

Mai Vang

From: Khue's Kitchen <khueskitchen@gmail.com>
Sent: Wednesday, May 20, 2026 6:16 PM
To: *CI-StPaul_LegislativeHearings
Subject: Re: 799 University Ave W
Attachments: CCF05202026.pdf

Ms. Moermond,

We completed the purchase of 799 University Ave West on May 19 2026. Attached is the deed. We are still waiting for the engineering documentation and then move to architecture phase. In the meantime, we will begin the process of cleaning out the building. Please let me know if you have any questions or concerns.

Thank you,

Cuong Pham

On Wed, Apr 15, 2026 at 8:36 PM Khue's Kitchen <khueskitchen@gmail.com> wrote:
Ms. Moermond,

Per your request, attached is the proposal for the engineering and payment.

Thank you very much for your support.

Cuong Pham
Khue's Kitchen
612-723-0821

(Top 3 inches reserved for recording data)

WARRANTY DEED
Business Entity to Business Entity

Minnesota Uniform Conveyancing Blanks
Form 10.1.9 (2013)

eCRV number: _____

DEED TAX DUE: \$ _____

DATE: 5/19/26
(month/day/year)

FOR VALUABLE CONSIDERATION, Coaster Dreams Properties, LLC

(insert name of Grantor)

a Limited Liability Company under the laws of Minnesota ("Grantor"),
hereby conveys and warrants to 799 University Avenue West, LLC

(insert name of Grantee)

a Limited Liability Company under the laws of Minnesota ("Grantee"),
real property in Ramsey County, Minnesota, legally described as follows:

LOT 16, BLK 3, SYNDICATE NO. 1 ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, AND SITUATE IN
RAMSEY COUNTY, MINNESOTA.

Total consideration for this conveyance is less than \$3,000.00.

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

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

Coaster Dreams Properties, LLC

(name of Grantor)

By: [Signature]
(signature) Hai Troung

Its: President
(type of authority)

By: _____
(signature)

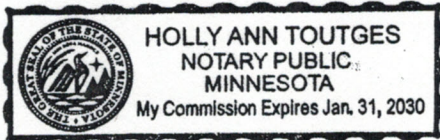
Its: _____
(type of authority)

State of Minnesota, County of Dakota

This instrument was acknowledged before me on 05/19/2024, by Hai Troung
(month/day/year) (name of authorized signer)
 as President
(type of authority)

and by _____
(name of authorized signer)
 as _____ of Coaster Dreams Properties, LLC
(type of authority) (name of Grantor)

(Stamp)



Holly Ann Toutges
(signature of notarial officer)
 Title (and Rank): _____
 My commission expires: _____
(month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Adam Hagedorn (MN Bar #0399050)
 Hagedorn Law Firm, P.L.L.C.
 24239 Nicollet Ave., 2nd Flr
 Minneapolis, MN 55404

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS
 INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

799 University Ave West LLC
3321 Twin Lake Ct
ST Paul, MN 55127

American Land Title Association

ALTA Settlement Statement - Buyer

Adopted 05-01-2015

File No./Escrow No.: 731129

Officer/Escrow Officer:

Land Title
Commercial Dept.
2200 W County Road C Suite 2205
Roseville, MN 55113
(651)638-1900



Property Address: 799 UNIVERSITY AVENUE W
SAINT PAUL, MN 55104 (RAMSEY)
(35-29-23-13-0217)

Buyer: 799 UNIVERSITY AVENUE WEST, LLC

Settlement Date: 5/19/2026

Description	Buyer	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$1.00	
Title Charges		
Title - Owner's Title Insurance	\$450.00	
Title - Settlement or closing fee to Land Title	\$450.00	
Title - Recording Service Fee to Land Title	\$30.00	
Title - Payoff Processing Fee to Land Title	\$75.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$46.00	\$46.00	
Subtotals	Debit	Credit
Due From Buyer	\$1,052.00	\$0.00
Totals	\$1,052.00	\$1,052.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Land Title to cause the funds to be disbursed in accordance with this statement.

BUYER(S)


799 UNIVERSITY AVENUE WEST, LLC

SETTLEMENT COORDINATOR
