

L03880004
Hill, Carl & Mary



Saint Louis County

Land Department, 320 West 2nd Street, Room 607, Gov't. Serv. Cntr., Duluth, MN 55802
Phone: (218) 726-2606, Fax: (218) 726-2600

Robert L. Krepps
Land Commissioner

Mark E. Reed
Deputy Land Commissioner

Friday, September 30, 2011

Primary Lessee:

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO, MN 55362

Joint Lessee:

MARY C. HILL
15433 CURTIS AVENUE NW
MONTICELLO, MN 55362

RE: Shoreland Lease L03880004

Inspection Date 9/15/2011

Dear Lease Holder:

The above property was inspected on the date shown, by St. Louis County, Land Department personnel, and was found to be without violations according to your lease agreement. We want to thank you for keeping your lease in accordance with County regulations. Please feel free to call the number listed above with any questions regarding your lease.

Thank you,

Jessica Anderson for Andrew Holak

Andrew Holak
Recreation Specialist

C: LCO, AO, FO

Individual Lease Summary:

Lease Number: L03880004

Fri. Sep 30, 2011

GOV LOTS S: 22 T: 64 R: 18

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO MN 55362
612-878-2153

MARY C. HILL
15433 CURTIS AVENUE NW
MONTICELLO MN 55362
612-878-2153

Area: Virginia Management Unit 2 Appr. Value: 13000 Renewal Cost: 547.31
Square Feet: 496 Transferable: Y Transferable Reason:
Property Access: Boat GPS: 48° 01' 09.1" - 92° 37' 41.0"
Lease Comments: Lease is in compliance. Inspected by Shontel Kinkel, Chris Lintula, and Scott Johnson

Well Type: Point Septic Type: Commercial Elec. Telephone
Recommended_Fee: Fee Calc Method:
Any non-compliance issues? Last_Inspection: 9/15/2011 Next_Inspection: 6/1/2014

Shoreland Lease Information:

Site# 8

LAKE_RIVER: ELBOW LAKE(\$22) SITE_ACRES: 0 SITE_FEET: 251
SITE_VALUE: 0 LKCLS_CODE: RD DATE_UPDT:12/28/1993

Type: Cabin Details (A) Wood frame, cinder block foundation, gable roof, 8x20 deck. Setback from
Paint/Color: Green of Type: northern-most corner of deck is 86' at 25° to lake. From steps of deck at 61°, the lake
is 93'. Set back from northern most corner of deck is 86' @ 25° to lake. From steps
of deck @ 61°, the lake is 93'.
Construction Type Frame Siding Strand/Particle Roofing Asphalt-shingle Structure Setback: 86
Size (nearest .5 ft) 24x20 Square Feet of Building: 480 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed):

Type: Toilet Details (B) Wood frame, chipboard siding, concrete slab, clear fiberglass roof. Located
Paint/Color: Green of Type: 38.5' at 245° from W corner of cabin. Located 38.5' @ 245° from west corner of cabin.
Construction Type Frame Siding Strand/Particle Roofing Fiberglass Structure Setback: 0
Size (nearest .5 ft) 4x4 Square Feet of Building: 16 Included in Total? Bldg. Condition: Fair
Work Needed? Description (if needed):

L03880004
09/15/2011



A - Cabin



B - Toilet

L03880004

7-22-08



A - Cabin



B - Toilet



C - Dock

Individual Lease Summary:

Lease Number: L03880004

Tue. Aug 19, 2008

GOV LOT S 22 T: 64 R: 18

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO MN 55362
612-878-2153

MARY C. HILL
RT 1 BOX 233
MONTICELLO MN 55362

Area: Virginia Management Uni 2 Appr. Value: 13000 Renewal Cost: 518.97
Square Feet: 496 Transferable: Y Transferable Reason:
Property Access: Boat GPS: 48° 01' 09.1" - 92° 37' 41.0"
Lease Comments: No issues. Inspected by Shontel Kinkel and Scott Johnson

Well Type: Point Septic Type: Commercial Elec. Telephone
Recommended_Fee: Fee Calc Method:
Any non-compliance issues? Last_Inspection: 7/22/2008 Next_Inspection: 6/1/2011

Shoreland Lease Information:

Site# 8

LAKE_RIVER: ELBOW LAKE(S22) SITE_ACRES: 0 SITE_FEET: 251
SITE_VALUE: 0 LKCLS_CODE: RD DATE_UPDT:12/28/1993

Type: Toilet Details (B) Wood frame, chipboard siding, concrete slab, clear fiberglass roof. Located
of Type: 38.5' at 245° from W corner of cabin. Located 38.5' @ 245° from west corner of cabin.
Paint/Color Green
Construction Type Frame Siding Strand/Particle Roofing Fiberglass Structure Setback: 0
Size (nearest .5 ft) 4x4 Square Feet of Building 16 Included in Total? Bldg. Condition: Fair
Work Needed? Description (if needed)

Type: Cabin Details (A) Wood frame, cinder block foundation, gable roof, 8x20 deck. Setback from
of Type: northern-most corner of deck is 86' at 25° to lake. From steps of deck at 61°, the
lake is 93'. Set back from northern most corner of deck is 86' @ 25° to lake. From
steps of deck @ 61°, the lake is 93'.
Paint/Color Green
Construction Type Frame Siding Strand/Particle Roofing Asphalt-shingle Structure Setback: 86
Size (nearest .5 ft) 24x20 Square Feet of Building 480 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed)

St. Louis County, Land Department

Tuesday, August 19, 2008

Legal Description

GOV LOT

S 22 T: 64 R: 18

7820 Highway 135
Virginia, MN 55792

Mark Kailanen
Area Manager - Virginia
(218) 742-9898

Primary Lessee:

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO, MN 55362

Joint Lessee:

MARY C. HILL
RT 1 BOX 233
MONTICELLO, MN 55362

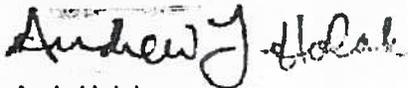
RE: ST. LOUIS COUNTY:
SHORELAND LEASE

L03880004

Inspection Date: 7/22/2008

The above property was inspected on the date shown, by St. Louis County, Land Department personnel, and was found to be without violations according to your lease agreement. We want to thank you for keeping your lease in accordance with County regulations. Please feel free to call the number listed above with any questions regarding your lease.

Thank you,



Andy Holak
Recreation Specialist

C: LCO
AO
FO

St. Louis County, Land Department

Monday, September 12, 2005

Legal Description

GOVLOTS S: 22 T: 64 R: 18

7820 Highway 135
Virginia, MN 55792

Andy Holak
Forest Recreation Specialist
(218) 742-9898

Primary Lessee:

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO, MN 55362

Joint Lessee:

MARY C. HILL
RT 1 BOX 233
MONTICELLO, MN 55362

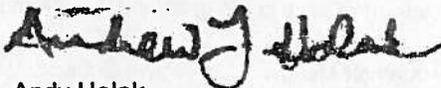
RE: ST. LOUIS COUNTY:

SHORELAND LEASE L03880004

Inspection Date: 7/12/2005

The above property was inspected on the date shown, by St. Louis County, Land Department personnel, and was found to be without violations according to your lease agreement. We want to thank you for keeping your lease in accordance with County regulations. Please feel free to call the number listed above with any questions regarding your lease.

Thank you,



Andy Holak
Recreation Specialist

C: LCO
AO
FO

Individual Lease Summary:

Lease Number: L03880004

Mon. Sep 12, 2005

GOVLOTS

S: 22 T: 64 R: 18

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO MN 55362
612-878-2153

MARY C. HILL
RT 1 BOX 233
MONTICELLO MN 55362

Area: Virginia Management Unit 2 Appr. Value: 13000 Renewal Cost: 477.8
Square Feet: 496 Transferable: Y Transferable Reason:
Property Access: Boat
Lease Comments: GPS: 48° 01' 09.1" - 92° 37' 41.0" No Issues. Inspected by Shontel Kinkel, Tom Salzer, and Scott Johnson

Well Type: Point Septic Type: Commercial Elec. Telephone
Recommended_Fee: Fee Calc Method:
Any non-compliance issues? Last_Inspection: 7/12/2005 Next_Inspection: 6/1/2008

Shoreland Lease Information:

Site# 8

LAKE_RIVER: ELBOW LAKE(S22)
SITE_VALUE: 0

SITE_ACRES: 0
LKCLS_CODE: RD

SITE_FEET: 251
DATE_UPDT:12/28/1993

Type: Toilet Details (B) Wood frame, chipboard siding, concrete slab, clear fiberglass roof. Located
of Type: 38.5' at 245° from W corner of cabin. Located 38.5' @ 245° from west corner of cabin.
Paint/Color: Green
Construction Type Frame Siding Strand/Particle Roofing Fiberglass Structure Setback: 0
Size (nearest .5 ft): 4x4 Square Feet of Building: 16 Included in Total? Bldg. Condition: Fair
Work Needed? Description (if needed):

Type: Cabin Details (A) Wood frame, cinder block foundation, gable roof, 8x20 deck. Setback from
of Type: northern-most corner of deck is 86' at 25° to lake. From steps of deck at 61°, the lake
is 93'. Set back from northern most corner of deck is 86' @ 25° to lake. From steps
of deck @ 61°, the lake is 93'.
Paint/Color: Green
Construction Type Frame Siding Strand/Particle Roofing Asphalt-shingle Structure Setback: 86
Size (nearest .5 ft): 24x20 Square Feet of Building: 480 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed):

St. Louis County, Land Department

Wednesday, November 13, 2002

Legal Description

GOVLOTS S: 22 T: 64 R: 18

7820 Highway 135
Virginia, MN 55792
Denny J. Bone
Area Land Manager
(218) 749-7132

Primary Lessee:

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO, MN 55362

Joint Lessee:

MARY C. HILL
RT 1 BOX 233
MONTICELLO, MN 55362

RE: St. Louis County

SHORELAND LEASE L03880004

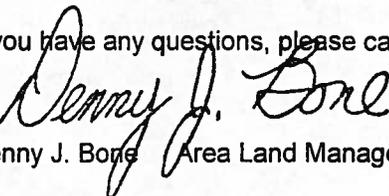
Inspection Date: 7/9/2002

A recent inspection of your lease site has found that it is, for the most part, in compliance with the terms and conditions of the lease. However, you should be aware that the following condition(s) will cause your lease to be in violation:

1	Violation: 0901	Improper solid waste disposal (under 30 gal) Warning
Compliance Date: 6/1/2005	All building materials, supplies and solid waste (rotting OSB sheets covering fire wood) must be disposed of as required by County Ordinance or other regulations. Item #4 of your lease states: "Lessee shall take necessary precautions to keep the lease site and surrounding area in a neat and orderly condition and shall dispose of all garbage, refuse and debris as required by any St. Louis County Solid Waste Ordinance or other regulations."	

You must correct the condition(s) listed above, by the compliance dates shown. If we find that the above listed conditions remain, penalty fees will be charged, and cancellation of your lease could finally result.

If you have any questions, please call at the telephone number listed above.


Denny J. Bone Area Land Manager

C: LCO
AO
FO

Individual Lease Summary:

Lease Number: L03880004

Wed. Nov 13, 2002

GOV LOTS S: 22 T: 64 R: 18

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO MN 55362
612-878-2153

MARY C. HILL
RT 1 BOX 233
MONTICELLO MN 55362

Area: VIRGINIA Management Uni 2 Appr. Value: 13000 Renewal Cost: 444.56
Square Feet: 496 Transferable: Y Transferable Reason:
Property Access: Boat

Lease Comments: Old OSB rotting behind cabin - looks like it was used to cover fire wood. Inspected by M. Zibrowski and S.B. Johnson. NEXT INSPECTION - MEASURE AND DESCRIBE THE GENERATOR SHED.

Well Type: Point Septic Type: Commercial Elec. Telephone
Recommended_Fee: Fee Calc Method:
Any non-compliance issues? Last_Inspection: 7/9/2002 Next_Inspection: 6/1/2005

Shoreland Lease Information:

Site# 8

LAKE_RIVER: ELBOW LAKE(S22) SITE_ACRES: 0 SITE_FEET: 251
SITE_VALUE: 0 LKCLS_CODE: RD DATE_UPDT:12/28/1993

Type: Toilet Details (B) Wood frame, chipboard siding, concrete slab, clear fiberglass roof. Located
of Type: 38.5' at 245° from W corner of cabin.
Paint/Color Green
Construction Type Frame Siding Strand/Particle Roofing Fiberglass Structure Setback: 0
Size (nearest .5 ft): 4x4 Square Feet of Building: 16 Included in Total? Bldg. Condition: Fair
Work Needed Description (if needed):

Type: Cabin Details (A) Wood frame, cinder block foundation, gable roof, 8x20 deck. Setback from
of Type: northern-most corner of deck is 86' at 25° to lake. From steps of deck at 61°, the lake
is 93'.
Paint/Color Green
Construction Type Frame Siding Strand/Particle Roofing Asphalt-shingle Structure Setback: 86
Size (nearest .5 ft): 24x20 Square Feet of Building: 480 Included in Total? Bldg. Condition: Good
Work Needed Description (if needed):



Saint Louis County

LAND DEPARTMENT • 7820 Highway 135, Virginia, Minnesota 55792-2934
(218) 749-7132
FAX (218) 741-6057

March 22, 2000

Denny J. Bone
Area Land Manager

Mr. Carl Hill
15433 Curtis Avenue N. W.
Monticello, MN 55362

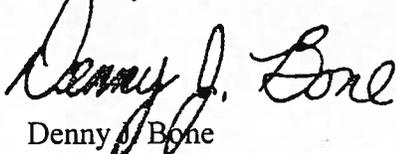
Re: St. Louis County Shoreland Lease L03880004

Dear Mr. Hill:

My letter to you is to confirm your letter dated (received) March 17, 2000 that you no longer intend to build the sauna/shed that you were authorized to build January 26, 1996. The replacement of the roof is still authorized as by the January 26, 1996 letter.

Thank you for your prompt response.

Sincerely,


Denny J. Bone
Area Land Manager

DJB/nf

C: LCO
AO
FO



Saint Louis County

LAND DEPARTMENT • 7820 Highway 135, Virginia, Minnesota 55792-2934

(218) 749-7132

FAX (218) 741-6057

Gov. Lot 2&3

S:22

T:64

R:18

Denny J. Bone
Area Land Manager

February 16, 2000

Primary Lessee:

Carl Hill
15433 Curtis Ave. N.W.
Monticello, MN 55362

Joint Lessee:

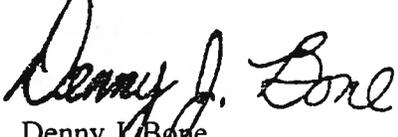
Mary C. Hill
15433 Curtis Ave. N.W.
Monticello, MN 55362

RE: St. Louis County Shoreland Site Lease L03880004

Inspection Date: June 25, 1999

The above property was inspected on the date shown by St. Louis County, Land Department personnel, and was found to be without violations according to your lease agreement. We want to thank you for keeping your lease in accordance with County regulations. Please feel free to call the number listed above with any questions regarding your lease.

Thank you,


Denny J. Bone
Area Land Manager

C: LCO
AO
FO

Individual Lease Summary:

Lease Number: L03880004

Mon. Mar 13, 2000

GOV LOTS

S: 22 T: 64 R: 18

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO MN 55362
612-878-2153

MARY C. HILL
RT 1 BOX 233
MONTICELLO MN 55362

Area: VIRGINIA Management Unit: 2 Appr. Value: 13000 Renewal Cost: 409.63
Square Feet: 496 Transferable: Y Transferable Reason:

Property Access: Boat

Lease Comments: Cinder block foundation for sauna/shed has been started. Construction not finished by 3-year (1-26-99) limit. Response requested. Garbage has been cleaned up. Setback for stair to lake: 94'. Inspected by Kailanen.

Well Type: Point Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: 6/25/1999 Next_Inspection: 6/1/2002

Shoreland Lease Information:

Site#: 8

LAKE_RIVER: ELBOW LAKE(S22)

SITE_ACRES: 0

SITE_FEET: 251

SITE_VALUE: 0

LKCLS_CODE: RD

DATE_UPDT: 12/28/1993

Type: Toilet

Details of Type: (B) Toilet: Wood frame, chipboard siding, concrete slab, clear fiberglass roof.

Paint/Color: Green

Construction Type Frame Siding Strand/Particle Roofing Fiberglass Structure Setback: 0
Size (nearest .5 ft): 4x4 Square Feet of Building: 16 Included in Total? Bldg. Condition: Fair
Work Needed? Description (if needed):

Type: Cabin

Details of Type: (A) Cabin: Wood frame, cinder block foundation, gable roof, 8x20 deck

Paint/Color: Green

Construction Type Frame Siding Strand/Particle Roofing Structure Setback: 111
Size (nearest .5 ft): 24x20 Square Feet of Building: 480 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed):

Individual Lease Summary:

Fri. Dec 19, 1997

Lease Number: L03880004

T: 14 R: 18 S: 22 AL 3 Site 8

CARL HILL
15433 CURTIS AVENUE NW
MONTICELLO MN 55362
612-878-2153

MARY C. HILL
RT 1 BOX 233
MONTICELLO MN 55362

Area: **VIRGINIA** Management Unit: **2** Appr. Value: **13000** Renewal Cost: **396.44**
Square Feet: **496** Transferable: **Y** Transferable Reason:
Property Access: **Boat**
Lease Comments: **Footings for sauna/shed started.**

Well Type: **Point** Septic Type: Commercial Elec. Telephone
Recommended_Fee: Fee Calc Method:
Any non-compliance issues? Last Inspection: **8/17/95** Next Inspection: **9/1/98**

Shoreland Lease Information:

LAKE_RIVER: **ELBOW LAKE(S22)** SITE_ACRES: **0** SITE_FEET: **251**
SITE_VALUE: **0** LKCLS_CODE: **RD** DATE_UPDT: **12/28/93 9:09:54 A**

18 Kailanen/Stubbs 60

Site#: **8**

Building Details:

Type: **Toilet** Details of Type: **(B) Wood frame, chipboard siding, concrete slab, clear fiberglass roof.** Paint/Color: **Green**
Construction Type **Frame** Siding **Strand/Particle** Roofing **Fiberglass** Structure Setback: **0**
Size (nearest .5 ft): **4x4** Square Feet of Building: **16** Included in Total? Bldg. Condition: **Fair**
Work Needed? Description (if needed):

Building Details:

Type: **Cabin** Details of Type: **(A) Wood frame, cinder block foundation, gable roof, 8x20 deck** Paint/Color: **Green**
Construction Type **Frame** Siding **Strand/Particle** Roofing Structure Setback: **0**
Size (nearest .5 ft): **24x20** Square Feet of Building: **480** Included in Total? Bldg. Condition: **Good**
Work Needed? Description (if needed):

SCO

SHORELAND LEASE

For the seasonal occupancy of St. Louis County Tax Forfeited
Land as authorized by the Board of County Commissioners

PRIMARY LESSEE:

JOINT LESSEE:

Carl Hill
Rt. 1, Box 233
Monticello, MN 55362
TELEPHONE: 612-878-2153

Mary C. Hill
Rt. 1, Box 233
Monticello, MN 55362
TELEPHONE:

LESSOR: St. Louis County Land Commissioner
Room 607, Govt Services Center
320 West 2nd Street
Duluth, MN 55802
Telephone: 218-726-2606

Pursuant to the authority provided by Minnesota Statute Section 282.04, Subd. 1, the Lessor does hereby lease shoreland site # 8 on Elbow Lake located in G.L. 2 & 3 Section 22, Township 64 N., Range 18 W., (as shown on Exhibit A) to the Lessee or Lessees as joint tenants and not as tenants in common. This lease site is subject at all times to land disposal, timber sale, an easement for public travel over and across a strip of land 33 ft. wide parallel to the ordinary high water mark, other leasing and land management activities by the Lessor, the terms and conditions listed herein, and penalties for violation of the terms of this lease as set forth in **Exhibit B** attached hereto.

No person or corporation will be allowed to have an interest in more than one County Shoreland Lease.

- TERM OF LEASE.** The term of this lease shall be from January 31, 1995 through January 30, 1996 and shall be automatically renewed annually unless terminated.
- LEASE FEE.** The lease fee shall be established by Resolution of the St. Louis County Board and payable within 30 days after notice of amount due. A penalty shall be imposed for late payment.
- ASSIGNMENT.** A name change or assignment of a lease must be approved by the Lessor prior to the sale of personal property on the site. Assignment of a Shoreland lease for a site without a dwelling structure (cabin) will not be approved. Lessee shall not sublet the lease site or any part thereof or use it for any commercial purpose.

4. **REGULATIONS AND ORDINANCES.** Lessee shall at all times comply with all applicable State and Federal laws and any applicable rules and regulations of St. Louis County. Lessee shall take necessary precautions to keep the lease site and surrounding area in a neat and orderly condition and shall dispose of all garbage, refuse and debris as required by any St. Louis County Solid Waste Ordinance or other regulation.
5. **TAXES AND FEES.** Failure of Lessee to pay personal property taxes when due that are assessed for structures located on the lease site and solid waste disposal fees shall be cause for cancellation of the lease.
6. **CONSTRUCTION/REMODELING.** No construction or exterior remodeling of structures shall begin until Lessee has written approval from Lessor. Construction of any building must be upon the site location approved by Lessor. Any building located outside of the approved site or built without prior approval shall be treated as a breach of contract and may subject Lessee to other civil and criminal penalties. No construction, remodeling or replacement of septic systems, wells, saunas, and privies will be allowed without the necessary St. Louis County Health Department permits in addition to the required written approval of Lessor.
7. **STRUCTURES.** One dwelling structure (cabin) will be allowed on the site. The construction of the cabin must be initiated within two years and completed within three years from the execution of a lease or the removal or loss of the previous dwelling. The cabin shall be a single story (maximum height of 16 feet) with 8 foot or less sidewalls, and constructed of materials approved by the Lessor. The shortest pier (if any) on which the cabin is built shall be one foot or less in height. The lease site Identification Tag will be attached by the lessor in a conspicuous location on the main dwelling and must remain visible at all times.

A mobile home trailer shall not be used on the site except for a period of three months or less during construction of a cabin. Buses, railway cars, street cars, trucks, campers, motor homes, and similar equipment shall not be placed upon the site in lieu of a cabin or accessory building. Exterior walls must be painted, varnished, stained or oiled periodically to keep them maintained in a neat and sound condition. Asphalt shingles, rolled roofing or tarpaper may be used on the roof, but not the walls; any other roofing materials must be approved by Lessor in advance. Basements are prohibited. Earthtone colors are required on exteriors.

No more than three secondary structures will be allowed on the site. They must be located within 100 feet of the primary structure and placed in such a way so as not to obstruct the public use of the land. Placement of secondary structures shall be subject to all County ordinances and State shoreland management guidelines and will be constructed of the same materials described above for cabins.

Boathouses and piers are prohibited. One dock per site is allowed (no more than 35 feet in length) if properly permitted and maintained in a safe condition.

The total area occupied by all structures on a lease site shall not exceed 1500 square feet.

8. **STORAGE PROHIBITED.** The storage of unlicensed or unregistered boats, vehicles, or other machinery on this lease site is prohibited. Lessor must authorize in writing the storage of any licensed vehicles. Campers and trailers must be licensed and must be removed from the site between December 1 and May 1.

Fuel storage must meet local and State (including structural setback) requirements.

9. **SITE DEVELOPMENT RESTRICTIONS.** Lessee will not be permitted to develop the site except as specifically provided herein.

No trees, living or dead shall be cut beyond 10 feet from the cabin or out building except by written permission from Lessor. Trees planted by Lessee on the site shall become the property of Lessor. No gravel, borrow, limestone, marl, sand, peat, or top soil may be removed from the site.

Any alterations or improvements to the lease site, including, but not limited to bulldozing, recontouring, installation of erosion control measures, removal or addition of top soil, gravel, rock or fill material, removal of minerals, and cutting of live timber are prohibited without prior written approval from Lessor. Any alterations or improvements to adjacent land or other lands of St. Louis County are similarly prohibited.

10. **PUBLIC ACCESS.** Lessee is prohibited from barricading any driveways, roads or trails, or constructing any fences or stringing wire cable, or otherwise restricting the general public from travelling by foot or vehicle on County land. The Lessee may prohibit the public from the structures on the lease site. Lessee shall not post "No Trespass" or "No Hunting" or similar signs on any part of the lease site except upon structures owned by the Lessee. Lessee shall not create any public hazard or make any threat to any member of the public or misrepresent to the public the Lessee's interest in the lease site.
11. **Residency Not Allowed.** No occupancy will be allowed which may in any way lead to a claim of residency and any permanent residency is expressly prohibited. All Lessees are specifically required to maintain a separate permanent residence.
12. **LESSEE ACCESS TO LEASE SITE.** Nothing in this lease is intended in any way to increase the need for local or state governmental services. Lessor shall not be responsible for the construction or maintenance of any road or trail to the lease site. Lessee shall not construct any roads or further develop existing roads unless authorized by Lessor. Lessee shall be responsible for repairs of all damage to any roads or trails utilized pursuant to this lease. Failure of Lessees to reasonably cooperate with the maintenance of ingress and egress routes shall be grounds for the cancellation of this lease.
13. **LEASE TERMINATION/SITE CLEAN-UP.** This lease shall terminate on January 31 of each year or earlier upon failure to pay when due the annual lease fee or other fees or penalties imposed by Lessor for violations of the lease terms. Lessor retains the right to terminate this lease immediately upon breach of any of the terms or conditions set forth herein or in Exhibit B attached hereto or for other disorderly or otherwise objectionable conduct by Lessee or those occupying the site with the permission of the Lessee. This lease may also be terminated by the Lessor without cause upon thirty (30) days written notice sent to Lessee at the last address provided by the lessee. A prorata refund of the lease fee paid by Lessee may be allowed at the discretion of the Lessor.

Lessee may terminate this lease by giving Lessor thirty (30) days written notice at the appropriate address listed below and by paying all fees, taxes or other charges due on the date of termination. Lessor shall not refund any lease fee already paid.

Lessee agrees to leave the lease site and surrounding area in a neat and orderly condition free of all garbage, refuse and debris.
14. **REMOVAL OF PERSONAL PROPERTY.** Upon termination of this lease, if all fees, taxes, penalties and other charges are paid, Lessee shall remove all buildings and personal property owned by Lessee from the premises within three (3) months after the date of termination, time being of the essence. Additional time may be granted at the discretion of Lessor for extenuating circumstances. If Lessee fails to remove any property within the time above stated, all such property remaining after expiration of such time will be disposed of pursuant to Minnesota Law.
15. **INDEMNIFICATION.** EXCEPT FOR LIABILITY RESULTING FROM LESSOR'S SOLE NEGLIGENCE, LESSEE AGREES TO INDEMNIFY, SAVE HARMLESS AND DEFEND LESSOR, ITS EMPLOYEES, AGENTS AND SERVANTS FROM ANY AND ALL LIABILITY FOR INJURIES TO ANY PERSON OR PROPERTY OF ANY EMPLOYEE, AGENT, PASSENGER, INVITEE OR OTHER PERSON ENTERING ONTO THE LEASED PREMISES.
16. **LESSOR'S RIGHTS.** Lessee understands and agrees that the site shall be subject to inspection by Lessor for purposes of appraisal or insuring compliance by Lessee with the provisions of this lease. If upon inspection it is found that the lease site and its surroundings are not in compliance with the terms of this lease, Lessor may immediately terminate the lease or give Lessee a warning or notice of violation indicating the actions necessary to bring the lease site and surroundings into compliance. Any required action stated in the notice must be completed within the time period indicated in the notice. Any penalty imposed by Lessor for a violation must be paid within the time stated in the Notice or the Lease may be cancelled. Lessee agrees that any delay on the part of the Lessor in enforcing any of the terms of the lease, or in terminating the lease shall not operate as a waiver of any of the rights of Lessor hereunder.

17. **CORRESPONDENCE.** All correspondence or notices will be sent to the "Primary Lessee" as indicated on the lease, unless notified otherwise by Lessee. All lease payments shall be sent to Lessor at the address shown on Page one of the lease. All other correspondence shall be directed to the appropriate Area Office:

VIRGINIA AREA OFFICE:

St. Louis County Land Dept.
7820 Highway 135
Virginia, MN 55792-2934
Phone: (218) 749-7132

DULUTH AREA OFFICE:

St. Louis County Land Dept.
5713 Old Miller Trunk Highway
Duluth, MN 55811-1221
Phone: (218) 729-8480

18. ADDITIONAL TERMS AND CONDITIONS:

LESSEE Carl D. Hill
Date: Feb 7, 1995

LESSEE Mary C. Lillie
Date: 2-7-95

Subscribed & Sworn to before me on this
7th day of Feb, 1995

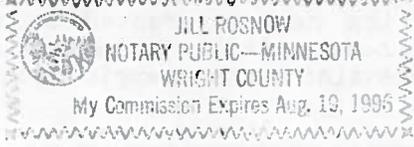
Subscribed & Sworn to before me on this
7th day of Feb, 1995

Jill Rosnow
NOTARY PUBLIC

Jill Rosnow
NOTARY PUBLIC

My Commission Expires: 8/19/96

My Commission Expires: 8/19/96



FOR ST. LOUIS COUNTY AUDITOR

BY: [Signature]
Land Commissioner's Representative

Date: 2-27-95

LCO
AO

THERE IS X IS NOT A WELL ON THIS LEASE
SITE (DRILLED, DRIVE-POINT, DUG; CIRCLE ONE).

**EXHIBIT B
VIOLATIONS AND PENALTIES**

The following penalties will be imposed for the specified lease violations. If the Lessee does not comply with the directive in a notice within the time specified in the notice, an additional penalty will be imposed in the next notice. Penalties set forth below are cumulative.

<u>Violation</u>	<u>1st Notice</u>	<u>2nd Notice</u>	<u>3rd Notice</u>	<u>Final Notice</u>
Unverified nuisance complaint	Warning	---	---	
Defacing/damaging trees or other vegetation	Warning	\$ 50	\$ 75	\$200 or cancellation**
Misrepresentation of the lease	Warning	\$ 50	\$ 75	\$200 or cancellation**
Lease I.D. tag not displayed	Warning	\$ 50	\$ 75	\$200 or cancellation**
Improper storage of construction materials or supplies	Warning	\$ 50	\$ 75	\$200 or cancellation**
Improper structure maintenance	Warning	\$ 50	\$ 75	\$200 or cancellation**
Unauthorized signs or posters	Warning	\$ 50	\$ 75	\$200 or cancellation**
Improper disposal of solid waste (less than 30 gallons)	Warning	\$ 50	\$ 75	\$200 or cancellation**
Late Annual Fee Payment	\$ 25	---	---	\$200 or cancellation**
Failure to pay road or lake association dues	\$ 50	---		\$200 or cancellation**
Failure to pay taxes or solid waste disposal fees	\$ 50	---		Cancellation
Improper disposal of solid waste (30 to 100 gallons)	\$ 50	\$ 75		\$200 or cancellation**
Unauthorized storage of a camper or trailer	\$ 50	\$ 75		\$200 or cancellation**
Unauthorized storage of a motor vehicle	\$ 50	\$ 75		\$200 or cancellation**
Substandard or unauthorized sanitary facilities	\$100	\$150		\$200 or cancellation**
Repeated misrepresentation of the lease	\$100	\$150		\$200 or cancellation**
Verified nuisance complaint	\$100	\$150		\$200 or cancellation**

<u>Violation</u>	<u>1st Notice</u>	<u>2nd Notice</u>	<u>3rd Notice</u>	<u>Final Notice</u>
Improper disposal or unauthorized storage of white goods, tires or equipment	\$100	\$150		\$200 or cancellation**
Unauthorized trails, roads, land clearing, pruning, site development	\$100	\$150		\$200 or cancellation**
Unauthorized gates or barriers	\$100	\$150		\$200 or cancellation**
Public safety hazards or threats to public	\$100	\$150		\$200 or cancellation**
Unauthorized construction	\$100	\$150		\$200 or cancellation**
Unauthorized tree cutting	\$100	\$150		\$200 or cancellation**
Posting of public land	\$100	\$150		\$200 or cancellation**
Wells not in compliance with regulations	\$100	\$150		\$200 or cancellation**
Improper disposal of solid waste (more than 100 gallons)	\$100	\$150		\$200 or cancellation**

The following violations will result in immediate cancellation of the lease or a \$200 penalty.

- Storage or disposal of hazardous materials
- Unauthorized use or sublease of the cabin site
- Conviction of gross misdemeanor or felony related to the lease site
- Interference with the duties of a County employee
- Use of lease site as a primary/permanent residence

Additional remedies for violations:

- In the case of unauthorized clearing, tree cutting, or site development the lessee may be required to revegetate, plant, or restore the site. The lessor may restore the site and bill the lessee for any costs.
- Violation of any Minnesota Statute may result in criminal or civil penalties.
- Lessor will immediately remove any gate or barrier which may constitute a safety hazard. Lessee will be billed for any cost incurred by lessor.
- Lessor may require any unauthorized construction to be removed, modified or moved.

Other violations of the lease not set forth above may result in warnings or penalties or cancellation of the lease.

Failure to pay penalties imposed will result in cancellation of the lease.

** Action will be at the discretion of lessor.



Saint Louis County

LAND DEPARTMENT • 7820 Highway 135, Virginia, Minnesota 55792-2934
(218) 749-7132
FAX (218) 741-6057

January 26, 1996

Denny J. Bone
Area Land Manager

Carl Hill
Rt. 1 Box 233
Monticello, MN 55362

RE: St. Louis County Shoreland Lease #L03880004
Section 22, Township 64, Range 18

Dear Mr. Hill:

This letter is in response to your construction request on your St. Louis County Shoreland Lease on Elbow Lake.

Based upon our inspection, we have no objection to your plans to:

1. Replace the existing roof of the cabin with a metal roof with a siliconized polyester finish paint or similar finish. Color of roof must be earthtone in color (dark brown or dark green preferred).

NOTE: I did find your original request and authorization from the Land Department to build a 8' x 16' shed/sauna (see enclosed copies). Please provide me a list of basic building materials that will be used in construction of this structure. Also, this structure must be completed within three years from the date of the authorization and if a greywater system is to be built now or into the future, a permit from the County Health Department must be obtained and a copy sent to the Land Department. I apologize for the mistake of misplacing the original authorization granted you in October of 1991 and if I do by chance snowmobile on Elbow Lake, I will make a point of stopping by.

Thank you for your cooperation. If you have any questions, please call the Area Office at (218) 749-7132.

CORDIALLY,

JOHN J. VOGEL
LAND COMMISSIONER

Denny J. Bone
BY: Denny J. Bone
Area Land Manager

DJB/mu
cc: LCO, AO, FO, Assessor

FORMS\SHOREBDG.PER

RECEIVED

JAN 23 1996

LAND DEPT.

Dear Penny,

As per our telecon on Friday 1-19-96 I came up with a rough total of lumber etc. (some used, mostly new from menards) for a 8' x 16' sauna that will be constructed about 15' to the rear & north of the present cabin. there is no shower in sauna and lumber etc came to roughly \$650.

Also I wanted to put a brown enameled (earth tone) steel roof on the cabin.

(P.S. our site # is) thanks,
L03880004 Truly
Carl Hise



Saint Louis County

LAND DEPARTMENT • 7820 Highway 135, Virginia, Minnesota 55792-2934
(218) 749-7132
FAX (218) 741-6057

January 12, 1996

Denny J. Bone
Area Land Manager

PRIMARY LESSEE:

Carl Hill
Rt. 1 Box 233
Monticello, MN 55362

JOINT LESSEE:

Mary C. Hill
Rt. 1 Box 233
Monticello, MN 55362

RE: ST. LOUIS COUNTY SHORELAND LEASE (L03880004)
Section 22, Township 64, Range 18 (Elbow Lake)

A recent inspection of your lease site has found that it is, for the most part, in compliance with the terms and conditions of the lease. However, you should be aware that the following condition(s) will cause your lease to be in violation:

1. All building materials, supplies and solid waste (old mattress and other garbage) must be disposed of as required by County Ordinance or other regulations. (Item No. 4 of your lease form states: "Lessee shall take necessary precautions to keep the lease site and surrounding area in a neat and orderly condition and shall dispose of all garbage, refuse and debris as required by any St. Louis County Solid Waste Ordinance or other regulations.")

You should act now (or at your earliest opportunity) to resolve the item(s) listed above. If, on or after 9/1/98, we find that the above listed condition remains, penalty fees will be charged and cancellation of your lease could finally result.

If you have any questions, please call my office at (218) 749-7132.

DENNY J. BONE - AREA LAND MANAGER

C: LCO
AO
FO

NOTE: PLEASE CALL OR WRITE ME ON WHAT IS HAPPENING WITH THE NEW CONCRETE FOOTINGS LOCATED ON THE SITE.

VIO1.SL

SECTION 22, TOWNSHIP 64, RANGE 18, PARCEL Gov't Lot 3, Site 8

LEASE NUMBER L03880004 TERM annual
I.D. DISPLAYED? YES X NO _____
LESSEE Carl Hill
Rt. 1 Box 233
Monticello, MN 55362

ON-SITE INSPECTION DATE 8/17/95
INSPECTOR Kailanen/Stubbs AREA I-C
LAKE Elbow RIVER _____
STRUCTURE SETBACK ?
MANAGEMENT UNIT Pelican Mem. For.
ACCESS: boat

LEASE TRANSFERABILITY:

Transferable X
Non-transferable _____
Why?

WELL yes TYPE drive point
SEPTIC no TYPE _____
COMM. ELECTRIC -- TELEPHONE --

BUILDINGS: Code Letter(s) →	A	B	C	D	E
TYPE	CABIN	TOILET			
SIZE (nearest .5 ft.)	24 x 20	4 x 4			
SQ. FT.	480	16			
VALUE	5,000.00	100.00			
TYPE OF CONSTRUCTION	frame	frame			
MATERIAL/SIDING	pressboard	chipboard			
MATERIAL/ROOFING	?	fiberglass			
PAINTED/COLOR	green	green			
CONDITION/APPEARANCE	good	fair			
WORK NEEDED					

TOTAL SQ. FT. 496 TOTAL VALUE \$5,100.00 ASSESSOR'S VALUE \$ _____

RECOMMENDED LEASE FEE \$374.41 CALCULATION _____

DESCRIPTIVE COMMENTS ON LEASE AND BUILDINGS:

CABIN: Wood frame, cinder block foundation, gable roof, 8' x 20' deck.

TOILET: Wood frame, chipboard siding, concrete slab, clear fiberglass roof.

ADDITIONAL NOTES:

Footings for sauna/shed started.

NON-COMPLIANCE ITEMS (VIOLATIONS) TO BE INCLUDED IN NOTIFICATION LETTER:

1. Remove old mattress and clean up garbage.
- 2.
- 3.
- 4.

NOTIFICATION LETTER:

Date Sent 1/12/96

Compliance Date:

9/1/98

NEXT SCHEDULED INSPECTION:

SHORELAND LEASE
For the seasonal occupancy of St. Louis County Tax Forfeited
Land as authorized by the Board of County Commissioners

LESSEE: Carl Hill
Rt. 1, Box 233
Monticello, MN 55362
Telephone: (612) 878-2153

LESSEE: Mary C. Hill
Rt. 1, Box 233
Monticello, MN 55362
Telephone: (612) 878-2153

LESSOR: St. Louis County Land Commissioner
607 Gov't. Services Center
320 West 2nd Street
Duluth, MN 55802
Telephone: 218-726-2606

Pursuant to the authority provided under Minnesota Statute §282.04, Subd. 1, and in consideration of the sum of One hundred eighteen and 00/100 Dollars (\$ 118.00), receipt of which is hereby acknowledged for the initial period of rental for occupancy ending January 31, 1989, the Lessor does hereby lease shoreland site # 8 on Elbow Lake located in GL 2 & 3, Sec. 22, T64, R18

Section 22, Township 64 N., Range 8 W., (as shown on Exhibit A) to the Lessee (s) in joint tenancy and not as tenants in common. This lease is for a ten year period of time and shall be renewable annually for the sum of two hundred thirty-six Dollars (\$ 236.00), payable on or before January 31 of each year (subject to penalty for late payment of renewal fee). Lessor retains the right to adjust lease fees at the beginning of any annual renewal period. This lease site is subject at all times to land disposal, timber sale, an easement for public travel over and across a strip of land 33 ft. wide parallel to the ordinary high water mark, and other leasing and land management activities by the Lessor, and to all of the conditions, provisions, and terms attached hereto as Exhibit B, and as Exhibit C.

For St. Louis County Auditor

LESSEE: Carl Hill

Date: July 19, 1988

By: Lisa Serston
Land Commissioner's Representative

LESSEE: Mary C. Hill

Date: July 19, 1988

Date: 7/25/88

Subscribed and sworn to before me this
19th day of July, 1988

cc: AO
LCO

 DARIENE F. BROOKER
NOTARY PUBLIC
SHERBURNE COUNTY Notary Public
My commission expires 4-30-92
J. Serston
My Commission Expires 4-30-92

EXHIBIT B

1. There shall be no transfer or assignment of Shoreland leases with sites lacking improvements in the form of a seasonal, recreational cabin. Any proposed changes or transfers of individual ownership or use of improved sites must be presented to the Land Commissioner for review and approval prior to sale of personal property. No Lessees of record will be allowed to be the tenant or joint tenant of more than one County Shoreland lease.
2. Lessees shall not sublet or rent the lease site or any part thereof.
3. Failure upon the part of Lessees to pay taxes when due that may be levied shall be cause for cancellation of this lease.
4. Lessees shall at all times comply with the applicable laws of State and Federal governments and any rules, regulations or ordinances of St. Louis County. Lessees shall specifically exercise care in complying with laws and regulations relating to protected waters, fires, game, health, timber and pollution. Lessees shall take necessary precautions to keep the leased site and surrounding area in a neat and orderly condition and shall dispose of all garbage and refuse in approved landfill sites.

Minimum requirements regarding structural setbacks from public waters and maintenance of structures and sewage systems are as identified in the "State-wide Standards and Criteria for Management of Shoreland Areas" (4 Minn. Rules 6120) and County Health Department Regulations.

5. No construction or remodeling of a residence cabin or secondary structure shall begin until Lessees have obtained written approval from Lessor and any permits required by the State or County. Construction of any building must be upon the site location designated by the Land Commissioner. Any building outside of designated site or built without prior approval shall be treated as a trespass and shall subject Lessees to civil and criminal penalties.

The construction of the residence cabin (primary structure) must be initiated within two (2) years and completed within three (3) years of the issuance of the lease. The construction of one residence cabin will be allowed. It must be located on the approved site location, single story, and be constructed of materials approved by Lessor. After construction, the assigned lease site identification number must be posted in a conspicuous location on the cabin in such a manner as to allow visibility at all times.

No native or unfinished materials will be allowed. The exterior walls must be painted, varnished, stained or oiled periodically to keep them maintained in a neat condition and of earthtone colors to blend into surroundings. Asphalt shingles or rolled roofing may be used on the roof; any other materials must have prior written approval.

6. No more than two secondary structures will be allowed. They must be placed to the side or rear of the primary structure in order not to detract from the value of the other lots or obstruct the use of the strip of land along the shoreline dedicated to public travel. Placement of secondary structures shall be subject to all Health Department ordinances and will be constructed as per the materials described above for cabins.

Boathouses and piers shall not be allowed. Docks may be allowed but must be seasonal and kept in a maintained and safe condition.

7. The total area occupied by all structures on a lease site shall not exceed 1,500 square feet.
8. Lessees will not be permitted to further develop the site except as previously indicated. A mobile home trailer shall not be used on the premises except for a period of three months or less during construction of a cabin. Lessees shall not be allowed to put buses, railway cars, street cars, trucks, campers, mobile home trailers, motor homes, and similar equipment upon the premises in lieu of a cabin or accessory building, or other non-conforming development on County property.
9. No trees, living or dead, shall be cut beyond 10 feet from the cabin or outbuilding except by written permission from Lessor. Trees planted by Lessees on the site shall become the property of the County upon transfer, termination or cancellation of the lease.
10. Occupancy and use under this lease is not intended to be for permanent residence or commercial development. Nothing in this lease is intended in any way to increase local or State governmental services. Lessor shall not be responsible for the construction or maintenance of any road or trail to the leased site. Lessees shall not construct any roads or further develop existing roads unless authorized by Lessor. Failure of Lessees to reasonably cooperate with other Lessees in the maintenance of ingress and egress routes shall be grounds for the revocation of this lease.
11. Lessees are prohibited from barricading any driveways, roads or constructing any fences or stringing wire cable on the land without specific written authorization from Lessor. The terms, conditions and covenants of this lease do not prohibit or restrict the general public from passage by foot or vehicle travel across County land, except upon the actual site where Lessees have buildings or other structural improvements. Lessees shall not post "No Trespass" or "No Hunting" or similar signs on any part of the leased premises except upon buildings, parking sites, and docks erected by Lessees for private use.
12. This lease shall terminate on January 31 of each year or earlier upon failure to pay when due the annual rental fee for the lease. Lessor retains the right to terminate this lease immediately upon breach of any of the covenants or conditions indicated in the lease, or because of disorderly or otherwise objectionable conduct by Lessees or those occupying the premises with the permission of the Lessees. This lease may be cancelled by the Lessor upon thirty (30) days written notice sent to Lessees at the last address provided by Lessees. No refund or advance rental previously paid by Lessees will be allowed.

Lessees may surrender this lease by giving Lessor thirty (30) days written notice of such intention directed to the Land Department and by paying all rents, taxes or other charges due up to the date of surrender. Lessees understand and agree that Lessor shall not refund any rental fee previously paid upon Lessees' surrender.

Upon surrender, termination or cancellation of this lease, if all rentals, taxes and other charges are paid, Lessee shall remove all buildings and personal property owned by Lessees from the premises within three (3) months after the date of surrender, termination or cancellation. Additional time may be granted in the discretion of Lessor for extenuating circumstances. Lessees agree to leave the property in good condition or as otherwise prescribed by Lessor. If Lessees fail to remove any property within the times above stated for surrender, termination or cancellation, time being of the essence, all such property remaining after expiration of such time shall become, by virtue of such failure to remove, the property of Lessor to be used or disposed of as its officers or agents elect, and Lessees may be ejected or removed from said premises upon unlawful holdover after termination of this lease. If the County must dispose of such former personal property items on the lease site, the Lessee will be liable and shall be billed for all costs. An extended period of time to remove said building shall not include the right to occupy said buildings after surrender, termination or cancellation notice.

13. LESSEES AGREE TO INDEMNIFY, SAVE AND HOLD HARMLESS THE COUNTY OF ST. LOUIS, ITS AGENTS AND EMPLOYEES, OF AND FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS OR CAUSES OF ACTION OF WHATSOEVER NATURE OR CHARACTER ARISING OUT OF OR BY REASON OF THE EXECUTION OR PERFORMANCE OF THE TERMS AND CONDITIONS PROVIDED FOR IN THIS LEASE. LESSEES FURTHER AGREE TO DEFEND AT THEIR OWN SOLE COST AND EXPENSE ANY ACTION OR PROCEEDING COMMENCED FOR THE PURPOSE OF ASSERTING ANY CLAIMS OF WHATSOEVER CHARACTER OR NATURE AGAINST THE COUNTY OF ST. LOUIS, ITS EMPLOYEES, OR AGENTS. LESSEES SHALL PROVIDE LESSOR WITH IMMEDIATE NOTICE OF ANY PERSONAL INJURY OR PROPERTY DAMAGE FROM WHATEVER CAUSE OCCURRING TO THIRD PARTIES ON THIS LEASE SITE.
14. Lessees understand and agree that the premises shall be subject to reasonable inspection by Lessor for purposes of appraisal or insuring compliance by Lessees with the provisions of this lease. If upon inspection it is found that the lease site and its surroundings are in non-compliance with the terms, covenants and conditions of this lease, Lessor retains the right to either immediately terminate the lease or serve upon Lessees a notice of non-compliance indicating the steps necessary to bring the lease site and surroundings into compliance. Any required changes stated in the notice of non-compliance must be completed in the time period indicated in the notice, which in no circumstances shall exceed the period of one year. Lessees agree that no delay on the part of the Lessor in enforcing any of the conditions or covenants of this lease, or in terminating or revoking said lease shall be construed to be or operate as a waiver of any of the rights of Lessor hereunder.
15. All correspondence and questions arising under this lease shall be directed to Lessor at the address herein provided. All correspondence or notice shall be sent to Lessees at the address first indicated on the lease, unless notified otherwise by Lessees.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

LESSEE:

Carl D. Hill

LESSEE:

Mary C. Hill

Date:

July 20, 1988

Date:

July 20, 1988

SECTION 22 , TOWNSHIP 64 , RANGE 18 , PARCEL G.L. 3 , Site 8 , Elbow Lake

LEASE NUMBER L03880004 TERM annual

AREA I-C DATE 8/7/91

I.D. DISPLAYED? YES _____ NO X

INSPECTOR Mark Kailanen

LESSEE Carl Hill

INSPECTION: Initial _____ Follow-up X

Rt. 1 Box 233

Monticello, MN 55362

LEASE TYPE CLASSIFICATION:

Current Class shoreland

Proper Class shoreland

LAKE Elbow RIVER no

MANAGEMENT UNIT Pelican Mem. For.

COMM. ELECTRIC _____ TELEPHONE _____

LEASE TRANSFERABILITY:

Transferable X

Non-transferable _____

INSPECTION: Summer X Winter _____

ACCESS: Water

Why?

DESCRIPTIVE COMMENTS ON LEASE AND BUIDINGS:

CABIN: Wood frame construction, cinder block foundation, gable roof, 8 x 20 deck.

TOILET: Wood frame construction, chipboard siding, concrete slab base, clear fiberglass roof.

Metal retractable dock.

BUILDINGS: Code Letter(s) →	A	B	C	D	E
TYPE	CABIN	TOILET			
SIZE	24 x 20	4 x 4			
SQ. FT.	480	16			
VALUE	\$5000.00	\$100.00			
MATERIAL/SIDING	press board	chipboard			
PAINTED/COLOR	olive green	green			
CONDITION/APPEARANCE	nice	good			
WORK NEEDED					

TOTAL SQ. FT. 496 TOTAL VALUE \$5,100.00 ASSESSOR'S VALUE \$ _____

RECOMMENDED LEASE FEE \$340.00 CALCULATION _____

SITE INSPECTION CRITERIA:	S	NS	COMMENTS
SITE LOCATION	X		
SITE APPEARANCE	X		
PROPER USE OF SITE	X		
SITE IDENTIFICATION		X	No I.D. tag.
SANITATION - GARBAGE	X		
SANITATION - TOILETS	X		
CONFLICTING LAND USE	X		
SURROUNDING TIMBER	X		
NON-CONFLICTING USE	X		
SITE SIZE	X		
SITE ACCESSIBILITY	X		
SITE SETBACK	X		
SITE DENSITY	X		
COMPLIANCE - ALL REGS.			

**NON-COMPLIANCE ITEMS TO BE INCLUDED
IN NOTIFICATION LETTER:**

- 1.
- 2.
- 3.
- 4.

LETTER:

S1 _____ S2 _____

Date Sent _____

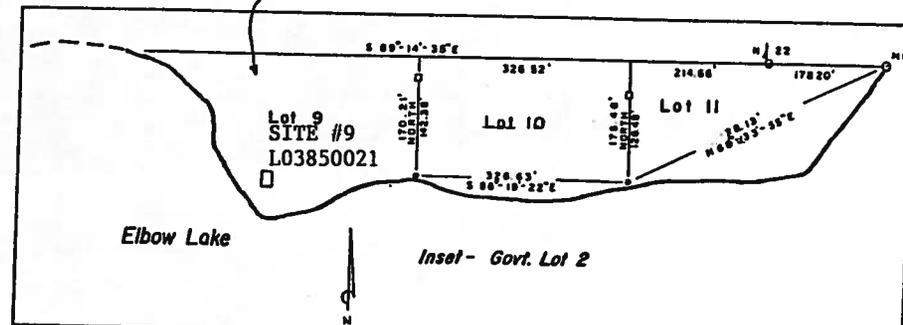
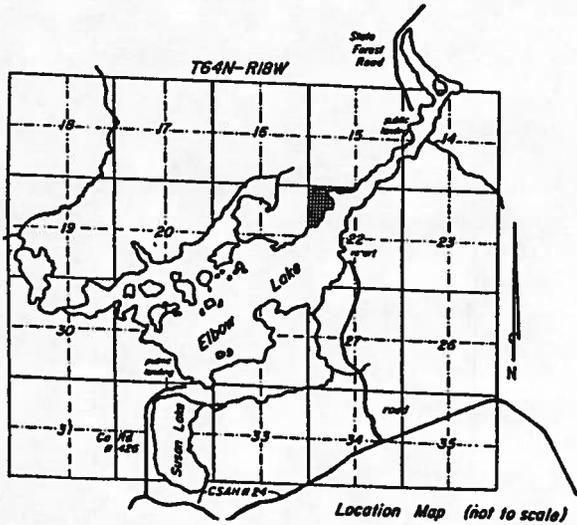
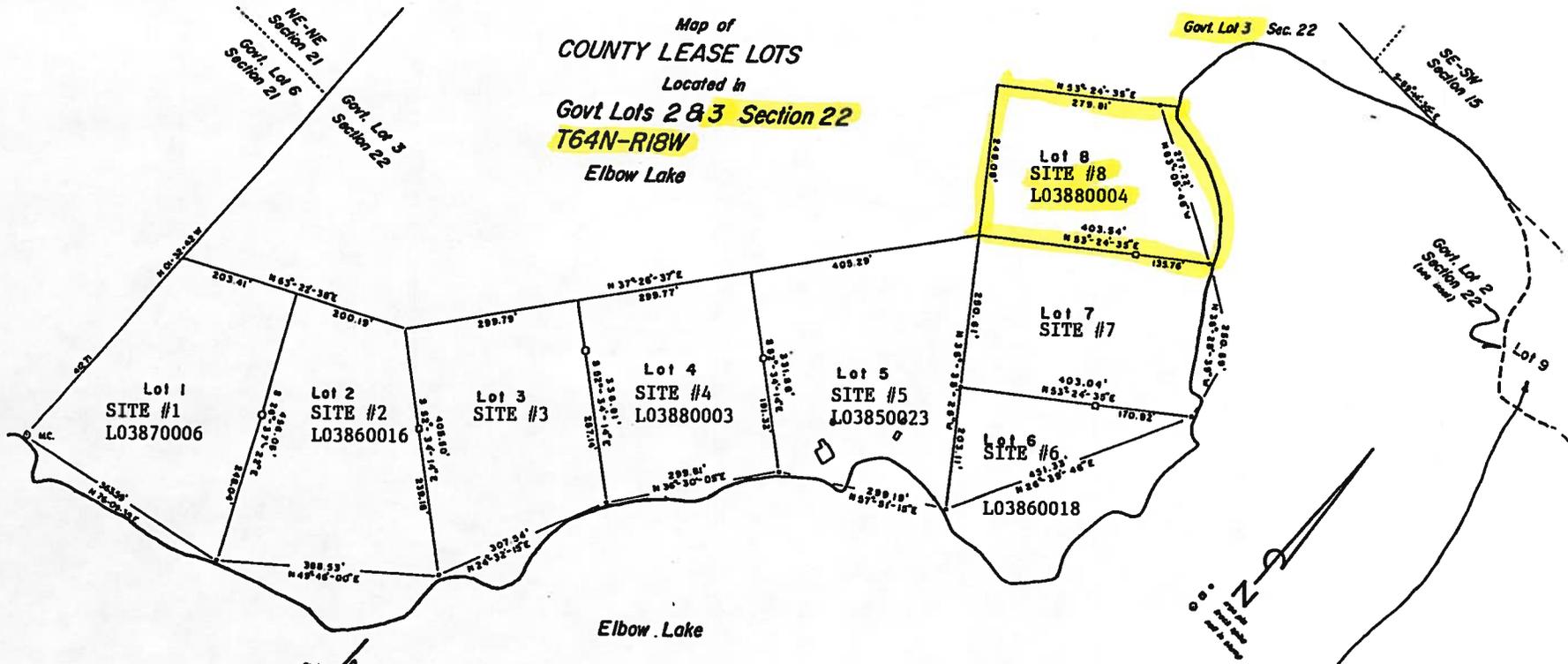
Compliance Date:

ADDITIONAL NOTES:

NEXT INSPECTION DUE: 5/31/94

This lease site is in compliance.

Map of
COUNTY LEASE LOTS
 Located in
Govt Lots 2 & 3 Section 22
T64N-R18W
 Elbow Lake



St. Louis County Department of
Land Investment
 March 11, 1986 Bearings are assumed
 0 25 50 100 200 300

LAND DEPARTMENT
LD-1370-3

DATE 11/18 TIME

TO Sharyl / Georg
FROM Maise
PHONE NO. ()
MESSAGE TAKEN BY

- Called Please call Was here to see you
 Urgent Will call again Returned your call

ACTION

- As we discussed For your information Take appropriate action
 As you requested For your approval Prepare reply for my sig.
 Review and see me For signature Reply and send me copy
 Review and return Notify staff File Dispose

PHOTOCOPY

- One side only Collate
_____ No. of copies Head to head Staple
_____ Date needed Head to foot Other _____

TYPING

- Rough draft Final copy
 Single space Memo
_____ Double space Letterhead
Date needed Rush Carbons _____

REMARKS/MESSAGES

☞ L03880004
Carl Hill

RECEIVED

NOV 7 1991

LAND DEPT.

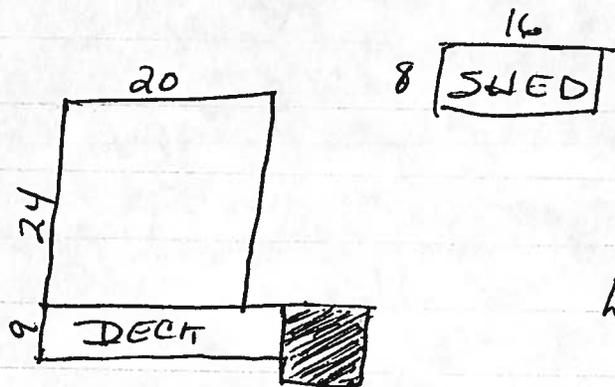
Carl Heil
Rt #1 Box 233
Monticello
Minnesota
55362

Dear Denny,

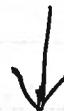
As per our tele conversation
on Oct 31, 91 I am
resubmitting a request for
a night for a screened
in porch on a deck and
a 8 x 16 storage shed same
combination. The same has
no shower or such. The
shaded area below is
screened in and is part
of the deck, which is
attached to the main
Cabin.

Thanks, Carl

OUTHOUSE



LAKE





Saint Louis County

LAND DEPARTMENT • 7823 Highway 135, Virginia, Minnesota, 55792-2999, (218) 749-7132

October 23, 1991

Denny J. Bone
Area Land Manager

Carl Hill
Rt. 1 Box 233
Monticello, MN 55362

RE: St. Louis County Shoreland Lease #L03880004
Section 22, Township 64, Range 18

Dear Mr. Hill:

This letter is in response to your construction request on your St. Louis County Shoreland Lease on Elbow Lake.

Based upon our inspection, we have no objection to your plans to build a 8' x 16' storage shed and a 12' (octagonal) gazebo as shown on the map/letter request with one stipulation: **Since the lease stipulates no more than 2 secondary structures, the approval of the 8' x 16' storage shed is contingent upon incorporation or attaching this shed to the existing outhouse or proposed gazebo.**

Our main concerns are:

1. Structures set back at least 100 feet from the shoreline and at least 10 feet from the sides of your lease site.
2. Maximum of three structures on lease site totaling not more than 1,500 square feet.
3. Earthtone color of structures.

YOU NOW MEET THE MAXIMUM FOR NUMBER OF STRUCTURES ALLOWED UNDER THE LEASE AGREEMENT.

Thank you for your cooperation. If you have any questions, please call the Area Office at (218) 749-7132.

CORDIALLY,

JOHN J. VOGEL
LAND COMMISSIONER

BY: Denny J. Bone
Area Land Manager

DJB:mu

cc: LCO
AO File
FO File
Assessor

RECEIVED

OCT 28 1991

LAND COMMISSIONER

RECEIVED

OCT 11 1991

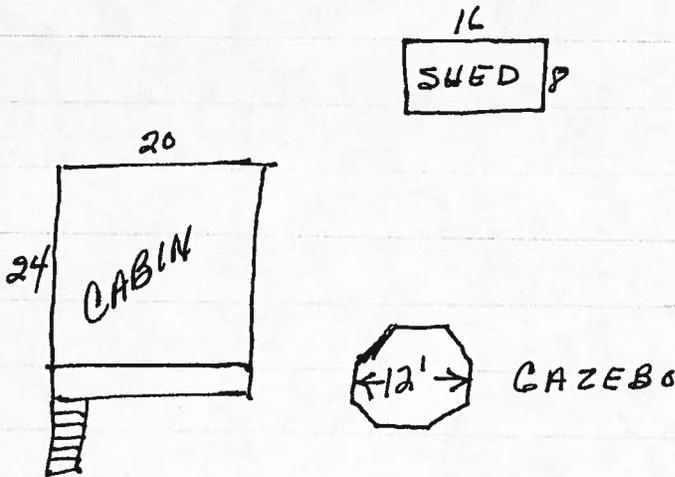
LAND DEPT.

Oct 9, 1991

Dear Mr. Bone.

I have lease lot
L03880004 at Elbow Lake.

I would like permission
to build a storage shed
8' x 16' and a screened
12' Gazebo as shown below.



Thanks much,
sincerely
CARL Hill
RT #1 Box 233
MONTICELLO, MN 55362

ELBOW LAKE



Saint Louis County

LAND DEPARTMENT • 7823 Highway 135, Virginia, Minnesota, 55792-2999, (218) 749-7132

Denny J. Bone
Area Land Manager

September 10, 1990

Carl Hill
Rt. 1 Box 233
Monticello, MN 55362

RE: St. Louis County Lease Site #L03880004
Section 22, Township 64, Range 18 (Elbow Lake)

Dear Mr. Hill:

Upon inspection of your St. Louis County Lease, the St. Louis County Land Department has found all conditions of your lease to be in compliance with the terms of your lease.

It is our intent to maintain a high quality standard on our lease sites and it is nice to see that you share in this concern and effort.

Sincerely,

Denny J. Bone
Area Land Manager

DJB:mu

cc: LCO
AO File
FO File

RECEIVED

SEP 13 1990

LAND COMMISSIONER

ST. LOUIS COUNTY LAND DEPARTMENT
LEASE INVENTORY AND APPRAISAL RECORD

Code: 03
Type: Shoreland

LEASE NUMBER L03880004 TERM Renew Annually
 LEASE ID DISPLAYED? YES NO X
 LESSEE: Carl Hill
Rt. 1 Box 233
Monticello, MN 55362
 LAKE: Elbow RIVER: No
 MANAGEMENT UNIT: Pelican Lake Memorial Forest
 COMMERCIAL ELECTRIC: TELEPHONE:
 INSPECTION: SUMMER X WINTER
 ACCESS: Via water.

AREA: I-C DATE: 6/25/90
 INSPECTOR: Skurla/Kailanen
 Inspection: Initial Follow-up X

LEASE TYPE CLASSIFICATION:
 Current Class Shoreland
 Proper Class Shoreland

LEASE:
 Transferable X
 Non-Transferable
 Why?

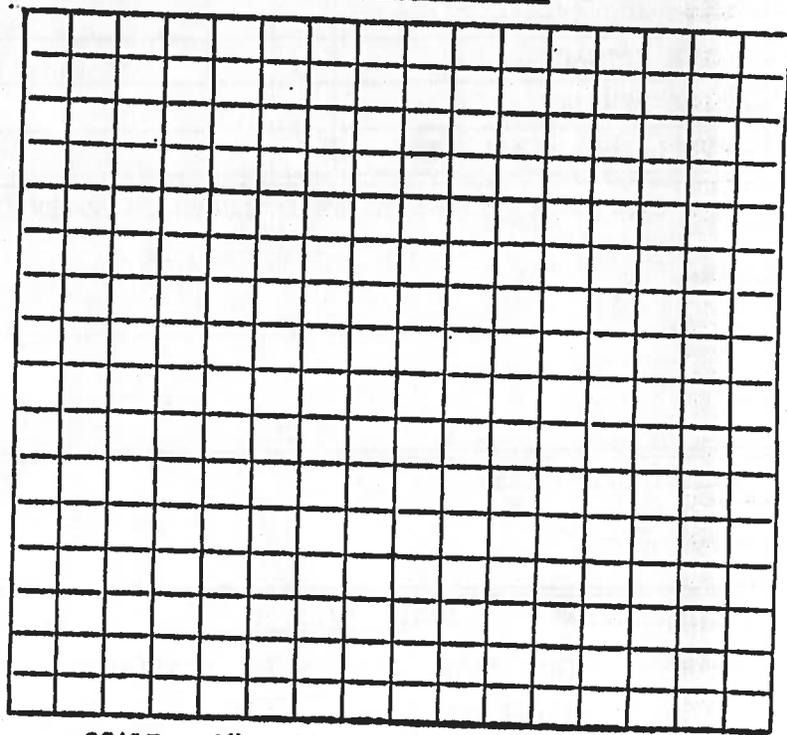
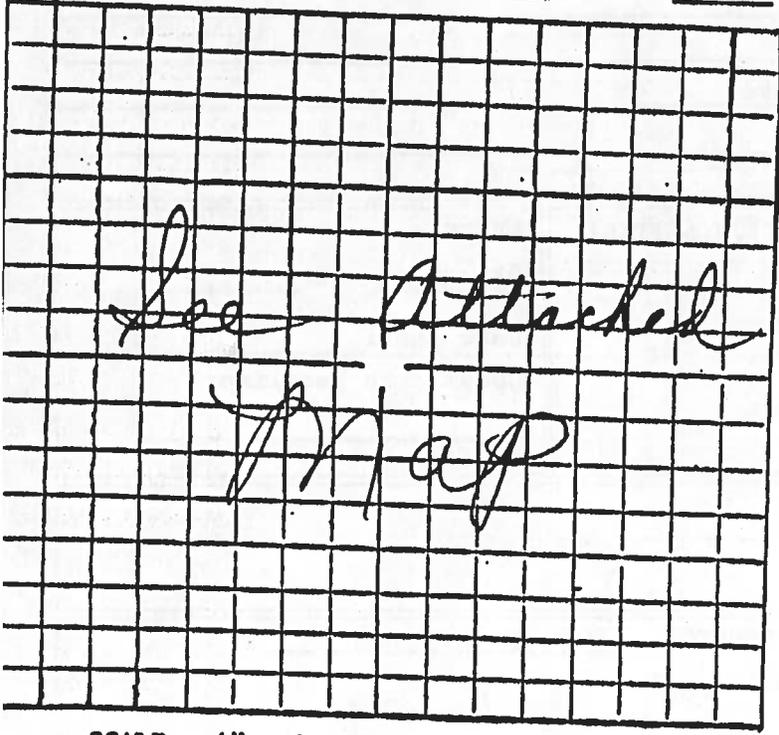
DESCRIPTIVE COMMENTS ON LEASE AND BUILDINGS:

CABIN: Wood frame construction, cinder block foundation, gable roof, 8' x 20' deck.
 TOILET: Wood frame construction, chipboard siding, concrete slab base, clear fiberglass roof
 DOCK: Metal retractable.

REINSPECTION

SECTION 22 TOWNSHIP 64 RANGE 18

PARCEL Gov't Lots 2 & 3



SCALE: 4" = 1 mile

SCALE: 1" = 330' (or)

PHOTO #

OVERLAY MADE: YES NO

COPIES: LCO, AO, FO, ASSESSOR

BUILDINGS:	Code → Letter(s)	A	B		
TYPE		CABIN	TOILET		
SIZE		24'x20'	4'x4'		
SQ. FT.		480	16		
VALUE		\$5,000.00	\$100.00		
MATERIAL/SIDING		Press Board	Chipboard		
PAINTED/COLOR		Olive Green	Green		
CONDITION/APPEARANCE		Nice	Good		
NEEDED WORK					

TOTAL SQ. FT. 496 TOTAL VALUE \$ 5,100.00 ASSESSOR'S VALUE \$ _____
 RECOMMENDED LEASE FEE \$ 236.00 CALCULATION Bid price

SITE INSPECTION CRITERIA:	S	NS	COMMENTS
SITE LOCATION	x		
SITE APPEARANCE	x		
PROPER USE OF SITE	x		
SITE IDENTIFICATION			
SANITATION-GARBAGE DISP.	x		
SANITATION--TOILETS	x		
CONFLICTING LAND USE	x		
SURROUNDING TIMBER	x		
NON-CONFLICTING USE	x		
SITE SIZE	x		
SITE ACCESSIBILITY	x		
SITE SETBACK	x		103' from lake.
SITE DENSITY	x		
COMPLIANCE - ALL REGS			

NON-COMPLIANCE ITEMS TO BE INCLUDED IN NOTIFICATION LETTER:

- 1.
- 2.
- 3.
- 4.
- 5.

LETTER:
 S1 _____ S2 _____
 Date sent: _____
 Compliance Deadline: _____

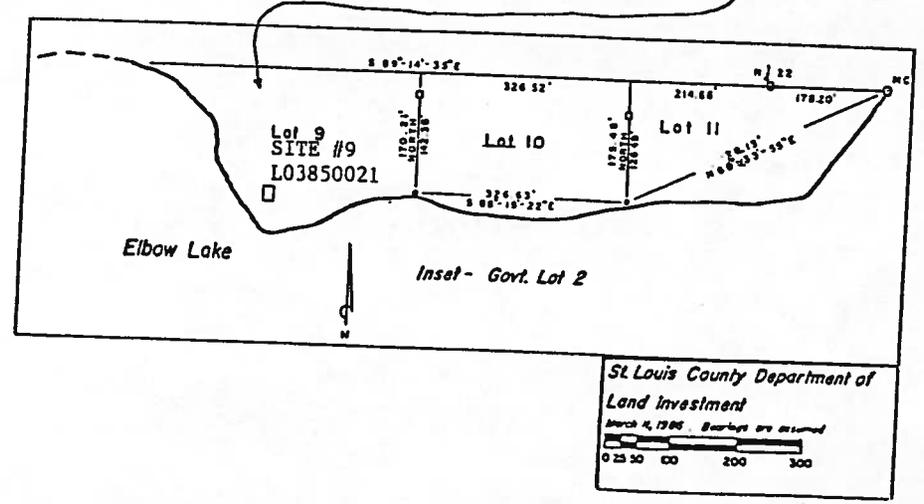
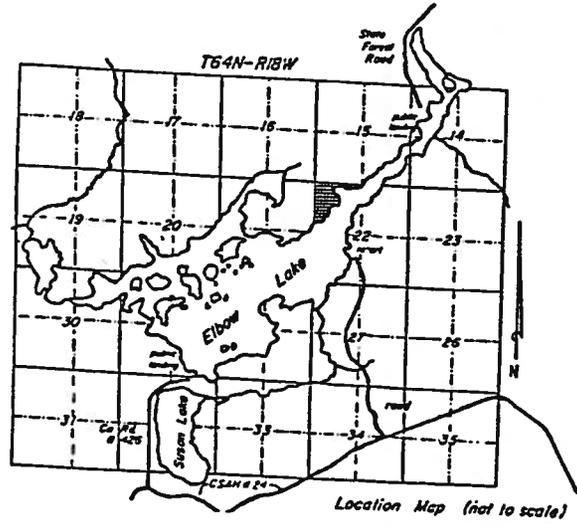
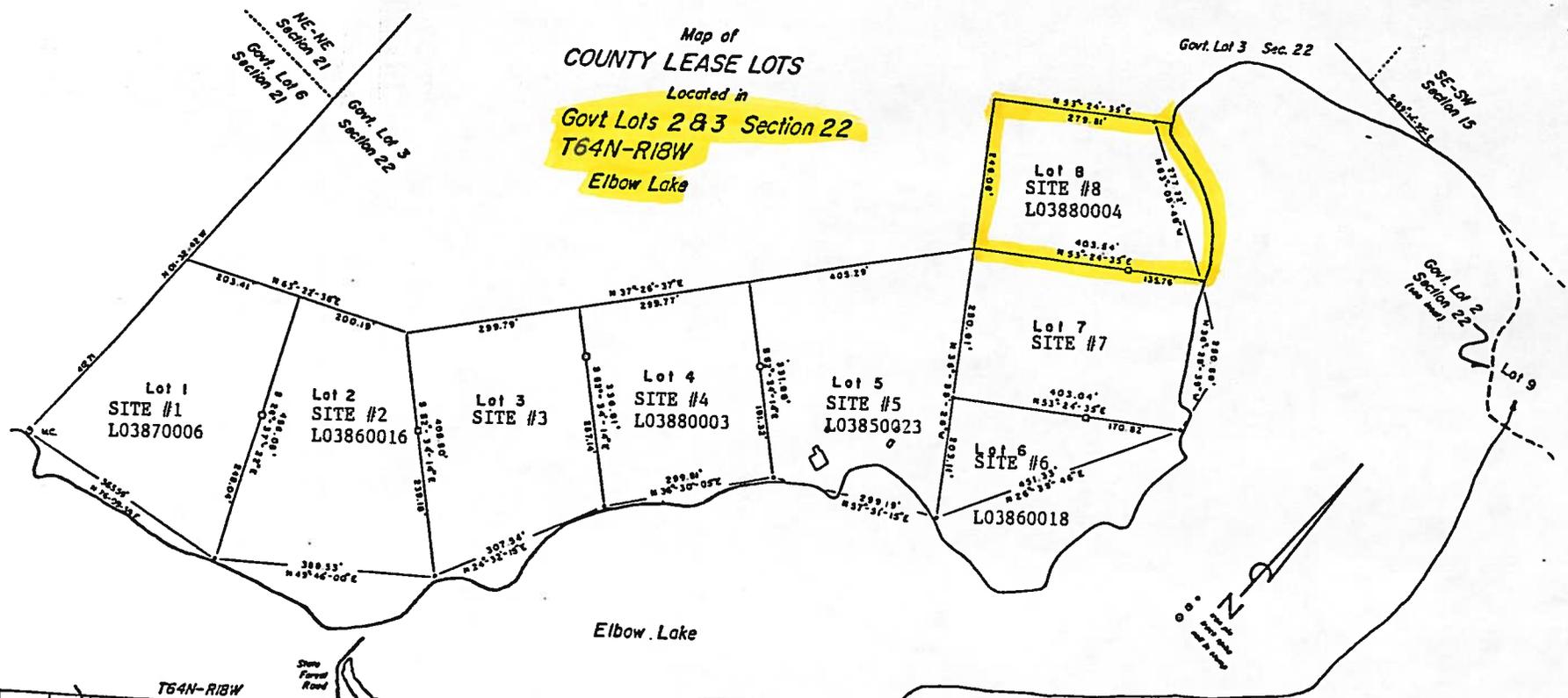
ADDITIONAL NOTES:

REINSPECTION : DATE 6/25/90 INSPECTOR Skurla/Kailanen
 NOTES: This lease site is in compliance.
 REINSPECT June 25, 1993.

*** ATTACH: POLAROID AND/OR PHOTOCOPY SHEET ***

Map of
COUNTY LEASE LOTS

Located in
Govt Lots 2 & 3 Section 22
T64N-R18W
Elbow Lake



Code: 03
Type: Shoreland

LEASE NUMBER L03880004 TERM Renew Annually
LEASE ID DISPLAYED? YES _____ NO X
LESSEE: Carl Hill
Rt. 1 Box 233
Monticello, MN 55362
LAKE: Elbow RIVER: No
MANAGEMENT UNIT: Pelican Lake Memorial Forest
COMMERCIAL ELECTRIC: _____ TELEPHONE: _____

AREA: I-C DATE: 7/6/89
INSPECTOR: Skurla/Kailanen
Inspection: Initial X Follow-up _____

LEASE TYPE CLASSIFICATION:
Current Class Shoreland
Proper Class Shoreland

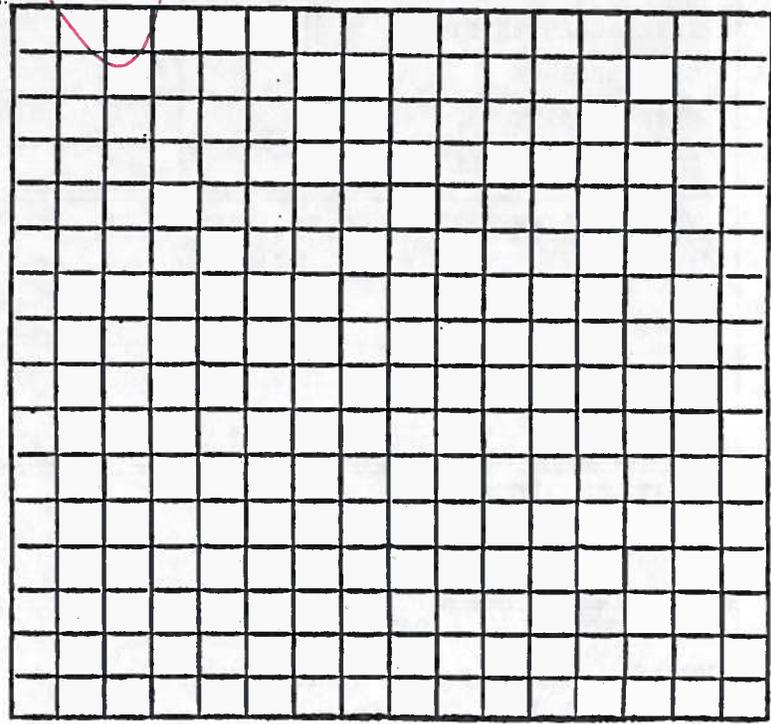
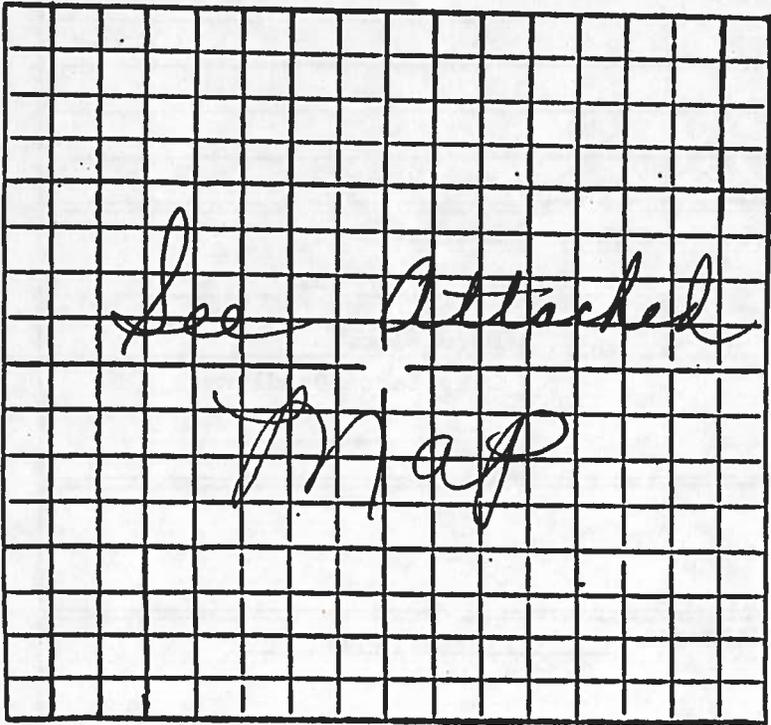
LEASE:
Transferable X
Non-Transferable _____
Why? _____

INSPECTION: SUMMER X WINTER _____
ACCESS: Via water.

DESCRIPTIVE COMMENTS ON LEASE AND BUILDINGS:
CABIN: Wood frame construction, cinder block foundation, gable roof, under construction.
(8' x 20' deck)
TOILET: Wood frame construction, chipboard siding, concrete slab base, clear fiberglass roof
DOCK: Metal retractable.

SECTION 22 TOWNSHIP 64 RANGE 18

PARCEL Gov't Lots 2 & 3



SCALE: 4" = 1 mile

SCALE: 1" = 330' (or _____)

PHOTO # _____

OVERLAY MADE: YES _____ NO _____

COPIES: LCO, AO, FO, ASSESSOR

BUILDINGS:	Code → Letter(s)	A	B		
TYPE		CABIN	TOILET		
SIZE		24'x20'	4'x4'		
SQ. FT.		480	16		
VALUE		\$5,000.00	\$100.00		
MATERIAL/SIDING			Chipboard		
PAINTED/COLOR			Green		
CONDITION/APPEARANCE		Under Constr.	Good		
NEEDED WORK					

TOTAL SQ. FT. 496 TOTAL VALUE \$ 5,100.00 ASSESSOR'S VALUE \$ _____
 RECOMMENDED LEASE FEE \$ 236.00 CALCULATION Bid price

SITE INSPECTION CRITERIA:	S	NS	COMMENTS
SITE LOCATION	x		
SITE APPEARANCE	x		Under construction.
PROPER USE OF SITE	x		
SITE IDENTIFICATION			
SANITATION--GARBAGE DISP.	x		
SANITATION--TOILETS	x		
CONFLICTING LAND USE	x		
SURROUNDING TIMBER	x		
NON-CONFLICTING USE	x		
SITE SIZE	x		
SITE ACCESSIBILITY	x		
SITE SETBACK	x		
SITE DENSITY	x		
COMPLIANCE - ALL REGS			

NON-COMPLIANCE ITEMS TO BE INCLUDED IN NOTIFICATION LETTER:

- 1.
- 2.
- 3.
- 4.
- 5.

LETTER:
 S1 _____ S2 _____
 Date sent: _____
 Compliance Deadline: _____

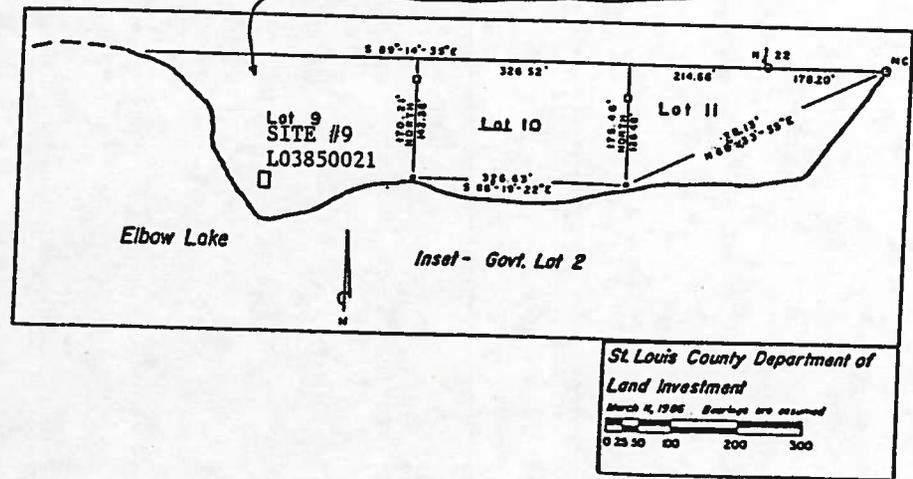
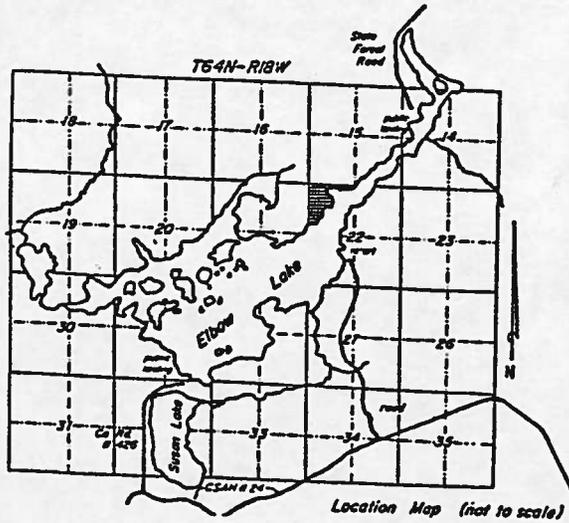
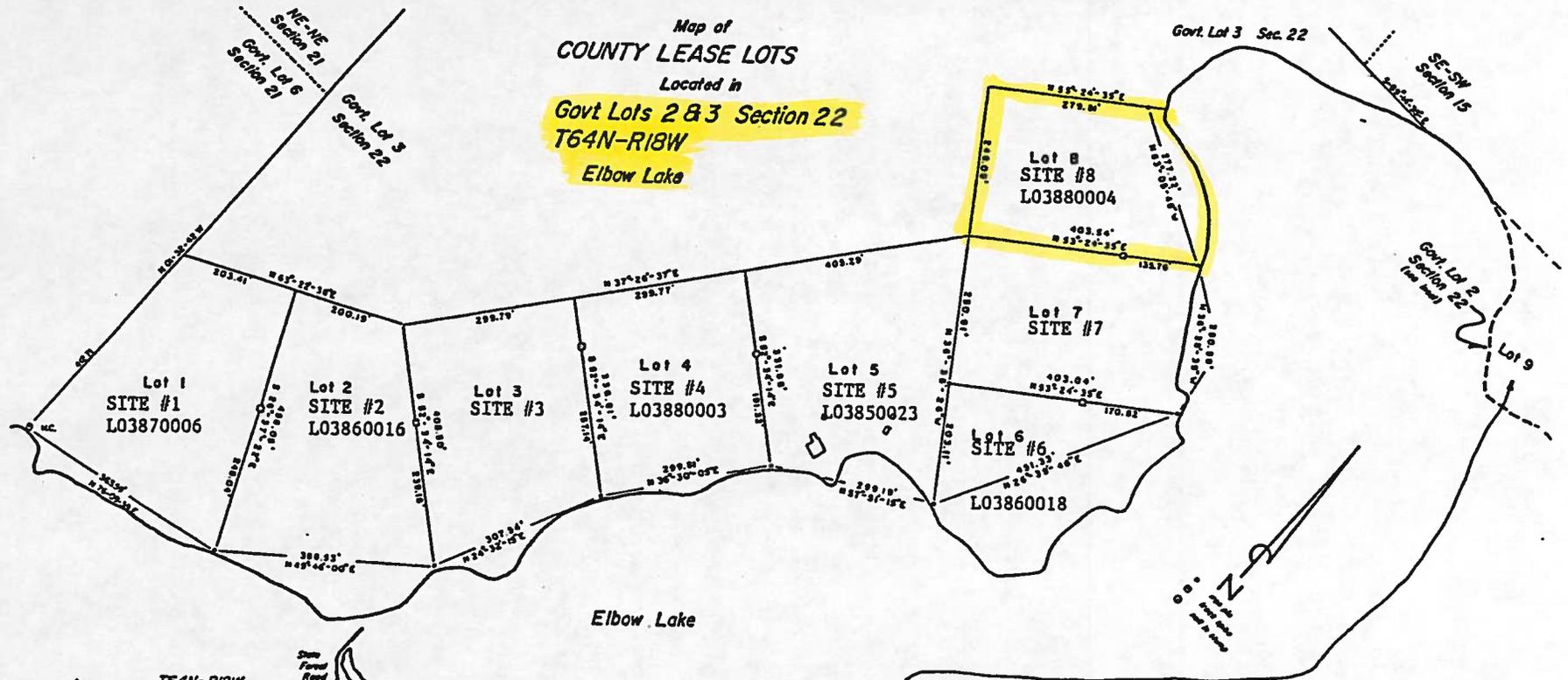
ADDITIONAL NOTES:

REINSPECTION DATE: 7/6/89 INSPECTOR Skurla/Kailanen
 NOTES: Cabin under construction.
 REINSPECT July 6, 1990.

*** ATTACH: POLAROID AND/OR PHOTOCOPY SHEET ***

Map of
COUNTY LEASE LOTS

Located in
Govt Lots 2 & 3 Section 22
T64N-R18W
Elbow Lake



St. Louis County Department of
Land Investment
March 4, 1986 Bearings are assumed

St. Louis County

LAND DEPARTMENT

Land Commissioner,
John J. Vogel
Deputy Land Commissioner
Jerry E. Murphy

County Building
Hwy. #135
Virginia, MN 55792
(218) 749-7132

August 3, 1988

Mr. Carl Hill
Rt. 1 Box 233
Monticello, MN. 55362

Dear Mr. Hill:

This letter is in response to your construction request on your St. Louis County Shoreland Lease L03880004 on Elbow Lake.

Upon review, we have no objection to your plans to build a 20' x 24' cabin and a 4' x 4' outhouse on the site previously marked by the Land Department. If you have any questions at all about the location of the monumented building site, please call.

Our main concerns are:

- 1) structures set back at least 100 feet from the shoreline and at least 10 feet from the sides of your lease site.
- 2) maximum of three structures on lease site totaling not more than 1,500 square feet
- 3) earthtone color of structures

Thank you for your cooperation. If you have any questions, please call the Area Office at (218) 749-7132.

Sincerely,

JOHN J. VOGEL
LAND COMMISSIONER

Denny J. Bone

BY: Denny J. Bone
Area Land Manager

DJB:pa

cc: LCO File

AO FILE

FO FILE

J. Stephenson

RECEIVED

AUG 04 1988

LAND COMMISSIONER

America's Iron Ore Center...



at the Head of the Seaway

"An Equal Opportunity Employer"

RIGID FRAME
CABIN.

ASPHALT
SHINGLES
WHITE

SIDING
IS
EXT.
DFPA
SPECIALTY
SIDING
STAINED
GREEN



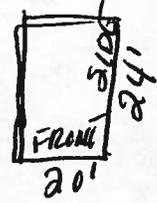
20'

24'

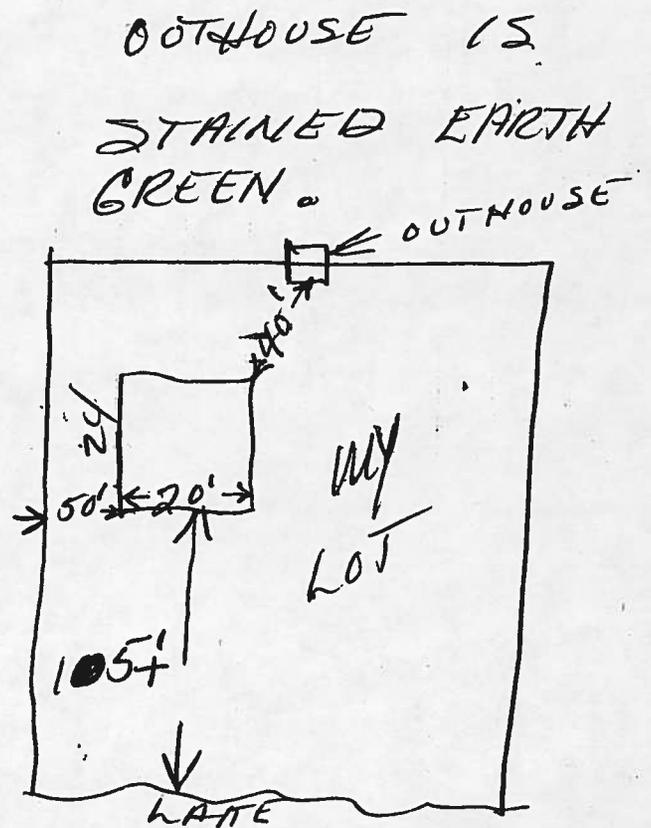
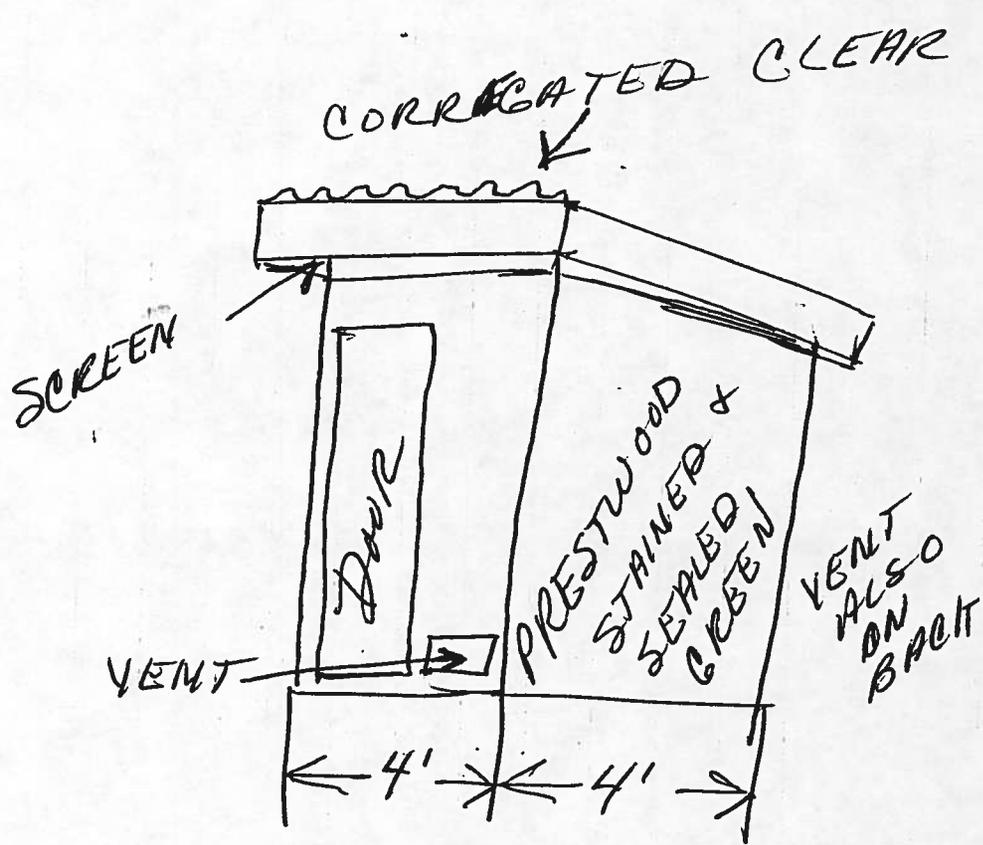
BUILDING IS
20' X 24'

FRONT

BUILDING IS SIDE
PAINTED OR



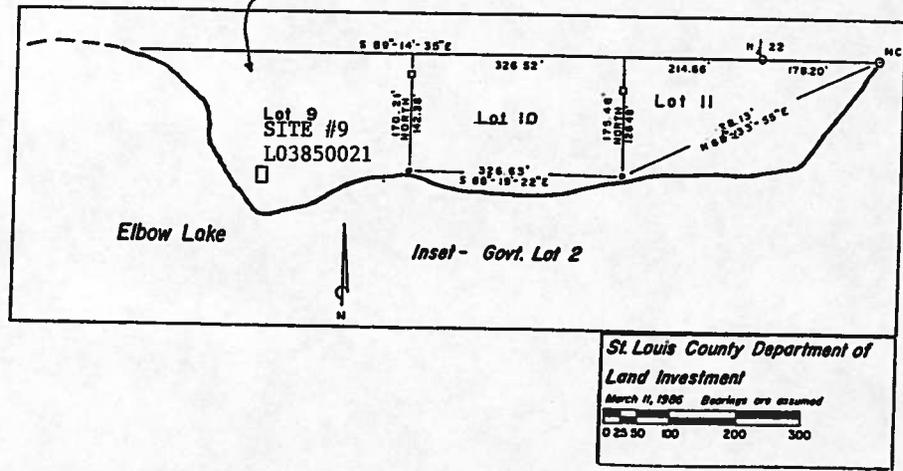
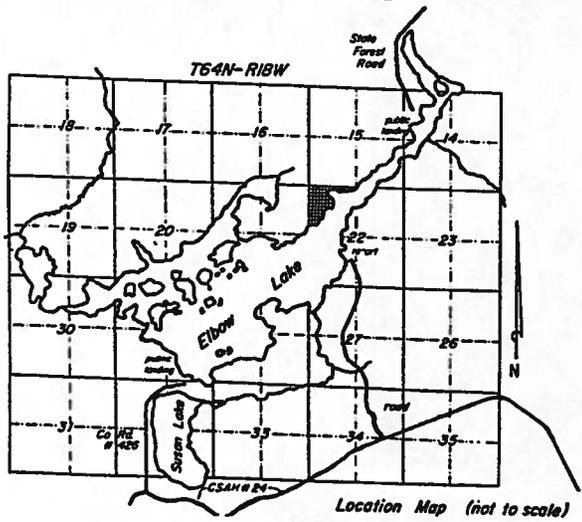
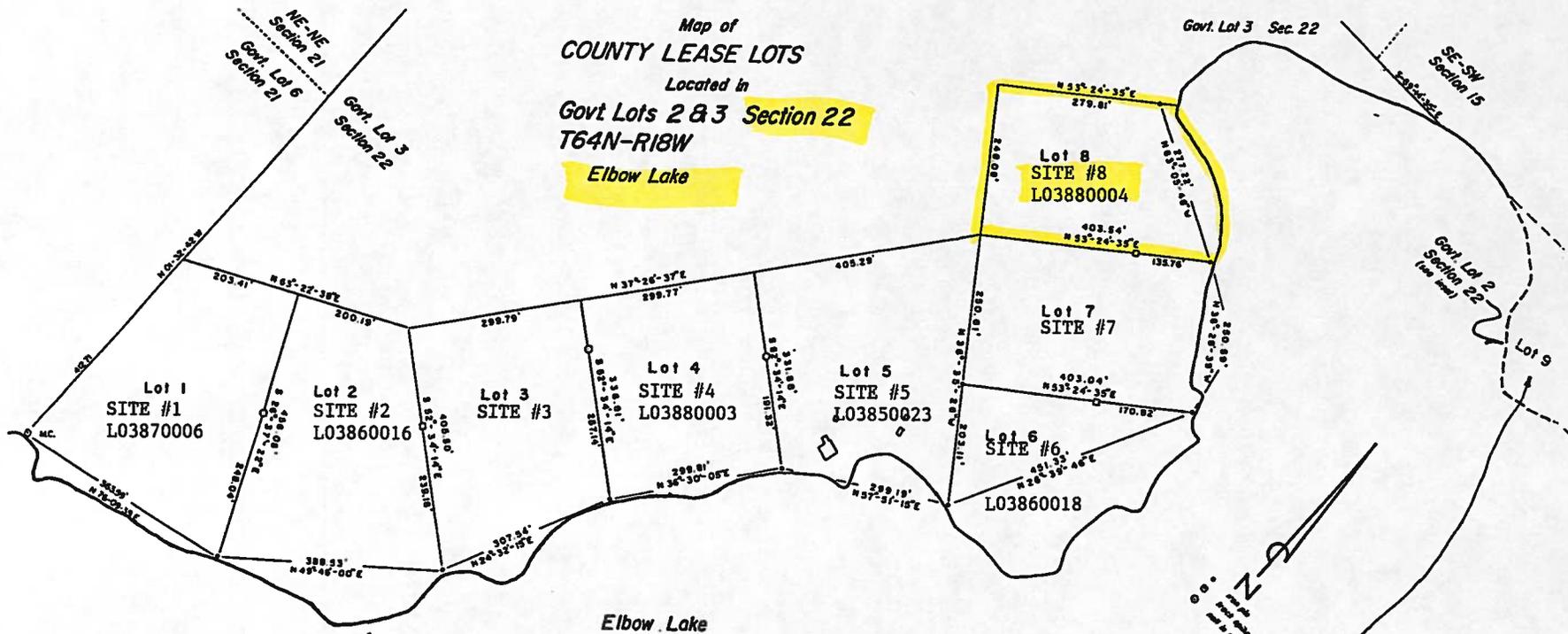
STAINED EARTHTONE BROWNS
OR GREEN COLORS
NO WINDOWS ON SIDES
WINDOWS SAME ON REAR AS FRONT.
OVER



Map of
COUNTY LEASE LOTS

Located in
**Govt. Lots 2 & 3 Section 22
T64N-R18W**

Elbow Lake



St. Louis County Department of
Land Investment
March 11, 1986 Bearings are assumed
0 25 50 100 200 300

BID FORM

1988 St. Louis County Shoreland Lease Auction

Date Due: Sealed bids will be opened June 15, 1988 (Wed.) at 2:00 p.m. St. Louis County reserves the right to reject any and all bids.

Shoreland Lease Auction
St. Louis County Land Department
Room 607 Gov't Services Center
320 W. 2nd Street
Duluth, Minnesota 55802

L0388000 4

I herewith submit a bid of \$ \$ 236 ⁰⁰/₁₀₀ TWO HUNDRED
THIRTY SIX Dollars (\$ 236 ⁰⁰/₁₀₀) for a St.
Louis County Shoreland lease of tract # 8 located on
ELBOW LAKE Lake/Reservoir. This bid amount shall
represent the annual renewal fee for at least each of the first
three years of the lease. 5

NAME: CARL HILL & Mary C. Hill
ADDRESS: RT# 1 Box 233
MONTICELLO, MINN. 55362
PHONE: (612) 878-2153 (work)
612-878-2153 (home)
SIGNATURE: Carl D. Hill (Date): JUNE 9 88

Only one tract per bid form (more forms provided upon request). All bids must be submitted in the pre-addressed yellow envelopes provided by the Land Dept.

A \$25.00 check (made payable to "St. Louis County Auditor") must accompany this bid form, in the yellow pre-addressed envelope. The check will be returned to you if you are unsuccessful in the lease auction. If successful, the \$25.00 will be applied to and subtracted from the one-half of your bid amount which shall be your lease payment for the remainder of 1988. If you are the successful bidder on a lease site but decline the opportunity to enter into the lease, you will be charged \$25.00 and your check will be used as payment.



SHORELAND LEASE AUCTION
St. Louis County Land Department
ROOM 607 GOVT SERVICES CENTER
320 W. 2nd Street
DULUTH, MN 55802

RECEIVED

JUN 14 1988

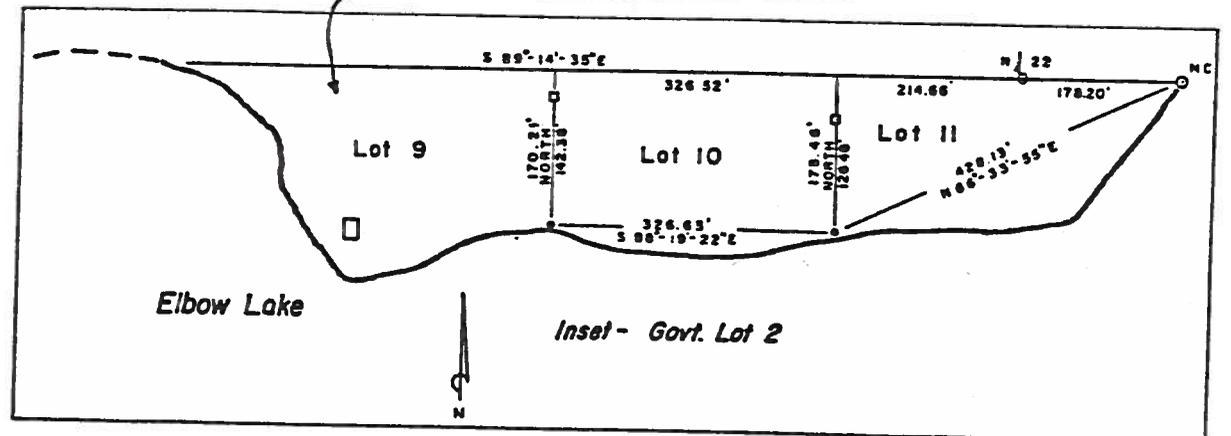
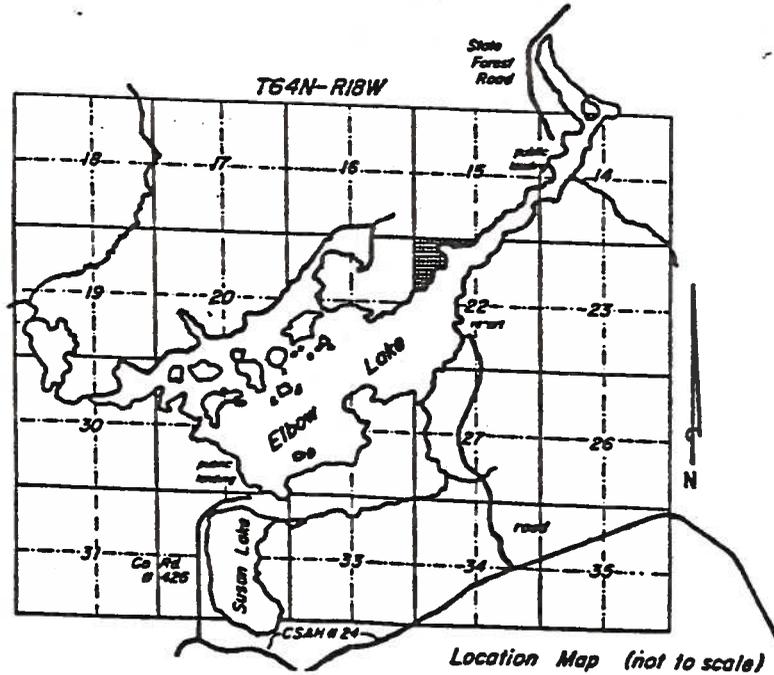
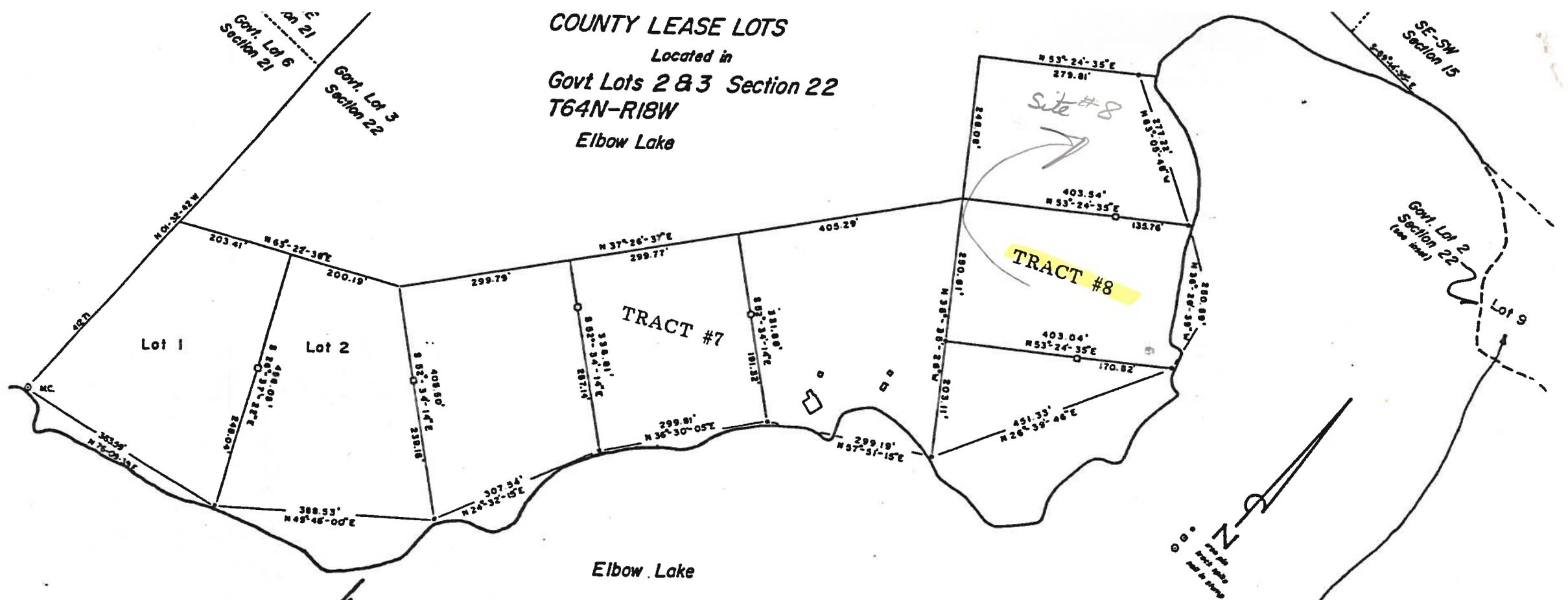
LAND COMMISSIONER

SEALED BY



DO NOT OPEN

COUNTY LEASE LOTS
 Located in
Govt Lots 2 & 3 Section 22
T64N-R18W
 Elbow Lake



St. Louis County Department of
 Land Investment
 March 11, 1986 Bearings are assumed
 0 25 50 100 200 300

L03880004

Carl and Mary Hill
Site #8, Elbow Lake, 22-64-18