



Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota:
Redevelopment project files

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July 27, 1956 - Memo to File

Court File No. 293688

Parcel No. W-110

435 Rice Street

Lot Five (5) subject to Rice Street; North one-half ($N\frac{1}{2}$) of Lot Two (2) and all of Lot One (1), H. H. Miller's Subdivision to St. Paul.

Respondents named are:	John Galuska	Fee Owners
	Stella Galuska	" "
	435 Rice Street	

Commissioners appointed: Stanley F. Miller, Jr.
Matt J. Waldron
Fred H. Wolff

Status

On July 12, 1956 the commissioners made award in the sum of \$15,500. Respondents were served with notice of filing of award on July 16. Time for appeal expires August 15, 1956. Our appraisal was in the sum of \$13,500. At Housing Authority meeting of July 25 the HA commissioners adopted motion instructing HLR to attempt negotiate for price less than the award and scheduled the decision as to appeal from award to be made on HA meeting to be held on August 15.

No application to determine amount to be deposited to secure compensation was made and title has not been taken.

*H.A. to file award after
res. doesn't have to file -
Clean & free of junk*

*No tent after clean
60 days from a after Mar. 1st*

Tenants Names

Mr. Twinda - Upstairs

Remarks:

Ant. No.	Mon. Rem.	Ant. No.	Mon. Rem.	Ant. No.	Mon. Rem.
1	1	2	1	3	1
2	1	3	1	4	1
3	1	4	1	5	1
4	1	5	1	6	1

[illegible]

Market Value Appraisal for
THE HOUSING AND REDEVELOPMENT AUTHORITY
of The City of St. Paul, Minn.

Parcel # 110
Supplement
to Parcel # _____

By

EARL V. DOLAN, M.A.I., S.R.A.
1024 Pioneer Bldg., St. Paul, Minn.

C. C. BEETH, M.A.I., S.R.A.
1603 Univ. Ave., St. Paul 4, Minn.

Date September 14, 195 3

Property Address 435 Rice Street
Fee Owner John Saluska
Contract for Deed Purchaser _____
Legal Description Lot 5 and subject to Rice Street; the N 1/2 of Lot 1, H. H. Miller's
Subdivision 90 6375
Lot Size 53.26 x 129 Square Feet 7,342
ASSESSED VALUE LAND \$ 3,550.00 BUILDINGS \$ 2,500.00 TOTAL \$ 6,050.00
When Acquired _____ How Much Paid \$ _____ How Much Spent Since \$ _____
INCUMBRANCES: Mortgage \$ _____ Appr. Bal. Owing \$ _____ Holder? _____
Contract for Deed \$ _____ Appr. Bal. Owing \$ _____ To Whom? _____
Other _____
BEST ECONOMIC USE: Present use
ANY UNLAWFUL USE NOTED: None
OCCUPANCY: Owner X Tenants X (See Names on Reverse)
ZONING: Class A B X C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building House Function Residence Year Built 1885 Remodeled _____
Construction Frame Number of Stories 2 Number of Rooms 10
Basement % Excav. 100 Foundation Stone Heat Steam Baths 2 General Condition good
Cubic Foot Content 37,620 Garage 2-car Other Bldgs. None

COMPARABLES

By number as shown in submitted list: (Plus or minus percentage to adjust)

No. 70

No. 71

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>UPSTAIRS</u>	<u>\$ 70.00 (heated)</u>						
<u>DOWNSTAIRS</u>	<u>Owner</u>						

Adjusted Total Annual Rent Estimate \$

Multiplier

Indicated Value Estimate by Income Approach \$

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	<u>plus land-</u>	\$ <u>9,500.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	<u>scaping</u>	\$ <u>400.00</u>
Depreciated Value Estimate Buildings Parcel A		\$
Depreciated Value Estimate Buildings Parcel B		\$
Depreciated Value Estimate Buildings Parcel C		\$
Total		\$ <u>9,900.00</u>
Estimated Land Value		\$ <u>1,250.00</u>
Total, Land and Buildings		\$ <u>11,150.00</u>

The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our opinion the property hereinabove described has a market value as of the date hereof in the amount of

-- ELEVEN THOUSAND ONE HUNDRED FIFTY Dollars

\$ 11,150.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

-- ELEVEN THOUSAND ONE HUNDRED FIFTY Dollars

\$ 11,150.00

Earl V. Dolan, M.A.I., S.R.A.

C. C. Beeth, M.A.I., S.R.A.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

John Galuska and Stella Galuska, et al

FINAL CERTIFICATE

IN CONDEMNATION

OF PARCEL NO. 110

FILE NO.

Respondent(s)

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

By authority of Minnesota Statutes 1953, Section 117.20, I hereby certify
that the land hereinafter described has been taken by the Housing and Redevelopment
Authority of the City of Saint Paul, Minnesota, in eminent domain proceedings
in connection with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas

in conformity with the requirements of the Municipal Housing and Redevelopment Act
of Minnesota, being Minnesota Laws 1947, Chapter 487, as amended, Minnesota Statutes
Section 462.411-462.711, as amended, and Minnesota Statutes 1945, Chapter 117, as
amended:

All of Lot one (1) except the East thirty (E.30) feet thereof, the
North $\frac{1}{2}$ of Lot two (2) except the East thirty (E.30) feet thereof
and all of Lot five (5), H. H. Miller's Subdivision to St. Paul,
according to the plat thereof of record in the office of the Regis-
ter of Deeds of the County of Ramsey, State of Minnesota.

That on March 28, 1956, the above named Court entered its Order finding that the taking of said land was for a public use, is necessary and authorized by law, and appointed three disinterested persons to act as commissioners to ascertain and report the amount of damages sustained by the owner on account of such taking; that said commissioners qualified, and made and filed their award of such damages on account of said taking on July 12, 1956; that the owners were duly served with notice of filing of commissioners' award on the 16th day of July, 1956, ~~and that the time for appeal from~~
~~commissioners' award of damages has expired; that no appeal has been taken from~~
~~the above award (that appeal taken by (petitioner or respondent(s)) has been dis-~~
~~missed);~~ that pursuant to an Order of the above named Court dated February 26,
1957, all damages as determined by the award of commissioners and agreed to by the parties herein by a stipulation dated February 28, 1957, has been paid by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota; that said proceedings for the taking of said land are now complete and that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, now has title to said land.

Dated at Saint Paul, Minnesota, this 28th day of July, 1956.
56

/s/ Harold L. Rutchick
Harold L. Rutchick
General Counsel of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.
E-701 First National Bank Building
Saint Paul 1, Minnesota

The above certificate is hereby approved.

Dated at Saint Paul, Minnesota, this 28th day of July, 1956.
56

/s/ Arthur A. Stewart
Judge of the District Court

February 28, 1957

Closing Statement

Parcel W-110. 435 Rice Street.
John Galuska and Stella Galuska.

Commissioners' award of damages	\$15,500.00
Interest on commissioners' award of damages	
6% on \$15,500.00 from July 12, 1956 to	
February 28, 1957 (\$77.50 per month, \$2.59	
per day)	\$591.71
Rent due from Galuska to Authority as per	
stipulation	\$239.36
Balance due Galuska after adjustment of	
rent against interest	\$352.35
to be paid to Galuska by Housing Authority check No. 1429.	

Pursuant to stipulation Galuska is to receive out of the sums on deposit with the Clerk of District Court the sum of \$14,725.00, and the sum of \$775.00 being the balance on hand with the Clerk of District Court is being refunded to the Housing Authority to be held pursuant to the stipulation. Out of said sum on final closing Galuska is to pay \$250.00 for the structures which he is removing from the property.

Revenue Stamps	\$17.05
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28th

February

57

John Galuska and Stella Galuska, his wife,

Ramsey

Minnesota

ies Housing and Redevelopment Authority of the City of
Saint Paul, Minnesota, a municipal corporation,
----- Minnesota

ies

One Dollar (\$1.00) and other good and valuable consideration
them -----

Ramsey

All of Lot one (1) except the East thirty (E.30) feet thereof,
the North $\frac{1}{2}$ of Lot two (2) except the East thirty (E.30) feet
thereof and all of Lot five (5), H. H. Miller's Subdivision to
St. Paul, according to the plat thereof of record in the office
of the Register of Deeds of the County of Ramsey, State of
Minnesota.

John Galuska and Stella Galuska, his wife,

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themselves, their

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John Galuska

Stella Galuska

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

ORDER

-vs-

AS TO PARCELS N-110,

John Galuska, Stella Galuska, Allan E. Green-
man, Evelyn L. Greenman, Moses Senensky, Lena
Senensky, Jacob Schmidt Brewing Company, Nathan
Johnson, Twin City Federal Savings and Loan
Association, Lillie Crevier and Patrick P.
Curran,

N-144, N-239 and N-240

Respondents

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearing, replanning, reconstruction and neighborhood re-
habilitation of the blighted, substandard and unsanitary areas.

The above entitled matter came duly on for hearing before the undersigned,
one of the Judges of the above named Court, on Tuesday, February 23, 1936, upon the
petition of the petitioner for the taking of lands by the Housing and Redevelopment
Authority of the City of Saint Paul, Minnesota, under the power of eminent domain;
said petition setting forth the description with reasonable accuracy and certainty
the lands, property and estate located in the City of Saint Paul, County of Ramsey,
State of Minnesota, which petitioner deemed necessary for it to condemn, take and
use for the purposes described in said petition setting forth the names of each and
every owner, encumbrancer or other person interested in said premises so far as the
same could be ascertained and praying for the appointment of three (3) disinterested
persons, residents of said County, as commissioners to ascertain, award and report
the amount of damages which would be sustained by the owners thereof on account of
such taking.

It was made to appear that notice of presentation of said petition was duly
served at least ten (10) days prior to the time designated in said notice for the
presentation of said petition to this Court, upon the respondents, and that proof
thereof has been filed in the offices of the Clerk of said Court.

Harold L. Rutchick appeared for petitioner as counsel for petitioner; Ira Karon appeared as counsel for respondents Moses Senensky and Lena Senensky, and Patrick J. Curran appeared in person. Counsel appearing on behalf of said respective respondents and the respondents who appeared in person agreed that this Court had jurisdiction of the subject matter of said petition and raised no objection to the granting of the petition herein.

Having heard the evidence adduced by the petitioner and it appearing therefrom and from the file herein that the allegations of said petition and each thereof are true as therein alleged,

THE COURT FINDS:

That the taking of the land described in said petition is for a public purpose, is necessary, and is authorized by law.

IT IS ORDERED that the following named persons being three (3) disinterested persons, residents of the County of Ramsey, State of Minnesota, are hereby appointed as commissioners to ascertain the amount of damage suffered by the respondents on account of such taking: Stanley F. Miller, Jr., Fred H. Wolff, Matt J. Waldron.

IT IS FURTHER ORDERED, that the first meeting of said commissioners shall be held at the office of the Clerk of this Court in the Court House in the City of Saint Paul, County of Ramsey, State of Minnesota, on the 30th day of April, 1956, at 10:00 a.m., and that the compensation of each of said commissioners will be \$25.00 per day of actual service.

Judge of District Court

Dated March , 1956.

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Amount to be Deposited</u>
W-110	Lot Five (5) subject to Rice Street; North One-half (1/2) of Lot Two (2) and all of Lot One (1), H. H. Miller's Subdivision to St. Paul	\$15,500.00

IT IS FURTHER ORDERED, that upon payment of said sum into Court title and right to said property shall forthwith pass to the petitioner in accordance with the provisions of the "Municipal Housing and Redevelopment Act", being Chapter 47, Laws of Minnesota for 1947, as amended, (Minnesota Statutes 462.411 - 462.711).

/s/ Ronald E. Hachey

Judge of District Court

Dated: October 15, 1956.

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Petitioner

-VS-

ORDER FIXING AMOUNTS
TO BE DEPOSITED TO
SECURE COMPENSATION
Parcel No.

John Galuska, Stella Galuska, et al

Respondents

Application having been duly made by the petitioner in the above entitled matter at a hearing which took place before the undersigned, one of the Judges of the above named Court, on October 25, 1956, 1956, to fix the sums of money to be paid into Court to secure compensation to the owners of the property to be taken in the above entitled action;

Harold L. Rutchick appeared as counsel for petitioner:

The Court having determined that the amounts hereinafter set forth are not less than the true and full value of the property so fixed by the assessor and as finally equalized to provide secure compensation to the owners of the hereinafter described property.

IT IS HEREBY ORDERED, that the petitioner pay into Court the sum hereinafter set forth after the description of said parcel to secure compensation to the owners of said property:

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-VS-

John Galuska and Stella Galuska, et al,

RECEIPT
AS TO PARCEL NO. W-110
FILE NO. _____

Respondent(s)

In the matter of the condemnation of certain lands in the City of Saint Paul, County of Ramsey, State of Minnesota, in connection with the clearance, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

Received of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota the sum of \$ 14,723.00 as payment in full of all damages on account of these condemnation proceedings in accordance with stipulation of settlement dated February 28, 19⁵⁷, between and among the parties thereto.

s/ John Galuska
John Galuska

s/ Stella Galuska
Stella Galuska

Dated February 28, 19⁵⁷.

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the City
of Saint Paul, Minnesota,

Petitioner

-VS-

AMENDED

PETITION

John Galuska, Stella Galuska, Allan E. Greenman,
Evelyn L. Greenman, Moses Senensky, Lena Senensky,
Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearing, replanning, reconstruction and neighborhood re-
habilitation of the blighted, substandard and unsanitary areas.

TO THE DISTRICT COURT ABOVE NAMED, the Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota, respectfully alleges:

1. That the Housing and Redevelopment Authority of the City of Saint Paul,
Minnesota, is a public corporation duly organized and existing pursuant to "Municipal
Housing and Redevelopment Act" being Chapter 487, Laws of Minnesota for 1947, as
amended, (Minnesota Statutes 462.11-462.711); that Nick J. Smith, Arthur E. Reiter,
Clayton G. Rein, Dr. Melvin A. Hammerberg, and Frank H. Delaney, are and were on
April 27, 1955 the duly qualified and acting commissioners of the said Authority.

2. That on April 27, 1955 at a regular meeting of said commissioners of
said Authority the resolution hereto attached as Exhibit "B" was duly adopted, and by
reference thereto is made a part of this Petition.

3. That it is necessary to acquire the property described on Exhibit "A"
hereof which by reference thereto is made a part of this Petition, said property to
be used together with other property for the clearance, replanning, reconstruction
and neighborhood rehabilitation of blighted, substandard and unsanitary areas pur-
suant to the provisions of the Municipal Housing and Redevelopment Act.

4. That the lands described on Exhibit "A" hereof taken by these proceed-
ings are situated in the City of Saint Paul, County of Ramsey, State of Minnesota,
and all persons appearing of record or known to your petitioner to be owners of said

land or interested therein, including all whom your 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 are as shown on Exhibit "A" hereof.

WHEREFORE, your petitioner prays that commissioners be appointed to appraise the damages which may be occasioned by such taking and that such proceedings may be had herein as provided by law.

HOUSING AND REDEVELOPMENT AUTHORITY
of the City of Saint Paul, Minnesota

By _____
Chairman

ATTEST:

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.

Nick J. Smith being duly sworn says that he is the person who executed the foregoing petition on behalf of the petitioner, and that he is the chairman of the Board of Commissioners of said corporation, and that he has signed the petition by authority of its Board of Commissioners, and that he has read said petition and knows the contents thereof and that the same are in all things true as set forth therein.

Nick J. Smith, Chairman

Subscribed and sworn to before me this
_____ day of April, 1956.

Notary Public, Ramsey County, Minnesota
My commission expires February 6, 1962.

EXHIBIT "A"

WESTERN AREA

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Assessed Value</u>
W-110	John Galuska and Stella Galuska, Fee Owners. Lot Five (5) subject to Rice Street; North one-half (N $\frac{1}{2}$) of Lot Two (2) and all of Lot One (1), H. H. Miller's Subdivision to St. Paul.	\$6,050.00
W-111	Allan E. Greenman and Evelyn L. Greenman, Fee Owners. The South 1/2 of Lot 2, except the East 30 feet thereof, and all of Lots 3 and 4 except the East 30 feet thereof, H. H. Miller's Subdivision to St. Paul.	\$9,950.00
W-144	Moses Senensky and Lena Senensky, Fee Owners. Lot 11, Block 9, Elfelt, Bernheimer and Arnold's Addition to St. Paul.	\$11,700.00
W-219	Jacob Schmidt Brewing Company, Fee Owner; Nathan Johnson, Contract Purchaser. Commencing at the SE corner of that part of Lot 1, Block 6, A. G. Fuller's Addition to St. Paul, not taken for the extension of Rice Street, it being the NW corner of Rice and Martin Streets; thence running Wly along the N line of Martin St to the SW corner of Lot 3, Block 6, A. G. Fuller's Addition aforesaid; thence Nly along the Wly line of Lot 3 aforesaid 53' to a point; thence Ely and parallel with the N line of Martin Street across Lots 3, 2 and part of Lot 1 in Block 6, A. G. Fuller's Addition to St. Paul to a point on W line of Rice Street; thence Sly along the W line of Rice St to beginning; same being the Sly 53 ft of Lots 3, 2 and that part of Lot 1 not taken for the extension of Rice Street in Block 6, A. G. Fuller's Addition to St. Paul.	\$14,200.00
W-539	Twin City Federal Savings and Loan Association, Mortgagee; Lillie Crevier, Mortgagee; Patrick F. Curran, Fee Owner. The South 87 feet of Lot 12, Block 8, Elfelt, Bernheimer and Arnold's Addition to St. Paul.	\$2,825.00
W-540	Patrick F. Curran, Fee Owner; Twin City Federal Savings and Loan Association, Mortgagee; Lillie Crevier, Mortgagee. Lot 11, Block 8, Elfelt, Bernheimer & Arnold's Addition to St. Paul, except the North 37.25 feet of the West 17.35 feet thereof.	\$3,150.00

EXHIBIT "A"

EXHIBIT "B"

RESOLUTION NO. 55-20

BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota that pursuant to Resolution No. 55-19 previously adopted by this Authority the Executive Director and the General Counsel be and hereby are authorized to take all necessary action to acquire by condemnation the following parcels of land in Redevelopment Project UR Minnesota 1-2:

Parcel no:	Parcel no:	Parcel no:
6	219	330
95	221 $\frac{1}{2}$	331
110	231	347
111	256	435
129 $\frac{1}{2}$	288	438
144	291	539
185	321	540
		547

BE IT FURTHER RESOLVED that the Executive Director be and hereby is authorized to accept options to purchase and acquire the following parcels of land in Redevelopment Project UR Minnesota 1-2 at the purchase prices indicated below:

Parcel no:	Purchase Price:
m15	\$7,000
72	9,200
129	4,550, plus \$126.59 taxes
159	6,500
180	7,700
203	6,200
221	4,500
410	7,000
558	5,000
388	5,750

BE IT FURTHER RESOLVED that the Executive Director be and hereby is authorized to have the following parcels in Redevelopment Project UR Minnesota 1-2 re-appraised:

Parcel No:
110
144
540
539.

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the City
of Saint Paul, Minnesota,

Petitioner

-vs-

John Galuska, Stella Galuska, Allan E. Greenman,
Evelyn L. Greenman, Moses Senensky, Lena Senensky,
Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents

PETITION FOR ORDER
FOR LEAVE TO FILE
AMENDED PETITION AS
TO PARCEL W-110

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearing, replanning, reconstruction and neighborhood re-
habilitation of the blighted, substandard and unsanitary areas.

The petitioner herein, the Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota, respectfully alleges:

1. That petition for the taking of certain lands by the petitioner under
the power of eminent domain came on for hearing before the above named court on
February 28, 1956.

2. That on March , 1956 the above named court entered its order finding
that the taking of the land described in the petition is for a public purpose, is
necessary and is authorized by law. Said order also appointed commissioners to as-
certain the amount of damage suffered by the respondents on account of such taking.

3. That there is described in said petition the following real property;

W-110. John Galuska and Stella Galuska, fee owners. All of Lot One (1)
except the East 30 feet thereof, and all of Lot Five (5), H. H. Miller's
Subdivision to St. Paul.

That said legal description does not include a part of the parcel identified in said
petition and that the following is the correct legal description of said parcel W-110:

Lot Five (5) subject to Rice Street, (North one-half (N $\frac{1}{2}$) of Lot Two (2))
and all of Lot One (1), H. H. Miller's Subdivision to St. Paul.

WHEREFORE, petitioner prays for an order of this court for leave to file

the attached amended petition to correct the legal description of parcel W-110.

HOUSING AND REDEVELOPMENT AUTHORITY
of the City of Saint Paul, Minnesota

By _____
Chairman

ATTEST:

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.

Nick J. Smith, being duly sworn, says that he is the person who executed the foregoing petition on behalf of the petitioner, and that he is the chairman of the Board of Commissioners of said corporation, and that he has signed the petition by authority of its Board of Commissioners, and that he has read said petition and knows the contents thereof and that the same are in all things true as set forth therein.

Nick J. Smith, Chairman

Subscribed and sworn to before me this
_____ day of April, 1956.

Notary Public, Ramsey County, Minnesota
My commission expires February 6, 1962.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs

CERTIFICATE OF CLERK OF
COURT AS TO PARCEL

John Galuska, Stella Galuska, et al,

NO. W-110

Respondent

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

I, A. Hilda Petersen, Acting Clerk of the District Court, Ramsey
County, Minnesota, do hereby certify that on the 17th day of October,
1956, I received from petitioner above named pursuant to Order of Ronald E.
Hachey, Judge of the above named Court and dated October 15, 1956,
the sum hereinafter set forth after the following description to secure
the compensation to the owner(s) of said land.

Description.

Lot Five (5) subject to Rice Street;
North one-half (1/2) of Lot Two (2)
and all of Lot One (1), H. H. Miller's
Subdivision to St. Paul.

Parcel No.

W-110

Owners and/or
Encumbrancers

John Galuska
Stella Galuska

Interest

Fee owners

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CONFIDENTIAL

Page 11

CONFIDENTIAL

The Commission on the Status of Women
has been established by the United Nations
to study the position of women in all countries
and to make recommendations for their improvement.
The Commission was set up in 1946 and has since
that time held several sessions. It is the
highest authority in the United Nations system
on matters relating to the status of women.

The Commission has been instrumental in
the development of the Convention on the
Elimination of All Forms of Discrimination
Against Women, which was adopted by the
General Assembly of the United Nations in 1979.

CONFIDENTIAL

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CONFIDENTIAL

Amount Deposited.

Fifteen

\$15,500.00

IN WITNESS WHEREOF, I hereunto affix my hand and the seal of
the above named Court this 17th day of October, 1956.

A. HILDA PETERSEN

A. Hilda Peterson
Acting Clerk of the District Court
Second Judicial District
County of Ramsey, Minnesota

By: J. H. Helton
DEPUTY CLERK, DISTRICT COURT
RAMSEY COUNTY, MINNESOTA

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

NOTICE OF PENDENCY

-vs-

OF CONDEMNATION PROCEEDINGS

John Galuska, Stella Galuska, Allan E. Greenman,
Evelyn L. Greenman, Moses Senensky, Lena Senensky,
Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents

In the matter of the condemnation of certain lands in the City of Saint Paul, County of Ramsey, State of Minnesota, in connection with the clearing, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

NOTICE IS HEREBY GIVEN that proceedings have been commenced and are pending in the above named Court for the taking by the petitioner of the lands hereinafter described for use in connection with the clearance, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

That the lands proposed to be taken are situated in the City of Saint Paul, County of Ramsey, State of Minnesota, and the legal description of said lands are as shown on Exhibit "A" hereof hereto attached and by reference made a part of this Notice of Pendency of Condemnation Proceedings.

Dated January 6, 1956.

Harold L. Rutchick
Attorney for Petitioner
E701 First National Bank Building
Saint Paul 1, Minnesota

EXHIBIT "A"

WESTERN AREA

<u>Parcel No.</u>		<u>Legal Description</u>	<u>Assessed Value</u>
W-110	John Galuska and Stella Galuska, Fee Owners.	All of Lot 1, except the East 30 feet thereof, and all of Lot 5, H. H. Miller's Subdivision to St. Paul.	\$6,050.00
W-111	Allan E. Greenman and Evelyn L. Greerman, Fee Owners.	The South 1/2 of Lot 2, except the East 30 feet thereof, and all of Lots 3 and 4 except the East 30 feet thereof, H. H. Miller's Subdivision to St. Paul.	\$9,950.00
W-144	Moses Senensky and Lena Senensky, Fee Owners.	Lot 11, Block 9, Elfelt, Bernheimer and Arnold's Addition to St. Paul.	\$11,700.00
W-219	Jacob Schmidt Brewing Company, Fee Owner; Nathan Johnson, Contract Purchaser.	Commencing at the SE corner of that part of Lot 1, Block 6, A. G. Fuller's Addition to St. Paul, not taken for the extension of Rice Street, it being the NW corner of Rice and Martin Streets; thence running Wly along the N line of Martin St to the SW corner of Lot 3, Block 6, A. G. Fuller's Addition aforesaid; thence Nly along the Wly line of Lot 3 aforesaid 53' to a point; thence Ely and parallel with the N line of Martin Street across Lots 3, 2 and part of Lot 1 in Block 6, A. G. Fuller's Addition to St. Paul to a point on W line of Rice Street; thence Sly along the W line of Rice St to beginning; same being the Sly 53 ft of Lots 3, 2 and that part of Lot 1 not taken for the extension of Rice Street in Block 6, A. G. Fuller's Addition to St. Paul.	\$14,200.00
W-539	Twin City Federal Savings and Loan Association, Mortgagee; Lillie Crevier, Mortgagee; Patrick F. Curran, Fee Owner.	The South 87 feet of Lot 12, Block 8, Elfelt, Bernheimer and Arnold's Addition to St. Paul.	\$2,825.00
W-540	Patrick F. Curran, Fee Owner; Twin City Federal Savings and Loan Association, Mortgagee; Lillie Crevier, Mortgagee.	Lot 11, Block 8, Elfelt, Bernheimer & Arnold's Addition to St. Paul, except the North 37.25 feet of the West 17.35 feet thereof.	\$3,150.00

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota,

Petitioner,

vs.

O A T H

John Galuska, Stella Galuska, Moses
Senensky, Lena Senensky, Twin City
Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents.

In the matter of the condemnation of certain lands in the
City of Saint Paul, County of Ramsey, State of Minnesota,
in connection with the clearing, replanning, reconstruction
and neighborhood rehabilitation of the blighted substandard
and unsanitary areas.

I, Matt J. Waldron, do swear that I will faithfully and fully perform
all of the duties of the office and trust which I now assume as Commissioner, to
appraise and award damages in the above entitled matter, involving the following
described property, to the best of my ability. So help me God.

<u>Parcel</u>	<u>Description</u>
W-110	All of Lot 1, except the East 30 feet thereof, and all of Lot 5, H. H. Miller's Subdivision to St. Paul.
W-144	Lot 11, Block 9, Elfelt, Bernheimer and Arnold's Addition to St. Paul.
W-539	The South 87 feet of Lot 12, Block 8, Elfelt, Bernheimer and Arnold's Addition to St. Paul.
W-540	Lot 11, Block 8, Elfelt, Bernheimer & Arnold's Addition to St. Paul, except the North 37.25 feet of the West 17.35 feet thereof.

Matt J. Waldron

Subscribed and sworn to before me
this ____ day of April, 1956.

Notary Public,
My commission expires:

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of
the City of Saint Paul, Minnesota,

Petitioner,

vs

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses
Senensky, Lena Senensky, Jacob Schmidt
Brewing Company, Nathan Johnson, Twin
City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents.

NOTICE OF AWARD
OF DAMAGES
AS TO PARCEL NO. W-110

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

TO: John Galuska and Stella Galuska, the respondents above named.

PLEASE TAKE NOTICE that the commissioners appointed by Order of the
Court in the above entitled matter dated March 28, 1956, made and filed their
award on July 12, 1956, a copy of the Commissioner's Notice of Award of Damages
and Commissioner's Award of Damages is hereto attached and by reference thereto
made a part of this Notice.

Dated: July 16, 1956

Harold L. Rutchick
Attorney for Petitioner
E-701 First National Bank Building
Saint Paul 1, Minnesota

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

John Galuska, Stella Galuska, Allan E. Green-
man, Evelyn L. Greenman, Moses Senensky, Lena
Senensky, Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings & Loan Ass., Lillie Crevier
and Patrick F. Curran.

Respondent

COMMISSIONER'S
NOTICE OF AWARD
OF DAMAGES
Parcel No. W-110

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

To Housing and Redevelopment Authority of the City of Saint Paul, Minnesota,
and Harold L. Rutchick, its attorney, and John Galuska and Stella Galuska

PLEASE TAKE NOTICE that on the 12th day of July, 1956,
the undersigned, commissioners appointed by Order of the Court in the above
entitled matter dated March 28, 1956, made and filed this award
in the above entitled proceedings for the taking of the following described
property:

Parcel No.
W-110

Description
Lot Five (5) subject to Rice Street;
North one-half (N $\frac{1}{2}$) of Lot Two (2)
and all of Lot One (1), H.H. Miller's
Subdivision to St. Paul.

A copy of said award is hereto attached and made a part hereof.

Stanley J. Miller, Jr.
Stanley J. Miller, Jr.

Matt J. Waldron
Matt J. Waldron

Fred H. Wolff
Fred H. Wolff

Dated July 12, 1956.

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

John Galuska, Stella Galuska, Allan E. Green-
man, Evelyn L. Greenman, Moses Senensky, Lena
Senensky, Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Ass., Lillie Crevier
and Patrick F. Curran.

Respondent

COMMISSIONERS'
AWARD OF DAMAGES
Parcel No. W-110

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

To The Honorable Clayton Parks, the District Court of Ramsey County,
Minnesota:

Now comes the undersigned, commissioners in the above entitled matter,
duly appointed by Order of the Honorable Clayton Parks, Judge of the
District Court, on the 28th day of March, 1956, to ascertain
the damages suffered by the owner of the real estate described in the petition
for condemnation heretofore filed in this action occasioned by the taking of
said real estate, and the said commissioners having duly qualified as required
by law, having viewed the premises taken and having heard the testimony
offered in behalf of the owner and by the petitioner, hereby assess and award
the following damages for the taking of the real estate described herein,
which damages shall include those resulting to any person, company, or
corporation having or claiming any interest therein:

Parcel No.
W-110

Description

Lot Five (5) subject to Rice Street;
North one-half (N $\frac{1}{2}$) of Lot Two (2)
and all of Lot one (1), H.E. Miller's
Subdivision to St. Paul.

Damages are assessed in the sum of ~~Fifteen Thousand Five Hundred Dollars~~
(815,500.00).

Stanley P. Miller, Jr.
Stanley P. Miller, Jr.
Matt J. Waldron
Matt J. Waldron
Fred H. Wolff
Fred H. Wolff

Dated July 12, 1956.

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-VS-

PETITION

John Galuska, Stella Galuska, Allan E. Greenman,
Evelyn L. Greenman, Moses Senensky, Lena Senensky,
Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearing, replanning, reconstruction and neighborhood re-
habilitation of the blighted, substandard and unsanitary areas.

TO THE DISTRICT COURT ABOVE NAMED, the Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota, respectfully alleges:

1. That the Housing and Redevelopment Authority of the City of Saint Paul,
Minnesota, is a public corporation duly organized and existing pursuant to "Municipal
Housing and Redevelopment Act" being Chapter 487, Laws of Minnesota for 1947, as
amended, (Minnesota Statutes 462.11-462.711); that Nick J. Smith, Arthur E. Reiter,
Clayton G. Rein, Dr. Melvin A. Hammerberg, and Frank H. Delaney, are and were on
April 27, 1955 the duly qualified and acting commissioners of the said Authority.

2. That on April 27, 1955 at a regular meeting of said commissioners of
said Authority the resolution hereto attached as Exhibit "B" was duly adopted, and by
reference thereto is made a part of this Petition.

3. That it is necessary to acquire the property described on Exhibit "A"
hereof which by reference thereto is made a part of this Petition, said property to
be used together with other property for the clearance, replanning, reconstruction
and neighborhood rehabilitation of blighted, substandard and unsanitary areas pur-
suant to the provisions of the Municipal Housing and Redevelopment Act.

4. That the lands described on Exhibit "A" hereof taken by these proceed-
ings are situated in the City of Saint Paul, County of Ramsey, State of Minnesota,
and all persons appearing of record or known to your petitioner to be owners of said

land or interested therein, including all whom your 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 are as shown on Exhibit "A" hereof.

WHEREFORE, your petitioner prays that commissioners be appointed to appraise the damages which may be occasioned by such taking and that such proceedings may be had herein as provided by law.

HOUSING AND REDEVELOPMENT AUTHORITY
of the City of Saint Paul, Minnesota

By s/ Nick J. Smith
Chairman

ATTEST:

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.

Nick J. Smith being duly sworn says that he is the person who executed the foregoing petition on behalf of the petitioner, and that he is the chairman of the Board of Commissioners of said corporation, and that he has signed the petition by authority of its Board of Commissioners, and that he has read said petition and knows the contents thereof and that the same are in all things true as set forth therein.

s/ Nick J. Smith
Nick J. Smith, Chairman

Subscribed and sworn to before me this
6th day of January, 1956.

Notary Public, Ramsey County, Minnesota
My commission expires February 6, 1962.

EXHIBIT "A"

WESTERN AREA

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Assessed Value</u>
W-110	John Galuska and Stella Galuska, Fee Owners. All of Lot 1, except the East 30 feet thereof, and all of Lot 5, H. H. Miller's Subdivision to St. Paul.	\$6,050.00
W-111	Allan E. Greenman and Evelyn L. Greenman, Fee Owners. The South 1/2 of Lot 2, except the East 30 feet thereof, and all of Lots 3 and 4 except the East 30 feet thereof, H. H. Miller's Subdivision to St. Paul.	\$9,950.00
W-144	Moses Senensky and Lena Senensky, Fee Owners. Lot 11, Block 9, Elfelt, Bernheimer and Arnold's Addition to St. Paul.	\$11,700.00
W-219	Jacob Schmidt Brewing Company, Fee Owner; Nathan Johnson, Contract Purchaser. Commencing at the SE corner of that part of Lot 1, Block 6, A. G. Fuller's Addition to St. Paul, not taken for the extension of Rice Street, it being the NW corner of Rice and Martin Streets; thence running Nly along the N line of Martin St to the SW corner of Lot 3, Block 6, A. G. Fuller's Addition aforesaid; thence Nly along the Nly line of Lot 3 aforesaid 33' to a point; thence Sly and parallel with the N line of Martin Street across Lots 3, 2 and part of Lot 1 in Block 6, A. G. Fuller's Addition to St. Paul to a point on W line of Rice Street; thence Sly along the W line of Rice St to beginning; same being the Sly 33 ft of Lots 3, 2 and that part of Lot 1 not taken for the extension of Rice Street in Block 6, A. G. Fuller's Addition to St. Paul.	\$14,200.00
W-539	Twin City Federal Savings and Loan Association, Mortgagee; Lillie Crevier, Mortgagee; Patrick F. Curran, Fee Owner. The South 87 feet of Lot 12, Block 8, Elfelt, Bernheimer and Arnold's Addition to St. Paul.	\$2,825.00
W-540	Patrick F. Curran, Fee Owner; Twin City Federal Savings and Loan Association, Mortgagee; Lillie Crevier, Mortgagee. Lot 11, Block 8, Elfelt, Bernheimer & Arnold's Addition to St. Paul, except the North 37.25 feet of the West 17.35 feet thereof.	\$3,150.00

EXHIBIT "B"

RESOLUTION NO. 55-20

BE IT RESOLVED by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota that pursuant to Resolution No. 55-19 previously adopted by this Authority the Executive Director and the General Counsel be and hereby are authorized to take all necessary action to acquire by condemnation the following parcels of land in Redevelopment Project UR Minnesota 1-2:

Parcel no:	Parcel no:	Parcel no:
6	219	330
95	221 $\frac{1}{2}$	331
110	231	347
111	256	435
129 $\frac{1}{2}$	288	438
144	291	539
185	321	540
		547

BE IT FURTHER RESOLVED that the Executive Director be and hereby is authorized to accept options to purchase and acquire the following parcels of land in Redevelopment Project UR Minnesota 1-2 at the purchase prices indicated below:

Parcel no:	Purchase Price:
15	\$7,000
72	9,200
129	4,550, plus \$126.59 taxes
159	6,500
180	7,700
203	6,200
221	4,500
410	7,000
558	5,000
388	5,750

BE IT FURTHER RESOLVED that the Executive Director be and hereby is authorized to have the following parcels in Redevelopment Project UR Minnesota 1-2 re-appraised:

Parcel No:

110
144
540
539.

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner,

-vs-

John Galuska, Stella Galuska, Allen E.
Greenman, Evelyn L. Greenman, Moses
Senensky, Lena Senensky, Jacob Schmidt
Brewing Company, Nathan Johnson, Twin
City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

AFFIDAVIT

OF MAILING

Respondents.

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

STATE OF MINNESOTA }
COUNTY OF RAMSEY } ss.

Harold L. Rutchick, first being duly sworn, deposes and says that he
is Attorney for Petitioner in the above entitled action. That on July 16, 1956,
he served on respondents, John Galuska and Stella Galuska, notice of award of
damages by mailing in a sealed envelope, postage prepaid, addressed to John Galuska
and Stella Galuska, 435 Rice Street, Saint Paul, Minnesota, a true and correct copy
of said notice of award of damages attached to commissioners' notice of award of
damages and commissioners' award of damages.

Harold L. Rutchick

Subscribed and sworn to before me this

_____ day of _____, 195 .

Notary Public, Ramsey County, Minnesota
My commission expires December 13, 1957.

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner,

vs

AMENDED
NOTICE OF PENDENCY
OF CONDEMNATION PROCEEDINGS

John Galuska, Stella Galuska, Allan E. Greenman,
Evelyn L. Greenman, Moses Senensky, Lena Senensky,
Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

AS TO PARCEL NO. W-110

Respondent.

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

NOTICE IS HEREBY GIVEN that the petitioner has commenced condemnation
proceedings now pending in the above named Court, for the purpose of taking by
the petitioner of the lands herein described for use in connection with the
clearance, replanning, reconstruction and neighborhood rehabilitation of
blighted, substandard and unsanitary areas.

That the parcel of land to be taken is situated in the City of Saint
Paul, County of Ramsey, State of Minnesota, and is described as follows:

Parcel No.

Legal Description

W-110

Lot Five (5) subject to Rice Street; North One-
half (N $\frac{1}{2}$) of Lot Two (2) and all of Lot One (1),
H. H. Miller's Subdivision to St. Paul.

The legal description shown above corrects legal description shown on
Notice of Pendency of Condemnation Proceedings filed of record on January 23,
1956, said legal description as to said parcel in these proceedings being amended
pursuant to Order of the above named Court dated May 2, 1956.

/s/ Harold L. Rutchick

Harold L. Rutchick
Attorney for Petitioner
E-701 First National Bank Building
Saint Paul 1, Minnesota

Dated:

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of
the City of Saint Paul, Minnesota,

Petitioner,

vs

John Galuska, Stella Galuska, et al

Respondents.

APPLICATION TO DETERMINE
AMOUNTS TO BE DEPOSITED TO
SECURE COMPENSATION

Parcel No. W-110

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

Your petitioner respectfully states and shows to the above named Court:

1. That the Housing and Redevelopment Authority of the City of Saint
Paul, Minnesota, is a public corporation duly organized and existing pursuant to
"Municipal Housing and Redevelopment Act" being Chapter 487, Laws of Minnesota
for 1947, as amended, (Minnesota Statutes 462.411 - 462.711).

2. That on the 23rd day of January, 1956 your petitioner filed in
the above named Court a Petition to take the parcel of land herein described and
to assess compensation for the land so appropriated.

3. That the parcel of land herein described being taken and the true
and full value of said parcel of land as fixed by the assessor and finally equal-
ized is as appears after the description of said parcel.

4. That on the 12th day of July, 1956 the commissioners appointed by
the above named Court to ascertain the amount of damages suffered by respondent
by reason of the taking of said land made award of damages which is on file here-
in in the sum of \$15,500.00.

5. That the petitioner deems it necessary that the title to said parcel
of land herein described shall pass to petitioner forthwith so that the structures
located upon said land may be demolished and so that petitioner may proceed thereon

with clearance, replanning, reconstruction and rehabilitation of blighted, substandard and unsanitary areas pursuant to the provisions of the "Municipal Housing and Redevelopment Act".

6. That the following is the description of said parcel of land and the true and full value as fixed by the assessor and finally equalized.

Parcel No.	Legal Description	True and Full Value as Fixed by Assessor	Award
W-110	Lot Five (5) subject to Rice Street; North One-half (N $\frac{1}{2}$) of Lot Two (2) and all of Lot One (1), H. H. Miller's Subdivision to St. Paul.	\$6,050.00	\$15,500.00

7. That on the 15th day of August, 1956 the petitioner herein filed appeal to the above named Court from commissioners' award of damages which appeal is presently pending and awaiting trial.

8. That petitioner prays for an Order of the Court determining that the sum of \$15,500.00 being the amount of commissioners' award of damages be deposited to secure compensation to the respondents by reason of said taking.

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA

ATTEST:

/s/ Benson C. Brainerd

(Asst.) Secretary

By /s/ Nick J. Smith

Chairman

STATE OF MINNESOTA)
COUNTY OF RAMSEY) SS

Nick J. Smith being duly sworn says that he is the person who executed the foregoing application on behalf of the petitioner and that he is the Chairman of the Board of Commissioners of said corporation, and that he has signed the Application by authority of its Board of Commissioners, that he has read said Application and knows the contents thereof and that the same are in all things true as set forth therein.

/s/ Nick J. Smith

Nick J. Smith, Chairman

Subscribed and sworn to before me
this 3rd day of October, 1956.

/s/ Harold L. Rutchick

Notary Public, Ramsey County, Minnesota

My commission expires February 6, 1962

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner,

vs

John Galuska, Stella Galuska, et al

Respondents.

NOTICE OF APPEAL
AS TO
PARCEL NO. W-110

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

NOTICE OF APPEAL as to Parcel No. W-110

To: John Galuska and Stella Galuska, the respondents above named:

You and each of you will please take notice that the petitioner herein,
Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, does
hereby take an appeal to the District Court of Ramsey County, Minnesota, from the
award of damages of the commissioners herein made and filed on July 16, 1956 and
assessed in the sum of \$15,500.00 to John Galuska and Stella Galuska, the owners
and respondents, for the taking of real property situated in Ramsey County, Minne-
sota, described as follows:

Lot Five (5) subject to Rice Street; North One-half (N $\frac{1}{2}$) of
Lot Two (2) and all of Lot One (1), H. H. Miller's Subdivision
to St. Paul.

Said appeal is made upon the grounds that said award is arbitrary and
is in excess of the fair market value of said property; that the petitioner claims
that the fair market value of said property is not more than \$13,500.00.

Dated August 15, 1956

/s/ Harold L. Rutchick

Harold L. Rutchick
Attorney for Petitioner
E-701 First National Bank Building
Saint Paul 1, Minnesota

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the City
of Saint Paul, Minnesota,

Petitioner

-vs-

ORDER

AS TO PARCEL W-110

John Galuska, Stella Galuska, Allan E. Greenman,
Evelyn L. Greenman, Moses Senensky, Lena Senensky,
Jacob Schmidt Brewing Company, Nathan Johnson,
Twin City Federal Savings and Loan Association,
Lillie Crevier and Patrick F. Curran,

Respondents

In the matter of the condemnation of certain lands in the City of Saint Paul, County of Ramsey, State of Minnesota, in connection with the clearing, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

The petition of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, petitioner herein, came on for hearing before undersigned, one of the Judges of the above named Court on April ___, 1956. After hearing the evidence adduced by the petitioner and it appearing therefrom and from the file herein that the allegations of said petition and each thereof are true,

IT IS ORDERED, that petitioner may file amended petition to include in the petition on file herein the following legal description now set forth as parcel W-110:

Lot Five (5) subject to Rice Street; North one-half ($N\frac{1}{2}$) of Lot Two (2) and all of Lot One (1), H. H. Miller's Subdivision to St. Paul.

Dated April ⁵⁻² ___, 1956.

Judge of District Court

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner,

vs

AFFIDAVIT

John Galuska, Stella Galuska, et al

Parcel No. W-110

Respondents.

In the matter of the condemnation of certain lands in the City of Saint Paul, County of Ramsey, State of Minnesota, in connection with the clearance, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

STATE OF MINNESOTA)
COUNTY OF RAMSEY)SS

Irving Shaw of the law offices of Harold L. Rutchick first being duly sworn on oath deposes and says:

That he is one of the attorneys for petitioner in the above entitled matter. That Notice of Motion on Application to Determine Amount to be Deposited to Secure Compensation, set said hearing for October 12, 1956 at 1:30 o'clock p.m. before Honorable Ronald E. Hachey. That October 12, 1956 was Columbus Day and being a legal holiday it was necessary to continue said hearing.

That about 12:10 p.m. of said day prior to the time of said hearing affiant talked to respondents John Galuska and Stella Galuska personally, advised them that said hearing was being continued to Monday, October 15, 1956 at 9:30 a.m. before Honorable Ronald E. Hachey.

That on said date affiant also mailed to respondents John Galuska and Stella Galuska in a sealed envelope, postage prepaid, addressed to 435 Rice Street, Saint Paul, Minnesota, a letter confirming that the hearing set for October 12, 1956 in the above matter was continued to October 15, 1956 at 9:30 a.m.

Dated: October 15, 1956

Subscribed and sworn to before me
this 15th day of October, 1956.

Irving Shaw

Harold L. Rutchick
Notary Public, Ramsey County, Minnesota
My commission expires February 6, 1962

STATE OF MINNESOTA

DISTRICT COURT

COUNTY OF RAMSEY

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of
the City of Saint Paul, Minnesota,

Petitioner,

vs

John Galuska, Stella Galuska, et al

Respondents.

NOTICE OF MOTION ON APPLICATION
TO DETERMINE AMOUNTS TO BE DEPOSITED
TO SECURE COMPENSATION.

Parcel No. W-110

In the matter of the condemnation of certain lands in the City of
Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

To John Galuska and Stella Galuska, the respondents above named:

PLEASE TAKE NOTICE that on the 12th day of October, 1956, at 1:30 o'clock
p.m., or as soon thereafter as counsel can be heard, in the Court House at Saint
Paul, Ramsey County, Minnesota, the above named petitioner will apply to the above
named Court, at a special term thereof, for an Order determining that the sum of
\$15,500.00 shall be deposited with the Clerk of the District Court for Ramsey
County, Minnesota, to secure the compensation for the taking of the property des-
cribed in the attached Application, pursuant to M.S.A. Section 462.445, Subd. (2).

That the purpose of said Application is to enable petitioner to deposit
said sum of money with the Clerk of the District Court for Ramsey County, Minne-
sota, in accordance with the statutes in such case made and provided therefor to
enable petitioner to demolish the structures located on said land and proceed
with the clearance, replanning, reconstruction and neighborhood rehabilitation of
the blighted, substandard and unsanitary areas pursuant to the provisions of the
"Municipal Housing and Redevelopment Act". Said Application will be based upon all
of the files, records and proceedings in said matter and this Motion.

/s/ Harold L. Rutchick

Harold L. Rutchick
Attorney for Petitioner

Dated October 1, 1956

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

John Galuska, Stella Galuska, et al,

Respondents

AFFIDAVIT OF MAILING
AS TO PARCEL NO. W-110

In the matter of the condemnation of certain lands in the City
of Saint Paul, County of Ramsey, State of Minnesota, in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

STATE OF MINNESOTA)
COUNTY OF RAMSEY) ss.

Harold L. Rutchick, first being duly sworn, deposes and says that he is the attorney for petitioner in the above entitled action; that on August 15, 1956, he served on respondents, John Galuska and Stella Galuska, Notice of Appeal as to Parcel No. W-110, by mailing in a sealed envelope, postage prepaid, addressed to John Galuska and Stella Galuska, 435 Rice Street, Saint Paul, Minnesota, a true and correct copy of said Notice of Appeal from commissioners' award of damages in the above entitled action, the original of which was filed with the Clerk of the District Court, Ramsey County, on August 15, 1956.

s/ Harold L. Rutchick
Harold L. Rutchick

Subscribed and sworn to before me this
20th day of August, 1956.

s/ Irving Shaw
Notary Public, Ramsey County, Minnesota
My commission expires December 13, 1957.

STATE OF MINNESOTA
COUNTY OF RAMSEY

DISTRICT COURT
SECOND JUDICIAL DISTRICT

Housing and Redevelopment Authority of the
City of Saint Paul, Minnesota,

Petitioner

-vs-

STIPULATION OF SETTLEMENT
AS TO PARCEL NO. W-110

John Galuska and Stella Galuska, et al,

Respondents

In the matter of the condemnation of certain lands in the City of Saint Paul, County of Ramsey, State of Minnesota, in connection with the clearance, replanning, reconstruction and neighborhood rehabilitation of the blighted, substandard and unsanitary areas.

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, has filed its petition to condemn the hereinafter described parcel of land and has filed its application to determine the amount to be deposited to secure compensation and the respondents and each of them acknowledge receipt of a true and correct copy of the notice of hearing of said petition and application and a copy of the commissioners' award of damages dated July 12, 1956, determining damages to be paid to the respondents for such taking, and

WHEREAS, the condemnation petition, the order for the taking and order for deposit contains an error in the description of the land to be taken, and the parties hereto desire to correct said error and compromise and settle said proceedings and to facilitate the transfer of the title to the hereinafter described property to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

NOW THEREFORE, the parties hereto stipulate and agree as follows:

1. That the correct legal description of the parcel of land involved in these proceedings is known as parcel W-110, described as follows:

All of Lot one (1) except the East thirty (E.30) feet thereof, the North $\frac{1}{2}$ of Lot two (2) except the East thirty (E.30) feet thereof and all of Lot five (5), H. H. Miller's Subdivision to St. Paul, according to the plat thereof of record in the office of the Register of Deeds of the County of Ramsey, State of Minnesota.

2. That the respondents hereby agree to accept the sum of \$15,500.00 as full compensation and consideration for and the transfer of the title thereto to the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

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S. G.

HLR

3. That the respondents shall within 10 days after execution of this Stipulation deliver to the Housing Authority an abstract of title or registered property certificate properly certified to date evidencing good and marketable title in the respondents, and the attorney for the Authority shall have 10 days within which to make such an examination of abstract of title or registered property certificate and notify the respondents or their attorney of any defect, in said title, and the respondents shall have 30 days within which to make said title good. Respondents shall deliver to the Housing Authority a properly executed warranty deed within 10 days thereafter, with such other documents as may be necessary to convey to said Authority a good and marketable title in fee simple to the above referred to parcel of land together with all improvements, hereditaments and appurtenances thereunto belonging, free and clear of all liens, easements, restrictions, taxes and assessments, leases and encumbrances of any kind, statutory interest of a spouse, together with all right, title and interest in and to any streets or alleys adjoining or abutting thereon and all betterments, if any, which are now provided for or used in or on said premises.

4. The parties hereto agree that title to said property passed to the Authority pursuant to the provisions of MSA Section 462.445, subdivision 2, on October 17, 1956, at which time the Authority deposited with the Clerk of the District Court for Ramsey County, Minnesota, the sum of \$15,500.00 to secure compensation on the taking of said property. Further, that rentals for use by respondents and/or their tenants of said property became payable to the Authority and are to be adjusted as of October 17, 1956. That the reasonable rental for the lower unit of said property occupied by respondents is \$65.00 per month and the reasonable rental for the upper unit of said property is \$56.00 per month; that there is owing from respondents the sum of \$290.33 being rent on the lower unit from October 17, 1956 through February 28, 1957. That respondents collected from Mrs. Mae Johnson the sum of \$138.13 as and for rent for the period from October 17, 1956 through December 31, 1956. That respondents have incurred expenses of \$10.00 and have incurred expenses for janitor services, heating, water and sewage service, ash hauling and other custodial services during the period from October 17, 1956 to February 28, 1957 in the sum of \$179.10 computed at the rate of \$40.05 per month and \$1.35 per day pursuant to list of expenses submitted to the Authority by respondents. The balance owing to the Authority after adjustment of expenses against rents owing and rents collected for said period from October 17, 1956 to February 28, 1957 is the sum of \$239.36. That respondents shall receive as against rent as herein provided for

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a credit of \$40.05 per month during such period as the respondents continue to occupy said premises and until closing at which time the award of damages together with interest thereon from and after July 12, 1956 to date of closing at the rate of 6% per annum shall be paid to respondents under the direction of the above named Court. Taxes for the year 1956 payable in 1957 against said property are now exempt and the respondents shall not be liable for the payment of any of said taxes. Further, respondent shall not be liable for any taxes except those which remain unpaid for any years prior to 1956 and rentals as herein referred to shall be adjusted as of time of closing.

5. That upon delivery of a warranty deed conveying good and marketable title to said parcel of land by the respondents to the Housing Authority in accordance with the terms of this stipulation the sum of \$15,500.00, plus interest thereon from July 12, 1956, to date of closing at the rate of 6% per annum, representing the entire consideration to be paid, less the sum to be withheld hereunder, shall be paid over to the respondents by the Clerk of said Court pursuant to an order of this Court approving this stipulation and authorizing said payment. Said interest on said award shall be computed on the full award of \$15,500.00 from July 12, 1956, to date of closing at said rate of interest being 6% per annum.

6. If respondents are unable to deliver possession of the premises at the time of closing respondents shall be allowed to remain in possession for an additional period of 60 days, after notice to vacate is given by the Housing Authority, and respondents shall not be charged any rent from and after the date of closing and shall have the privilege of collecting rent from any tenants from and after the time of closing; and in such event \$775.00 shall be retained and paid to respondents upon surrender of possession of the property and the further order of the above named Court directing payment of said sum withheld pending delivery of possession; it being agreed and understood that respondents will vacate and remove the structures from said property within 60 days after receipt of notice from the Housing Authority to vacate and it being agreed that said notice to vacate will not be given to respondents prior to March 1, 1957.

7. The parties hereto hereby agree that respondents shall have the right to remove the dwelling and garage situated at 435 Rice Street, Saint Paul, Minnesota, together with fences, trees, shrubbery and plants on said property and will pay to the Housing Authority \$250.00 therefor, to be deducted from the consideration to be paid to respondents for said property.

8. In moving the dwelling, garage, fences, trees, shrubbery and plants and in the construction or reconstruction or rehabilitation of said dwelling and garage

and their removal and re-erection at a new site, respondents and/or their employees in moving said buildings will adhere to and abide by all municipal and state building codes, house-moving ordinances and statutes and all other requirements pertaining to the moving of buildings and their relocation; with the exception of the requirements on filling of the excavation below structures removed. It is agreed that the respondents shall not be required to fill the basement excavation after removal of the house on said property and the Housing Authority will at its own expense fill such excavation, provided, however, the respondents shall not cause any unnecessary debris to be thrown into said excavation provided, however, that any debris which falls into the excavation as part of the removal of the house shall not be considered as unnecessary debris and respondents shall have no responsibility for the removal of any said debris from the basement excavation. Further, in moving said buildings the respondents hereby covenant and agree to hold and save harmless the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, from any and all claims and damages howsoever arising or by reason of the removal and relocation by respondents of said buildings. That the \$775.00 withheld pending delivery of possession and removal of said buildings less \$250.00, being the consideration for sale to respondents of said buildings, will be paid to respondents after the removal and relocation thereof has been fully completed and a reasonable time has elapsed to determine whether or not there exists any claims resulting from the removal and relocation of said buildings and upon further order of the above named Court directing payment of said sum to respondents.

9. It is also agreed between the parties hereto that in the event respondents do not remove said buildings from said property within 60 days after receipt of notice from the Housing Authority to vacate said property, the \$250.00 otherwise to be paid by respondents for said buildings shall be refunded to respondents.

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA

By

Harold L. Rutledge
Its General Counsel

John Galuska

John Galuska
Stella Galuska
Stella Galuska

Dated February 28, 1957.

OFFICIAL
RAMSEY COUNTY ABSTRACT OF TITLE
REGISTERED PROPERTY REPORT
AS TO

1.)
Follow)
Wording)
of this)
Caption)

All of Lot one (1) except the East thirty (E. 30) feet thereof, and all of Lot five (5), of H. H. Miller's Subdivision to St. Paul, according to the plat thereof of record in the office of the Register of Deeds of the County of Ramsey, State of Minnesota.

State of Minnesota

Office of

County of Ramsey

The County Abstract Clerk

2. The Abstract Clerk of Ramsey County hereby certifies that title to captioned premises is registered and, according to the records of the Registrar of Titles of said County, is owned by:

John Galuska, of Saint Paul, in fee simple.

John Galuska, age 68, is married to Stella Galuska, and is under no disability at date of this Certificate of Title.

See Exhibits Attached Hereto: "A"

3. Registration Date: Vol 321 Page 202 Certificate No. 132104
Date of Present Certificate December 13 1950 Court No. 2195
Date of Original Registration: Jan 10 1918 Vol 67 Page 111

4. Further, that the Memorial on said Certificate discloses the following estates, easements or charges:

Doc. No.	Kind	Date of Registration	Amount	Running to
----------	------	-------------------------	--------	------------

See exhibit attached hereto: "B"

5. Further, that no part of captioned premises appears of record in the office of the Register of Deeds or Registrar of Titles of said County to have been taken for public use, since date of original Registration, except if noted herein.

Report No. 2530
TS-1

(See forward)

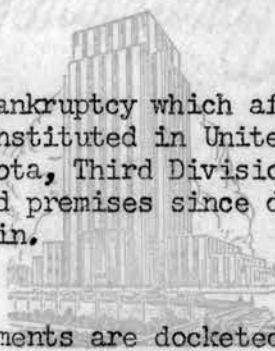
ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA

OFFICIAL
RAMSEY COUNTY ABSTRACT OF TITLE

Torrens Report No. 2530 Continued

6. Further, that no instruments purporting to affect title to captioned premises appear of record in the office of the Register of Deeds of said County, except if noted herein.
7. Further, that it appears from the records of the Clerk of District Court of said County that all parties defendant as recommended by the Examiner of Titles of said County have been served as provided by law in the Registration proceedings affecting captioned premises.
8. Further, that no order was made in said Registration which would result in changing or extending recorded plat boundary lines of captioned premises unless shown at entry No. 1 of this report.
9. Searches as to Judgments, Old Age Assistance Liens, Federal Tax Liens, State Inheritance and State Income Tax Liens and proceedings in Bankruptcy affecting present Registered owners are reported on Certificate attached hereto.
10. Further, that no proceedings in Bankruptcy which affected title to captioned premises have been instituted in United States District Court District of Minnesota, Third Division, by or against any owner of the fee title to said premises since date of original registration except if noted herein.
11. Further, that no unsatisfied judgments are docketed in said United States Court and that no unsatisfied Old Age Assistance Liens, or unsatisfied Federal Tax Liens, or unsatisfied State Inheritance or State Income Tax Liens appear of record in the office of Registrar of Deeds of said County against any owner of the fee title to captioned premises since date of original registration except if noted herein.

Issued at St. Paul, Minnesota February 26 19 57 at
8 o'clock A. M. Witness my hand and seal of office.


Ray P. O'Connor
Abstract Clerk of Ramsey County

By John A. Vermilyea
Deputy

Abstract Clerk's Certificate No. 2530

(Fees are set by Law)

ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA

PLASTER BOARD
OFFICIAL
RAMSEY COUNTY ABSTRACT OF TITLE

TS-2

EXHIBIT "A"

12. The Certificate recites: Subject to the following rights or incumbrances subsisting as provided in the twenty-fourth section of "An Act concerning the registration of land and the title thereto" of the General Laws of the State of Minnesota for the year 1905, namely:
1. Liens, claims or rights arising under the laws or the constitution of the United States, which the statutes of this State cannot require to appear of record.
 2. Any tax or special assessment for which a sale of the land has not been had at the date of the certificate of title.
 3. Any lease for a period not exceeding three years, when there is actual occupation of the premises under the lease.
 4. All public highways embraced in the description of the lands included in the certificates shall be deemed to be excluded.
 5. Such right of appeal or right to appear and contest the application as is allowed by law.
 6. The right of any person in possession under deed or contract for deed from the owner of the certificate of title.

PLASTER BOARD
ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA

OFFICIAL
RAMSEY COUNTY ABSTRACT OF TITLE

EXHIBIT "B"

- a. #359664 Notice of Lis Pendens Jan 23 1956 Housing and
Redevelopment Authority of the City of Saint Paul, Minnesota

Dated Jan 6 1956. Dist Ct 2nd Judl Dist. Housing and Redevelopment
Authority of the City of Saint Paul, Petitioner vs John Galuska et
als, Respondents. Notice is hereby given that proceedings have
been commenced and are pending in above Court for the taking by the
petitioner of the lands hereinafter described for use in connection
with the clearance, replanning, reconstruction and neighborhood
rehabilitation of the blighted, substandard and unsanitary areas.

WESTERN AREA

Parcel No.	Legal Descr.
W-110	John Galuska and Stella Galuska, fee owners
	All of Lot 1, exc the E 30 feet and all of Lot 5, H. H. Miller's Sub. Value \$6050.

(Notice also covers other parcels)
(See also Register of Deeds, Doc. #1388827)

- b. #368079 Notice of Lis Pendens Aug 16 1956 Housing and
Redevelopment Authority of the City of Saint Paul, Minnesota.

Dated Aug 10 1956. Dist Ct 2nd Judl Dist. Housing and Redevelopment
Authority of the City of Saint Paul, Petitioner vs John Galuska et
als, Respondents. Amended Notice of Lis Pendens as to Parcel W-110:
Lot 5 subject to Rice Street; N $\frac{1}{2}$ of Lot 2 and all of Lot 1, H. H.
Miller's Subdivision acc. The legal description shown above corrects
legal description shown on Notice of Pendency of Condemnation
Proceedings, filed Jan 23 1956, said legal description as to the
said parcel in these proceedings being amended pursuant to Order of
above named Court, May 2 1956.

- c. #370777 Certf. Oct 18 1956 Housing and Redevelopment Authority
of the City of Saint Paul, Minnesota.

Dated Oct 17 1956. Dist Ct 2nd Judl Dist. Housing and Redevelopment
Authority of the City of Saint Paul, Petitioner vs John Galuska et
als, Respondents. In re condemnation of lands in the City of St.
Paul in connection with the clearance, replanning and reconstruction
of blighted, substandard and unsanitary areas.

I, A. Hilds Peterson, Acting Clerk of the Dist Ct, Ram Co, Minn.
do hereby certify that on Oct 17 1956, I received from petitioner
pursuant to order of above Court and dated Oct 15 1956, the sum
hereinafter set forth to secure compensation to the owners of said
land. Lot 5 subject to Rice Street; N $\frac{1}{2}$ of Lot 2 and all of Lot 1,
H. H. Miller's Subdivision acc.

Parcel W-110 John Galuska and Stella Galuska, fee owners

\$15,500.00

(Dist Ct File #293688)

ISSUED BY
COUNTY ABSTRACT CLERK, 152 COURT HOUSE
ST. PAUL, MINNESOTA

STATE OF MINNESOTA }
COUNTY OF RAMSEY } SS

OFFICE OF
THE COUNTY ABSTRACT CLERK

[1] THE ABSTRACT CLERK OF RAMSEY COUNTY HEREBY CERTIFIES THAT THERE ARE NO UNSATISFIED JUDGMENTS DOCKETED IN THE UNITED STATES DISTRICT COURT, DISTRICT OF MINNESOTA, THIRD DIVISION, AGAINST THE PERSONS OR CORPORATIONS NAMED BELOW BETWEEN THE DATES SHOWN, TO WIT:

John Galuska

FROM: TO:
Oct 16 1930 Feb 26 1957

[2] THAT THERE ARE NO UNSATISFIED FEDERAL TAX LIENS APPEARING OF RECORD IN THE OFFICE OF CLERK OF THE AFORESAID UNITED STATES COURT NOR ON FILE IN THE OFFICE OF REGISTER OF DEEDS OF RAMSEY COUNTY AGAINST THE PERSONS OR CORPORATIONS NAMED ABOVE WITHIN ABOVE DATES:

[3] THAT NO PROCEEDINGS IN BANKRUPTCY AFFECTING TITLE TO THE PREMISES IN THE CAPTION OF THE ABSTRACT TO WHICH THIS REPORT IS ATTACHED HAVE BEEN INITIATED BY OR AGAINST THE PERSONS OR CORPORATIONS NAMED BELOW, TO WIT:

John Galuska

[4] THAT NO NOTICES OF STATE INCOME TAX LIEN HAVE BEEN FILED IN THE OFFICE OF REGISTER OF DEEDS OF RAMSEY COUNTY AGAINST THE PERSONS OR CORPORATIONS NAMED ABOVE WITHIN ABOVE DATES:

[5] THAT NO NOTICES OF STATE INHERITANCE TAX LIEN HAVE BEEN FILED IN THE OFFICE OF REGISTER OF DEEDS OF RAMSEY COUNTY AGAINST ANY PERSON NAMED ABOVE AS ADMINISTRATOR, EXECUTOR OR TRUSTEE WITHIN ABOVE DATES:

[6] THAT THERE ARE NO OLD AGE ASSISTANCE LIENS OF RECORD WITHIN THE DATES OF THE CERTIFICATE TO WHICH THIS REPORT IS ATTACHED IN THE OFFICE OF REGISTER OF DEEDS AFORESAID AGAINST THE PERSONS NAMED BELOW, TO WIT:

John Galuska

ISSUED AT ST. PAUL, MINNESOTA THIS
DAY OF February A. D. 1957
HAND AND SEAL OF OFFICE

Twenty-sixth
AT 8 O'CLOCK A. M. WITNESS MY

Jay P. O'Connor
ABSTRACT CLERK OF RAMSEY COUNTY

By *John A. Vermilgea*
DEPUTY

ABSTRACT CLERK'S CERTIFICATE NO. 2530

(FEES ARE SET BY LAW)

(NOTE: NO SEARCH MADE AS TO PERSONS THE MIDDLE INITIAL OF WHOSE NAMES IS OTHER THAN AS STATED ABOVE. WOMEN NOT SEARCHED BY UNDISCLOSED NAME OR INITIALS OF HUSBAND)

SS.

THE ABSTRACT CLERK OF RAMSEY COUNTY HEREBY CERTIFIES THAT HE HAS EXAMINED THE INDEX TO ASSESSMENTS IN THE OFFICE OF THE COMMISSIONER OF FINANCE OF THE CITY OF ST. PAUL AS THE SAME RELATES TO THE FOLLOWING DESCRIBED PROPERTY:

AND FROM SUCH RECORDS THERE APPEAR NO UNPAID ASSESSMENT FOR LOCAL IMPROVEMENTS OR OUTSTANDING CERTIFICATES OF ASSESSMENT SALE AGAINST THE SAID PROPERTY, EXCEPT AS STATED BELOW, TO WIT:

[illegible]

Paid

Housing & Redevelopment Authority

Jay P. O'Connor
ABSTRACT CLERK OF RAMSEY COUNTY
 BY *John A. Vermilgea* **DEPUTY**

DEPUTY

Registered Property Certificate

Vol. 172 Page 283 Certificate No. 68043 Dated February 9, 1932
Originally Registered January 10, 1918 Court No. 2195

THE ST. PAUL ABSTRACT & TITLE GUARANTEE COMPANY does hereby certify that the title to the following described property to-wit:
Lots one (1) and five (5) and the North one-half (N $\frac{1}{2}$) of Lot two (2) of H. H. Miller's Subdivision to St. Paul, according to the plat thereof of record in the office of the Register of Deeds of the County of Ramsey, State of Minnesota.

IN CONVEYANCES OF WITHIN PROPERTY USE THIS DESCRIPTION

is registered, and according to the records of the Registrar of Titles of Ramsey County, Minnesota, is owned by John Galuska, (married to Stella Galuska.)

The memorial on the certificate of title of said property in said office discloses the following estates, easements or charges, namely:

Document No.	Kind of Instrument	Date of Registration	Amount	To
133186	Mortgage	Feb. 9, 1932, 4/10 P. M.	\$1000.00	State Savings Bank.
137953	Mech. Lien	Dec. 22, 1932, 12/50 P. M.	\$210.50	M. J. O'Neil, Incorporated.
140911	Mech. Lien	Aug. 8, 1933, 2/40 P. M.	\$977.13	Lampland Lumber Company.
141326	Notice of Lis Pendens	Sept. 5, 1933, 1 P. M.		M. J. O'Neil, Incorporated, (Notice to foreclose above Mech. Lien #137953.)

Abstracter's Note: Above Mortgage is dated Jan. 30, 1932, \$1,000.00 and interest, according to conditions of a certain promissory note, bearing even date herewith, payable on or before 5 years, with interest at 6% semi-annually.

1. Further, that no part of the above described property appears of record in the office of the Register of Deeds or in the office of the Registrar of Titles of said county to have been condemned for public purposes.

2. General Taxes and Assessments for Local Improvements are reported on the attached Certificate.

3. That there are no unsatisfied judgments docketed in the United States District Court or United States Circuit Court, District of Minnesota, Third Division, or Federal Tax Liens docketed therein or appearing of record in said office of Register of Deeds, against said John Galuska.

4. That no proceedings have been instituted in the said United States District Court under the act of Congress of the United States entitled "An act to establish uniform system of bankruptcy throughout the United States," approved July 1st, 1898, by or against said John Galuska.

5. That it appears from the records in the office of the Clerk of the District Court of said County in the matter of the registration of the title of said property that the persons recommended by the Examiner of Titles to be brought in and made parties thereto have been served with summons as appears from the return in said matter.

6. Also that no order was made in said registration matter which would result in changing or extending the boundary lines of the above described property as they are fixed by the recorded plat thereof.

7. That the instruments filed with the Registrar of Titles since the initial registration are valid and sufficient in form and execution and the grantors and grantees in all such of said instruments as convey the fee title have no unsatisfied judgments against them in the above courts, and that there are no bankruptcy proceedings by or against any of said grantors or grantees which affect or involve the title to the within property.

Witness the signature of the treasurer of said company, and its corporate seal, this 26th day of January, 1934, at 8 A. M.

St. Paul Abstract Company
AND TITLE
Guarantee

By *Henry Buchan*
Treasurer.

CONTINUATION OF

ABSTRACT OF TITLE

Prepared by THE ST. PAUL ABSTRACT COMPANY

To Lots 1 and 5 and the North $\frac{1}{2}$ of Lot 2, of H. H. Miller's Subdivision

State of Minnesota

County of Ramsey.

ss.

ST. PAUL ABSTRACT & TITLE GUARANTEE COMPANY
FORMERLY

THE ST. PAUL ABSTRACT COMPANY does hereby certify that the following exhibit consisting of

2 sheets, from 1 to 2 inclusive (each of which bears its corporate seal) and 5 entries from

No. 1 to No. 5 inclusive, is a true and complete Abstract of Title to the real estate above described as shown

Registrar of Titles

by the records, in the office of the Registrar of Titles in and for said County and State from the 26th day of

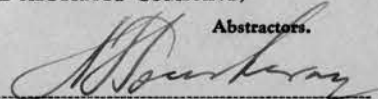
January, 1934, at 8 o'clock A. M., up to the 15th day of February, 1934,

Document #143711

up to and including file No.

THE ST. PAUL ABSTRACT COMPANY,

Abstractors.



Vice President.

#1

State Savings Bank, (Minnesota Corporation), by Vice-President and Asst. Cashier

-to-

John Galuska and Stella Galuska, husband and wife

Satisfaction of Mortgage, Document #133186

Dated Jan. 29, 1934

Filed Feb. 15, 1934

Document # 143707

#2

M. J. O'Neil, Incorporated, (Minnesota Corporation), by President

-to-

John Galuska and Joseph F. Galuska

Satisfaction of Mechanic's Lien, Document #137953

Dated Feb. 9, 1934

Filed Feb. 15, 1934

Document #143708

#3

Lampland Lumber Company, (Delaware Corporation), by President and Secretary

-to-

John Galuska

Satisfaction of Mechanic's Lien, Document #140911

Dated Feb. 9, 1934

Filed Feb. 15, 1934

Document # 143709

#4

M. J. O'Neil, Incorporated, Plaintiff

-vs-

John Galuska, Stella Galuska, his wife, Joseph F. Galuska, and Lampland Lumber Company, Defendants

Discharge of Lis Pendens, Document #141326

District Court, 2nd Jud. District

Dated Feb. 9, 1934

Filed Feb. 15, 1934

Document # 143710

Executed by Baldwin

Schroeder, Attorney for Plaintiff.

John Galuska and Stella
Galuska, his wife

-to-

Home Owners' Loan Corporation,
(United States Corporation),
created under "Home Owners'
Loan Act of 1933"

Mortgage

Dated Feb. 3, 1934

Filed Feb. 15, 1934

Document #143711

\$2,687.31, with interest
before and after maturity
at 5% per annum on unpaid
balance, and said princi-

pal and interest shall be payable \$21.25 monthly from
date, to be applied first to interest on unpaid balance,
and remainder to principal until said debt is paid in
full, but extra payments may be made at any time and
interest will be charged only on unpaid balance.
Borrower may pay \$11.19 monthly from date until June
1936, representing interest only on said debt, at his
option, and thereafter monthly payment shall be \$24.85
per month, to be applied first to interest on unpaid
balance and remainder to principal until said debt is
paid in full. Insurance \$2700.00 fire, \$1400.00 windstorm.
Lots 1 and 5 and N. $\frac{1}{2}$ of Lot 2 of H. H. Miller's
Subdivision to St. Paul, acc., including all gas
fixtures and electric lighting fixtures, all heating and
plumbing apparatus and fixtures, all storm windows, storm
doors and vestibules, and all screen doors and window
screens. Contains Power of Sale.
Mortgage Registration Tax Exempt.

- - - - -
Tax and Judgment Reports Attached hereto.
- - - - -

State of Minnesota, } ss.
COUNTY OF RAMSEY }

No. 549

The St. Paul Abstract and Title Guarantee Company does hereby certify that there are no judgments remaining unsatisfied of record against the following named persons or corporations docketed in the United States District or Circuit Courts, District of Minnesota, Third Division, or in the District Court, of the Second Judicial District, in and for the County of Ramsey and State of Minnesota, between the dates set opposite to their respective names.

No search made as to the parties the middle initial of whose name is other than as stated herein.


NAMES	From	DATES	To
John Galuska	Jan. 25, 1934	Feb. 14, 1934	
-	-	-	-

That there are no notices of internal revenue tax liens appearing of record, unsatisfied, in the office of the Clerk of the United States District Court, District of Minnesota, Third Division, or unsatisfied Federal Tax Liens filed in the office of the Register of Deeds of said Ramsey County, Minnesota, against the persons or corporations above named between the dates set opposite to their respective names:

And that no proceedings have been instituted in said United States District Court under the Act of Congress of the United States entitled "An act to establish uniform system of bankruptcy throughout the United States," approved July 1, 1898, by or against either of the following named persons, or corporations, to-wit: John Galuska-----

Witness the signature of the Vice President of the said Company and
its corporate seal this 14th day of February 1934 A. D. at 8 A. M.

St. Paul Abstract Company
AND TITLE
Guarantee

By  Vice President
Treasurer

Prior to July 23, 1921, authority to sign certificates in behalf of The St. Paul Abstract and Title Guarantee Company was by appropriate resolution vested in J. A. Soucheray, Vice President, and since that time such authority, by similar resolution, has been vested in either A. F. Soucheray, as Vice President, or Henry C. Soucheray, as Treasurer.

Our Registered Property Certificates cover the following matters not shown by the original [owners duplicate] certificate of title

1. Taxes and assessments,
2. Bankruptcy proceedings, Federal Tax Liens, Judgments obtained in U. S. Courts,
3. Condemnation proceedings for Streets, Parks, Schools, Railroads or other Public purposes,
4. Whether the recommendation of the Examiner of Titles as to necessary parties has been met by the proper service of such parties,
5. Whether the instruments filed with the Registrar since the initial registration are valid in form and execution and a report of U. S. judgments, bankruptcy proceedings and Federal Tax Liens against the parties to such instruments.

ABSTRACTS OF TITLE

Judgment and bankruptcy reports.

TITLE INSURANCE

all its branches.

PHOTOSTATS

Photography of letters, plans, maps, books, etc.

REPORTS

Property searches and ownership reports.

ESCROW SERVICE

Deals closed in escrow insure the rights of all the parties.

RECORDING SERVICE

The St. Paul Abstract Company
OPERATING SINCE 1892.

Galuska

Registered Property

(TORRENS TITLE)

Certificate

—FOR—

Home Owners' Loan Corporation

Feb. 15, 1934

#943

C11-M

Application No. 2249.

Lots 1 & 5 & N. $\frac{1}{2}$ of Lot 2, H. H. Miller's Sub.

In Conveyances of within Property, Use Description in This Certificate

St. Paul Abstract Company
AND TITLE
Guarantee

17 W. Fourth St., St. Paul, Minn.