Lane North
 Dayton, MN 55369




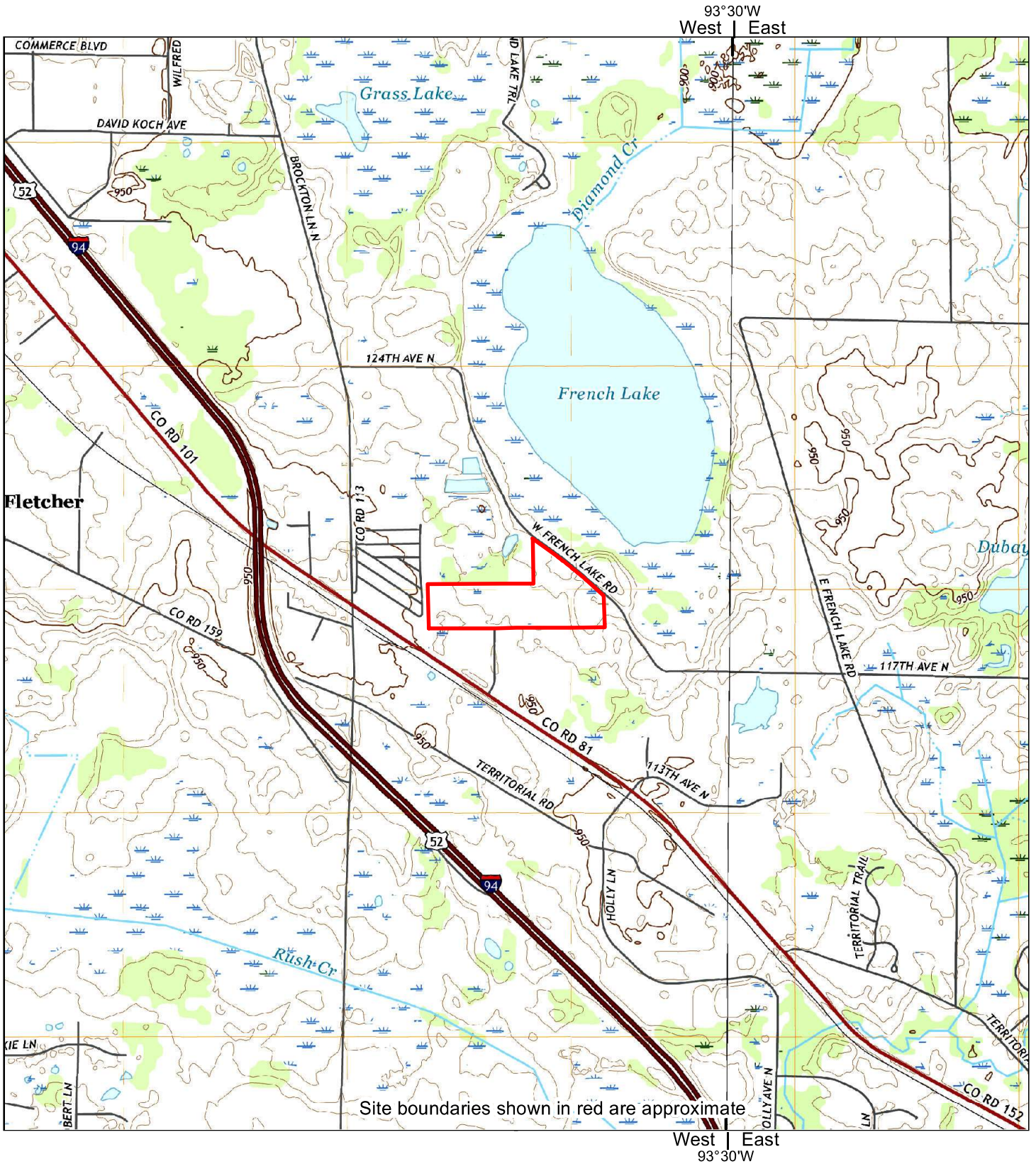
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.

Braun project #B2303711
 HIG #2073966 completed: 05/01/2023

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates		
					Photo Year	Inspected	Revised
East	Anoka, MN	USGS	7½' x 7½'	2013	--	--	--
West	Rogers, MN	USGS	7½' x 7½'	2013	--	--	--

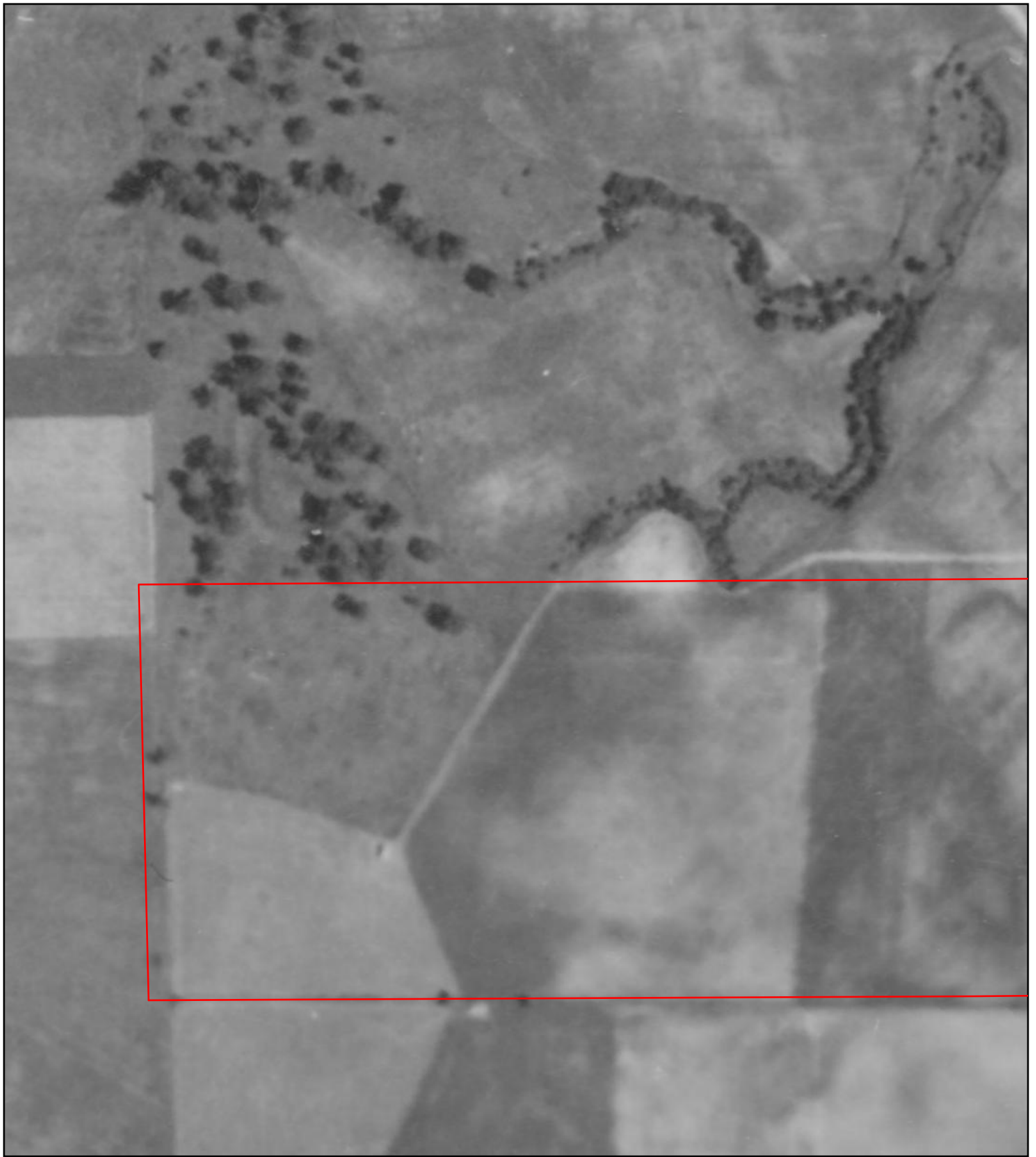


<h1>2016</h1>	0 1 Distance in Miles	Site information: Troy Lane Development Northeast of 11771 Troy Lane North Dayton, MN 55369					
	1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N						
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.		Braun project #B2303711 HIG #2073966 completed: 05/01/2023					
Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates		
East	Anoka, MN	USGS	7½' x 7½'	2016	Photo Year	Inspected	Revised
West	Rogers, MN	USGS	7½' x 7½'	2016	--	--	--



2019	0 Distance in Miles 1 		Site information: Troy Lane Development Northeast of 11771 Troy Lane North Dayton, MN 55369				
	1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N		Braun project #B2303711 HIG #2073966 completed: 05/01/2023				
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.							
Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates		
East	Anoka, MN	USGS	7½' x 7½'	2019	Photo Year	Inspected	Revised
West	Rogers, MN	USGS	7½' x 7½'	2019	--	--	--

Appendix I
Aerial Photographs



Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1937

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1940

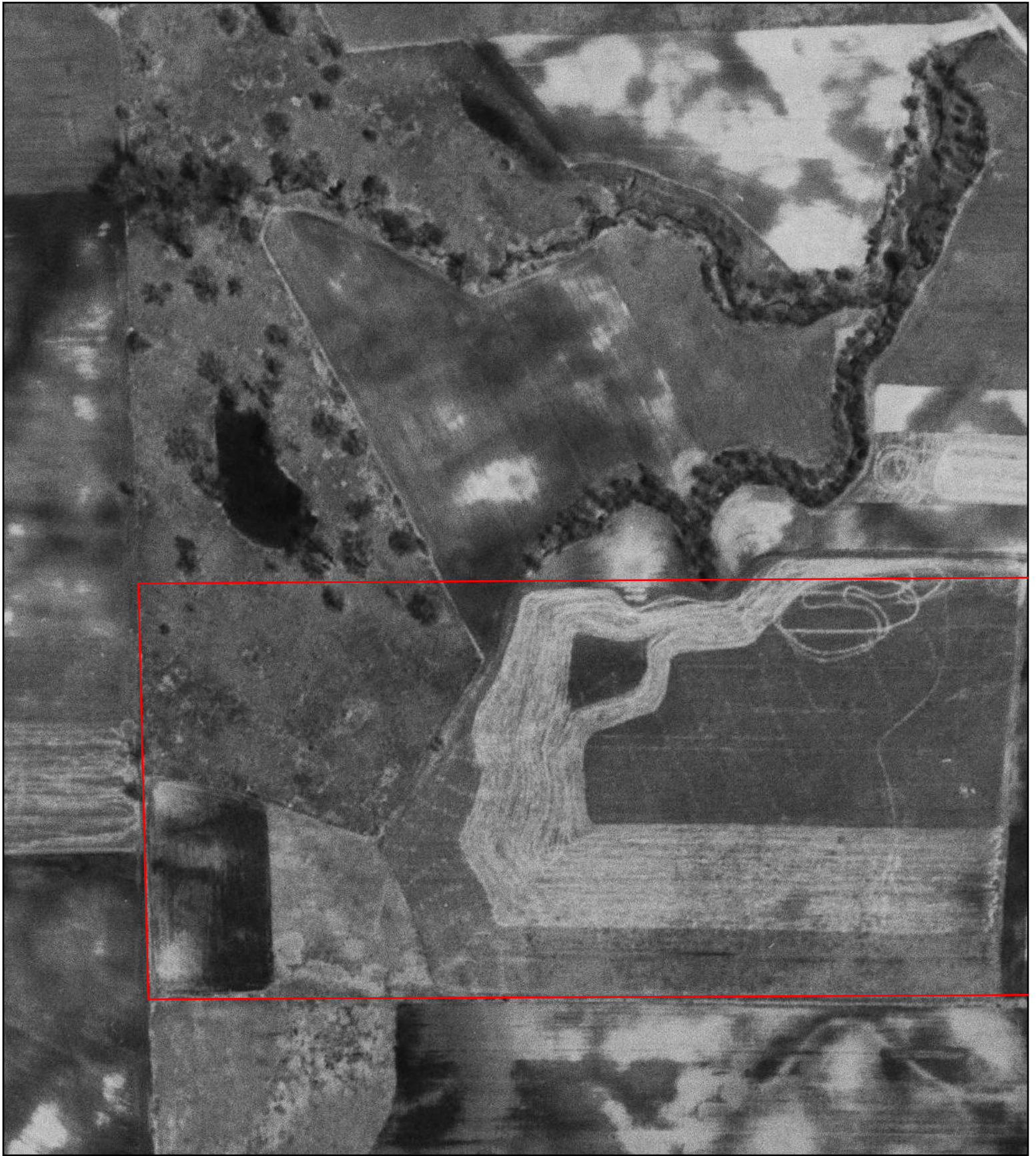
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1947

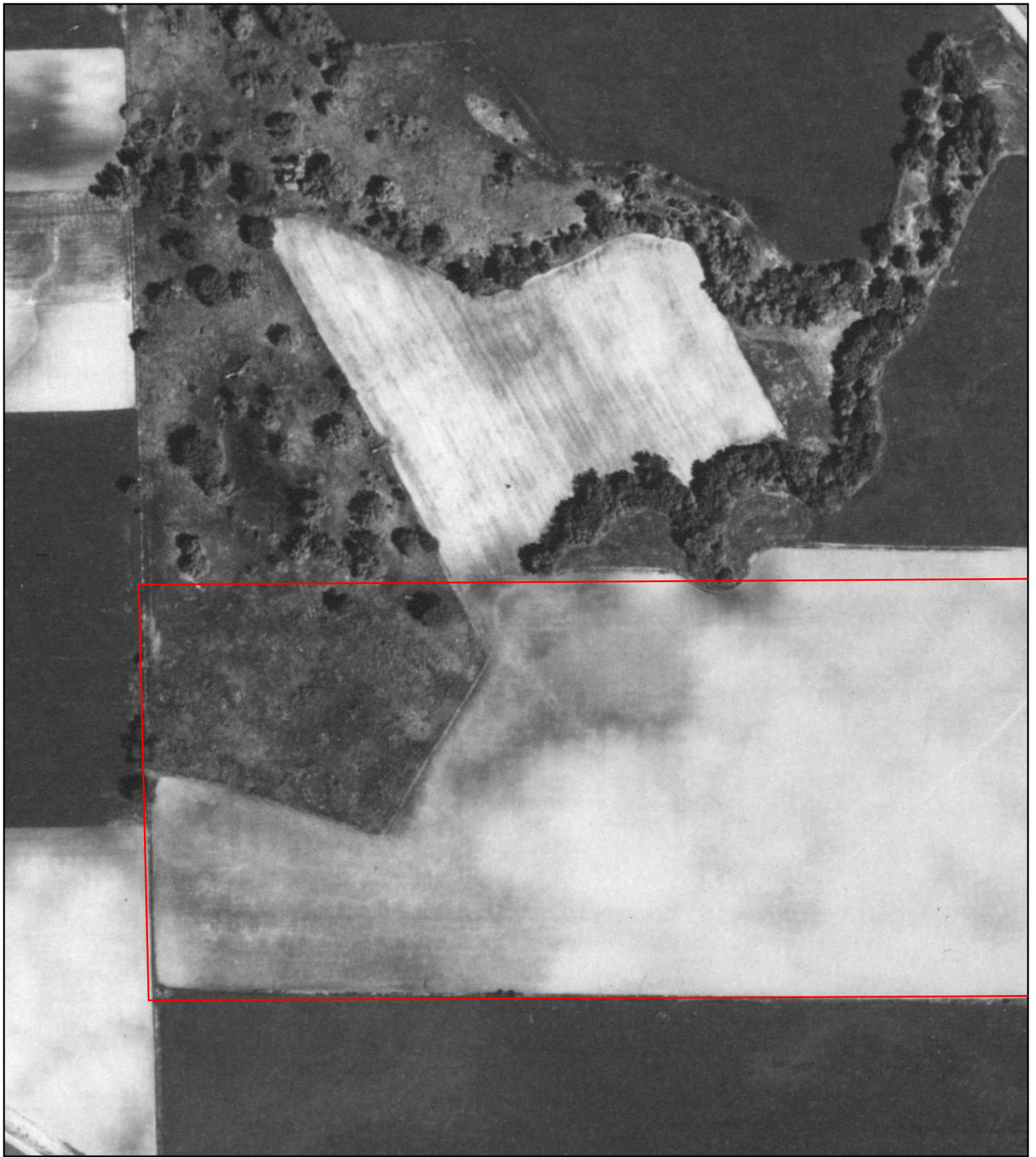
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1956

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1960

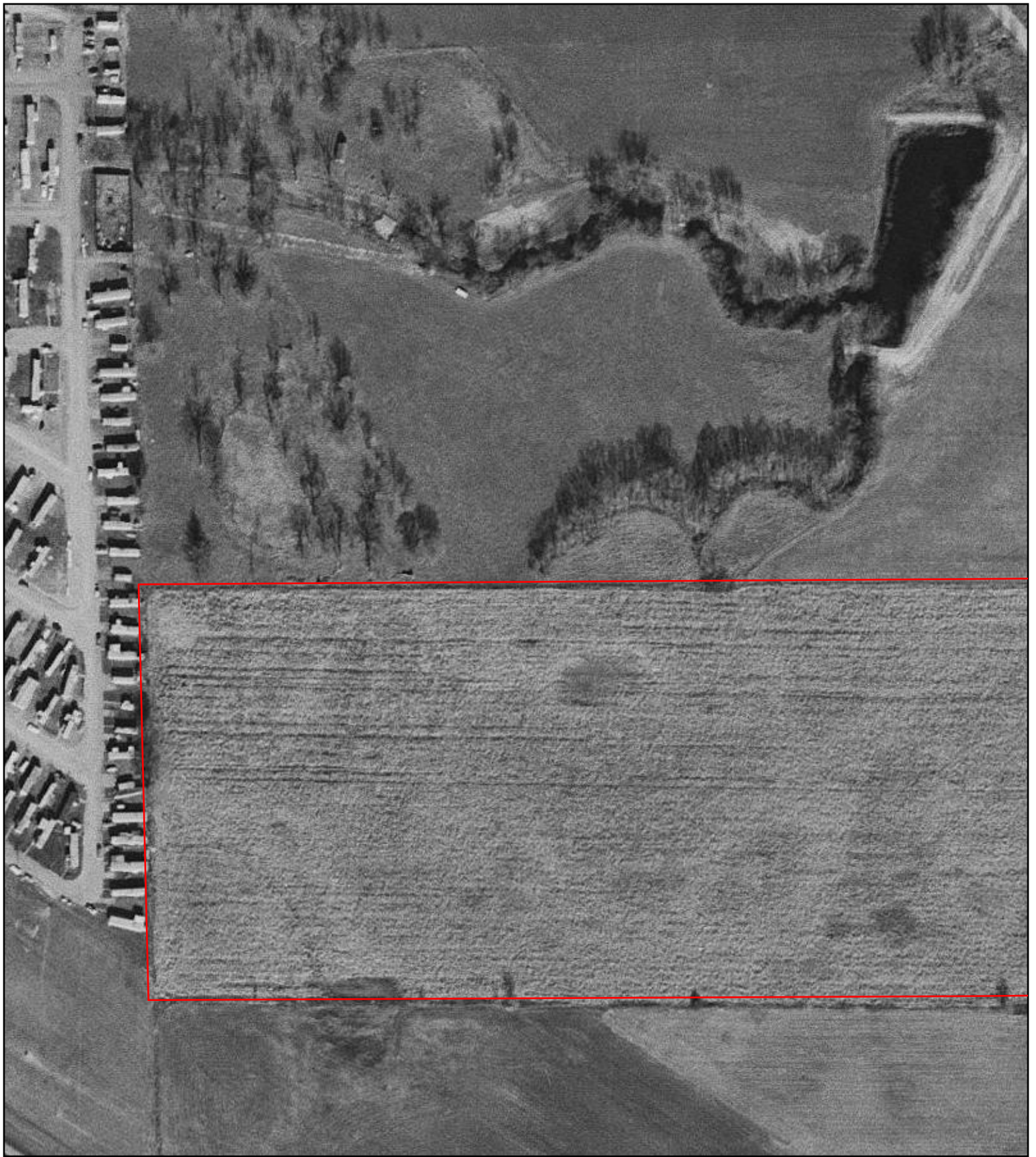
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1966

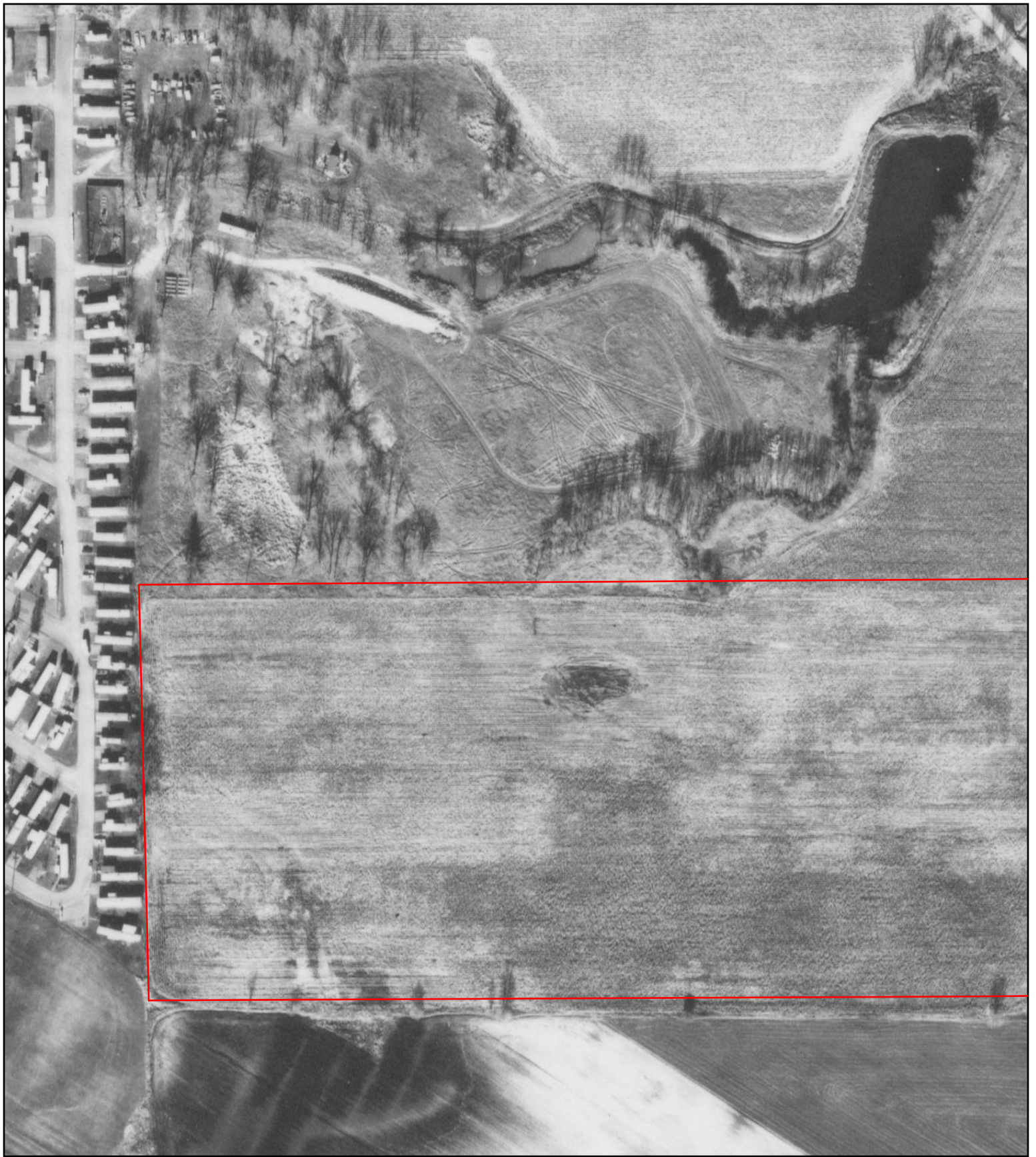
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1971

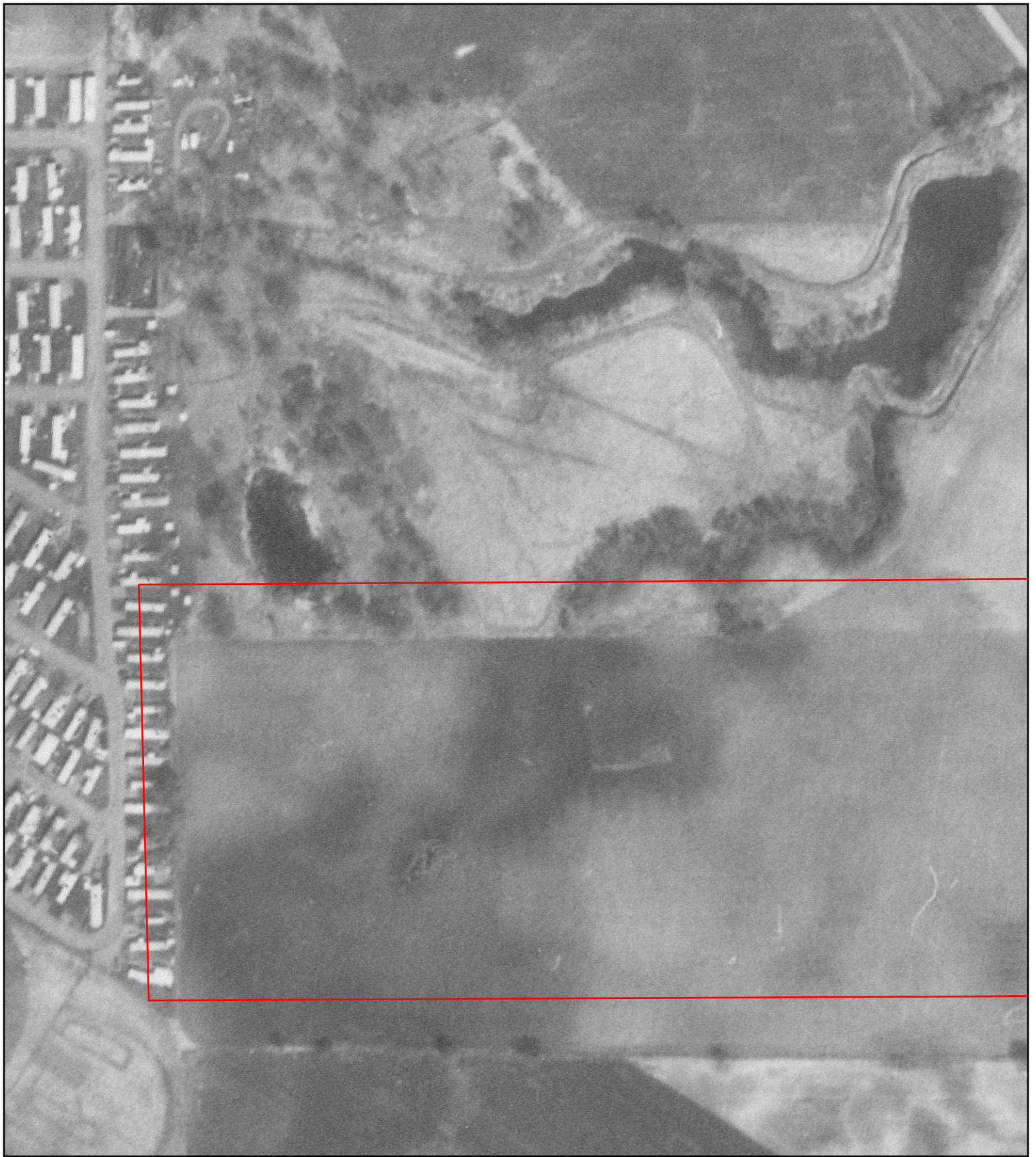
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1974

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1978

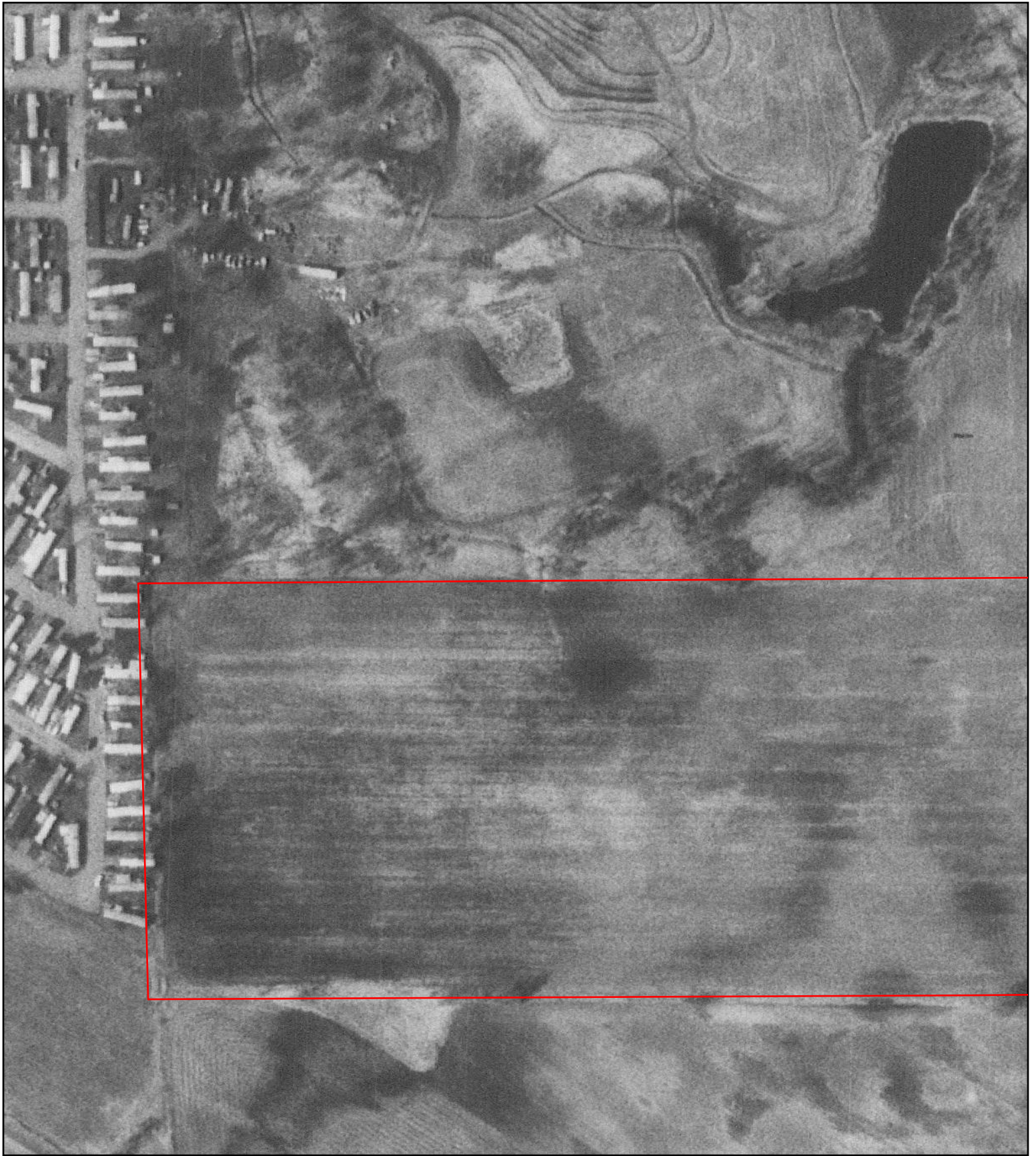
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1984

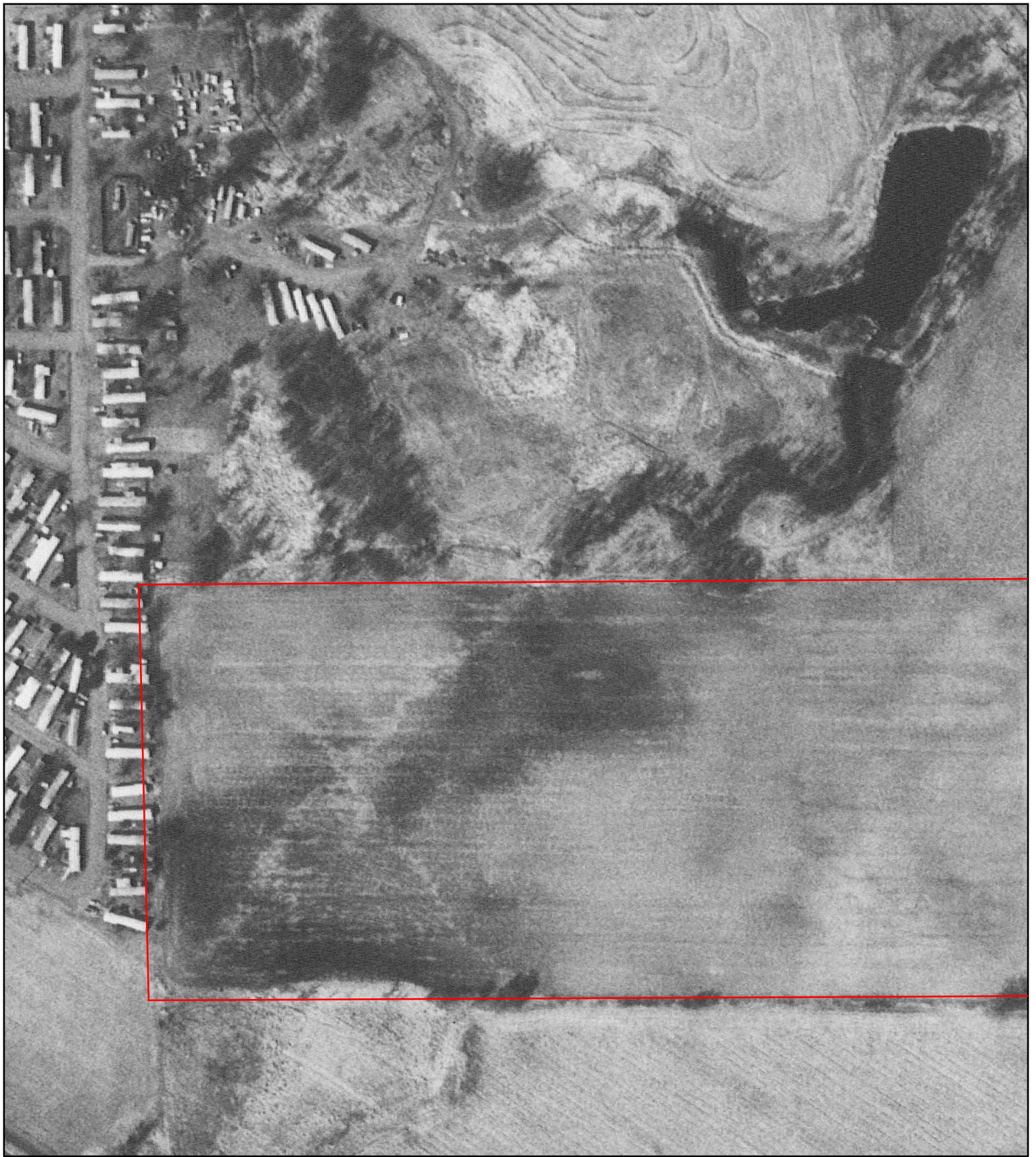
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1987

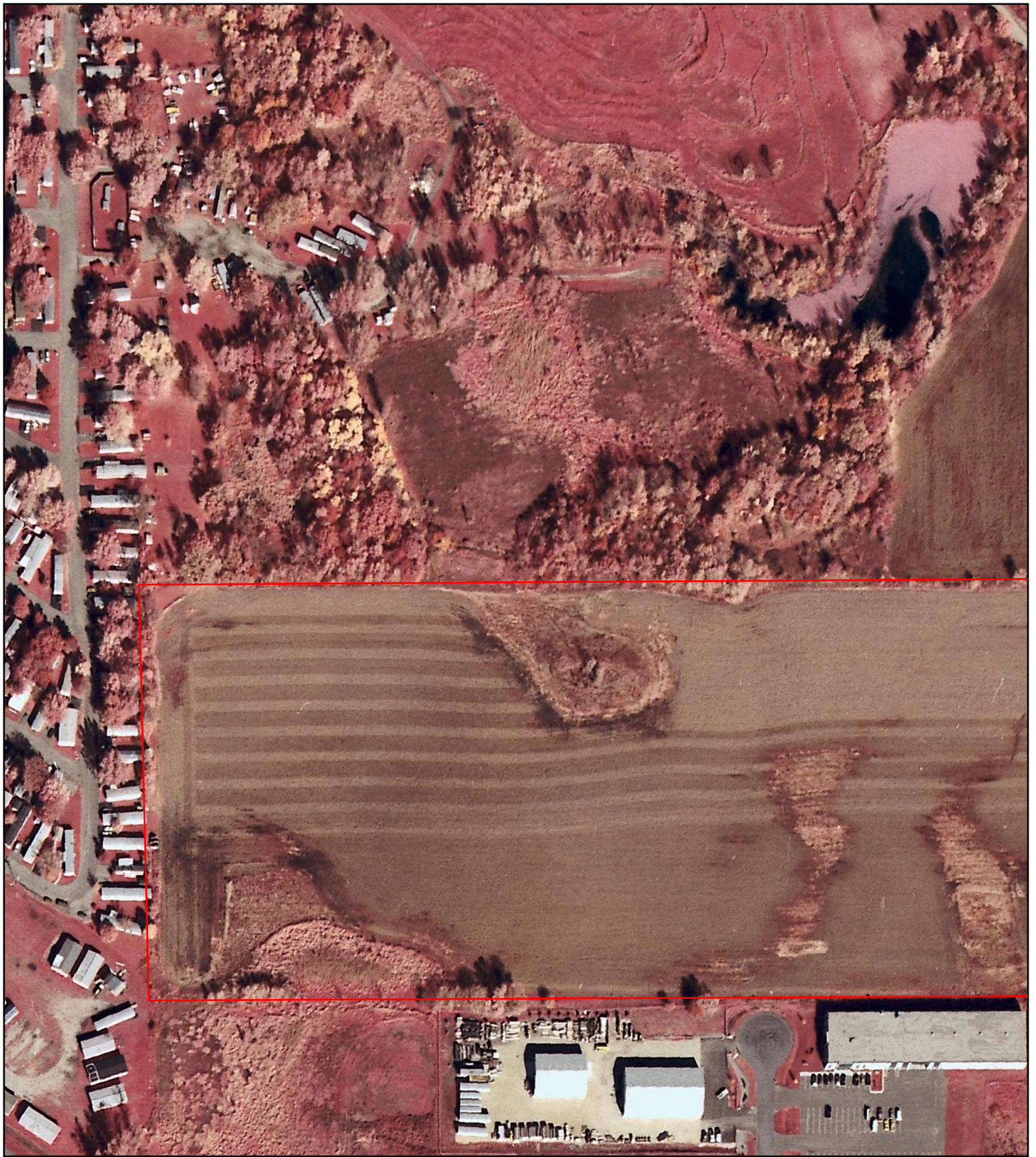
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1994

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2000

HIG Project # 2073966
Client Project # B2303711
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2009

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

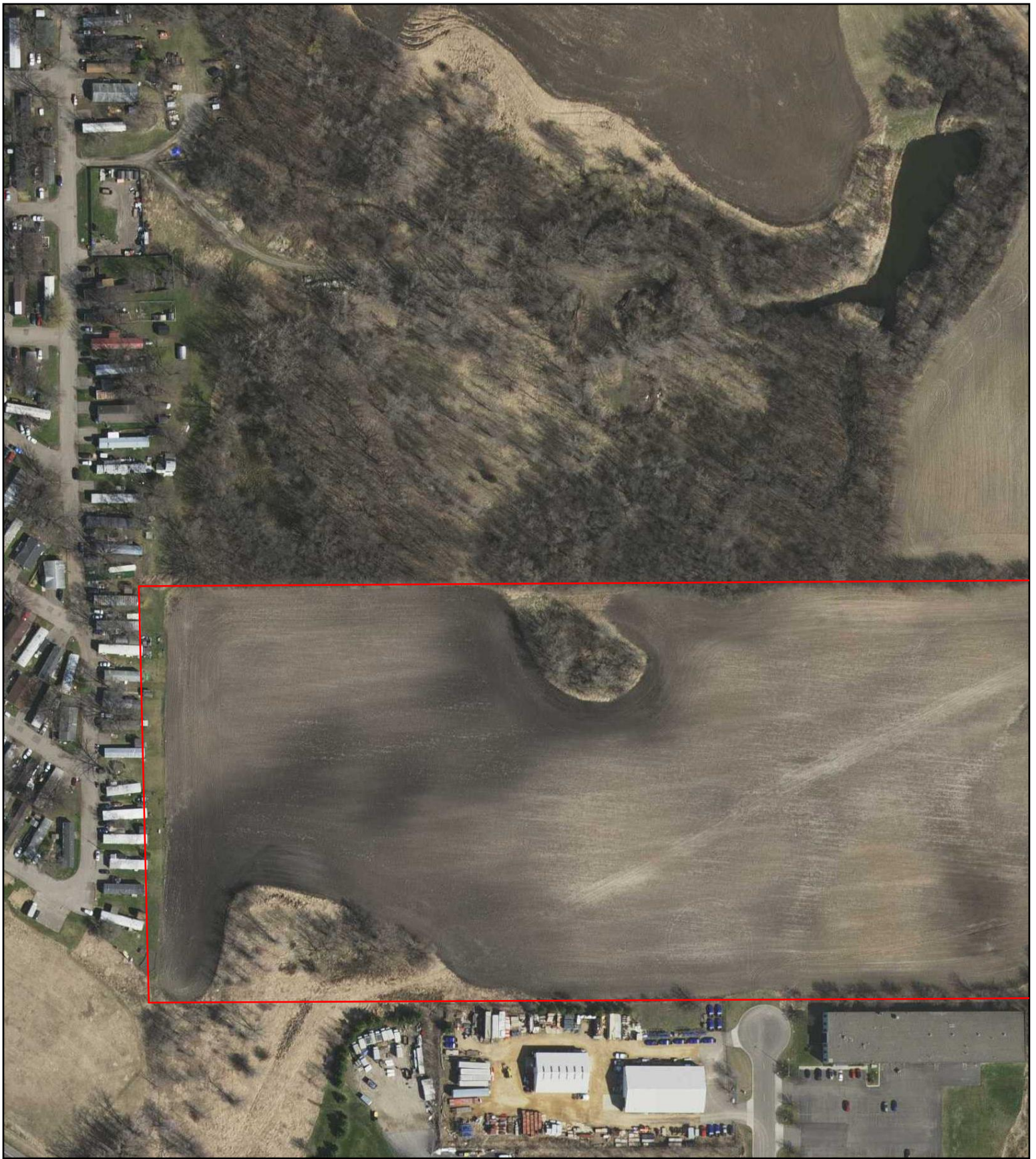
Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2012

HIG Project # 2073966
Client Project # B2303711
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2016

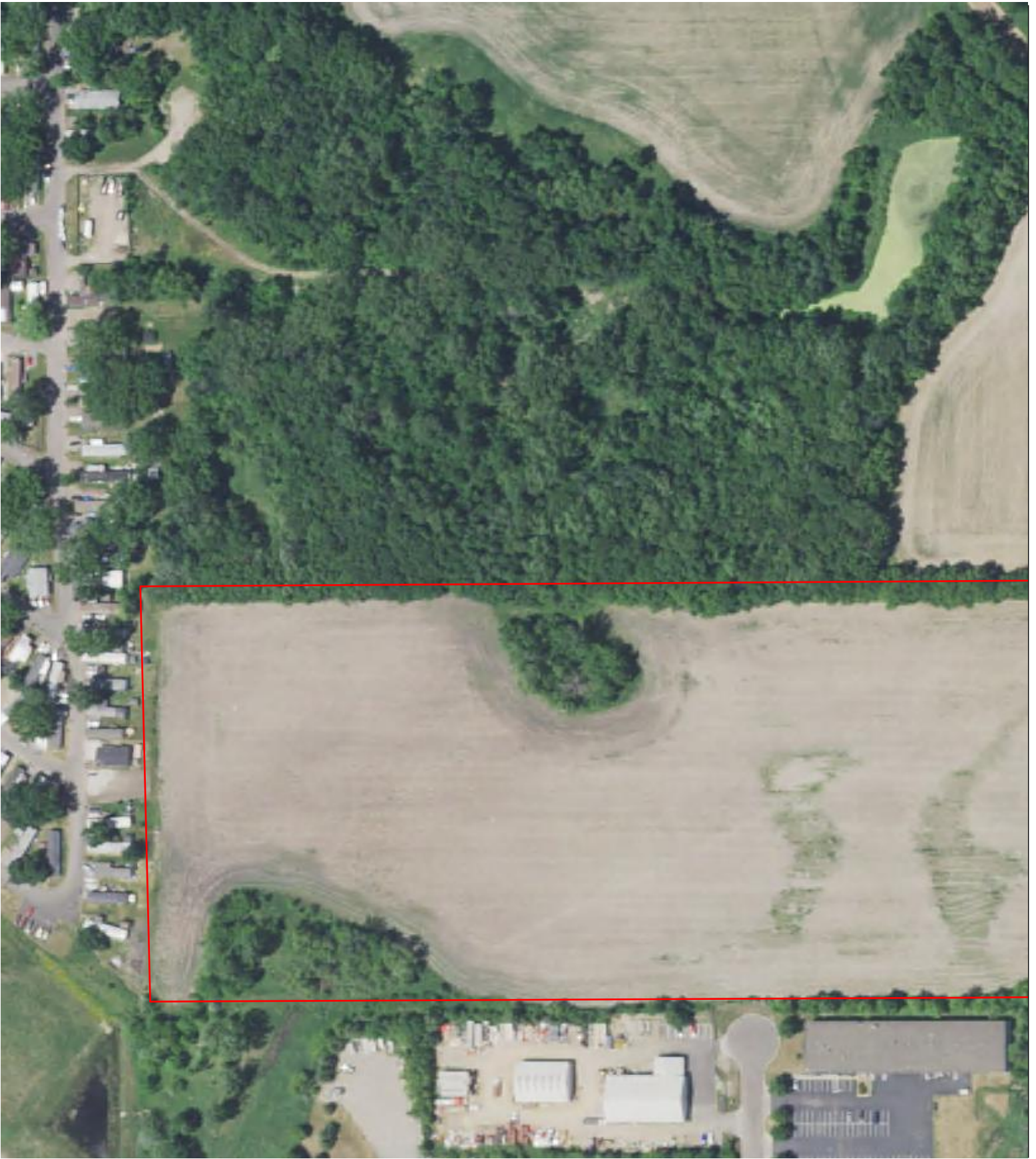
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2021

HIG Project # 2073966
Client Project # B2303711
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1937

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1940

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1947

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1956

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1960

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1966

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1971

HIG Project # 2073966
Client Project # B2303711
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1974

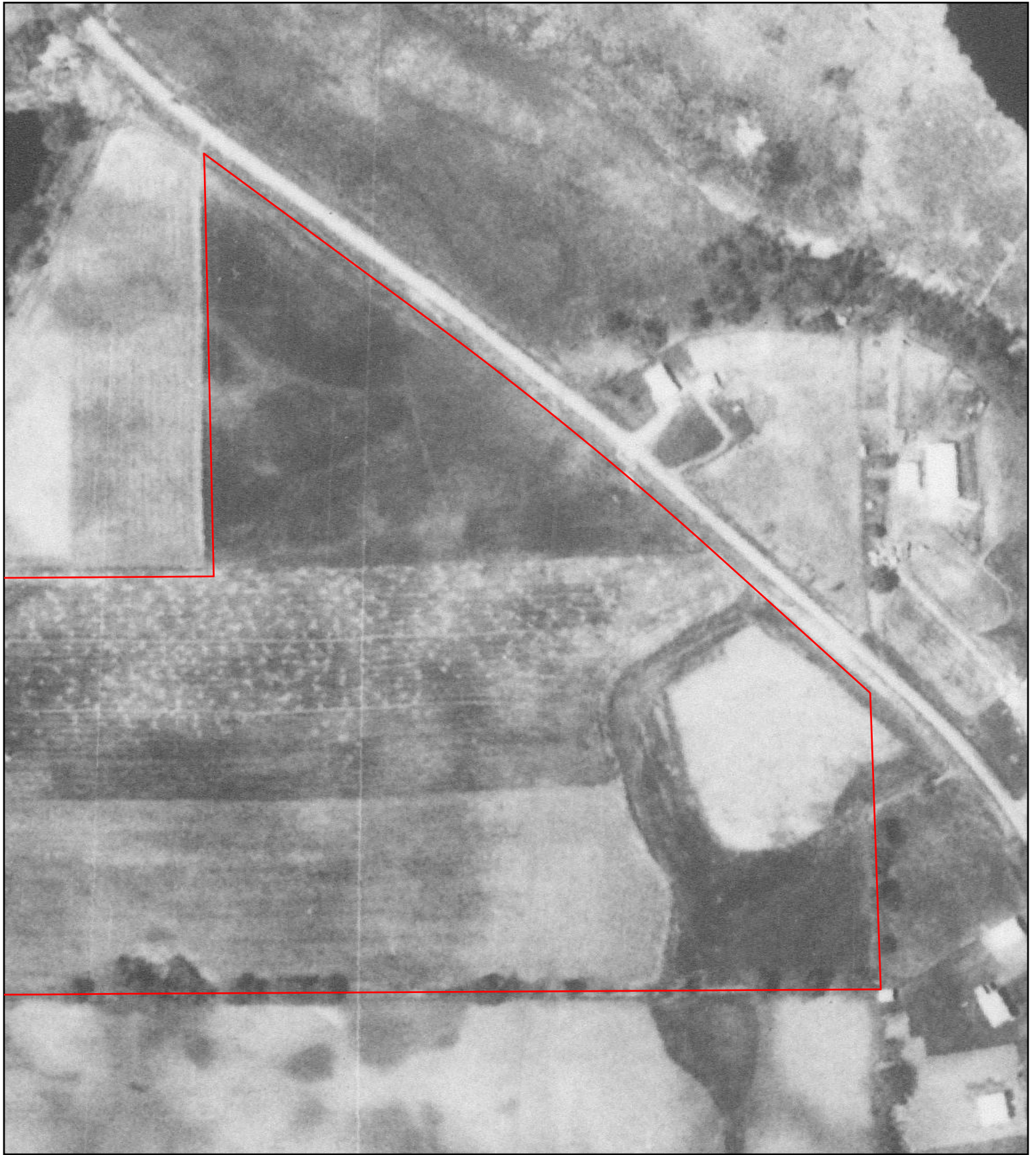
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1978

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1984

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1987

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



1994

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2000

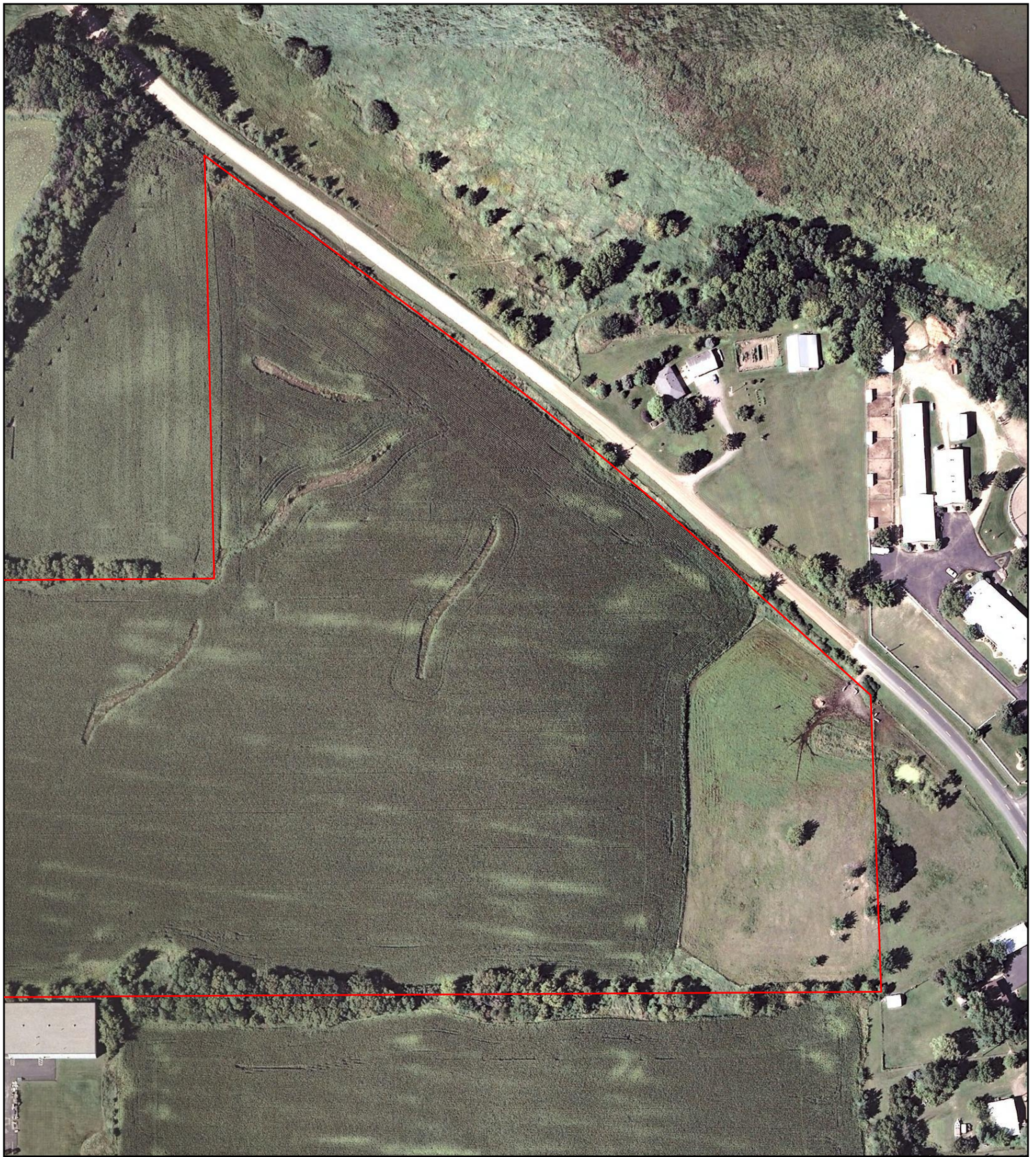
HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2009

HIG Project # 2073966

Client Project # B2303711

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2012

HIG Project # 2073966
Client Project # B2303711
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2016

HIG Project # 2073966
Client Project # B2303711
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN



2021

HIG Project # 2073966
Client Project # B2303711
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com



Appendix J
City Directories

Research Summary for City Directory Abstract

Site Location

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN

Conducted For

Braun Intertec Corporation
11001 Hampshire Avenue South
Bloomington, MN

HIG Project

2073966

Client Project

B2303711

Date Created

05/03/2023



Historical
Information
Gatherers

HIG has produced a city directory abstract for one or more streets associated with the site location indicated above. The publications used to create the CD Abstract are listed below.

The information below is taken directly from the city directory books. The following are definitions as they are found in the Haines books:

XXXX = is no phone, no people or non-published phone.

600 XXXX = Correct address only. No other information.

X Streetname = intersecting cross street

Publication year, publisher and title

2018 Polk Hennepin County North

2013 Polk Hennepin County North

2007 Polk Hennepin County North

2002 Cole Information Minneapolis

1997-98 Cole Publications Minneapolis

1992-93 Cole Publications Minneapolis

1987-88 Cole Publications Minneapolis

1982-83 Cole Publications Minneapolis

Abstract Section 1- This section includes the city directory data sorted by address.

16940 117th Avenue North

2018	Netzinger Michael J & Patricia A
2013	Netzinger Michael J & Patricia A
2007	Netzinger Michael J & Patricia A
2002	P A Netzinger
1987-88	Michael Netzinger

16941-16942 117th Avenue North

2018	No Current Listing
------	--------------------

17050 117th Avenue North

2018	Dudycha Joanne M
2013	Dudycha Joanne M
2007	Dudycha Joanne M
2002	Joanne M Dudycha
1992-93	Norman A Theien
1987-88	Norman A Theien
1982-83	Mary Theien

17051 117th Avenue North

2018	Eggert David A & Joyce E
2013	Eggert David A & Joyce E
2007	Eggert David A & Joyce E
2002	David A Eggert
2002	Joyce E Eggert
1997-98	David Eggert
1992-93	David Eggert

17100 117th Avenue North

2018	Johnson Charles E & Stephanie A
2013	Johnson Charles E & Stephanie A
2007	Johnson Charles E & Stephanie A
2002	Charles E Johnson
2002	S A Johnson
1997-98	Charles E Johnson
1992-93	Charles E Johnson
1987-88	Charles E Johnson
1982-83	Charles Johnson

17400 117th Avenue North

2018	Person Marvin A & Kathie A
2013	Person Marvin A & Kathie A
2007	Person Marvin A & Kathie A
2002	Kathie A Person
2002	Marvin A Person
1997-98	Marvin A Person
1992-93	Apartments

17480 117th Avenue North

2018	No Current Listing
2007	Munn Edward L & Sandra L
2002	Edward L Munn
2002	Sandre L Munn
1997-98	Edward Munn
1992-93	David A Person
1987-88	David A Carson
1982-83	David A Carson

17480-17520 117th Avenue North

2013	No Current Listing
------	--------------------

17520 117th Avenue North

2018	Reierson Richard N & Jeanne A
2007	Reierson Richard N & Jeanne A
2002	Jeanne A Reierson
2002	Richard N Reierson
1997-98	Richard N Reierson
1992-93	Dr R N Reierson
1987-88	Dr R N Reierson
1982-83	Dr R N Reierson

Abstract Section 2: This section includes the city directory data sorted by the year the city directory was published.

2018

16940	Netzinger Michael J & Patricia A
16941-16942	No Current Listing
17050	Dudycha Joanne M
17051	Eggert David A & Joyce E
17100	Johnson Charles E & Stephanie A
17400	Person Marvin A & Kathie A

17480 No Current Listing
17520 Reierson Richard N & Jeanne A

2013

16940 Netzinger Michael J & Patricia A
17050 Dudycha Joanne M
17051 Eggert David A & Joyce E
17100 Johnson Charles E & Stephanie A
17400 Person Marvin A & Kathie A
17480-17520 No Current Listing

2007

16940 Netzinger Michael J & Patricia A
17050 Dudycha Joanne M
17051 Eggert David A & Joyce E
17100 Johnson Charles E & Stephanie A
17400 Person Marvin A & Kathie A
17480 Munn Edward L & Sandra L
17520 Reierson Richard N & Jeanne A

2002

16940 P A Netzinger
17050 Joanne M Dudycha
17051 David A Eggert
17051 Joyce E Eggert
17100 Charles E Johnson
17100 S A Johnson
17400 Kathie A Person
17400 Marvin A Person
17480 Edward L Munn
17480 Sandre L Munn
17520 Jeanne A Reierson
17520 Richard N Reierson

1997-98

17051 David Eggert
17100 Charles E Johnson
17400 Marvin A Person
17480 Edward Munn
17520 Richard N Reierson

1992-93

17050	Norman A Theien
17051	David Eggert
17100	Charles E Johnson
17400	Apartments
17480	David A Person
17520	Dr R N Reiersen

1987-88

16940	Michael Netzinger
17050	Norman A Theien
17100	Charles E Johnson
17480	David A Carson
17520	Dr R N Reiersen

1982-83

17050	Mary Theien
17100	Charles Johnson
17480	David A Carson
17520	Dr R N Reiersen

Research Summary for City Directory Abstract

Site Location

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN

Conducted For

Braun Intertec Corporation
11001 Hampshire Avenue South
Bloomington, MN

HIG Project

2073966

Client Project

B2303711

Date Created

05/03/2023



Historical
Information
Gatherers

HIG has produced a city directory abstract for one or more streets associated with the site location indicated above. The publications used to create the CD Abstract are listed below.

The information below is taken directly from the city directory books. The following are definitions as they are found in the Haines books:

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X Streetname = intersecting cross street

Publication year, publisher and title

2018 Polk Hennepin County North

2013 Polk Hennepin County North

2007 Polk Hennepin County North

2002 Cole Information Minneapolis

1997-98 Cole Publications Minneapolis

1992-93 Cole Publications Minneapolis

1987-88 Cole Publications Minneapolis

1982-83 Cole Publications Minneapolis

Abstract Section 1- This section includes the city directory data sorted by address.

11701 West French Lake Road

2018	Collums Wayne R
2013	No Current Listing
2007	Peterson Earl A
2002	Earl A Peterson
2002	G L Peterson
1997-98	Earl A Peterson
1992-93	Earl A Peterson
1987-88	Earl A Peterson
1982-83	Earl A Peterson

11731 West French Lake Road

2018	Heim Frederick L & Fey A
2013	Heim Frederick L & Fey A
2007	Heim Frederick L & Fey A
2002	F Heim
2002	Frederick L Heim
1997-98	Frederick L Heim
1992-93	Terrance Virden
1987-88	Terrance Virden
1982-83	T A Croteau

11771 West French Lake Road

2018	Knutson Yvonne D
2013	Knutson Yvonne D
2007	Knutson Yvonne D
2002	Yvonne D Knutson
1997-98	Garald A Knutson
1992-93	Gerald A knutson
1987-88	Gerald A knutson
1982-83	Gerald A knutson

11781 West French Lake Road

2018	Geldert Thomas B Jr & Patricia L
2013	Geldert Thomas B Jr & Patricia L
2007	Geldert Thomas B Jr & Patricia L
2002	Adrea McNeil
1997-98	Thomas B Geldert

1992-93	Thomas B Geldert
1987-88	A - 1 Monorail Erctr
1987-88	C G Kahlstorf
1982-83	A - 1 Machy Erectlon
1982-83	C G Kahlstorf

11870 West French Lake Road

2018	Bahl Kallen H
2018	Hoffman Jeremy C & Jenna
2013	Hoffman Jeremy C
2007	Betlland Roger A & Andi
2007	FRENCH LAKE STABLES
2002	Andi Battand
2002	Roger A Bettand
2002	Betland Roger & And
1997-98	Roger Betland
1997-98	Karin Eichten
1997-98	Betland Roger & And
1997-98	French Lk Eqstrn
1992-93	Alverna Boggs
1992-93	Donald C Boggs
1987-88	Donald C Boggs
1987-88	Midwest Traing Ctr
1982-83	Donald C Boggs

11950 West French Lake Road

2018	Jacques Shane R & Beth A
2013	Berglud Donald M & Dianee M
2007	Berglud Donald M & Dianee M
2002	Dianne M Berglund
2002	Donald M Barglund
1997-98	D M Berglund
1992-93	Mrs Willard Fehn
1992-93	Richard Robeck
1987-88	Richard Robeck
1982-83	Richard Robeck

12261 West French Lake Road

2018	Soderberg - Be Rhapsody
2013	No Current Listing

2007	Beach Richard H & Ann C
2002	Richard H Beach
1997-98	Richard Beach
1992-93	Richard Beach
1987-88	Richard Beach
1982-83	Richard Beach

Abstract Section 2: This section includes the city directory data sorted by the year the city directory was published.

2018

11701	Collums Wayne R
11731	Heim Frederick L & Fey A
11771	Knutson Yvonne D
11781	Geldert Thomas B Jr & Patricia L
11870	Bahl Kallen H
11870	Hoffman Jeremy C & Jenna
11950	Jacques Shane R & Beth A
12261	Soderberg - Be Rhapsody
	117TH AVE N INTERSECTS
	E FRENCH LAKE RD BEGINS
	FRENCH LAKE RD CONTINUES

2013

11701	No Current Listing
11731	Heim Frederick L & Fey A
11771	Knutson Yvonne D
11781	Geldert Thomas B Jr & Patricia L
11870	Hoffman Jeremy C
11950	Berglud Donald M & Dianee M
12261	No Current Listing
	117TH AVE N INTERSECTS
	E FRENCH LAKE RD BEGINS
	FRENCH LAKE RD CONTINUES

2007

11701	Peterson Earl A
11731	Heim Frederick L & Fey A
11771	Knutson Yvonne D
11781	Geldert Thomas B Jr & Patricia L

11870 Betland Roger A & Andi
 11870 FRENCH LAKE STABLES
 11950 Berglud Donald M & Dianee M
 12261 Beach Richard H & Ann C
 117TH AVE N INTERSECTS
 E FRENCH LAKE RD BEGINS
 FRENCH LAKE RD CONTINUES

2002

11701 Earl A Peterson
 11701 G L Peterson
 11731 F Heim
 11731 Frederick L Heim
 11771 Yvonne D Knutson
 11781 Adrea McNeil
 11870 Andi Battand
 11870 Roger A Bettand
 11870 Betland Roger & And
 11950 Dianne M Berglund
 11950 Donald M Barglund
 12261 Richard H Beach

1997-98

11701 Earl A Peterson
 11731 Frederick L Heim
 11771 Garald A Knutson
 11781 Thomas B Geldert
 11870 Roger Betland
 11870 Karin Eichten
 11870 Betland Roger & And
 11870 French Lk Eqstrn
 11950 D M Berglund
 12261 Richard Beach

1992-93

11701 Earl A Peterson
 11731 Terrance Virden
 11771 Gerald A knutson
 11781 Thomas B Geldert
 11870 Alverna Boggs

11870	Donald C Boggs
11950	Mrs Willard Fehn
11950	Richard Robeck
12261	Richard Beach

1987-88

11701	Earl A Peterson
11731	Terrance Virden
11771	Gerald A knutson
11781	A - 1 Monorail Erctr
11781	C G Kahlstorf
11870	Donald C Boggs
11870	Midwest Traing Ctr
11950	Richard Robeck
12261	Richard Beach

1982-83

11701	Earl A Peterson
11731	T A Croteau
11771	Gerald A knutson
11781	A - 1 Machy Erectlon
11781	C G Kahlstorf
11870	Donald C Boggs
11950	Richard Robeck
12261	Richard Beach

Research Summary for City Directory Abstract

Site Location

Troy Lane Development
Northeast of 11771 Troy Lane North
Dayton, MN

Conducted For

Braun Intertec Corporation
11001 Hampshire Avenue South
Bloomington, MN

HIG Project #

2073966

Client Project #

B2303711

Date Created

05/03/2023



Historical
Information
Gatherers

HIG has produced a city directory abstract for one or more streets associated with the site location indicated above. The publications used to create the CD Abstract are listed below.

The information below is taken directly from the city directory books. The following are definitions as they are found in the Haines books:

XXXX = is no phone, no people or non-published phone.

600 XXXX = Correct address only. No other information.

X Streetname = intersecting cross street

Publication year, publisher and title

2018 Polk Hennepin County North

2013 Polk Hennepin County North

2007 Polk Hennepin County North

2002 Cole Information Minneapolis

1997-98 Cole Publications Minneapolis

1992-93 Cole Publications Minneapolis

1987-88 Cole Publications Minneapolis

Abstract Section 1- This section includes the city directory data sorted by address.

10515 Troy Lane North

1987-88 Robert P Puncochar

10530 Troy Lane North

1987-88 Noble Nursery

11660 Troy Lane North

2018 Mignonga Ron
2018 UNITY TOOL INC
2013 Mignonga Ron
2013 UNITY TOOL INC
2013 Van Essen Ron
2007 UNITY TOOL
2002 Irene G Vanassen
2002 Ronald D Vanessen
2002 Unity Tool
1997-98 Systematic Refrig

11700 Troy Lane North

2018 PRO KART INDOORS
2013 PRO KART INDOORS
2007 PRO KART INDOORS
2002 Universal Cr Supl
1997-98 Universal CR Supl
1992-93 Aron Dolinsky Co

11750 Troy Lane North

2002 VSI Construction
1992-93 Fullerton Bldg Ctr

11751 Troy Lane North

2018 VSI CONSTRUCTION
2013 VSI CONSTRUCTION
2002 Len D Sutherland

11760 Troy Lane North

2018 GRACE FULL GOSPEL CHRISTIAN
2007 GELDERT'S
2002 Gelderts Llc
1997-98 Gldrts Wdcrlt Inc

11761 Troy Lane North

1992-93 Gelderts Woodcrt

11771 Troy Lane North

2013 JE DUNN CONSTRUCTION CO
2007 WITCHER CONSTRUCTION
2002 Witcher Const

11790 Troy Lane North

2018 CDM SYSTEM INC
2018 POTTER ELECTRIC SIGNAL
2018 A CODEMA LLC
2013 CODEMA LLC
2013 POTTER ELECTRIC SIGNAL
2007 Baecker Joachim H
2007 CODEMA INC
2002 CDM System Inc
2002 Codema Inc
2002 Swantec Inc
1997-98 Codema Inc
1997-98 Swantec Inc
1992-93 Codema Inc
1992-93 Danson Machining
1992-93 Swantec Inc

Abstract Section 2: This section includes the city directory data sorted by the year the city directory was published.

2018

11660 Mignonga Ron
11660 UNITY TOOL INC
11700 PRO KART INDOORS
11751 VSI CONSTRUCTION
11760 GRACE FULL GOSPEL CHRISTIAN
11790 CDM SYSTEM INC
11790 POTTER ELECTRIC SIGNAL
11790 A CODEMA LLC

2013

11660 Mignonga Ron
11660 UNITY TOOL INC
11660 Van Essen Ron

11700	PRO KART INDOORS
11751	VSI CONSTRUCTION
11771	JE DUNN CONSTRUCTION CO
11790	CODEMA LLC
11790	POTTER ELECTRIC SIGNAL

2007

11660	UNITY TOOL
11700	PRO KART INDOORS
11760	GELDERT'S
11771	WITCHER CONSTRUCTION
11790	Baecker Joachim H
11790	CODEMA INC

2002

11660	Irene G Vanassen
11660	Ronald D Vanessen
11660	Unity Tool
11700	Universal Cr Supl
11750	VSI Construction
11751	Len D Sutherland
11760	Gelderts Llc
11771	Witcher Const
11790	CDM System Inc
11790	Codema Inc
11790	Swantec Inc

1997-98

11660	Systematic Refrig
11700	Universal CR Supl
11760	Gldrts Wdcrft Inc
11790	Codema Inc
11790	Swantec Inc

1992-93

11700	Aron Dolinsky Co
11750	Fullerton Bldg Ctr
11761	Gelderts Woodcft
11790	Codema Inc
11790	Danson Machining

11790

Swantec Inc

1987-88

10515

Robert P Puncochar

10530

Noble Nursery

Appendix K
Site Photographs



Photograph #1	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing east	
Subject:	View of the southern Site boundary	



Photograph #2	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing west/northwest	
Subject:	Standing/surficial water, southern portion of the Site	



Photograph #3	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing south	
Subject:	View of the Site, from the middle portion	



Photograph #4	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing east	
Subject:	View of the Site, from the middle portion	



Photograph #5	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	
Direction:	Facing east	
Subject:	View of the northern Site boundary, northwest corner	



Photograph #6	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	
Direction:	Facing southwest	
Subject:	Adjoining property to the west, Dayton Park	



Photograph #7	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing southeast	
Subject:	View of the Site from the northwest corner	



Photograph #8	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing south	
Subject:	View of the western Site boundary	



Photograph #9	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing north	
Subject:	View of the western Site boundary	



Photograph #10	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing northeast	
Subject:	View of the Site from the southwest corner	



Photograph #11	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing east	
Subject:	View of the southern Site boundary	



Photograph #12	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing north	
Subject:	Apparent path/trail middle of the Site, facing north	



Photograph #13	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing northwest	
Subject:	West French Lake Road, northern portion of the Site	



Photograph #14	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing north	
Subject:	Grassy area with French Lake in the distance	




Photograph #15	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing east	
Subject:	View of the northern Site boundary	




Photograph #16	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing south	
Subject:	Codema (Engineering Consultant) building	



Photograph #17	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	
Direction:	Facing southeast	
Subject:	Commercial/industrial sized building, under construction	



Photograph #18	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	
Direction:	Facing east	
Subject:	Residential/homesteads to the east of the Site	



Photograph #19	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing northeast	
Subject:	View of the French Lake horse boarding and stables	



Photograph #20	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing north/northeast	
Subject:	View of the Site from the southern Site boundary	



Photograph #21	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing east	
Subject:	View of the southern Site boundary/dirt road	



Photograph #22	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing west	
Subject:	View of the southern Site boundary/dirt road	



Photograph #23	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing southwest	
Subject:	JE Dunn Construction Company	



Photograph #24	Troy Lane Development – Building 1	B2303711
Date:	5-10-2023	BRAUN INTERTEC
Direction:	Facing northeast	
Subject:	Front of Codema/Potter building	

Appendix L
Qualifications of Consultants

EDUCATION

B.S., Environmental Science
Minor, Animal Ecology
Iowa State University

PROFESSIONAL REGISTRATIONS

Asbestos Inspector
Minnesota No. AI14805

CERTIFICATIONS

40-Hour OSHA Hazardous Waste Operations
and Emergency Response Training

10-Hour OSHA Construction Safety and Health
Training

Defensive Driving Certification

CPR and First Aid Certification

Mr. Carter has been working as an environmental consulting staff scientist at Braun Intertec since July 2019. He performs field work to assist with environmental investigation services. His work includes well monitoring, the collection of soil, vapor, and water samples, field screening of soils during excavations and UST removals, while providing detailed notes on his work sites and findings. Braun Intertec has provided him with training of the proper operation of field equipment, as well as the standard procedures for sample collection and transport. He also prepares environmental investigation reports such as Phase I and Phase II reports and is familiar with MPCA guidelines.

*Mr. Carter also has experience as a Field Scientist/HRSC Specialist when he worked for Dakota Technologies for over 3 years. While there, he provided environmental drilling assistance and oversight, while running and operating Dakota's High Resolution Site Characterization technology (UVOST-EC, UVOST-HP, HPT and MIHPT), report writing for that equipment, and data entry.

PROJECT EXPERIENCE

- *Hennepin County Transfer Station, Brooklyn Park, MN* — Helped with water sampling and Phase II report writing.
- *MnDOT Trunk Highway 10, Moorhead, MN* — Helped with Phase I investigation and oversight report.
- *Stillwater Lift Bridge, Stillwater, MN* — Screened soil during excavation.
- *University Ave., St. Paul, MN* — Logged, screened, and sampled soil from drilling investigation.
- *Dayton Freight, Roseville, MN* — Logged, screened, and sampled soil from excavation.
- *Raymond Station, St. Paul, MN* — Logged, screened, and sampled soil for an UST removal.
- *900 Marquette Parking Lot, Minneapolis, MN* — Logged, screened, and sampled soil and vapor probes.
- *Rush Line, St Paul, MN* — Logged, screened, and sampled soil and took groundwater samples.
- *Enbridge Line 5, Ashland, WI* — Drilling assistant, logged geotechnical soil borings.
- *MnDOT Trunk Highway 14, Waseca, MN* — Field professional during construction monitoring activities.
- ** West Allis Vacant Lot, West Allis, WI* — UVOST-EC, soil sampling and well installation. Completed LNAPL delineation and investigation with UVOST-EC borings, confirmation soil borings and 2 monitoring well installations with Dakota Technologies for Braun Intertec.

**While employed by another firm.*

EDUCATION

M.S., Geochemistry
University of Cincinnati

B.A., Geology
University of Minnesota, Morris

PROFESSIONAL REGISTRATIONS

MN Professional Geologist
No. 30368

CERTIFICATIONS

40-Hour HAZWOPER Certification and Annual
Refresher Training

OSHA 29 CFR 1910.120
Hazmat Training

OSHA 29 CFR 1910.132
Personal Protective Equipment Training

OSHA 29 CFR 1910.134
Respiratory Protection Training

OSHA 29 CFR 1910.146
Confined Space Entry Training

Mr. Ciampone is responsible for the management of Phase I and II Environmental Site Assessments (ESAs); hydrogeologic evaluations related to site assessments; remedial investigations and feasibility studies for underground and above-ground storage tank and pipeline sites; RCRA hazardous waste sites; and Superfund (CERCLA) sites. Mark is also responsible for evaluating, designing, and implementing soil and groundwater remediation plans.

Years of environmental testing firm experience: 25

PROJECT EXPERIENCE

Mark has more than 25 years of experience in managing soil and groundwater investigation projects for voluntary cleanup and environmental due diligence related to commercial property transactions.

Specific project responsibilities include:

- Developing and implementing investigation work plans, Response Action Plans (RAPs) and contingency plans.
- Communicating daily with regulatory personnel and enrolling sites in Minnesota's Voluntary Investigation and Cleanup (VIC) program.
- Managing clients, developing, and administering project budgets.
- Writing proposals and final reports, supervising field implementation and providing senior report review.
- Performing Phase I ESAs in accordance with American Society for Testing and Materials (ASTM) Standard for Commercial Real Estate Transactions, Practice No. E-1527.

Selected project experience includes:

- *Mixon, Inc. Due Diligence and Cleanup, St. Paul, MN* — Conducted Phase I and II ESAs, developed RAP and Construction Contingency Plan. Other work included hazardous materials surveys, lead dust abatement oversight and demolition specifications for disposal of building materials designated as hazardous waste.
- *Maplewood, MN* — Performed Limited Phase I ESA on neighborhood redevelopment area of about 200 acres. The limited Phase I ESA was areas of environmental concern.
- *Corridor Phase I ESA, White Bear Lake, MN* — Performed Phase I ESA on 2-mile railroad corridor along Highway 61 related to acquisition of the corridor for conversion into recreational trails.
- *Hugo, MN* — Managed Phase II ESA of three parcels to be acquired by county officials as part of a right-of-way expansion for a county State Aid highway. Two

MARK A. CIAMPONE, PG

Business Unit Leader, Senior Scientist

of the parcels were enrolled in the Petroleum Brownfields Program and planned activities include preparation of a DRAP for upcoming right-of-way construction activities. Procurement of a No Action letter for both parcels is anticipated by project completion.

- *Rural Minnesota* — Conducted multi-site Phase I ESA for portfolio of fast-food retail buildings in Minneapolis-St. Paul and central Minnesota.
- *Minneapolis, MN* — Conducted Phase I ESA on multi-parcel city block in downtown area for acquisition and redevelopment into a high-rise office building.
- *Ohio and Kentucky* — Conducted multi-site Phase I ESA for portfolio of glass-replacement facilities in southern Ohio and northern Kentucky.
- *North Central North Dakota* — Conducted multi-site Phase I ESA and limited Phase II ESA portfolio on grain elevators in the Minot, ND region for due diligence associated with a business acquisition.
- *Corridor Phase I ESA, Blaine, MN* — Conducted Phase I ESA on 1-mile corridor consisting of commercial, light industrial and undeveloped properties for the proposed installation of service road for Trunk Highway 65. Conducted Phase II ESA on former auto salvage parcel that the proposed corridor bisected. The results of the Phase II ESA did not show significant contamination in the proposed corridor.
- *Minneapolis, MN* — Managed the investigation and cleanup of a former bus garage and auto repair facility. Activities included conducting a Phase I ESA, Phase II ESA and preparing and implementing a development response action plan (DRAP). The site was redeveloped into transition housing by a local charity organization. A site closure-No Action letter was obtained due to successful DRAP implementation.
- *St. Louis Park, MN* — Managed field implementation of the cleanup of a creosote-contaminated property that received waste runoff from an adjacent former wood-preservation facility. Conducted Phase I and Phase II ESAs, implemented the RAP and procured initial liability assurance letters necessary to start site development. The site was developed into a luxury apartment complex.
- *Edina, MN* — Conducted Phase I ESA of a former sheet metal fabrication facility, identifying several recognized environmental conditions. Conducted Phase II ESA and subsequent Remedial Investigation (RI) at the site, identifying the presence, extent and magnitude of petroleum contamination in the area from several former bulk aboveground storage tanks (ASTs). The RI results were used to obtain site closure from the MPCA.
- *Bigelow, MN* — Managed a Phase II ESA of a parcel that was acquired by the Minnesota Department of Transportation for new alignment of Trunk Highway 60 from Worthington, MN to Bigelow, MN. The parcel was occupied by a drainage contractor. The Phase II ESA found only minor petroleum

MARK A. CIAMPONE, PG
Business Unit Leader, Senior Scientist

contamination. The results allowed MnDOT officials to understand the environmental risks associated with the parcel.

- *Minneapolis, MN* — Managed Phase I and Phase II ESAs of a 5.5-acre parcel, formerly occupied by an electric machinery company and a foundry. Several areas of non-petroleum and petroleum-related contamination were identified. Designed and implemented a vapor intrusion soil investigation to evaluate the potential for vapor migration into the existing structures. Based on the findings, developed a Response Action Plan (RAP) that included installation of a soil vapor extraction system to mitigate vapor issues. Another component was a bituminous cap over unpaved areas of the site, restricting access to the contaminants. Assisted with procurement of State and County-funded environmental cleanup grants. Site is currently in the voluntary program and activities will include implementing the RAP and working toward No Action status.
- *Culver, IN* — Conducted Phase I ESA of a former automobile exhaust system manufacturer. Managed the Phase II ESA of the site, which identified several areas of soil and groundwater contamination. Managed the remedial investigation of the areas of contamination. Planned activities for this site including the submittal of Phase II ESA and RI results with recommendations for groundwater monitoring and subsequent issuance of a Certificate of Completion and Covenant not to sue.