

F & M LEASING CORPORATION

1920 BENSON AVENUE
ST. PAUL, MINNESOTA 55102
(612) 699-1155

January 31th, 2013

Via Personal Delivery

Chris Tolbert
City Council Offices
15 W Kellogg Blvd
Room 310C
St. Paul, MN 55102
Ph: 651-266-8630

RECEIVED
FEB 04 2013
COUNCILMEMBER
CHRIS TOLBERT

Re: Parcel ID #15-28-23-41-0052

Dear Chris,

F&M Leasing Corp purchased our property at 1920 Benson Ave in 1982 when the street (Benson Ave) was unimproved dirt & unpaved.

We have paid our real-estate taxes unabated for 31 years, including the assessments for improving Benson Ave. where we border the street for almost an entire city block. First there was the initial sewer install, then the paving, widening and curbing, mostly due to a developer who was building an apartment project in-between West 7th Street and Benson Ave, a project we weren't all that excited about as our quiet, off the grid industrial area would now see increased traffic and the problems that go along with industrial & residential attempting to live side by side.

In the most recent years there were the numerous "Right-of-Way" maintenance assessments, "Storm Sewer System" charge (SSSC), etc.

We have paid them all, but enough is enough.

Three residential neighbors bordered our property on Glen Terrace. When one of the three passed away, his estate's attorney begged us to purchase the land as no one was willing to buy that small decrepit house.

Our purchase of that property and subsequent demolition of the house is what gave us some street frontage on Glen Terrace.

Glen Terrace has eight (8) homes.

Two (2) homes border both Benson & Glen Terrace and the residences enter/depart the home(s) & garage(s) from the Benson Ave side.

One (1) home is a HUD foreclosure that has been vacant for two years.

There is also a City of St. Paul pump station on the street.

Glen Terrace ends just to the South East of the railroad tracks with private entrances to Johnson Brothers as well as the Crown Point Apartment & Glen Terrace Condo complex.

Both entrances have been fenced and locked for 30+ years.

F & M LEASING CORPORATION

1920 BENSON AVENUE
ST. PAUL, MINNESOTA 55102
(612) 699-1155

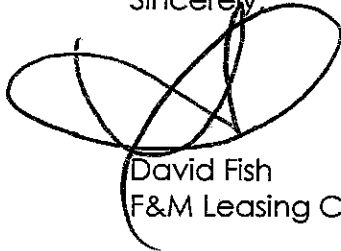
The only traffic down this street is from the remaining five (5) residences and the occasional City of St. Paul employee(s) that visit the pump station.

The paved street as it currently exists is more than adequate to serve the use.

There is minimum use and no traffic.

The Madison/Benson Area RSVP (2013) as said applies to this dead end street "Glen Terrace" is an unnecessary improvement and as said F&M Leasing will not agree to the projected scope of work or pay the \$2,428.84 assessment.

Sincerely

A handwritten signature in black ink, appearing to be "David Fish", written over the word "Sincerely". The signature is stylized with several loops and a long horizontal stroke.

David Fish
F&M Leasing Corporation

DF/bg

Note: our area code has changed to 651