

L03900003 Ueland, Bruce
~~Brandt, James J Petty~~
Elbow Lake Site #3



St. Louis County Land and Minerals Department

Robert L. Krepps Land and Minerals Director

www.stlouiscountymn.gov
landdept@stlouiscountymn.gov

8/28/2012

Primary Lessee:

BRUCE N. UELAND
#1 RED HILL/HONG KONG SCH
TAI TAM, HONG KONG, X X

Joint Lessee:

PATTY J. UELAND
1469 CARL STREET
CLOQUET, MN 55720

RE: Shoreland Lease L03900003

Inspection Date: 8/22/2012

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,

For:
Andrew Holak
Recreation Specialist

C: LCO, AO, FO

Land Commissioner's Office
320 W 2nd Street, GSC 607
Duluth, MN 55802
(218) 726-2606
Fax: (218) 726-2600

Pike Lake Area Office
5713 Old Miller Trunk Hwy
Duluth, MN 55811
(218) 625-3700
Fax: (218) 625-3733

Virginia Area Office
7820 Highway 135
Virginia, MN 55792
(218) 742-9898
Fax: (218) 742-9870

"Trust Lands, Managed For The People Of This County"

Individual Lease Summary:

Lease Number: L03900003

Tue. Aug 28, 2012

GOV LOT SITE 3 S: 21 T: 64 R: 18

BRUCE N. UELAND
#1 RED HILL/HONG KONG SCH
TAI TAM, HON X X
218-879-6994

PATTY J. UELAND
1469 CARL STREET
CLOQUET MN 55720

Area: **Virginia** Management Unit **2** Appr. Value: **13000** Renewal Cost: **543.52**
 Square Feet: **944** Transferable: **Y** Transferable Reason:
 Property Access: **Fire #9189. Water GPS: 48 01 04.0 - 92 39 04.6**
 Lease Comments: **Lease tag is displayed. Unlocked refrigerator Removed. Inspected by Scott Johnson, Shontel Kinkel, and Chris Lintula.**

Well Type: Septic Type: Commercial Elec. Telephone
 Recommended_Fee: Fee Calc Method:
 Any non-compliance issues? Last_Inspection: **8/22/2012** Next_Inspection: **10/15/2014**

Shoreland Lease Information:

Site# **3**

LAKE_RIVER: **ELBOW LAKE** SITE ACRES: **0** SITE_FEET: **0**
 SITE_VALUE: **0** LKCLS_CODE: **RD** DATE_UPDT: **12/28/1993**

Type: **Cabin** Details (A) **Wood frame construction, cement foundation, wood frame windows, shingled roof, stained plywood siding. (DECK: NOT COUNTABLE SQUARE FOOTAGE). Located 99' at 134° from E deck (facing lake). Deck boards are being fixed.**
 Paint/Color: **Brown**
 Construction Type **Frame** Siding **Plywood** Roofing **Asphalt-shingle** Structure Setback: **99**
 Size (nearest .5 ft) **28x24** Square Feet of Building: **672** Included in Total? Bldg. Condition: **Excellent**
 Work Needed? Description (if needed):

Type: **Sauna** Details (B) **Similar construction as cabin, screen dressing room, wood steps from cabin to sauna. 4' Wide wrap around deck . Located: 35.5' at 319° from NW corner of cabin.**
 Paint/Color: **Brown**
 Construction Type **Frame** Siding **Plywood** Roofing **Asphalt-shingle** Structure Setback: **131**
 Size (nearest .5 ft) **8x16** Square Feet of Building: **128** Included in Total? Bldg. Condition: **Excellent**
 Work Needed? Description (if needed):

Type: **Wood Shed** Details (C) **Wood frame construction, shingled roof, located 12' at 321° from NW side of sauna deck. Non-countable square footage.**
 Paint/Color: **Brown/Green**
 Construction Type **Frame** Siding **None** Roofing **Asphalt-shingle** Structure Setback: **0**
 Size (nearest .5 ft) **3x8** Square Feet of Building: **24** Included in Total? Bldg. Condition: **Good**
 Work Needed? Description (if needed):

Type: **Toilet** Details (D) **Toilet/Storage Shed - 17' @ 60° from NE corner of cabin.**
 Paint/Color: **Medium Brow**
 Construction Type **Frame** Siding **Hardwood** Roofing **Metal** Structure Setback: **0**
 Size (nearest .5 ft) **12 x 12'** Square Feet of Building: **144** Included in Total? Bldg. Condition: **Excellent**
 Work Needed? Description (if needed):

Past Due

BILLING STATEMENT

DATE: September 20, 2011

RETURN PAYMENT TO:

ACCOUNT: L03900003

St. Louis County Land Dept.
607 Govt. Services Center
320 West 2nd Street
Duluth, MN 55802

BILLED Bruce N. Ueland
#1 Red Hill/Hong Kong School
Tai Tam, Hong Kong

Patty J. Ueland
1469 Carl Street
Cloquet, MN 55720

This billing is for: NON-COMPLIANCE OF TERMS ON ST. LOUIS COUNTY RECREATION LEASE

Location:

Item:	Charges	Payments
1901 Public Safety hazards or threats to Public 1 st Notice	\$100.00	
<i>Late Payment Penalty</i>	<i>25.00</i>	<i>\$125.00</i>
	PAYMENT DUE: \$100.00	

PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - OCT. 20, 2011

Please make your check payable to "St. Louis County Auditor" and mail to: "St. Louis County Land Department (address above).

If there are any questions, please call (218-726-2659) and ask for ANDY HOLAK, RECREATION SPECIALIST

Thank you.
LCO
PURCHASER
AREA-VIRGINIA



*Fridge will
Be removed
in June 2012*



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

Wednesday, September 14, 20

Primary Lessee:

BRUCE N. UELAND
#1 RED HILL/HONG KONG SCH
TAI TAM, HONG KONG, X X

Joint Lessee:

PATTY J. UELAND
1469 CARL STREET
CLOQUET, MN 55720

RE: Shoreland Lease L03900003

Inspection Date 9/8/2011

Dear Lease Holder:

A recent inspection of your lease site has found the following violations of your lease agreement:

Lease I.D. tag not displayed 2

Compliance Date: 6/1/2014

Your lease Identification tag was not displayed. Please post the enclosed ID tag above your cabin door.

Public safety hazards or threats to public 1

Compliance Date: 10/15/2011

Penalty \$100.00

It has been noted that there is an unlocked refrigerator on your lease site. This constitutes a public safety hazard. The refrigerator must be locked or removed from the site by Oct. 15th.

You are being charged a penalty fee of: \$100.00 A check or money order (Made payable to "St. Louis County Auditor") must be mailed to the Land Department within 30 days of this notice.

You must correct the conditions listed above by the compliance date shown. If the above listed conditions are not corrected an additional penalty fee will be charged.

You have the right to appeal the violation(s) described above. Your appeal must be in writing and must be received by the Land Department within 30 days of this notice. If you have any questions about this process, please contact the Recreation Specialist at 218-726-2606

Thank you,

Andrew Holak
Recreation Specialist

C: LCO, AO, FO

Individual Lease Summary:

Lease Number: L03900003

Wed. Sep 14, 2011

GOV LOT SITE 3 S: 21 T: 64 R: 18

BRUCE N. UELAND
#1 RED HILL/HONG KONG SCH
TAI TAM, HON X X
218-879-6994

PATTY J. UELAND
1469 CARL STREET
CLOQUET MN 55720

Area: Virginia Management Unit 2 Appr. Value: 13000 Renewal Cost: 526.67

Square Feet: 944 Transferable: Y Transferable Reason:

Property Access: Fire #9189. Water GPS: 48 01 04.0 - 92 39 04.6

Lease Comments: Dock: 4x4 wood construction. 3.5x3 pumphouse 4.5' from lake. Unlocked refrigerator on-site. Inspected by Scott Johnson, Shontel Kinkel, and Chris Lintula.

Well Type: Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: 9/8/2011 Next_Inspection: 10/15/2011

Shoreland Lease Information:

Site# 3

LAKE_RIVER: ELBOW LAKE
SITE_VALUE: 0

SITE_ACRES: 0
LKCLS_CODE: RD

SITE_FEET: 0
DATE_UPDT:12/28/1993

Type: Cabin

Details (A) Wood frame construction, cement foundation, wood frame windows, shingled roof, stained plywood siding. (DECK: NOT COUNTABLE SQUARE FOOTAGE). Located 99' at 134° from E deck (facing lake). Deck boards are being fixed.

Paint/Color: Brown

Construction Type Frame Siding Plywood Roofing Asphalt-shingle Structure Setback: 99

Size (nearest .5 ft) 28x24 Square Feet of Building: 672 Included in Total? Bldg. Condition: Excellent

Work Needed? Description (if needed):

Type: Sauna

Details (B) Similar construction as cabin, screen dressing room, wood steps from cabin to sauna. 4' Wide wrap around deck. Located: 35.5' at 319° from NW corner of cabin.

Paint/Color: Brown

Construction Type Frame Siding Plywood Roofing Asphalt-shingle Structure Setback: 131

Size (nearest .5 ft) 8x16 Square Feet of Building: 128 Included in Total? Bldg. Condition: Excellent

Work Needed? Description (if needed):

Type: Wood Shed

Details (C) Wood frame construction, shingled roof, located 12' at 321° from NW side of sauna deck. Non-countable square footage.

Paint/Color: Brown/Green

Construction Type Frame Siding None Roofing Asphalt-shingle Structure Setback: 0

Size (nearest .5 ft) 3x8 Square Feet of Building: 24 Included in Total? Bldg. Condition: Good

Work Needed? Description (if needed):

Type: Toilet

Details (D) Toilet/Storage Shed - 17' @ 60° from NE corner of cabin.

Paint/Color: Medium Brow

Construction Type Frame Siding Hardwood Roofing Metal Structure Setback: 0

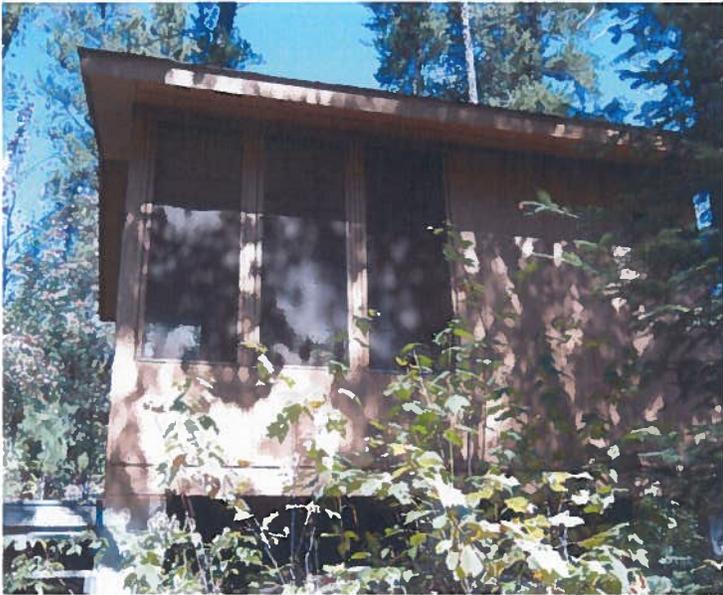
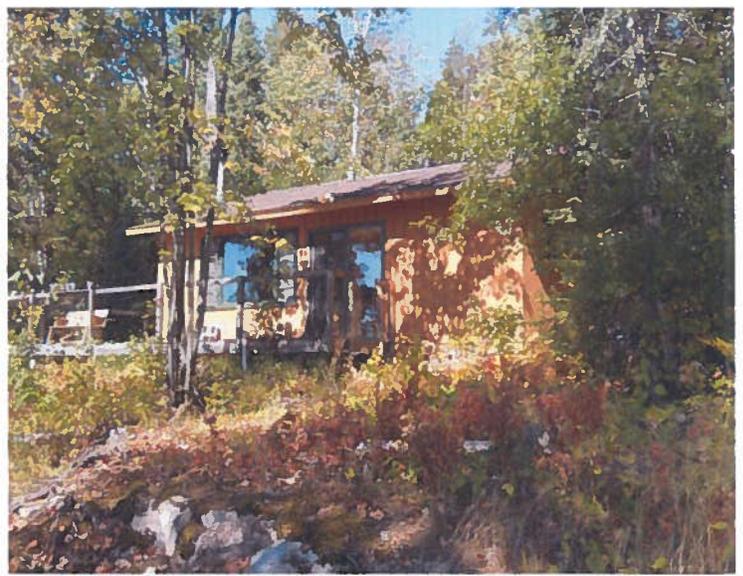
Size (nearest .5 ft) 12 x 12' Square Feet of Building: 144 Included in Total? Bldg. Condition: Excellent

Work Needed? Description (if needed):

LU3900003

09/08/2011

A - Cabin >



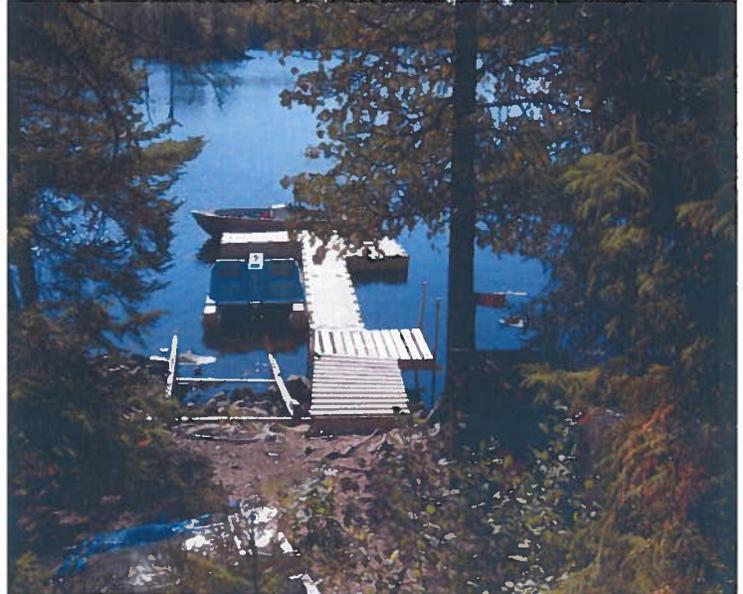
B - Sauna



C - Wood Shed



D - Toilet/Storage Shed



Dock

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Bruce Ueland

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RE: 2011 Lease Renewal for L03900003

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Sharyl Odegard to bueland

[show details](#) Jan 26 (4 days ago)

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Mr. Ueland:

The 2011 Lease billing for your shoreland lease with St. Louis County was returned to us by the Post Office. The Land Dept. needs to be kept informed of any address changes that occur.

Your 2011 Lease renewal amount is \$526.67 and is due within 30 days. Please submit payment (check payable to County Auditor) to the Land Department

320 West 2nd Street
Govt. Services Center, Room 607
Duluth, MN 55802

Thank you.

Sharyl Odegard
Information Specialist III
St. Louis County Land Dept.
1-218-726-2606

*Pat Ueland
770 Hong Kong Intl' School
#1 Redhill Road
Tai Tam, Hong Kong*

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RECEIVED
FEB 16 2011
LAND COMMISSIONER



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

October 12, 2009

Bruce Ueland
Hong Kong International School
1 Red Hill Road
Tai Tam
Hong Kong, SAR

**RE: APPEAL FOR REDUCTION OF \$150.00 PENALTY ON ST. LOUIS COUNTY
RECREATION CABIN LEASE L03900003**

Dear Mr. Ueland:

After further investigation into the recent history of your lease, recent inspections and reviewing photos of your lease site, we have reached the conclusion that your boat is currently licensed and your toilet is no longer needed. **Therefore, on violations #0802 and #1302, I will recommend that the \$150.00 penalty including late fee be canceled.**

Upon review, it is apparent that your boat is now refurbished and presently licensed. In addition, since you now use a composting toilet and the outhouse is no longer needed, it may be removed and refilled. Since correspondence to you regarding these violations were sent to an address that you did not check for several months since you were living in Hong Kong at the time, we will waive the late fee as well. We will use the above address for correspondence in the future.

I believe this action is a fair and equitable solution to the situation and hope that in the future the only correspondence you receive from the Land Department will be the affirmatory letter that your lease site is in good condition.

Sincerely,

Andy Holak
Forest Recreation Specialist

C: Shary/LCO
AO
FO

St. Louis County, Land Department

Thursday, August 21, 2008

Legal Description

GOV LOT SITE 3 S 21 T: 64 R: 18

320 W 2nd St
Duluth, M 55802
Andy Holak
Recreation Specialist
(218) 727-2606

Primary Lessee:

BRUCE N. UELAND
#1 RED HILL/HONG KONG SCH
TAI TAM, HONG KONG, X X

Joint Lessee:

PATTY J. UELAND
1469 CARL STREET
CLOQUET, MN 55720

RE: SECOND NOTICE OF LEASE TERM VIOLATION, ST. LOUIS COUNTY:
SHORELAND LEASE L03900003

Inspection Date: 7/28/2008

You were notified earlier of lease violations which needed to be corrected by a given date, and a penalty fee which needed to be paid by a given date (copy of first notice attached).

Not only is your penalty fee unpaid, but a second reinspection of the lease site has shown that the following violations have not been corrected!

1 Violation: 0400	Lease I.D. tag not displayed
Compliance Date: 6/1/2011 Fee: \$0.00	Your lease identification tag was not displayed. Display Lease Identification Tag (#L03900003), which is enclosed, on or near cabin door.
2 Violation: 0802	Substandard/unauthorized sanitary facilities 2nd Notice
Compliance Date: 6/1/2011 Fee: \$50.00	The satellite toilet on your lease site must be removed ASAP.
3 Violation: 1302	Unauthorized storage of a motor vehicle 2nd Notice
Compliance Date: 6/1/2011 Fee: \$75.00	A sailboat without a current license is on the premises. Please license or remove the boat. Item #8 of your lease states, "The storage of unlicensed or unregistered boats, vehicles, or other machinery on this lease site is prohibited."

St. Louis County, Land Department

Thursday, August 21, 2008

Legal Description

GOV LOT SITE 3 S 21 T: 64 R: 18

320 W 2nd St
Duluth, M 55802

Andy Holak
Recreation Specialist
(218) 727-2606

A second penalty fee is being charged. A check or money order (Made payable to "St. Louis County Auditor") must be mailed to the Land Department within 30 days of this notice in the amount of **\$125.00**
Plus, the original penalty fee shown on the attached copy is still due!

You must correct the conditions listed above by the compliance dates shown. Another reinspection of this site will be scheduled after the latest compliance date shown, and any violations or unpaid penalty fees that remain, may be cause for the cancellation of this lease.

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

Andy Holak

Recreation Specialist

C: LCO
AO
FO

St. Louis County, Land Department

Wednesday, October 19, 2005

Legal Description

GOV LOT 3 SITE 3 S: 21 T: 64 R: 18

7820 Highway 135
Virginia, MN 55782

Andy Holak
Forest Recreation Specialist
(218) 742-9898

Primary Lessee:

BRUCE N. UELAND FLAT D4
700 TAI TAM RESERVOIR RD
TAI TAM, HONG KONG, X X

Joint Lessee:

PATTY J. UELAND
1469 CARL STREET
CLOQUET, MN 55720

RE: St. Louis County:

SHORELAND LEASE L03900003

Inspection Date: 6/16/2005

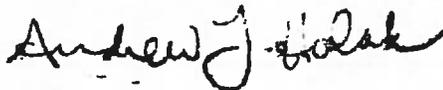
A recent inspection of your lease site has found the following condition(s) to be in violation of the terms of your lease:

1 Violation: 0110	Misc. Violation, No Charge
Compliance Date: 6/1/2008	The satellite toilet needs to be removed from the site ASAP.
Penalty: \$0.00	
2 Violation: 1301	Unauthorized storage of a motor vehicle 1st Notice
Compliance Date: 6/1/2008	A sailboat without a current license is on the premises. Please license or remove the boat. Item No. 8 of your lease states, "The storage of unlicensed or unregistered boats, vehicles, or other machinery on this lease site is prohibited."
Penalty: \$50.00	

You are being charged a penalty fee of: \$50.00 A check or money order (Made payable to "St. Louis County Auditor") must be mailed to the Land Department within 30 days of this notice:

You must correct the conditions listed above by the compliance dates shown. A reinspection of this site will be scheduled after the latest compliance date shown, and if these violations remain, an additional penalty fee will be charged.

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



Andy Holak

Recreation Specialist

C: LCO
AO
FO

BILLING STATEMENT

DATE: October 21, 2005

RETURN PAYMENT TO:

ACCOUNT: L03900003

St. Louis County Land Dept.
607 Govt. Services Center
320 West 2nd Street
Duluth, MN 55802

BILLED TO: Bruce N. Ueland
Flat D4
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

Patty Ueland
1469 Carl Street
Cloquet, MN 55720

This billing is for: NON-COMPLIANCE OF LEASE TERM

Location:

Item:	Charges	Payments
1301 Unauthorized Storage of a Motor Vehicle 1 st Notice	\$50.00	

PAYMENT DUE: \$50.00

PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - NOV. 21, 2005

Please make your check payable to "St. Louis County Auditor" and mail to: "St. Louis County Land Department (address above).

If there are any questions, please call (218-726-2659) and ask for ANDY HOLAK, RECREATION SPECIALIST

Thank you.
LCO
PURCHASER
AREA VIRGINIA

8/20/08- \$50⁰⁰ NOT PAID

September 6, 2009

Andy Holak,
St Louis County Land Department-Pike Lake Area Office
5713 Old Miller Trunk Highway
Duluth, Mn.
55811

Dear Mr. Holak,

I am writing as a follow up to my telephone conversation with you of earlier this summer regarding my shoreland lease on Elbow Lake (Parcel ID 250-0000-09303).

As we discussed, I received a notice of a fine pending for regarding two issues on my lease. 1- the storage of an unlicensed boat on the lease, and 2- the need to remove an unused outhouse from the property.

I am writing to appeal the fine, for the following reasons:

In terms of the boat, I had received a notice before, but there was some confusion because the earlier notice talked about an unlicensed motor boat, but the boat in question is a sailboat which I have been keeping, anticipating refurbishing and relicensing it. I had inquired via phone to your office when I first received the notice but there was no record of the notice (apparently) and since it was a non motorized boat, I assumed it was not an issue. I understand from you after our conversation that the issue is more about not keeping boats that are not being used, which "should be kept at your home." That makes sense to me, but since I live in Hong Kong, it is not an option, so I now understand the necessity of keeping it in a serviceable condition. I have relicensed it, and include a copy of the new license for your reference and have repainted and refurbished the boat as well as building an appropriate seasonal storage ramp which will be seen by your staff the next time the lease is inspected. Given that the boat is now ready for regular use, and I have corrected the situation as I understand it as soon as possible after you clarified the situation by phone, I am hopeful that the fine in this case would be fully or partially rescinded.

2. In terms of the outhouse violation, I do understand that there was a clear prior notice of the need to remove it, and I have removed it from the lease as per the notice this year, and have refilled the pit. I would hope that some consideration would be given to the fact that the reason this toilet was no longer needed was because we had replaced it with a composting toilet, with the goal (and result) of preserving water quality, and the general aesthetic condition of the lease, at a level that is probably higher than that maintained on the majority of leases which are currently in operation. Had I not built the toilet building and installed the composting toilet, the outhouse would still be in use.

Finally, I'd like you to consider this appeal in light of the fact that we have had this lease for 18 years, and have been, I believe, good tenants for St. Louis County.

A few years back we received a letter of commendation for the cleanliness of the lease (which I assume is still in our file in your office).

In addition, over the years we have planted many red and white pine trees as a replacement for dead balsams and jackpines, with the result that the quality of the forest on the lease has dramatically improved. Many of these trees are already 8-12 feet tall, as your inspectors can verify when they visit the site.

I would also like to point out that tardiness in communication and response from our part if that is an issue is largely due to the fact that we live in China for 10-months of the year, and that mail communication, is often slow and unreliable between your office and ourselves.

This has been an ongoing problem with communication from the states, with the result that we have elected to use my wife's place of employment as our official address.

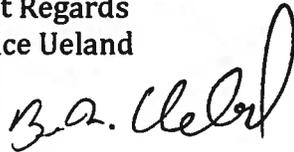
Accordingly, please send your response to this letter and any other communications that you need to convey to us to:

Hong Kong International School,
1 Red Hill Road
Tai Tam
Hong Kong, SAR.

Thanks for your attention to this letter.

I appreciate your consideration of the points we have raised, and look forward to receiving your response.

Best Regards
Bruce Ueland



L03900003

7-28-08



A - Cabin



B - Satellite Toilet



C - Sauna



D - Shed/toilet



Dock

Individual Lease Summary:

Lease Number: L03900003

Thu. Aug 21, 2008

GOV LOT SITE 3 S 21 T: 64 R: 18

BRUCE N. UELAND
#1 RED HILL/HONG KONG SCH
TAI TAM, HON X X
218-879-6994

PATTY J. UELAND
1469 CARL STREET
CLOQUET MN 55720

Area: Virginia Management Uni 2 Appr. Value: 13000 Renewal Cost: 499.4
Square Feet: 960 Transferable: Y Transferable Reason:

Property Access: Water GPS: 48 01 04.0 - 92 39 04.6

Lease Comments: Dock: 4x4 wood construction. 3.5x3 pumphouse 4.5' from lake. White styrofoam floats also. Non-compliances: (1) satellite to be removed. (2) unlicensed sailboat. Inspected by Scott Johnson, Shontel Kinkel, and Amanda Zibrowski..

Well Type: Septic Type: Commercial Elec. Telephone
Recommended_Fee: Fee Calc Method:
Any non-compliance issues? Last_Inspection: 7/28/2008 Next_Inspection: 6/1/2011

Shoreland Lease Information:

LAKE_RIVER: ELBOW LAKE Site# 3
SITE_ACRES: 0
SITE_FEET: 0
SITE_VALUE: 0 LKCLS_CODE: RD DATE_UPDT:12/28/1993

Type: Toilet Details (E) Toilet/Storage Shed - 17' @ 60° from NE corner of cabin.
Paint/Color Medium Brow
Construction Type Frame Siding Hardwood Roofing Metal Structure Setback: 0
Size (nearest .5 ft) 12 x 12' Square Feet of Building 144 Included in Total? Bldg. Condition: Excellent
Work Needed? Description (if needed)

Type: Wood Shed Details (D) Wood frame construction, shingled roof, located 12' at 321° from NW side of sauna deck. Non-countable square footage.
Paint/Color Brown/Green
Construction Type Frame Siding None Roofing Asphalt-shingle Structure Setback: 0
Size (nearest .5 ft) 3x8 Square Feet of Building 24 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed)

Type: Sauna Details (C) Similar construction as cabin, screen dressing room, wood steps from cabin to sauna. 4' Wide wrap around deck. Located: 35.5' at 319° from NW corner of cabin.
Paint/Color Brown
Construction Type Frame Siding Plywood Roofing Asphalt-shingle Structure Setback: 131
Size (nearest .5 ft) 8x16 Square Feet of Building 128 Included in Total? Bldg. Condition: Excellent
Work Needed? Description (if needed)

Type: Toilet Details (B) Satellite type, plastic and metal. Located 57' at 35° from NE corber of side deck of cabin.
Paint/Color Brown
Construction Type Other Siding Other Compliant Roofing Metal Structure Setback: 0
Size (nearest .5 ft) 4x4 Square Feet of Building 16 Included in Total? Bldg. Condition: Excellent
Work Needed? Description (if needed)

Individual Lease Summary:

Lease Number: L03900003

Thu. Aug 21, 2008

Type: **Cabin** Details of Type: **(A) Wood frame construction, cement foundation, wood frame windows, shingled roof, stained plywood siding. (DECK: NOT COUNTABLE SQUARE FOOTAGE). Located 99' at 134° from E deck (facing lake).**

Paint/Color **Brown**

Construction Type	Frame	Siding	Plywood	Roofing	Asphalt-shingle	Structure Setback:	99
Size (nearest .5 ft)	28x24	Square Feet of Building	672	Included in Total?	<input checked="" type="checkbox"/>	Bldg. Condition:	Excellent

Work Needed? Description (if needed)

BILLING STATEMENT

DATE: October 21, 2005

RETURN PAYMENT TO:

ACCOUNT: L03900003

St. Louis County Land Dept.
607 Govt. Services Center
320 West 2nd Street
Duluth, MN 55802

BILLED TO: **Bruce N. Ueland**
Flat D4
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

Patty Ueland
1469 Carl Street
Cloquet, MN 55720

This billing is for: NON-COMPLIANCE OF LEASE TERM

Location:

Item:

Charges

Payments

1301 Unauthorized Storage of a Motor
Vehicle 1st Notice

\$50.00

Late fee

\$25⁰⁰

\$75⁰⁰

PAYMENT DUE: \$50.00

PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - NOV. 21, 2005

Please make your check payable to "**St. Louis County Auditor**" and
mail to: "**St. Louis County Land Department (address above)**."

If there are any questions, please call (218-726-2659) and ask for
ANDY HOLAK, RECREATION SPECIALIST

Thank you.

LCO
PURCHASER
AREA VIRGINIA

Never Pd

BILLING STATEMENT

DATE: October 21, 2005

RETURN PAYMENT TO:

ACCOUNT: L03900003

St. Louis County Land Dept.
607 Govt. Services Center
320 West 2nd Street
Duluth, MN 55802

BILLED TO: **Bruce N. Ueland**
Flat D4
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

Patty Ueland
1469 Carl Street
Cloquet, MN 55720

This billing is for: NON-COMPLIANCE OF LEASE TERM

Location:

Item:	Charges	Payments
1301 Unauthorized Storage of a Motor Vehicle 1 st Notice	\$50.00	

PAYMENT DUE: \$50.00

PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - NOV. 21, 2005

Please make your check payable to "**St. Louis County Auditor**" and mail to: "**St. Louis County Land Department (address above)**".

If there are any questions, please call (218-726-2659) and ask for ANDY HOLAK, RECREATION SPECIALIST

Thank you.

LCO
PURCHASER
AREA VIRGINIA

St. Louis County, Land Department

Wednesday, October 19, 2005

Legal Description

GOVLOT 3 SITE 3 S: 21 T: 64 R: 18

7820 Highway 135
Virginia, MN 55792

Andy Holak
Forest Recreation Specialist
(218) 742-9898

Primary Lessee:

BRUCE N. UELAND FLAT D4
700 TAI TAM RESERVOIR RD
TAI TAM, HONG KONG, X X

Joint Lessee:

PATTY J. UELAND
1469 CARL STREET
CLOQUET, MN 55720

RE: St. Louis County:

SHORELAND LEASE L03900003

Inspection Date: 6/16/2005

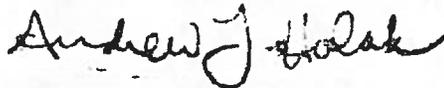
A recent inspection of your lease site has found the following condition(s) to be in violation of the terms of your lease:

1 Violation: 0110	Misc. Violation, No Charge
Compliance Date: 6/1/2008 Penalty: \$0.00	The satellite toilet needs to be removed from the site ASAP.
2 Violation: 1301	Unauthorized storage of a motor vehicle 1st Notice
Compliance Date: 6/1/2008 Penalty: \$50.00	A sailboat without a current license is on the premises. Please license or remove the boat. Item No. 8 of your lease states, "The storage of unlicensed or unregistered boats, vehicles, or other machinery on this lease site is prohibited."

You are being charged a penalty fee of: \$50.00 A check or money order (Made payable to "St. Louis County Auditor") must be mailed to the Land Department within 30 days of this notice:

You must correct the conditions listed above by the compliance dates shown. A reinspection of this site will be scheduled after the latest compliance date shown, and if these violations remain, an additional penalty fee will be charged.

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



Andy Holak

Recreation Specialist

C: LCO
AO
FO

BILLING STATEMENT

DATE: October 21, 2005

RETURN PAYMENT TO:

ACCOUNT: L03900003

St. Louis County Land Dept.
607 Govt. Services Center
320 West 2nd Street
Duluth, MN 55802

BILLED TO: Bruce N. Ueland
Flat D4
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

Patty Ueland
1469 Carl Street
Cloquet, MN 55720

This billing is for: NON-COMPLIANCE OF LEASE TERM

Location:

Item:	Charges	Payments
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PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - NOV. 21, 2005

Please make your check payable to "**St. Louis County Auditor**" and mail to: "**St. Louis County Land Department (address above)**".

If there are any questions, please call (218-726-2659) and ask for ANDY HOLAK, RECREATION SPECIALIST

Thank you.

LCO
PURCHASER
AREA VIRGINIA

RECEIVED

JAN 03 2006

Land Commissioner

St. Louis County, Land Department

Wednesday, October 19, 2005

Legal Description

GOV LOT 3 SITE 3 S: 21 T: 64 R: 18

7820 Highway 135
Virginia, MN 55792

Andy Holak
Forest Recreation Specialist
(218) 742-9898

Primary Lessee:

BRUCE N. UELAND FLAT D4
700 TAI TAM RESERVOIR RD
TAI TAM, HONG KONG, X X

Joint Lessee:

PATTY J. UELAND
1469 CARL STREET
CLOQUET, MN 55720

RE: St. Louis County:

SHORELAND LEASE L03900003

Inspection Date: 6/16/2005

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Andy Holak

Recreation Specialist

C: LCO
AO
FO



LAND DEPARTMENT

320 W. 2nd St., #607
Duluth, Minnesota 55802-1495

Bruce N. Ueland
Flat D4
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

PRESORTED
FIRST CLASS



RETOUR (old C33/CP10)

<input type="checkbox"/> Addressee unknown / Destinataire inconnu	<input type="checkbox"/> Returned to sender / Retourne
<input type="checkbox"/> Not occupied / Inhabité	<input type="checkbox"/> Unclaimed / Non réclamé
<input type="checkbox"/> Moved, new address unknown / Part sans laisser d'adresse	
<input type="checkbox"/> Insufficient address / Adresse insuffisante	
<input type="checkbox"/> No such address / Adresse inexistante	
<input type="checkbox"/> Moved, redirection service not arranged by addressee / Part sans arrangement à faire suivre	

Pos 585 (7/99)





LAND DEPARTMENT

320 W. 2nd St., #607
Duluth, Minnesota 55802-1495

Patty Ueland
1469 Carl Street
Cloquet, MN 55720

PRESORTED
FIRST CLASS



02 1A
0004377751
MAILED FROM ZIP CODE 55802

\$ 00.35²

OCT 24 2005

NOT DELIVERABLE
AS ADDRESSED
UNABLE TO FORWARD

33802-1410-57 0026



BILLING STATEMENT

DATE: October 21, 2005

RETURN PAYMENT TO:

ACCOUNT: L03900003

St. Louis County Land Dept.
607 Govt. Services Center
320 West 2nd Street
Duluth, MN 55802

BILLED TO: **Bruce N. Ueland**
Flat D4
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

Patty Ueland
1469 Carl Street
Cloquet, MN 55720

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Item:	Charges	Payments
1301 Unauthorized Storage of a Motor Vehicle 1 st Notice	\$50.00	

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Thank you.
LCO
PURCHASER
AREA VIRGINIA

St. Louis County, Land Department

Wednesday, October 19, 2005

Legal Description

GOVLOT 3 SITE 3 S: 21 T: 64 R: 18

7820 Highway 135
Virginia, MN 55792
Andy Holak
Forest Recreation Specialist
(218) 742-9898

Primary Lessee:

BRUCE N. UELAND FLAT D4
700 TAI TAM RESERVOIR RD
TAI TAM, HONG KONG, X X

Joint Lessee:

PATTY J. UELAND
1469 CARL STREET
CLOQUET, MN 55720

RE: St. Louis County:

SHORELAND LEASE L03900003

Inspection Date: 6/16/2005

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Compliance Date: 6/1/2008	Penalty: \$0.00	The satellite toilet needs to be removed from the site ASAP.
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Compliance Date: 6/1/2008	Penalty: \$50.00	A sailboat without a current license is on the premises. Please license or remove the boat. Item No. 8 of your lease states, "The storage of unlicensed or unregistered boats, vehicles, or other machinery on this lease site is prohibited."

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You must correct the conditions listed above by the compliance dates shown. A reinspection of this site will be scheduled after the latest compliance date shown, and if these violations remain, an additional penalty fee will be charged.

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



Andy Holak

Recreation Specialist

C: LCO
AO
FO

Individual Lease Summary:

Lease Number: L03900003

Wed. Oct 19, 2005

GOV LOT 3 SITE 3 S: 21 T: 64 R: 18

**BRUCE N. UELAND FLAT D4
700 TAI TAM RESERVOIR RD
TAI TAM, HON X X
218-879-6994**

**PATTY J. UELAND
1469 CARL STREET
CLOQUET MN 55720**

Area: **Virginia** *Q10D* Management Unit **2** Appr. Value: **13000** Renewal Cost: **459.8**

Square Feet: **809** Transferable: **Y** Transferable Reason:

Property Access: **Water**

Lease Comments: **GPS: 48 01 04.0 - 92 39 04.6 Dock: 4x4 wood construction. 3.5x3 pumphouse 4.5' from lake. White styrofoam floats also. New outhouse/shed completed. Non-compliances: (1) satellite to be removed. (2) unlicensed sailboat. Inspected by Scott Johnson, Shontel Kinkel, and Tom Saizer.**

Well Type: Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: **6/16/2005** Next_Inspection: **6/1/2008**

Shoreland Lease Information:

Site# **3**

LAKE_RIVER: **ELBOW LAKE**
SITE_VALUE: **0**

SITE_ACRES: **0**
LKCLS_CODE: **RD**

SITE_FEET: **0**
DATE_UPDT: **12/28/1993**

Type: **Toilet** Details of Type: **(E) Toilet/Storage Shed - 17' @ 60° from NE corner of cabin.**

Paint/Color: **Medium Brow**

Construction Type **Frame** Siding **Hardwood** Roofing **Metal** Structure Setback: **0**

Size (nearest .5 ft): **12 x 12'** Square Feet of Building: **144** Included in Total? Bldg. Condition: **Excellent**

Work Needed? Description (if needed):

Type: **Wood Shed** Details of Type: **(D) Wood frame construction, shingled roof, located 12' at 321° from NW side of sauna deck. Non-countable square footage.**

Paint/Color: **Brown/Green**

Construction Type **Frame** Siding **None** Roofing **Asphalt-shingle** Structure Setback: **0**

Size (nearest .5 ft): **3x8** Square Feet of Building: **24** Included in Total? Bldg. Condition: **Good**

Work Needed? Description (if needed):

Type: **Sauna** Details of Type: **(C) Similar construction as cabin, screen dressing room, wood steps from cabin to sauna. 4' Wide wrap around deck. Located: 35.5' at 319° from NW corner of cabin.**

Paint/Color: **Brown**

Construction Type **Frame** Siding **Plywood** Roofing **Asphalt-shingle** Structure Setback: **131**

Size (nearest .5 ft): **8x16** Square Feet of Building: **128** Included in Total? Bldg. Condition: **Excellent**

Work Needed? Description (if needed):

Type: **Toilet** Details of Type: **(B) Satellite type, plastic and metal. Located 57' at 35° from NE corber of side deck of cabin.**

Paint/Color: **Brown**

Construction Type **Other** Siding **Other Compliant** Roofing **Metal** Structure Setback: **0**

Size (nearest .5 ft): **4x4** Square Feet of Building: **16** Included in Total? Bldg. Condition: **Excellent**

Work Needed? Description (if needed):

Individual Lease Summary:

Lease Number: L03900003

Wed. Oct 19, 2005

Type: **Cabin**

Details (A) **Wood frame construction, cement foundation, wood frame windows, shingled roof, stained plywood siding. (DECK: NOT COUNTABLE SQUARE FOOTAGE). Located 99' at 134' from E deck (facing lake).**

Paint/Color: **Brown**

Construction Type **Frame**

Siding **Plywood**

Roofing **Asphalt-shingle**

Structure Setback: **99**

Size (nearest .5 ft): **28x24**

Square Feet of Building:

672 *Included in Total?*

Bldg. Condition: **Excellent**

Work Needed? Description (if needed):

ST. LOUIS COUNTY LAND DEPARTMENT
DEAD TIMBER REMOVAL AUTHORIZATION

LESSEE: Bruce N. Ueland

DATE ISSUED: May 4, 2006

Flat D4
Tai Tam Gardens
ADDRESS: 700 Tai Tam Reservoir Road

EXPIRATION DATE: Sept 1, 2006

CITY: Tai Tam, Hong Kong

LOCATION: Elbow Lake Site 3, Gov't Lot 3,

LEASE NUMBER: L03900003

Section 21, Township 64N, Range18W

As a St. Louis County Hunting Cabin, Recreation, or Shoreland lessee, you are hereby authorized to remove, for hazard reduction purposes and aesthetic benefits or other benefit to the County dead timber with the following terms: **Cut only the Balsam Fir and Jack Pine with orange needles or no needles and any hardwood (Aspen, Birch, Maple, etc.) with no leaves** from County administered lands immediately adjacent to the above identified lease site or on lands described as follows:

This authorization is subject to the following limitations:

- 1) No mechanical equipment will be used in the skidding operations.
- 2) The dead timber authorized for removal shall not be loaded on or into any motorized vehicle for transporting to a location other than the above listed lease site.
- 3) The State of Minnesota, St. Louis County, and their officials and employees shall in no way be liable for and shall be free and harmless from any damages, claims or actions which may arise from this authorization. There may be natural or artificial hazards, hidden or apparent, resulting from logging or management activities and, as consideration for this authorization, you must assume all risk of injury or other loss when entering the described tax-forfeited land for the removal of trees. You hereby waive any rights you may have to bring a claim under Minnesota Statutes or common law.

This authorization is meant solely for the gathering of firewood and its use by the Lessee on the premises of the assigned lease. Failure to comply with the intent of this authorization and its limitations, or the removal of said timber from the premises for other uses will be cause for immediate revocation of this authorization and possible cancellation of the lease.

Upon the authorization expiration, any privileges granted upon this authorization will be null and void.

DURING THIS PERIOD OF REMOVAL, THE LESSEE MUST HAVE THIS AUTHORIZATION LETTER ON HIS PERSON.

AREA LAND MANAGER

DBJ/cm

C: LCO
AO
FO

St Louis County Land Department
Govt. Services Center, Room 607
320 West 2nd Street
Duluth, Minn.
55802

To Whom It may concern,

I am writing concerning my shoreland lease at Elbow Lake (L03900003). Over the last few years almost all of the Balsams that form the major part of the tree cover between the lake and the cabin have died. I have cut some of those trees selectively under the provisions of the lease that allow me to cut dead wood for firewood, but I am aware that the intent of the lease is to prevent clearing that results in cabins being too visible from the water. Therefore, I am writing to make you aware of the situation and request permission to do some additional cutting.

Ideally, I would like permission to cut the majority of those dead trees over the next couple of years before they rot, become unusable for firewood and begin to fall down and decrease aesthetics of the lot. As your staff may have noticed during previous lease compliance visits, I have planted a number of red and white pines on the lot to replace Jackpines that have died, and I would be willing to commit to some replanting of higher quality trees at my expense in return for permission to cut the dead trees.

I am writing to you at this early date in the year, because I wanted you to be aware in the event that someone from your office might be visiting the lake for lease compliance purposes this winter, and that you may wish to check the site to look at the situation before responding to my letter. I assume that if permission is granted you will provide it in writing. A letter could be sent to me here at my Hong Kong address, or if more discussion is needed, I will make an appointment to talk with the appropriate person in your office as soon as I return to Minnesota next summer.

Thanks in advance for consideration of this request and Happy New Year.

Sincerely,


Bruce Ueland
A3 Tai Tam Gardens
700 Tai Tam Reservoir Road
Tai Tam
Hong Kong



ps - I'm sending this note to
the pla lake office as I've
not seen where it should go.
I'd appreciate an email
at bueland@hlls.edu.hk.
To let me know its been received
and has gotten to the correct
person. Thanks
Bruce U - MAY 8 2006
Land Commissioner



Saint Louis County

Land Department • North Area Office • 7820 Highway N^o 135 • Virginia, MN 55792
Phone: (218) 749-7132 • Fax: (218) 741-6057

Denny J. Bone
Area Land Manager

June 26, 2003

Bruce Ueland
503 Claymore
Duluth, MN 55812

RE: ST. LOUIS COUNTY SHORELAND LEASE LEASE #L03900003

Dear Mr. Ueland:

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

Based upon our review and in keeping with the seasonal, non-residential nature of our shoreland leases, we have no objection to your plans to:

1. Build a new 12' x 12' Outhouse/Storage building with composting toilet.
2. Fill in old hold and remove old structure from site.
3. Remove several small balsam and one red maple near the building site.

Construction must be initiated within 2 years and completed within 3 years from the date of the authorization. This authorization expires 3 years from the issuance date.

Our main concerns are:

1. Structures set back at least **100 FEET** from the shoreline and at least **20 feet** from the sides of your lease site.
2. Maximum of four structures on lease site totaling not more than 1,500 square feet.
3. **Color of structures including roofs must be medium to dark brown or green.**
4. Please do not remove any more trees than necessary for building development.

Our shoreland lease is specifically a non-commercial, temporary, seasonal, recreational use lease. The reasonable limitations of the lease not only meet the statutory intent, but also guide the lessee in developing the site in as unobtrusive a manner as possible while also preventing the leaseholder from investing more in site developments than is prudent.

Thank you for your cooperation. If you have any questions, please call me at 218-625-3723.

CORDIALLY,

DAVID EPPERLY
LAND COMMISSIONER

BY: Andy Holak
Forest Recreation Specialist

AH/tm
C: LCO, AO, FO, Assessor

Shoreland Construction and Re-Modeling Authorization Request Form

All new construction and any outside remodeling *must have written authorization* from the St. Louis County Land Department. Please complete all sections of this form and draw your construction plans on the attached grid paper. Return this form to the address listed at the bottom of this page. The Land Department will review your construction plans and, if acceptable, will issue you a written construction authorization. Any construction done without a written authorization is subject to a minimum \$100 fine and possible removal of that construction.

Lease #: L03900003

Summer Address:
503 Claymore
Pulaski, MO 55803

Date: _____

Authorization #: _____

(For office use only)

Name Bruce Ueland

Mailing Address D4, Tai Tam Gardens

Work Phone # (27) _____

700 Tai Tam Res. Rd.

Home Phone # (218) 525-6382

Tai Tam, Hong Kong

1. Describe what you want to build or re-model with proposed exterior structure dimensions:

Build a new outhouse / storage building with
composting toilet. 12' x 12'

would like to begin construction on July 5 if
possible.

Also filling in old hole = removing old OH structure from site

2. List the materials used for construction:

wood frame / cedar siding / metal roofing

3. Does this project include any toilets/outhouses, septic or grey water systems? yes no
If "yes," describe what you propose to do. Upon request, the Land Department can provide pre-approved construction plans for toilets and grey water systems.

Purchase and install non-electric composting
toilet.

4. Are you planning to remove any vegetation? yes no
If "yes," explain any removal or disturbance of vegetation, and where it will be located.

Remove several small balsam trees.
between cabin and new building and on building site -

Also one medium sized red maple.
Please continue on other side... ➡

5. Are you planning to do any grading or filling? yes no
If "yes," describe any grading, filling or altering of natural topography on your lease site.
-
-
-

6. Using the enclosed grid paper, make a drawing of the proposed construction. You may submit other drawings if you have them. Be sure to provide the dimensions of the proposed structure.

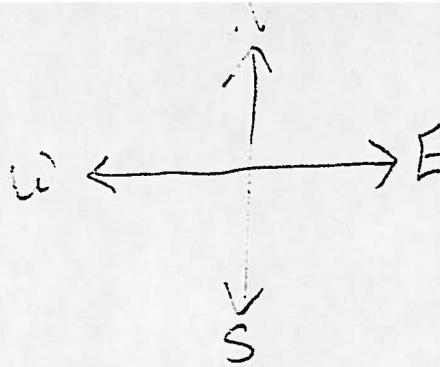
Use additional sheets of paper for questions 1 through 6 if necessary

Please Remember.....

- ① *Cabin sidings must be a wood product*
- ② *All exterior walls must be painted or stained and varnished a medium to dark brown or green color. This requirement makes cabins less obvious to others and helps protect exterior walls.*
- ③ *Roofing should be asphalt shingles, rolled roofing or metal roofing that has pre-baked enamel or similar finish in medium to dark green or brown.*
- ④ *Slab foundations are not allowed, with an exception being made for small saunas.*
- ⑤ *Total square footage of ALL buildings may not exceed 1500 square feet.*
- ⑥ *No more than three secondary structures will be allowed. All secondary structures must be located within 100 feet of the primary structure.*
- ⑦ *Structures must be single story, with sidewalls no higher than 8 feet and total height no higher than 16 feet.*
- ⑧ *All structures must be set back at least 200 feet from the shoreline for natural environment lakes, 100 feet for recreation and general development lakes, and at least 20 feet from the sides of your lease site.*

Send Completed Application To: **Virginia Area Office**
St. Louis County Land Department
7820 Highway 135
Virginia, MN 55792-7132
Phone: (218) 749-7132

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



SITE PLAN (see example on back)

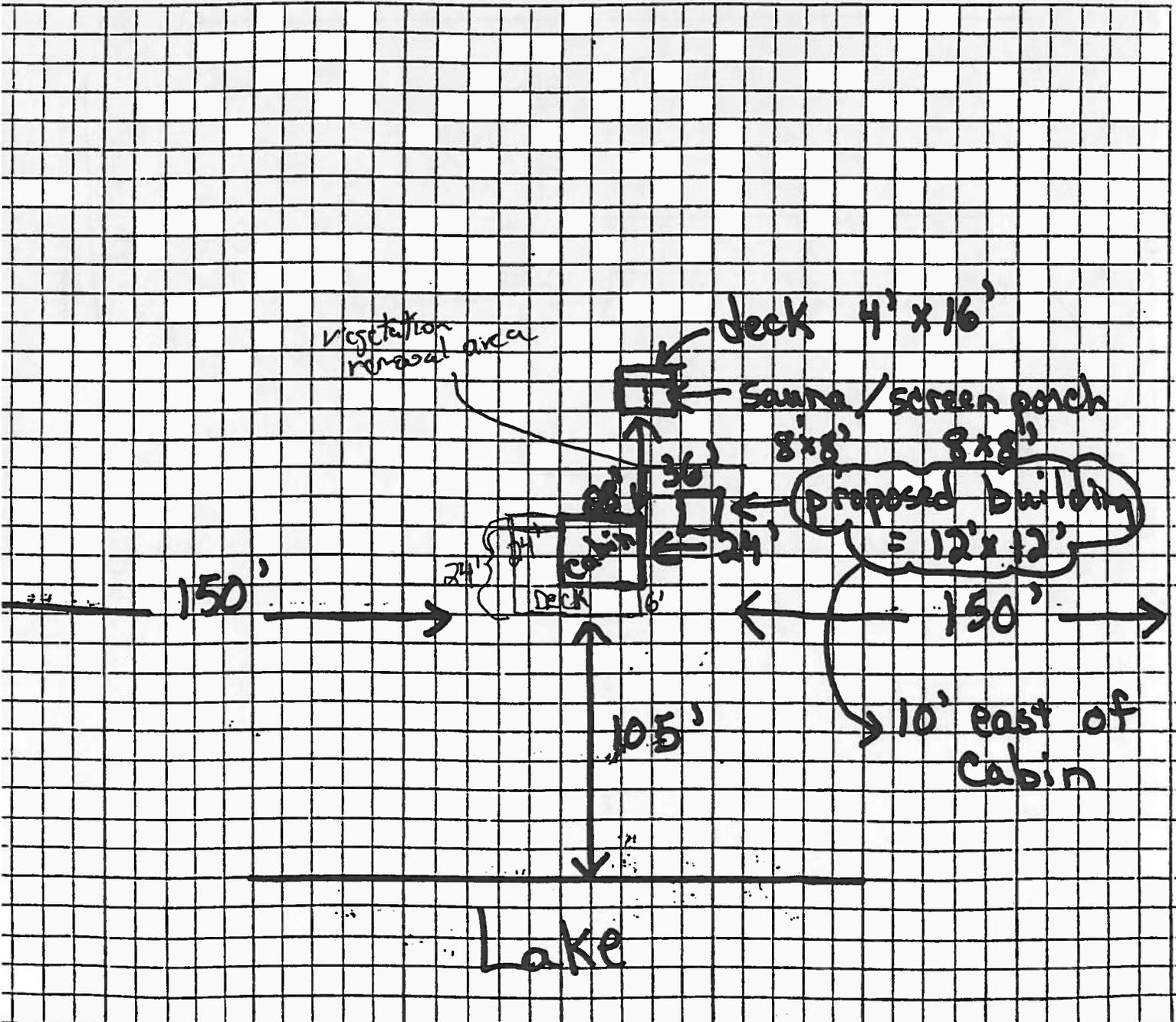
Check off the following items as you add them to the sketch

LOCATION OF (these items must be identified in drawing if applicable):

- Driveway
- Identify direction of North
- Areas of vegetation removal
- All existing structures

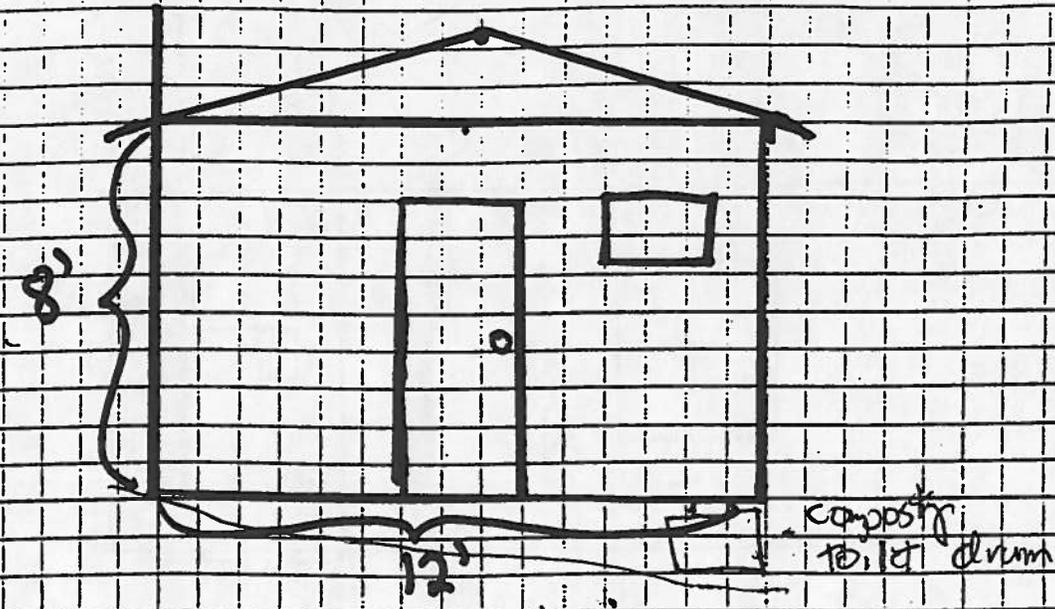


- Proposed structure, addition or remodel of existing structure
- Dimensions of proposed structure or addition, including side view.
- Distances from roads, lease boundaries, lakes and other watercourses
- Topographical alterations (i.e. fill or excavation)

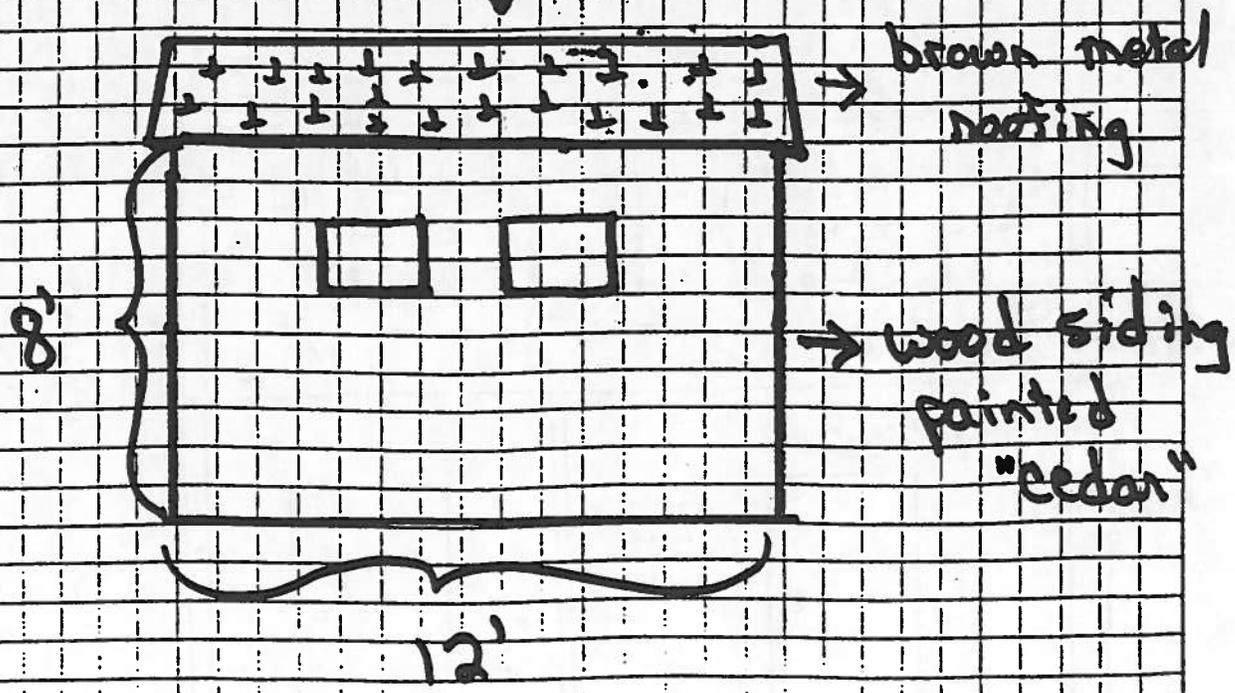


SIDE VIEW AND FRONT VIEW OF PROPOSED STRUCTURE

FRONT ~~Side~~ view (Facing ~~west~~)

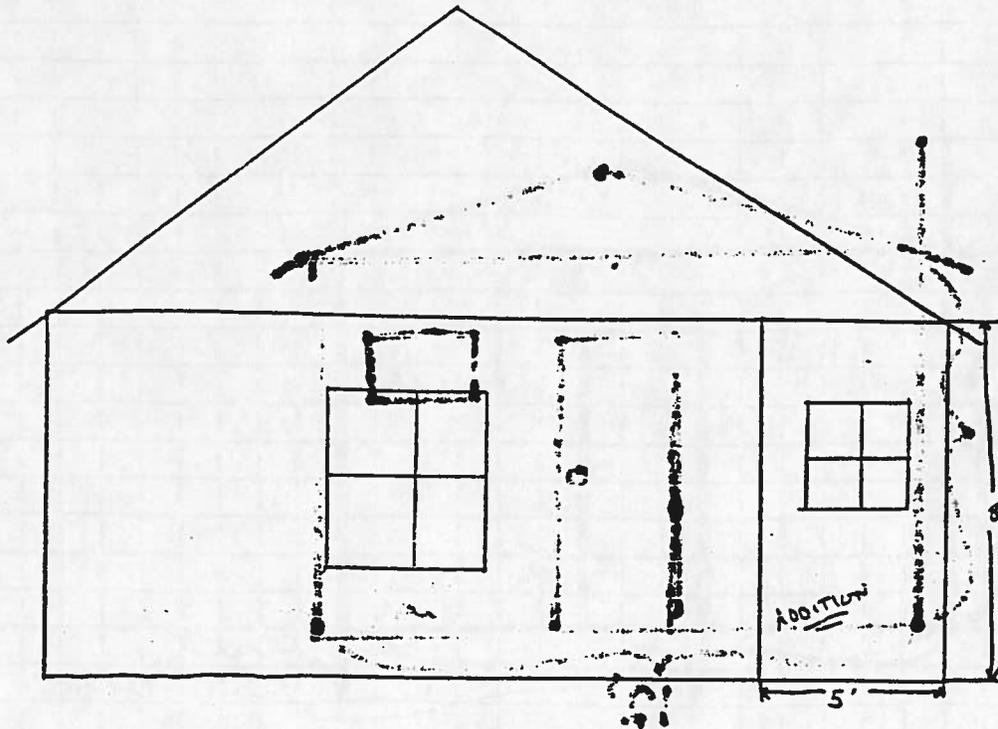


FRONT VIEW (Facing Lake)

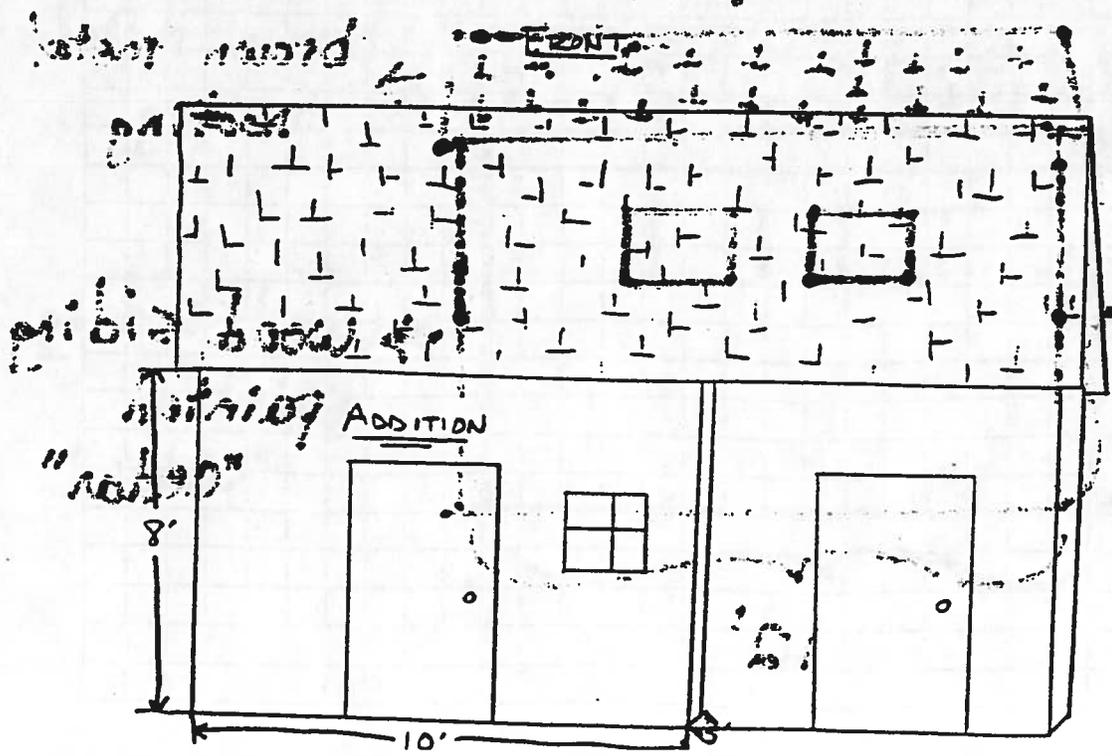


Handwritten notes at the top of the page, including the word "SIDE" written vertically.

SIDE



Handwritten notes below the side elevation, including the word "FRONT" written vertically.



May 18, 2003

RECEIVED

JUL 7 2003

St Louis County Land Department
7820 Highway 135
Virginia, Minnesota

LAND DEPT.

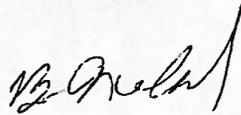
To Whom It May Concern:

I am writing with some questions regarding my Lakeshore lease No. LO3900003.

1. I assume you have received my lease payment by now as I airmailed it about 10 days ago. I also hope that you have had a chance to check my file and make sure that the correct address (my Hong Kong one) is the one on your computer. I have yet to receive another copy of the invoice, which should have been enroute when my forwarded mail arrived, so I am concerned as to why that has not come.
2. As I referred to in my phone conversation of a couple of weeks back, I was assuming the aforementioned mail would include any paperwork I need to fill out as I want to build a 9 by 12 combination storage building and outhouse west of my cabin. Since I am only in the States for 7 weeks, beginning on June 13, I want to get as much of the paperwork done beforehand so I can begin building. Note that I want to put in a composting toilet, so I assume that may take health department approval as well. Right now, my thoughts are that I would mail you this letter as a heads up and call in about 10 days to see what should happen next.
3. Since we are never in the states past the beginning of August we have considered working with a property manager to rent out our cabin a few times in the late summer and early fall, and attempt to recoup some of our costs involved in keeping the place. Would that be permissible under the terms of the lot lease?

That's it- Thanks for reading. I'll be in touch soon by phone.

Regards
Bruce Ueland



St. Louis County, Land Department

November 6, 2002

Legal Description

GOVT LOT 3 S: 21 T: 64 R: 18

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

Primary Lessee:

Joint Lessee:

Bruce N. Ueland
Flat D4
Tai Tam Gardens
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

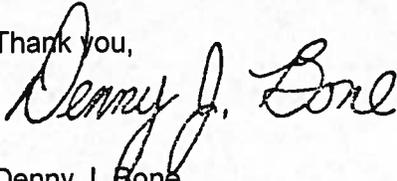
Patty J. Ueland
Flat D4
Tai Tam Gardens
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

Re: St. Louis County Lakeshore Cabin Site Lease No. L03900003

Inspection Date: 7/12/2002

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: **L03900003**

Wed. Nov 06, 2002

GOV LOT 3 SITE 3 S: 21 T: 64 R: 18

BRUCE N. UELAND
 1469 CARL STREET
 CLOQUET MN 55720
 218-879-6994

PATTY J. UELAND
 1469 CARL STREET
 CLOQUET MN 55720

Area: **VIRGINIA** Management Uni **2** Appr. Value: **13000** Renewal Cost: **427.82**
 Square Feet: **810** ~~809~~ Transferable: **Y** Transferable Reason:
 Property Access: **Water**

Lease Comments: **Dock: 4x4 wood construction. 3.5x3 pumphouse 4.5' from lake. Sailboat and old dock on shore. White styrofoam floats also. Inspected by M. Zibrowski.**

Well Type: Septic Type: Commercial Elec. Telephone
 Recommended_Fee: Fee Calc Method:
 Any non-compliance issues? Last_Inspection: **7/12/2002** Next_Inspection: **6/1/2005**

Shoreland Lease Information:

Site# **3**

LAKE_RIVER: **ELBOW LAKE** SITE_ACRES: **0** SITE_FEET: **0**
 SITE_VALUE: **0** LKCLS_CODE: **RD** DATE_UPDT: **12/28/1993**

Type: **Wood Shed** Details of Type: **(D) Wood frame construction, shingled roof, located 12' at 321° from NW side of sauna deck. Non-countable square footage.**
 Paint/Color **Brown/Green**

Construction Type	Frame	Siding	None	Roofing	Asphalt-shingle	Structure Setback:	0
Size (nearest .5 ft):	3x8	Square Feet of Building:	24	Included in Total?	<input type="checkbox"/>	Bldg. Condition:	Good

Work Needed Description (if needed):

Type: **Sauna** Details of Type: **(C) Similar construction as cabin, screen dressing room, wood steps from cabin to sauna. 4' Wide wrap around deck . Located: 35.5' at 319° from NW corner of cabin.**
 Paint/Color **Brown**

Construction Type	Frame	Siding	Plywood	Roofing	Asphalt-shingle	Structure Setback:	131
Size (nearest .5 ft):	8x16	Square Feet of Building:	128	Included in Total?	<input checked="" type="checkbox"/>	Bldg. Condition:	Excellent

Work Needed Description (if needed):

Type: **Toilet** Details of Type: **(B) Satellite type, plastic and metal. Located 57' at 35° from NE corber of side deck of cabin.**
 Paint/Color **Brown**

Construction Type	Other	Siding	Other Compliant	Roofing	Metal	Structure Setback:	0
Size (nearest .5 ft):	4x4	Square Feet of Building:	16	Included in Total?	<input checked="" type="checkbox"/>	Bldg. Condition:	Excellent

Work Needed Description (if needed):

Type: **Cabin** Details of Type: **(A) Wood frame construction, cement foundation, wood frame windows, shingled roof, stained plywood siding. (DECK: NOT COUNTABLE SQUARE FOOTAGE). Located 99' at 134° from E deck (facing lake).**
 Paint/Color **Brown**

Construction Type	Frame	Siding	Plywood	Roofing	Asphalt-shingle	Structure Setback:	99
Size (nearest .5 ft):	28x24	Square Feet of Building:	672	Included in Total?	<input checked="" type="checkbox"/>	Bldg. Condition:	Excellent

Work Needed Description (if needed):



Saint Louis County

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

(218) 749-7132

FAX (218) 741-6057

Gov. Lot 3

S:21

T:64

R:18

Denny J. Bone
Area Land Manager

February 16, 2000

Primary Lessee:

Bruce N. Ueland
1469 Carl St.
Cloquet, MN 55720

Joint Lessee:

Patty J. Ueland
736 Hantz Road
Cloquet, MN 55720

RE: St. Louis County Shoreland Site Lease L03900003

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: L03900003

Fri. Mar 10, 2000

GOV LOT SITE 3 S: 21 T: 64 R: 18

BRUCE N. UELAND
736 HANTZ ROAD
CLOQUET MN 55720
218-879-6994

PATTY J. UELAND
736 HANTZ ROAD
CLOQUET MN 55720
879-6994

Area: VIRGINIA Management Unit: 2 Appr. Value: 13000 Renewal Cost: 394.2
Square Feet: 809 Transferable: Y Transferable Reason:
Property Access: Water
Lease Comments: Dock: 4x4 wood construction. Diagram is of Cabin and deck. Inspected by Kailanen.

Well Type: 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#: 3

LAKE_RIVER: ELBOW LAKE
SITE_VALUE: 0

SITE_ACRES: 0
LKCLS_CODE: RD

SITE_FEET: 0
DATE_UPDT: 12/28/1993

Type: Wood Shed Details (D) Wood shed: non-countable square footage. NEED COMPLETED INFORMATION
Paint/Color: of Type: NEXT INSPECTION. (Did not have authorization, but atty boy letter went out before it was caught.)
Construction Type Frame Siding None Roofing Structure Setback: 0
Size (nearest .5 ft): Square Feet of Building: 0 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed):

Type: Sauna Details (C) Sauna: Similar construction as cabin (north of cabin). screen dressing room
Paint/Color: Brown of Type:
Construction Type Frame Siding Plywood Roofing Asphalt-shingle Structure Setback: 0
Size (nearest .5 ft): 8x16 Square Feet of Building: 128 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed):

Type: Toilet Details (B) Toilet: Satelite type, plastic and metal.
Paint/Color: Brown of Type:
Construction Type Other Siding Other Compliant Roofing Asphalt-shingle Structure Setback: 0
Size (nearest .5 ft): 4x4 Square Feet of Building: 16 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed):

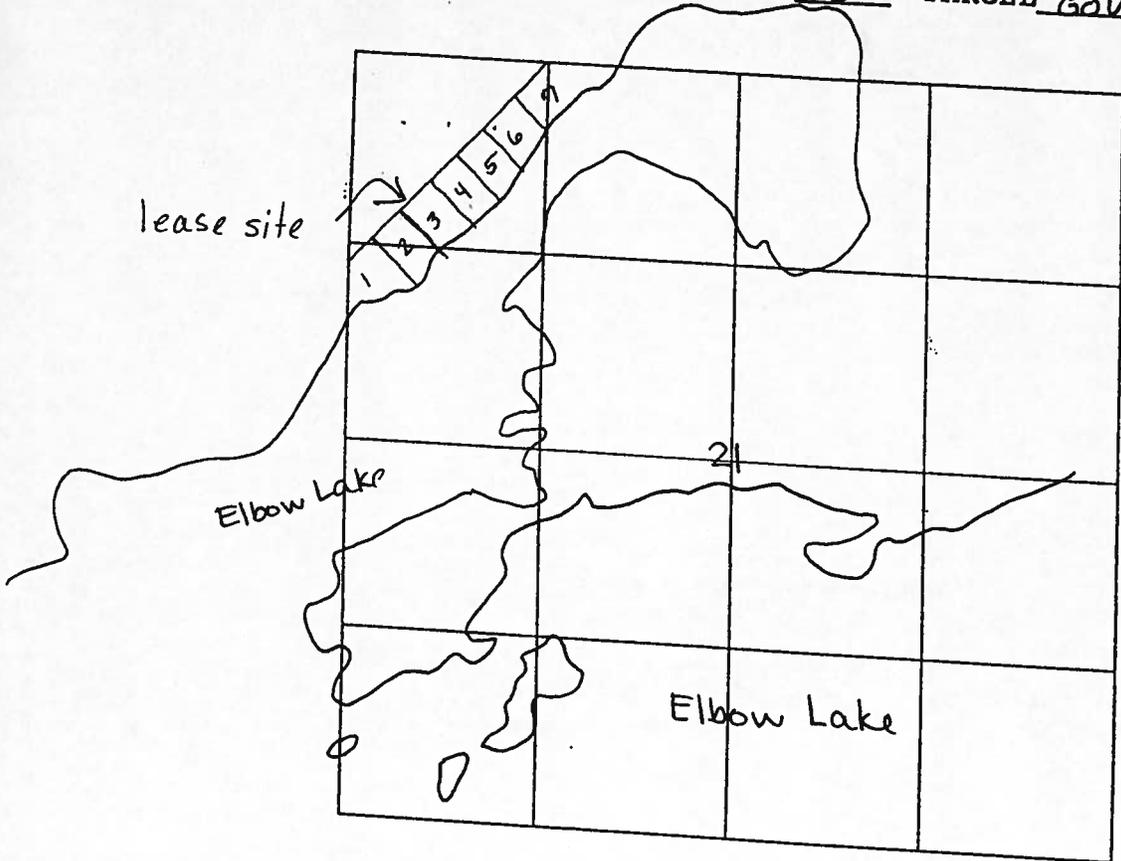
Type: Cabin Details (A) Cabin: Wood frame construction, cement foundation, wood frame windows, shingled roof, stained plywood siding. (DECK: NOT COUNTABLE SQUARE FOOTAGE)
Paint/Color: Brown of Type:
Construction Type Frame Siding Plywood Roofing Asphalt-shingle Structure Setback: 100
Size (nearest .5 ft): 28x24 Square Feet of Building: 672 Included in Total? Bldg. Condition: Good
Work Needed? Description (if needed):

LEASE NUMBER 200010002 403900003 NAME Druce Heland

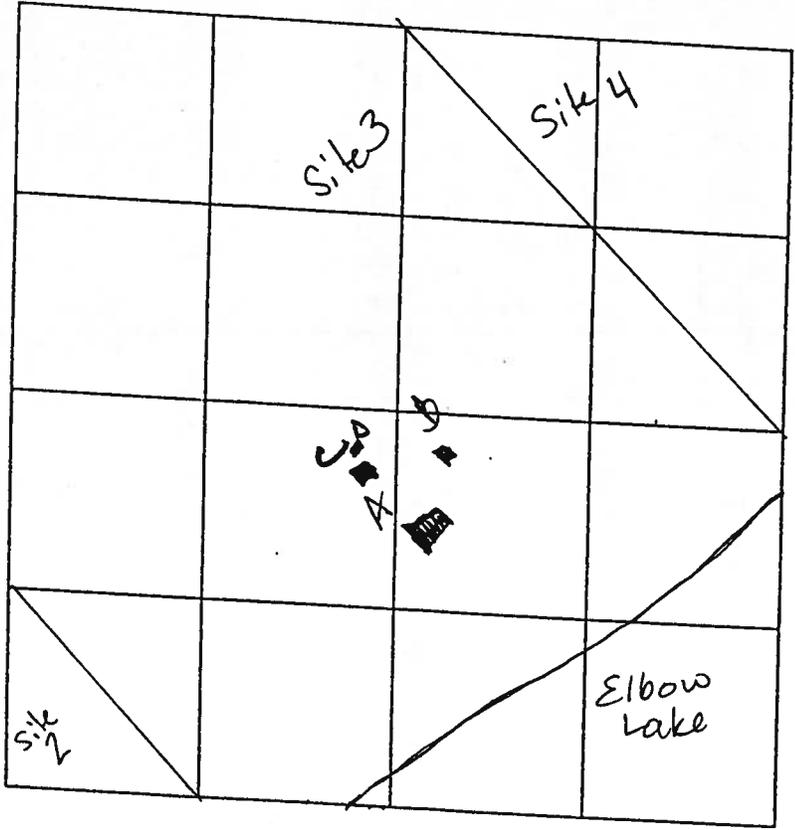
SECTION 21 TOWNSHIP 64 RANGE 18

PARCEL Govt Lot 3, Site 3

~~David Warrin~~



4" = 1 MILE



SCALE: 1" = 330' (or _____)

COPIES: AO, FO, LCO, ASSESSOR

Individual Lease Summary:

Mon. Dec 22, 1997
Lease Number: L03900003

T: W4 R: 18 S: 21 AL3 Site 3

BRUCE N. UELAND
736 HANTZ ROAD
CLOQUET MN 55720
218-879-6994

PATTY J. UELAND
736 HANTZ ROAD
CLOQUET MN 55720
879-6994

Area: **VIRGINIA** Management Unit: **2** Appr. Value: **13000** Renewal Cost: **381.52**
Square Feet: **809** Transferable: **Y** Transferable Reason:
Property Access: **Water**
Lease Comments: **Dock: 4x4 wood construction. Diagram is of Cabin and deck.**

Well Type: Septic Type: Commercial Elec. Telephone
Recommended_Fee: Fee Calc Method:
Any non-compliance issues? Last Inspection: **8/16/95** Next Inspection: **9/1/98**

Shoreland Lease Information:

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

60 Stubbs/Kailanen/Muhich
18 59

Building Details:

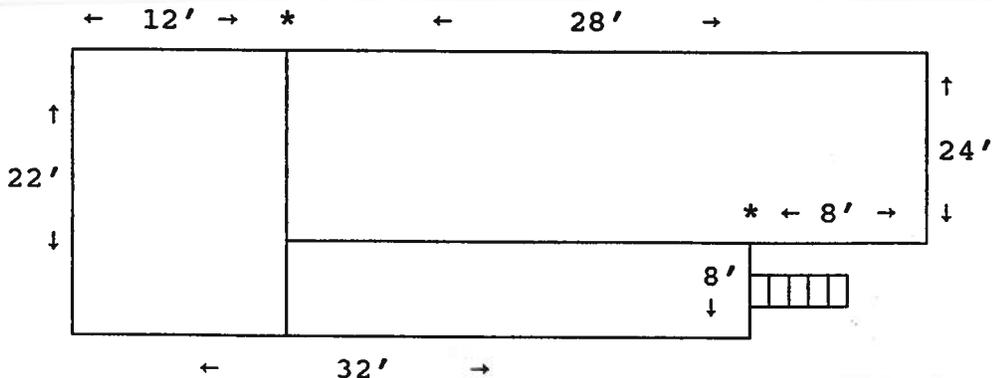
Type: **Sauna** Details of Type: **(C) Similar construction as cabin (north of cabin).** Paint/Color: **Brown**
Construction Type **Frame** Siding **Plywood** Roofing **Asphalt-shingle** Structure Setback: **0**
Size (nearest .5 ft): **8x16** Square Feet of Building: **128** Included in Total? Bldg. Condition: **Good**
Work Needed? Description (if needed):

Building Details:

Type: **Toilet** Details of Type: **(B) Satellite type, plastic and metal.** Paint/Color: **Brown**
Construction Type **Other** Siding **Other Compliant** Roofing **Asphalt-shingle** Structure Setback: **0**
Size (nearest .5 ft): **3x3** Square Feet of Building: **9** Included in Total? Bldg. Condition: **Good**
Work Needed? Description (if needed):

Building Details:

Type: **Cabin** Details of Type: **(A) Wood frame construction, cement foundation, wood frame windows, shingled roof, stained plywood siding. (DECK: NOT COUNTABLE SQUARE FOOTAGE)** Paint/Color: **Brown**
Construction Type **Frame** Siding **Plywood** Roofing **Asphalt-shingle** Structure Setback: **100**
Size (nearest .5 ft): **28x24** Square Feet of Building: **672** Included in Total? Bldg. Condition: **Good**
Work Needed? Description (if needed):



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:

Bruce N. Ueland
736 Hantz Road
Cloquet, MN 55720
TELEPHONE: 879-6994

Patty J. Ueland
736 Hantz Road
Cloquet, MN 55720
TELEPHONE: 879-6994

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 # 3 on Elbow Lake located in Govt Lot 3 Section 21, 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 Bog Ueland

Date: 3-8-95

LESSEE Pat Ueland

Date: 3/13/95

Subscribed & Sworn to before me on this
8th day of MARCH, 1995

Jeannine A. Nordin
NOTARY PUBLIC

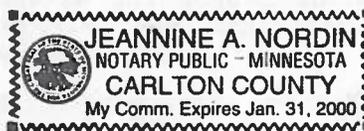
My Commission Expires: 1-31-2000



Subscribed & Sworn to before me on this
12th day of MARCH, 1995

Jeannine A. Nordin
NOTARY PUBLIC

My Commission Expires: 1-31-2000



FOR ST. LOUIS COUNTY AUDITOR

BY: [Signature]
Land Commissioner's Representative

Date: 3-21-95

LCO
AO

THERE IS IS NOT ~~X~~ 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

Denny J. Bone
Area Land Manager

January 25, 1996

PRIMARY LESSEE:

Bruce N. Ueland
736 Hantz Road
Cloquet, MN 55720

RE: ST. LOUIS COUNTY SHORELAND LEASE (Lo3900003)

Just a quick note to let you know that a recent inspection of your lease site has found everything in order. We do not always find that when we inspect our lease sites, so it is refreshing to see the care and attention your site receives.

DENNY J. BONE - AREA LAND MANAGER

C: LCO
AO
FO

LEASESL.OK

SECTION 21, TOWNSHIP 64, RANGE 18, PARCEL Gov't Lot 3, Site 3

LEASE NUMBER L03900003 TERM annual
I.D. DISPLAYED? YES _____ NO X
LESSEE Bruce N. Ueland
736 Hantz Road
Cloquet, MN 55720

ON-SITE INSPECTION DATE 8/16/95
INSPECTOR MS/MK/JM AREA I-C
LAKE Elbow RIVER _____
STRUCTURE SETBACK +100 ft.
MANAGEMENT UNIT Pelican Mem. For.
ACCESS: water

LEASE TRANSFERABILITY:

Transferable _____ X
Non-transferable _____
Why? _____

WELL no TYPE _____
SEPTIC no TYPE _____
COMM. ELECTRIC no TELEPHONE no

BUILDINGS: Code Letter(s) →	A	B	C	D	E
TYPE	CABIN	TOILET	SAUNA		
SIZE (nearest .5 ft.)	28 x 24	3 x 3	8 x 16		
SQ. FT.	672 (*424 deck)	9	128		
VALUE	6,700.00	100.00	1,300.00		
TYPE OF CONSTRUCTION	wood	plastic/ metal	wood		
MATERIAL/SIDING	plywood	plastic	plywood		
MATERIAL/ROOFING	shingle	shingle	shingle		
PAINTED/COLOR	brown	brown	brown?		
CONDITION/APPEARANCE	good	good	good		
WORK NEEDED					

TOTAL SQ. FT. 809 TOTAL VALUE \$8,100.00 ASSESSOR'S VALUE \$ _____

RECOMMENDED LEASE FEE \$370.41 CALCULATION _____

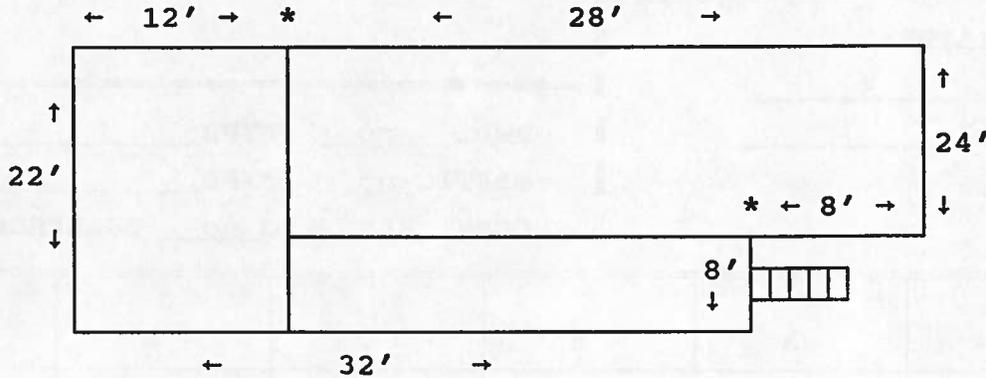
DESCRIPTIVE COMMENTS ON LEASE AND BUILDINGS:

CABIN: Wood frame construction, cement foundatio, wood frame windows, shingled roof, stained plywood siding. (**DECK: NOT COUNTABLE SQUARE FOOTAGE**)

TOILET: Satelite type, plastic and metal.

SAUNA: Similar construction as cabin (north of cabin).

DOCK: (4' x 4') wood construction.



ADDITIONAL NOTES:

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

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

NOTIFICATION LETTER:

Date Sent _____

Compliance Date: _____

NEXT SCHEDULED INSPECTION: 9/1/98

SHORELAND LEASE

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

LESSEE:
Bruce N. Ueland
736 Hantz Road
Cloquet, MN 55720
Telephone:
(218) 879-6994

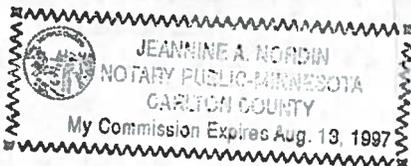
LESSEE:
Patty J. Ueland
736 Hantz Road
Cloquet, MN 55720
Telephone:
(218) 879-6994

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

Pursuant to the authority provided under Minnesota Statute 282.04, Subd. 1, and in consideration of the sum of --- Dollars (\$ ---), receipt of which is hereby acknowledged for the initial period of rental for occupancy ending January 31, 1992, the Lessor does hereby lease shoreland site # 3 on Elbow Lake located in Gov't Lot 3 Section 21, Township 64 N., Range 18 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 Five Hundred Twenty Eight Dollars (\$528.00), 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 :
Denny J. Bore
Land Commissioner's Representative
Date: 12/17/91

LESSEE: Bruce N. Ueland
Date: 12/12/91
LESSEE: Patty J. Ueland
Date: 12/12/91



Subscribed and sworn to before me this
12th day of December, 1991
Jeannine A. Nordin
Notary Public

c: AO
LCO

My Commission Expires 8-13-97

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.
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 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 visikility 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 shoreland 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 lawful 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, IT'S 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: Brian Ullrich LESSEE: Patty J Ullrich
Date: 12/12/91 Date: 12/12/91



Saint Louis County

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

(218) 749-7132

1(800) 450-9777

FAX (218) 741-6057

April 22, 1992

Bruce N. Ueland
736 Hantz Road
Cloquet, MN 55720

Denny J. Bone
Area Land Manager

RE: St. Louis County Shoreland Lease #L03900003
Section 21, Township 64, Range 18

Dear Mr. Ueland:

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 6' x 6' outhouse, 14' x 16' sauna/screen house, (two) non-enclosed decks 216 (6' x 36') and 384 (16' x 24') square feet in size and attached to your cabin as mapped in your January 30, 1992 letter. Erection of a 20 foot water tower on the north side of the cabin is also approved.*

A 12' x 16' three-season porch is **not approved** at this time. A separate request will be needed if and when you decide to build it.

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

***NOTE: All approved construction which deals with water (i.e. sauna, outhouse and water tower) is conditional upon verification of permits from the County Health Department.**

Denny J. Bone

BY: Denny J. Bone
Area Land Manager

DJB:mu

cc: LCO, AO, FO, Assessor, Health (B. Holms)

Dear Mr. Bone.

As per our phone conversation of earlier this week. I am sending you a detailed list and diagram of improvements which I would like to make on the Elbow Lake lot which I recently leased from St. Louis County (Lease # L03900003). Proposed improvements are as follows:

- A. Add a deck to the existing 24X28 structure (identified as #1 on the diagram) South deck to be 6X36 and the west deck to be 16X24. Long term plan would be to erect a 12X16 three season porch on the west deck in 1993. Decks identified as #2 on the diagram.
- B. Erect a 20 foot water tower on the north side of the cabin (tower site identified as #3) Approximate base dimensions of the water tower are 8X8. Install a lake water line underground to the water tower. Approximate location of the line identified as #7 on the diagram.
- C. Erect a 14X16 sauna/screen house on a site approximately 30 feet north of the northwest corner of the main structure. Sauna house to be a one story structure built of the same materials as the existing structure (Sauna house identified as #4 on the diagram) NO trees will need to be cut to erect the sauna house at that location.
- D. Install a drain line from the sauna house underground into the swale on the southwest side of the structure. Approximate location of the line is identified as #5 on the diagram.
- E. Install an underground drain line from the main cabin kitchen sink into the swale on the west side of the property. Approximate location of the drain line is identified as #6 on the diagram.
- F. Erect a permanent 6X6 outhouse on the east side of the property. Exact location to be determined after consultation with the St. Louis County Health Officer (outhouse identified as #8 on the diagram).
- G. In addition to the structural changes proposed, I would like to undertake additional clearing on the site as follows: 1. remove brush and selected small trees up to 1 inch in diameter (breast height) within the area defined on the diagram by the broken line to within 50 feet of the east and west lot lines and the lakeshore. 2. Cut 5 mature aspen and balsam fir trees in the area south and west of the cabin. Approximate locations are identified on the diagram by small circles.

I appreciate your consideration of these requests, and am hoping to receive your response within two weeks. If you need further information, please contact me at my office number (879-1261).

Sincerely,

Bruce Ueland

Bruce Ueland
736 Hantz Rd
Cloquet, Mn. 55720

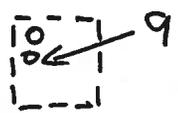
RECEIVED

JAN 31 1992

LAND DEPT.

22'

289.65



2

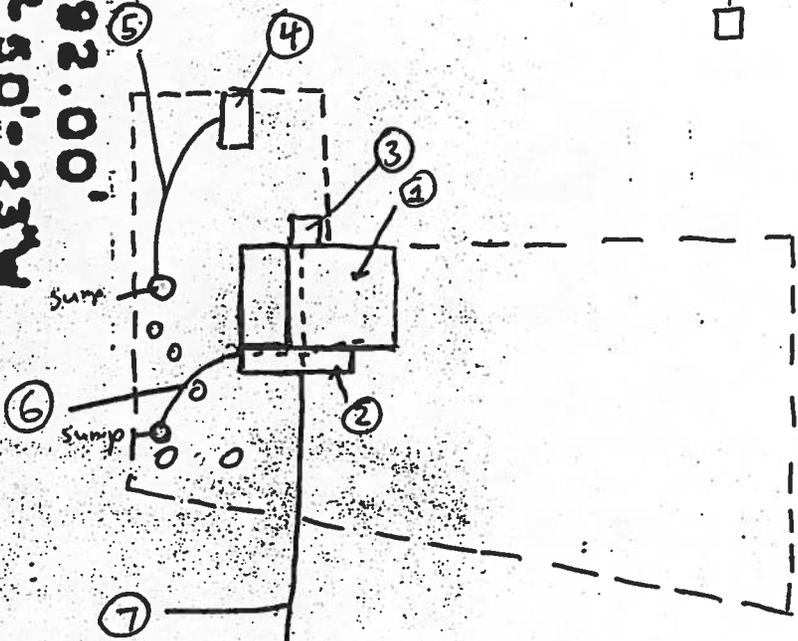
N 46° 50' - 23" W

392.00'

140.04'

N 46° 50' - 23" W

172.12'



0" E

302.91' —
N 51° 33' - 51" E

ST. LOUIS COUNTY LAND DEPARTMENT
DEAD TIMBER REMOVAL AUTHORIZATION

LESSEE: Bruce N. Ueland DATE ISSUED: 4/22/92
ADDRESS: 736 Hantz Road EXPIRATION DATE: 7/22/92
CITY: Cloquet, MN 55720
LEASE NUMBER: L03900003 LOCATION: Elbow Lake

As a St. Louis County Hunting Cabin, Recreation, or Shoreland lessee, you are hereby authorized to remove, for hazard reduction purposes and aesthetic benefits or other benefit to the County, one (1) cord or less of dead timber from County administered lands immediately adjacent to the above identified lease site or on lands described as follows:

Site 3, Gov't Lot 3, Section 21, Township 64N, Range 18W

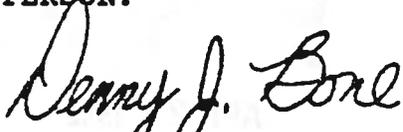
This authorization is subject to the following limitations:

- 1) No mechanical equipment will be used in the skidding operations.
- 2) The dead timber authorized for removal shall not be loaded on or into any motorized vehicle for transporting to a location other than the above listed lease site.
- 3) The Lessee agrees 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 authorized activity provided for herein and further agrees to defend at its own sole cost and expense any action or proceedings commenced for the purpose of asserting any claims of whatsoever character arising hereunder.

This authorization is meant solely for the gathering of firewood and its use by the Lessee on the premises of the assigned lease. Failure to comply with the intent of this authorization and its limitations, or the removal of said timber from the premises for other uses will be cause for immediate revocation of this authorization and possible cancellation of the lease.

The duration of this authorization will be for three (3) months from the date of issuance. Upon its expiration, any privileges granted upon this authorization will be null and void.

DURING THIS PERIOD OF REMOVAL, THE LESSEE MUST HAVE THIS AUTHORIZATION LETTER ON HIS PERSON.



AREA LAND MANAGER

cc: LCO
AO
FO

APPLICATION FOR ASSIGNMENT OF
ST. LOUIS COUNTY LEASEHOLD INTEREST

Current leaseholder(s), as shown on lease, must complete top portion of application:

Lessee: James Brandt Lessee: Jeffrey D. Jacobson
Address: 4404 Stuntz Road Address: 2511 E. 6th Avenue
City: Hibbing, MN 55746 City: Hibbing, MN 55746
Daytime Phone #: (218) 262-6341 Daytime Phone #: (218) 262-5057

I, whose name and address is listed above, do hereby wish to assign my leasehold interest in Lease #L03900003, issued for Shoreland purposes, on: Elbow Lake, Site 3, Gov't Lot 3, Sec. 21, Twp. 64, Rge. 18 to: Bruce N. Ueland & Patty J. Ueland

Signature: *James D. Brandt* Signature: (SEE ATTACHED LETTER)
Date: *11/16/91* Date: 11/11/91

Party(ies) being assigned leasehold interest must complete the following:

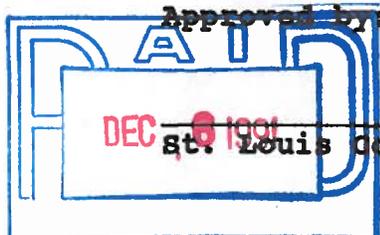
Name: Bruce N. Ueland Name: Patty J. Ueland
Address: 736 Hantz Road Address: 736 Hantz Road
City: Cloquet, MN 55720 City: Cloquet, MN 55720
Daytime Phone #: (218) 879-6994 Daytime Phone #: (218) 879-6994

I, whose name and address is listed directly above, do hereby knowingly and willingly accept the leasehold interest in #L03900003 along with its responsibilities and obligations.

Signature: *Bruce N. Ueland* Signature: *Patty J. Ueland*
Date: *11/20/91* Date: *11/30/91*

- NOTE:**
- 1) There is a \$25 fee for each lease assignment.
 - 2) Personal Property Tax Payments for this lease site must be current before lease can be transferred.

cc: LCO
AO
Assessor
Lessee(s)



Denny J. Bone
St. Louis County Land Commissioner's Representative

November 11, 1991

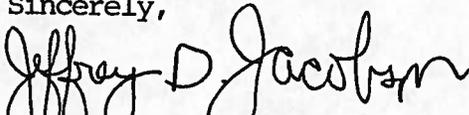
St. Louis County Land Commissioner
607 Gov't. Services Center
320 West 2nd Street
Duluth, MN 55802

Dear Sir or Madam:

This is confirmation that I have sold my half of the interest in the lease of shoreland site number 3 on Elbow Lake, located in government lot 3, section 21, township 64 north, range 18 west, including all structures with contents, to Mr. James Brandt, who is coholder of the lease.

Please put the lease in Mr. Brandt's name only. I appreciate your cooperation in this matter.

Sincerely,


Jeffrey D. Jacobson





1003 051048 POLAROID-5
203900003 8-6-91
Brandt

SECTION 21, TOWNSHIP 64, RANGE 18, PARCEL Gov't Lot 3

LEASE NUMBER L03900003 TERM annual

AREA I-C DATE 8/6/91

I.D. DISPLAYED? YES _____ NO X

INSPECTOR Skurla/Kailanen

LESSEE James Brandt

INSPECTION: Initial X Follow-up _____

4404 Stuntz Road

Hibbing, MN 55746

LEASE TYPE CLASSIFICATION:

Current Class Shoreland

Proper Class Shoreland

LAKE Elbow RIVER _____

MANAGEMENT UNIT Pelican Lake Mem. For

COMM. ELECTRIC No TELEPHONE No

LEASE TRANSFERABILITY:

Transferable X

Non-transferable _____

INSPECTION: Summer X Winter _____

ACCESS: Via Elbow Lake.

Why?

DESCRIPTIVE COMMENTS ON LEASE AND BUILDINGS:

CABIN: Wood frame construction, cement foundation, wood framed windows, shingled roof, untreated plywood siding, LP gas.

TOILET: Satellite type, plastic & metal.

BUILDINGS: Code Letter(s) →	A	B	C	D	E
TYPE	CABIN	TOILET			
SIZE	28 x 24	3 x 3			
SQ. FT.	672	9			
VALUE	\$5000.00	\$100.00			
MATERIAL/SIDING	wood panel	plastic/metal			
PAINTED/COLOR	brown	brown			
CONDITION/APPEARANCE	good	good			
WORK NEEDED					

TOTAL SQ. FT. 681 TOTAL VALUE \$5,100.00 ASSESSOR'S VALUE \$ _____

RECOMMENDED LEASE FEE \$528.00 CALCULATION Bid Price

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		Satellite toilet.
CONFLICTING LAND USE	X		
SURROUNDING TIMBER	X		
NON-CONFLICTING USE	X		
SITE SIZE	X		
SITE ACCESSIBILITY	X		
SITE SETBACK	X		+100' from lake.
SITE DENSITY	X		
COMPLIANCE - ALL REGS.	X		

**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: August 6, 1992. (This lease is in the process of being transferred.)

ST. LOUIS COUNTY LAND COMMISSIONER
607 GOVERNMENT SERVICES CENTER
320 WEST 2ND STREET
DULUTH, MINN. 55802

July 29, 1990

ATTN: MR. GEORGE C. KIRK - LAND COMMISSIONERS REP.
218-726-2606

DEAR MR. KIRK,

ATTACHED YOU WILL FIND A PLAN FOR LOT NO. 3 - TRACT NO. 5 - LEASE NO. L03900003 AS REQUESTED IN OUR RECENT TELEPHONE CONVERSATION. OUR PLAN IS TO CONSTRUCT A WOOD-FRAMED, SINGLE STORY, CABIN STRUCTURE EITHER 20'x28' OR 24'x28' IN DIMENSION. THE CABIN WILL BE INSULATED FOR FULL YEAR USE, WILL HAVE 2 ENTRY DOORS, AND WILL HAVE 2 OR 3 BEDROOMS. WE WOULD HOPE TO BUILD AN ATTACHED DECK IN THE FUTURE.

WE PLAN ON HAVING 2 OR 3 TYPES OF HEATING - FUEL OIL AND PROPANE GAS OR WOOD. WE WOULD LIKE TO USE GAS LIGHTS ALSO.

THE CABIN WOULD HAVE WOOD SIDING WHICH WOULD BE PAINTED OR STAINED. THE ROOF WOULD BE SHINGLED WITH BROWN SHINGLES. WE ANTICIPATE HAVING TWO SECONDARY STRUCTURES - ONE, AN OUTHOUSE AND THE OTHER, A STORAGE SHED. THESE STRUCTURES WOULD BE QUITE SMALL IN COMPARISON TO THE MAIN CABIN.

WE WOULD APPRECIATE ANY SUGGESTIONS OR COMMENTS YOU MAY HAVE CONCERNING OUR LITTLE PROJECT.

VERY TRULY YOURS,
Jeffrey D. Jacobson

ELBOW LAKE

LOT NO. 3 TRACT # 5

LEASE NO. L03900003

300'

LOT 4

CABIN IS ROUGHLY
CENTERED ON LOT

ROCK BANK

20'x28' CABIN

CABIN

110'±

ROCK BANK

TRAIL
FROM
LAKE

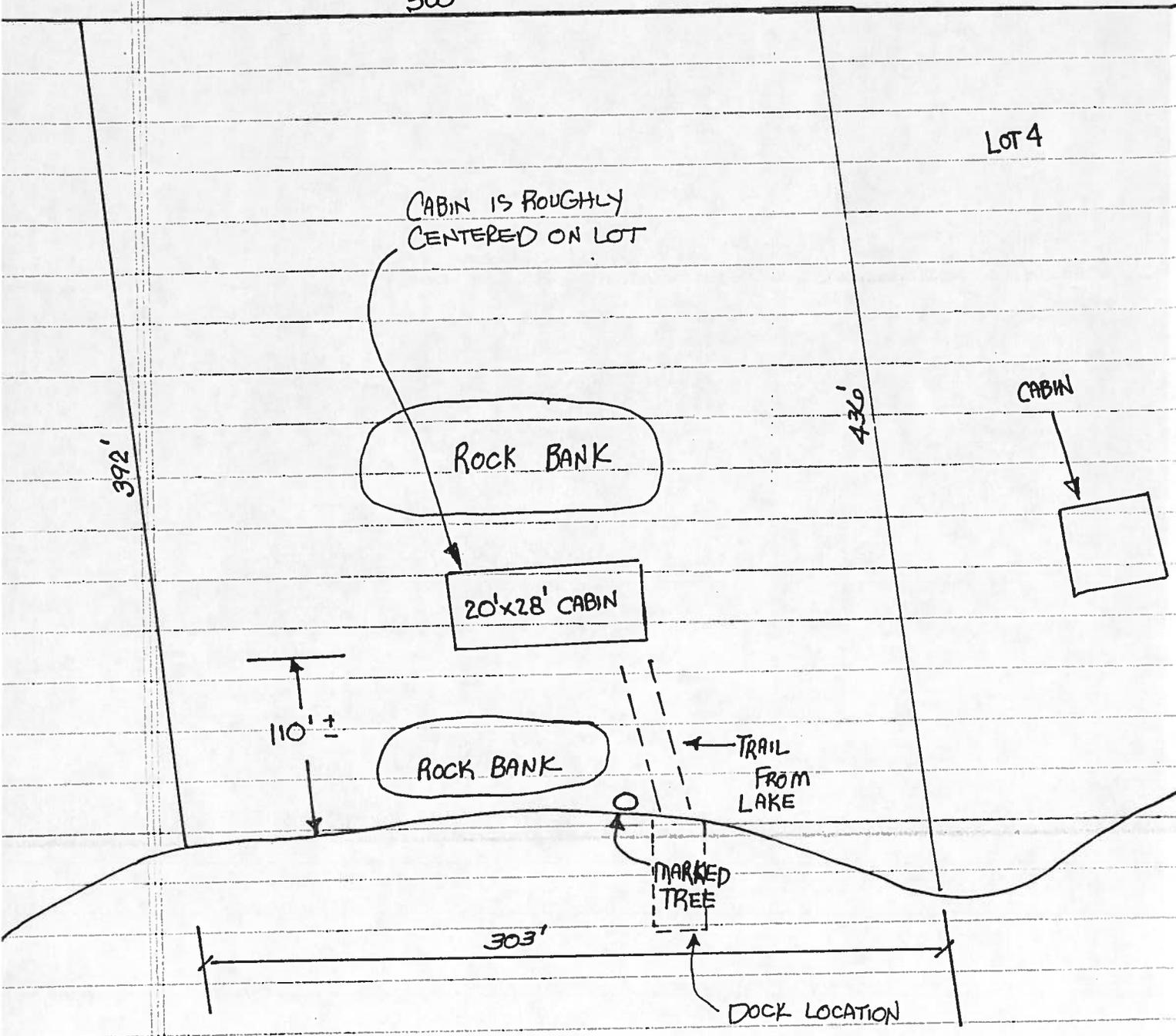
MARKED
TREE

303'

DOCK LOCATION

392'

436'





Saint Louis County

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

Denny J. Bone
Area Land Manager

August 8, 1990

Jeffrey Jacobson
2511 E. 6th Ave.
Hibbing, MN 55746

RE: St. Louis County Shoreland Lease #L03900003
Section 21, Township 64, Range 18

Dear Mr. Jacobson:

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 20' x 28' cabin as staked on your site.

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.

Any construction in the future (outhouse, shed, deck) must also have plans submitted to the Land Department for approval before you start construction on them. Thank you for your cooperation. If you have any questions, please call Denny Bone 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

NOTE: Before construction can begin, an on-site inspection must be made. Please call Mark, Dave or Randy at 666-2079 concerning the building site location.

AUG 09 1990

LAND COMMISSIONER

ST. LOUIS COUNTY LAND COMMISSIONER
607 GOVERNMENT SERVICES CENTER
320 WEST 2ND STREET
DULUTH, MINN. 55802

JULY 29, 1990

ATTN: MR. GEORGE C. KIRK - LAND COMMISSIONERS REP.
218-726-2606

DEAR MR. KIRK,

ATTACHED YOU WILL FIND A PLAN FOR LOT NO. 3 - TRACT NO. 5 - LEASE NO. L03900C03 AS REQUESTED IN OUR RECENT TELEPHONE CONVERSATION. OUR PLAN IS TO CONSTRUCT A WOOD-FRAMED, SINGLE STORY, CABIN STRUCTURE EITHER 20'x28' OR 24'x28' IN DIMENSION. THE CABIN WILL BE INSULATED FOR FULL YEAR USE, WILL HAVE 2 ENTRY DOORS, AND WILL HAVE 2 OR 3 BEDROOMS. WE WOULD HOPE TO BUILD AN ATTACHED DECK IN THE FUTURE.

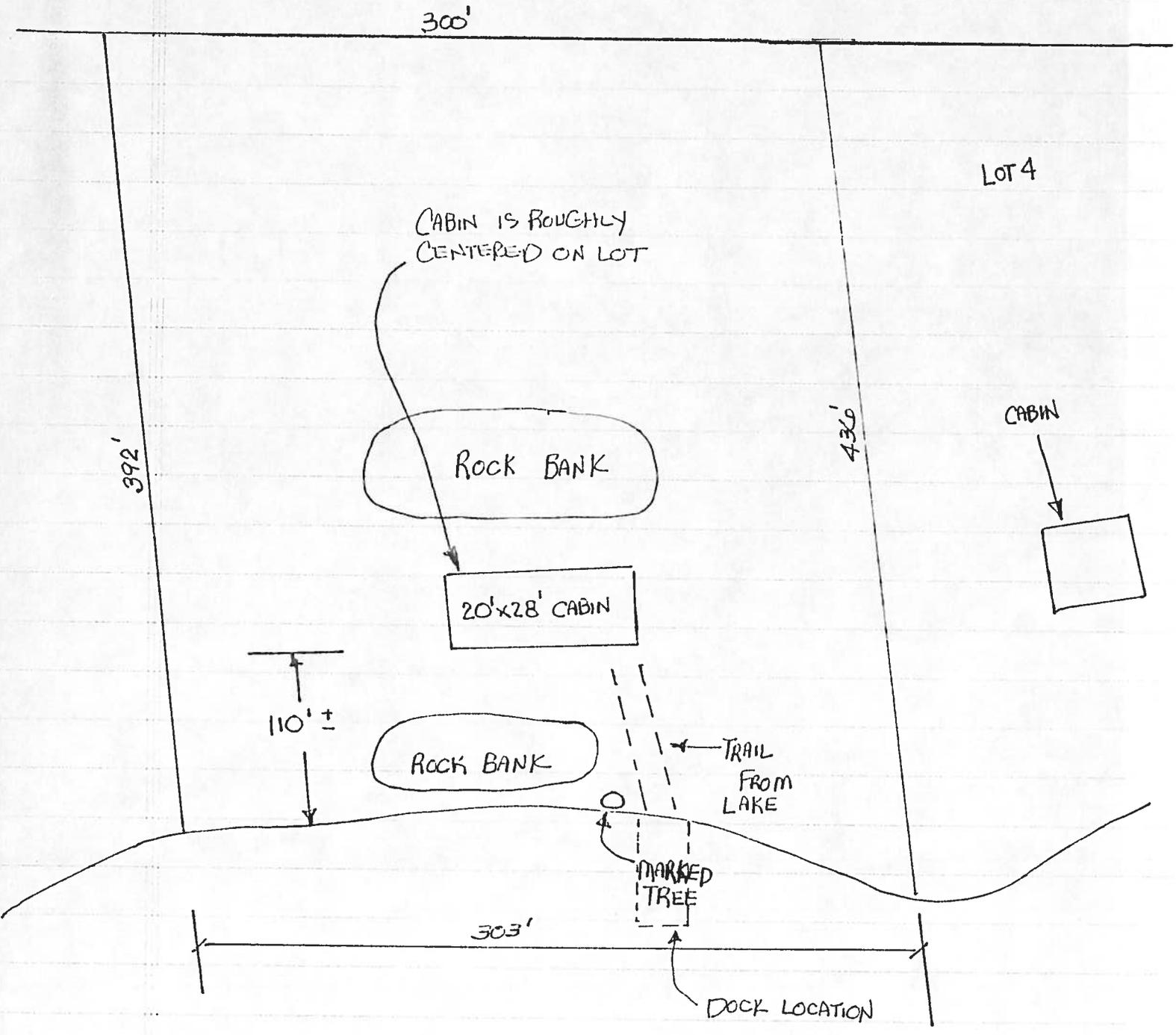
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WE WOULD APPRECIATE ANY SUGGESTIONS OR COMMENTS YOU MAY HAVE CONCERNING OUR LITTLE PROJECT.

VERY TRULY YOURS,
Jeffrey D. Jacobson

ELBOW LAKE
LOT NO. 3 TRACT # 5
LEASE NO. L03900003



SHORELAND LEASE

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

LESSEE: James Brandt
4404 Stuntz Road
Hibbing, MN 55746
Telephone: 218-262-6341

LESSEE: Jeffrey D. Jacobson
2511 E. 6th Avenue
Hibbing, MN 55746
Telephone: 218-262-5057

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

Pursuant to the authority provided under Minnesota Statute 282.04, Subd. 1, and in consideration of the sum of Two Hundred Sixty Four Dollars (\$264.00), receipt of which is hereby acknowledged for the initial period of rental for occupancy ending January 31, 1991, the Lessor does hereby lease shoreland site # 3 on Elbow Lake located in Govt. Lot 3 Section 21, Township 64 N., Range 18 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 Five Hundred Twenty Eight Dollars (\$528.00), 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: James D. Brandt
Date: 7-5-90

By: George C. Kirk
Land Commissioner's Representative
Date: July 10, 1990

LESSEE: Jeffrey D. Jacobson
Date: 7-5-90

Subscribed and sworn to before me this

5 day of July, 19 90

Gary L. Becicka
Notary Public

c: AO
LCO

My Commission Expires _____



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.
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 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 shoreland 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 lawful 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, IT'S 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: James D. Brant
Date: 7-5-90

LESSEE: Jeffrey D. Jacobson
Date: 7-5-90

BID FORM
1990 St. Louis County Shoreland Lease Auction

NOTE: Sealed bids will be opened June 13, 1990 (Wed.) at 2:00 p.m. St. Louis County reserves the right to reject any and all bids. You do not need to be present at the bid opening. Successful bidders will be notified by telephone.

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

I herewith submit a bid of \$ Five Hundred TWENTY Eight
Dollars (\$ 528.00) for a St. Louis County
Shoreland lease of tract # 5 located on EIBOW LAKE
_____ Lake/Reservoir. This bid amount shall represent
the annual renewal fee for at least each of the first three
years of the lease.

NAME: James Brandt
ADDRESS: 4404 STUNTZ RD
Hibbing, MN 55746
PHONE: (218) I work shift work at Evelev's 17.25 (work)
262-6341 (home)
SIGNATURE: James D Brandt (Date): 6-1-90

Only one tract bid per bid form (photocopies of this form are acceptable). All bids must be submitted in the pre-addressed yellow envelopes provided by the Land Dept.

A \$50.00 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 \$50.00 will be applied to and subtracted from the one-half of your bid amount which shall be your lease payment for the remainder of 1990. If you are the successful bidder on a lease site but decline the opportunity to enter into the lease, you will be charged \$50.00 and your check will be used as payment.

Mr. Kirk,

Enclosed you will find a \$50 check
to go along with the Bid, for shoreland lease
auction, I mailed your office by certified mail.
I forgot to enclose the check with my Bid. I
hope this will present no problems. If you have
any questions please feel free to contact me at
the number or address below. Thanks for your time

James Brandt

James Brandt
4404 STUNTZ RD
Hibbing, MN
55746

CERTIFIED

P 582 389 821

MAIL

RETURN RECEIPT REQUESTED



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

RETURN RECEIPT REQUESTED

RECEIVED

JUN 04 1990

LAND COMMISSIONER
SEALED BID

DO NOT OPEN

FACT SHEET

ELBOW LAKE: TRACTS #5, and #6
(Located in Gov't. Lot 3, Sec. 21, Twp. 64N., Rge. 18W.)

Elbow Lake (1528 acres) is located north of Cook and east of Orr, Minnesota. All the County lease sites on this lake are accessible by boat only (no road access). There are public boat accesses on the northeast and the southwest sides of the lake. In addition, there is a private boat launch and parking area available at Elbow Lake Lodge on the south shore (contact the resort owner for possible arrangements).

From Cook, follow Co. Rd. #24 north for 9 miles to Co. Rd. #426. Turn north onto #426 for 1-1/4 miles to the public boat access. To get to Elbow Lake Lodge, continue on #24 for 2-1/2 miles past #426. Turn north and follow the signs. From Orr, follow Co. Rd. #23 east, for 10-1/4 miles to a township gravel road. Turn south for 4-1/2 miles to the public boat access.

The lease sites are signed on the shoreline near their center. Structural setback requirements for this lake are 100 feet from the high water mark.

The area surrounding Elbow Lake is characterized by shallow soils, rock outcrops, and a forest type consisting largely of Jack and Norway pine.

These four(4) new lease sites are part of a group of 7 sites which are located on the north arm of the lake (on the northwest shore). This group in particular is perched above the lake, with bedrock water frontage.

TRACT #5 -

Approximately 400 feet deep and 300 feet wide on the back side, with more than 300 feet of shoreline frontage. There are recently issued lease sites on each side of this site.

TRACT #6 -

More than 300 feet deep, 300 feet wide on the back side, with more than 300 feet of shoreline frontage. There is an existing lease site and cabin to the east and a recently issued lease site to the west.

Prospective bidders are encouraged to make their own on-site inspection of the property. If you wish to submit a bid, please complete the bid form supplied with your packet, referring to the tract # and lake, and mail it in the yellow envelope provided. Only one bid per bid form. Additional bid forms are available by writing this office or calling (218)726-2606 (photocopies of the bid form are acceptable).

More specific information regarding the lease sites and directions can be obtained by calling our Cook field office (218)666-2079.

St. Louis County

LAND DEPARTMENT

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

Room 607, Government Services Center
320 West 2nd Street
Duluth, Minnesota 55802
(218) 726-2606

June 25, 1990

James Brandt

RE: 1990 St. Louis County Shoreland Lease Auction

Congratulations! You are the successful bidder on a St. Louis County Shoreland lease site. I have already contacted you by phone to confirm your bid and continued interest in the lease site.

Attached is a copy of your bid and the shoreland lease form. Please review the lease and if there are questions, call our office (218-726-2606) and ask for George. If not, proceed as follows:

- 1) Choose a joint tenant if one is not already listed on the lease. Both tenants must sign and date the front and back and have their signatures notarized.
- 2) Attach a separate sheet of paper with the joint tenant's name, address, and phone number, if not already listed on the lease. We will type this information onto the front of the lease and return your copy.
- 3) Payment for this shoreland lease must accompany your signed lease. Please make check payable to "St. Louis County Auditor", in the amount of \$214.00 (one half of your bid amount minus \$50.00). This represents your lease payment through January 31, 1991. You will be billed in early January of each year for the full bid amount; payable in half or full amounts within 30 days, with the balance due by July 31st each year.

Your signed and notarized lease and payment must be received in our office no later than Friday, July 13, 1990. Leases not received by that time will be awarded to another bidder.

If you have any questions, do not hesitate to call.

CORDIALLY,

JOHN J. VOGEL
LAND COMMISSIONER

George C. Kirk
By: George C. Kirk
Land Use Forester

GCK:pr
attachment

America's Iron Ore Center...



at the Head of the Seaway

"An Equal Opportunity Employer"

ACCOUNT: L03900003
SHORELAND SITE

DIRECT QUESTIONS TO:
ST. LOUIS COUNTY LAND DEPARTMENT
GOVT. SERVICES CENTER, ROOM 607
320 WEST 2ND STREET
DULUTH, MINNESOTA 55802
PHONE: 218/726-2606

RENEWAL DATE: 01/31/2004
RENEWAL FEE: \$436.80
RENEWAL TERM: ANNUAL

BILLED TO:

OFFICE: COOK

BRUCE N. UELAND
1469 CARL STREET
CLOQUET MN 55720

Please indicate any change to the address

ITEM	DATE	CHARGES	PAYMENTS
Renewal Fee	01/01/03	436.80	
Late Annual Fee 1st Notice	03/06/03	25.00	
TOTAL CHARGES AND PAYMENTS		\$461.80	

BALANCE PAST DUE: \$+461.80
LEASE AND/OR PENALTY PAYMENT IS LATE

ENTER AMOUNT ENCLOSED

436.80

Your payment for the above referenced lease is DUE WITHIN 30 DAYS OF THE BILLING DATE to avoid a late payment penalty. ALLOW 5 DAYS FOR PROCESSING.

You may choose to pay for the full years rental at this time or pay 1/2 (\$230.90) prior to April 06, 2003 and pay 1/2 (\$230.90) prior to July 31, 2003.

Please make your check or money order payable to "ST. LOUIS COUNTY AUDITOR", and return it along with the yellow copy of this statement TO THIS OFFICE at the above address. Note, we are no longer allowed to accept cash. Payment MUST be made by check or money order.

If you wish to cancel this lease please notify us immediately.

PAID
JUN 17 2003

Removed Labfa



Saint Louis County

Land Department • 7820 Highway 135 • Virginia, MN 55792
Phone: (218) 742-9898 • Fax: (218) 742-9870

Denny J. Bone
Area Land Manager

June 9, 2003

Primary Lessee:

Bruce N. Ueland
Flat D4
Tai Tam Gardens
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

Joint Lessee:

Patty J. Ueland
Flat D4
Tai Tam Gardens
700 Tai Tam Reservoir Road
Tai Tam, Hong Kong

RE: St. Louis County Shoreland Lease No. L03900003
Gov't Lot 3, Section 21, Township 64, Range 18

Dear Mr. & Mrs. Ueland:

The Land Department is in receipt of your \$436.80 annual renewal payment that was received on May 20, 2003.

Since the payment was received after the due date (February 23, 2003) you were charged a penalty fee of \$25.00. As per your note on the bottom of your statement, there was confusion as to your mailing address. Due to this misunderstanding, we will waive the \$25.00 late fee. Any future late payments will result in a penalty fee, now that correct billing addresses have been updated.

The above address will now be the address that we have on record as your permanent billing address. Please let us know if this address changes, other than the summer months when you are at your summer residence, so we can make the necessary changes to your billing address.

If you have any questions, please feel free to call me at (218) 625-3723.

Sincerely,

Andrew L. Holak
Forest Recreation Specialist

ALH/si

C: LCO
AO
FO
Andy Holak



Saint Louis County

LAND DEPARTMENT • 7820 Highway 135, Virginia, Minnesota 55792-2934
(218) 742-9898
FAX (218) 742-9870

April 14, 2003

Denny J. Bone
Area Land Manager

CERTIFIED MAIL

Bruce N. Ueland
1469 Carl Street
Cloquet, MN 55720

Patty J. Ueland
1469 Carl Street
Cloquet, MN 55720

RE: Annual Renewal of St. Louis County Lease No. L03900003

Repeated billings have failed to generate the payment necessary for continual renewal of this lease. Item No. 13 of your lease states, "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." As a result, the **lease is hereby canceled**, effective **May 19, 2003**.

Remove, prior to **May 19, 2003**, all personal property you may have on the lease site. This would include any structures on the site or your personal belongings inside them, as well as any materials, junk, or debris on the site.

Any personal property left on the site after that date will, by reason of your failure to remove it, become the property of St. Louis County and will be disposed of by the Land Department at our convenience. You **will be billed** by the County Attorney's Office for costs of disposal incurred by the County, so you should make plans now to clean up the site.

SINCERELY,

DAVID EPPERLY
LAND COMMISSIONER

BY: Denny J. Bone
Area Land Manager

DJB/sl
Enclosure

C: LCO
AO
FO
Sharyl Odegard
Andy Holak

Lease\Cancel\billings