

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: Marlow G. Blasing Date: 6-5-2015

Marlow Blasing

38151 Egret Trail, North Branch, MN 55056

(651) 674-1873