

OA 13-45

 Ramsey County
Property Records and Revenue

Taxpayer Services – Tax Forfeited Lands · PO Box 64097 · Saint Paul, MN 55164-0097

December 4, 2012

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

RECEIVED
MAR 08 2013
CITY CLERK

Re: Repurchase application relating to a tax-forfeited property at 1562 University Avenue W

Dear Marcia Moermond:

Enclosed please find a repurchase application received from Emad Abed on behalf of RKL Landholding, LLC for the property located at 1562 University Avenue W. The property forfeited to the State of Minnesota on August 1, 2012 and is a commercial vacant lot. The prior owner of the property, RKL Landholding, LLC is the repurchase applicant. The applicant has explained the circumstances that led to the forfeiture on the attached repurchase application. The amount of delinquent taxes owed on the property at the time of forfeiture was \$89,259.69.

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: 34-29-23-23-0181
Legal Description: Lyman D Bairds Addition, East 20 feet of Lot 14 and all of Lot 15, Block 4
Address: 1563 University Avenue W, saint Paul, MN 55104-3903
Forfeiture Date: August 1, 2012

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): *is 1563 University Ave LLC*

Sold on Contract for Deed - New owner - suffered a fire loss, returned the property to RKL landholding building was fully damaged - total loss - Therefore building has no income. ALSO wrong assessments for water bill \$14,000 and Tax credit not processed

Return application to: Department of Property Records and Revenue, Attn: Tax Forfeited Lands Section, P.O. Box 4097, St. Paul, MN 55164-0097

#15,000 on purpose to put RKL in default. water Dept. caused hardship also Ramsey County Assessor's office - Tom Hefty - D:dit issue credit

Application to Repurchase after Forfeiture

Applicant Name: AKL Landholding, LLC

Applicant's relationship to the property: OWNER

Mailing Address 110 Bank St. Se. suite 405

City, State, Zip Minneapolis, MN 55414

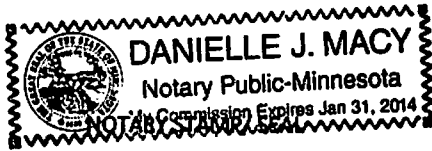
Signature [Signature] Date 10.2.2012

Phone: (612) 387-2863

[Signature]

The foregoing instrument was acknowledged before me this 2 day of October

2012 by Amad Abed



Given under my hand and official seal of this

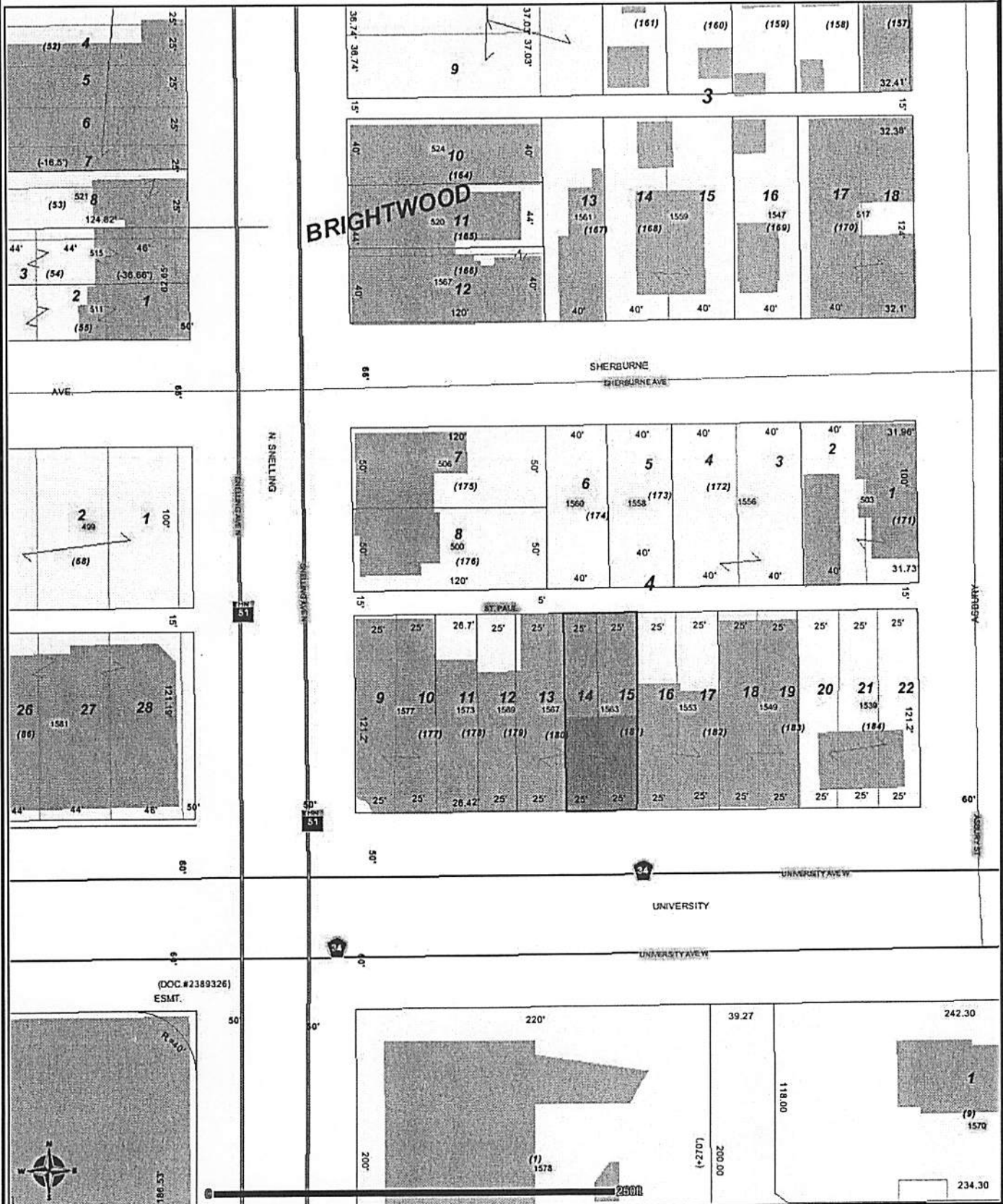
2 day of October, 2012

[Signature]
Signature of Notary Public

Notary Commissioner Expires 1/31/2014

CD 4 Between 1553-1567 University Ave W (1563 University Ave W)

34-29-23-23-0181



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.
 SOURCES: Ramsey County (October 29, 2012), The Lawrence Group; October 29, 2012 for County parcel and property records data; October 2012 for commercial