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October 6, 2014

Mayor Christopher B. Coleman
Office of the Mayor
City of Saint Paul
390 City Hall
15 Kellogg Boulevard West
Saint Paul, MN 55102

Shari Moore
City Clerk
City of Saint Paul
310 City Hall
15 Kellogg Boulevard West
Saint Paul, MN 55102

Kathy Lantry
City Council President
City of Saint Paul
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City Council Member
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Re: City of Saint Paul Assessment #102000
City of Saint Paul File #19083
Property Address: 445 Minnesota Street

Dear Mayor Coleman, Members of the City Council and Ms. Moore:

I represent Town Square Realty ("Town Square"). Town Square understands that the above-referenced matter is scheduled to be heard by the Saint Paul City Council on October 15, 2014, at 5:30 p.m. Town Square hereby objects to the proposed assessments for the following reasons:

1. The proposed assessments violate the provisions of Minnesota Statutes Chapter 429 including, without limitation, Sections 429.051 and 429.061.
2. The proposed assessments constitute an unconstitutional taking of Town Square property without just compensation.
3. The proposed assessments violate Town Square constitutional due process and equal protection rights.
4. The proposed Project is for the general benefit of the City of Saint Paul and others who will use the Project and therefore there is no special benefit to the Town Square Property.
5. The proposed assessments exceed any purported increase in value of Town Square Property.
6. The proposed assessments may violate relevant provisions of the Saint Paul City Code.
7. The proposed assessments violate other Minnesota law and statutes.
8. The assessment formula used is not legal.
9. Other properties that should have been assessed were not assessed.
10. The City's assessment notice violates and misstates Minnesota law.
11. Such other factual and legal reasons, which may become evident in the future.

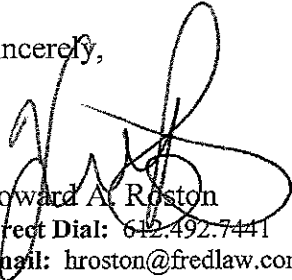
Town Square formally requests that these objections be accepted as part of the record before the City Council and that the total assessments for the Property at 445 Minnesota Street, be reduced

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to \$0 for the reasons stated in this letter. In the alternative, Town Square requests that any action on the assessment roll be tabled so City staff can meet with Town Square to see if an acceptable compromise can be worked out for later vote by the City Council.

Finally, please provide me with a copy of the appraisal or any other valuation analysis relied upon by the City of Saint Paul to justify the proposed assessments. Please call me with any questions.

Sincerely,



Howard A. Roston
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