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

CASE TYPE 2: CONDEMNATION
COURT FILE NO. 62-CV-22-5698
JUDGE MARK IRELAND
NOTICE OF HEARING

County of Ramsey,
Petitioner,
v.
Stranik Real Estate, LLC, Midas, UMB Bank, N.A., National Retail Properties, LP, CWP West Corp., Har Mar Retail Associates, LLC, Rice Creek Watershed District, Old Chicago, Smashburger, Waxing the City, Wingstop, Subway, Leann Chin, Ichiddo Ramen, Har Mar Barbers, Sports Clips, Painting with a Twist, Kyoto Sushi, Chase Bank and City of Roseville, 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 5th day of January, 2023, at 2:30 p.m. via ZOOM before Judge Mark Ireland. 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 **2:30 p.m. on January 5, 2023**, 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: 1613392102
Passcode: 216662

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 are situated in Ramsey County, Minnesota, and are 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 January 17, 2023. 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: November 9, 2022
JOHN J. CHOI, Ramsey County Attorney
By: /s/ James A. Mogen
James A. Mogen, Assistant Ramsey County Attorney
121 7th Place East, Suite 4500
St. Paul, MN 55101-5001
(651) 266-3121
james.mogen@ramseycounty.us
Attorney Reg. No. 0309266
Attorneys for Petitioner

Published three times in the Vadnais Heights Press on November 16, 23 and 30, 2022.

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

CASE TYPE 2: CONDEMNATION
COURT FILE NO. 62-CV-22-5698
JUDGE MARK IRELAND
PETITION

County of Ramsey,
Petitioner,
v.
Stranik Real Estate, LLC, Midas, UMB Bank, N.A., National Retail Properties, LP, CWP West Corp., Har Mar Retail Associates, LLC, Rice Creek Watershed District, Old Chicago, Smashburger, Waxing the City, Wingstop, Subway, Leann Chin, Ichiddo Ramen, Har Mar Barbers, Sports Clips, Painting with a Twist, Kyoto Sushi, Chase Bank and City of Roseville, 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 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. B2021-040, dated February 16, 2021, 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 respective 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 "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.

IV.

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 March 1, 2023 and ending February 28, 2025, 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 six-month terms to be held consecutive to the original term and to each other at the monthly rate determined for the initial term.

V.

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.

VI.

That the purpose for which said interests in land described in this Petition are being acquired is for the widening, addition to and realignment of County Road B for the purpose of public travel and transportation and related uses.

VII.

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.

VIII.

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 permanent or temporary easement is taken.

IX.

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, contaminates, or hazardous substances on the property described herein, from all potentially responsible parties in a separate legal action.

X.

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.

XI.

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.

XII.

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: November 9, 2022
JOHN J. CHOI, Ramsey County Attorney
By: /s/ James A. Mogen
James A. Mogen, Assistant Ramsey County Attorney
121 7th Place East, Suite 4500
St. Paul, MN 55101-5001
(651) 266-3121
james.mogen@ramseycounty.us
Attorney Reg. No. 0309266
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/ James A. Mogen
James A. Mogen

EXHIBIT A

RAMSEY COUNTY BOARD OF COMMISSIONERS
RESOLUTION B2021-040

Sponsor: Public Works
Meeting Date: 2/16/2021
Title: 2021 - 2025 Transportation Improvement Program
File Number: 2021-037

Background and Rationale:

In order 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 havebeen 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 basedon 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 prioritiesare 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 (AATN) policy, which prioritizes the most vulnerable users (i.e. pedestrians, bicyclists, people with disabilities) 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 our available funds.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

Adopt the 2021-2025 Public Works Transportation Improvement Program (TIP).

1. Authorize the County Engineer to prepare plans and agreements for all projects identified in theTIP, 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".
2. Authorize the County Engineer 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 /oracquisition of property, for planning studies or disposition of excess County property.
3. Authorize the County Manager to enter into contracts and agreements, and execute change orders and amendments to contracts, supplemental agreements, and agreements related to theexpenditure of TIP Project Funds utilizing County State Aid, Federal, and participating funding associated with the construction of the approved projects in the 2021-2025 or a previously approved TIP in accordance with the County's procurement policies and procedures.
4. Authorize the County Engineer and County Attorney to acquire temporary easements, permanenteasements, fee title, and enter into Limited Use Permits with the State of Minnesota for projects in the 2021-2025 TIP, or previously approved TIP, by negotiation or condemnation.
5. Authorize the County Engineer to approve negotiated settlements for up to $100,000 over theCounty's appraised value per parcel for temporary and permanent easements and fee title.
6. Authorize the County Manager to approve and execute purchase agreements, settlements, closing documents, Limited Use Permits, and other related real estate documentation associatedwith County Board approved acquisitions of real property.
7. Authorize the County Manager to approve and execute cooperative agreements and maintenance agreements with cities, counties, the State, and other governmental agencies fortheir participation in projects listed in the 2021-2025 Public Works TIP or previously approved TIP.
8. 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
9. 2021-2025 Public Works Transportation Program, or previously approved TIP, and for maintenance project expenditures occurring before bond or wheelage tax proceeds are received pending receipt of Federal, County State Aid Highway, State, participating funds.

A motion to approve was made by Commissioner McGuire, seconded by Commissioner MatasCastillo.

Motion passed.

Aye: - 7: Carter, Frethem, MatasCastillo, McDonough, McGuire, Ortega, and ReinhardT

By: Janet Guthrie

I, Mee Cheng, 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 B2021-040, passed by the Ramsey County Board of Commissioners on 2/16/2021.

Attest: /s/ Mee Cheng
Chief Clerk - County Board, Mee Cheng Date Certified

EXHIBIT B

PARCEL 2

PERMANENT RIGHT-OF-WAY EASEMENT DESCRIPTION:

Over, under and across Parcel 2, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 – C.S.A.H. 25 – COUNTY ROAD B, 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 2, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 – C.S.A.H. 25 – COUNTY ROAD B, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 102923330020
ADDRESS: 2168 Snelling Ave. N, Roseville, MN

NAME	NATURE OF INTEREST
Stranik Real Estate, LLC	Fee
Midas	Possible Lessee
UMB Bank, N.A.	Mortgagee
City of Roseville	Possible special assessments and pathway easement holder
County of Ramsey	Possible property taxes

PARCEL 3

PERMANENT RIGHT-OF-WAY EASEMENT DESCRIPTION:

Over, under and across Parcel 3, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 – C.S.A.H. 25 – COUNTY ROAD B, 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 3, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 – C.S.A.H. 25 – COUNTY ROAD B, as the same is on file and of record in the office of the Registrar of Titles in and for Ramsey County, Minnesota.

PIN: 102923330015
ADDRESS: 1555 County Road B W, Roseville, MN

NAME	NATURE OF INTEREST
National Retail Properties, LP	Fee owner and landlord
CWP West Corp.	Tenant
City of Roseville	Possible special assessments
County of Ramsey	Possible property taxes

PARCEL 79

TEMPORARY EASEMENT DESCRIPTION:

Over, under and across Temporary Easement Parcel 79, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 – C.S.A.H. 25 – COUNTY ROAD B, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 152923220017
ADDRESS: 2100 Snelling Ave. N., Roseville, MN

NAME	NATURE OF INTEREST
Har Mar Retail Associates, LLC	Fee
Old Chicago	Possible tenants
Smashburger	
Waxing the City	
Wingstop	

Continued on next page.

Continued from previous page.

Subway	
Leann Chin	
Ichiddo Ramen	
Har Mar Barbers	
Sports Clips	
Painting with a Twist	
Kyoto Sushi	
Chase Bank	
Rice Creek Watershed District	Declaration for maintenance of stormwater facilities
City of Roseville	Possible special assessments
County of Ramsey	Possible property taxes

PARCEL 81
PERMANENT RIGHT-OF-WAY EASEMENT DESCRIPTION:

Over, under and across Parcel 81, RAMSEY COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 37 – C.S.A.H. 25 – COUNTY ROAD B, as the same is on file and of record in the office of the County Recorder in and for Ramsey County, Minnesota.

PIN: 152923220004
ADDRESS: 0 County Road B W, Roseville, MN

NAME	NATURE OF INTEREST
Har Mar Retail Associates, LLC	Fee
Old Chicago	Possible tenants
Smashburger	
Waxing the City	
Wingstop	
Subway	
Leann Chin	
Ichiddo Ramen	
Har Mar Barbers	
Sports Clips	
Painting with a Twist	
Kyoto Sushi	
Chase Bank	
Rice Creek Watershed District	Declaration for maintenance of stormwater facilities
City of Roseville	Possible special assessments
County of Ramsey	Possible property taxes

Published three times in the Vadnais Heights Press on November 16, 23 and 30, 2022.

OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

1. The assumed name under which the business is or will be conducted is:
Noble Builders
2. The street address of the principal place of business is or will be:
1554 Nevada Ave E
Saint Paul MN 55106
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.
Jon Noble
1554 Nevada Ave E
Saint Paul MN 55106

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.
Dated: November 16, 2022
Signed: Jon Noble
Published two times in the Vadnais Heights Press on November 30 and December 7, 2022.

OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

1. The assumed name under which the business is or will be conducted is:
Quilting Shamrock
2. The street address of the principal place of business is or will be:
416 Oakcrest Ave
Roseville, MN 55113
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.
Sarah Sikorski
416 Oakcrest Ave
Roseville, MN 55113

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.
Dated: October 11, 2022
Signed: Sarah Sikorski - Owner
Published two times in the Vadnais Heights Press on November 30 and December 7, 2022.

OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

1. The assumed name under which the business is or will be conducted is:
Hire Outcomes HR
2. The street address of the principal place of business is or will be:
2355 Highway 36 W, Suite 400
Roseville MN 55113
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.
Ethos Global Inc.
2355 Highway 36 W, Suite 400
Roseville MN 55113

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.
Dated: October 29, 2022
Signed: Dhwani Rawal
Published two times in the Vadnais Heights Press on November 23 and 30, 2022.

OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

1. The assumed name under which the business is or will be conducted is:
Nomad Acquisitions
2. The street address of the principal place of business is or will be:
2136 Ford Parkway #225
Saint Paul, MN 55116
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.
Majestic Land LLC
2136 Ford Parkway #225
Saint Paul, MN 55116

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.
Dated: October 31, 2022
Signed: Mohammed Ahmed
Published two times in the Vadnais Heights Press on November 23 and 30, 2022.

OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

1. The assumed name under which the business is or will be conducted is:
EmpowerARC
2. The street address of the principal place of business is or will be:
4133 Reiland Lane
Shoreview MN 55126
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.
The Abstinence Resource Center
4133 Reiland Lane
Shoreview MN 55126

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.
Dated: November 8, 2022
Signed: Jon Ochs
Published two times in the Vadnais Heights Press on November 23 and 30, 2022.

OFFICE OF THE MINNESOTA SECRETARY OF STATE
CERTIFICATE OF ASSUMED NAME

Pursuant to Chapter 333, Minnesota Statutes; the undersigned, who is or will be conducting or transacting a commercial business in the State of Minnesota under an assumed name, hereby certifies:

1. The assumed name under which the business is or will be conducted is:
BlitzWin Studios
2. The street address of the principal place of business is or will be:
296 Bates Ave, Apt 4
Saint Paul MN 55106
3. The name and street address of all persons conducting business under the above Assumed Name, including any corporation that may be conducting this business.
Carlos Esparza Jr
296 Bates Ave, Apt 4
Saint Paul MN 55106

I certify that I am authorized to sign this certificate and I further certify that I understand that by signing this certificate, I am subject to the penalties of perjury as set forth in section 609.48 as if I had signed this certificate under oath.
Dated: Carlos Esparza Jr
Signed: November 18, 2022
Published two times in the Vadnais Heights Press on November 30 and December 7, 2022.

RAMSEY COUNTY, MINNESOTA
OFFICE OF THE COUNTY MANAGER
ST. PAUL, MINNESOTA
BOARD OF COMMISSIONERS MINUTES
TUESDAY, NOVEMBER 15, 2022

The Ramsey County Board of Commissioners met in regular session at 9:00 a.m. with the following members present: Carter, Frethem, McDonough, McGuire Ortega, Reinhardt and Chair MatasCastillo. Also present were Ryan O'Connor, County Manager, and Sam

, Civil Division Director, Ramsey County Attorney's Office.

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT - Read by Commissioner McDonough.

AGENDA of November 15, 2022 was presented for approval. Motioned by Carter, seconded by McGuire. Unanimously approved.

MINUTES of November 8, 2022 were presented for approval. Motioned by McDonough, seconded by Ortega. Unanimously approved.

ORDINANCE PROCEDURES

Finance – 2023 Capital Improvement Program Bond Ordinance – Waive Second Reading and Hold Public Hearing. Motioned by Ortega, seconded by McGuire. Unanimously approved. (B2022-252)

ADMINISTRATIVE ITEM

Library – Gifts from Ramsey County Library Friends to the Ramsey County Library. Motion by McDonough, seconded by McGuire. Unanimously approved. (B2022-253)

Property Tax, Records & Election Services – Repurchase of a Tax-forfeited Property Located at 0 Atwater Street, Saint Paul, MN 55117. Motion by McDonough, seconded by McGuire. Unanimously approved. (B2022-254)

Property Tax, Records & Election Services – Repurchase of a Tax-forfeited Property Located at 824 Como Avenue, Saint Paul, MN 55103. Motion by McDonough, seconded by McGuire. Unanimously approved. (B2022-255)

County Assessor- Appointment of Ramsey County Assessor. Notion by McDonough, seconded by McGuire. Unanimously approved. (B2022-256)

Public Works – Public Works Construction Quarterly Report for July 1, 2022 through September 30, 2022. Motion by McDonough, secounty, Monded by McGuire. Unanimously approved. (B2022-257)

Social Services – Joint Powers Agreement with the City of Saint Paul for Co-responder Pilot Program. Motion by McDonough, seconded by McGuire. Unanimously approved. (B2022-258)

Finance – Special Appropriations Grant Agreement Application and Related Documents for Southeast Asian Language Job Training Facilities with Hmong American Partnership, Minnesota Department of Employment and Economic Development, and Minnesota Department of Management and Budget. Motion by McDonough, seconded by McGuire. Unanimously approved. (B2022-259)

COUNTY CONNECTIONS - Presented by County Manager, Ryan O'Connor. Discussion can be found on archived video.

OUTSIDE BOARD AND COMMITTEE REPORTS – Discussion can be found on archived video.

BOARD CHAIR UPDATE - Presented by Chair MatasCastillo. Discussion can be found on archived video.

ADJOURNMENT - Chair MatasCastillo declared the meeting adjourned at 9:44 a.m.

CLOSED MEETING

Pursuant to Minnesota Statutes § 13D.05, subd. 3(c)(3) (to develop or consider offers or counteroffers for the purchase or sale of real property), the Ramsey County Board will meet in a closed meeting, which is not open to the public.

In Re RiversEdge: The property that is the subject of this meeting is located in the City of St. Paul on Kellogg Boulevard, extending west from the corner of Kellogg Boulevard and Wabasha Street. The property is commonly known as the former Ramsey County Adult Detention Center and Ramsey County West Building sites.

The Closed Meeting was called to order at 12:06 p.m.

Present: Commissioners Carter, Frethem, McDonough, McGuire, Ortega, Reinhardt and Chair MatasCastillo. Also present: Ryan O'Connor, County Manager; Alex Kotze, Chief Financial Officer, Finance; Johanna Berg, Deputy County Manager - Economic Growth and Community Investment Service Team; Amy Schmidt, Assistant County Attorney, Office of the Ramsey County Attorney; Kari Collins, Director, Community and Economic Development; Josh Olson, Deputy Director, Community and Economic Development; Rick Howden, Economic Development Specialist, Community and Economic Development; Martha Faust, Redevelopment Manager, Community and Economic Development; Melissa Finnegan, Government Relations Specialist, Government Relations, County Manager's Office; Kristina Saksvig, Interim Deputy Director, Communications and Public Relations; and Mee Cheng, Chief Clerk - County Board, County Manager's Office. Also present was the following outside consultants, Sara Swenson and Pierre Willette, Goff Public.

The Board of Ramsey County Commissioners authorized the Office of the Ramsey County staff to proceed as discussed in this closed meeting.

The closed meeting was adjourned at 1:04 p.m.

Published one time in the Vadnais Heights Press on November 30, 2022.

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

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STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-22-965
AMENDED NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In re the Estate of:
Brian Russell Kelsey,
Decedent.

NOTICE is given that on **Tuesday, December 20, 2022 at 9:45 a.m.** a hearing will be held using remote technology by this Court on the petition for formal adjudication of intestacy, determination of heirship, and for the appointment of Brent Ryan Kelsey, c/o Kelsey Law Office, P.A. 100 Buchanan Street North, Suite 1, Cambridge, MN 55008, as personal representative of the Estate of the Decedent in a supervised administration.

Information on how to participate in the remote hearing can be obtained by calling the Court at 651-266-8145.

Any objections to the petition must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the Estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real and personal property, and to do all necessary acts for the Estate. If objections are filed, another hearing may be scheduled.

Any charitable beneficiary may request notice of the probate proceeding be given to the attorney general pursuant to Minnesota Statute Section 501B.41, Subdivision 5.

NOTICE SHALL BE GIVEN by publishing this Notice as provided by law and by mailing a copy of this Notice at least 14 days prior to the hearing date to all interested persons and persons who have filed a demand for notice.

Notice is also given that (subject to Minn. Stat. § 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

BY THE COURT:
Michael F. Upton, District Court Administrator
Armela Topalovic, Deputy Court Administrator
Date: November 3, 2022
Attorney for Petitioner:
JoAnn D. Wolf
Kelsey Law Office, P.A.
100 Buchanan Street North, Suite 1
Cambridge, MN, 55008
Attorney License No: 331843
Telephone: (763) 689-8931; FAX: (763) 689-8932
Email: joann@kelseylawyer.com
Published two times in the Vadnais Heights Press on November 23 and 30, 2022.

STATE OF MINNESOTA, RAMSEY COUNTY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE DIVISION
COURT FILE NUMBER: 62-PR-22-975
NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

Estate of
Richard Mark Koch,
(a/k/a Richard M. Koch),
(a/k/a Rick Mark Koch),
(a/k/a Rick M. Koch),
Decedent.

Notice is given that an application for informal probate of the Decedent's will dated August 19, 2020 ("Will"), has been filed with the Registrar. The application has been granted.

Notice is also given that the Registrar has informally appointed Keith Marlon Koch, whose address is 2224 Southeast 55th Court, Hillsboro, Oregon 97123 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 with the Court (pursuant to Minnesota Statutes section 524.3-607) and the Court otherwise orders, the personal representative has full power to administer the Estate, including, after 28 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 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.

Notice is also given that (subject to Minnesota Statutes section 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

A charitable beneficiary may request notice of the probate proceedings be given to the Attorney General pursuant to Minnesota Statutes section 501B.41, subdivision 5.

Dated: November 10, 2022
Laura J. Stevens, Registrar
Michael F. Upton, Court Administrator
Attorney for Applicant
Letty Van Ert, Esq.
Tuft, Lach, Jerabek & O'Connell, PLLC
2109 County Road D East, Maplewood, MN 55109
Attorney License No: 0389106
Telephone: (651) 771-0050; FAX: (651) 771-0850
Email: letty@tuftlaw.com
Published two times in the Vadnais Heights Press on November 23 and 30, 2022.

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

CASE TYPE: PROBATE
COURT FILE NO. 62-PR-22-1014
NOTICE AND ORDER OF HEARING
ON PETITION FOR SPECIAL ADMINISTRATION

In re the Estate of:
Rodney A. Kingston,
Decedent.

Notice is given that a Petition has been filed requesting a special administration.

Any objections to the Petition must be mailed or filed in the electronic filing system, together with the court filing fee, to Ramsey County Probate Court, 15 W. Kellogg Blvd., Room 170, St. Paul, MN 55102 prior to the hearing. If proper, and no objections are filed, the Petition may be granted and Michael Burke, residing at 842 Raymond Ave. Suite 200, St. Paul, MN 55114, will be appointed as special administrator. If objections are filed, another hearing may be scheduled. No telephone conference will be required unless there are questions.

Any charitable beneficiary may request notice of the proceeding be given to the attorney general pursuant to Minnesota Statute Section 501B.41, Subdivision 5.

IT IS ORDERED AND NOTICE IS GIVEN that a hearing has been scheduled on **December 20, 2022 at 3:00 p.m**. by this Court.

IT IS FURTHER ORDERED that notice shall be given by:

• publication once a week for two consecutive weeks in a legal newspaper in the countywhere the hearing is to be held, the last publication of which is to be at least ten (10) daysbefore the time set for hearing; and

• mailing via U.S. Postal Service a copy of this Notice and Order at least fourteen (14)days prior to the hearing date to all interested parties and parties who have filed ademand for notice.

Information on how to participate in the remote hearing can be obtained by calling the Court at 651-266-8145.

BY THE COURT:
Michael F. Upton,
Court Administrator
Date: November 21, 2022
By: Benjamin Linker, Deputy Court Administrator
Attorney for Petitioner OR Self-Represented Litigant:
Chad D. Lemmons
Kelly & Lemmons, P.A.
2350 Wycliff St. Suite 200
St. Paul, MN 55114
0125039
651-224-3781 (P)
651-223-8019
chadlemmons@kellyandlemmons.com

Published two times in the Vadnais Heights Press on November 30 and December 7, 2022.

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

NOTICE OF SHERIFF'S SALE UNDER JUDGMENT AND DECREE
REAL PROPERTY
CASE TYPE: MECHANIC'S LIEN FORECLOSURE
COURT FILE NO.: 62-CV-19-8410

Lake & Land Surveying, Inc.,
Plaintiffs,
v.
Leonard N. Anderson,
Defendant.

Notice is hereby given, that under and by virtue of a judgment made and entered in the above-entitled action on the 24th day of November, 2020, by District Court of Ramsey County, Minnesota, Second Judicial District, certified copy of which has been delivered to me directing the sale of the premises hereinafter described, to satisfy the amount found and due Plaintiff in the above-entitled action from Defendant Lenoard N. Anderson as prescribed in the judgment, the undersigned Sheriff of Ramsey County will sell at public auction to the highest bidder for cash on the 17th day of January 2023 at 10:00 A.M. at the Ramsey County Sheriff's Office, 25 West 4th Street, St. Paul, MN 55102, the premises is real estate lying and being in the County of Ramsey, State of Minnesota, described in said judgment: see attached Exhibit A (hereinafter The Premises) together with (i) all buildings and improvement now or hereinafter located on the premises (the improvements); (ii) all of the estate, right, title, claim or demand of any nature whatsoever of Leonard N. Anderson (Defendant) either in law or equity, in possession or expectancy, in and to the Property (defined below) or any part thereof; (iii) all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, title, interest, privileges, liberties, tenements, hereditaments, appurtenances of any nature whatsoever, in anyway belonging, relating or pertaining to the Property (including without limitation, any and all development rights, air rights or similar or comparable rights of any nature whatsoever now or hereafter appurtenant to the Property or now or hereafter transferred to the Property) and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Property to the center line thereof; (iv) any machinery, apparatus, equipment, fittings, fixtures and other property of every kind and nature whatsoever owned by the Defendant, or in which the Defendant has or shall have an interest, now or hereafter located upon the Property, or appurtenances thereto, or usable in connection with the present or future operation and occupancy of the Property and all building equipment, material and supplies of any nature whatsoever owned by the Defendant or in which the Defendant has or shall have an interest, now or hereinafter located upon the Property (hereinafter collectively referred to as the equipment), and the right, title and interest of the Defendant in and to any of the equipment which may be subject to any security agreements (as defined in the Uniform Commercial Code of the state in which the Property is located), superior in lien to the lien of this judgment; (v) all awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to the Property, whether from the exercise of the right of eminent domain (including any transfer made in lieu of the exercise of said right), or for any other injury to or decrease in the value of the Property; (vi) all leases and other agreements affecting the use or occupancy of the Property now or hereafter entered into (hereinafter referred to as the Leases) and the right to receive and apply the rents, issues and profits of the Property (hereinafter referred to as the Rents) to the payment of the judgment; (vii) all proceeds of and any unearned premiums on any insurance policies (collectively hereinafter referred to as the Policies) covering the Property, including, without limitation the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property); (viii) the right in the name and on behalf of the Defendant, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of the Plaintiffs in the Property; and (ix) all proceeds of each of the foregoing (all the foregoing together with the Property) property address, 559 McKnight Rd. S., St. Paul, Minnesota 55119.

Dated: This 21st day of November, 2022.
Robert Fletcher, Sheriff of Ramsey County, Minnesota
By: Michael E. Frank, Deputy Sheriff
THIS INSTRUMENT WAS DRAFTED BY:
KELLY AND LEMMONS, P.A.
Chad D. Lemmons
2350 Wycliff Street; Suite 200
St. Paul, MN 55114
Telephone: 651-224-3781
Facsimile: 651-223-8019
Attorney for the Plaintiff

Published six times in the Vadnais Heights Press on November 30, December 7, 14, 21, 28, 2022, and January 4, 2023.