

Ambassador Management, LLC

Property I.D. # 33-29-23-42-0106

Property Address 420 Herschel Street

Frontage: 40,40,127

Class: 4C, 3C, 3C

Assessment amount \$1,153.07

Re: Right-of-Way Maintenance Program & Assessment Rates

Dear Council,

Gretchen and I (Angela) own a 5-plex in St. Paul. We have been assessed five different times in the last two years for different reasons. You have assessed us for road maintenance, sidewalk maintenance, sewer, and now for Right-of-Way Maintenance. As a property manager we cannot afford another assessment. Our rent is down and we are trying everything in our power to maintain the property, keep it looking nice for the neighbors, keep the vacancy to a minimum and collect rent on a monthly basis. Please reconsider this assessment of \$1153.07. We feel the assessment is unnecessary. In order for Ambassador Management, LLC to avoid foreclosure we can't keep paying these thousand dollar assessments annually.

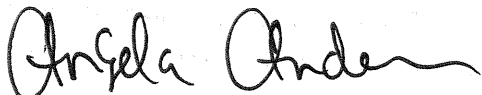
When we were assessed for the sidewalk, we noticed the sidewalk fill was very minimal and didn't even cover some of the hazard areas or cracks. Our concern is being assessed for maintenance that wasn't fixed properly.

If you proceed with this assessment we would like to see in great detail a scope of work that shows and explains what needs to be done and why we have to pay so much.

Please call us if you would like to discuss this matter in further depth.

Angela Anderson # 651.755.5379 or Gretchen Heinen # 651.895.4876

Thank you,



Ambassador Management, LLC - Angela Anderson & Gretchen Heinen



25 W FOURTH ST, STE 1000
SAINT PAUL MN 55102-1600

RETURN SERVICE REQUESTED

on Right-of-Way Maintenance Program
and Above-Standard Lighting Operation
and Maintenance Program

THIS IS NOT A BILL

FIRST-CLASS MAIL
U.S. POSTAGE
PAID
TBI

068660



***AUTO**5-DIGIT 55125 68660 T62:72 68660 1 AV 0.350
AMBASSADOR MANAGEMENT LLC
8115 BOULDER RIDGE RD
WOODBURY MN 55125-3027

PUBLIC HEARING NOTICE

Right-of-Way Maintenance Program and Above-Standard Lighting Operation and Maintenance Program

To notify property owners of the following two official public hearings before the City Council

	<u>2012 Recommended Assessment Rates</u>	<u>2013 Proposed Assessment Rates</u>
Purpose of the hearing:	To ratify recommended assessment rates for 2012 services. Written and oral statements will be considered by the Council at this meeting.	To consider proposed assessment rates and service levels for the 2013 program. Written and oral statements will be considered by the Council at this meeting.
Hearing time and location:	Wednesday, October 3, 2012 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.	Wednesday, November 7, 2012 at 5:30 p.m. Council Chambers, 3rd Floor, City Hall, 15 Kellogg Blvd. W.

Assessment Information:

The recommended 2012 rates and proposed 2013 rates are listed on the reverse side.

The Right-of-Way Maintenance Assessment Policy sets policies for calculating the assessment based on assessable frontage and established assessment rates. A copy of the policy can be found at www.stpaul.gov/assessments under the ROW Maintenance Assessment tab.

Visit our link at www.stpaul.gov/assessments to view assessment information, or call 651-266-8858 with questions.

Tenemos a su disposición servicios de intérpretes gratuitos 651-266-8858, Adeegyada tarjumaada oo lacag la'aan ah ayaad helayaas 651-266-8858, Yog koj xav tau tus neeg pab txhais lus dawb 651-266-8858.

Recommended 2012 Right-of-Way Assessment and Above-Standard Lighting Operation and Maintenance (if applicable)—THIS IS NOT A BILL

Property Address: 420 HERSCHEL ST
Property ID Number: 33-29-23-42-0106

Street Class	Rate	Frontage	=	Amount
Oiled/Paved Residential Streets	\$6.61/foot	X 40.00 feet	=	\$264.40
Oiled/Paved Residential Streets	\$6.61/foot	X 127.00 feet	=	\$839.47
Oiled/Paved Alleys	\$1.23/foot	X 40.00 feet	=	\$49.20
Total Recommended Assessment				\$1,153.07