

December 13, 2016

City of Saint Paul, City Council Research
Attn: Marcia Moermond
15 Kellogg Blvd W Suite 310
Saint Paul, MN 55102

RECEIVED
DEC 14 2016
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at 445 Mount Ida Street

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Blue Golds Ventures, the owner at the time of forfeiture, for the property located at 445 Mount Ida Street. The property was sold to Blue Golds Ventures by the special administrator of the estate for Bonnie Nadeau on February 23, 2016, however the deed was not recorded until after the property forfeited. The property forfeited to the State of Minnesota on August 2, 2016 and the deed was submitted to the Recorder's Office on October 24, 2016. The property is a vacant building and was undergoing renovation prior to the forfeiture. The amount of delinquent taxes owed on the property at the time of forfeiture was \$11,075.08.

County Board policy, No. 99-507, adopted on December 21, 1999, allows for "each repurchase application to be referred to the municipality in which the property is located. The municipality will document whether the property is considered a municipal problem based on documented police, building code, illegal activity, or health violations within the past five years. The municipality, by resolution, shall recommend that the County Board approve or deny the repurchase application and return the repurchase application to Ramsey County along with the resolution and documentation of any violations."

The following documents are enclosed to assist you:

- Copy of Application to Repurchase after Forfeiture
- Map of the parcel

Please send a certified copy of the city council resolution and all relevant documents to the Tax Forfeited Land office for final processing. If you have any questions regarding the enclosed documents or require further information, please do not hesitate to contact me at (651) 266-2081.

Sincerely,



Kristine A. Kujala, Supervisor
Tax Forfeited Lands

Application to Repurchase after Forfeiture

Pin: 32-29-22-22-0023
Legal Description: Lot 16, except the East 10 feet thereof, Block 8,
Warren & Winslow's Addition to the Town of St. Paul
Address: 445 Mount Ida Street
Forfeiture Date: August 2, 2016

I hereby make application to repurchase the above described parcel of land, located in Ramsey County, from the State of Minnesota, and understand that pursuant to Minnesota Statutes, section 282.241:

- The owner at the time of forfeiture, or the owner's heirs, devisees, or representatives, or any person to whom the right to pay taxes was given by statute, mortgage, or other agreement, may file an application to repurchase any parcel of land claimed by the state to be forfeited to the state for unpaid property taxes, unless sold or conveyed to a third party.
- The property may be repurchased for the sum of all:
 - Cancelled taxes, including all delinquent real property taxes, plus penalties, accrued interest and costs attributable to the taxes.
 - All property taxes plus penalties, interest and costs on those taxes for the taxes payable year following the year of the forfeiture and all subsequent years through the year of repurchase.
 - All delinquent special assessments cancelled at the time of forfeiture, plus penalties, accrued interest and costs attributable to those assessments.
 - Special assessments not levied between the date of forfeiture and the date of repurchase.
 - Any additional costs and interest relating to taxes or assessments accrued between the date of forfeiture and the date of repurchase.
 - Extra costs related to repurchase and recording of deed.
- A \$250.00 administrative service (repurchase) fee, in certified funds, is due at the time the application is submitted.
- All maintenance costs accrued on the property while under the management of Ramsey County, Tax Forfeited Land, from the date of forfeiture until the adoption of a resolution by the Ramsey County Board of Commissioners, are to be paid by the applicant.
- Applicant will take possession of the property and be responsible for its maintenance and security upon approval of the repurchase by the Ramsey County Board of Commissioners.

The reason or circumstances that led to the forfeiture of the property is (describe hardship):

Property was purchased through an estate.
The documents were delivered to old owner.
We missed the deadline, as we didn't
know it was due. We were willing and able to
pay.

Return application to: Department of Property Records and Revenue, Attn: Tax Forfeited Lands Section,
PO Box 64097, St. Paul, MN 55164-0097

Application to Repurchase after Forfeiture

Applicant Name: Blue Golds Ventures
Applicant's relationship to the property: —
Mailing Address 4335 France Ave. S.
City, State, Zip Minneapolis, MN 55410
Signature Nate Labatt Date 11/16/16
Phone: 612-743-2975
E-mail Address: nate.labatt@lakesmn.com
Nate Labatt

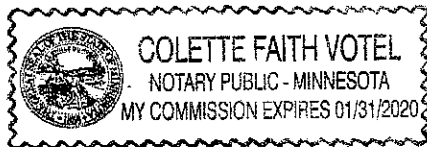
The foregoing instrument was acknowledged before me this 23rd day of November 2016, by Nate I. Labatt for Blue Golds Ventures.

Given under my hand and official seal of this

23rd day of November, 2016

Colette Faith Votel
Signature of Notary Public

NOTARY STAMP/ SEAL



Notary Commissioner Expires 1/31/2020

No delinquent taxes & transfer entered



Oct 24, 2016 1:32 PM

Ramsey County, Minnesota
Christopher A. Samuel
County Auditor and Treasurer

Doc No **A04630284**

Certified, filed and/or recorded on
Oct 24, 2016 1:32 PM

Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer

Deputy 711

Pkg ID 1155717C

County Conservation Fee	\$5.00
Document Recording Fee Abstract	\$46.00
Environmental Response Fund .0001	\$0.05
State Deed Tax .0033	\$1.65
<i>Document Total</i>	\$52.70

3)

(Top 3 inches reserved for recording data)

DEED OF SALE

By Individual(s) Special Administrator to Business Entity

DEED TAX DUE: \$ 1.10

DATE: February 23, 2016

FOR VALUABLE CONSIDERATION, John Rominski, as Special Administrator for the Estate of Bonita Nadeau, Decedent, single ☒ married ☐ at the time of death, ("Grantor"), hereby conveys and quitclaims to Blue Golds Ventures LLC, a limited liability company under the laws of Minnesota ("Grantee"), real property in Ramsey County, Minnesota, legally described as follows:

Lot 16, except the East 10 feet thereof, Block 8, Warren and Winslows Addition to the Town of St. Paul, Ramsey County, Minnesota.

PID: 32.29.22.22.0023

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: [...].)
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

John Rominski Special Administrator
John Rominski, as Special Administrator for the Estate of
Bonita Nadeau

State of Minnesota, County of Ramsey

This instrument was acknowledged before me on February 23, 2016, by John Rominski, as Special Administrator for the Estate of Bonita Nadeau.

(Seal, if any)



Demaree Braun

(signature of notarial officer)

Title (and Rank): _____

My commission expires: _____

(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
Blue Golds Ventures LLC
201 6th St SE Suite #100
Minneapolis, MN 55414

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
INSTRUMENT SHOULD BE SENT TO:
Blue Golds Ventures LLC
201 6th St SE Suite #100
Minneapolis, MN 55414

[illegible]