


Evidence of ownership of
Retaining Wall
at 2153 Beech Street East

Presented June 11, 2015

by Thomas Brace

Correction Notice

 CITY OF SAINT PAUL <i>Christopher S. Coleman, Mayor</i>	<small>DEPARTMENT OF SAFETY AND INSPECTIONS <i>Nave Nguyen, Manager of Code Enforcement</i></small> <small>375 Jackson Street, Suite 220 Telephone: 651-266-5883 Saint Paul, MN 55101-1856 Facsimile: 651-266-1944 Web: www.saintpaul.gov</small>
---	--

- You have 10 days to file this notice with the city, by the end of which time you must pay the fee.
- If you do not pay the fee, you will be liable for the cost of the work.

335

May 12, 2015

Thomas J Bruce/Carole A Johnson
2157 Beech St
St Paul MN 55119-3977

CORRECTION NOTICE

RE: 2157 BEECH ST
File #: 15-033891

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on May 11, 2015 and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. GARAGES AND ACCESSORY STRUCTURES. All garages, accessory structures, and retaining walls must be in sound condition. **Repair or replace the failed retaining wall.**

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will reinspect these premises on or after June 08, 2015, by which date the violations noted must be corrected. Failure to correct these deficiencies may result in the issuance of criminal charges² and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8589.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal, and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-1944.

Sincerely,

Lisa Martin
Badge # 335

CODE ENFORCEMENT OFFICER

Footnotes:

Summary Abatement Order



CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
DIVISION OF CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

May 22, 2015
15-033891

SUMMARY ABATEMENT ORDER

- You taa kor isia te tuab sab maww ro, hu ma (651) 266-8089. Peh man shriav sh tug Hincob los pob tshis Nws yusa pub daveb zwb.
- Si' accessita on teadactor, por favor llamamos al (651)266-8089. No costo.

Thomas J Braun/Carole A Johnson
2157 Beech St
St Paul MN 55119-3977

Occupant
2157 BEECH ST
St. Paul, MN 55119-3977

As owner or person(s) responsible for: 2157 BEECH ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

- Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.
- Cut and remove tall grass, weeds and rank plant growth.
- Remove and properly dispose of all animal feces from yard areas.
- IMMEDIATELY secure all buildings which are open to unauthorized entry, including:
- Other: REPAIR OR REPLACE THE COLLAPSED RETAINING WALL. PERMITS MAY BE REQUIRED.

If you do not correct the nuisance or file an appeal before June 08, 2015, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately \$760.00 per hour plus expenses for abatement.

You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times.

FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION

Issued by: Lisa Martin, Badge Number 335, Phone Number: 651-266-1940

If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.

Appeal: You may appeal this order and obtain a hearing before the City Council by completing a special application with the City Clerk before the appeal deadline noted above or seven (7) days after the date noted, whichever comes first. The appeal must be filed after that time. You may obtain an appeal application from the City Clerk's Office, Room 116, City Hall, St. Paul, MN 55103. The telephone number is (651) 266-8089. You must submit a copy of your application with your appeal application.

WARNING: Code inspection and enforcement may cost the taxpayer money. If the violations are not corrected within the time period specified in this notice, the city's costs in enforcing a non-prosecution after the deadline for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are observed within the next following 12 months, the city's costs in conducting additional inspections at this time, including vehicle, yard, or animal care, will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you for your property.

Several requests to take action

<p>April 21, 2014</p> <p>Owner of</p>		<p>W re w pa m pa id</p>	<p>July 25, 2014</p> <p>Dear Neighbor,</p> <p>Thank you very much for your letter. We would like to discuss the cost of splitting the cost of the retaining wall.</p> <p>Thank you very much.</p>	<p>August 9, 2014</p> <p>We are sorry for not consulting with you earlier. Here is a referral to Kim Raa, Precision Property Solutions, Plymouth, MN 763-875-XXXX. His estimate is \$10,000. I am quite sure of the cost from where I plan to place the wall. As a result, you should consider permanent, durable retaining wall. For additional help, please contact Safety and Inspection Services, Inc. Thank you, Thomas and Carole</p>	<p>April</p> <p>Dear Neighbor,</p> <p>We are sorry for not consulting with you earlier. We are sorry for not consulting with you earlier. Due to the complexity of the situation, we are sorry for not consulting with you earlier. Thank you.</p>	<p>April</p> <p>Dear Neighbor,</p> <p>We are sorry for not consulting with you earlier. We are sorry for not consulting with you earlier. Due to the complexity of the situation, we are sorry for not consulting with you earlier. Thank you.</p>														
<p>After meeting with you, we are confident that the retaining wall is safe. The deterioration of the wall is a concern. We plan to move forward with the retaining wall. We would like to discuss the cost of splitting the cost of the retaining wall. Thank you.</p>																				
<p>Owners of Thomas and Carole</p> <p>651-739-4040</p>																				

JOHN M. GEARIN P.A.
 Attorney at Law M.D.A.
 JOHN M. GEARIN
 Minneapolis
 JOANNE C. VANGILDOR

8657 Eagle Pointe Boulevard, Suite 200
 Lake Forest, Minnesota 55092

651 209-0888 Fax 651-209-0889
 jmg@jmgearin.com jcb@jmgearin.com
 Also licensed in Wisconsin

May 11, 2015

Ying Vang
 Chee Xiong
 2153 Beech Street East
 St. Paul, MN 55119

Re: My Clients: Thomas and Carole Brace
 My File No.: 15-1266

Dear Ying Vang and Chee Xiong:

Please be advised that I represent Thomas and Carole Brace in regards to an ongoing issue with the retaining wall which is located on the north end of your property line on 2153 Beech Street East, St. Paul, Minnesota 55119; such retaining wall is placed completely on your property but has collapsed, causing damages to my clients' property which is located adjacent at 2157 Beech Street East, St. Paul, Minnesota 55119.

My clients are owed a duty of lateral support of their land from any injuries they may have as a result of the alteration of your lot from its natural condition. For your information, your lot was graded by the builder prior to placing your home on the site and the north end of your lot was altered by cutting into the natural bank which existed between my clients' property and yours.

In Minnesota, the right of lateral support of land from the adjacent soil is an absolute right of property, and the right to recover for injuries to the land by reason of removal of such support does not depend on negligence, but upon the violation of the right of property. *Schultz v. Bower*, 57 Minn. 493 (1894). Therefore, the law in Minnesota is that my clients have a right of property such that when the lateral support of their land is jeopardized by construction or alteration on your lot, it violates their right of property.

I have reviewed photographs from my clients which show the collapse of your wall and they have indicated to me that their driveway is sinking, causing cracks and other damage to their property. I understand that you have had numerous discussions with my clients in effort to resolve this matter and a survey was completed to place the property line.

Unfortunately, these discussions have not led to an agreement to resolve the problem. The Braces have indicated to me that they will force the issue of repair and/or compensation if you choose not to act to rectify the problem which is causing damage to their property. The best

Previous Owner's Statement

Statement of facts on June 3, 2015 by Marlow Blasing

1. We, Marlow G Blasing and Doris L Blasing, owned the property at 2157 Beech Street from 1976 until 1998.
2. Our lot was landscaped for a single level home with a look-out basement (all egress windows above grade) with natural sloping drainage from north-northeast to south-southwest.
3. The adjoining lots had a natural sloping drainage from north-northeast to south-southwest.
4. In 1976, the adjacent vacant lot to the west and its adjoining lot to the north were owned by the resident at 2150 Minnehaha Avenue.
5. In 1976, the vacant lot at 2153 Beech Street East had a non-structural, low stone wall comprised of flat limestone or shale rock near the our common property line.
6. In 1977, the adjacent lot at 2153 Beech Street East was excavated and a home built low to the ground, in my opinion, at least two courses of blocks too low.
7. The back of the adjacent lot at 2153 Beech Street East was excavated deeper and a garage erected a few years after the house was built.
8. According to Doris, the neighbors at 2153 Beech Street East complained of water in their basement.
9. By the late 1980s, the limestone wall was failing, causing extensive erosion to our property and driveway.
10. In 1990, Cecelia M. Wruck, then the owner of the property at 2153 Beech Street, had the current railroad tie construction wall built on her property by Beaver Landscaping.
11. The wall had minimal reinforcement, possibly using tie-backs and deadmen on our property.
12. The resulting wall had a maximum depth of 4.5 feet and eliminated the natural slope along the common property line between the two lots.
13. We were not expected to maintain the retaining wall.

Signed: _____ Date: _____

Marlow Blasing
38151 Egret Trail
North Branch, MN 55056
(651) 674-1873

Close



Mu



Pro



ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnesota, MN 55345 Phone (952) 474 7964 www.advance.com

SURVEY FOR: **THOM BRACE**

SURVEYED: June 1, 2015

DRAFTED: June 1, 2015

LEGAL DESCRIPTION:

Except the North 135 feet of the East half of Lot 10, Block 1, R L Ware Eastern Heights Acre Lots, Ramsey County, Minnesota.

SCOPE OF WORK:

1. Showing the length of the West boundary line of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements near that line that we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.

STANDARD SYMBOLS & CONVENTIONS:

* * * Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:

I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

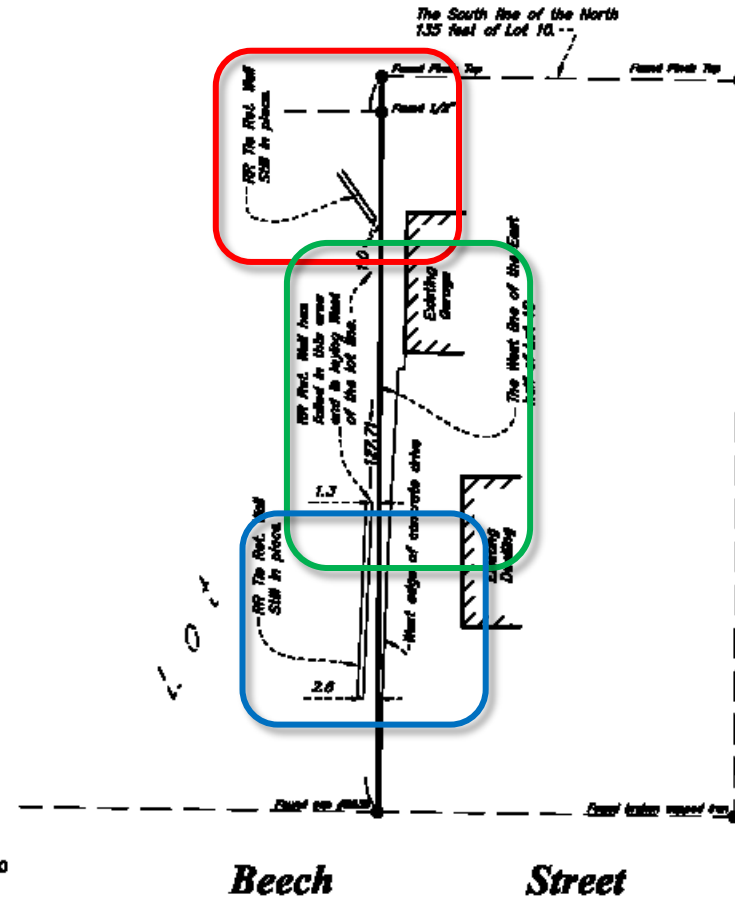
Signature: *James H. Parker* Typed Name: James H. Parker

Date: June 1, 2015 Reg. No. 9235

GRAPHIC SCALE



(IN FEET)

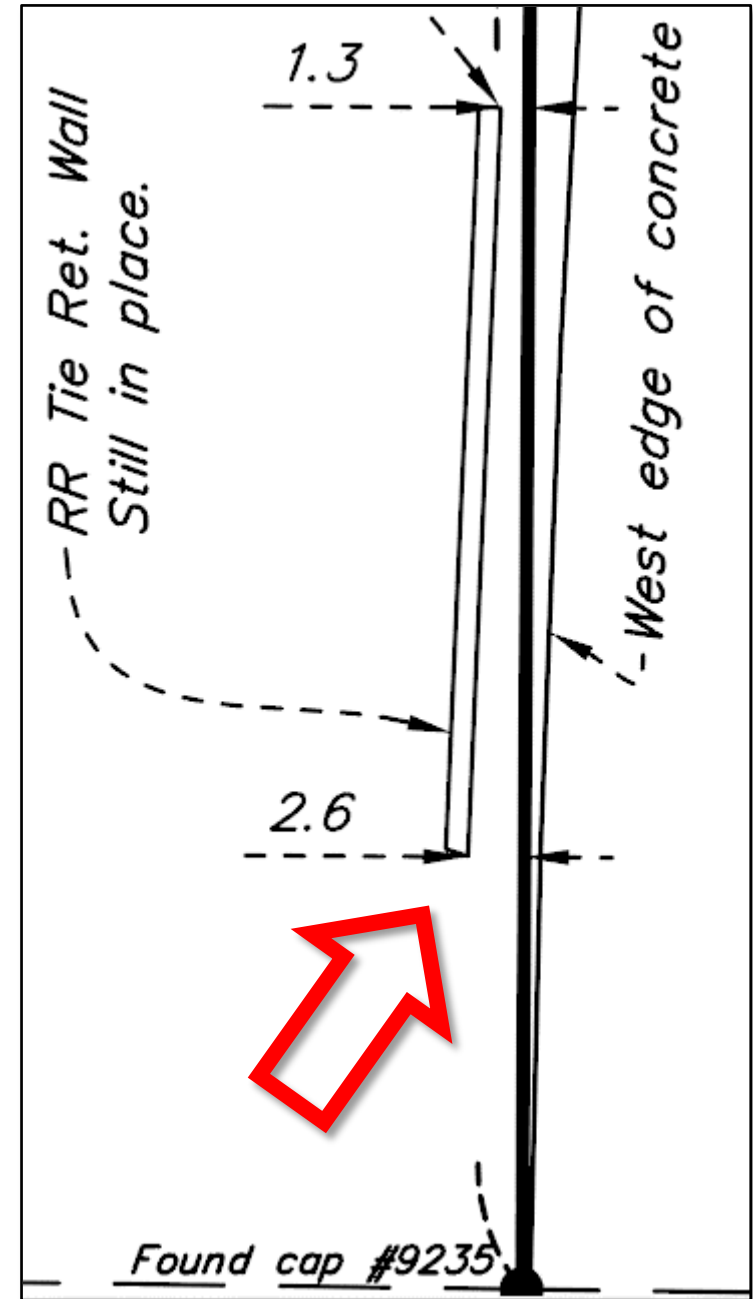
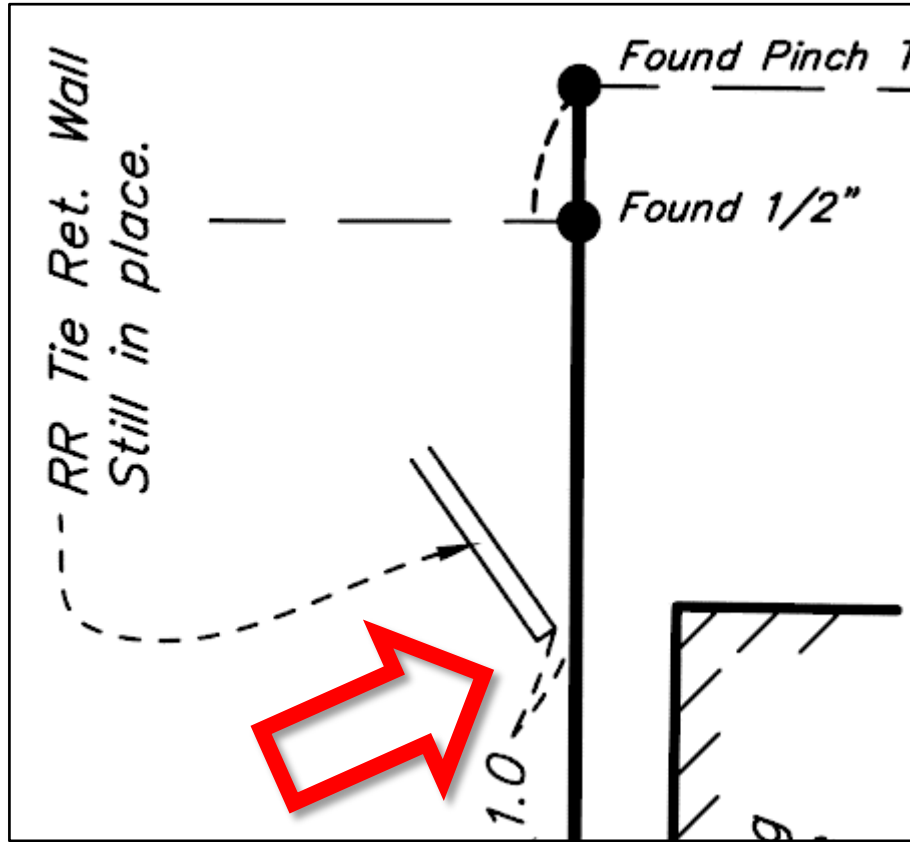


Beech

Street


Drw. No. 150396 TB

Survey Drawing



Backup slides

Correction Notice

 CITY OF SAINT PAUL <i>Christopher S. Coleman, Mayor</i>	<small>DEPARTMENT OF SAFETY AND INSPECTIONS <i>Nave Nguyen, Manager of Code Enforcement</i></small> <small>375 Jackson Street, Suite 220 Telephone: 651-266-5885 Saint Paul, MN 55101-1856 Facsimile: 651-266-1944 Web: www.saintpaul.gov</small>
---	--

- You have 10 days to file this notice with the city, by the end of which you must have your work done.
- If you need an extension, per their terms of # (651)266-8585. No costs.

335

May 12, 2015

Thomas J Bruce/Carole A Johnson
2157 Beech St
St Paul MN 55119-3977

CORRECTION NOTICE

RE: 2157 BEECH ST
File #: 15-033891

Dear Sir or Madam:

The City of Saint Paul, Department of Safety and Inspections has inspected the above referenced property on May 11, 2015 and has determined that the following deficiencies exist in violation of the Saint Paul Legislative Code¹ (see footnote 1, below).

1. GARAGES AND ACCESSORY STRUCTURES. All garages, accessory structures, and retaining walls must be in sound condition. **Repair or replace the failed retaining wall.**

You are hereby notified to correct these deficiencies in accordance with the appropriate codes. The Enforcement Officer will reinspect these premises on or after June 08, 2015, by which date the violations noted must be corrected. Failure to correct these deficiencies may result in the issuance of criminal charges² and/or a civil lawsuit, and possible abatement/assessment by the City. All repairs and new installations must be made in accordance with the appropriate codes. Permits may be obtained by calling 651-266-8589.

You may file an appeal to this notice by contacting the City Clerk at 651-266-8585. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this Notice when you appeal, and pay a filing fee.)

If you have any questions or request additional information, please contact me. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to me at 651-266-1944.


Sincerely,

Lisa Martin
Badge # 335

CODE ENFORCEMENT OFFICER

Footnotes:

Summary Abatement Order

	<p>CITY OF SAINT PAUL DEPARTMENT OF SAFETY AND INSPECTIONS DIVISION OF CODE ENFORCEMENT 375 Jackson Street, Suite 220 Saint Paul, MN 55101-1806</p>	<p>May 22, 2015 15 - 033891</p>
--	---	-------------------------------------

SUMMARY ABATEMENT ORDER

335

- You taa kor isia te tuab sab maww ro, hu ma (651) 266-8089. Peh man shriav sh tug Hincob los pob tshais Nws yusa pub daveb zwb.
- S' accessia on teadactor, por favor llamnos al (651)266-8089. No eosta.

Thomas J Braun/Carole A Johnson 2157 Beech St St Paul MN 55119-3977	Occupant 2157 BEECH ST St. Paul, MN 55119-3977
---	--

As owner or person(s) responsible for: 2157 BEECH ST you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

- Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.
- Cut and remove tall grass, weeds and rank plant growth.
- Remove and properly dispose of all animal feces from yard areas.
- IMMEDIATELY secure all buildings which are open to unauthorized entry, including:
- Other: REPAIR OR REPLACE THE COLLAPSED RETAINING WALL. PERMITS MAY BE REQUIRED.

If you do not correct the nuisance or file an appeal before June 08, 2015, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes. Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately \$760.00 per hour plus expenses for abatement.

You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times

FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION

Issued by: Lisa Martin, Inspectress Number 335, Phone Number 651-266-1940
If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.

Appeal: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date issued, whichever comes first. The appeal must be filed after that time. You may obtain an appeal application from the City Clerk's Office, Room 116, City Hall, St. Paul, MN 55101. The file number is (651) 266-8089. You must submit a copy of this order to the City Clerk with your appeal application.

WARNING: Code inspection and enforcement may cost the taxpayer money. If the violations are not corrected within the time period specified in this notice, the city's costs in enforcing a non-prosecution after the deadline for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are observed within the next following 12 months, the city's costs in conducting additional inspections at this time, including vehicle, yard, etc. notices will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you for your property.

sa0158 0011

Appeal



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8385

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash; receipt number _____)
- Copy of the City-issued order/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR Mail-In
for abatement orders only: Email OR Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, _____

Time: _____
Location of Hearing:
Room 339 City Hall/Courthouse

Address Being Appealed:

Number & Street: 2157 BEECH ST. City: ST. PAUL State: MN Zip: 55119

Appellant/Applicant: THOMAS BRACE Email: THOMBRACE@GMAIL.COM

Phone Numbers: Business 651 736 2571 Residence 651 739 8994 Cell 651 343 2147

Signature: Thomas Brace Date: 5/29/2015

Name of Owner (if other than Appellant): _____

Mailing Address (if Not Appellant's): _____

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? Attachments Are Acceptable

- Vacate Order/Condemnation/
- Revocation of Fire C of O FILE # 15-033891
- Summary/Vehicle Abatement THIS IS NOT MY RETAINING WALL. I CAN
- Fire C of O Deficiency List/Correction PRESENT A PROFESSIONAL SURVEY WITH
- Code Enforcement Correction Notice DRAWINGS, AN AFFIDAVIT FROM PRIOR OWNERS,
- Vacant Building Registration AND NEED TO POSTPONE PENDING LEGAL
- Other (Trace Violance, Code Compliance, etc.) SETTLEMENT FOR LOSS OF MATERIAL SUPPORT.

Revised 01/02/14

ADVANCE SURVEYING & ENGINEERING CO.

5540 N. Hwy. No. 261 Minneapolis, MN 55445 Phone (651) 434-7864 www.advance.com

SURVEY FOR: THOM BRACE

SURVEYED: June 1, 2015

DRAWN: June 1, 2015

LEGAL DESCRIPTION:

Except the North 155' End of the East half of Lot 18, Block 1, E.L. Wane Eastern Heights Acra Lots, Ramsey County, Minnesota.

SCOPE OF WORK:

1. Showing the length of the West boundary line of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. Showing the location of existing improvements near that line that we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.

STANDARD SYMBOLS & CONVENTIONS:

1/4" = 10' on 11" paper with plastic plug bearing State License Number 9235, etc, unless otherwise noted.

CERTIFICATION:

I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a Licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

Signature: *James H. Fisher*

Typed Name: **James H. Fisher**

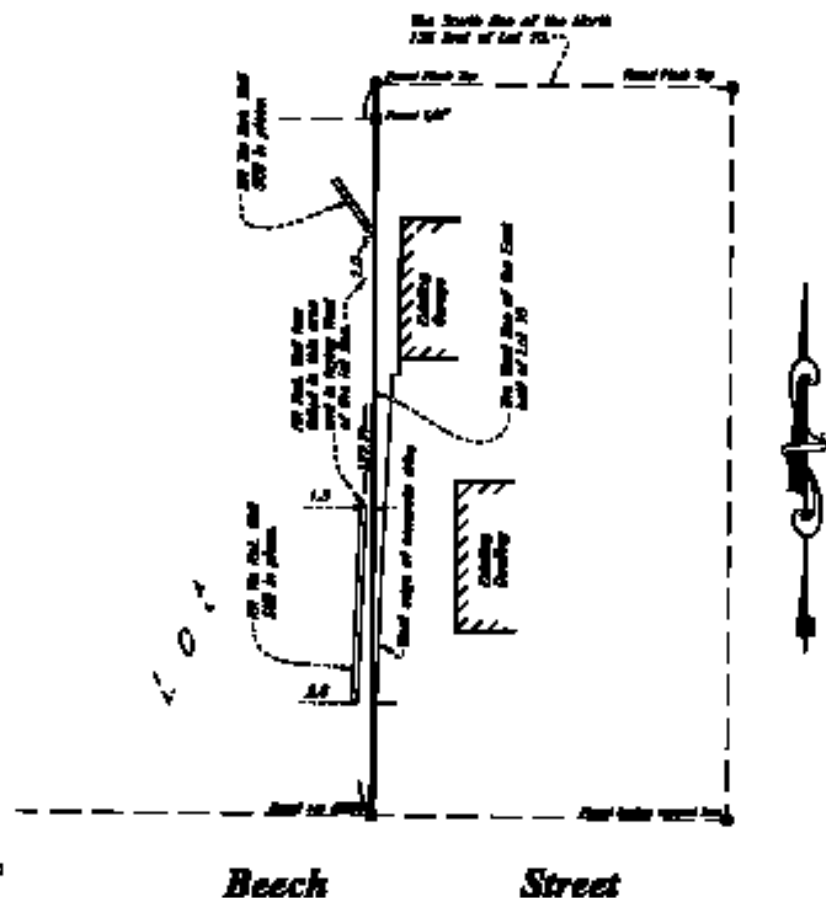
Date: **June 1, 2015**

Reg. No. **9235**

GRAPHIC SCALE



(IN FEET)



Draw. No. 150396 TB

2157 and 2153 Beech

Tax and Property Look Up Information - Quick Info Page 1 of 2

[Home](#) [Site Map](#) [Contact Us](#)

Tax & Property Look Up Information - Quick Info

[Home](#) || [Information](#) || [Property Look Up](#) || [Property Record Search-RecordEASE](#) || [Contact Us](#)

[New Property Search](#) > [Quick Information](#)

[Back to Search Results](#) [Go to E-Pay \(US Bank Browser Requirements\)](#)

Quick Info

<p>Property Information</p> <p>Taxpayer Name and Address</p> <p>Value Information</p> <p>Value History</p> <p>Structure Description</p> <p>Sale Information</p> <p>Special Assessments</p> <p>Property Tax Payment Information</p> <p>Property Tax Payment History</p> <p>2015 Value Notice</p> <p>2015 Property Tax Statement</p> <p>2015 Payment Stub</p> <p>2014 Value Notice</p> <p>2014 Property Tax Statement</p> <p>2013 Value Notice</p> <p>2013 Property Tax Statement</p> <p>2012 Value Notice</p> <p>2012 Property Tax Statement</p> <p>2011 Value Notice</p> <p>2011 Property Tax Statement</p> <p>Minnesota State Form MLPB</p>	<table border="0"> <tr> <td>Property Identification Number (PIN)</td> <td colspan="2">35.29.22.11.0016</td> </tr> <tr> <td>Property Address</td> <td colspan="2">2157 Beech St</td> </tr> <tr> <td>Municipality</td> <td colspan="2">St. Paul</td> </tr> <tr> <td>Watershed</td> <td colspan="2">Metro Watershed</td> </tr> <tr> <td>School District Number</td> <td colspan="2">625</td> </tr> <tr> <td>Assessment Date</td> <td>01-02-2014</td> <td>01-02-2015</td> </tr> <tr> <td>Tax Payable Year</td> <td>2015</td> <td>2016</td> </tr> <tr> <td>Total Estimated Market Value</td> <td>\$144,600</td> <td>\$155,600</td> </tr> <tr> <td>Total Taxable Market Value</td> <td>\$120,400</td> <td>\$132,400</td> </tr> <tr> <td>Total Estimated Land Value</td> <td>\$33,100</td> <td>\$33,100</td> </tr> <tr> <td>Total Estimated Building Value</td> <td>\$111,500</td> <td>\$122,500</td> </tr> <tr> <td>Property Tax</td> <td colspan="2">\$2,060.96</td> </tr> <tr> <td>Special Assessments</td> <td colspan="2">\$107.04</td> </tr> <tr> <td>Total Property Tax + Special Assessments</td> <td colspan="2">\$2,168.00</td> </tr> <tr> <td>Property Class Description</td> <td>Res Hstd</td> <td>Res Hstd</td> </tr> <tr> <td>Year Built</td> <td colspan="2">1969</td> </tr> <tr> <td># of Stories</td> <td colspan="2">1.00</td> </tr> <tr> <td>Residential Finished SQ</td> <td colspan="2">1940</td> </tr> <tr> <td>Feet/Comm, Ind, Apt Bldg Area</td> <td colspan="2">1040</td> </tr> <tr> <td>Foundation Size</td> <td colspan="2"></td> </tr> </table> <p>The Plat or Section / Township / Range and Legal Description listed below may be an abbreviated legal description - Do not use to prepare legal documents</p> <table border="0"> <tr> <td>Section / Township / Range</td> <td colspan="2">35-29-22</td> </tr> <tr> <td>Plat</td> <td colspan="2">R L Wares Eastern Hgts Acr Lot</td> </tr> <tr> <td>Legal Description</td> <td colspan="2">Ex N 135 Ft The E 1/2 Of Lot 10 Blk 1</td> </tr> </table> <p>To determine whether your property is Abstract or Torrens, call (651)266-2050</p> <table border="0"> <tr> <td>Most Recent Sale</td> <td></td> </tr> <tr> <td>Sale Date</td> <td>06-24-1998</td> </tr> <tr> <td>Sale Price</td> <td>\$116,500</td> </tr> <tr> <td>Certificate of Real Estate Value Number</td> <td>256611</td> </tr> <tr> <td>Number</td> <td>Qualified Sale</td> </tr> <tr> <td>Sale Status</td> <td>Good Sale For Ratio</td> </tr> <tr> <td>Sale Description</td> <td></td> </tr> </table>	Property Identification Number (PIN)	35.29.22.11.0016		Property Address	2157 Beech St		Municipality	St. Paul		Watershed	Metro Watershed		School District Number	625		Assessment Date	01-02-2014	01-02-2015	Tax Payable Year	2015	2016	Total Estimated Market Value	\$144,600	\$155,600	Total Taxable Market Value	\$120,400	\$132,400	Total Estimated Land Value	\$33,100	\$33,100	Total Estimated Building Value	\$111,500	\$122,500	Property Tax	\$2,060.96		Special Assessments	\$107.04		Total Property Tax + Special Assessments	\$2,168.00		Property Class Description	Res Hstd	Res Hstd	Year Built	1969		# of Stories	1.00		Residential Finished SQ	1940		Feet/Comm, Ind, Apt Bldg Area	1040		Foundation Size			Section / Township / Range	35-29-22		Plat	R L Wares Eastern Hgts Acr Lot		Legal Description	Ex N 135 Ft The E 1/2 Of Lot 10 Blk 1		Most Recent Sale		Sale Date	06-24-1998	Sale Price	\$116,500	Certificate of Real Estate Value Number	256611	Number	Qualified Sale	Sale Status	Good Sale For Ratio	Sale Description	
Property Identification Number (PIN)	35.29.22.11.0016																																																																																			
Property Address	2157 Beech St																																																																																			
Municipality	St. Paul																																																																																			
Watershed	Metro Watershed																																																																																			
School District Number	625																																																																																			
Assessment Date	01-02-2014	01-02-2015																																																																																		
Tax Payable Year	2015	2016																																																																																		
Total Estimated Market Value	\$144,600	\$155,600																																																																																		
Total Taxable Market Value	\$120,400	\$132,400																																																																																		
Total Estimated Land Value	\$33,100	\$33,100																																																																																		
Total Estimated Building Value	\$111,500	\$122,500																																																																																		
Property Tax	\$2,060.96																																																																																			
Special Assessments	\$107.04																																																																																			
Total Property Tax + Special Assessments	\$2,168.00																																																																																			
Property Class Description	Res Hstd	Res Hstd																																																																																		
Year Built	1969																																																																																			
# of Stories	1.00																																																																																			
Residential Finished SQ	1940																																																																																			
Feet/Comm, Ind, Apt Bldg Area	1040																																																																																			
Foundation Size																																																																																				
Section / Township / Range	35-29-22																																																																																			
Plat	R L Wares Eastern Hgts Acr Lot																																																																																			
Legal Description	Ex N 135 Ft The E 1/2 Of Lot 10 Blk 1																																																																																			
Most Recent Sale																																																																																				
Sale Date	06-24-1998																																																																																			
Sale Price	\$116,500																																																																																			
Certificate of Real Estate Value Number	256611																																																																																			
Number	Qualified Sale																																																																																			
Sale Status	Good Sale For Ratio																																																																																			
Sale Description																																																																																				

[http://rinfo.co.ramsey.mn.us/public/characteristic/Parcel.aspx?scrm=Quick&pin=35292211... 6/2/2015](#)

Tax and Property Look Up Information - Quick Info Page 1 of 2

[Home](#) [Site Map](#) [Contact Us](#)

Tax & Property Look Up Information - Quick Info

[Home](#) || [Information](#) || [Property Look Up](#) || [Property Record Search-RecordEASE](#) || [Contact Us](#)

[New Property Search](#) > [Quick Information](#)

[Back to Search Results](#) [Go to E-Pay \(US Bank Browser Requirements\)](#)

Quick Info

<p>Property Information</p> <p>Taxpayer Name and Address</p> <p>Value Information</p> <p>Value History</p> <p>Structure Description</p> <p>Sale Information</p> <p>Special Assessments</p> <p>Property Tax Payment Information</p> <p>Property Tax Payment History</p> <p>2015 Value Notice</p> <p>2015 Property Tax Statement</p> <p>2015 Payment Stub</p> <p>2014 Value Notice</p> <p>2014 Property Tax Statement</p> <p>2013 Value Notice</p> <p>2013 Property Tax Statement</p> <p>2012 Value Notice</p> <p>2012 Property Tax Statement</p> <p>2011 Value Notice</p> <p>2011 Property Tax Statement</p> <p>Minnesota State Form MLPB</p>	<table border="0"> <tr> <td>Property Identification Number (PIN)</td> <td colspan="2">35.29.22.11.0015</td> </tr> <tr> <td>Property Address</td> <td colspan="2">2153 Beech St</td> </tr> <tr> <td>Municipality</td> <td colspan="2">St. Paul</td> </tr> <tr> <td>Watershed</td> <td colspan="2">Metro Watershed</td> </tr> <tr> <td>School District Number</td> <td colspan="2">625</td> </tr> <tr> <td>Assessment Date</td> <td>01-02-2014</td> <td>01-02-2015</td> </tr> <tr> <td>Tax Payable Year</td> <td>2015</td> <td>2016</td> </tr> <tr> <td>Total Estimated Market Value</td> <td>\$142,100</td> <td>\$154,600</td> </tr> <tr> <td>Total Taxable Market Value</td> <td>\$117,600</td> <td>\$131,300</td> </tr> <tr> <td>Total Estimated Land Value</td> <td>\$35,400</td> <td>\$35,400</td> </tr> <tr> <td>Total Estimated Building Value</td> <td>\$106,700</td> <td>\$119,200</td> </tr> <tr> <td>Property Tax</td> <td colspan="2">\$2,012.48</td> </tr> <tr> <td>Special Assessments</td> <td colspan="2">\$53.52</td> </tr> <tr> <td>Total Property Tax + Special Assessments</td> <td colspan="2">\$2,066.00</td> </tr> <tr> <td>Property Class Description</td> <td>Res Hstd</td> <td>Res Hstd</td> </tr> <tr> <td>Year Built</td> <td colspan="2">1977</td> </tr> <tr> <td># of Stories</td> <td colspan="2">1.00</td> </tr> <tr> <td>Residential Finished SQ</td> <td colspan="2">1092</td> </tr> <tr> <td>Feet/Comm, Ind, Apt Bldg Area</td> <td colspan="2">1092</td> </tr> <tr> <td>Foundation Size</td> <td colspan="2"></td> </tr> </table> <p>The Plat or Section / Township / Range and Legal Description listed below may be an abbreviated legal description - Do not use to prepare legal documents</p> <table border="0"> <tr> <td>Section / Township / Range</td> <td colspan="2">35-29-22</td> </tr> <tr> <td>Plat</td> <td colspan="2">R L Wares Eastern Hgts Acr Lot</td> </tr> <tr> <td>Legal Description</td> <td colspan="2">Ex N 141 Ft & Subj To St. The W 1/2 Lot 10 Blk 1</td> </tr> </table> <p>To determine whether your property is Abstract or Torrens, call (651)266-2050</p> <table border="0"> <tr> <td>Most Recent Sale</td> <td></td> </tr> <tr> <td>Sale Date</td> <td>05-28-1999</td> </tr> <tr> <td>Sale Price</td> <td>\$113,500</td> </tr> <tr> <td>Certificate of Real Estate Value Number</td> <td>268116</td> </tr> <tr> <td>Number</td> <td>Qualified Sale</td> </tr> <tr> <td>Sale Status</td> <td>Good Sale For Ratio</td> </tr> <tr> <td>Sale Description</td> <td></td> </tr> </table>	Property Identification Number (PIN)	35.29.22.11.0015		Property Address	2153 Beech St		Municipality	St. Paul		Watershed	Metro Watershed		School District Number	625		Assessment Date	01-02-2014	01-02-2015	Tax Payable Year	2015	2016	Total Estimated Market Value	\$142,100	\$154,600	Total Taxable Market Value	\$117,600	\$131,300	Total Estimated Land Value	\$35,400	\$35,400	Total Estimated Building Value	\$106,700	\$119,200	Property Tax	\$2,012.48		Special Assessments	\$53.52		Total Property Tax + Special Assessments	\$2,066.00		Property Class Description	Res Hstd	Res Hstd	Year Built	1977		# of Stories	1.00		Residential Finished SQ	1092		Feet/Comm, Ind, Apt Bldg Area	1092		Foundation Size			Section / Township / Range	35-29-22		Plat	R L Wares Eastern Hgts Acr Lot		Legal Description	Ex N 141 Ft & Subj To St. The W 1/2 Lot 10 Blk 1		Most Recent Sale		Sale Date	05-28-1999	Sale Price	\$113,500	Certificate of Real Estate Value Number	268116	Number	Qualified Sale	Sale Status	Good Sale For Ratio	Sale Description	
Property Identification Number (PIN)	35.29.22.11.0015																																																																																			
Property Address	2153 Beech St																																																																																			
Municipality	St. Paul																																																																																			
Watershed	Metro Watershed																																																																																			
School District Number	625																																																																																			
Assessment Date	01-02-2014	01-02-2015																																																																																		
Tax Payable Year	2015	2016																																																																																		
Total Estimated Market Value	\$142,100	\$154,600																																																																																		
Total Taxable Market Value	\$117,600	\$131,300																																																																																		
Total Estimated Land Value	\$35,400	\$35,400																																																																																		
Total Estimated Building Value	\$106,700	\$119,200																																																																																		
Property Tax	\$2,012.48																																																																																			
Special Assessments	\$53.52																																																																																			
Total Property Tax + Special Assessments	\$2,066.00																																																																																			
Property Class Description	Res Hstd	Res Hstd																																																																																		
Year Built	1977																																																																																			
# of Stories	1.00																																																																																			
Residential Finished SQ	1092																																																																																			
Feet/Comm, Ind, Apt Bldg Area	1092																																																																																			
Foundation Size																																																																																				
Section / Township / Range	35-29-22																																																																																			
Plat	R L Wares Eastern Hgts Acr Lot																																																																																			
Legal Description	Ex N 141 Ft & Subj To St. The W 1/2 Lot 10 Blk 1																																																																																			
Most Recent Sale																																																																																				
Sale Date	05-28-1999																																																																																			
Sale Price	\$113,500																																																																																			
Certificate of Real Estate Value Number	268116																																																																																			
Number	Qualified Sale																																																																																			
Sale Status	Good Sale For Ratio																																																																																			
Sale Description																																																																																				

[http://rinfo.co.ramsey.mn.us/public/characteristic/Parcel.aspx?scrm=Quick&pin=35292211... 6/2/2015](#)

2150 and 2156 Minnehaha

Tax and Property Look Up Information - Quick Info Page 1 of 2

[Home](#) [Site Map](#) [Contact Us](#)

Tax & Property Look Up Information - Quick Info

[Home](#) || [Information](#) || [Property Look Up](#) || [Property Record Search-RecordEASE](#) || [Contact Us](#)

[New Property Search](#) > [Quick Information](#)

[Back to Search Results](#) [Go to E-Pay \(US Bank Browser Requirements\)](#)

Quick Info

[Property Information](#)

Property Identification Number (PIN)	35.29.22.11.0014	
Property Address	2150 Minnehaha Ave E	
Municipality	St. Paul	
Watershed	Metro Watershed	
School District Number	625	
Assessment Date	01-02-2014	01-02-2015
Tax Payable Year	2015	2016
Total Estimated Market Value	\$128,000	\$162,800
Total Taxable Market Value		
Total Estimated Land Value	\$32,500	\$32,500
Total Estimated Building Value	\$95,500	\$130,300
Property Tax	\$0.00	
Special Assessments	\$53.52	
Total Property Tax + Special Assessments	\$53.52	
Property Class Description	Exempt	Exempt

Year Built 1951
of Stories 1.00
Residential Finished SQ Feet/Comm, Ind, Apt Bldg Area 2017
Foundation Size 1140

The Plat or Section / Township / Range and Legal Description listed below may be an abbreviated legal description - Do not use to prepare legal documents

Section / Township / Range 35-29-22
Plat R L Wares Eastern Hgts Acr Lot
Legal Description N 141 Ft Of W 1/2 Of Lot 10 Blk 1
 To determine whether your property is Abstract or Torrens, call (651)266-2050

[2015 Value Notice](#)
[2015 Property Tax Statement](#)
[2015 Payment Stub](#)
[2014 Value Notice](#)
[2014 Property Tax Statement](#)
[2013 Value Notice](#)
[2013 Property Tax Statement](#)
[2012 Value Notice](#)
[2012 Property Tax Statement](#)
[2011 Value Notice](#)
[2011 Property Tax Statement](#)
 Minnesota State Form M1PR

<http://rinfo.co.ramsey.mn.us/public/characteristic/Parcel.aspx?scm=Quick&pin=35292211...> 6/2/2015

Tax and Property Look Up Information - Quick Info Page 1 of 2

[Home](#) [Site Map](#) [Contact Us](#)

Tax & Property Look Up Information - Quick Info

[Home](#) || [Information](#) || [Property Look Up](#) || [Property Record Search-RecordEASE](#) || [Contact Us](#)

[New Property Search](#) > [Quick Information](#)

[Back to Search Results](#) [Go to E-Pay \(US Bank Browser Requirements\)](#)

Quick Info

[Property Information](#)

Property Identification Number (PIN)	35.29.22.11.0013	
Property Address	2156 Minnehaha Ave E	
Municipality	St. Paul	
Watershed	Metro Watershed	
School District Number	625	
Assessment Date	01-02-2014	01-02-2015
Tax Payable Year	2015	2016
Total Estimated Market Value	\$139,500	\$144,100
Total Taxable Market Value	\$139,500	\$144,100
Total Estimated Land Value	\$32,200	\$32,200
Total Estimated Building Value	\$107,300	\$111,900
Property Tax	\$2,348.48	
Special Assessments	\$53.52	
Total Property Tax + Special Assessments	\$2,402.00	
Property Class Description	Res Non-Hstd	Res Non-Hstd

Year Built 1947
of Stories 1.00
Residential Finished SQ Feet/Comm, Ind, Apt Bldg Area 1356
Foundation Size 1356

The Plat or Section / Township / Range and Legal Description listed below may be an abbreviated legal description - Do not use to prepare legal documents

Section / Township / Range 35-29-22
Plat R L Wares Eastern Hgts Acr Lot
Legal Description N 135 Ft Of E 1/2 Of Lot 10 Blk 1
 To determine whether your property is Abstract or Torrens, call (651)266-2050

Most Recent Sale

Sale Date 08-17-2012
Sale Price \$130,050
Certificate of Real Estate Value Number 399971
Sale Status Good Sale For Ratio
Sale Description

[2015 Value Notice](#)
[2015 Property Tax Statement](#)
[2015 Payment Stub](#)
[2014 Value Notice](#)
[2014 Property Tax Statement](#)
[2013 Value Notice](#)
[2013 Property Tax Statement](#)
[2012 Value Notice](#)
[2012 Property Tax Statement](#)
[2011 Value Notice](#)
[2011 Property Tax Statement](#)
 Minnesota State Form M1PR

<http://rinfo.co.ramsey.mn.us/public/characteristic/Parcel.aspx?scm=Quick&pin=35292211...> 6/2/2015

Title to 2157 Beech

Certificate of Title

Certificate Number: **503439** Document Number: **1520067**
 Transfer From Certificate Number: **370727**

Originally registered the 3rd day of October, 1910. Book: **24** Page: **134** Dist. Court No.: **1065**

State of Minnesota } s.s. **REGISTRATION**
 County of Ramsey

This is to certify that

Thomas J. Brace, 2157 Beech Street, City of Saint Paul, County of Ramsey, State of Minnesota, and
 Carole A. Johnson, 2157 Beech Street, City of Saint Paul, County of Ramsey, State of Minnesota, as joint tenants
 are now the owners of an estate in fee simple

In the following described land situated in the County of Ramsey and State of Minnesota, to wit:

The East-half of Lot 10, Block 1, Robert L. Ward's Eastern Heights Acre Lots, except the North 135 feet

Subject to the interests shown by the following memorials and to the following rights or encumbrances set forth in Minnesota statute chapter 509, namely:

1. Liens, claims, or rights arising under the laws of the Constitution of the United States, which the statutes of this state cannot require to appear of record;
2. Any real property tax or special assessment for which a title of the land has not been paid at the date of the certificate of title;
3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease;
4. All rights in public highways upon the land;
5. Such right of appeal or right to appeal and contest the application as is allowed by law;
6. The rights of any person in possession under deed or contract for deed from the owner of the certificate of title;
7. Any outstanding mechanics lien rights which may exist under sections 514.01 to 514.17.

That Thomas J. Brace is 18 years of age or older, is unmarried, and is under no legal incapacity
 That Carole A. Johnson is 18 years of age or older, is unmarried, and is under no legal incapacity.

MEMORIALS

Document Number	Document Type	Date of Registration Month Day, Year Time	Amount (\$)	Running in Favor of
521108	Easement	Mar 05, 1968 11:00 AM		Easement for slopes, cuts and fills in the grading of street adjoining above property.
521143	Opening	Mar 26, 1968 02:40 PM		Opening, widening and extending of street abrect.
1203011	Mortgage	Jul 06, 1994 10:00 AM	40,007.00	First Chok National Association
1320558	Mortgage	Feb 26, 1994 04:30 AM	35,200.00	Temple-Inland Mortgage Corporation, a Nevada corporation, 1300 South Mopac Expressway, City of Austin, State of Texas
1320568	Mortgage	Feb 28, 1999 08:00 AM	18,000.00	J.S. Bank National Association ND, 4325 17th Avenue SW, City of Fargo, State of North Dakota
1520272	Mortgage	Feb 28, 1999 08:00 AM	10,210.00	J.S. Bank National Association ND, 4325 17th Avenue SW, City of Fargo, State of North Dakota
1581362	Satisfaction of Mortgage	Nov 12, 1999 02:00 PM		Satisfaction of record 4051 1068847.0
1647430	Mortgage	Aug 12, 2001 09:00 AM	195,000.00	First National Bank, a United States corporation, 1333 Main Street, Suite 200, City of Columbia, State of South Carolina

Page 1 of 2

Marriage Certificate

STATE OF MINNESOTA
COUNTY OF RAMSEY
Marriage License 36062

CERTIFICATE OF MARRIAGE

I hereby certify that on July 1, 2011,
at Battle Creek Regional Park in St. Paul, in the County of Ramsey,
I, the undersigned, a(n) State District Court Judge, did join in marriage:

Thomas Jeffrey Brace
Date of Birth 12/18/1957, resident of Ramsey County, State of Minnesota
and
Carole Ann Johnson
Date of Birth 5/14/1956, resident of Ramsey County, State of Minnesota
who, after their marriage, will be known as:
Thomas Jeffrey Brace
and
Carole Ann Brace

in the presence of these witnesses:
Richard M. Brace Helen M. Brace

Officiant: Mark Ireland
15 W. Kellogg Blvd.
St. Paul, MN 55102
Credentials Recorded:
Ramsey County, MN

OFFICIAL USE ONLY
I hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.
July 1, 2011
Deputy Clerk

Recorded: 7/5/2011

Example of Residential Lot Plan

