



**MINNESOTA
TRANSPORTATION
MUSEUM**

Brian Voss, Chairperson
Scott Johnson, Treasurer
193 Pennsylvania Ave E
Saint Paul, MN 55106
(651) 757-7826
brian@trainride.org
scottj@trainride.org
www.transportationmuseum.org

11/10/2020

City of Saint Paul Assessments
Attn: Lynn Rolf
1000 City Hall Annex
25 West Fourth Street
Saint Paul; MN 55102

Dear Mrs. Rolf:

This letter serves as a petition to the City of Saint Paul for approval of a special assessment against our property at 193 Pennsylvania Ave East, Saint Paul, Minnesota, to finance the construction of a fire protection sprinkler system covering Bay A of the building.

Attached is a copy of an ownership report showing that we are the record owner of the property.

We understand that we are responsible for contracting for the installation of the sprinkler system and for presenting invoices and mechanics lien waivers for payment of the work.

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

We hereby waive our right to a public hearing and to appeal the assessment.

We have submitted our 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 us.

Sincerely,

Scott Johnson (Primary Contact)

Treasurer
Minnesota Transportation Museum

Brian Voss

Chairman
Minnesota Transportation Museum



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

1. The undersigned are the owners (hereinafter referred to as "Owner") of property at 193 Pennsylvania Ave East, 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 reconstructing 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	\$150,000
Administrative Costs: Review, Processing and Disbursement Charges	\$500.00

Total Estimated Assessment Amount\$150,500

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

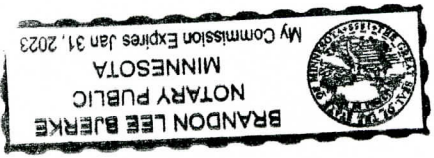
By:

Brian Voss
Chairman
Minnesota Transportation Museum

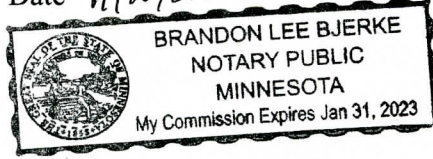
Scott Johnson
Treasurer
Minnesota Transportation Museum

Property Owner: 193 Pennsylvania Ave. East, St. Paul, MN

Notary Public



Date 11/10/2020



Subscribed and sworn to this day of, 20~~20~~ November 10

Exhibit A

Complete Legal Description

Parcel 1

Lots 3, 4, 5, 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 22 and those parts of Lots 1, 2, 11, 12, 13, 14, 15 and 16, in Block 2 and those parts of Lots 2, 3, 22, 23, 24 and 25, in Block 1, all in Ashton and Sherburne's Addition to Saint Paul, together with those parts of the Southeast half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 30, Township 29, Range 22, Fourth Principal Meridian, and those parts of vacated Ash Street and of vacated Minnehaha Avenue (formerly known as Minnehaha Street) in the City of Saint Paul, Ramsey County, Minnesota, lying within the following described lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 30 feet to the North line of said Pennsylvania Avenue, and the true point of beginning of this description; thence continue North along an extension of last described course, parallel with said center line of Jackson Street for 342.61 feet; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence South at right angles for 88.53 feet; thence Southeasterly at an angle to the left of 16 degrees 45 minutes for 27.95 feet, more or less to the North line of Lot 2, Block 2; thence Easterly along the North line of Lot 2, Block 2 and Lot 2, Block 1 and said lines extended, a distance of 305.4 feet, more or less to the Easterly line of Lot 3, Block 1; thence South along said East line of Lot 3, and along the East line of Lot 22, said Block 1 to a point in said East line of Lot 22, distant 120 feet North, as measured along said East line from the Southeast corner of said Lot 22; thence Southwesterly in a straight line across Lots 22, 23, 24 and 25, said Block 1 to a point in the Easterly line of vacated Ash Street distant 65 feet Northeasterly, as measured along said Easterly line from the North line of Pennsylvania Avenue; thence Southwesterly along said Easterly line of vacated Ash Street to a point 12 feet North of said North line of Pennsylvania Avenue; thence Southwesterly to a point on the North line of Pennsylvania Avenue, which point is 35 feet West of the Southwest corner of said Lot 25; thence West along said North line of Pennsylvania Avenue 248.82 feet to an angle in said North line; thence West along the North line of Pennsylvania Avenue at an angle to the right of 0 degrees 21 minutes for 377.94 feet to the point of beginning.

and

All those parts of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 30, Township 29 North, Range 22, Fourth Principal Meridian, lying within the following lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 372.61 feet to the place of beginning; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence Westerly at an angle to the right of 2 degrees 07 minutes 30 seconds for 87.9 feet; thence Westerly at an angle to the left of 1 degree 58 minutes for 268 feet; thence Westerly at an angle to the right of 0 degrees 59 minutes for 100 feet; thence Westerly at an angle to the right of 2 degrees 55 minutes for 184.55 feet; thence Westerly at an angle to the left of 4 degrees 36 minutes for 22.8 feet; thence Southerly at an angle to the left of 88 degrees 30 minutes 30 seconds for 18.7 feet to the place of beginning, together with and subject to reservations, easements and agreements as contained in instruments recorded in the office of the Registrar of Deeds of said County in 1694 RCR 601, 1694 RCR 603, 1694 RCR 605, 1695 RCR 559, 1695 RCR 562, 1695 RCR 564, 1695 RCR 566, 1695 RCR 569, 1695 RCR 572, 1695 RCR 574, 1695 RCR 579, 1695 RCR 582, 1695 RCR 585, 1695 RCR 587; also subject to rights of the City of Saint Paul in vacated streets and to said easements, rights and mortgages. It is further adjudged and decreed that the boundary lines of the property are hereby established as set forth in the plat of survey by R.W. Wolfgram, Registered Land Surveyor.

Torrens Certificate No. 325150

Parcel 2

Those portions of Lots 1 and 3, Block 1 and Lot 1, Block 2, all in Ashton and Sherburne's Addition to St. Paul,

Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, together with those portions of vacated Ash Street and of vacated Minnehaha Avenue (formerly Minnehaha Street) described as follows, to-wit:

Commencing at the intersection of the Westerly extension of the centerline of Pennsylvania Avenue with the Southerly extension of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Minnesota; thence East along said Westerly extension of the centerline of Pennsylvania Avenue 40.45 feet; thence Northerly parallel with said Southerly extension of the centerline of Jackson Street 372.61 feet; thence Easterly, deflecting an angle of 89 degrees 04 minutes to the right of the last described course, 663.08 feet to a corner of that certain parcel of land described in Warranty Deed from Great Northern Railway Company to Sta-Vis Oil Company dated August 1, 1960, said corner hereinafter referred to as "Point A"; thence South at right angles to the last described course and along the Easterly line of said Sta-Vis Oil Company property 10 feet, more or less, to the North line of said vacated Minnehaha Avenue (formerly Minnehaha Street) and the True Point of Beginning of this description; thence continuing South along said Sta-Vis Oil Company property line to a point 88.53 feet South of said Point A; thence Southeasterly, deflecting at an angle of 16 degrees 45 minutes to the left of the 4 last described course, 27.95 feet; thence East at an angle to the left of 73 degrees 29 minutes 30 seconds for 305.4 feet to the East line of said Lot, Block 1; thence North along said East line of Lot 3, Block 1 a distance of 75 feet, more or less, to the Northeast corner of said Lot 3, Block 1; thence West along the North line of said Lot 3 a distance of 75.0 feet to the Northwest corner of said Lot 3; thence North along the Northerly extension of the West line of said Lot 3 a distance of 30.0 feet to the North line of said vacated Minnehaha Avenue (formerly Minnehaha Street); thence Westerly along said North line of vacated Minnehaha Avenue (formerly Minnehaha Street) 232 feet, more or less, to the Point of Beginning.

Abstract property

Parcel 3

All that part of Minnehaha Avenue (formerly Minnehaha Street) as laid out and platted in the plat of Ashton and Sherburne's Addition to St. Paul, Ramsey County, Minnesota, lying between the Northerly extension of the West line of Lot 3, Block 1, Ashton and Sherburne's Addition to St. Paul, and the Northerly extension of the East line of said Lot 3, Block 1, Ashton and Sherburne's Addition to St. Paul.

Abstract property

Certificate of Title

Certificate Number: 325150

Document Number: 811491

Transfer From Certificate Number: 239041

Originally registered the 6th day of December, 1961.

Book: 443 Page: 500

Dist. Court No.: 10299

State of Minnesota
County of Ramsey

} s.s.

REGISTRATION

This is to certify that

Minnesota Transportation Museum, Inc., a Minnesota corporation, City of Bloomington, County of Hennepin, State of Minnesota is now the owner of an estate in fee simple

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

Lots 3, 4, 5, 6, 7, 8, 9, 10, 17, 18, 19, 20, 21, 22 and those parts of Lots 1, 2, 11, 12, 13, 14, 15 and 16, in Block 2 and those parts of Lots 2, 3, 22, 23, 24 and 25 in Block 1, all in Ashton and Sherburne's Addition to Saint Paul, together with those parts of the Southeast half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 30, Township 29, Range 22, Fourth Principal Meridian, and those parts of vacated Ash Street and of vacated Minnehaha Avenue (formerly known as Minnehaha Street) in the City of Saint Paul, Ramsey County, Minnesota, lying within the following described lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 30 feet to the North line of said Pennsylvania Avenue, and the true point of beginning of this description; thence continue North along an extension of last described course, parallel with said center line of Jackson Street for 342.61 feet; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence South at right angles for 88.53 feet; thence Southeasterly at an angle to the left of 16 degrees 45 minutes for 27.95 feet, more or less to the North line of Lot 2, Block 2; thence Easterly along the North line of Lot 2, Block 2 and Lot 2, Block 1 and said lines extended, a distance of 305.4 feet, more or less to the Easterly line of Lot 3, Block 1; thence South along said East line of Lot 3, and along the East line of Lot 22, said Block 1 to a point in said East line of Lot 22, distant 120 feet North, as measured along said East line from the Southeast corner of said Lot 22; thence Southwesterly in a straight line across Lots 22, 23, 24 and 25, said Block 1 to a point in the Easterly line of vacated Ash Street distant 65 feet Northeasterly, as measured along said Easterly line from the North line of Pennsylvania Avenue; thence Southwesterly along said Easterly line of vacated Ash Street to a point 12 feet North of said North line of Pennsylvania Avenue; thence Southwesterly to a point on the North line of Pennsylvania Avenue, which point is 35 feet West of the Southwest corner of said Lot 25; thence West along said North line of Pennsylvania Avenue 248.82 feet to an angle in said North line; thence West along the North line of Pennsylvania Avenue at an angle to the right of 0 degrees 21 minutes for 377.94 feet to the point of beginning, and All those parts of the Southeast quarter of the Southwest quarter and the Southwest quarter of the Southeast quarter of Section 30, Township 29 North, Range 22, Fourth Principal Meridian, lying within the following lines: Commencing at the intersection of the Westerly extension of the center line of Pennsylvania Avenue with the Southerly extension of the center line of Jackson Street as located North of Pennsylvania Avenue in the City of Saint Paul, Ramsey County, Minnesota; thence East along said extension of the center line of Pennsylvania Avenue for 40.45 feet; thence North parallel with said extension of the center line of Jackson Street for 372.61 feet to the place of beginning; thence Easterly at an angle to the right of 89 degrees 04 minutes for 663.08 feet; thence Westerly at an angle to the right of 2 degrees 07 minutes 30 seconds for 87.9 feet; thence Westerly at an angle to the left of 1 degree 58 minutes for 268 feet; thence Westerly at an angle to the right of 0 degrees 59 minutes for 100 feet; thence Westerly at an angle to the right of 2 degrees 55 minutes for 184.55 feet; thence Westerly at an angle to the left of 4 degrees 36 minutes for 22.8 feet; thence Southerly at an angle to the left of 88 degrees 30 minutes 30 seconds for 18.7 feet to the place of beginning, together with and subject to reservations, easements and agreements as contained in instruments recorded in the office of the Registrar of Deeds of said County in 1694 RCR 601, 1694 RCR 603, 1694 RCR 605, 1695 RCR 559, 1695 RCR 562, 1695 RCR 564, 1695 RCR 566, 1695 RCR 569, 1695 RCR 572, 1695 RCR 574, 1695 RCR 579, 1695 RCR 582, 1695 RCR 585, 1695 RCR 587; also subject to rights of the City of Saint Paul in vacated streets and to said easements, rights and mortgages. It is further adjudged and decreed that the boundary lines of the property are hereby established as set forth in the plat of survey by R.W. Wolfram, Registered Land Surveyor.