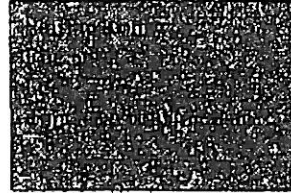




PETITION TO CREATE OR EXPAND
A COMMERCIAL DEVELOPMENT DISTRICT



City Clerk
Room 170 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102
266-8989

APPLICANT

Property Owner Hope Engine Company, LLC.
Address 7900 International Drive Suite 155
City Blaine St. MN Zip 55425 Daytime phone 952-221-4457
Contact person (if different) _____

PROPERTY
LOCATION

Address/Location 1 South Leach Street, St. Paul MN 55102
Legal description Lot 2, Block 1, HOTEL ADDITION
(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Section 17.07.1 of the City Charter and to Section 409.20 of the Saint Paul Legislative Code, the owners of property within the proposed new or area of the expanded commercial development district hereby petition you to create or expand a commercial development district to include the above described property for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

- Required map showing boundaries of proposed district
- Consent petition of owners of property within proposed district
- Consent petition of adjoining property owners
- Affidavit of petitioner
- Affidavit of person circulating consent petition(s)

(attach additional sheet(s) explaining the proposal if necessary)

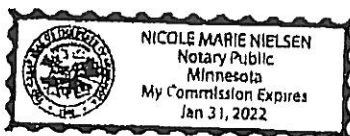
Subscribed and sworn to
before me this 19th day
of May, 2017.

Nicole Marie Nielsen
Notary Public

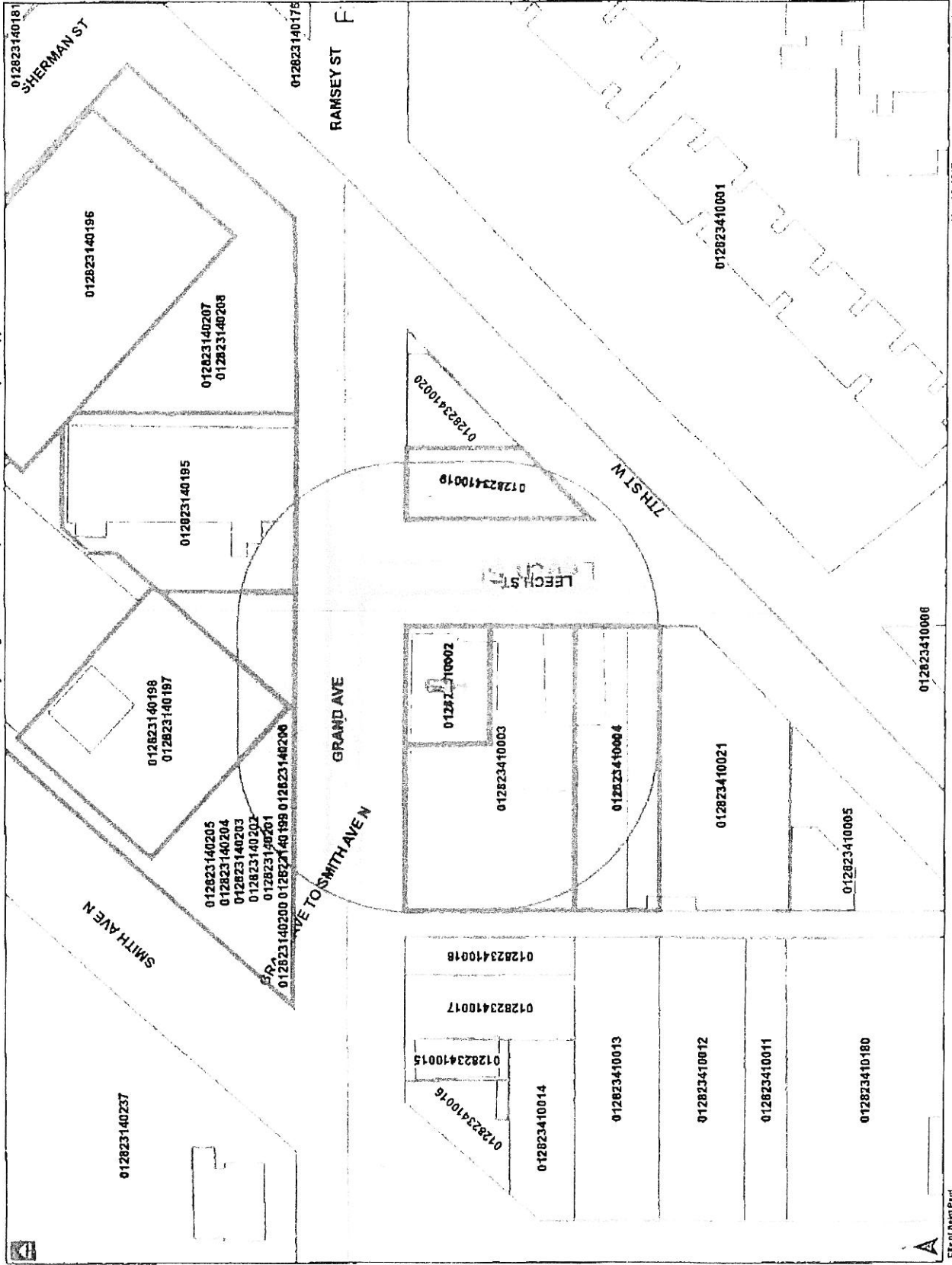
By: Paul Nordmark
Free owner of property

Title: Member

Page 1 of 1



1 Leech St - 100' Property Radius (Full Parcel ID #(PIN))



CITY OF SAINT PAUL

CONSENT OF OWNERS OF PROPERTY WITHIN A PROPOSED COMMERCIAL DEVELOPMENT DISTRICT

We, the undersigned, owners of property within the new or area of the expanded commercial development district acknowledge that we have been presented with the following:

1. A copy of the petition of HOPE ENGINE COMPANY LLC (name of petitioner) to create or expand a commercial development district on property located at 1 SOUTH LEECH along with a map showing the boundaries of the proposed district, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:

HOPE ENGINE COMPANY LLC (name of petitioner) to create/expand a commercial development district.

We consent to the approval of this commercial development district as it was explained to us by the applicant or his/her representative.

| ADDRESS OR PIN# | RECORD OWNER | SIGNATURE | DATE |
|--------------------------|--------------------------|-------------|---------|
| 1 S. Leech, St. Paul, MN | Hope Engine Company, LLC | [Signature] | 5/19/17 |
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NOTE: The petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of HUDE ENGINE COMPANY LLC
(name of petitioner)

to create or expand a commercial development district on property located at 1 LEECH STREET
St. Paul, MN for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit,

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:

HUDE ENGINE COMPANY LLC
(name of petitioner) to create/expand a commercial development district.

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

| ADDRESS OR P.I.N. # | RECORD OWNER | SIGNATURE | DATE |
|---------------------------------|-----------------------------|--------------------|-----------|
| 012823410002 | BK 2006 TRAD LLC | | |
| 012823410003 | | | |
| 012823410004 | | | |
| 200 6th Ave, St. Paul, MN 55102 | St. Paul Hotel Ventures LLC | <i>[Signature]</i> | 6/13/2017 |
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CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of HOPE ENGINE COMPANY LLC,
(name of petitioner)
to create or expand a commercial development district on property located at 1 LEECH STREET
Saint Paul, MN, for the purpose of removing the property from
restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:
HOPE ENGINE COMPANY LLC to create/expand a commercial development district.
(name of petitioner)

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

| ADDRESS OR P.I.N. # | RECORD OWNER | SIGNATURE | DATE |
|---------------------|---------------------------|--------------------|---------|
| 012823140195 | HEALTHSPAN HEALTH SYSTEMS | <i>[Signature]</i> | 6/18/11 |
| 012823140197 | " " " | <i>[Signature]</i> | 6/18/11 |
| 012823140198 | " " " | <i>[Signature]</i> | 6/18/11 |
| 012823140202 | " " " | <i>[Signature]</i> | 6/18/11 |
| 012823140203 | " " " | <i>[Signature]</i> | 6/18/11 |
| 012823140204 | " " " | <i>[Signature]</i> | 6/18/11 |
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CITY OF SAINT PAUL

**CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT**

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of HOPE ENVIROMENT COMPANY LLC
(name of petitioner)
to create or expand a commercial development district on property located at 1 LEECH STREET
St. Paul, MN, for the purpose of removing the property from
restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of:
HOPE ENVIROMENT COMPANY LLC
(name of petitioner) to create/expand a commercial development district.

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

| ADDRESS OR P.I.N. # | RECORD OWNER | SIGNATURE | DATE |
|---------------------|-----------------|-----------|---------|
| 012323140199 | IRET PROPERTIES | | 6/14/17 |
| 012823140200 | " " | | 6/14/17 |
| 012823140201 | " " | | 6/14/17 |
| 012823140205 | " " | | 6/14/17 |
| 012823140206 | " " | | 6/14/17 |
| 012323140207 | " " | | 6/14/17 |
| 012823140208 | " " | | 6/14/17 |
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NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.



IRIS Map Printout

Location: MN ~ Ramsey County, Minnesota

Map Scale: 0.30 miles

Address: 1 LEECH ST ST PAUL



| | A | B | C | D |
|----|-------------------|-------------------------------|--------------------------|---------------------------|
| | Parcel ID # (PIN) | Property Owner (PO) | PO Mail-to Address | PO Mail-to City/State/Zip |
| 1 | 0128233140195 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 |
| 2 | 0128233140197 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 |
| 3 | 0128233140198 | Healthspan Health Services Co | 2810 57th Ave N | Mpls MN 55430-2467 |
| 4 | 0128233140199 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 |
| 5 | 0128233140200 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 |
| 6 | 0128233140201 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 |
| 7 | 0128233140202 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 |
| 8 | 0128233140203 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 |
| 9 | 0128233140204 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 |
| 10 | 0128233140205 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 |
| 11 | 0128233140206 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 |
| 12 | 0128233140207 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 |
| 13 | 0128233140208 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 |
| 14 | 0128233140002 | Bk 200 Grand Lic | 9 7th Place W | Saint Paul MN 55102-1145 |
| 15 | 0128233140003 | Bk 200 Grand Lic | 9 7th Place W | Saint Paul MN 55102-1145 |
| 16 | 0128233140004 | Bk 200 Grand Lic | 9 7th Place W | Saint Paul MN 55102-1145 |
| 17 | 0128233140019 | Paulina Lic | Po Box 24211 | Edina MN 55424-0211 |

11/20/2017

1 Leech St

100' Property Ownership List

05/25/2017

| A | | B | | C | | D | |
|---|-------------------|----------------------------------|--------------------------|---------------------------|--|---|--|
| # | Parcel ID # (PIN) | Property Owner (PO) | PO Mail-to Address | PO Mail-to City/State/Zip | | | |
| ✓ | 1 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 | | | |
| ✓ | 2 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 | | | |
| ✓ | 3 | Healthspan Health Services Co | 2810 57th Ave N | Mpls MN 55430-2467 | | | |
| ✓ | 4 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 | | | |
| ✓ | 5 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 | | | |
| ✓ | 6 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 | | | |
| ✓ | 7 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 | | | |
| ✓ | 8 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 | | | |
| ✓ | 9 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 | | | |
| ✓ | 10 | Healthspan Health Systems Cor | 1700 82nd St W Suite 100 | Bloomington MN 55431-1423 | | | |
| ✓ | 11 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 | | | |
| ✓ | 12 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 | | | |
| ✓ | 13 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 | | | |
| ✓ | 14 | Iret Properties/Mike Mueller | Po Box 1988 | Minot ND 58702-1988 | | | |
| ✓ | 15 | Bk 200 Grand Lic | 9 7th Place W | Saint Paul MN 55102-1145 | | | |
| ✓ | 16 | Bk 200 Grand Lic | 9 7th Place W | Saint Paul MN 55102-1145 | | | |
| ✓ | 17 | Bk 200 Grand Lic | 9 7th Place W | Saint Paul MN 55102-1145 | | | |
| ✓ | 18 | Paulina Lic <i>Grand Carlson</i> | Po Box 24211 | Edina MN 55424-0211 | | | |

PETITION TO CREATE OR EXPAND
A COMMERCIAL DEVELOPMENT DISTRICT
AFFIDAVIT OF PETITIONER

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

The petitioner, HUSE ENGINE COMPANY LLC, being first duly sworn, deposes and states that the consent petition contains signatures from at least two-thirds (2/3) of all eligible properties within 100 feet of all property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition, petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

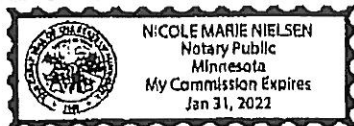
Ben Aronow
NAME

7900 Int'l Dr., Ste. 155 (Blount) MN 55425
ADDRESS

952-225-4433
TELEPHONE NUMBER

Subscribed and sworn to before me
this 19th day of May, 2017

Nicole Nielsen
NOTARY PUBLIC



**AFFIDAVIT
OF PERSON CIRCULATING THE CONSENT PETITION**

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

CHARLES W. REMKE JR, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 3 pages; that affiant represents that the parties described on the consent petition are all the respective owners of the properties placed immediately before each name; that affiant is informed and believes that each of the parties described on the consent petition is an owner of the property which is within 100 feet of any property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; that none of the parties described in the consent petition has purchased or is purchasing property from the petitioner that is contiguous to the property described on the consent petition within one (1) year of the date of the petition; that this consent was signed by each of said owners in the presence of this affiant, and that the signatures are the true and correct signatures of each and all of the parties so described.

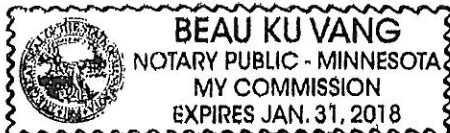
Charles W Remke Jr
NAME

154 WINIFRED
ADDRESS

651-214-8664
TELEPHONE NUMBER

Subscribed and sworn to before me
this 15th day of June, 2017

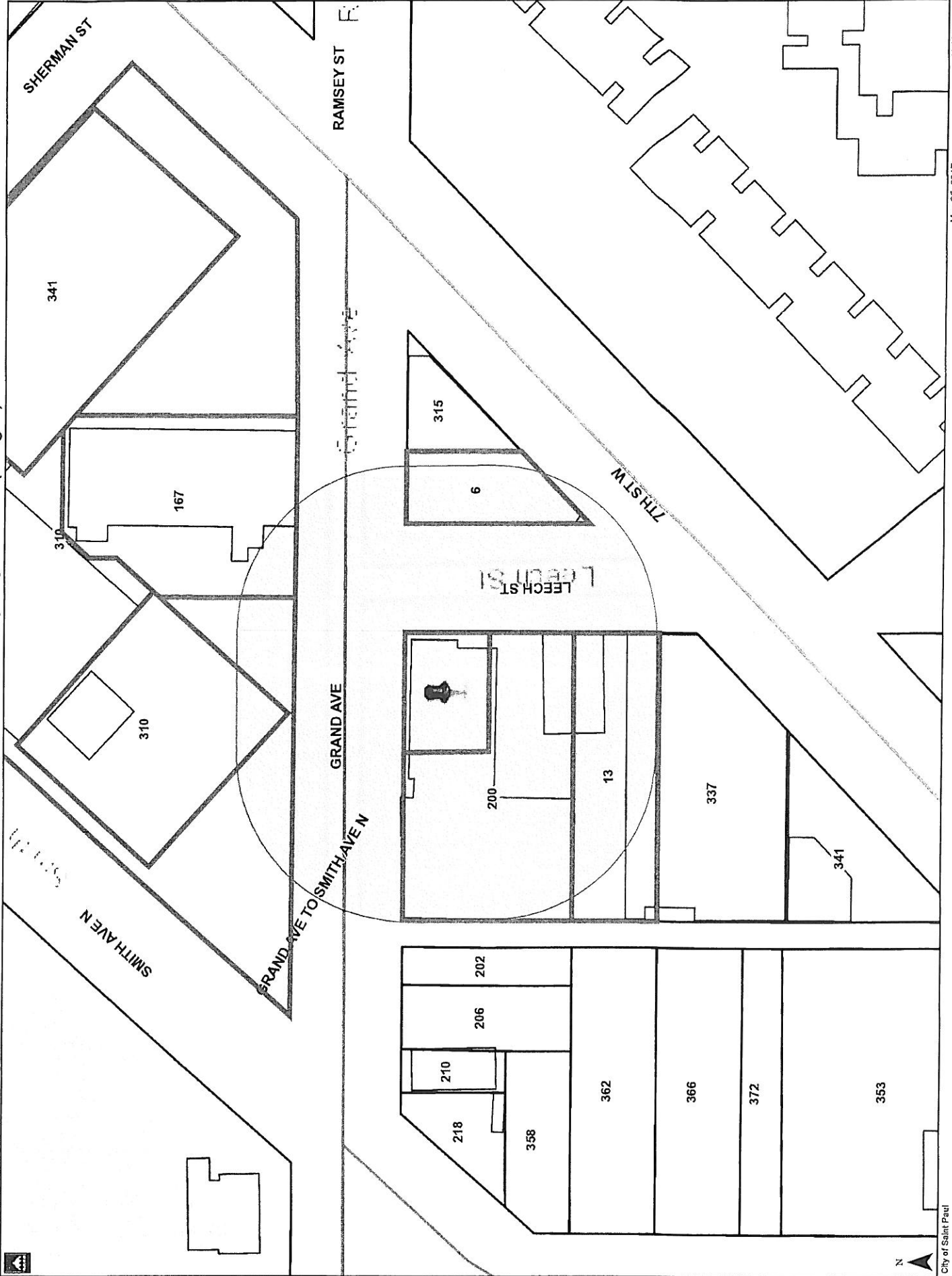
[Signature]
NOTARY PUBLIC



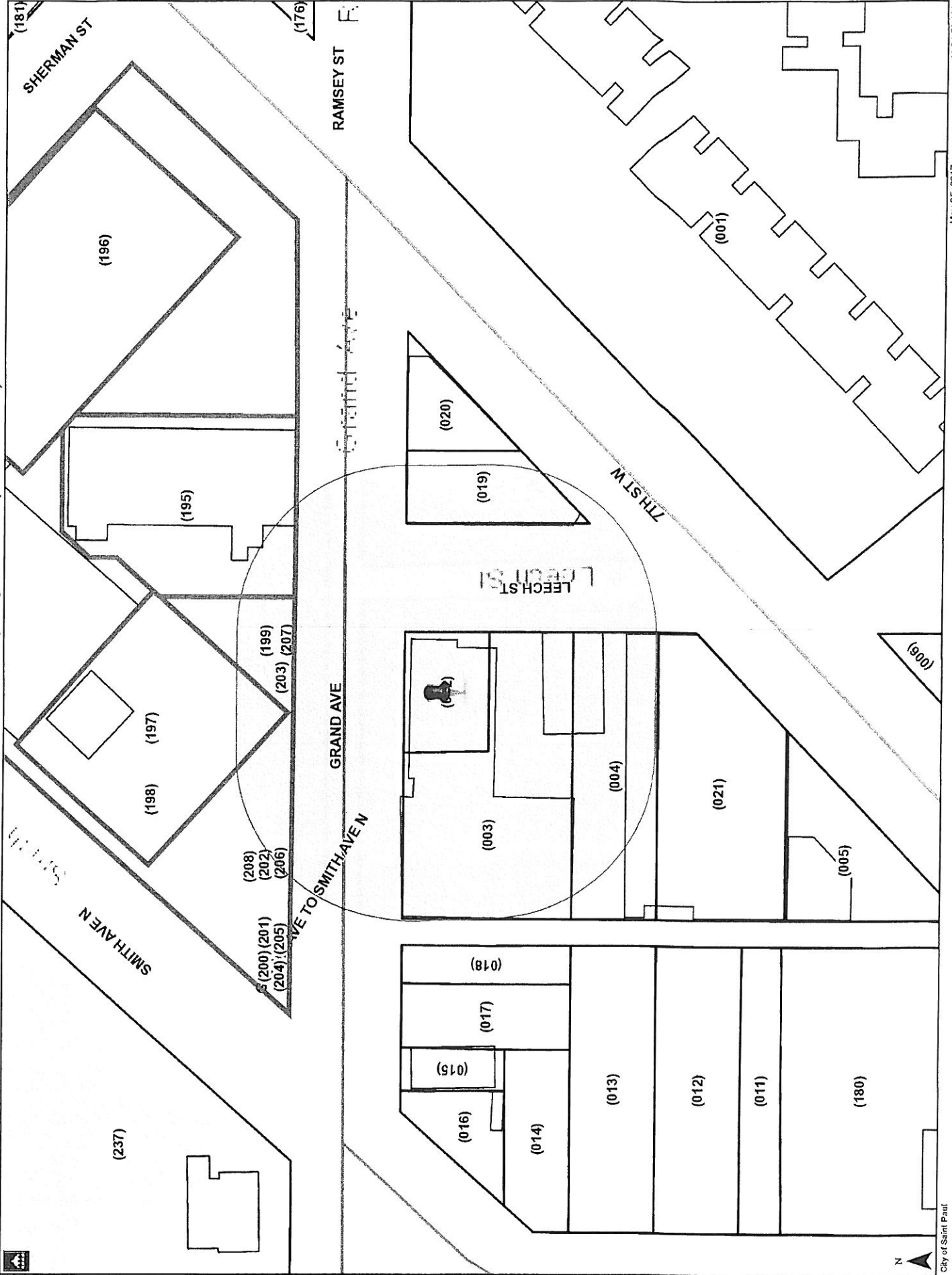
Page _____ of _____

8/3/99

1 Leech St - 100' Property Radius (Bldg #)



1 Leech St - 100' Property Radius (Last 3 PIN)



1 Leech St - 100' Property Radius (Full Parcel ID #(PIN))

