

RECREATION CABIN SITE LEASE**LESSOR:**

St. Louis County Land Commissioner
 Room 607, Govt. Services Center
 Duluth, MN 55802
 Telephone: 218-726-2606

PRIMARY LESSEE:**JOINT LESSEE:**

Craig O Coombe

1767 Janet Lake Rd

Hibbing, MN 55746 (218) 262-2345

Pursuant to the authority provided by Minnesota Statute Section 282.04, Subd. 1, the Lessor does hereby lease to Lessee or Lessees as joint tenants in common, that land lying under the existing structures or the structures described in the building plan on file with Lessor, located at cabin site designated by Lessor on State tax forfeited land within the

Govt Lt 6 of the _____ in Section 18 Township 55N Range 15W

This lease is subject at all times to land sale, timber sale, other leasing and land management activities by the Lessor. The terms and conditions listed herein, and penalties for violation of the terms of this lease as set forth in Exhibit A attached hereto.

No person or corporation will be allowed to have an interest in more than one County Recreation Cabin Site Lease.

1. TERM OF LEASE.

The term of this lease shall be from January 1, 2006 through December 31, 2006 and shall be renewed annually unless terminated.

2. LEASE FEE.

The lease fee is established by Resolution of the St. Louis County Board and is payable in 30 days after notice of amount due. A penalty will be imposed for late payment. The *standard lease fee* (564 sq.ft.) is \$300 per year, with annual increases equal to the Consumer Price Index.

Your current lease fee will be increased to the \$300 level plus consumer price index over a five year period beginning in 2006. If you are paying more than the standard lease fee your current fee will be frozen for five years with annual increases thereafter equal to the consumer price index.

The *extended lease fee* (764 sq.ft.) is \$500 per year with annual increases equal to the consumer price index. Your current lease fee will be increased to the \$500 level plus consumer price index over a five year period beginning in 2006

3. ASSIGNMENT.

A name change, transfer or assignment of a lease must be approved by the Lessor prior to the sale of personal property on the site. Transfer or assignment of a Recreation Cabin Site lease for a site without a dwelling structure (cabin) will not be approved. Lessee shall not sublet the lease site or any part thereof or use it for any commercial purpose.

4. REGULATIONS AND ORDINANCES.

Lessee shall at all times comply with all applicable State and Federal laws and any applicable rules, regulations and ordinances of St. Louis County. Lessee shall take necessary precautions to keep the lease site and surrounding

area in a neat and orderly condition and shall dispose of all garbage, refuse and debris as required by any St. Louis County Solid Waste Ordinance or other regulations.

5. TAXES.

Failure of Lessee to pay personal property taxes when due that are assessed for structures located on the lease site shall be cause for cancellation of the lease.

6. CONSTRUCTION/ REMODELING.

No construction or remodeling of structures shall begin until Lessee has **written approval** from Lessor and has obtained all other approvals required by the Lessor. Construction of any building must be upon the site location designated by Lessor. Any building located outside of the designated site or built without prior approval shall be treated as a contract violation and may subject Lessee to other civil and criminal penalties.

7. STRUCTURES.

One dwelling structure (cabin) not to exceed 480 square feet with no measurement greater than 24 feet will be allowed. Current main dwelling structures of more than 480 square feet or with a measurement exceeding 24 feet, previously authorized by the Land Department under existing provisions, will not be subject to de-construction. Main dwelling structures exceeding 480 square feet or total structural space of more than 764 square feet not previously authorized by the Land Department will be subject to de-construction. The construction of the cabin must be initiated within two years from the execution of a lease or the removal or loss of the previous dwelling. The cabin shall be a single story (maximum height of 16 feet with 8 foot or less sidewalls), and constructed of materials approved by the Lessor. The shortest pier (if any) on which the cabin is built shall be one foot or less in height. The lease site Identification Tag will be attached by the Lessor in a conspicuous location on the main dwelling and must remain visible at all times.

A mobile home trailer shall not be used on the site except for a period of three months or less during construction of a cabin. Buses, railway cars, street cars, trucks, campers, motor homes, and similar equipment shall not be placed upon the site in lieu of a cabin or accessory building. Exterior walls composed of a wood based product must be painted, varnished, stained or oiled a medium to dark brown or dark green color periodically to keep them maintained in a neat and sound condition. Vinyl, aluminum or metal siding in a medium to dark brown or green color may be used as a siding material. Asphalt shingles, rolled roofing or metal roofing that has a pre-baked enamel or similar finish in a medium to dark brown or green color may be used on the roof, but not the walls; any other roofing materials must be approved by Lessor in advance. Concrete slab floors are prohibited except for approved saunas.

No more than three additional structures will be allowed, one of which may be a dwelling structure (bunkhouse) not to exceed 256 square feet, with no combination of structures exceeding 564 or 764 square feet depending on the lease. The main dwelling structure and additional structures must have separate walls. Placement of adjacent structures must have a minimum separation of six feet between exterior walls. Adjacent structures will be allowed to share a common roof and common deck so long as two sides are completely open forming a breeze-way (this open space will not be counted in the total square footage). Structures must be located within 100 feet of the primary structure and placed in such a way so as not to obstruct the public use of the land. Placement of secondary structures shall be subject to all County ordinances and will be constructed of the same materials described above for cabins.

The construction of a three-cord woodshed with no solid walls and a minimum of three-inches between slats is allowed. Slats must be narrow pieces of wood no greater than six-inches in width. The woodshed is not included as structural square footage.

The total area occupied by all structures on a lease site shall not exceed 564 square feet or 764 square feet, depending on the leasing option. No lease shall exceed 764 square feet unless previously authorized by the Land Department.

8. STORAGE PROHIBITED.

The storage of unlicensed or unregistered boats, trailers, snowmobiles, all-terrain vehicles (ATVs), motorcycles, canoes, motor vehicles, or other machinery on this lease site is prohibited. Lessor must authorize the storage of any licensed vehicles. Campers and trailers must be licensed and must be removed from the site between December 1 and May 1.

9. SITE DEVELOPMENT RESTRICTIONS.

Lessee will not be permitted to develop the site except as specifically provided herein. Lessee will not be allowed to put a well (drilled, drive-point, sandpoint or dug), septic system, utilities, dumpsite, or other non conforming development on State tax-forfeited property.

No trees, living or dead shall be cut beyond 10 feet from the cabin or out building except by written permission from Lessor. Trees planted by Lessee on the site shall become the property of Lessor. No gravel, borrow, limestone, marl, sand, peat, or top soil may be removed from the site.

10. PUBLIC ACCESS.

Lessee is prohibited from barricading any driveways, roads or trails, or constructing any fences or stringing wire cable, or otherwise restricting the general public from traveling by foot or vehicle on State tax-forfeit land. The Lessee may prohibit the public from the structures on the lease site. Lessee shall not post "No Trespass" or "No Hunting" or similar signs on any part of the lease site except upon structures owned by the Lessee. Lessee shall not create any public hazard or make any threat to any member of the public or misrepresent to the public the Lessee's interest in the lease site.

11. RESIDENCY NOT ALLOWED.

No occupancy will be allowed which may in any way lead to a claim of residency and any permanent residency is expressly prohibited. All Lessees are specifically required to maintain a separate permanent residence.

12. LESSEE ACCESS TO LEASE SITE.

Nothing in this lease is intended in any way to increase the need for local or state governmental services. Lessor shall not be responsible for the construction or maintenance of any road or trail to the lease site. Lessee shall not construct any roads or further develop existing roads unless authorized by the Lessor. Lessee shall be responsible for repairs of all damage to any roads or trails utilized pursuant to this lease. Lessee may obtain permission from Lessor to clear a 4 foot wide trail of brush and debris for access to the lease site.

13. LEASE TERMINATION/ SITE CLEAN-UP.

This lease shall terminate on January 31 of each year or earlier upon failure to pay when due the annual lease fee, taxes or other fees or penalties imposed by Lessor for violations of the lease terms. Lessor retains the right to terminate this lease immediately upon breach of any of the terms or conditions set forth herein or in Exhibit A attached hereto or for other disorderly or otherwise objectionable conduct by Lessee or those occupying the site with the permission of the Lessee. This lease may also be terminated by the Lessor without cause upon thirty (30) days written notice sent to Lessee at the last address provided by the Lessee. A pro rata refund of the lease fee paid by Lessee may be allowed at the discretion of the Lessor.

Lessee may terminate this lease by giving Lessor thirty (30) days written notice at the appropriate address listed below and by paying all fees, taxes or other charges due on the date of termination. Lessor shall not refund any lease fee already paid.

Lessee agrees to leave the lease site and surrounding area in a neat and orderly condition free of all garbage, refuse and debris.

14. REMOVAL OF PERSONAL PROPERTY.

Upon termination of this lease, if all fees, taxes, penalties and other charges are paid, Lessee shall remove all buildings and personal property owned by Lessee from the premises within three (3) months after the date of termination, time being of the essence. Additional time may be granted at the discretion of Lessor for extenuating circumstances. If Lessee fails to remove any property within the time above stated, all such property remaining after expiration of such time will be disposed of pursuant to Minnesota Law.

15. INDEMNIFICATION.

EXCEPT FOR LIABILITY RESULTING FROM LESSOR'S SOLE NEGLIGENCE, LESSEE AGREES TO INDEMNIFY, SAVE HARMLESS AND DEFEND LESSOR, ITS EMPLOYEES, AGENTS AND SERVANTS FROM ANY AND ALL LIABILITY FOR INJURIES TO ANY PERSON OR PROPERTY ANY EMPLOYEE, AGENT, PASSENGER, INVITEE OR OTHER PERSON ENTERING ONTO THE LEASED PREMISES.

16. LESSOR'S RIGHTS.

Lessee understands and agrees that the site shall be subject to inspection by Lessor for purposes of appraisal or insuring compliance by Lessee with the provisions of this lease. If upon inspection it is found that the lease site and its surroundings are not in compliance with the terms of this lease, Lessor may immediately terminate the lease or give Lessee a warning or notice of violation indicating the actions necessary to bring the lease site and surroundings into compliance. Any required action stated in the notice must be completed within the time period indicated in the notice. Any penalty imposed by Lessor for a violation must be paid within the time stated in the Notice or the Lease may be canceled. Lessee agrees that any delay on the part of the Lessor in enforcing any of the terms of the lease, or in terminating the lease shall not operate as a waiver of any of the rights of Lessor hereunder.

17. CORRESPONDENCE.

All correspondence or notices will be sent to the "Primary Lessee" as indicated on the lease, unless notified otherwise by Lessee. All lease payments shall be sent to Lessor at the address shown on page one of the lease. All other correspondence shall be directed to the appropriate Area Office:

Virginia Area Office:

St. Louis County Land Dept.
7820 Highway 135
Virginia, MN 55792-2934
Phone: (218) 742-9898

Duluth Area Office:

St. Louis County Land Dept.
5713 Old Miller Trunk Highway
Duluth, MN 55811-1221
Phone: (218) 625-3700

Individual Lease Summary:

Lease Number: **L01850447**

Thu. Oct 16, 2008

NE1/4 SE 1/4 S 18 T: 55 R: 15

CRAIG O. COOMBE
 1767 JANET LAKE ROAD
 HIBBING MN 55746
 218-262-2345

~~EDWIN COOMBE~~ *Request to remove*
 511 FAYAL ROAD
 EVELETH MN 55734
 744-4670

Area: **Virginia** Management Uni: **5** Appr. Value: **1400** Renewal Cost: **260.97**

Square Feet: **456** Transferable: **1** Transferable Reason: **1**

Property Access: **Remote lease located off ATV trail south of Washusks Truck Trail. Site is located near Washusks Lake # 1. GPS: N47° 14'52.47" W 092° 17' 09.74"**

Lease Comments: **This end of lake is a cattail marsh. Site is clean except for old fish house that is in poor condition and must be removed. Also, cabin has been re-roof without authorization from this department and roofing material is also unapproved. Inspected by Nick Hoff.**

Well Type: Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: **6/12/2008** Next_Inspection: **6/1/2011**

Shoreland Lease Information:

LAKE_RIVER:	SITE_ACRES:	Site#	SITE_FEET:
SITE_VALUE:	LKCLS_CODE:		DATE_UPDT:

Type: **Wood Shed** Details (C) Wood shed:wood post construction, black rigid plastic on 3 sides, corrugated tin roofing, RR ties on floor
 Paint/Color **black**

Construction Type Frame	Siding Other Compliant	Roofing Metal	Structure Setback: 0
Size (nearest .5 ft) 6 X 8	Square Feet of Building 48	Included in Total? <input checked="" type="checkbox"/>	Bldg. Condition: Good

Work Needed? Description (if needed)

Type: **Toilet** Details (B) Toilet: Wood frame construction, dark brown wood board siding, gable roof with green rolled roofing. The roof is in poor condition
 Paint/Color **Light Brown**

Construction Type Frame	Siding Solid Wood	Roofing Asphalt-Rolled	Structure Setback: 185
Size (nearest .5 ft) 4 X 6	Square Feet of Building 24	Included in Total? <input checked="" type="checkbox"/>	Bldg. Condition: Good

Work Needed? Description (if needed)

Type: **Deck/Porch** Details Deck: 4 x 8 plywood set on posts. Plywood roof with green asphalt rolled roofing. This is an open deck and doesn't count as square footage. Should be included with cabin details.
 Paint/Color **Green**

Construction Type Frame	Siding None	Roofing Asphalt-Rolled	Structure Setback: 0
Size (nearest .5 ft) 4 X 8	Square Feet of Building 32	Included in Total? <input type="checkbox"/>	Bldg. Condition: Fair

Work Needed? Description (if needed)

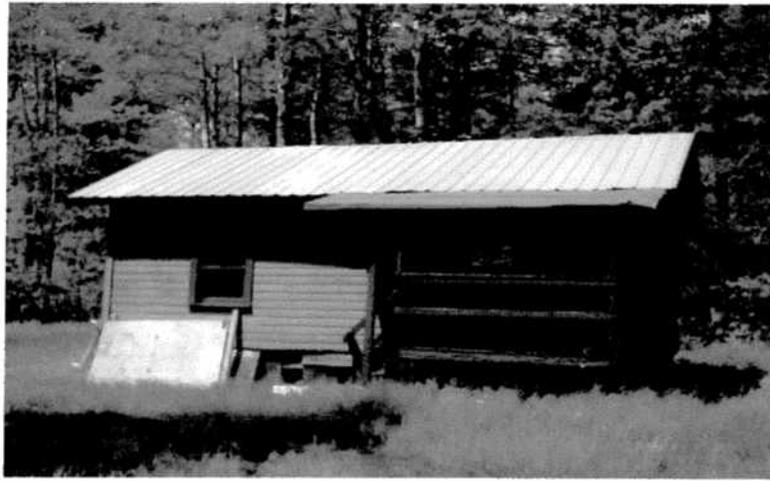
Type: **Cabin** Details (A) Cabin: wood siding, corrugated metal roofing (silver), wood cased windows (green.) Cabin is set on RR ties and 6 x 6 posts. 1 t. v. antenna and 1 LP tank. Cabin is wired for electricity.
 Paint/Color **Lt. Brown**

Construction Type Frame	Siding Solid Wood	Roofing Asphalt-Rolled	Structure Setback: 210
Size (nearest .5 ft) 16 X 24	Square Feet of Building 384	Included in Total? <input checked="" type="checkbox"/>	Bldg. Condition: Fair

Work Needed? Description (if needed)

L01850447

06-12-08



A - Cabin



B - Toilet / C- Shed



Old Fish House

✓

Recreation/Shoreland Cabin Lease Inspection

Site ID: S18-T55-R15 Contract Nbr: L01850447-Coombe
Inspector: Hoff Date: 6-17-08

Inspection type: Interim Final Audit Reinspection Other

General Inspection Items

- ① 2 3 4 5 6 Lease I.D. tag displayed
- ① 2 3 4 5 6 No unauthorized gates or barriers at lease site
- ① 2 3 4 5 6 No public safety hazards or threats to public evident at lease site
- ① 2 3 4 5 6 All structures in maintainable condition
- ① 2 3 4 5 6 No evidence of unauthorized construction or improper structure maintenance at lease site
- ① 2 3 4 5 6 Structure exterior painted or stained and varnished in a medium to dark brown or green color
- ① 2 3 4 5 6 Roofing of structure composed of acceptable materials: asphalt shingles, rolled roofing, or metal roofing that has a pre-baked enamel or similar finish in a medium to dark brown or green color
- ① 2 3 4 5 6 Siding on all structures is composed of an authorized product (wood based, vinyl, pre-baked aluminum or steel)
- ① 2 3 4 5 6 No structure on lease site exceeds 16 feet total height with 8 foot sidewalls
- 1 2 3 ① 5 6 Trailer, if allowed on site, is in good condition and not in need of replacement
- ① 2 3 4 5 6 No substandard or unauthorized sanitary facilities at lease site
- 1 2 3 ① 5 6 Any pre-built structures like Rubbermaid or aluminum sheds included in square footage
- ① 2 3 4 5 6 No more than 2 secondary structures present and within 100 feet of primary structure unless authorized
- ① 2 3 4 5 6 No unauthorized tree cutting or defacing or damaging of trees at lease site
- ① 2 3 4 5 6 No unauthorized trails, roads, land clearing, pruning or site development visible at lease site
- ① 2 3 4 5 6 No unauthorized restrictive signs or posters of any kind posted on public land at lease site
- ① 2 3 ① 5 6 No unauthorized storage of motor vehicles, boats, campers, trailers or other machinery apparent on lease site
- 1 2 3 ① 5 6 All motor vehicles, boats, trailers and fish houses at lease site requiring a current license them attached
- 1 2 3 4 5 6 No solid waste or garbage at or around lease site
- ① 2 3 4 5 6 No improper storage of construction materials or supplies at lease site
- ① 2 3 4 5 6 No storage or disposal of hazardous materials at lease site
- ① 2 3 4 5 6 No improper disposal or unauthorized storage of white goods, tires or equipment at lease site
- ① 2 3 4 5 6 No evidence of unauthorized use or sublease of cabin site
- ① 2 3 4 5 6 No evidence of use of lease site as a primary or permanent residence
- 1 2 3 ① 5 6 Wells, if allowed, in compliance with all regulations
- ① 2 3 4 5 6 Location of every previously established structure identified on map

Shoreland Lease Specific Items

- 1 2 3 4 5 6 No more than 3 secondary structures present and within 100 feet of primary structure unless authorized
- 1 2 3 4 5 6 No more than one dock of appropriate length present on lease site
- 1 2 3 4 5 6 Water oriented structures set back at least 10 feet from the Ordinary High Water Level and limited to one structure (e.g. a boathouse)
- 1 2 3 4 5 6 No intensive vegetation clearing within the shore impact zone (one-half the distance of the building setback from the ordinary high water level)
- 1 2 3 4 5 6 All structures are at least 150 feet from shoreline on natural environment lakes, 75-100 feet from shoreline on recreation development lakes and at least 20 feet from the boundary of lease parcel on shoreland leases unless otherwise noted and authorized

Comments: ~~owner del. the structure~~
~~owner del. the structure~~ ~~owner del. the structure~~ NO Authorization to re-roof cabin
not E-T color
New map

Inspection codes: 1 = Satisfactory, 2 = Needs Improvement, 3 = Unacceptable,
4 = Not Applicable, 5 = Not Inspected, 6 = To be completed

Individual Lease Summary:

Lease Number: **L01850447**

Thu. Aug 04, 2005

NE1/4 SE 1/4 S: 18 T: 55 R: 15

CRAIG O. COOMBE
1767 JANET LAKE ROAD
HIBBING MN 55746
218-262-2345

EDWIN COOMBE
511 FAYAL ROAD
EVELETH MN 55734
744-4670

Area: Virginia **488** Management Unit **5** Appr. Value: **1400** Renewal Cost: **190.46**

Square Feet: **408** Transferable: Transferable Reason: **1**,

Property Access: **Remote lease located off ATV trail south of Washusks Truck Trail. Site is located near Washusks Lake # 1**

Lease Comments: **This end of lake is a caitail marsh. 4' x 5' enclosed structure (deer shedder) with windows and wood stove. Black tarp like siding, rubber membrane roof. 1.5 chaining south. 7 x 3.5 Ice House in poor condition is laying on its side. Black tarp for a roof and sides. Plywood base and ends. No license (get rid of ?) Inspected by Nick Hoff.**

Well Type: Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: **6/22/2005** Next_Inspection: **6/1/2008**

Shoreland Lease Information:

Site#

LAKE_RIVER: SITE_ACRES: SITE_FEET:
 SITE_VALUE: LKCLS_CODE: DATE_UPDT:

Type: **Wood Shed** Details of Type: **(C) Wood shed: wood post construction, black rigid plastic on 3 sides, corrugated tin roofing, RR ties on floor**

Paint/Color: **black**

Construction Type **Frame** Siding **Other Compliant** Roofing **Metal** Structure Setback: **0**

Size (nearest .5 ft): **6 X 8** Square Feet of Building: **48** Included in Total? Bldg. Condition: **Good**

Work Needed? Description (if needed):

Type: **Toilet** Details of Type: **(D) Toilet: Wood frame construction, dark brown wood board siding, gable roof with green rolled roofing. The roof is in poor condition**

Paint/Color: **Light Brown**

Construction Type **Frame** Siding **Solid Wood** Roofing **Asphalt-Rolled** Structure Setback: **185**

Size (nearest .5 ft): **4 X 6** Square Feet of Building: **24** Included in Total? Bldg. Condition: **Good**

Work Needed? Description (if needed):

Type: **Deck/Porch** Details of Type: **(B) Deck: 4 x 8 plywood set on posts. Plywood roof with green asphalt rolled roofing.**

Paint/Color: **Green**

Construction Type **Frame** Siding **None** Roofing **Asphalt-Rolled** Structure Setback: **0**

Size (nearest .5 ft): **4 X 8** Square Feet of Building: **32** Included in Total? Bldg. Condition: **Fair**

Work Needed? Description (if needed):

Type: **Cabin** Details of Type: **(A) Cabin: wood siding, green asphalt rolled roofing, wood cased windows (green.) Cabin is set on RR ties and 6 x 6 posts. 1 t. v. antenna and 1 LP tank. Cabin is wired for electricity.**

Paint/Color: **Lt. Brown**

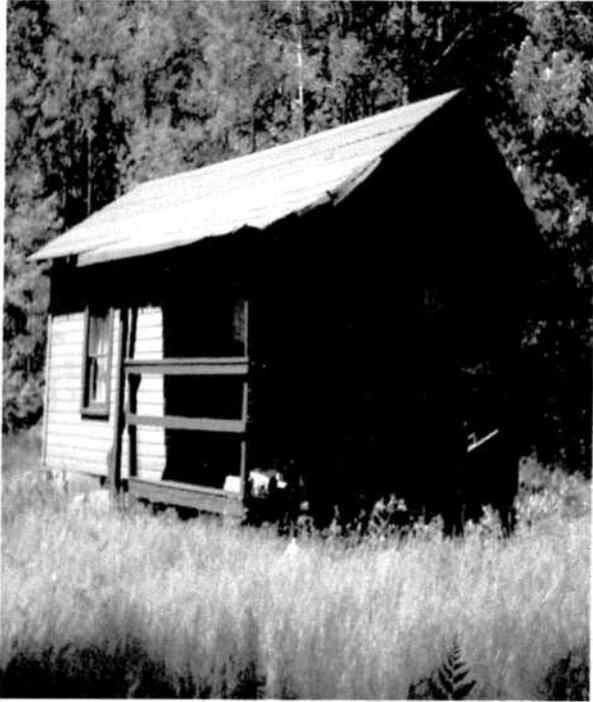
Construction Type **Frame** Siding **Solid Wood** Roofing **Asphalt-Rolled** Structure Setback: **210**

Size (nearest .5 ft): **16 X 24** Square Feet of Building: **384** Included in Total? Bldg. Condition: **Fair**

Work Needed? Description (if needed):

L01850447

6-22-05



A & B - Cabin/Deck



C & D - Wood Shed/Toilet



Fish House

Recreation/Shoreland Cabin Lease Inspection

Site ID: LO1850447 Contract Nbr: Coomb e
 Inspector: Hoff Date: 6-22-05

Inspection type: Interim Final Audit Reinspection Other

General Inspection Items

- 0 2 3 4 5 6 Lease I.D. tag displayed
- 0 2 3 4 5 6 No unauthorized gates or barriers at lease site
- 0 2 3 4 5 6 No public safety hazards or threats to public evident at lease site
- 0 2 3 4 5 6 All structures in maintainable condition
- 0 2 3 4 5 6 No evidence of unauthorized construction or improper structure maintenance at lease site
- 1 2 3 4 5 6 Structure exterior painted or stained and varnished in a medium to dark brown or green color
- 0 2 3 4 5 6 Roofing of structure composed of acceptable materials: asphalt shingles, rolled roofing, or metal roofing that has a pre-baked enamel or similar finish in a medium to dark brown or green color
- 0 2 3 4 5 6 Siding on all structures is composed of an authorized product (wood based, vinyl, pre-baked aluminum or steel)
- 0 2 3 4 5 6 No structure on lease site exceeds 16 feet total height with 8 foot sidewalls
- 1 2 3 4 5 6 Trailer, if allowed on site, is in good condition and not in need of replacement
- 0 2 3 4 5 6 No substandard or unauthorized sanitary facilities at lease site
- 1 2 3 4 5 6 Any pre-built structures like Rubbermaid or aluminum sheds included in square footage
- 0 2 3 4 5 6 No more than 2 secondary structures present and within 100 feet of primary structure unless authorized
- 0 2 3 4 5 6 No unauthorized tree cutting or defacing or damaging of trees at lease site
- 0 2 3 4 5 6 No unauthorized trails, roads, land clearing, pruning or site development visible at lease site
- 0 2 3 4 5 6 No unauthorized restrictive signs or posters of any kind posted on public land at lease site
- 0 2 3 4 5 6 No unauthorized storage of motor vehicles, boats, campers, trailers or other machinery apparent on lease site
- 1 2 3 4 5 6 All motor vehicles, boats, trailers and fish houses at lease site requiring a current license them attached
- 0 2 3 4 5 6 No solid waste or garbage at or around lease site
- 0 2 3 4 5 6 No improper storage of construction materials or supplies at lease site
- 0 2 3 4 5 6 No storage or disposal of hazardous materials at lease site
- 0 2 3 4 5 6 No improper disposal or unauthorized storage of white goods, tires or equipment at lease site
- 0 2 3 4 5 6 No evidence of unauthorized use or sublease of cabin site
- 0 2 3 4 5 6 No evidence of use of lease site as a primary or permanent residence
- 1 2 3 4 5 6 Wells, if allowed, in compliance with all regulations
- 0 2 3 4 5 6 Location of every previously established structure identified on map

Shoreland Lease Specific Items

- 1 2 3 4 5 6 No more than 3 secondary structures present and within 100 feet of primary structure unless authorized
- 1 2 3 4 5 6 No more than one dock of appropriate length present on lease site
- 1 2 3 4 5 6 Water oriented structures set back at least 10 feet from the Ordinary High Water Level and limited to one structure (e.g. a boathouse)
- 1 2 3 4 5 6 No intensive vegetation clearing within the shore impact zone (one-half the distance of the building setback from the ordinary high water level)
- 1 2 3 4 5 6 All structures are at least 150 feet from shoreline on natural environment lakes, 75-100 feet from shoreline on recreation development lakes and at least 20 feet from the boundary of lease parcel on shoreland leases unless otherwise noted and authorized

Comments: ~~no license on fish house~~ ~~get rid of?~~ pics 10-13
 NO license on fish house (get rid of?) 0/10 -
 License or get rid of

Inspection codes: 1 = Satisfactory, 2 = Needs Improvement, 3 = Unacceptable,
 4 = Not Applicable, 5 = Not Inspected, 6 = To be completed

Individual Lease Summary:

Lease Number: **L01850447**

Wed. Aug 16, 2000

NE1/4 SE 1/4 S: 18 T: 55 R: 15

CRAIG O. COOMBE
1767 JANET LAKE ROAD
HIBBING MN 55746
218-262-2345

EDWIN COOMBE
511 FAYAL ROAD
EVELETH MN 55734
744-4670

Area: **VIRGINIA** ~~488~~ Management Unit: **5** Appr. Value: **1400** Renewal Cost: **167.54**
 Square Feet: ~~408~~ Transferable:: Transferable Reason: **1**,
 Property Access: **Remote lease located off ATV trail south of Washusks Truck Trail. Site is located near Washusks Lake # 1**
 Lease Comments: **This end of lake is a catail marsh. Inspected by Skurla and LaMay**

Well Type: Septic Type: Commercial Elec. Telephone
 Recommended_Fee: Fee Calc Method:
 Any non-compliance issues? Last_Inspection: **6/7/2000** Next_Inspection: **6/1/2003**

Shoreland Lease Information:

LAKE_RIVER: SITE_ACRES: SITE_FEET:
 SITE_VALUE: LKCLS_CODE: DATE_UPDT:

Type: **Wood Shed** Details of Type: **(C) Wood shed:wood post construction, black rigid plastic on 3 sides, corrugated tin roofing, RR ties on floor**
 Paint/Color: **black**
 Construction Type **Frame** Siding **Other Compliant** Roofing **Metal** Structure Setback: **0**
 Size (nearest .5 ft): **6 X 8** Square Feet of Building: **48** Included in Total? Bldg. Condition: **Good**
 Work Needed? Description (if needed):

Type: **Toilet** Details of Type: **(D) Toilet: Wood frame construction, dark brown wood board siding, gable roof with green rolled roofing**
 Paint/Color: **Brpwn**
 Construction Type **Frame** Siding **Solid Wood** Roofing **Asphalt-Rolled** Structure Setback: **185**
 Size (nearest .5 ft): **4 X 6** Square Feet of Building: **24** Included in Total? Bldg. Condition: **Good**
 Work Needed? Description (if needed):

Type: **Deck/Porch** Details of Type: **(B) Deck:**
 Paint/Color:
 Construction Type **Frame** Siding **None** Roofing **Asphalt-Rolled** Structure Setback: **0**
 Size (nearest .5 ft): **4 X 8** Square Feet of Building: **32** Included in Total? Bldg. Condition: **Fair**
 Work Needed? Description (if needed): **paint**

Type: **Cabin** Details of Type: **(A) Cabin:**
 Paint/Color: **Brown**
 Construction Type **Frame** Siding **Solid Wood** Roofing **Asphalt-Rolled** Structure Setback: **210**
 Size (nearest .5 ft): **16 X 24** Square Feet of Building: **384** Included in Total? Bldg. Condition: **Fair**
 Work Needed? Description (if needed):

SECTION 18, TOWNSHIP 55, RANGE 15, PARCEL GL 6, NE SE

LEASE NUMBER L01850447 TERM ANNUAL || ON SITE INSPECTION DATE 4-19-94
 I.D. DISPLAYED? YES X NO _____ || INSPECTOR LARSON AREA DULUTH
 LESSEE CRAIG O COOMBE || LAKE WASHUSKS #1 RIVER _____
511 FAYAL ROAD || STRUCTURE SETBACK _____
EVELETH MN 55734 || MANAGEMENT UNIT _____

ACCESS: SUMMER, WASHUSKS RD

LEASE TRANSFERABILITY:

Transferable X

Non-transferable _____

Why? _____

WELL NO _____ TYPE _____

SEPTIC NO _____ TYPE _____

COMM. ELECTRIC NO _____ TELEPHONE NO _____

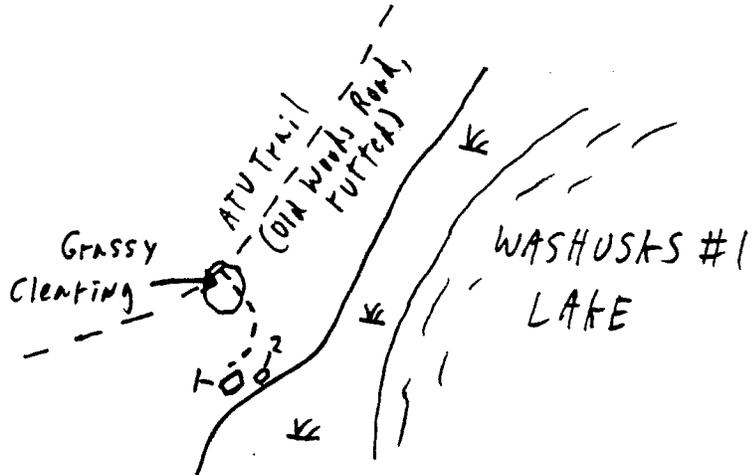
BUILDINGS: Code Letter(s)	A	B	C	D	E
TYPE	CABIN	DECK	SHED	TOILE	
SIZE	14x24	4x8	6x8	4x6	
SQ. FT.	336		48	24	
VALUE	1000		-0-	75	
TYPE OF CONSTRUCTION					
MATERIAL/SIDING	wood	plywood	tin/plywd	wood	
MATERIAL/ROOFING					
PAINTED/COLOR	brown		rusty	brown	
CONDITION/APPEARANCE					
WORK NEEDED					

TOTAL SQ. FT. 408 TOTAL VALUE \$1075 ASSESSOR'S VALUE \$ _____

RECOMMENDED LEASE FEE \$ _____ CALCULATION _____

LEASE NUMBER L0185 0447 NAME Coombe
SECTION 18 TOWNSHIP S5 RANGE 15 PARCEL GL6, NE-SE

SITE MAP (Scale Unknown)



SECTION MAP (4" = 1 MILE)

	SEE		
	LARGER		
		MAP	

AERIAL PHOTO # 26-75 YEAR 89

LOCATION/ACCESS MAP ATTACHED? YES X NO

ST. LOUIS COUNTY LAND DEPARTMENT
LEASE INVENTORY AND APPRAISAL RECORD

Code: 01
Type: Hunting

LEASE NUMBER L01850447 TERM renew annually
LEASE ID DISPLAYED? YES _____ NO X
LESSEE: Mark A Peterson
4113 Bodas Road
Eveleth, MN 55734
LAKE: Washusk RIVER: --
MANAGEMENT UNIT: Island Lake Memorial Forest
COMMERCIAL ELECTRIC: -- TELEPHONE: --

AREA: Duluth DATE: 5-22-87
INSPECTOR: Becker
Inspection: Initial X Follow-up _____

LEASE TYPE CLASSIFICATION:
Current Class 01
Proper Class 02

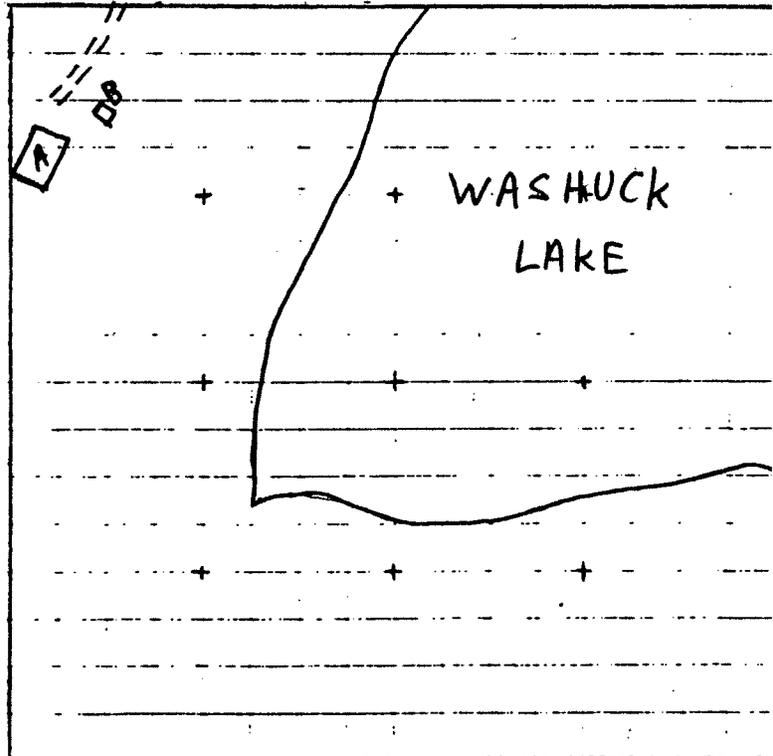
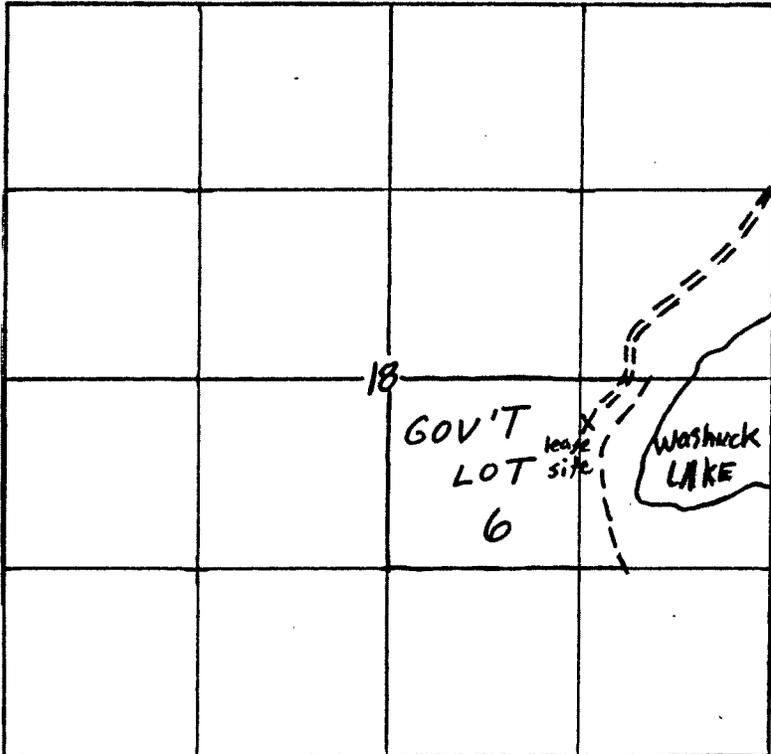
LEASE:
Transferable _____
Non-Transferable X
Why?

INSPECTION: SUMMER _____ WINTER _____
ACCESS: ATV

DESCRIPTIVE COMMENTS ON LEASE AND BUILDINGS: Cabin and toilet must be painted an earthtone color. Junk must be picked up. Window in cabin should be replaced. Generally junky site; should not be transferable at this time.

SECTION 18 TOWNSHIP 55 RANGE 15

PARCEL GL 6



SCALE: 4" = 1 mile

SCALE: 1" = 330' (or _____)

PHOTO # _____

OVERLAY MADE: YES _____ NO _____



L01850447 A
M. Peterson



L01850447 B
M. Peterson