

RECREATION CABIN SITE LEASE**PRIMARY LESSEE:****JOINT LESSEE:**

Kenneth Spencer
237 Hampshire
Hoyt Lakes, MN 55750
TELEPHONE: 225-3527

Harold Olmstead
202 Guilford Road
Hoyt Lakes, MN 55750
TELEPHONE: 225-2022

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

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 and not as 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 No. L01850473 designated by Lessor on tax forfeited land within Section 5 Township 61 N., Range 13 W.

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.

- TERM OF LEASE.** The term of this lease shall be from January 31, 1993 through January 30, 1994 and shall be automatically renewed annually unless terminated.
- LEASE FEE.** The lease fee shall be established annually by Resolution of the St. Louis County Board and payable in 30 days after notice of amount due. A penalty may be imposed for late payment. For structures which are in excess of 532 square feet that are on sites designated prior to January 1, 1982, the Lessee shall also pay an additional amount per square foot in excess of 532 square feet.
- ASSIGNMENT.** A name change or 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.

ST. LOUIS COUNTY
TIMBER HARVESTING CONTRACT
C19880075

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3. Purchaser shall accept total responsibility and accountability for complete harvest of and payment for the total volume of species and timber commodities identified as follows:

ITEM	* PROD	* VOLUME	* UNIT	* UN.PRC	* VALUE
ASPEN	* P&B	* 6290	* TONS	* \$ 1.20	* \$ 7548.00
BIRCH	* SD ON E	* 145	* CDS	* \$ 0.25	* \$ 36.25
MAPLE-RED	* SD ON E	* 5	* CDS	* \$ 0.25	* \$ 1.25
BALSAM FIR	* PULP	* 85	* CDS	* \$ 1.75	* \$ 148.75
SPRUCE-BLACK	* PULP	* 45	* CDS	* \$ 8.50	* \$ 382.50
SPRUCE-WHITE	* PULP	* 12	* CDS	* \$ 8.50	* \$ 102.00
PINE-WHITE	* P&B	* 20	* CDS	* \$15.00	* \$ 300.00
PINE-NORWAY	* P&B	* 125	* CDS	* \$15.00	* \$ 1875.00
PINE-JACK	* PULP	* 20	* CDS	* \$ 5.00	* \$ 100.00

TOTAL SALE VALUE: \$10493.75

(See Exhibit "A" for tabulation by block.)

4. Harvesting and tract cleanup shall be completed by August 18, 1991, at which time this Contract shall expire. Requests for extensions of the expiration time must be made in writing and shall be granted by the Land Commissioner, in his discretion.

5. Any extensions of time under this Contract or modifications of terms of this Contract shall be in writing, executed by the parties and attached to the original Contract for incorporation.

6. All communications or correspondence occurring under this Contract shall be directed to See attached, on behalf of Purchaser, and to Don Swadas or Gerry Dwyer on behalf of Seller, at the addresses above stated.

IN WITNESS WHEREOF the parties hereto have set their hands the day and date first above shown.

ST. LOUIS COUNTY AUDITOR

POTLATCH CORP

BY: Gerry J. Bone PA
Land Commissioner Representative
DATE: 8-25-88

BY: Shawn K. Annaboy
Its: Land Agent

ST. LOUIS COUNTY
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THIS CONTRACT, made this 18th day of August, 1988, by and between the ST. LOUIS COUNTY AUDITOR, through the St. Louis County Land Department, Government Services Center, Room 607, 320 West Second Street, Duluth, Minnesota 55802 [(218) 726-2606], as "Seller", and POTLATCH CORP, 105 ARCH ST, CLOQUET, MN 55720 [879-0427] as "Purchaser,"

WITNESSETH, that Seller, in consideration of downpayment monies hereinafter described and received and pursuant to Minn. Stat. 282.04, subd. 1, as amended, does hereby authorize Purchaser to harvest timber species and commodities, hereinafter specifically identified, upon the following St. Louis County lands legally described as:

S 3 T61N R13W

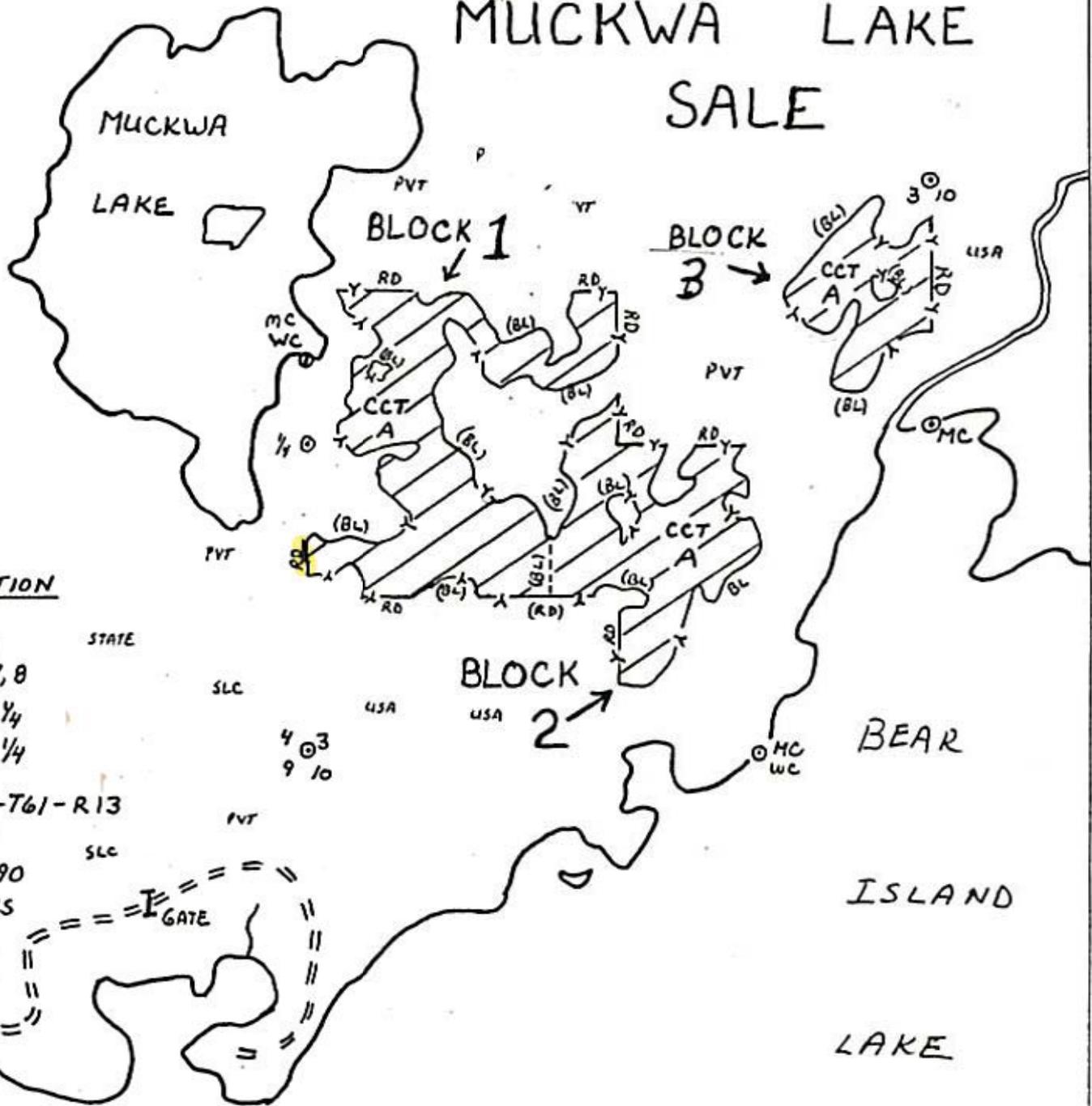
Subject to the terms and conditions as follows:

1. Purchaser shall pay as downpayment the sum of TWO THOUSAND SIX HUNDRED TWENTY-THREE AND 44/100 DOLLARS***** (\$ 2623.44) upon execution of this Contract. Additional payments shall be made pursuant to Regulation 14 of the St. Louis County Timber Harvesting Regulations, which are incorporated herein and attached hereto as Exhibit "B," and pursuant to paragraph 3 of this Contract.

2. Purchaser shall commence tree harvesting in accordance with the Timber Harvesting Regulations (Exhibit "B"). Harvesting shall occur following Cutting Regulations applicable to the harvest area(s), said area(s) generally depicted on the map(s) attached hereto as Exhibit "C" but specifically designated at the site by painted lines around each area. (See Regulation 16 of Exhibit "B" for marking of boundaries.) Further Special Regulations, if any, shall be attached hereto as Exhibit "D."

ST. LOUIS COUNTY LAND DEPARTMENT

MUCKWA LAKE SALE



DESCRIPTION

PARTS OF:
 GOVT. LOTS STATE
 1, 5, 6, 7, 8
 SE 1/4 - NW 1/4
 N 1/2 - SW 1/4

ALL IN 53-761-R13

CO. RD. # 490
 2.5 MILES
 GATE

SECS. 3

TWP. 61 RGE. 13

SCALE: 4" = 1 MILE

UNITY E DATE 6-13-88

PREPARED BY G. DANZL

LEGEND

- WOODS ROAD == == ==
- BLOCK BOUNDARY - - - -
- CUTTING BOUNDARY - Y -
- RED - BLUE PAINT (RD)-(BL)
- CLEAR CUT AREA CCT A
- ASPEN TYPE
- ADJ. CUTTING —

Individual Lease Summary:

Lease Number: L01850473

Wed, Aug 05, 2009

GOV LOT S: 3 T: 61 R: 13

KENNETH SPENCER
237 HAMPSHIRE
HOYT LAKES MN 55750

HAROLD OLMSTEAD
202 GUILFORD ROAD
HOYT LAKES MN 55750
218-225-3527

Area: **Virginia** Management Uni **1** Appr. Value: **1300** Renewal Cost: **292.62**

Square Feet: **312** Transferable: **Y** Transferable Reason:

Property Access: **Foot trail from Muckwa Lake. GPS location: 47 47 51.75, 91 59 06.74.**

Lease Comments: **Cabin is deteriorating with holes in walls, etc. Refridgerator on front porch of cabin (has lock). Lake is not visible from cabin or visa-versa. Within 1/4 mile of private land. 07/06/09 Inspected by J. Simons.**

Well Type: Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: **7/6/2009** Next_Inspection: **6/1/2012**

Shoreland Lease Information:

Site#

LAKE_RIVER:

SITE_ACRES:

SITE_FEET:

SITE_VALUE:

LKCLS_CODE:

DATE_UPDT:

Type: **Toilet** Details of Type: **(B) Toilet: Wood frame construction, painted green, tarpaper on roof, sits on cement blocks, located 100' east of cabin**
 Paint/Color: **Green**
 Construction Type **Frame** Siding **Strand/Particle** Roofing **Metal** Structure Setback: **0**
 Size (nearest .5 ft) **4x6** Square Feet of Building: **24** Included in Total? Bldg. Condition: **Poor**
 Work Needed? Description (if needed):

Type: **Cabin** Details of Type: **(A) Cabin: Wood frame construction, cement block foundation, exterior walls are particle board, 4x12 porch with roof on front of cabin not enclosed, rolled roofing, gas and wood stoves, 2 rooms, finished walls, insulated ceiling.**
 Paint/Color: **Green**
 Construction Type **Frame** Siding **Strand/Particle** Roofing **Asphalt-shingle** Structure Setback: **0**
 Size (nearest .5 ft) **12x24** Square Feet of Building: **288** Included in Total? Bldg. Condition: **Poor**
 Work Needed? Description (if needed): **Old shingles in cart need to be removed. Fridge on porch requires a lock.**

RECREATION CABIN SITE LEASE

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

PRIMARY LESSEE:

Kenneth Spencer
 237 Hampshire
 Hoyt Lakes MN 55750
 (218) 225-3527

JOINT LESSEE:

Harold Olmstead
 202 Guilford Road
 Hoyt Lakes MN 55750
 (218) 225-2022

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 GOV LOT 5 of the in Section 3 Township 61N, Range 13W.

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

Individual Lease Summary:

Lease Number: L01850473

Mon, Nov 17, 2003

GOVLOT 5 S: 3 T: 61 R: 13

**KENNETH SPENCER
237 HAMPSHIRE
HOYT LAKES MN 55750**

**HAROLD OLMSTEAD
202 GUILFORD ROAD
HOYT LAKES MN 55750
218-225-3527**

Area: **Virginia** Management Uni: **1** Appr. Value: **1300** Renewal Cost: **180.93**

Square Feet: **376** Transferable: **Y** Transferable Reason:

Property Access: **Foot trail from Muckwa Lake**

Lease Comments: **Cabin is deteriorating with holes in walls, rotten roof edge, etc. Refridgerator on front porch of cabin. Lake is not visible from cabin or visa-versa. Within 1/4 mile of private land. The tin shed walls have been removed but were found along the old logging road on County land +/- 1/8 mile south of lease site (2000). Non-compliance has not been corrected. Tin shed walls are still along the old logging road (2003). GPS location: 47 47 51.75, 91 59 06.74. Inspected by J. Simons.**

Well Type: Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: **7/1/2003** Next_Inspection: **6/1/2006**

Shoreland Lease Information:

Site#

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

Type: **Storage Shed** Details of Type: **(C) Storage shed: Siding has been removed and roof is tin sheeting, 20' NW of cabin. A blown down tree has collapsed the shed. Must be removed or repaired.**
Paint/Color
Construction Type **Frame** Siding **None** Roofing **Metal** Structure Setback: **0**
Size (nearest .5 ft): **8x8** Square Feet of Building: **64** *Included in Total?* Bldg. Condition: **Poor**
Work Needed Description (if needed): **Rebuild or dispose of properly.**

Type: **Toilet** Details of Type: **(B) Toilet: Wood frame construction, painted green, tarpaper on roof, sits on cement blocks, located 100' east of cabin**
Paint/Color **Green**
Construction Type **Frame** Siding **Strand/Particle** Roofing **Metal** Structure Setback: **0**
Size (nearest .5 ft): **4x6** Square Feet of Building: **24** *Included in Total?* Bldg. Condition: **Poor**
Work Needed Description (if needed):

Type: **Cabin** Details of Type: **(A) Cabin: Wood frame construction, cement block foundation, exterior walls are particle board, 4x12 porch with roof on front of cabin not enclosed, rolled roofing, gas and wood stoves, 2 rooms, finished walls, insulated ceiling.**
Paint/Color **Green**
Construction Type **Frame** Siding **Strand/Particle** Roofing **Asphalt-shingle** Structure Setback: **0**
Size (nearest .5 ft): **12x24** Square Feet of Building: **288** *Included in Total?* Bldg. Condition: **Poor**
Work Needed Description (if needed):



Saint Louis County

LAND DEPARTMENT • 7820 Highway 135, Virginia, Minnesota 55792-2934
(218) 749-7132
FAX (218) 741-6057

September 8, 1994

Denny J. Bone
Area Land Manager

CORRECTED 9/9/94

PRIMARY LESSEE:

Kenneth Spencer
237 Hampshire
Hoyt Lakes, MN 55750

JOINT LESSEE:

Harold Olmstead
202 Guilford Road
Hoyt Lakes, MN 55750

RE: ST. LOUIS COUNTY RECREATION CABIN SITE LEASE (L01850473)

A recent inspection of your lease site has found that it is, for the most part, in compliance with the terms and conditions of the lease. However, you should be aware that the following condition(s) will cause your lease to be in violation:

1. All building materials, supplies and solid waste (tin sheets and window behind shed) must be disposed of as required by County Ordinance or other regulations. (Item No. 4 of your lease form states: "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.")

You should act now (or at your earliest opportunity) to resolve the item(s) listed above. If, on or after 7/6/97, we find that the above listed condition remains, penalty fees will be charged and cancellation of your lease could finally result.

If you have any questions, please call my office at (218) 749-7132.

DENNY J. BONE - AREA LAND MANAGER

NOTE: The white refrigerator should have the door locked shut or removed from its hinges ~~and painted dark brown or dark green.~~ We consider this situation as a potential hazard. Please take care of this as soon as possible.

c: LCO
AO
FO

VI01.A

Individual Lease Summary:

Lease Number: L01850473

Thu, Jul 27, 2006

GOV LOT S: 3 T: 61 R: 13

KENNETH SPENCER
237 HAMPSHIRE
HOYT LAKES MN 55750

HAROLD OLMSTEAD
202 GUILFORD ROAD
HOYT LAKES MN 55750
218-225-3527

Area: Virginia Management Unit 1 Appr. Value: 1300 Renewal Cost: 212.36

Square Feet: 376 Transferable: Y Transferable Reason:

Property Access: Foot trail from Muckwa Lake. GPS location: 47 47 51.75, 91 59 06.74.

Lease Comments: Cabin is deteriorating with holes in walls, etc. Refridgerator on front porch of cabin (no lock). Lake is not visible from cabin or visa-versa. Within 1/4 mile of private land. Storage shed dismantled since hit by a tree still needs to be removed or rebuilt. Tin walls on previous non-compliance have been removed. Shingles from old roof in a cart on site. Inspected by J. Simons.

Well Type: Septic Type: Commercial Elec. Telephone

Recommended_Fee: Fee Calc Method:

Any non-compliance issues? Last_Inspection: 6/13/2006 Next_Inspection: 6/1/2009

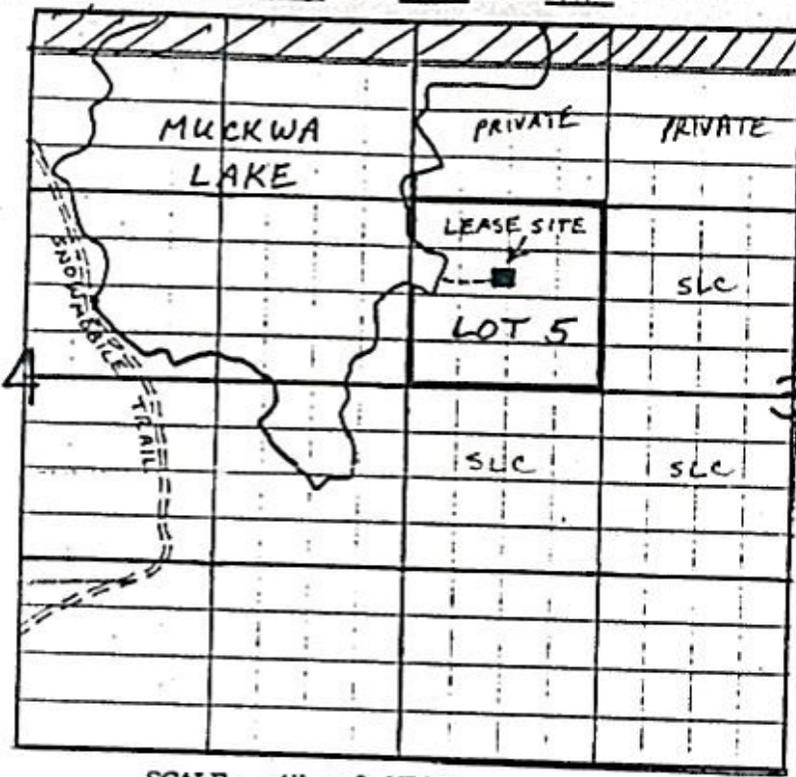
Shoreland Lease Information:

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

Type: **Storage Shed** Details (C) Storage shed: Siding has been removed and roof is tin sheeting, 20' NW of cabin.
of Type: A blown down tree has collapsed the shed. Must be removed or repaired.
Paint/Color:
Construction Type **Frame** Siding **None** Roofing **Metal** Structure Setback: 0
Size (nearest .5 ft) **8x8** Square Feet of Building: 64 Included in Total? Bldg. Condition: **Poor**
Work Needed? Description (if needed): **Shed has been dismantled. Needs to be removed or rebuilt.**

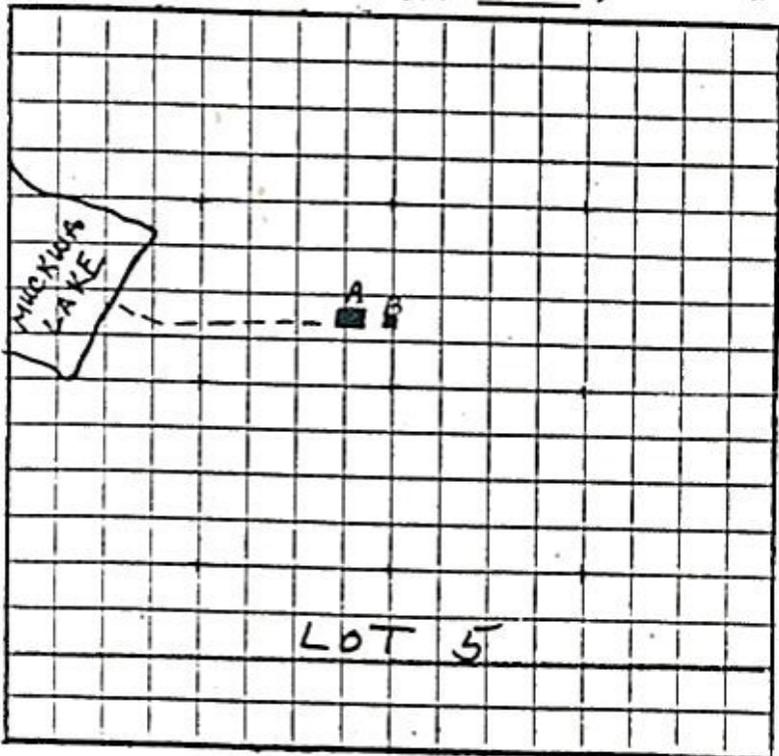
Type: **Toilet** Details (B) Toilet: Wood frame construction, painted green, tarpaper on roof, sits on cement
of Type: blocks, located 100' east of cabin
Paint/Color: **Green**
Construction Type **Frame** Siding **Strand/Particle** Roofing **Metal** Structure Setback: 0
Size (nearest .5 ft) **4x6** Square Feet of Building: 24 Included in Total? Bldg. Condition: **Poor**
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Type: **Cabin** Details (A) Cabin: Wood frame construction, cement block foundation, exterior walls are
of Type: particle board, 4x12 porch with roof on front of cabin not enclosed, rolled roofing,
gas and wood stoves, 2 rooms, finished walls, insulated ceiling.
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Work Needed? Description (if needed): **Old shingles in cart need to be removed. Fridge on porch requires a lock.**



SCALE: 4" = 1 MILE

MAP INSERT: BUILDING LOCATION WITHIN "40".
SCALE: .1" = 33', (or _____')



LD INSPECTOR: Svatos

LEASE IDENT. TAG DISPLAYED: no

LESSEE: Robert W. Ransom
P.O. Box 266
Babbitt, MN. 55706

LAKE: Muckwa 350' west

RIVER: no

MGMT. UNIT: mgmt. unit

COM. ELEC: no

TELEPHONE: no

ACCESS: Foot trail from Muckwa Lake

OTHER COMMENTS: Cabin is wood frame const. sits on cement blocks. Particle board exterior. Walls (See Over)

LEASE TYPE CLASSIFICATION

CURRENT CLASS: Hunting Cabin

PROPER CLASS: Hunting Cabin

BLDG	TYPE	SIZE	SQ. FT	VALUE
A	cabin	12x24	288	\$1450.00
B	toilet	4x6	24	50.00
C				
D				
E				
TOTALS			= 312	\$1500.00
ASSESSORS \$ VALUE			=	1300

COPIES: LCO, AO, FO, ASSESSOR