

Date: May 5, 2019

City of Saint Paul Assessments  
Attn: Lynn Moser  
700 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102-1658

Dear Ms. Moser:

This letter serves as a petition to the City of Saint Paul for approval of a special assessment against my property at 161 North Snelling, Saint Paul, Minnesota, to finance the construction of a fire protection sprinkler system.

Attached is a copy of a title insurance commitment or title company ownership report showing that I am the record owner of the property.

I understand that I am responsible for contracting for the installation of the sprinkler system and for presenting invoices and mechanics lien waivers for payment of the work.

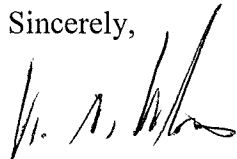
I understand that in the event this project is abandoned by me I will reimburse all costs incurred by the City relating to the assessment.

I hereby waive my right to a public hearing and to appeal the assessment.

I have submitted my fire protection sprinkler system plans to the Department of Fire and Safety Services and the Department of Safety Inspections for review and approval.

If you have any questions or if you need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "V. N. Moser". The signature is written in a cursive style with a large, sweeping initial "V".

Date: May 5, 2019

City of Saint Paul Assessments  
Attn: Lynn Moser  
700 City Hall  
15 West Kellogg Boulevard  
Saint Paul, MN 55102-1658

Dear Ms. Moser:

This letter serves as a petition to the City of Saint Paul for approval of a special assessment against my property at 161 North Snelling, Saint Paul, Minnesota, to finance the construction of a fire protection sprinkler system.

Attached is a copy of a title insurance commitment or title company ownership report showing that I am the record owner of the property.

I understand that I am responsible for contracting for the installation of the sprinkler system and for presenting invoices and mechanics lien waivers for payment of the work.

I understand that in the event this project is abandoned by me I will reimburse all costs incurred by the City relating to the assessment.

I hereby waive my right to a public hearing and to appeal the assessment.

I have submitted my fire protection sprinkler system plans to the Department of Fire and Safety Services and the Department of Safety Inspections for review and approval.

If you have any questions or if you need additional information, please feel free to contact me.

Sincerely,

**AGREEMENT FOR INSTALLATION OF IMPROVEMENTS  
AND WAIVER OF SPECIAL ASSESSMENT APPEAL**

1. The undersigned (is/are) fee owner(s) (hereinafter referred to as "Owner") of property at 161 North Snelling, Saint Paul, Minnesota legally described on the attached **Exhibit A** (the "Subject Property").
2. Owner enters into this agreement and waiver on behalf of Owner's self, successors and assigns.
3. Owner is developing the Subject Property for commercial use.
4. As a part of this project, Owner has petitioned the City of Saint Paul to assess the costs of constructing, reconstructing, altering, extending and promoting a fire protection system for the building located on the Subject Property in accordance with city policy regarding fire protection system assessments.
5. Owner hereby waives any and all rights Owner may have to a public hearing concerning the proposed improvement and assessment.
6. Owner has been informed that the estimated assessment amount for the construction of this improvement is the "Total Estimated Assessment Amount" identified below, which is to be fully repaid at the current year's prevailing interest rate over 20 years, and that such payments shall be collected as an assessment against the Subject Property.

A breakdown of these assessment costs are as follows:


Approved construction estimate .....	\$ 112,392.50
Administrative Costs: Review, Processing and Disbursement Charges .....	\$ 500.00
<u>Total Estimated Assessment Amount .....</u>	<u>\$ 112,892.50</u>

7. If the assessment amount actually levied against the Subject Property is equal to or less than the estimated assessment amount, Owner hereby waives any right Owner may have to contest the validity of or appeal from the special assessments plus interest including any procedural or substantive rights pursuant to Chapter 13 and 14 of the Saint Paul Charter, Minnesota Statutes Chapter 429, or any other statutes, constitutions, laws of judicial decisions of the State of Minnesota or the United States.

8. If such improvements are approved and constructed, Owner agrees on behalf of Owner, his successors or assigns that such public improvements would be of special benefit to the Subject Property in at least the amount of the estimated assessment plus interest charges set forth in Paragraph 6.
9. Owner agrees to be responsible for the payment of the difference between the approved estimated construction costs and the actual construction costs, in the event the actual construction costs exceed the approved estimated costs.
10. Owner agrees and understands that during the course of this project any review and approval by a City division or department is granted only in its capacity of administering and enforcing existing relevant codes. Any such approval is only as to compliance with the codes. Such approval does not create a special duty to the Owner and is not a warranty of quality of materials and workmanship.

Attachments:

**Exhibit A:** Legal Description of Subject Property

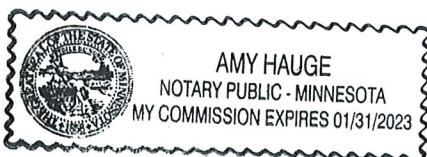
By:   
Property Owner

101 N SHELZING  
Building Address

  
Notary Public

May 5, 2019  
Date

Subscribed to and sworn to this  
5 day of June, 2019





# FLANNERY CONSTRUCTION

To: Webb White  
From: Gerry Flannery  
Re: Fire Protection System  
Date May 1, 2019

Below we have listed the costs of the fire and sprinkler protection we are incorporating into The Guild Restaurant project located at 161 Snelling Ave. N

Sprinkler System	\$ 23,870.00
New water service	\$ 54,928.50
Sleeve water service (Install at back)	\$ 23,474.00
Ansul System at hood	\$ 3,740.00
Fire exit and emergency lighiing	\$ 1,980.00
Flow tamper wiring	\$ 3,300.00
misc signage and fire extinguishers	<u>\$ 1,100.00</u>
<b>Total</b>	<b>\$ 112,392.50</b>

Make Payment to: Ramsey County

2nd Half Tax: \$ 9,905.00

TAXPAYER NAME(S)

WEBB A WHITE TRUSTEE  
 PEGGY A WHITE TRUSTEE  
 2694 BARCLAY ST  
 MAPLEWOOD MN 55109-1999

If box is checked, you owe delinquent taxes:

To avoid penalty, pay on or before **10/15/2019**

PIN / PROPERTY ADDRESS

042823110030  
 161 SNELLING AVE N

02 001 04282311003000 0000990500 6

62342 3/4 DETACH HERE AND RETURN THE ABOVE PORTION WITH YOUR PAYMENT

**Paying your property tax:**

If your property taxes are **NOT** paid by a mortgage company or escrow agent:

**Pay online:** [ramseycounty.us/paypropertytax](http://ramseycounty.us/paypropertytax) (service charge applies)

**Pay by check:** Use the attached payment stubs along with a check to pay by mail or in-person.

Mail: Ramsey County, P.O. Box 64097, Saint Paul, MN 55164-0097

In-person: For locations and hours, visit [ramseycounty.us/paypropertytax](http://ramseycounty.us/paypropertytax)

**Important information about your property tax statement**

Only one tax statement per parcel is mailed per year. Statements are mailed in mid to late March, with the exception of Manufactured Homes, which are mailed in late June.

A change in ownership recorded after Jan. 1 of the current year will not initiate the mailing of a new tax statement. The statement will be sent to the previous owner/taxpayer.

If you have paid off or refinanced your mortgage and were escrowing your tax payment, you are responsible for paying the taxes due. Failure to timely pay your taxes due or not receiving a tax statement will not forgive the imposition of penalty and interest.

If you have not received a tax statement by April 1 of any year (July 15 for manufactured homes), please call 651-266-2222 to request a duplicate. Duplicates are available on our website at [ramseycounty.us/property](http://ramseycounty.us/property) free of charge.

**Schedule of penalties for late payment of property tax – all payments must be postmarked on or before the due date.**

If your tax is \$100 or less for real property or \$50 or less for personal property and manufactured homes, it must be paid in full by the first installment date to avoid penalty. If you pay your first half and/or your second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty rates that will be applied on the next business day if your payment is not received or postmarked on or before the due date.

Property Type	Payment Due Date	May 16, 2019	Jun. 1	Jul. 1	Aug. 1	Sept. 1	Sept. 4	Oct. 1	Oct. 16	Nov. 1	Nov. 16	Dec. 1	Jan. 2, 2020
<b>Homestead/Cabins</b>													
1st Half	May 15, 2019	2%	4%	5%	6%	7%		8%	8%	8%	8%	8%	10%
2nd Half	Oct. 15, 2019 *								2%	4%	4%	5%	7%
Both Unpaid									5%	6%	6%	6.5%	8.5%
<b>Non-Homestead/Personal Property on Leased Government Property</b>													
1st Half	May 15, 2019	4%	8%	9%	10%	11%		12%	12%	12%	12%	12%	14%
2nd Half	Oct. 15, 2019 *								4%	8%	8%	9%	11%
Both Unpaid									8%	10%	10%	10.5%	12.5%
Personal Property	May 15, 2019	8%	8%	8%	8%	8%		8%	8%	8%	8%	8%	8%
<b>Manufactured Homes</b>													
1st Half	Sept. 3, 2019						8%	8%	8%	8%	8%	8%	8%
2nd Half	Nov. 15, 2019										8%	8%	8%

Note to owners: The title to your manufactured home cannot be transferred unless all current and delinquent personal property taxes due at the time of transfer are paid.

Agricultural second half payment is due Nov. 15, 2019. Different penalty rates apply from what is shown in this table.

On Jan. 2 of the year following the payable year, interest and other statutory fees and charges will apply.

**Struggling to pay your property taxes?** Learn more about partial payment options for current and delinquent taxes: [ramseycounty.us/property](http://ramseycounty.us/property) | 651-266-2222 (current) 651-266-2002 (delinquent)

DETACH HERE AND RETURN THE BELOW PORTION WITH YOUR PAYMENT