

STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT

CASE TYPE 2: CONDEMNATION COURT FILE NO. 62-CV-26-917 JUDGE REYNALDO ALIGADA, JR. NOTICE OF HEARING

County of Ramsey, Petitioner,

v. Juan Martinez Albarran, Mortgage Electronic Registration Systems, Inc. (MERS), State of Minnesota, Xa Lee, Elizabeth Gallegos, Pedro Gallegos, Levi Price, Juan M. Vargas Diaz, David R. Beaudet, as Trustee of the Trust Agreement of David R. Beaudet, Christine Esparza, Matthew G. Knutson, Royal Credit Union, Felipe G. Illescas, Affinity Plus Credit Union, Jon Cody, Thomas Cody, CTW Group Incorporated, Tradition Capital Bank, Heriberto Martinez Gomez, Cambria Financial Group LLC dba Cambria Mortgage, Pawtoki Wah, Thaug Aye, Minnesota Housing Finance Agency, Jeremiah W. Saari, Wells Fargo Bank, N.A., Jennie Bernard, Debra R. Messenger, Lakeview Loan Servicing, LLC., Gerardo Hernandez, Chue Chang, Kou Chang, Blaze Credit Union-FKA Hiway Federal Credit Union, Capital One Bank (USA), Andres Jaramillo, Encarnacion Jaramillo, Bruce Kou Yang, Ehnine Paung, Ain Thee Paung, Michael Roach, TCF National Bank, Karla Judith Martinez, Loan Depot.com, Tewodros E. Dejene, Jeffrey Reed, U.S. Bank National Associated N.D., Midland Credit Management, Inc., Minerva Munoz, Sun West Mortgage Company, Inc., U.S. Bank National Association, Hank Cu, Ruby Ngoc Nguyen, MV Builders, LLC., CAG Minnesota Fund II, LLC., Sunrise Banks, National Association, Houa Vang, Lake Area Mortgage, Cavalry SPV I as Assignee GE Retail Bank/Sam's Club Discover, Derrell Evans, Secretary of Housing and Urban Development, Portfolio Recovery Associates, LLC., Michel M. Braaten, Ted Ries, Juan Jose Escobar, Regions Hospital, Yangsbrothers, LLC., Americana Community Bank, City of St. Paul and County of Ramsey, and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any, Respondents.

IN THE MATTER OF THE CONDEMNATION OF CERTAIN LAND

TO THE RESPONDENTS HEREIN ABOVE NAMED:

You, and each of you, are hereby notified that on the 12th day of May 2026, at 9:00 a.m. via ZOOM before Judge Reynaldo Aligada, Jr. Petitioner will present to the above-named court a Petition now on file herein for condemnation of certain land for highway purposes. Parties wishing to appear at the remote hearing at 9:00 a.m. on May 12, 2026, can join by logging into zoom.us/join or by telephone (audio only/toll-free) at 1-833-568-8864. After connecting, enter the following Meeting ID and Passcode:

Meeting ID: 161 026 9548 Passcode: 192182

If you plan to appear by ZOOM or telephone, please notify the petitioner's attorney listed below in order to receive a copy of any proposed exhibits and orders provided to the court. You are not required to notify the petitioner's attorney, but failure to do so may prevent you from having access to the exhibits and proposed orders submitted.

The object of the Petition is to acquire by "quick take" condemnation under the right of eminent domain the real property interests as described in the Petition.

The land desired and proposed to be taken is situated in Ramsey County, Minnesota, and is described in the Petition, together with the names of all persons appearing of record or known to Petitioner to be the owners of said land or interested therein including all whom Petitioner has been able by investigation and inquiry to discover, together with the nature of the ownership of each as nearly as can be ascertained.

At the hearing, the County of Ramsey will ask the Court for an order permitting payment to the respective owners or deposit with the Court an amount equal to Petitioner's approved appraisal of value of the parcels described in the Petition, thereby transferring title and the right to possession of the property to the County of Ramsey effective May 18, 2026. Furthermore, the County of Ramsey will ask the Court to ascertain the allocation of funds so deposited and to establish a procedure for the withdrawal of those funds. Neither payment to the respective owners nor deposit with the Court shall prejudice or affect the right of a respective party to apply for additional payment in this proceeding. Finally, the County of Ramsey will ask the Court to establish procedures by which commissioners shall hear all allegations and proofs of persons interested herein.

A party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the court hearing and state the objection or must appeal within 60 days of a court order, and a court order approving the public use or public purpose, necessity, and authority for the taking is final unless an appeal is brought within 60 days after service of the order on the party. Furthermore, a party wishing to be heard as to the appointment of the commissioners who will ascertain the amount of damages must appear at the court hearing.

Any person not appearing at the hearing, or otherwise filing a notice of appearance with the district court, may not be notified of further hearings or actions related to the Petition.

Dated: March 18, 2026

JOHN J. CHOI Ramsey County Attorney

By: s/ Scott Schwahn Scott Schwahn (#0222239) Assistant Ramsey County Attorney 360 Wabasha St. N., Suite 100 St. Paul, MN 55102 (651) 266-3014 (Schwahn) scott.schwahn@co.ramsey.mn.us Attorneys for Petitioner

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STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT

CASE TYPE 2: CONDEMNATION COURT FILE NO. 62-CV-26-917 JUDGE REYNALDO ALIGADA, JR. PETITION

County of Ramsey, Petitioner,

v. Juan Martinez Albarran, Mortgage Electronic Registration Systems, Inc. (MERS), State of Minnesota, Xa Lee, Elizabeth Gallegos, Pedro Gallegos, Levi Price, Juan M. Vargas Diaz, David R. Beaudet, as Trustee of the Trust Agreement of David R. Beaudet, Christine Esparza, Matthew G. Knutson, Royal Credit Union, Felipe G. Illescas, Affinity Plus Credit Union, Jon Cody, Thomas Cody, CTW Group Incorporated, Tradition Capital Bank, Heriberto Martinez Gomez, Cambria Financial Group LLC dba Cambria Mortgage, Pawtoki Wah, Thaug Aye, Minnesota Housing Finance Agency, Jeremiah W. Saari, Wells Fargo Bank, N.A., Jennie Bernard, Debra R. Messenger, Lakeview Loan Servicing, LLC., Gerardo Hernandez, Chue Chang, Kou Chang, Blaze Credit Union-FKA Hiway Federal Credit Union, Capital One Bank (USA), Andres Jaramillo, Encarnacion Jaramillo, Bruce Kou Yang, Ehnine Paung, Ain Thee Paung, Michael Roach, TCF National Bank, Karla Judith Martinez, Loan Depot.com, Tewodros E. Dejene, Jeffrey Reed, U.S. Bank National Associated N.D., Midland Credit Management, Inc., Minerva Munoz, Sun West Mortgage Company, Inc., U.S. Bank National Association, Hank Cu, Ruby Ngoc Nguyen, MV Builders, LLC., CAG Minnesota Fund II, LLC., Sunrise Banks, National Association, Houa Vang, Lake Area Mortgage, Cavalry SPV I as Assignee GE Retail Bank/Sam's Club Discover, Derrell Evans, Secretary of Housing and Urban Development, Portfolio Recovery Associates, LLC., Michel M. Braaten, Ted Ries, Juan Jose Escobar, Regions Hospital, Yangsbrothers, LLC., Americana Community Bank, City of St. Paul and County of Ramsey, and all other parties unknown having any claimed right, title or interest in

the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any, Respondents.

IN THE MATTER OF THE CONDEMNATION OF CERTAIN LAND

The County of Ramsey brings this Petition and respectfully states and alleges:

I.

That this proceeding is taken pursuant to law in the name of and on behalf of the County of Ramsey, State of Minnesota, by John J. Choi, the duly elected, qualified and acting County Attorney, at the request of the Board of County Commissioners of Ramsey County, as shown by County Board Resolution No. B2023-052, dated April 4, 2023, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

II.

That the County of Ramsey also deems it necessary, expedient, and for a public use and purpose to obtain by "quick take" condemnation under the right of eminent domain the permanent easements and temporary construction easements in the lands as described in this Petition, together with all structures, trees, shrubs, grass and herbage to be damaged thereby.

III.

In the attached Exhibit B, where a "temporary easement" is identified, the interests being conveyed include all rights of possession and use, for a limited period of time, necessary or incidental to support the related construction project, including the right: to stage equipment or supplies; to access other portions of the construction project; to make minimal permanent alterations to the grade of the land that do not substantially impact the remainder; to remove (and restore in substantially similar condition) any plants, ground cover, or physical improvements; to access, both ingress and egress, from the most reasonably convenient rights-of-way; and to install any temporary improvements. Reasonable and convenient access to the remainder will be maintained. The term of the temporary easement shall be for 24 months beginning on May 18, 2026, and ending May 18, 2028, or for 24 months from the date when granted pursuant to order of the district court, whichever is later. In addition, the interests identified in this paragraph include the option of the Petitioner to extend the temporary easement for up to six-month, two time, by providing to GRANTOR, at least 30 days before the expiration of the term, written notice of the length of extension and payment equal to the pro-rata value of the compensation for the original term.

IV.

Personal property not specifically identified as being acquired, including, but not limited to, fencing, irrigation systems, pavement, curbing, or signage, or trees, shrubs, plants, or ground covering, is not included in this petition, except to the extent the above rights provide for the removal, replacement, use, or repair of such property. It is the intention of the Petitioner to address any claim of damage related to personal property destroyed, removed, lost, or otherwise damaged, but not repaired or replaced in substantially similar condition, in accordance with applicable relocation laws, including Minn. Stat. § 117.50 - .56 or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and any regulations adopted pursuant thereto.

V.

That the purpose for which said interests in land described in this Petition are being acquired is for the purpose of a roadway project for reconstructing Maryland Avenue from Clark Street to Edgerton Street, which includes updates to sidewalks and pedestrian crossing to ensure ADA (American Disability Act) compliance.

VI.

The taking in this matter is to obtain rights sufficient to support the construction and maintenance of a public highway, including related facilities. Unless specifically identified, pre-existing utility, pipeline, access, and other easements or interests shall remain in full force and effect and shall only be impaired to the extent necessary for the County of Ramsey to construct and maintain a public highway, and related uses, on the land being acquired. For any parcel being taken by this condemnation proceeding that is subject to pre-existing utility, pipeline, access, or other easements or interests, the County of Ramsey shall work as needed with the easement holder to adjust facilities to accommodate the construction or to adjust construction plans to minimize related damages.

VII.

It is the intent of the Petitioner that reasonable access, in at least one direction, to the main thoroughfare will be maintained for any remaining interest of a property from which a temporary easement is taken.

VIII.

Notwithstanding anything to the contrary contained herein, should tests or evaluations undertaken by or on behalf of the County of Ramsey indicate the possible presence of pollutants, contaminants, or hazardous substances on any of the property described in this Petition, the County of Ramsey reserves the right to defer effecting the transfer of the interest to any of the property as described herein for a reasonable time until the County of Ramsey can evaluate whether it wishes to proceed with the taking, abandon these proceedings and dismiss the Petition as to said property, or otherwise respond to such information.

Further, the County of Ramsey reserves the right to recover costs of clean-up and testing and all other damages resulting from the presence of pollutants, contaminants, or hazardous substances on the property described herein, from all potentially responsible parties in a separate legal action.

IX.

That a party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the hearing of this Court at which the County of Ramsey, as Petitioner, shall present this Petition to the Court and state the objection or must appeal within 60 days of a Court order.

X.

That the land in these proceedings to be taken are situated in Ramsey County, Minnesota and are more particularly described in attached Exhibit B which is made a part hereof. The names of all persons appearing of record or known to the County of Ramsey to be the owners of said land, or interested therein, including all whom the County of Ramsey has been able by investigation and inquiry to discover, together with the nature of the ownership of each, as nearly as can be ascertained, are set forth on attached Exhibit B.

XI.

The County of Ramsey hereby moves the court for an order transferring title and possession of the parcels described herein prior to filing of an award by the court appointed commissioners, pursuant to Minnesota Statutes § 117.042.

WHEREFORE, the County of Ramsey prays for an order of this Court as follows:

- 1. Adjudging that said taking is for a public purpose, is necessary, and is authorized by law; and
2. It be further adjudged that the County of Ramsey is entitled to take and hold such property for the public use pursuant to the Notice of Intent to Take Possession, on file with this Court; and
3. Appointing three disinterested commissioners, and at least two alternates, to ascertain and report the amount of damages that will be sustained by the several owners on account of the taking; fixing the time and place of the first meeting of the three commissioners; prescribing their compensation; establishing procedures for the disbursement of funds deposited with the district court; establishing procedures by which commissioners shall hear all allegations and proofs of persons interested herein; and requiring the commissioners to file their report with the District Court Administrator within 365 days from the date of the order appointing the commissioners unless said time be further extended by order of the Court; and
4. For such other and further relief as may be proper and pursuant to law.
Dated: March 18, 2026
JOHN J. CHOI Ramsey County Attorney
By: s/ Scott Schwahn Scott Schwahn (#0222239) Assistant Ramsey County Attorney 360 Wabasha St. N., Suite 100 St. Paul, MN 55102 (651) 266-3014 (Schwahn) scott.schwahn@co.ramsey.mn.us Attorneys for Petitioner

ACKNOWLEDGMENT

The undersigned hereby acknowledges that costs, disbursements, and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. Section 549.211 to the party against whom the allegations in this pleading are asserted.

/s/ Scott Schwahn Scott Schwahn

EXHIBIT A

RAMSEY COUNTY BOARD OF COMMISSIONERS RESOLUTION B2023-052

Sponsor: Public Works Meeting Date: 4/4/2023 Title: 2023 - 2027 Transportation Improvement Program File Number: 2023-120

Background and Rationale: To qualify for state and federal funding and to proceed with construction projects, the Ramsey County Board of Commissioners must approve the Public Works 5-year Transportation Improvement Program (TIP). The TIP is a planning document and funding estimates identified in the TIP are reflected in the county's Capital Improvements Program Budget. Similar programs have been developed each year since 1988.

The Public Works department, annually, prepares the TIP using a collaborative process whereby the county solicits projects and input from area municipalities. Project inclusion in the TIP is based on a cooperative dialogue with municipal and state partners, along with technical analysis and consideration of funding opportunities. While funding limits will continue to challenge program delivery, communication and engagement with municipal partners ensures local needs and priorities are examined and addressed to the extent possible.

Projects included in the TIP are also looked at through the lens of the Ramsey County All Abilities Transportation Network policy, which prioritizes the most vulnerable users (i.e. pedestrians, bicyclists, people with disabilities, etc.) first.

The design, construction, and right-of-way costs identified in the TIP are estimates based on best practices in the industry. The funding landscape for transportation projects can be volatile and the ultimate delivery of the TIP is dependent on future funding levels. Partnering on projects with area communities, bordering counties, the Minnesota Department of Transportation, and other state agencies will continue to be a critical way for Ramsey County to get the most from available funds.

Recommendation: The Ramsey County Board of Commissioners resolved to: 1. Adopt the 2023 - 2027 Public Works Transportation Improvement Program.

2. Authorize the County Engineer to prepare plans and agreements for all projects identified in the Transportation Improvement Program, and to issue solicitations in accordance with County policies and procedures and the Minnesota Department of Transportation's list of "Pre-Qualified Vendors by Work Type".

3. Authorize the County Surveyor to execute Right of Way Plats and Certificate of Surveys for Highway projects that require the determination of existing right of way for the delineation and

for acquisition of property, for planning studies or disposition of excess county property.

4. Authorize the County Manager to enter into contracts and agreements, and execute change orders and amendments to contracts, supplemental agreements, and agreements related to the expenditure of Transportation Improvement Program Project Funds utilizing County State Aid, Federal, State, and participating funding associated with the construction of the approved projects in the 2023 - 2027 Transportation Improvement Program or a previously approved Transportation Improvement Program in accordance with the county's procurement policies and procedures.

5. Authorize the County Engineer and County Attorney to acquire temporary easements, permanent easements, fee title, and enter into Limited Use Permits with the State of Minnesota for projects in the 2023 - 2027 Transportation Improvement Program, or previously approved Transportation Improvement Program, by negotiation or condemnation.

6. Authorize the Public Works Director to approve negotiated settlements for up to \$100,000 over the county's appraised value per parcel for temporary and permanent easements and fee title.

7. Authorize the County Manager to approve and execute purchase agreements, settlements, closing documents, Limited Use Permits, and other related real estate documentation associated with County Board approved acquisitions of real property.

8. Authorize the County Manager to approve and execute cooperative agreements and maintenance agreements with cities, counties, the state, and other governmental agencies for their participation in projects listed in the 2023 - 2027 Public Works Transportation Improvement Program or previously approved Transportation Improvement Program.

9. Authorize temporary cash loans from the County General Fund to the Road and Bridge Capital Improvement Program fund and the Wheelage Tax fund for costs of projects listed in the 2023 -2027 Public Works Transportation Improvement Program, or previously approved Transportation Improvement Program, and for maintenance project expenditures occurring before bond or wheelage tax proceeds are received pending receipt of Federal, County State Aid Highway, state and participating funds.

10. Authorize the Public Works Director to submit grant applications for state and federal funding for projects listed in the 2023 - 2027 Public Works Transportation Improvement Program.

11. Authorize the County Manager to accept grants and execute grant agreements agreeing to the grant terms and conditions for the grant award. For grants that so require, the county agrees to be responsible for any additional amount by which the cost exceeds the county's construction cost estimate and will return to the grantor any grant amount appropriated for the project but not utilized for the project under the terms of the grant agreement.

12. Authorize the County Manager to issue letters of support in place of an official Ramsey County Board Resolution for constituent cities' grant applications.

A motion to approve was made by Commissioner McGuire, seconded by Commissioner Reinhardt. Motion passed.

Aye: - 7: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: Mee Cheng, Chief Clerk - County Board

I, Jason Yang, Interim Chief Clerk - County Board, duly appointed and qualified for Ramsey County, Minnesota, do hereby certify that the foregoing is a true and correct copy of Resolution B2023-052, passed by the Board of Commissioners on 04/04/2023

Attest: Jason Yang, Chief Clerk - County Board

Date Certified: 2/25/2025

EXHIBIT B

PARCEL 3 (1204 EDGERTON STREET - PID 202922430081) TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 3, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota. PIN: 20-29-22-43-0081- Abstract Property ADDRESS: 1204 Edgerton Street, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Juan Martinez Albarran (Fee Owner), Mortgage Electronic Registration Systems, Inc. (MERS) (Mortgagee), State of Minnesota (State Lien), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

**PARCEL 15
(1195 EDGERTON STREET – PID 292922210001)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 15, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0001– Abstract Property
ADDRESS: 1195 Edgerton Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Xa Lee	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 17
(1195 JESSIE STREET – PID 292922210016)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 17, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0016 – Abstract Property
ADDRESS: 1195 Jessie Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Levi Price	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 18
(1200 BRADLEY STREET – PID 292922210025)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 18, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0025 – Abstract Property
ADDRESS: 1200 Bradley Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Juan M. Vargas Diaz	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 19
(514 MARYLAND AVENUE EAST – PID 292922210026)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 19, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0026 – Abstract Property
ADDRESS: 514 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
David R. Beaudet, as Trustee of the Trust Agreement of David R. Beaudet	Fee Owner
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

**PARCEL 20
(1198 BURR STREET – PID 292922210035)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 20, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0035 – Abstract Property
ADDRESS: 1198 Burr Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Christine Esparza	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

**PARCEL 21
(1199 BURR STREET – PID 292922210036)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 21, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0036 – Abstract Property
ADDRESS: 1199 Burr Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Matthew G. Knutson	Fee Owner
Royal Credit Union	Mortgagee
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

**PARCEL 22
(1196 DESOTO STREET – PID 292922210046)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 22, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-21-0046 – Abstract Property
ADDRESS: 1196 Desoto Street, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Felipe G. Illescas	Fee Owner
Affinity Plus Credit Union	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 25
(448 MARYLAND AVENUE EAST – PID 292922220003)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 25, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0003 – Torrens Property - Certificate of Title No(s) 628185

NAME	NATURE OF INTEREST
Heriberto Martinez Gomez	Fee Owner
U.S. Bank National Association	Mortgagee
Minnesota Housing Finance Agency	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 27
(440 MARYLAND AVENUE EAST – PID 292922220005)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 27, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0005 – Torrens Property - Certificate of Title No(s) 542118
ADDRESS: 440 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
Wells Fargo Bank, N.A.	Mortgagee
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 28
(436 MARYLAND AVENUE EAST – PID 292922220006)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 28, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0006 – Torrens Property - Certificate of Title No(s) 603042
ADDRESS: 436 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 29
(0 MARYLAND AVENUE EAST – PID 292922220007)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 29, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 29-29-22-22-0007– Abstract Property
ADDRESS: 0 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 32
(439 MARYLAND AVENUE EAST – PID 202922330143)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 32, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0143 – Abstract Property
ADDRESS: 439 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeremiah W. Saari	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 33
(447 MARYLAND AVENUE EAST – PID 202922330106)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 33, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the Registrar of Titles and the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0106 – Abstract and Torrens Property - Certificate of Title No(s). 523468
ADDRESS: 447 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Debra R. Messenger	Fee Owner
Lakeview Loan Servicing, LLC	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 34
(453 MARYLAND AVENUE EAST – PID 202922330104)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 34, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0104 – Abstract Property
ADDRESS: 453 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Gerardo Hernandez	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 35
(457 MARYLAND AVENUE EAST – PID 202922330105)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 35, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-33-0105 – Abstract Property
ADDRESS: 457 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Gerardo Hernandez	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

NAME	NATURE OF INTEREST
Chue Chang	Fee Owners
Kou Chang	
Blaze Credit Union FKA: Hiway Federal Credit Union	Mortgagee
Capital One Bank (USA)	District Court Judgment
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 36
(461 MARYLAND AVENUE EAST – PID 202922340061)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 36, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0061 – Abstract Property
ADDRESS: 461 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Andres Jaramillo	Fee Owners
Encarnacion Jaramillo	
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 38
(469 MARYLAND AVENUE EAST – PID 202922340063)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 38, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0063 – Abstract Property
ADDRESS: 469 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Bruce Kou Yang	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 39
(475 MARYLAND AVENUE EAST – PID 202922340064)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 39, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0064 – Abstract Property
ADDRESS: 475 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Ehline Paung Ain Thee Paung	Fee Owners
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 41
(483 MARYLAND AVENUE EAST – PID 202922340066)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 41, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0066 – Abstract Property
ADDRESS: 483 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Karla Judith Martinez	Fee Owner
Mortgage Electronic Registration Systems, Inc. (MERS)	Mortgagee
Minnesota Housing Finance Agency	Mortgagee
Loan Depot.com	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 45
(511 MARYLAND AVENUE EAST – PID 202922340087)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 45, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0087 – Abstract Property
ADDRESS: 511 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Jeffrey Reed	Fee Owner
U.S. Bank, National Associated N.D	Mortgagee
Midland Credit Management, Inc	District Court Judgment
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 46
(515 MARYLAND AVENUE EAST – PID 202922340088)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 46, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 20-29-22-34-0088 – Abstract Property
ADDRESS: 515 Maryland Avenue East, Saint Paul, MN 55130

NAME	NATURE OF INTEREST
Minerva Munoz	Fee Owner
Minnesota Housing Finance Agency	Mortgagee
Sun West Mortgage Company, Inc.	Mortgagee
U.S. Bank National Association	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 47
(525 MARYLAND AVENUE EAST – PID 202922340120)****TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 47, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

Continued on next page.

Minnesota.
PIN: 20-29-22-34-0120 - Abstract Property
ADDRESS: 525 Maryland Avenue East, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Hank Cu (Fee Owners), Ruby Ngoc Nguyen (District Court Judgment), MV Builders LLC. (District Court Judgment), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Derrell Evans (Fee Owner), Mortgage Electronic Registration Systems, Inc. (MERS) (Mortgagee), Secretary of Housing and Urban Development (Mortgagee), Portfolio Recovery Associates, LLC (District Court Judgment), State of Minnesota (State Lien), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

PARCEL 53
(561 MARYLAND AVENUE EAST - PID 202922340182)
TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 53, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.
PIN: 20-29-22-34-0182 - Abstract Property
ADDRESS: 561 Maryland Avenue East, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Juan Jose Escobar (Fee Owner), Mortgage Electronic Registration Systems, Inc. (MERS) (Mortgagee), Minnesota Housing Finance Agency (Mortgagee), Regions Hospital (Claim of Lien), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

PARCEL 48
(535 MARYLAND AVENUE EAST - PID 202922340121)
TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 48, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.
PIN: 20-29-22-34-0121 - Abstract Property
ADDRESS: 535 Maryland Avenue East, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include CAG Minnesota Fund II, LLC (Fee Owner), Sunrise Banks, National Association (Mortgagee), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

PARCEL 51
(553 MARYLAND AVENUE EAST - PID 202922340180)
TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 51, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.
PIN: 20-29-22-34-0180 - Abstract Property
ADDRESS: 553 Maryland Avenue East, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Michel M. Braaten (Fee Owner), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

PARCEL 54
(1201 EDGERTON STREET - PID 202922340183)
TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 54, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.
PIN: 20-29-22-34-0183 - Abstract Property
ADDRESS: 1201 Edgerton Street, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Yangbrothers, LLC (Fee Owner), Americana Community Bank (Mortgagee), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

PARCEL 50
(549 MARYLAND AVENUE EAST - PID 202922340179)
TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 50, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.
PIN: 20-29-22-34-0179 - Abstract Property
ADDRESS: 549 Maryland Avenue East, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Ted Ries (Fee Owner), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

PARCEL 52
(557 MARYLAND AVENUE EAST - PID 202922340181)
TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 52, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 14, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.
PIN: 20-29-22-34-0181 - Abstract Property
ADDRESS: 557 Maryland Avenue East, Saint Paul, MN 55130

Table with 2 columns: NAME, NATURE OF INTEREST. Rows include Ted Ries (Fee Owner), City of St. Paul (Possible Special Assessments), County of Ramsey (Possible Property Taxes).

Published three times in the Vadnais Heights Press on March 25, April 1 and 8, 2026.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
CASE TYPE 2: CONDEMNATION
COURT FILE NO. 62-CV-26-502
JUDGE REYNALDO ALIGADA, JR.
AMENDED NOTICE OF HEARING

County of Ramsey, Petitioner,
v.
K&T Properties, LLC., Lowry Finance Company, Advance Shoring Company, CFE Properties, LLC., Robert L. Brackey, Metropolitan Council Wastewater Services, Insurance Auto Auctions, Inc., 1280 Jackson LLC., Michelle Robinson, B. Bros. St Paul Properties, LLP., Soo Line Railroad Company, Kil-Ben Arlington, LLC., Saint Paul Family Project Limited Partnership, Minnesota Housing Finance Agency, Housing and Redevelopment Authority of the City of Saint Paul, Family Housing Fund, McDonough Organization With Respect and Equality for People (M.O.R.E.), Royal Credit Union, City of St. Paul and County of Ramsey, and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,

IN THE MATTER OF THE
CONDEMNATION OF CERTAIN LAND

TO THE RESPONDENTS HEREIN ABOVE NAMED:
You, and each of you, are hereby notified that on the 12th day of May 2026, at 10:00 a.m. via ZOOM before Judge Reynaldo Aligada, Jr. Petitioner will present to the above-named court a Petition now on file herein for condemnation of certain land for highway purposes. Parties wishing to appear at the remote hearing at 10:00 a.m. on May 12, 2026, can join by logging into zoom.us/join or by telephone (audio only/toll-free) at 1-833-568-8864. After connecting, enter the following Meeting ID and Passcode:
Meeting ID: 161 026 9548
Passcode: 192182

If you plan to appear by ZOOM or telephone, please notify the petitioner's attorney listed below in order to receive a copy of any proposed exhibits and orders provided to the court. You are not required to notify the petitioner's attorney, but failure to do so may prevent you from having access to the exhibits and proposed orders submitted.

The object of the Petition is to acquire by "quick take" condemnation under the right of eminent domain the real property interests as described in the Petition. This notice is amended to change the transfer of title and right of possession to an effective date of May 18, 2026.

The land desired and proposed to be taken is situated in Ramsey County, Minnesota, and is described in the Petition, together with the names of all persons appearing of record or known to Petitioner to be the owners of said land or interested therein including all whom Petitioner has been able by investigation and inquiry to discover, together with the nature of the ownership of each as nearly as can be ascertained.

At the hearing, the County of Ramsey will ask the Court for an order permitting payment to the respective owners or deposit with the Court an amount equal to Petitioner's approved appraisal of value of the parcels described in the Petition, thereby transferring title and the right to possession of the property to the County of Ramsey effective May 18, 2026. Furthermore, the County of Ramsey will ask the Court to ascertain the allocation of funds so deposited and to establish a procedure for the withdrawal of those funds. Neither payment to the respective owners nor deposit with the Court shall prejudice or affect the right of a respective party to apply for additional payment in this proceeding. Finally, the County of Ramsey will ask the Court to establish procedures by which commissioners shall hear all allegations and proofs of persons interested herein.

A party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the court hearing and state the objection or must appeal within 60 days of a court order, and a court order approving the public use or public purpose, necessity, and authority for the taking is final unless an appeal is brought within 60 days after service of the order on the party. Furthermore, a party wishing to be heard as to the appointment of the commissioners who will ascertain the amount of damages must appear at the court hearing.

Any person not appearing at the hearing, or otherwise filing a notice of appearance with the district court, may not be notified of further hearings or actions related to the Petition.

Dated: March 10, 2026
JOHN J. CHOI
Ramsey County Attorney
By: s/ Scott Schwahn
Scott Schwahn (#0222239)
Assistant Ramsey County Attorney
360 Wabasha St. N., Suite 100
St. Paul, MN 55102
(651) 266-3014 (Schwahn)
scott.schwahn@co.ramsey.mn.us

Attorneys for Petitioner
Published three times in the Vadnais Heights Press on March 18, 25 and April 1, 2026.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
CASE TYPE 2: CONDEMNATION
COURT FILE NO. 62-CV-26-502
JUDGE REYNALDO ALIGADA, JR.
AMENDED PETITION

County of Ramsey, Petitioner,
v.
K&T Properties, LLC., Lowry Finance Company, Advance Shoring Company, CFE Properties, LLC., Robert L. Brackey, Metropolitan Council Wastewater Services, Insurance Auto Auctions, Inc., 1280 Jackson LLC., Michelle Robinson, B. Bros. St Paul Properties, LLP., Soo Line Railroad Company, Kil-Ben Arlington, LLC., Saint Paul Family Project Limited Partnership, Minnesota Housing Finance Agency, Housing and Redevelopment Authority of the City of Saint Paul, Family Housing Fund, McDonough Organization With Respect and Equality for People (M.O.R.E.), Royal Credit Union, City of St. Paul and County of Ramsey, and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,

IN THE MATTER OF THE
CONDEMNATION OF CERTAIN LAND

TO: THE DISTRICT COURT ABOVE NAMED
The County of Ramsey brings this Petition and respectfully states and alleges:

I.
That this proceeding is taken pursuant to law in the name of and on behalf of the County of Ramsey, State of Minnesota, by John J. Choi, the duly elected, qualified and acting County Attorney, at the request of the Board of County Commissioners of Ramsey County, as shown by County Board Resolution No. B2023-052, dated April 4, 2023, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

II.
That the County of Ramsey also deems it necessary, expedient, and for a public use and purpose to obtain by "quick take" condemnation under the right of eminent domain the permanent easements and temporary construction easements in the lands as described in this Petition, together with all structures, trees, shrubs, grass and herbage to be damaged thereby.

III.
In the attached Exhibit B, where "fee title" is identified, the interest being conveyed is fee simple title.

IV.
In the attached Exhibit B, where a "permanent easement" is identified, the interests being conveyed include all rights necessary for the construction, operation, and maintenance of all public right-of-way and utility uses now known or adopted in the future. Such rights include, but are not limited to, the right: to remove and use all plants, trees, ground cover, and natural growth now existing, or later planted or grown; to permanently grade or alter the grade of the land, and to remove and use all earth and other material not reasonably necessary for lateral and subjacent support; to limit or allow the location, number, and related characteristics of access from the remainder property to the public right-of-way; to store equipment or supplies; to access, both ingress and egress, from the most reasonably convenient rights-of-way; to remove any physical improvements or fixtures that interfere with its use as a public right-of-way; and to exclude from the area any use or improvement that conflicts with the rights conveyed herein. Reasonable and convenient access to the remainder will be maintained.

V.
In the attached Exhibit B, where a "temporary easement" is identified, the interests being conveyed include all rights of possession and use, for a limited period of time, necessary or incidental to support the related construction project, including the right: to stage equipment or supplies; to access other portions of the construction project; to make minimal permanent alterations to the grade of the land that do not substantially impact the remainder; to remove (and restore in substantially similar condition) any plants, ground cover, or physical improvements; to access, both ingress and egress, from the most reasonably convenient rights-of-way; and to install any temporary improvements. Reasonable and convenient access to the remainder will be maintained. The term of the temporary easement shall be for 24 months beginning on May 18, 2026, and ending May 18, 2028, or for 24 months from the date when granted pursuant to order of the district court, whichever is later. In addition, the interests identified in this paragraph include the option of the Petitioner to extend the temporary easement for up to two twelve-month terms to be held consecutive to the original term and to each other at the monthly rate determined for the initial term.

VI.
Personal property not specifically identified as being acquired, including, but not limited to, fencing, irrigation systems, pavement, curbing, or signage, or trees, shrubs, plants, or ground covering, is not included in this petition, except to the extent the above rights provide for the removal, replacement, use, or repair of such property. It is the intention of the Petitioner to address any claim of damage related to personal property destroyed, removed, lost, or otherwise damaged, but not repaired or replaced in substantially similar

condition, in accordance with applicable relocation laws, including Minn. Stat. § 117.50 - .56 or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and any regulations adopted pursuant thereto.

VII.
That the purpose for which said interests in land described in this Petition are being acquired is for the purpose of a roadway project for the Jackson Street reconstruction project which shall replace the deteriorated roadway and replace two aging bridges. Additionally, along the project pedestrian infrastructure will be installed and a connection between the Trout Brook Trail segments will be established.

VIII.
The taking in this matter is to obtain rights sufficient to support the construction and maintenance of a public highway, including related facilities. Unless specifically identified, pre-existing utility, pipeline, access, and other easements or interests shall remain in full force and effect and shall only be impaired to the extent necessary for the County of Ramsey to construct and maintain a public highway, and related uses, on the land being acquired. For any parcel being taken by this condemnation proceeding that is subject to pre-existing utility, pipeline, access, or other easements or interests, the County of Ramsey shall work as needed with the easement holder to adjust facilities to accommodate the construction or to adjust construction plans to minimize related damages.

IX.
It is the intent of the Petitioner that reasonable access, in at least one direction, to the main thoroughfare will be maintained for any remaining interest of a property from which a temporary easement is taken.

X.
Notwithstanding anything to the contrary contained herein, should tests or evaluations undertaken by or on behalf of the County of Ramsey indicate the possible presence of pollutants, contaminants, or hazardous substances on any of the property described in this Petition, the County of Ramsey reserves the right to defer effecting the transfer of the interest to any of the property as described herein for a reasonable time until the County of Ramsey can evaluate whether it wishes to proceed with the taking, abandon these proceedings and dismiss the Petition as to said property, or otherwise respond to such information.

Further, the County of Ramsey reserves the right to recover costs of clean-up and testing and all other damages resulting from the presence of pollutants, contaminants, or hazardous substances on the property described herein, from all potentially responsible parties in a separate legal action.

XI.
That a party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the hearing of this Court at which the County of Ramsey, as Petitioner, shall present this Petition to the Court and state the objection or must appeal within 60 days of a Court order.

XII.
That the land in these proceedings to be taken are situated in Ramsey County, Minnesota and are more particularly described in attached Exhibit B which is made a part hereof. The names of all persons appearing of record or known to the County of Ramsey to be the owners of said land, or interested therein, including all whom the County of Ramsey has been able by investigation and inquiry to discover, together with the nature of the ownership of each, as nearly as can be ascertained, are set forth on attached Exhibit B.

XIII.
The County of Ramsey hereby moves the court for an order transferring title and possession of the parcels described herein prior to filing of an award by the court appointed commissioners, pursuant to Minnesota Statutes § 117.042.

WHEREFORE, the County of Ramsey prays for an order of this Court as follows:

- 1. Adjudging that said taking is for a public purpose, is necessary, and is authorized by law; and
2. It be further adjudged that the County of Ramsey is entitled to take and hold such property for the public use pursuant to the Notice of Intent to Take Possession, on file with this Court; and
3. Appointing three disinterested commissioners, and at least two alternates, to ascertain and report the amount of damages that will be sustained by the several owners on account of the taking; fixing the time and place of the first meeting of the three commissioners; prescribing their compensation; establishing procedures for the disbursement of funds deposited with the district court; establishing procedures by which commissioners shall hear all allegations and proofs of persons interested herein; and requiring the commissioners to file their report with the District Court Administrator within 365 days from the date of the order appointing the commissioners unless said time be further extended by order of the Court; and
4. For such other and further relief as may be proper and pursuant to law.

Dated: March 10, 2026
JOHN J. CHOI
Ramsey County Attorney
By: s/ Scott Schwahn
Scott Schwahn (#0222239)
Assistant Ramsey County Attorney

360 Wabasha St. N., Suite 100
St. Paul, MN 55102
(651) 266-3014 (Schwahn)
scott.schwahn@co.ramsey.mn.us
Attorneys for Petitioner

ACKNOWLEDGMENT

The undersigned hereby acknowledges that costs, disbursements, and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. Section 549.211 to the party against whom the allegations in this pleading are asserted.

/s/ Scott Schwahn
Scott Schwahn

EXHIBIT A

**RAMSEY COUNTY BOARD OF COMMISSIONERS
RESOLUTION B2023-052**

Sponsor: Public Works
Meeting Date: 4/4/2023
Title: 2023 - 2027 Transportation Improvement Program
File Number: 2023-120

Background and Rationale:

To qualify for state and federal funding and to proceed with construction projects, the Ramsey County Board of Commissioners must approve the Public Works 5-year Transportation Improvement Program (TIP). The TIP is a planning document and funding estimates identified in the TIP are reflected in the county's Capital Improvements Program Budget. Similar programs have been developed each year since 1988.

The Public Works department, annually, prepares the TIP using a collaborative process whereby the county solicits projects and input from area municipalities. Project inclusion in the TIP is based on a cooperative dialogue with municipal and state partners, along with technical analysis and consideration of funding opportunities. While funding limits will continue to challenge program delivery, communication and engagement with municipal partners ensures local needs and priorities are examined and addressed to the extent possible.

Projects included in the TIP are also looked at through the lens of the Ramsey County All Abilities Transportation Network policy, which prioritizes the most vulnerable users (i.e. pedestrians, bicyclists, people with disabilities, etc.) first.

The design, construction, and right-of-way costs identified in the TIP are estimates based on best practices in the industry. The funding landscape for transportation projects can be volatile and the ultimate delivery of the TIP is dependent on future funding levels. Partnering on projects with area communities, bordering counties, the Minnesota Department of Transportation, and other state agencies will continue to be a critical way for Ramsey County to get the most from available funds.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Adopt the 2023 - 2027 Public Works Transportation Improvement Program.

2. Authorize the County Engineer to prepare plans and agreements for all projects identified in the Transportation Improvement Program, and to issue solicitations in accordance with County policies and procedures and the Minnesota Department of Transportation's list of "Pre-Qualified Vendors by Work Type".

3. Authorize the County Surveyor to execute Right of Way Plats and Certificate of Surveys for Highway projects that require the determination of existing right of way for the delineation and

for acquisition of property, for planning studies or disposition of excess county property.

4. Authorize the County Manager to enter into contracts and agreements, and execute change orders and amendments to contracts, supplemental agreements, and agreements related to the expenditure of Transportation Improvement Program Project Funds utilizing County State Aid, Federal, State, and participating funding associated with the construction of the approved projects in the 2023 - 2027 Transportation Improvement Program or a previously approved Transportation Improvement Program in accordance with the county's procurement policies and procedures.

5. Authorize the County Engineer and County Attorney to acquire temporary easements, permanent easements, fee title, and enter into Limited Use Permits with the State of Minnesota for projects in the 2023 - 2027 Transportation Improvement Program, or previously approved Transportation Improvement Program, by negotiation or condemnation.

6. Authorize the Public Works Director to approve negotiated settlements for up to \$100,000 over the county's appraised value per parcel for temporary and permanent easements and fee title.

7. Authorize the County Manager to approve and execute purchase agreements, settlements, closing documents, Limited Use Permits, and other related real estate documentation associated with County Board approved acquisitions of real property.

8. Authorize the County Manager to approve and execute cooperative agreements and maintenance agreements with cities, counties, the state, and other governmental agencies for their participation in projects listed in the 2023 - 2027 Public Works Transportation Improvement Program or previously approved Transportation Improvement Program.

9. Authorize temporary cash loans from the County General Fund to the Road and Bridge Capital Improvement Program fund and the Wheelage Tax fund for costs of projects listed in the 2023 - 2027 Public Works Transportation Improvement Program, or previously approved Transportation Improvement Program, and for maintenance project expenditures occurring before bond or wheelage tax proceeds are received pending receipt of Federal, County State Aid Highway, state and participating funds.

10. Authorize the Public Works Director to submit grant applications for state and federal funding for projects listed in the 2023 - 2027 Public Works Transportation Improvement Program.

11. Authorize the County Manager to accept grants and execute grant agreements agreeing to the grant terms and conditions for the grant award. For grants that so require, the county agrees to be responsible for any additional amount by which the cost exceeds the county's construction cost estimate and will return to the grantor any grant amount appropriated for the project but not utilized for the project under the terms of the grant agreement.

12. Authorize the County Manager to issue letters of support in place of an official Ramsey County Board Resolution for constituent cities' grant applications.

A motion to approve was made by Commissioner McGuire, seconded by Commissioner Reinhardt. Motion passed.

Aye: - 7: Frethem, MatasCastillo, McGuire, Moran, Ortega, Reinhardt, and Xiong

By: Mee Cheng, Chief Clerk - County Board

I, Jason Yang, Interim Chief Clerk - County Board, duly appointed and qualified for Ramsey County, Minnesota, do hereby certify that the foregoing is a true and correct copy of Resolution B2023-052, passed by the Board of Commissioners on 04/04/2023

Attest: Jason Yang, Chief Clerk - County Board

Date Certified: 2/25/2025

EXHIBIT B

**PARCEL 8
(0 JACKSON STREET - PID 192922420016)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 8, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-42-0016 - Abstract Property
ADDRESS: 0 Jackson Street, Saint Paul, MN 55117 - Abstract

NAME	NATURE OF INTEREST
K&T Properties, LLC	Fee Owner
Lowry Finance Company	Permit Agreement/perpetual easement for construction and maintaining roadway for both pedestrian and vehicular travel
Advance Shoring Company	Permit Agreement/perpetual easement for construction and maintaining roadway for both pedestrian and vehicular travel
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 10
(1370 JACKSON STREET - PID 192922420026)
TEMPORARY EASEMENT DESCRIPTION:**

Over, under and across Temporary Easement Parcel 10, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the Registrar of Titles and the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-42-0026 - Abstract and Torrens Property - Certificate of Title No(s): 389958 and 579140
ADDRESS: 1370 Jackson Street, Saint Paul, MN 55117

NAME	NATURE OF INTEREST
CFE Properties, LLC	Fee Owner
City of St. Paul	Sewer Easement and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 12
(1336 JACKSON STREET - PID 192922420023)
PERMANENT RIGHT-OF-WAY EASEMENT DESCRIPTION:**

Over, under and across Parcel 12, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 12, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 19-29-22-42-0023 - Abstract and Torrens Property - Certificate of Title No(s): 540978
ADDRESS: 1336 Jackson Street, Saint Paul, MN 55117

NAME	NATURE OF INTEREST
Robert L. Brackey	Fee Owner
Metropolitan Council Wastewater Services	Sanitary Sewer Easement
Insurance Auto Auctions, Inc.	Tenant
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 15 (A & B)
(0 NORPAC ROAD- PID 192922430027)
PERMANENT RIGHT-OF-WAY EASEMENT DESCRIPTION:**

Over, under and across Parcel 15, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

TEMPORARY EASEMENT DESCRIPTION:
Over, under and across Temporary Easement Parcel 15A and Temporary Easement Parcel 15B, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-43-0027 - Abstract Property
ADDRESS: 0 Norpac Road, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Insurance Auto Auctions, Inc.	Fee Owner
Metropolitan Council Wastewater Services	Sanitary Sewer Easement
1280 Jackson LLC	Utility and Access Easement
City of St. Paul	Slopes and Fill Easement and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 55
FEE TITLE DESCRIPTION
Parcel 1: (ABSTRACT PROPERTY)**

Lot 9, Block 1, Parker and Bailey's Out Lots, according to the recorded plat thereof, Ramsey County, Minnesota.

AND

Lot "C" except that triangular portion thereof lying North of a West extension of the North line of Lot "D" and all of Lot "D" except all that thereof which lies East of a line running parallel with and 26 feet distant West (measured at right angles) from the West line of Cortland Street (aka Jackson Street) as now laid out and established in the City of St. Paul, all being in Soo Line Plat Number 3, according to the recorded plat thereof, Ramsey County, Minnesota.

EXCEPT:

That part of the West 80 feet of Lot "C" Soo Line Plat Number 3, lying between the North right-of-way line of Hawthorne Avenue and the arc of a circle having a 45 foot radius, the center of said circle being on the center line of Hawthorne Avenue and 147.74 feet West of the West line of Jackson Street;

That part of Lot "C", except the West 80 feet thereof, Soo Line Plat Number 3, lying between the North right-of-way line of Hawthorne Avenue and the arc of a circle having a radius of 45 feet, the center of said circle being on the center line of Hawthorne Avenue, and 147.74 feet West of the West line of Jackson Street.

Parcel 2: (TORRENS PROPERTY)

Lot E, Soo Line Plat Number 3, according to the recorded plat thereof, Ramsey County, Minnesota.

AND

Lot F, Soo Line Plat Number 3, according to the recorded plat thereof, Ramsey County, Minnesota, except that part lying between the south right-of-way line of Hawthorne Avenue and the arc of a circle having a 45-foot radius, the center of said circle being on the center line of Hawthorne Avenue and 147.74 feet west of the west line of Jackson Street.

AND

Lot 6, Block 1, Dawson's Fourth Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, except that part lying between the south right-of-way line of Hawthorne Avenue and the arc of a circle having a 45 foot radius, the center of said circle being on the center line of Hawthorne Avenue and 147.74 feet west of the west line of Jackson Street.

PIN: 19-29-22-34-0044 - Abstract and Torrens Property - Certificate of Title No(s) 515780

ADDRESS: 1237 Jackson Street, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Michelle Robinson	Fee Owner
B. Bros. St Paul Properties, LLP	Fee Owner
Soo Line Railroad Company/Canadian Pacific Kansas City (CPKC)	Mineral Registration Statement
City of St. Paul	Easements for slopes, cuts and fills in the grading of street adjoining and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 56
TEMPORARY EASEMENT DESCRIPTION:**
Over, under and across Temporary Easement Parcel 56, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-34-0006 - Abstract Property
ADDRESS: 0 Jackson Street, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Soo Line Railroad Company	Fee Owner
City of St. Paul	Possible special assessments.
County of Ramsey	Possible Property Taxes

**PARCEL 57
TEMPORARY EASEMENT DESCRIPTION:**
Over, under and across Temporary Easement Parcel 57, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 13, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-34-0053 - Abstract Property
ADDRESS: 0 Unassigned, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Soo Line Railroad Company	Fee Owner
City of St. Paul	Easement for slopes, cuts and fills in the grading of street adjoining and Possible special assessments
County of Ramsey	Possible Property Taxes

**PARCEL 63
(80 ARLINGTON AVENUE EAST - PID 192922310005)
TEMPORARY EASEMENT DESCRIPTION:**
Over, under and across Temporary Easement Parcel 63, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 12, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 19-29-22-31-0005 - Torrens Property - Certificate of Title No(s): 587643
ADDRESS: 80 Arlington Avenue East, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Kil-Ben Arlington, LLC	Fee Owner
Metropolitan Council Wastewater Services	Sewer & Utility Easement
City of St. Paul	Easement for slopes, cuts and fills in the grading of street adjoining and Possible special assessments.
County of Ramsey	Possible Property Taxes

**PARCEL 65
(1497 JACKSON STREET - PID 19292240042)
TEMPORARY EASEMENT DESCRIPTION:**
Over, under and across those parts of Lots 7 through 12 inclusive, Block 19, and Lots 1 through 13 inclusive, Block 20, together with the vacated Nebraska Street (platted as Carry Street) accruing thereto, all in GURNEY HIGHLAND PARK, according to the recorded plat thereof and on file in the office of the County Recorder in and for Ramsey County, Minnesota and more particularly described as follows:

Beginning at the most southerly corner of said Lot 13, Block 20; thence North 00 degrees 20 minutes 48 seconds West, assumed bearing, along the westerly right of way line of Jackson Street, a distance of 571.0 feet; thence South 89 degrees 39 minutes 12 seconds West, along a line perpendicular to said westerly right of way line, a distance of 6.0 feet; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 45.0 feet; thence North 89 degrees 39 minutes 12 seconds East, along a line perpendicular to said westerly right of way line, a distance of 3.0 feet; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 51.0 feet; thence South 89 degrees 39 minutes 12 seconds West, along a line perpendicular to said westerly right of way line, a distance of 3.0 feet; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 15.0 feet; thence North 89 degrees 39 minutes 12 seconds East, along a line perpendicular to said westerly right of way line, a distance of 3.0 feet; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 108.7 feet; thence South 89 degrees 39 minutes 12 seconds West, along a line perpendicular to said westerly right of way line, a distance of 1.0 foot; thence South 00 degrees 20 minutes 48 seconds East, along a line parallel with said westerly right of way line, a distance of 230.5 feet to the intersection with the southerly line of said Lot 13; thence South 52 degrees 41 minutes 49 seconds East, along said southerly line of Lot 13, a distance of 5.1 feet to said point of beginning and there terminating.

PIN: 19-29-22-24-0042 - Abstract and Torrens Property - Certificate of Title No(s): 660873

ADDRESS: 1497 Jackson Street, Saint Paul MN 55117

NAME	NATURE OF INTEREST
Saint Paul Family Project Limited Partnership	Fee Owner
Minnesota Housing Finance Agency	Mortgagee
Housing and Redevelopment Authority of the City of Saint Paul	Mortgagee
Family Housing Fund	Mortgagee
City of St. Paul	Water Main Easement and Possible Special Assessments
County of Ramsey	Possible Property Taxes

**PARCEL 78
(96 WHELOCK PARKWAY- PID 192922210046)
TEMPORARY EASEMENT DESCRIPTION:**
Over, under and across the east 3.0 feet of the north 30.0 feet of the south 60.0 feet and the east 6.0 feet of the south 30.0 feet of the following described property:

The east 60 feet of Lots 7, 8, 9, 10, 11 AND 12, Block 8, GURNEY HIGHLAND PARK, according to the recorded plat thereof and on file in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 19-29-22-21-0046 - Abstract Property
ADDRESS: 96 Wheelock Parkway East, Saint Paul MN 55117

NAME	NATURE OF INTEREST
McDonough Organization with Respect and Equality for People (M.O.R.E.)	Fee Owner
Royal Credit Union	Mortgagee
City of St. Paul	Possible Special Assessments
County of Ramsey	Possible Property Taxes

CITY OF VADNAIS HEIGHTS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Vadnais Heights City Council will meet and consider the following ordinances at 7:00 p.m. Tuesday, April 7, 2026 at City Hall, 800 East County Road E.

Ordinance No. 794: Updates to Fees for Fire Services

Ordinance No. 795: Zoning Updates

Ordinance No. 796: 2026 Fee Schedule Updates

Ordinance No. 797: Public Outdoor Event Updates

The materials are available for public review at City Hall during normal business hours. Questions or comments should be directed to Phillip Lundquist, Deputy City Clerk, at phillip.lundquist@cityvadnaisheights.com or 651-204-6000.

FOR THE CITY COUNCIL OF THE CITY OF VADNAIS HEIGHTS

Kevin P. Watson

City Administrator

Dated: March 12, 2026

Published two times in the Vadnais Heights Press on March 25 and April 1, 2026.

RAMSEY/WASHINGTON RECYCLING & ENERGY REQUEST FOR BIDS

Ramsey/Washington Recycling & Energy releases solicitation opportunities on its official web site at www.recyclingandenergy.org/vendors.

Ramsey/Washington Recycling & Energy is accepting responses to an RFB for Aluminum Trailers. See the link above for details.

SOLICITATION: RFB-ALUMINUM TRAILERS

OPENING DATE: 04/10/2026 AT 4:00 PM

PROJECT DESCRIPTION: R&E SEEKS TO PURCHASE FOUR OPEN TOP AND TWO ENCLOSED TRAILERS SUITABLE FOR THE TRANSPORT OF MATERIALS ASSOCIATED WITH RESOURCE RECOVERY ACTIVITIES. THE MATERIALS TO BE TRANSPORTED INCLUDE, BUT ARE NOT LIMITED TO, ORGANIC WASTE CONTAINED INSIDE DURABLE COMPOSTABLE BAGS (DCBS), NON-PROCESSIBLE BULKY WASTE AND MUNICIPAL SOLID WASTE. R&E WILL PURCHASE THE ALUMINUM TRAILERS ACCORDING TO THE SPECIFICATIONS LISTED AT WWW.RECYCLINGANDENERGY.ORG/VENDORS TO BE DELIVERED AS SOON AS POSSIBLE.

Published two times in the Vadnais Heights Press on March 25 and April 1, 2026.

STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT PROBATE COURT DIVISION

COURT FILE NO. 62-PR-26-95

NOTICE OF INFORMAL PROBATE OF WILL AND

APPOINTMENT OF PERSONAL REPRESENTATIVE

In re the Estate of Craig Stuart Bartlett, a/k/a Craig S. Bartlett and Craig Bartlett, Decedent

TO ALL INTERESTED PERSONS:

NOTICE is hereby given that an Amended Application filed on March 3, 2026 for informal probate of the above-named Decedent's Last Will dated November 15, 2023 ("Will") has been filed with the Court, and the Amended Application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following:

Philip Joseph Lutgen

778 Bayard Avenue

Saint Paul, MN 55102

as Personal Representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the Personal Representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the Personal Representative has full

power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

BY THE COURT:

Laura J. Stevens, Probate Registrar

Theresa Ames, Court Administrator

Date: March 4, 2026

Attorney for Personal Representative:

Christopher Johnson Kradle

Attorney License No.: 397997

Kradle Law PLLC

7400 Metro Boulevard

Suite 155

Edina MN 55439

Phone: 612-254-1737

Email: ckradle@kradlelaw.com

Published two times in the Vadnais Heights Press on April 1 and 8, 2026.

RAMSEY COUNTY, MINNESOTA PUBLIC NOTICE

SOLICITATION OPPORTUNITIES

Ramsey County releases solicitation opportunities on DemandStar as an alternative method of public notice pursuant to Section 331A.03 of the Minnesota Statutes. Individuals may go to the "How to Contract with Ramsey County" section of the "Doing Business with Ramsey County" webpage at ramseycounty.us/ContractWithRamsey to access registration information. If you are new to DemandStar, please follow the DemandStar registration instructions on the "How to Contract with Ramsey County" webpage. Access to all Ramsey County documents is free if the instructions that are posted are followed. You may call 651-266-8072 or email ProcurementTeam@ramseycounty.us if you need assistance.

Ramsey County is accepting only electronic Request for Bids (RFBs) responses submitted through DemandStar. Public openings are conducted digitally, as a video conference. See the link above for details.

To view current solicitations, please go to: <https://bit.ly/3W8XWan>

SOLICITATION: RFB-PUBW30752-KB

OPENING DATE: April 16, 2026

PROJECT DESCRIPTION:

RAMSEY COUNTY

ADVERTISEMENT FOR BIDS

STATE PROJECT NO. S.P. 062-653-017 AND 062-653-018, MINN. PROJ.

NO. CMAQ-HSIP 6225(136)

BID OPENING APRIL 16, 2026

Ramsey County will receive sealed electronic bids for Bid RFB-PUBW30752-0-2026/KB, Dale Street – Grand Avenue to Front Street until 2:00 PM, Thursday, April 16, 2026, through DemandStar.com. Immediately thereafter, all bids will be opened publicly and read aloud via Zoom, <https://zoom.us/j/102575333?pwd=dDA2Rnk4MEt1VW9DS3k4cUplRDJIQT09>.

The project involves mill and overlay, signal replacements/modification, ADA improvements, pedestrian refuge islands, traffic signal interconnect, along Dale Street, in the City of Saint Paul.

Bidding documents, including the Bid Form, Drawings, and Specifications, will be available to be downloaded from DemandStar on our website at <http://www.demandstar.com>. A bid bond in the amount of 5% is required. Minimum wage rates to be paid by the Contractors have been predetermined and are subject to the Work Hours Act of 1962, P.L. 87-581 and implementing regulations. All prospective Bidders/respondents are hereby cautioned not to contact any member of the Ramsey County Staff or officials other than the specified contact person in the Ramsey County Procurement Department in St. Paul.

Minimum wage rates to be paid by the Contractors have been predetermined and are subject to the Work Hours Act of 1962, P.L. 87-581 and implementing regulations.

READ CAREFULLY THE WAGE SCALES AND DIVISION A OF THE SPECIAL PROVISIONS AS THEY AFFECT THIS/THESE PROJECT/ PROJECTS

The Minnesota Department of Transportation hereby notifies all bidders:

in accordance with Title VI of the Civil Rights Act of 1964 (Act), as amended and Title 49, Code of Federal Regulations, Subtitle A Part 21, Non-discrimination in Federally-assisted programs of the Department of Transportation, it will affirmatively assure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded maximum opportunity to participate and/or to submit bids in response to this invitation, and will not be discriminated against on the grounds of race, color, disability, age, religion, sex or national origin in consideration for an award;

in accordance with Title VI of the Civil Rights Act of 1964 as amended, and Title 23, Code of Federal Regulations, Part 230 Subpart A-Equal Employment Opportunity on Federal and Federal-Aid Construction Contracts (including supportive services), it will affirmatively assure increased participation of minority groups and disadvantaged persons and women in all phases of the highway construction industry, and that on any project constructed pursuant to this advertisement equal employment opportunity will be provided to all persons without regard to their race, color, disability, age, religion, sex or national origin;

in accordance with the Minnesota Human Rights Act, Minnesota Statute 363A.08 Unfair discriminatory Practices, it will affirmatively assure that on any project constructed pursuant to this advertisement equal employment opportunity will be offered to all persons without regard to race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local commission, disability, sexual orientation, or age;

in accordance with the Minnesota Human Rights Act, Minnesota Statute 363A.36 Certificates of Compliance for Public Contracts, and 363A.37 Rules for Certificates of Compliance, it will assure that appropriate parties to any contract entered into pursuant to this advertisement possess valid Certificates of Compliance.

If you have employed more than 40 full-time employees in any state, on any single working day during the previous 12 months, you must have a compliance certificate issued by the Minnesota Department of Human Rights to bid on any job in this advertisement. Please contact the Department of Human Rights immediately if you need assistance in obtaining a certificate.

If you are not a current holder of a compliance certificate issued by the Minnesota Department of Human Rights and intend to bid on any job in this advertisement you must contact the Department of Human Rights immediately for assistance in obtaining a certificate.

The following notice from the Minnesota Department of Human Rights applies to all contractors:

"It is hereby agreed between the parties that Minnesota Statute, section 363A.36 and Minnesota Rules, parts 5000.3400 to 5000.3600 are incorporated into any contract between these parties based on this specification or any modification of it. A copy of Minnesota Statute 363A.36 and Minnesota Rules, parts 5000.3400 to 5000.3600 is available upon request from the contracting agency."

"It is hereby agreed between the parties that this agency will require affirmative action requirements be met by contractors in relation to Minnesota Statute 363A.36 and Minnesota Rules 5000.3600. Failure by a contractor to implement an affirmative action plan or make a good faith effort shall result in revocation of its certificate or revocation of the contract (Minnesota Statute 363A.36, Subd. 2 and 3)."

SOLICITATION: RFB-PUBW31149-KB

OPENING DATE: APRIL 30, 2026

PROJECT DESCRIPTION: RAMSEY COUNTY, THROUGH THE PUBLIC WORKS DEPARTMENT SEEKS BIDS FOR THE FAIRVIEW AVENUE (LARPEN TEUR TO COUNTY ROAD B2) PAVEMENT AND SIGNAL REPLACEMENT PROJECT.

Published one time in the Vadnais Heights Press on April 1, 2026.