

L03900001

Sawyer, Charles J.

Ban Lake Site #27



# Saint Louis County

Land and Minerals Dept. • [www.stlouiscountymn.gov](http://www.stlouiscountymn.gov) • [landdept@stlouiscountymn.gov](mailto:landdept@stlouiscountymn.gov)

**Mark Weber**  
Land Commissioner

August 28, 2013

**Primary Lessee:**  
Charles Sawyer  
183 County Road 60  
Grand Marais, MN 55604

**Joint Lessee:**  
Mal Allen  
222 Monroe St.  
Anoka, MN 55303

**RE: #L03900001**

**Inspection Date: 08/20/2013**

Dear Leaseholder(s):

The above property was inspected on August 20, 2013 by St. Louis County Land & Minerals 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 below with any questions regarding your Lease.

Thank you,

Erin Ramirez, Information Specialist I  
for  
Andrew Holak,, Recreation Specialist

cc: AO, FO, LCO

Land Commissioner's Office  
320 W 2<sup>nd</sup> 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

Individual Lease Summary:

Lease Number: L03900001

Tue. Aug 27, 2013

GOV LOT SITE 27 S 8 T: 64 R: 18

CHARLES SAWYER  
183 COUNTY ROAD 60  
GRAND MARA MN 55604

MAL ALLEN  
222 MONROE STREET  
ANOKA MN 55303  
612-754-0449

Area: Virginia Management Uni 2 Appr. Value: 9800 Renewal Cost: 418.68  
Square Feet: 368 Transferable: Transferable Reason:  
Property Access: Canoe via Bann Lake. N48°02'38.8" W92°40'04.3"  
Lease Comments: In compliance. Inspected by Lintula & Kinkel.

Well Type: No Well Septic Type: Commercial Elec.  Telephone   
Recommended\_Fee: Fee Calc Method:  
Any non-compliance issues?  Last\_Inspection: 8/20/2013 Next\_Inspection: 6/1/2016

Shoreland Lease Information:

Site# 27

LAKE\_RIVER: BAN LAKE SITE\_ACRES: 0 SITE\_FEET: 0  
SITE\_VALUE: 0 LKCLS\_CODE: RD DATE\_UPDT:12/28/1993

Type: Cabin Details (A) Cabin: 20x16, Deck: 8x16. Plywood siding, wood piling foundation, aluminum  
of Type: windows, steel door, tin stove pipe, 2 skylights on lakeside.  
Paint/Color: Brown  
Construction Type Frame Siding Plywood Roofing Metal Structure Setback: 87  
Size (nearest .5 ft) 20x16 Square Feet of Building 320 Included in Total?  Bldg. Condition: Excellent  
Work Needed?  Description (if needed):

Type: Toilet Details (B) Toilet/Shed: Wood panel siding, steel door, aluminum windows, wood  
of Type: foundation. 63' @ 35 deg. from NW corner of cabin to toilet.  
Paint/Color: Brown  
Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 0  
Size (nearest .5 ft) 8x6 Square Feet of Building 48 Included in Total?  Bldg. Condition: Excellent  
Work Needed?  Description (if needed):



# 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

Tuesday, July 6, 2010

Primary Lessee:

CHARLES SAWYER  
183 COUNTY ROAD 60  
GRAND MARAIS, MN 55604

Joint Lessee:

MAL ALLEN  
222 MONROE STREET  
ANOKA, MN 55303

**RE: Shoreland Lease L03900001**

Inspection Date 5/26/2010

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

Individual Lease Summary:

Lease Number: L03900001

Tue, Jul 06, 2010

GOV LOT SITE 27 S: 8 T: 64 R: 18

CHARLES SAWYER  
183 COUNTY ROAD 60  
GRAND MARA MN 55604

MAL ALLEN  
222 MONROE STREET  
ANOKA MN 55303  
612-754-0449

Area: Virginia Management Unit 2 Appr. Value: 9800 Renewal Cost: 391.09  
Square Feet: 368 Transferable: Transferable Reason:  
Property Access: Canoe via Bann Lake. N48°02'38.8" W92°40'04.3"  
Lease Comments: In compliance. Inspected by Lintula & Kinkel.

Well Type: Septic Type: Commercial Elec.  Telephone   
Recommended\_Fee: Fee Calc Method:  
Any non-compliance issues?  Last\_Inspection: 5/26/2010 Next\_Inspection: 6/1/2013

Shoreland Lease Information:

Site# 27

LAKE\_RIVER: BAN LAKE SITE\_ACRES: 0 SITE\_FEET: 0  
SITE\_VALUE: 0 LKCLS\_CODE: RD DATE\_UPDT: 12/28/1993

Type: Cabin

Details (A) Cabin: 20x16, Deck: 8x16. Plywood siding, wood piling foundation, aluminum windows, steel door, tin stove pipe, 2 skylights on lakeside.

Paint/Color: Brown

Construction Type Frame Siding Plywood Roofing Metal Structure Setback: 87  
Size (nearest .5 ft) 20x16 Square Feet of Building: 320 Included in Total?  Bldg. Condition: Excellent  
Work Needed?  Description (if needed):

Type: Toilet

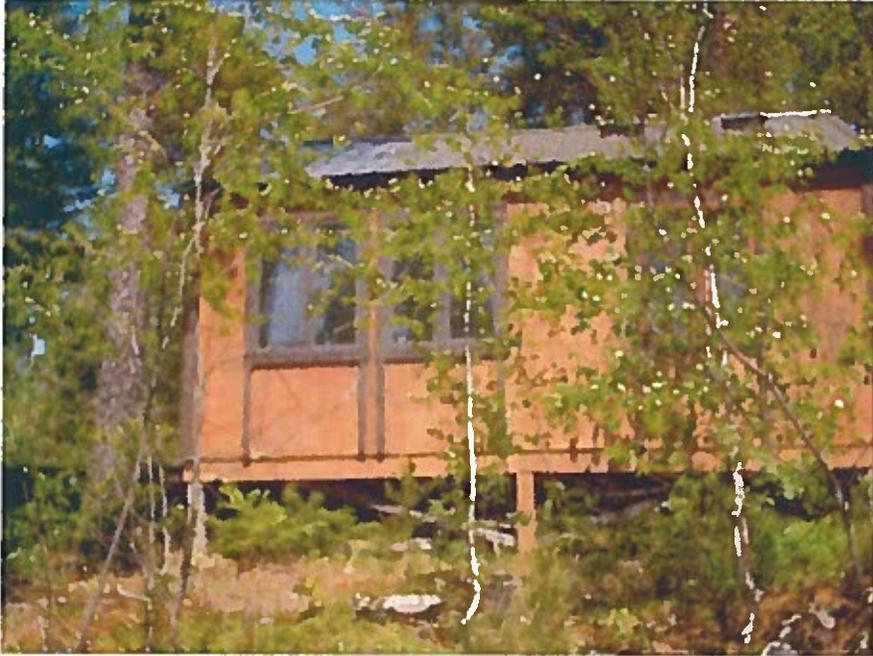
Details (B) Toilet/Shed: Wood panel siding, steel door, aluminum windows, wood foundation. 63' @ 35 deg. from NW corner of cabin to toilet.

Paint/Color: Brown

Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 0  
Size (nearest .5 ft) 8x6 Square Feet of Building: 48 Included in Total?  Bldg. Condition: Excellent  
Work Needed?  Description (if needed):

**L03850001**

Inspected: 05/26/2010



**A - Cabin**



**B - Toilet / Storage Shed**

**ST. LOUIS COUNTY LAND DEPARTMENT  
DEAD TIMBER REMOVAL AUTHORIZATION**

<b>LESSEE:</b> Charles Sawyer	<b>DATE ISSUED:</b> May 13, 2008
<b>ADDRESS:</b> 2158 Main St. NW	<b>EXPIRATION DATE:</b> August 13, 2008
Coon Rapids, MN 55448	<b>LOCATION:</b> Site 27, Ban Lake, Gov't Lot 3
<b>LEASE NUMBER:</b> L03900001	Sec 8, Twp 64N, Rng. 18W

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:

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.

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.**



Forest Recreation Specialist

C: LCO  
AO  
FO

**RECEIVED**  
MAY 14 2008  
Land Commissioner

**ST. LOUIS COUNTY LAND DEPARTMENT  
DEAD TIMBER REMOVAL AUTHORIZATION**

<b>LESSEE:</b> Charles Sawyer	<b>DATE ISSUED:</b> September 5, 2007
<b>ADDRESS:</b> 2158 Main St. NW Coon Rapids, MN 55448	<b>EXPIRATION DATE:</b> December 5, 2007
<b>LEASE NUMBER:</b> L03900001	<b>LOCATION:</b> Site 27, Ban Lake, Gov't Lot 3, Sec. 8, Twp. 64N, Rng. 18W.

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.

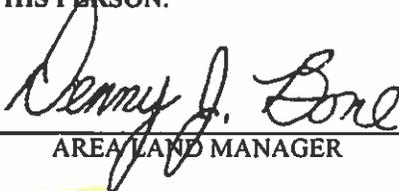
This authorization is subject to the following limitations:

- 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.

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

C: LCO  
AO  
FO

# St. Louis County, Land Department

Tuesday, November 13, 2007

## Legal Description

GOV LOT SITE 27 S: 8 T: 64 R: 18

7820 Highway 135  
Virginia, MN 55792  
Denny Bone  
Area Manager - Virginia  
(218) 742-9898

### Primary Lessee:

CHARLES SAWYER  
2158 MAIN STREET NW  
COON RAPIDS, MN 55448

### Joint Lessee:

MAL ALLEN  
222 MONROE STREET  
ANOKA, MN 55303

RE: ST. LOUIS COUNTY:  
SHORELAND LEASE

L03900001

Inspection Date: 7/6/2007

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

Thank you,



Andy Holak  
Recreation Specialist

C: LCO  
AO  
FO

Individual Lease Summary:

Lease Number: L03900001

Tue, Nov 13, 2007

GOV LOT SITE 27 S: 8 T: 64 R: 18

CHARLES SAWYER  
2158 MAIN STREET NW  
COON RAPID MN 55448

MAL ALLEN  
222 MONROE STREET  
ANOKA MN 55303  
612-754-0449

Area: Virginia Management Unit 2 Appr. Value: 9800 Renewal Cost: 366.51  
Square Feet: 496 Transferable: Transferable Reason:  
Property Access: Canoe via Bann Lake. N48°02'38.8" W92°40'04.3"  
Lease Comments: In compliance. Inspected by: Tom Salzer & Scott Johnson.

Well Type: Septic Type: Commercial Elec.  Telephone   
Recommended\_Fee: Fee Calc Method:  
Any non-compliance issues?  Last\_Inspection: 7/6/2007 Next\_Inspection: 6/1/2010

Shoreland Lease Information:

Site# 27

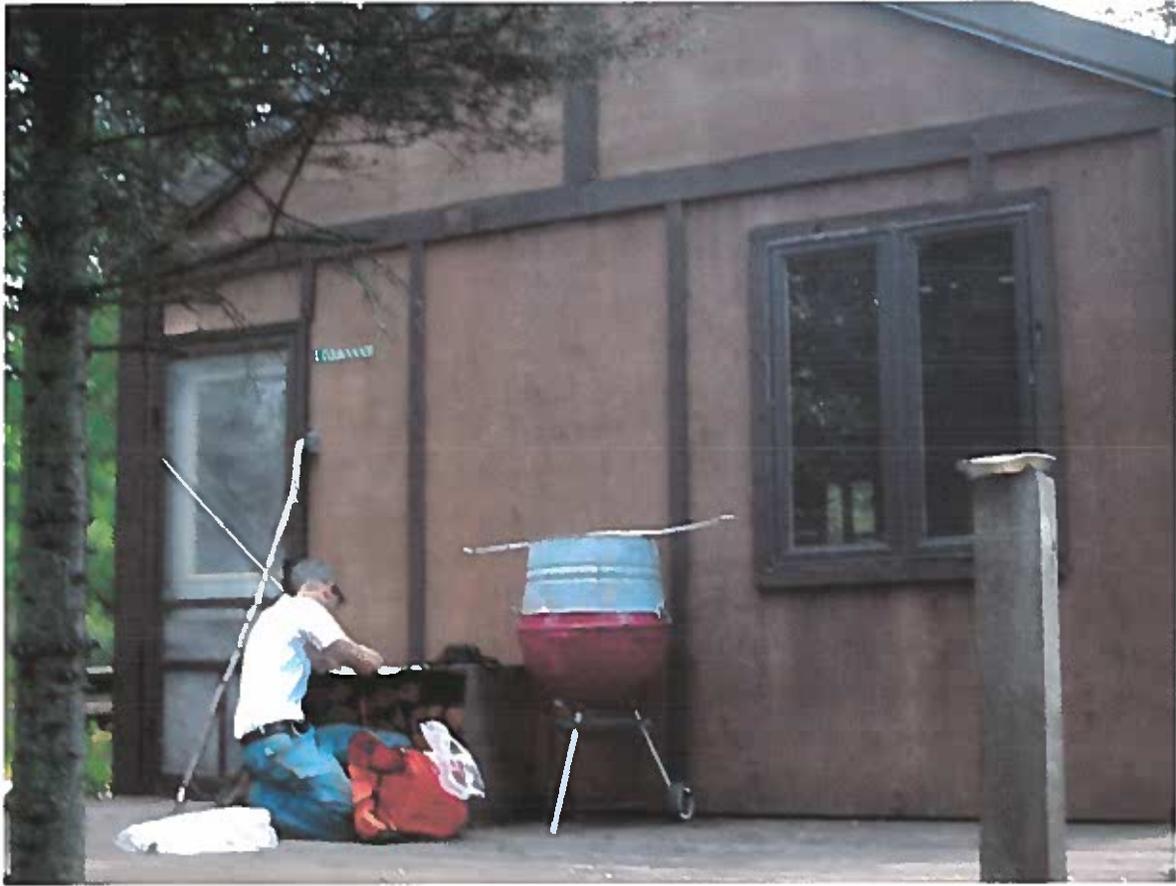
LAKE\_RIVER: BAN LAKE  
SITE\_VALUE: 0

SITE\_ACRES: 0  
LKCLS\_CODE: RD

SITE\_FEET: 0  
DATE\_UPDT:12/28/1993

Type: **Toilet** Details (B) Toilet/Shed: panel siding, steel door, aluminum windows, wood foundation. 63'  
of Type: @ 35 deg. from NW corner of cabin to toilet.  
Paint/Color: Brown  
Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 0  
Size (nearest .5 ft) 8x6 Square Feet of Building: 48 Included in Total?  Bldg. Condition: Excellent  
Work Needed?  Description (if needed):

Type: **Cabin** Details (A) Cabin: 20x16, Deck: 8x16. Plywood siding, wood piling foundation, aluminum  
of Type: windows, steel door, tin stove pipe.  
Paint/Color: Brown  
Construction Type Frame Siding Plywood Roofing Metal Structure Setback: 87  
Size (nearest .5 ft) 20x16/8x16 Square Feet of Building: 448 Included in Total?  Bldg. Condition: Excellent  
Work Needed?  Description (if needed):



(A) Cabin



(B) Toilet

**BILLING STATEMENT**

DATE: November 30, 2004

RETURN PAYMENT TO:

ACCOUNT: L03900001

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

**BILLED TO: Charles Sawyer**  
2158 Main Street NW  
Coon Rapids, MN 55448

**Mal Allen**  
222 Monroe Street  
Anoka, MN 55303

This billing is for: NON COMPLIANCE OF LEASE TERM

Location:

Item:	Charges	Payments
1302 Unauthorized Storage of a Motor Vehicle 2 <sup>nd</sup> Notice	\$75.00	

**PAYMENT DUE: \$75.00**

PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - DEC. 30, 2004

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 (218-625-3723) and ask for ANDY HOLAK, RECREATION SPECIALIST

Thank you.  
LCO  
PURCHASER  
AREA-Virginia



# St. Louis County, Land Department

Thursday, November 18, 2004

## Legal Description

GOV LOT 3 SITE 27 S: 8 T: 64 R: 18

7820 Highway 135  
Virginia, MN 55792

Andy Holak  
Forest Recreation Specialist  
(218) 742-9898

**Primary Lessee:**

CHARLES SAWYER  
2158 MAIN STREET NW  
COON RAPIDS, MN 55448

**Joint Lessee:**

MAL ALLEN  
222 MONROE STREET  
ANOKA, MN 55303

RE: St. Louis County:

SHORELAND LEASE L03900001

Inspection Date: 6/16/2004

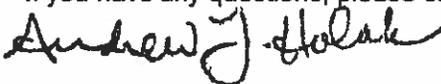
A recent inspection of your lease site has found the following condition(s) to be in violation of the terms of your lease:

1	Violation: 1302	Unauthorized storage of a motor vehicle 2nd Notice
Compliance Date: 6/1/2007	A boat without a current license (2000) 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: \$75.00		

**You are being charged a penalty fee of: \$75.00** 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

Individual Lease Summary:

Lease Number: L03900001

Thu. Nov 18, 2004

GOVLOT 3 SITE 27 S: 8 T: 64 R: 18

CHARLES SAWYER  
2158 MAIN STREET NW  
COON RAPID MN 55448

MAL ALLEN  
222 MONROE STREET  
ANOKA MN 55303  
612-754-0449

Area: Virginia Management Uni 2 Appr. Value: 9800 Renewal Cost: 336.13

Square Feet: 368 Transferable: Transferable Reason:

Property Access: Canoe via Bann Lake.

Lease Comments: Boat on site with 2000 tags. Inspected by A. Zibrowski and Shontel Kinkel.

Well Type: Septic Type: Commercial Elec.  Telephone   
Recommended\_Fee: Fee Calc Method:  
Any non-compliance issues?  Last\_Inspection: 6/16/2004 Next\_Inspection: 6/1/2007

Shoreland Lease Information:

Site# 27

LAKE\_RIVER: BAN LAKE  
SITE\_VALUE: 0

SITE\_ACRES: 0  
LKCLS\_CODE: RD

SITE\_FEET: 0  
DATE\_UPDT: 12/28/1993

Type: Toilet Details (B) Toilet/Shed: panel siding, steel door, aluminum windows, wood foundation. 63' of Type: @ 35 deg. from NW corner of cabin to toilet.

Paint/Color Brown

Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 0  
Size (nearest .5 ft): 8x6 Square Feet of Building: 48 Included in Total?  Bldg Condition: Excellent  
Work Needed  Description (if needed):

Type: Cabin Details (A) Cabin: 20x16, Deck: 8x16. Plywood siding, wood piling foundation, aluminum windows, steel door, tin stove pipe.

Paint/Color Brown

Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 87  
Size (nearest .5 ft): 20x16/8x16 Square Feet of Building: 448 Included in Total?  Bldg Condition: Excellent  
Work Needed  Description (if needed):



# 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

April 22, 2005

Primary Lessee:

Mal Allen  
222 Monroe Street  
Anoka, MN 55303

Joint Lessee:

Charles J. Sawyer  
2158 Main Street NW  
Coon Rapids, MN 55448

RE: St. Louis County Shoreland Lease #L03900001  
Site #27 on Ban Lake, Govt. Lot 3  
Section 8, Township 64N, Range 18W,

Dear Sirs:

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

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. Replace the existing roof of the cabin with dark brown pro rib steel roofing

**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. Color of structures including roofs must be medium to dark brown or green.
2. Total development of 1500 square feet or less on the cabin and outbuildings.
3. No wells (drilled, hand dug or sandpoint) will be allowed.

Our shoreland lease is specifically a non-commercial, temporary, seasonal, shoreland 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 preventing the leaseholder from investing more in site development than is prudent.

Thank you for your cooperation. If you have any questions, please call the Area Office at (218) 742-9898.

SINCERELY,

DAVID EPPERLY  
LAND COMMISSIONER

BY: Andrew L. Holak  
Forest Recreation Specialist

ALH/sc

C: LCO, AO, FO, Assessor, Andy Holak

F:\uefiles\misc\Building Authorization Permit Shoreland roofingcsawyer



# Saint Louis County

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

February 21, 2002

**Denny J. Bone**  
Area Land Manager

Primary Lessee:

Mal Allen  
222 Monroe Street  
Anoka, MN 55303

Joint Lessee:

Charles J. Sawyer  
222 Monroe Street  
Anoka, MN 55303

RE: St. Louis County Shoreland Lease #L03900001

Dear Sirs:

This letter acknowledges receipt of your recent \$200.00 payment for the reinstatement of your lease.

You are now in compliance with the terms and conditions of your lease.

If you have any questions, please feel free to call me at (218) 749-7132.

Sincerely,

Denny J. Bone  
Area Land Manager

DJB/sl

C: LCO  
AO  
FO

Lease\Cancel\Notice of Reinstatement

**BILLING STATEMENT**

DATE: January 29, 2002

RETURN PAYMENT TO:

ACCOUNT: L03900001

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

**BILLED TO: Mal Allen**  
222 Monroe Street  
Anoka, MN 55303

**Charles J Sawyer**  
222 Monroe Street  
Anoka, MN 55303

This billing is for: Reinstatement of L03900001

Location:

Item:	Charges	Payments
Reinstatement Fee	\$200.00	

**PAYMENT DUE: \$200.00**

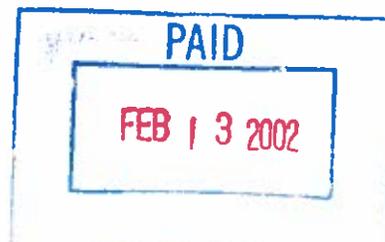
PAYMENT IS DUE BY FEBRUARY 11, 2002.

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 (218-749-7132) and ask for DENNY BONE, AREA LAND MANAGER

Thank you.

**LCO**  
PURCHASER  
AREA





# Saint Louis County

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

January 25, 2002

**Denny J. Bone**  
Area Land Manager

Primary Lessee:

Mal Allen  
222 Monroe Street  
Anoka, MN 55303

Joint Lessee:

Charles J. Sawyer  
222 Monroe Street  
Anoka, MN 55303

RE: St. Louis County Shoreland Lease #L03900001

Dear Mr. Allen:

This letter acknowledges receipt of your recent \$75.00 payment to resolve the item of non compliance on your lease site.

In order to reinstate your lease, since you now have paid your fees, you must act immediately on the item listed below.

1. A reinstatement fee of \$200.00 is required following the cancellation of a lease. Please make your check for \$200.00 payable to the St. Louis County Auditor and mail to this office by February 11, 2002.

Upon receipt of payment, I will begin the process for re-instating your lease. If you have any questions, please call me at (218) 749-7132.

Sincerely,

Denny J. Bone  
Area Land Manager

DJB/sl

C: LCO  
AO  
FO  
Andy Holak

Lease\Cance\Reinstatement



# Saint Louis County

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

January 16, 2002

**Denny J. Bone**  
Area Land Manager

## CERTIFIED MAIL

Mal Allen  
222 Monroe St.  
Anoka, MN 55303

Charles J. Sawyer  
14261 - 202<sup>nd</sup> Ave. N.  
Elk River, MN 55330

RE: Late Penalty Fees for St. Louis County Lease No. L03900001

Repeated billings have failed to generate the penalty payment necessary for continual renewal of this lease. Item No. 13 of your lease states, "This lease shall terminate on January 31 or 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 February 14, 2002.

Please remove all personal property you may have on the lease site prior to February 14, 2002. This would include any structures on the site and 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. If you have any questions regarding this matter, please contact me at (218) 729-4819.

SINCERELY,

DAVID EPPERLY  
LAND COMMISSIONER

*Andy Holak/SL*

BY: Andy Holak  
Forest Recreation Specialist

AH/DJB/si  
Enclosure

C: LCO  
AO  
FO  
Sharyl Odegard  
Andy Holak

NOVEMBER 14, 2001 SECOND NOTICE  
PAYMENT DUE IMMEDIATELY

BILLING STATEMENT

DATE: October 3, 2001

RETURN PAYMENT TO:

ACCOUNT: L03900001

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

BILLED TO: Mal Allen  
222 Monroe Street  
Anoka, MN 55303

This billing is for: NON COMPLIANCE OF LEASE TERM

Location:

Item:	Charges	Payments
1301 Unauthorized Storage of a Motor Vehicle	\$50.00	
LATE PAYMENT PENALTY	\$25.00	

PAYMENT DUE: ~~XXXXXX~~ \$75.00

PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - NOV. 3, 2001.

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 (218-749-7132) and ask for DENNY BONE, AREA LAND MANAGER-VIRGINIA

Thank you.

LCO

PURCHASER

AREA



# St. Louis County, Land Department

Monday, September 24, 2001

## Legal Description

GOV LOT SITE 27 S: 8 T: 64 R: 18

7820 Highway 135  
Virginia, MN 55792

Denny J. Bone  
Area Land Manager

(218) 749-7132

### Primary Lessee:

MAL ALLEN  
222 MONROE STREET  
ANOKA, MN 55303

### Joint Lessee:

CHARLES J. SAWYER  
2158 MAIN STREET NW  
COON RAPIDS, MN 55448

RE: St. Louis County:

SHORELAND LEASE

L03900001

Inspection Date: 7/11/2001

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: 0401	Lease I.D. tag not displayed Warning
Compliance Date:		Please display your lease I.D. tag.
6/1/2004		
Penalty: \$0.00		
2	Violation: 1301	Unauthorized storage of a motor vehicle 1st Notice
Compliance Date:		A boat without a current license is on the premises. Please license or remove the boat. Item No. 8 states, "The storage of unlicensed or unregistered boats, vehicles, or other machinery on this lease site is prohibited."
6/1/2004		
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.

Denny J. Bone

Area Land Manager

C: LCO  
AO  
FO

Individual Lease Summary:

Lease Number: L03900001

Mon, Sep 24, 2001

GOV LOT SITE 27 S: 8 T: 64 R: 18

MAL ALLEN  
222 MONROE STREET  
ANOKA MN 55303  
612-421-4970

CHARLES J. SAWYER  
2168 MAIN STREET NW  
COON RAPIDS MN 55448  
612-754-0449

Area: VIRGINIA Management Unit: 2 Appr. Value: 9800 Renewal Cost: 305.13  
Square Feet: 368 Transferable: Transferable Reason:  
Property Access: Canoe via Bann Lake.

Lease Comments: No tag, cabin too close to lake; as per 2701-1 shoreland lease policy. Bann Lake lessees are on RD (Recreation Development Lakes) classification which states: structures set back 100 feet. This lease is not in compliance because the cabin is 87 feet from the shoreline. Boat on site with 2000 tags. Inspected by A. Zibrowski and S.B. Johnson.

Well Type: Septic Type: Commercial Elec. Telephone  
Recommended\_Fee: Fee Calc Method:  
Any non-compliance issues? Last\_Inspection: 7/11/2001 Next\_Inspection: 6/1/2004

Shoreland Lease Information:

Site#: 27

LAKE\_RIVER: BAN LAKE SITE\_ACRES: 0 SITE\_FEET: 0  
SITE\_VALUE: 0 LKCLS\_CODE: RD DATE\_UPDT: 12/28/1993

Type: Toilet Details (B) Toilet/Shed: panel siding, steel door, aluminum windows, wood foundation. 63' @  
of Type: 35 deg. from NW corner of cabin to toilet.  
Paint/Color: Brown

Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 0  
Size (nearest .5 ft): 8x6 Square Feet of Building: 48 Included in Total? Bldg. Condition: Excellent  
Work Needed? Description (if needed):

Type: Cabin Details (A) Cabin: 20x16, Deck: 8x16. Plywood siding, wood piling foundation, aluminum  
of Type: windows, steel door, tin stove pipe.  
Paint/Color: Brown

Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 87  
Size (nearest .5 ft): 20x16/8x16 Square Feet of Building: 320-448 Included in Total? 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

L03900001

**Denny J. Bone**  
Area Land Manager

August 30, 2001

Mal Allen  
222 Monroe St.  
Anoka, MN 55303

Charles J. Sawyer  
14261 - 202 nd Ave. N.  
Elk River, MN 55330

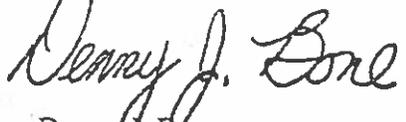
RE: Temporary boat storage on tax forfeited lands

Dear Leaseholders:

Your request to store your boat on tax forfeited land on the northeast shore of Bann Lake has been granted. This authorization is temporary in nature to alleviate the present situation of storage on private land and will be evaluated some time in the future.

This authorization does not hold St. Louis County responsible for theft or damage to your personal equipment should you leave/store your boat on County lands. If you have any questions, please feel free to call me.

Sincerely,

  
Denny J. Bone  
Area Land Manager

DJB/mu

Enclosure

C: Andy Holak  
Mark Kailanen  
Chuck Anderson (BWCA Land Co.)

FORMSBANLAKE

# ST. LOUIS COUNTY

TAX FORFEITED

## BANN LAKE

LEGAL

DATE

PREPARED BY:



BANN LAKE BOAT STORAGE AREA 

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. This drawing is a compilation of recorded information and data located in various city, county, state, federal offices, and other sources affecting the area and is to be used for the intended purpose only. St. Louis County is not responsible for any inaccuracies herein. If inconsistencies are found, please contact this office.

1/4 mile

4 inches = 1 mile

BILLING STATEMENT

DATE: October 25, 1999

RETURN PAYMENT TO:

ACCOUNT: L03900001

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

BILLED TO: Mal Allen  
222 Monroe Street  
Anoka, MN 55303

*Charles Sawyer*  
*2158 Main St. NW*  
*Coon Rapids MN 55448*  
*612 - 754 - 0449*

This billing is for: NON COMPLIANCE OF LEASE TERM

Location:

Item:	Charges	Payments
Failure to pay personal property taxes and solid waste disposal fees (1999)	\$50.00	

PAYMENT DUE: \$50.00

PAYMENT IS DUE WITHIN 30 DAYS FROM DATE OF BILLING - NOV. 25, 1999.  
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 (218-749-7132) and ask for DENNY BONE, AREA LAND MANAGER-VIRGINIA AREA OFFICE

Thank you.

LCO  
PURCHASER  
AREA





# Saint Louis County

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

October 21, 1999

**Denny J. Bone**  
Area Land Manager

Mal Allen  
222 Monroe Street  
Anoka, MN 55303

Charles J. Sawyer  
14261 - 202nd Ave. N.  
Elk River, MN 55330

RE: ST. LOUIS COUNTY SHORELAND LEASE L03900001

We have been notified that following circumstance has caused your lease to be in violation:

- I. Failure to pay personal property taxes and solid waste disposal fees (1999) 1st notice - \$50.00  
Item No. 5 of your lease states: "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."

You are being charged a penalty fee of **\$50.00**. A check or money order made payable to the "St. Louis County Auditor" must be mailed to the Land Department by the date listed below.

**You must correct the violation listed above by November 15, 1999 and provide the Land Department with a receipt from the Auditor's Office and the Solid Waste Department showing verification of payment of delinquent personal property taxes and solid waste fees . Please contact Jean Welsh in the Auditor's office (Records & Levies) at (218) 726-2384 for the amount of delinquent personal property taxes owing and Cheryl Sharp in the Solid Waste Department at (218) 749-9703.**

We will review this situation after the compliance date and if this violation remains, we will commence with cancellation of the lease.

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

DENNY J. BONE - AREA LAND MANAGER

C: **LCO**  
AO  
FO  
Andy Holak  
Jean Welsh (Auditor's office)  
Cheryl Sharp (Solid Waste)

A TAXES FEE

# St. Louis County, Land Department

Tuesday, October 27, 1998

## Legal Description

GOV LOT SITE 27 S: T: R:

7820 Highway 135  
Virginia, MN 55792

Denny J. Bone  
Area Land Manager  
(218) 749-713

### Primary Lessee:

MAL ALLEN  
222 MONROE STREET  
ANOKA, MN 55303

### Joint Lessee:

CHARLES J. SAWYER  
14261 202ND AVENUE NORTH  
ELK RIVER, MN 55303

RE: ST. LOUIS COUNTY:

SHORELAND LEASE L03900001

Inspection Date: 6/23/1998

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: L03900001

Tue. Oct 27, 1998

GOV LOT SITE 27 S: T: R:

MAL ALLEN
222 MONROE STREET
ANOKA MN 55303
612-421-4970

CHARLES J. SAWYER
14261 202ND AVENUE NORTH
ELK RIVER MN 55330
612-441-7013

Area: VIRGINIA Management Unit: 2 Appr. Value: 9800 Renewal Cost: 293.87
Square Feet: Transferable: Transferable Reason:
Property Access:

Lease Comments: No tag, Cabin too close to lake: As per 2701-1 shoreland lease policy - BANNLK; Lessees are on RD (Recreation Development Lakes) classification which states: Structure set back be 100 feet. This lease is not in compliance because the cabin is 87 feet from the shoreline.

Well Type: Septic Type: Commercial Elec. Telephone
Recommended\_Fee: Fee Calc Method:
Any non-compliance issues? Last\_Inspection: 6/23/1998 Next\_Inspection: 6/1/2001

Shoreland Lease Information:

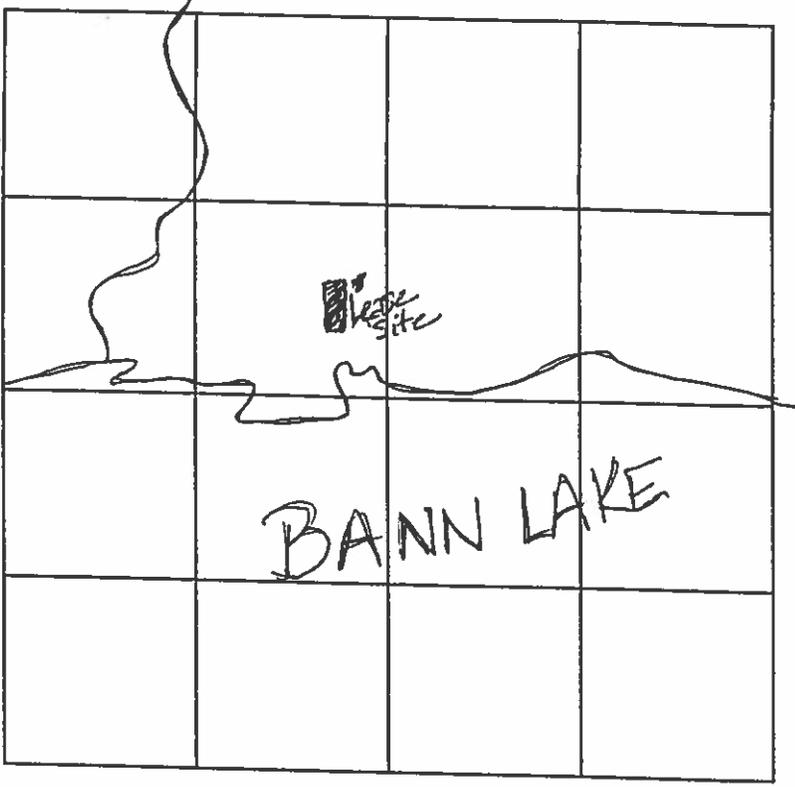
Site#: 27

LAKE\_RIVER: BAN LAKE SITE\_ACRES: 0 SITE\_FEET: 0
SITE\_VALUE: 0 LKCLS\_CODE: RD DATE\_UPDT: 12/28/1993

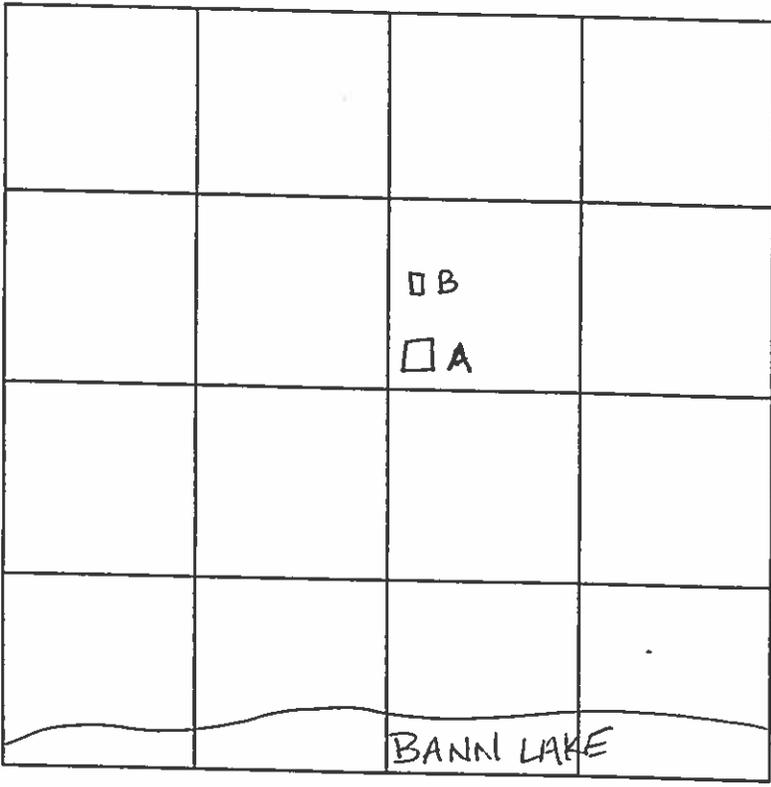
Type: Cabin Details (A) Cabin: 20x16, Deck: 8x16; Plywood siding, wood piling foundation, aluminum windows, steel door, tin stove pipe.
Paint/Color: Brown
Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 87
Size (nearest .5 ft): 20x16 8x16 Square Feet of Building: 448 Included in Total? Bldg. Condition: Excellent
Work Needed? Description (if needed):

Type: Toilet Details (B) Toile/Shed; Panel siding, steel door, aluminum windows, wood foundation.
Paint/Color: Brown
Construction Type Frame Siding Plywood Roofing Asphalt-Rolled Structure Setback: 0
Size (nearest .5 ft): 8x6 Square Feet of Building: 48 Included in Total? Bldg. Condition: Excellent
Work Needed? Description (if needed):

LEASE NUMBER 103900001 NAME Charles Sawyer  
SECTION 8E TOWNSHIP 48 RANGE 18 PARCEL GOVT LOT 3



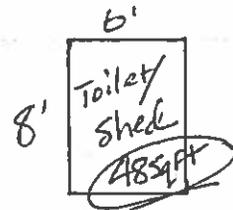
4" = 1 MILE



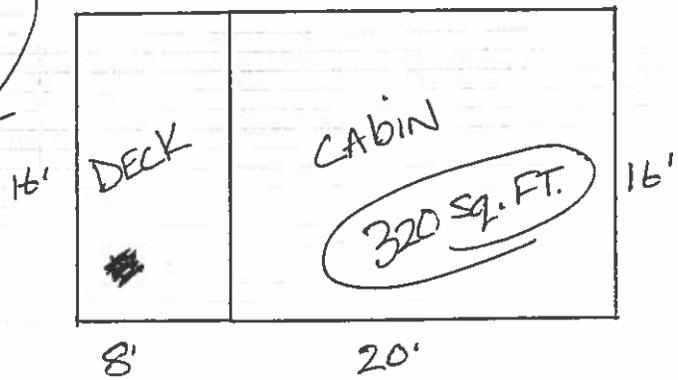
SCALE: 1" = 330' (or \_\_\_\_\_)

COPIES: AO, FO, LCO, ASSESSOR

L03900001  
Sawyer Lease



total sq ft  
368



**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:**

Mal Allen
2516 4th Avenue North
Anoka, MN 55303
TELEPHONE: (612) 421-4970

Charles J. Sawyer
11774 197th Avenue N.W.
Elk River, MN 55330
TELEPHONE: 612-441-7013

**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 # 27 on Ban Lake located in Govt Lot 3 Section 8, 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 Charles J. Sawyer  
Date: 3/1/95

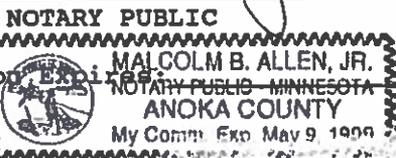
LESSEE [Signature]  
Date: 3/3/95

Subscribed & Sworn to before me on this  
3<sup>rd</sup> day of March, 1995

Subscribed & Sworn to before me on this  
3 day of March, 1995

[Signature]

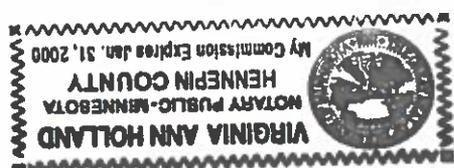
Virginia Ann Holland



NOTARY PUBLIC

My Commission Expires: 1-31-2000

FOR ST. LOUIS COUNTY AUDITOR



BY: [Signature]  
Land Commissioner's Representative

Date: 3-9-95

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.

SHORELAND LEASE

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

LESSEE: Charles J. Sawyer  
11774 197th Avenue N.W.  
Elk River, MN 55330  
Telephone: 612-441-7013

LESSEE: Malcolm B. Allen  
13209 NW Lily Street  
Coon Rapids, MN 55433  
Telephone: 612-421-3986

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 One Hundred Seventeen and Fifty Cents Dollars (\$117.50), 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 #27 on Ban Lake located in Govt. Lot 3 Section 8, 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 Two Hundred Thirty Five Dollars (\$235.00), 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: Charles J. Sawyer

Date: 6-25-90

By: George C. Turk  
Land Commissioner's Representative

LESSEE: Malcolm B. Allen

Date: July 10, 1990

Date: 6-25-90

Subscribed and sworn to before me this

25<sup>th</sup> day of June, 1999

Amy M. Gadach  
Notary Public

c: AO  
LCO

My Commission Expires 5-2-94

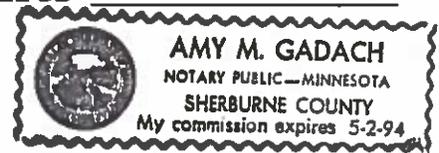


EXHIBIT B

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



# THE ALLEN COMPANY

2516 Fourth Avenue North Anoka, Minnesota 55303

Malcolm B. Allen (1923 - 1989)  
Malcolm B. Allen, Jr.

Real Estate Appraisal Service  
(612) 421-4970

August 5, 1993

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

re: L03900001

Dear Sir or Madame:

Please change the billing address for the above lease as is indicated below. The lessors are Charles J. Sawyer and Malcolm Allen.

Thank you.

Yours truly,



Mal Allen

Current Address: Charles J. Sawyer  
14261 202nd Avenue North  
Elk River, MN 55330

New Address: Mal Allen  
2516 4th Avenue North  
Anoka, MN 55303

*Joint  
Tenant  
Address*

RECEIVED

AUG 26 1993

LAND COMMISSIONER

**ST. LOUIS COUNTY LAND DEPARTMENT  
DEAD TIMBER REMOVAL AUTHORIZATION**

LESSEE: Malcolm B. Allen DATE ISSUED: 9/9/92  
ADDRESS: 13209 N.W. Lily Street EXPIRATION DATE: 12/9/92  
CITY: Coon Rapids, MN 55433  
LEASE NUMBER: L03900001 LOCATION: Bann 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 27, Gov't Lot 3, Section 8, Township 64, Range 18

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

New Mailing Address

LO3900001 Bank.

Charles Sawyer

14261 202<sup>nd</sup> Ave NW

Elk River, Mn. 55330

STATEMENT  
RENEWAL NOTICE

BILLING DATE: 1/13/1992

**L03900001**

ACCOUNT: L03900001

RENEWAL DATE: 1/21/92  
RENEWAL FEE: \$ 235.00  
RENEWAL TERM: 1 YEAR

DIRECT QUESTIONS TO:  
ST. LOUIS COUNTY LAND DEPARTMENT  
GOVT SERVICES CENTER, ROOM 607  
320 WEST 2ND STREET  
DULUTH, MINNESOTA 55802  
PHONE: 218/724-2800

OFFICE: CLERK

**RECEIVED**

JUN 10 1992

LAND COMMISSIONER

CHARLES J SAWYER  
14261 202ND AVENUE NW  
ELK RIVER MN 55330

Please indicate any change to the address

ITEM	CHARGES	PAYMENTS
RENEWAL FEE FOR SHORELAND SITE	\$ 235.00	
TOTAL CHARGES AND PAYMENTS	\$ 235.00	\$ 0.00

BALANCE DUE.

\$ 235.00

ENTER AMOUNT ENCLOSED

\$ 117.50



Allen Co. CK No 18584

mailed 1/30/92

418 Co. CK No 18228

2nd Half

2nd

1/2 payment

Sawyer Check # 1039

mailed 6-8-92

\$ 117.50

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

If the renewal amount is over \$200.00 you may remit one half of the amount within 30 days and the unpaid balance by July 31, 1992. 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 able to accept cash. Payment MUST be made by check or money order.

ST. LOUIS COUNTY LAND DEPARTMENT  
DEAD TIMBER REMOVAL AUTHORIZATION

LESSEE: Charles Sawyer DATE ISSUED: 5/21/91  
ADDRESS: 11774 - 179th Ave. N.W. EXPIRATION DATE: 8/21/91  
CITY: Elk River, MN 55330  
LEASE NUMBER: L03900001 LOCATION: Bann 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 27, Gov't Lot 3, Section 8, Township 64, Range 18

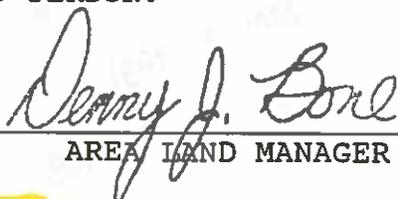
This authorization is subject to the following limitations:

- 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



# Saint Louis County

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

Denny J. Bone  
Area Land Manager

September 18, 1990

Charles Sawyer  
11774 - 197th Ave. N.W.  
Elk River, MN 55330

RE: St. Louis County Shoreland Lease #L03900001  
Section 8, Township 64, Range 18

Dear Mr. Sawyer:

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

Based upon our inspection, we have no objection to your plans to build a 16' x 28' cabin and a 4' x 8' outhouse 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.

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

**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.

DJB:mu  
cc: LCO  
AO File  
FO File  
Assessor

RECEIVED

SEP 19 1990

LAND COMMISSIONER

DEAR Lenny,

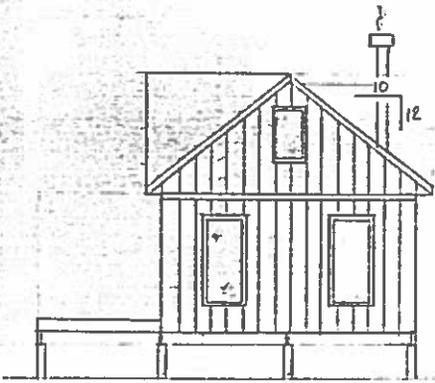
I HAVE enclosed a copy of the plans you requested. We don't plan to do any of the Main building construction until Spring of 1991. We would like to build the outhouse which is 4x8 on the weekend of 9-29-90.

We will be there hauling in the lumber that weekend, if there is a problem with that please try to let me know before 9-21-90 as I will be on vacation that week preceding the weekend of 9-29-90. Thanks for your help.

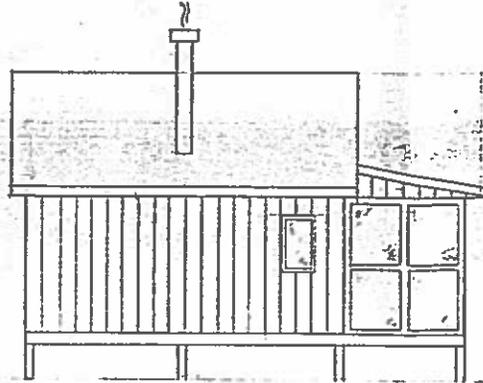
Sincerely  
Charles J. Sawyer

1-612-425-2125      work  
1-612-441-7013      home

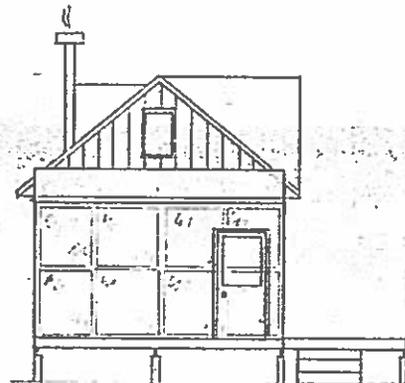
Ban Lake  
 Saint Louis County  
 Site 27  
 Govt. Lot 3  
 Section B  
 Township 27  
 Range 1B  
 Charles J. Sawyer  
 Malcolm Allen (Lessees)



East Elevation

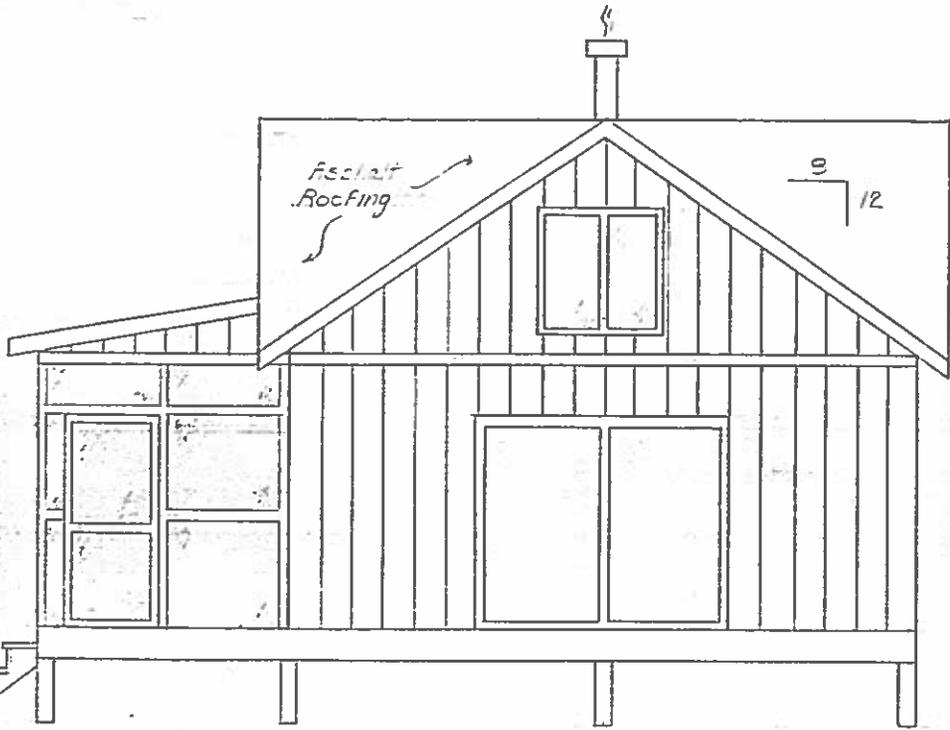


Rear Elevation

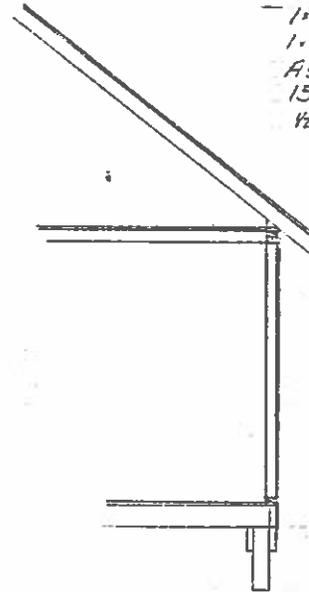


West Elevation

Scale 1/8" = 1'

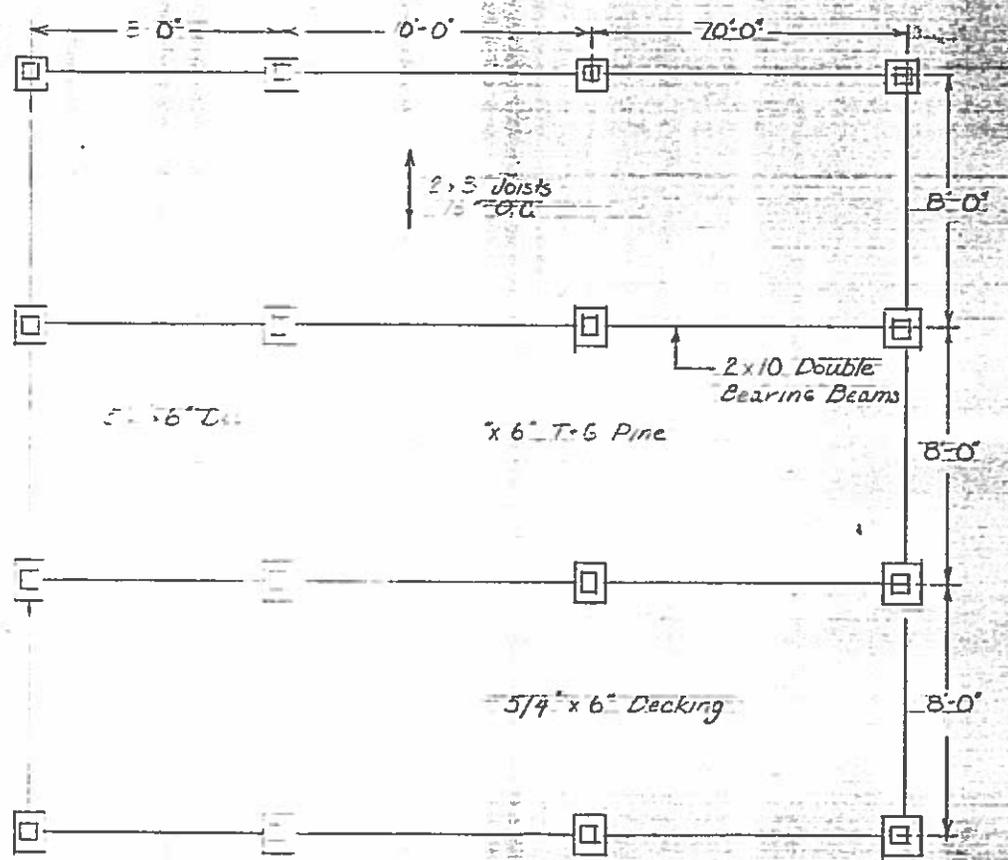


Scale 1/4" = 1'



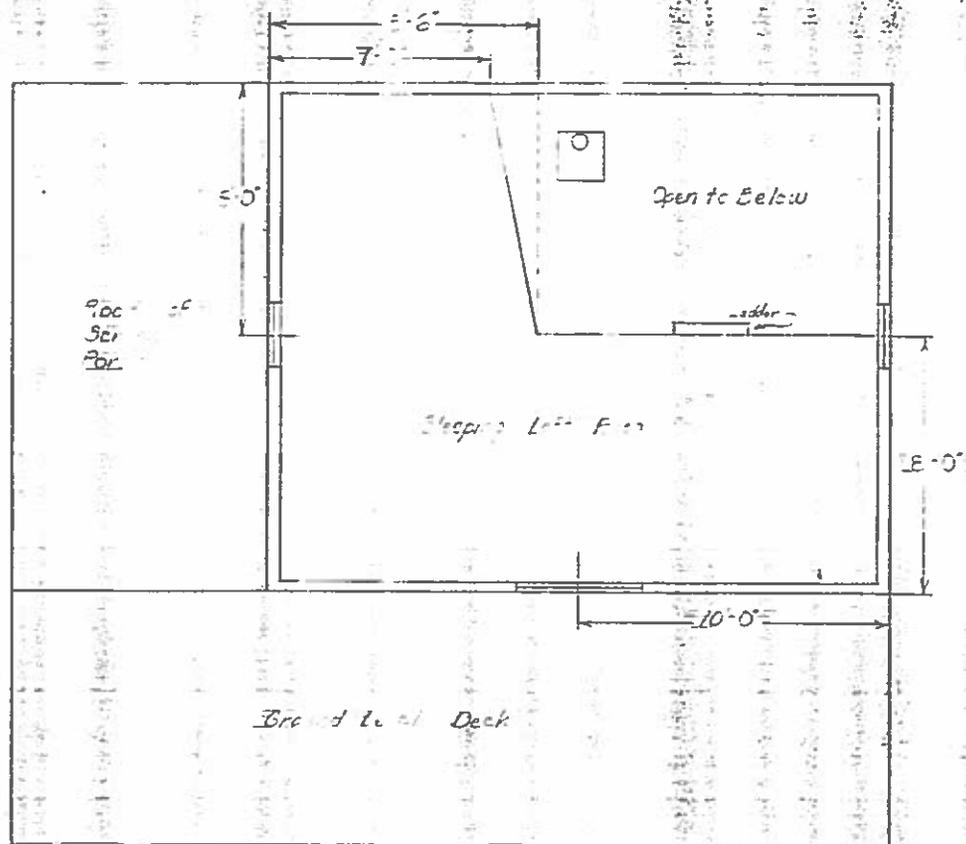
- 1x2 Cedar Trim
- 1x6 Cedar Fascia
- Asphalt Roofing
- 15# Felt
- 1/2" Wafer Shtg.
- 2x6 SPF Rafters
- 1x6 Aspen Flooring
- 2x8 H/F Ceiling Joists
- 5/8" T1-11 Siding
- 2x4 SPF Studs
- 1x6 Aspen Floor Boards
- 2x8 H/F Joist
- 2x10 H/F Beam
- 6x6 .60 Fdn. Pier

Cross Section 1/4" = 1'



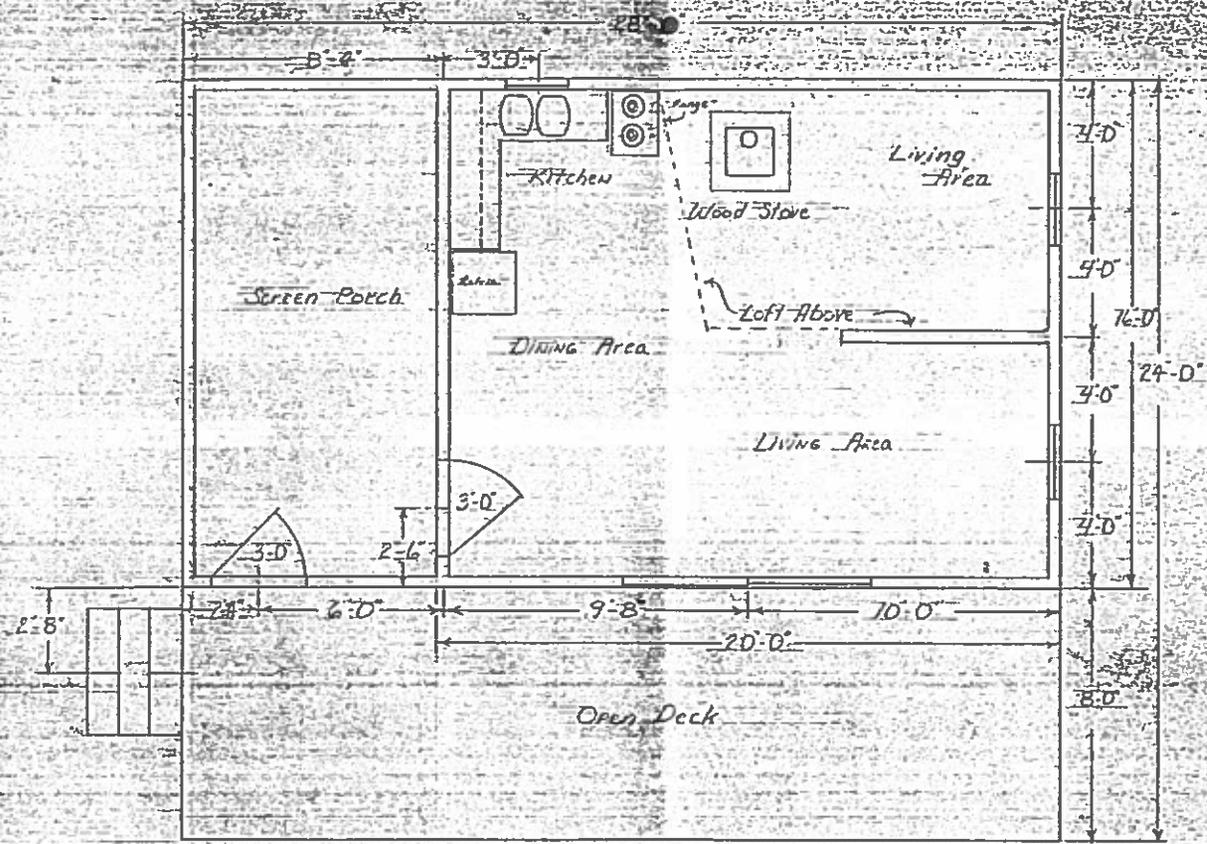
Scale: 1/4" = 1'-0"

Windows  
 Loft East = 2'-0" x 3'-6"  
 Loft West = 2'-0" x 3'-6"  
 Loft South = 4'-0" x 4'-0"  
 N  
 S  
 E  
 W

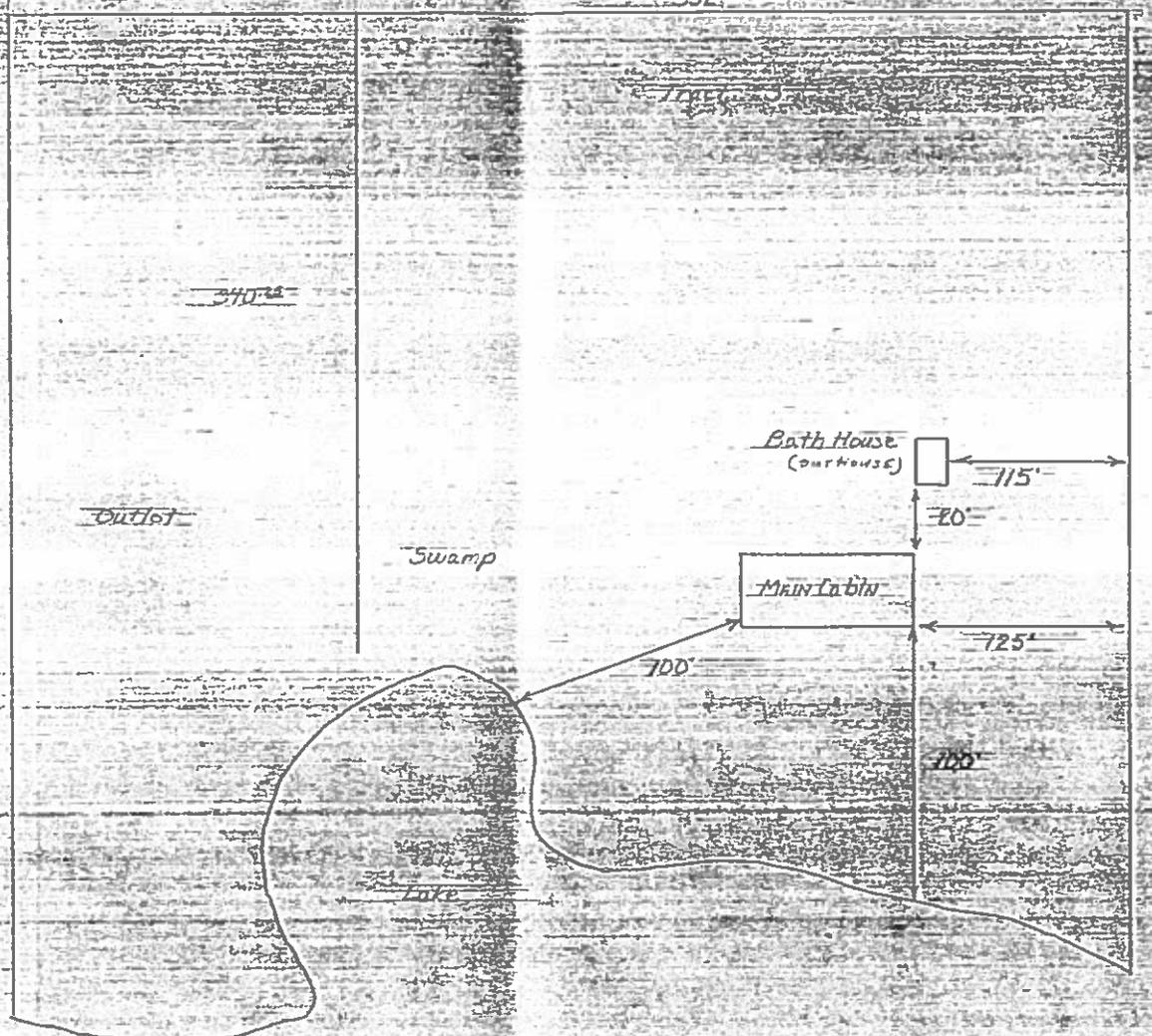


Scale: 1/4" = 1'-0"

Room	Dimensions
Kitchen	2'-0" x 3'-0"
Dining	2'-6" x 6'-0"
Living	2'-6" x 6'-0"
Loft	8'-0" x 6'-10"
Screen Porch	3'-0" x 6'-10"
Open Deck	2'-0" x 6'-10"



Bar Lake Orr, Minnesota  
 Scale 1/4" = 1'



Plot Plan - Not Drawn to Scale

ST. LOUIS COUNTY LAND DEPARTMENT  
DEAD TIMBER REMOVAL AUTHORIZATION

LESSEE: Charles Sawyer DATE ISSUED: 8/22/90  
11774 - 197th Ave. N.W. EXPIRATION DATE: 11/22/90  
Elk River, MN 55330

LEASE NUMBER: L03900001 LOCATION: Bann 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 27, Gov't Lot 3, Section 8, Township 64, Range 18

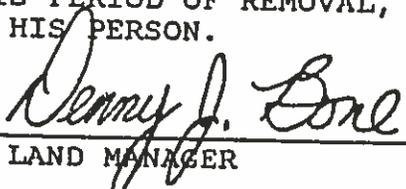
This authorization is subject to the following limitations:

- 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) By acceptance of this authorization, the Lessee indemnified, saves, and holds 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 proceeding 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

c: LCO  
AO  
FO

Malcolm B. Allen  
13209 NW Lily St.  
Coon Rapids, Minn.  
55433

612 - 421 - 3986

# 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

Charles J. Sawyer

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 \$ \$67.50 (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"

**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 \$ 235<sup>00</sup> Two Hundred Thirty-Five  
Dollars (\$ 235<sup>00</sup>) for a St. Louis County  
Shoreland lease of tract # 3 located on Ban 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:** Charles J. Sawyer  
**ADDRESS:** 11774 197th Ave. N.W.  
Elk River, Minnesota 55330  
**PHONE:** (612) 425-2125 (work)  
441-7013 (home)  
**SIGNATURE:** Charles J. Sawyer (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.



FACT SHEET

BAN LAKE: Tracts #1, #3, and #4

(Located in Gov't. Lots 3, and 7, Sec. 8, Twp. 64N., Rge. 18W.)

Ban Lake (396 acres) is one of the more remote lakes on which St. Louis County leases shoreland. It is located east of Orr, Minnesota. The nearest resort is 6 miles north on Myrtle Lake.

All the County lease sites on this lake are accessible by boat only (woods road to a foot trail to the lake). Follow Co. Rd. #23 east from Orr, for 10-1/4 miles. Turn south onto a gravel road for 4.1 miles. Turn west onto a woods road for 1.1 miles. At the point where the road turns southwest, you should park. There is a foot trail, leading north for 400 feet to the east end of Ban Lake. All three 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 Ban Lake is characterized by shallow soils, rock outcrops, and a forest type consisting largely of balsam fir, aspen, Jack, and Norway pine.

**TRACT #1 -**

This site is located on the south side of the lake, east of an existing County lease site. It has a moderate, north facing slope. The site measures approximately 475 feet deep and 268 feet wide on the back side, with more than 360 feet of shoreline frontage. There is a currently leased site to the west.

**TRACT #3 -**

This site is located on the north side of the lake. It has a slight, southwest facing slope. The site measures approximately 400 feet deep and 352 feet wide on the back side, with more than 400 feet of shoreline frontage.

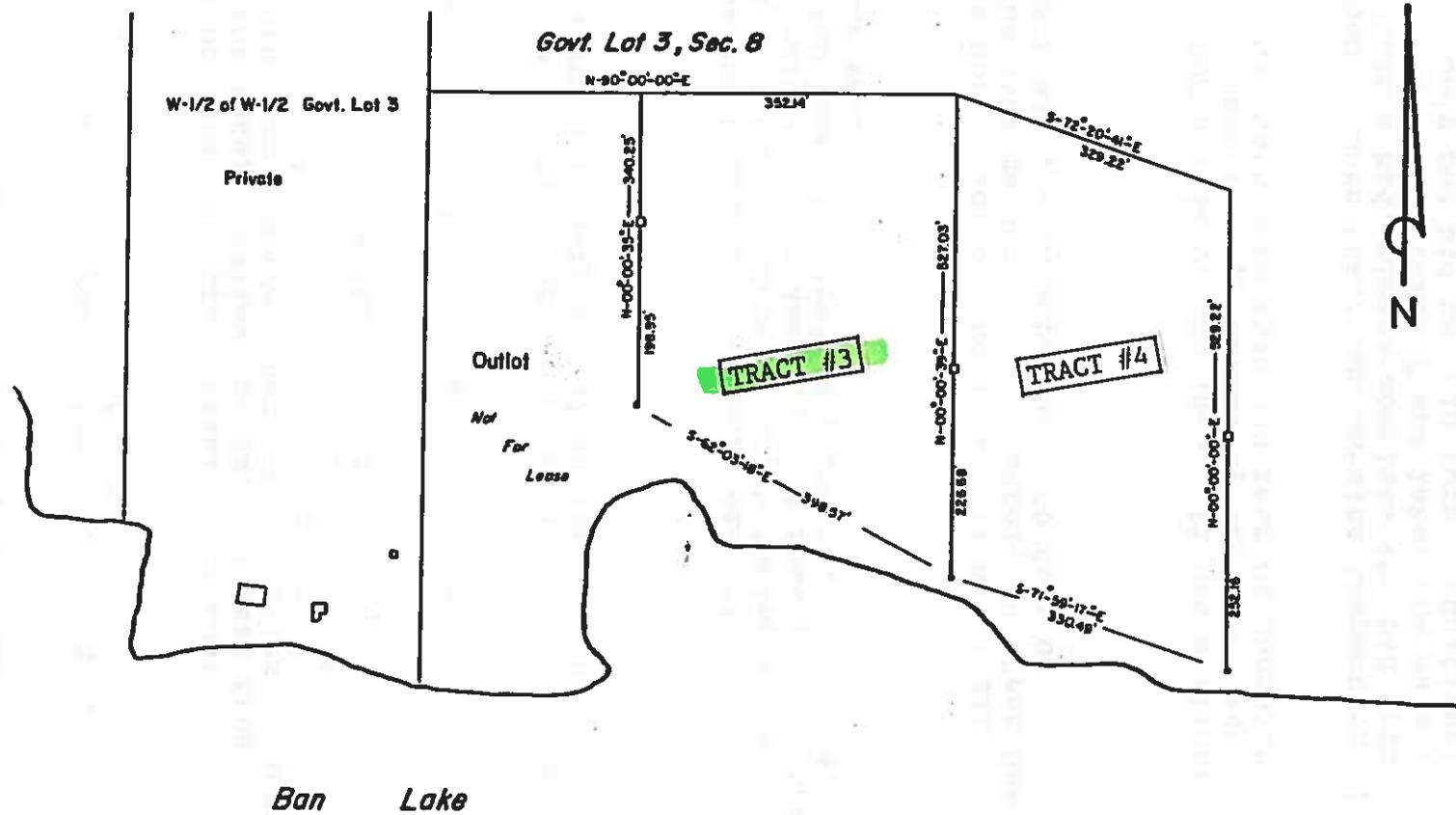
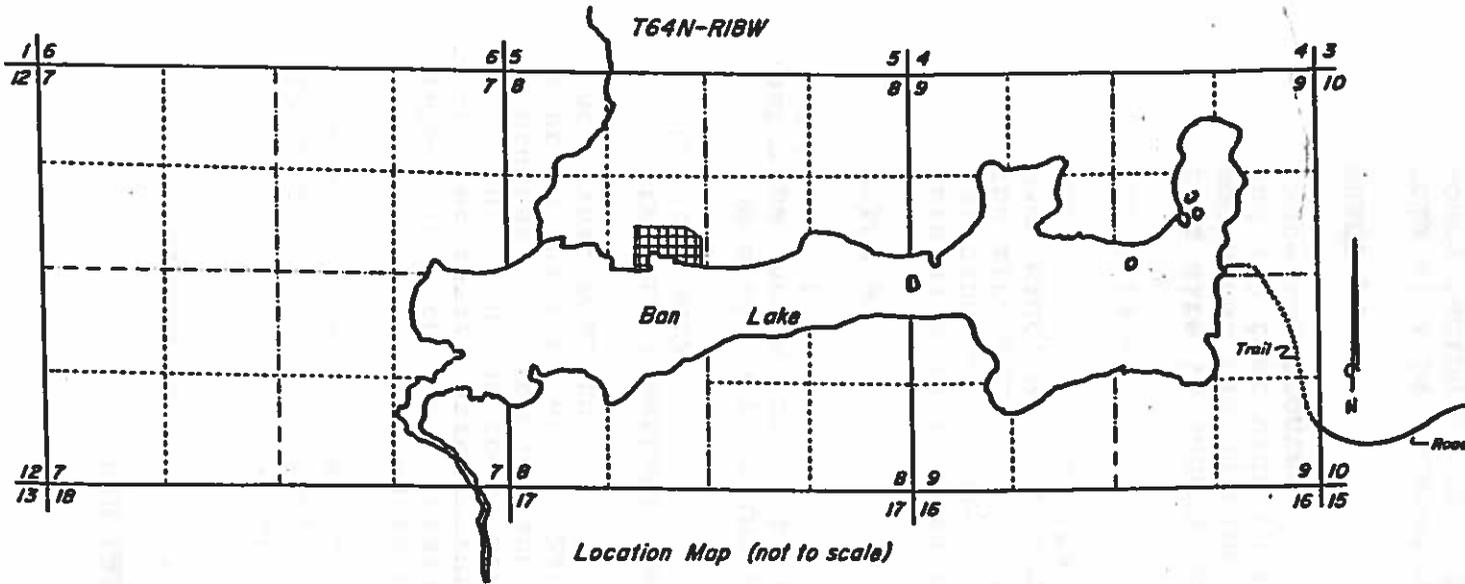
**TRACT #4 -**

This site is located on the north side of the lake. It has a slight, south facing slope. The site measures approximately 525 feet deep and 330 feet wide on the back side, with more than 330 feet of shoreline frontage.

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 directories can be obtained by calling our Cook field office (218)666-2079.

Map of  
**COUNTY LEASE LOTS**  
 Located In  
**Govt. Lot 3, Sec. 8 T64N-R18W**  
 Ban Lake



SECOND/FINAL STATEMENT

BILLING DATE: 08/16/1999

ACCOUNT: L03900001  
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: 01/31/2000  
RENEWAL FEE: \$297.40  
RENEWAL TERM: ANNUAL

BILLED TO:

OFFICE: COOK

MAL ALLEN  
222 MONROE STREET  
ANOKA MN 55303

Please indicate any change to the address

ITEM	DATE	CHARGES	PAYMENTS
Renewal Fee	01/01/99	297.40	
Late Annual Fee 1st Notice	02/23/99	25.00	
Renewal Fee	03/09/99		136.20
Late Annual Fee 1st Notice	03/09/99		25.00
Late Annual Fee 1st Notice	08/16/99	25.00	
TOTAL CHARGES AND PAYMENTS		\$347.40	\$161.20

BALANCE PAST DUE: \$+186.20  
LEASE AND/OR PENALTY PAYMENT IS LATE

ENTER AMOUNT ENCLOSED

186<sup>20</sup>

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.

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**  
OCT 27 1999



# Saint Louis County

Land Department • 320 West 2nd Street, Room 607, Gov't. Serv. Cntr. • Duluth, MN 55802  
Phone: (218) 726-2606 • Fax: (218) 726-2800

**David J. Epperly**  
Land Commissioner

October 20, 1999

**Mark E. Reed**  
Deputy Land Commissioner

Mal Allen  
222 Monroe Street  
Anoka, MN 55303

Dear Mr. Allen:

I received your check today for \$161.20 for payment on Shoreland Lease L03900001. As indicated on the Second/Final Statement sent to you on August 16, 1999 a Late Payment Penalty of \$25.00 had been charged to your account as payment was 57 days past due. The \$25.00 still remains due. I will hold off processing your check for \$161.20 until I receive the balance owed on your account.

Thank you for your cooperation in this matter.

Sincerely,

  
Sharyl Odegard  
Land Department

STATEMENT

BILLING DATE: 03/02/1995

ACCOUNT: L03900001

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: 01/31/1996  
RENEWAL FEE: \$271.84  
RENEWAL TERM: ANNUAL

BILLED TO:

OFFICE: COOK

MAL ALLEN  
2516 4TH AVENUE NORTH  
ANOKA MN 55303

Please indicate any change to the address

ITEM	DATE	CHARGES	PAYMENTS
Renewal Fee	01/19/95	271.84	.00
Late Annual Fee 1st Notice	03/02/95	25.00	.00
TOTAL CHARGES AND PAYMENTS		\$296.84	\$0.00

BALANCE DUE: \$296.84

LEASE AND/OR PENALTY PAYMENT IS LATE - NOTICE #2

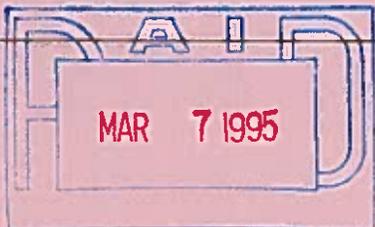
ENTER AMOUNT ENCLOSED

135<sup>92</sup>

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

If the renewal amount is over \$200.00 you may remit one half of the amount within 30 days and the unpaid balance by July 31, 1995. 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.



RECEIVED \$ 135.92

MAR 6 1995

LAND COMMISSIONER

*Late fee charged*



# Saint Louis County

LAND DEPARTMENT • 320 West 2nd St., Rm. 607, Government Services Ctr., Duluth MN 55802-1495  
(218) 726-2606

Land Commissioner  
John Vogel

Deputy Land Commissioner  
Jerry E. Murphy

March 7, 1995

Mal Allen  
2516 4th Avenue North  
Anoka, MN 55303

**RE: ST. LOUIS COUNTY LEASE RENEWAL PAYMENTS (L03900001)**

Just a brief note that your check has been received. However, you should also be aware that as stated on your billing, payment was due within 30 days from that date of billing to avoid a late payment penalty.

In an effort to hold down the lease renewal fees charged by the County, the Land Department has broken out those costs attributable to individuals. These would include lease transfers, multiple site inspections due to non-compliance with lease terms, and late payment penalties.

The late payment penalty fee of \$25.00 is a reasonable charge to make on those unpaid accounts. The fee is intended to cover our additional administration costs incurred with slow or non-payment of lease renewals.

The first billing for the 1995 renewal of your lease was dated January 19, 1995. The Second Notice was mailed on March 2, 1995 allowing 39 days for payment to have been made.

As a result, please be advised that a \$25.00 late payment penalty, as shown on your Second Notice, remains due by April 4.

Sincerely,

JOHN J. VOGEL  
LAND COMMISSIONER

BY *George C. Kirk*  
George C. Kirk, Land Use Forester

GCK/so  
c: LCO  
Kirk