

View Summary for Preliminary 1522321

County: Ramsey Auditor ID:

Submit Date: 03/31/2023 9:39 AM Accept Date: 03/31/2023 12:02 PM

Buyers Information

Organization name: **Ramsey County**
Address: **250 Ramsey County Courthouse, 15 W Kellogg Blvd, St. Paul,
MN 55102 United States**
Foreign address: **No**
Phone number: **(651) 266-2262**
Email:

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Sellers Information

Organization name: **Ecolab USA, Inc**
Address: **1 Ecolab Place, St. Paul, MN 55102 United States**
Foreign address: **No**
Phone number: **(630) 596-6942**
Email:

**** MN Revenue does not display SSN/Tax ID fields due to privacy. ****

Property Information

County: **Ramsey**
Legal description:

All that part of Block Twenty (20), St. Paul Proper, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, more particularly described as follows: Commencing at a point on the Northwestern corner of said Block Twenty (20) formed by the intersection of the Northeasterly line of Wabasha Street and the Southeasterly line of Fifth Street, which point is the point of beginning thence Northeasterly along the Southeasterly line of Fifth Street one hundred sixty-seven and five-tenths (167.5) feet to a point; thence Southeasterly and parallel with the Northeasterly line of Wabasha Street seventy-five (75) feet to a point; thence Southwesterly and parallel with the Southeasterly line of Fifth Street one hundred sixty-seven and five tenths (167.5) feet to the Northeasterly line of Wabasha Street; thence Northwesterly along the Northeasterly line of Wabasha Street to the point of beginning. Together with the rights to occupy that part of the following described property upon which the foundations and window sills of the building (as constructed on February 5, 1954) encroach. Said rights were granted in Easement dated February 5, 1954, and recorded February 9, 1954, as Document No. 1326710, to wit: All that part of Block 20, St. Paul Proper, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, more particularly described as follows: Commencing at a point of beginning in the Northeasterly line of Wabasha Street, 75 feet Southeasterly measured along said line from the Northwestern corner of said Block 20, formed by the intersection of the Northeasterly line of Wabasha Street and the Southeasterly line of 5th Street; thence Northeasterly along a line parallel with the Southeasterly line of 5th Street, 167.5 feet to a point; thence Southeasterly and parallel with the Northeasterly line of Wabasha Street, 2 feet to a point; thence Southwesterly and parallel with the Southeasterly line of 5th Street, 167.5 feet to the Northeasterly line of Wabasha Street; thence Northwesterly along the Northeasterly line of Wabasha Street, to the point of beginning. Ramsey County, Minnesota (Abstract)

Deeded acres:

Will use as primary residence:	No
What is included in the sale:	Land and Buildings
New construction:	No

Property Location(s)

Property location:	360 Wabasha Street North, St. Paul, 55102
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Preliminary Parcel IDs

Parcels to be split or combined:	No
Primary parcel ID:	062822120058

Additional parcel ID(s):

Use(s)

Planned use: **Office / General office**
Primary use: **Yes**
Prior use: **Office / General office**
Rental buildings: **0**
Square Footage: **71360**

Rental units: **0**

Sales Agreement Information

Deed Type: **Limited Warranty Deed**
Date of Deed or Contract: **03/31/2023**
Purchase amount: **\$3,950,000.00**
Downpayment amount: **\$0.00**
Seller-paid points: **\$0.00**
Delinquent Special Assessments
and Delinquent Taxes Paid by
Buyer: **\$0.00**
Financing type: **Cash**

Personal Property

Personal property included: **No**

Sales Agreement Questions

Buyer leased before sale:	Yes	Lease option to buy:	Yes
Seller leased after sale:	No	Minimum rental income guaranteed:	No
Partial interest indicator:	No	Contract payoff or deed resale:	No
Received in trade:	No	Like exchange (IRS section 1031):	No
Purchase over two years old:	No		

Supplementary Information

Buyer paid appraisal:	No	Appraisal value:	\$0.00
Seller paid appraisal:	No	Appraisal value:	\$0.00
Buyer and seller related:	No	Organization tax exempt:	Yes
Government sale:	Yes	Foreclosed, condemned or legal proceedings:	No
Gift or inheritance:	No	Name change:	No
Buyer owns adjacent property:	No		
Public promotion:	No		
Comment on public promotion:	Buyer and Seller had a lease with option to buy		
Significant different price paid:	No		
Comment on price difference:			

Submitter Information

Submit date: **03/31/2023 9:39:07 AM**

Submitter: **Kiley Cermak**
Organization: **First American Title Insurance Company National Commercial Services**
Email: **kcermak@firstam.com**
Phone number: **(612) 305-2041**
Comments:

Terms Accepted by the Submitter:

I declare under penalty of law that I have examined the information entered and submitted on this form, and, based on what I know and believe to be true, the information entered on this form is complete and correct.