

# Exhibit 5

NEWS > POLITICS

# Roseville area candidate for Minnesota House challenged by opponent on residency

Curtis Johnson has owned a house with his wife in Little Canada since 2017, and says he got an apartment in District 40B this spring



People wait in line to cast their ballots during early voting at the Ramsey County Library in Roseville on Wednesday, Oct. 23, 2024. (John Autey / Pioneer Press)

UPDATED: November 1, 2024 at 6:54 PM CST

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A candidate running for a Roseville area Minnesota House seat is facing questions from his opponent about whether he lives in the district he hopes to represent.

Republican candidate for House District 40B Paul Wikstrom claims his Democratic-Farmer-Labor opponent Curtis Johnson does not live at the Roseville address he listed on candidate paperwork and still resides at his home in nearby Little Canada.

Johnson, a member of the Roseville School Board, has owned a house with his wife in Little Canada since 2017, and says he got an apartment in District 40B this spring. It's about a mile and a half southwest of his family's home. Legislative candidates must live in their district for six months before an election to be eligible to run.

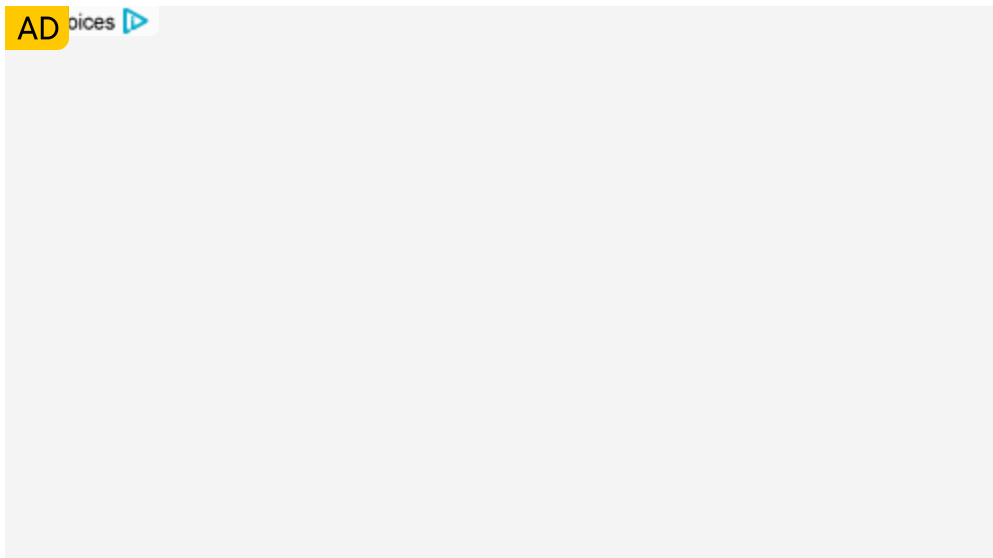
Asked about the apartment early last week, Johnson initially declined to provide information on his residency other than an affirmation that he lived in Roseville and that he had signed a lease for the apartment in March.

"I'm gonna say this once and that's all I'm going to say. I live in the district. I don't know why he's saying all this other stuff," said Johnson, who hung up on the Pioneer Press when asked for more details.

At an Oct. 22 school board meeting he continued declining to answer questions about his



Curtis Johnson. (Courtesy of the candidate)



## District includes Roseville, parts of Shoreview

Johnson and Wickstrom are vying for a seat held by outgoing DFL Rep. Jaime Becker-Finn of Roseville. District 40B includes Roseville and parts of Shoreview.

Johnson's house in Little Canada is not listed for sale, though he has told other news outlets he and his wife intend to sell. In a statement issued to the Star Tribune last Friday, Johnson said he got an apartment on Rice Street in Roseville as he and his wife searched for a new house in the district, and he didn't want to move his family before they found an ideal property.

Volunteers for Wikstrom's campaign say they have been monitoring Johnson's home and apartment over the past month or so, gathering video and photographic evidence they claim can prove Johnson never actually moved. Earlier this month they released a campaign advertisement featuring video of Johnson at his Little Canada address, implying he didn't stay at his apartment.

"I feel that there is an ethical responsibility to inform the voters if we know," said Wickstrom, adding he's "very confident" his campaign has a case to substantiate that Johnson is a resident of Little Canada.

That evidence could be used to challenge Johnson's eligibility in the Minnesota Supreme Court, though Wikstrom won't say whether he plans to file a petition. He claimed it's difficult to make any challenges in court once





Paul Wikstrom. (Courtesy of the candidate)

Wikstrom said he suspected since May that Johnson didn't live in the Rice Street apartment complex on his candidacy paperwork, but decided to look into it more after a voter whose door he knocked on told him it was rumored in local political circles that Johnson hadn't actually moved to District 40B.

### Past cases

Candidates have been removed from the ballot for residency reasons before. In 2016, the state Supreme Court disqualified Chisago County GOP Rep. Bob Barrett after activists gathered evidence that [Barrett did not actually live in the Taylors Falls rental home](#) listed on his candidate paperwork. To prove it, they visited the property 30 times over 15 days, the Pioneer Press reported at the time.

Because Barrett was disqualified less than 80 days before the election, state law required a February special election. Results of the election where Barrett's name was on the ballot were nullified.

Candidates often fend off residency challenges, which aren't uncommon in an election year. In 2022, GOP Sen. Torrey Westrom faced an unsuccessful challenge from an opponent who claimed he didn't live in Alexandria. Redistricting that year meant Westrom's original Elbow Lake home was no longer in his old district, so Westrom moved to avoid running against a fellow Republican senator.

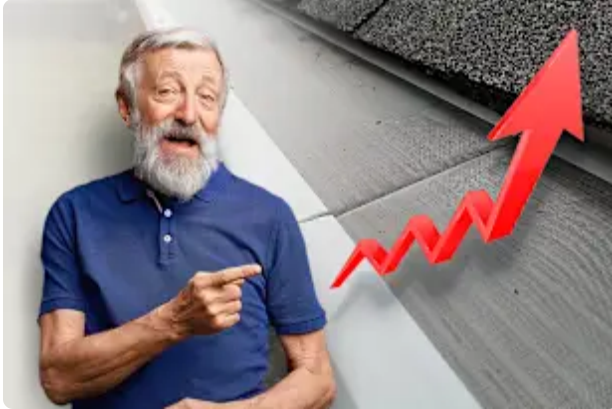
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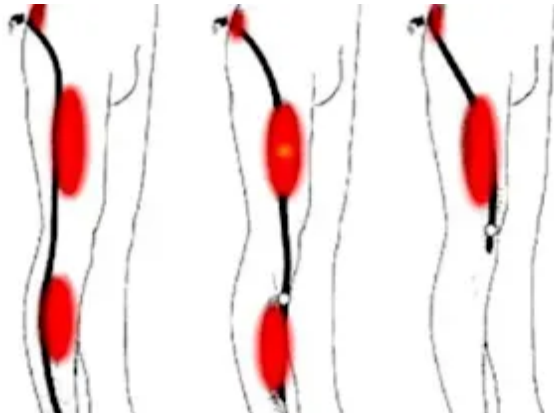
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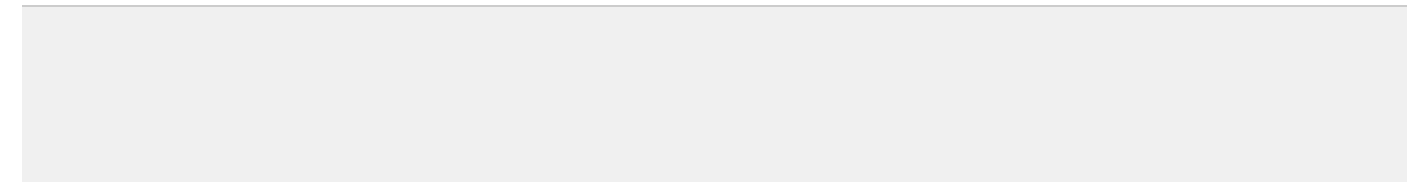


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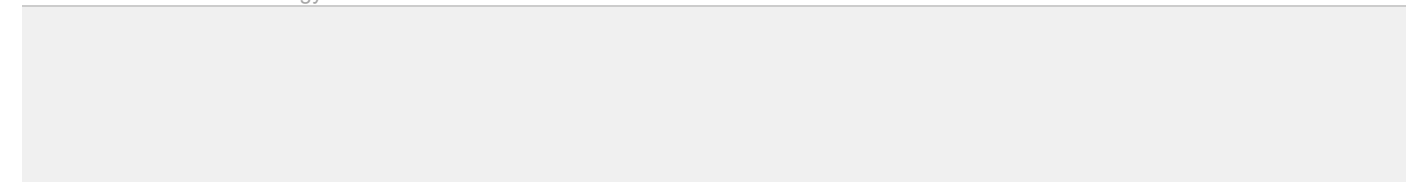
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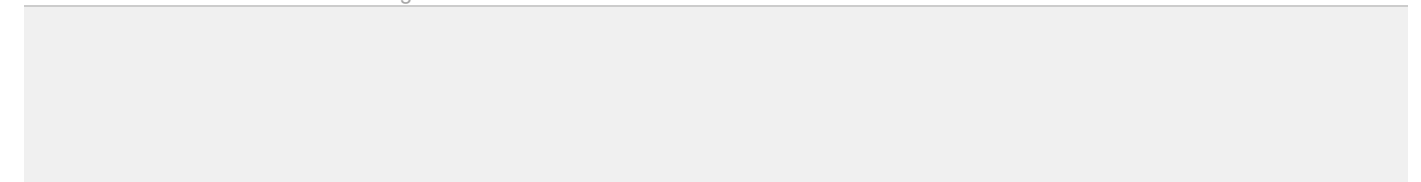
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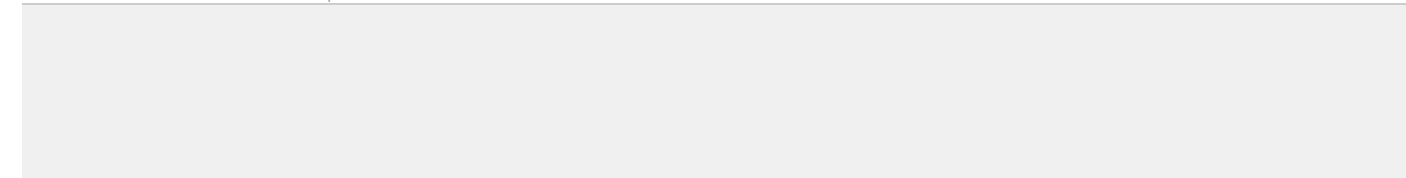
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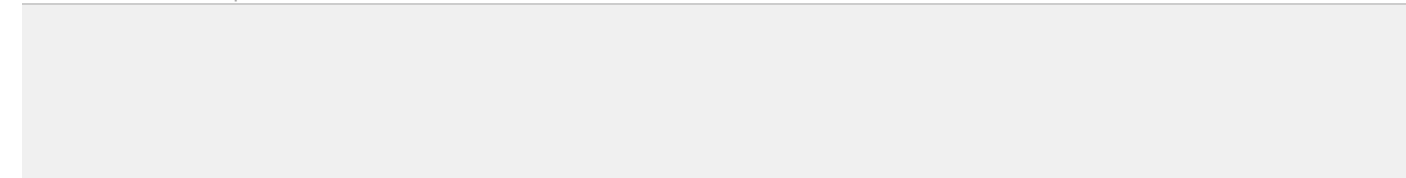
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# Exhibit 6

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ELECTIONS

# Roseville House district candidate's residency is questioned

DFLer Curtis Johnson moved into an apartment in District 40B earlier this year to run for the open seat. GOP opponent Paul Wikstrom is questioning whether Johnson actually lives there.

By Christopher Magan  
The Minnesota Star Tribune

OCTOBER 25, 2024 AT 9:00AM



A completed ballot is placed in a secure box that will be counted on election day at the Anoka County Elections office on Friday, Sept. 20, the first day of early voting. (Glen Stubbe/The Minnesota Star Tribune)



The DFL candidate for a Roseville seat in the Minnesota House is pushing back on allegations from his Republican opponent that he doesn't live in the district he hopes to represent.

[Curtis Johnson](#) is currently a member of the Roseville Area Schools board. He has owned a home in Little Canada since 2017, according

to Ramsey County property records.

In May he filed to run for the open seat in House District 40B, saying he lived in an apartment complex less than 3 miles from his Little Canada home. The district includes parts of Roseville and Shoreview and has been represented by DFLer Jamie Becker-Finn, who isn't seeking re-election, since 2017.

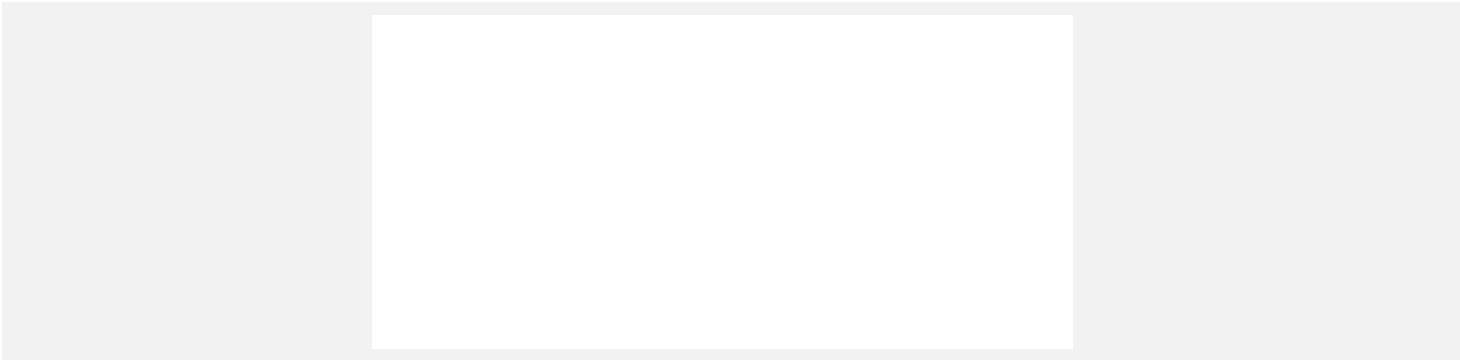
In a statement, Johnson said he and his wife decided to move to Roseville last year, but they've struggled to find the right house. In the meantime, he's been renting "a Roseville apartment as my primary residence while we keep searching for a forever home."

"My wife and our youngest child still live in the house because we didn't want to disrupt our child's life by moving the rest of the family into my apartment and then moving them again after we found a house in Roseville," Johnson's statement said.

State law requires House candidates to live in the district they want to represent for six months before the election. Johnson's Republican opponent, Paul Wikstrom, says he has evidence that Johnson is still living at his Little Canada home.

Wikstrom released an ad Oct. 15 that accused Johnson of lying about his residency, but he has not committed to making a legal challenge. A residency challenge would be decided by the Minnesota Supreme Court.

"My confidence level is high that we have a solid case he is not a resident of the district," Wikstrom said in an interview. He noted that Johnson's vehicle is often at the Little Canada home and a portable storage container appeared out front days after his political ad went online.



Shoreview resident David Gottfried, who lost the DFL endorsement for the seat to Johnson, said he was aware of the residency allegations but didn't bring them up in the endorsement contest because he felt they were untrue.

"I don't put a lot of merit in anecdotal evidence," Gottfried said. "To the best of my knowledge, the claim that Curtis doesn't live in the district is false."

Questions about candidates' residency come up nearly every election cycle.

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ELECTIONS

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In Winona, DFL House candidate Sarah Kruger said a conservative group's ad accusing her of not living in the district was false.

GOP Sen. Torrey Westrom faced a residency challenge in 2022 after redistricting prompted him to move from Elbow Lake to Alexandria. The Minnesota Supreme Court denied a petition to remove Westrom from the ballot.

Republican state Sen. Jason Rarick and Rep. Marion Rarick, formerly O'Neill, faced residency questions when they married in 2023. At the time, the Senate GOP said the couple would "keep and maintain residences in their respective districts and will continue to serve their constituents as they have throughout the six years of their relationship."





Minnesota's residency rules for the state Legislature are different from the rules for Congress, which don't require candidates to live in the district they want to represent.

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**ELECTIONS**

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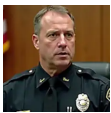
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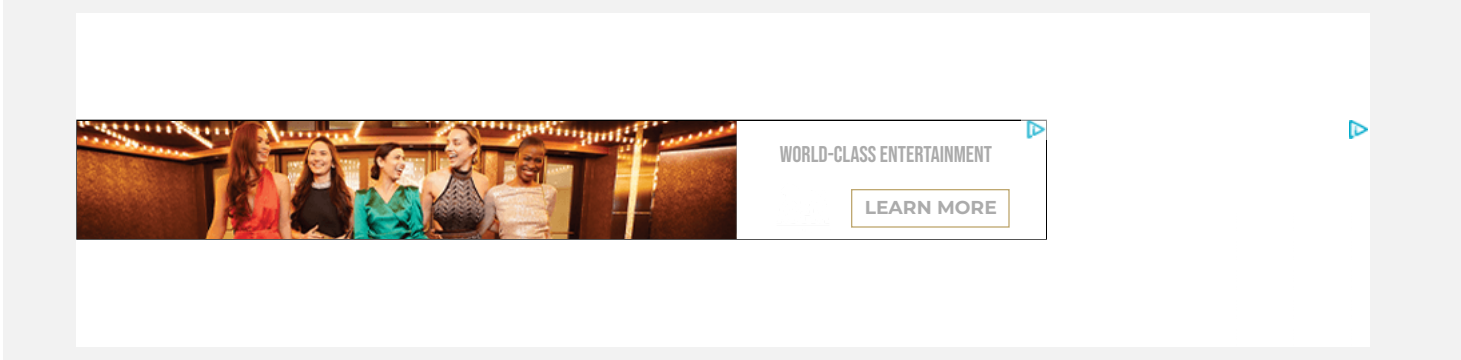
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# Exhibit 7



# Curtis Johnson accused of living outside of district he's seeking to represent at the Capitol

"My campaign has solid and irrefutable evidence that Curtis Johnson is residing at his primary homestead, in Little Canada, outside of the district," Johnson's opponent said in a video this week.

By **Hank Long** - October 18, 2024



Curtis Johnson's opponent, Republican Paul Wikstrom, released a video this week showing Johnson leaving his Little Canada home.



Listen to this article  
8 min

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By all accounts [Curtis Johnson](#) is the ideal candidate to pick up the baton for retiring DFL state legislator Jamie Becker-Finn.

The 52-year-old father of two grown children is a software engineer and Roseville Area School Board member. He has accumulated all the politically progressive bona fides one needs to position themselves to find favor with the DFL hierarchy, especially given his role as [president of ERA Minnesota](#), an organization committed to pushing the legislature to approve and place a [politically-polarizing](#), modern version of the Equal Rights Amendment on the ballot by 2026.





11/18/24, 1:28 PM

Curtis Johnson accused of living outside of district he's seeking to represent at the Capitol

Johnson has been a committed DFL activist and has formed a close bond with Becker-Finn in recent years while frequenting her coffee shop and volunteering either for her or with her on various DFL-backed campaigns in the east metro.

Johnson has hobnobbed with the likes of Gov. Tim Walz, State Auditor Julie Blaha, DFL Party Chair Ken Martin and Congresswoman Betty McCollum. And through his work with ERA Minnesota, he's attracted an exuberant fanbase from among the DFL rank-and-file membership at the legislature.

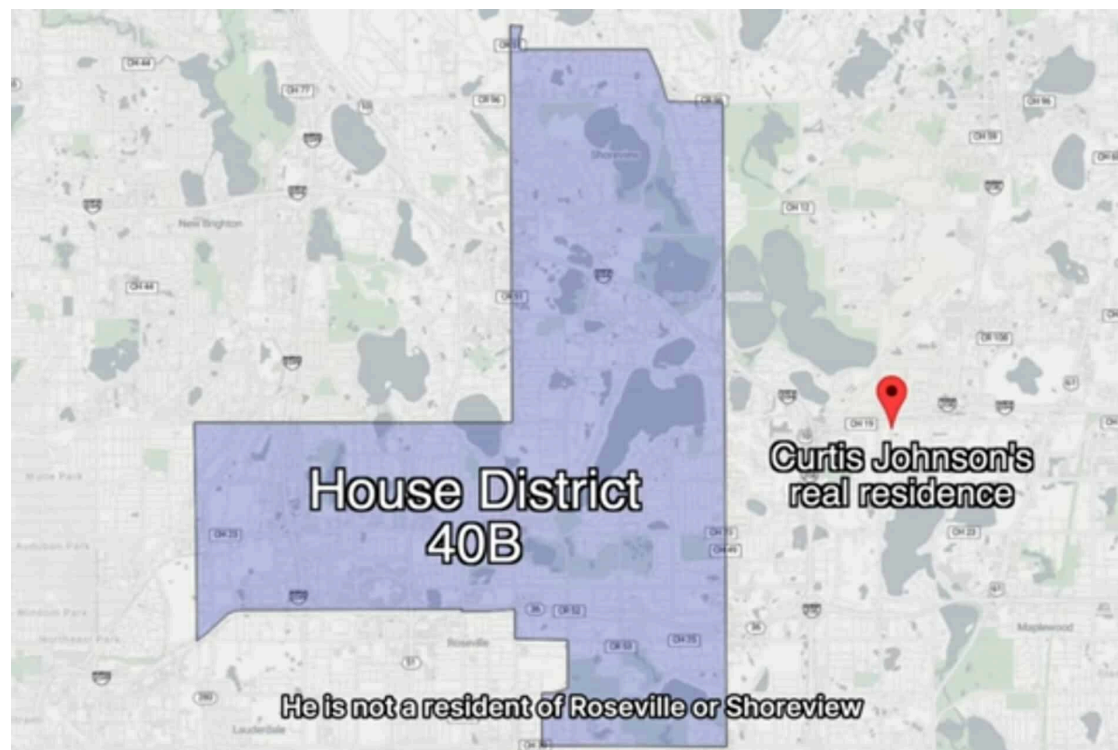
When Johnson announced in January that he was seeking to replace Becker-Finn for the House District 40B seat, he was welcomed with open arms by a group of DFL legislators who call themselves the "Nerd Caucus."

Becker-Finn won the district by 35 points in 2022.

But there's one problem: Johnson allegedly has continued in recent days to live in his Little Canada house that he has raised his family in the last several years. And that five-bedroom house is not located within the boundaries for House District 40B. That's according to property records, candidate filings and first-person observations from a handful of district constituents who have reached out to Alpha News and, as of this week, his opponent, Republican Paul Wikstrom.

#### **'Solid and irrefutable evidence' Johnson lives outside of 40B**

"My campaign has solid and irrefutable evidence that Curtis Johnson is residing at his primary homestead, in Little Canada, outside of the district," Wikstrom, a Shoreview resident and engineering manager, announced in a video campaign statement he released on Tuesday morning.



11/18/24, 1:28 PM

Curtis Johnson accused of living outside of district he's seeking to represent at the Capitol

*A screenshot from a video Wikstrom released this week accusing Johnson of living outside the district.*

Wikstrom, who in 2022 ran unsuccessfully for Mounds View School Board, alleges in the video statement that Johnson "is not a resident of Roseville or Shoreview, which comprise our district" and then called on the DFL Party to "rectify this error and to be honestly forthcoming with the voters of House District 40B."

"One resident has asked [me] if [Curtis Johnson] lies about his residency, how will he perform as a legislator? The voters have a right to know the residency status of Curtis Johnson."

Alpha News reached out to Curtis Johnson and his [campaign](#) multiple times this week seeking comment.

Johnson did not return three separate emails Alpha News sent asking him to explain if and why he has continued to live at his Little Canada home, which is located along Payne Avenue in the neighboring [House District 44A](#), and is represented by DFL legislator Peter Fischer (who is running for reelection). One of those emails was sent through Johnson's campaign website, which stated "we usually reply within a few minutes this time of day." Alpha News has not yet received a reply from Johnson or any of his campaign staff more than 72 hours after those emails were sent.

So how was Johnson able to run for the 40B seat? He has leased an apartment in Roseville in recent months. Alpha News asked Johnson when he signed the lease for that apartment, and how often he dwells there. Johnson did not reply to those questions.

The video statement Wikstrom released this week contains a clip of Johnson walking down the driveway of his Little Canada home and entering his car. Another clip shows his car parked at Roseville City Hall. And another clip shows Johnson speaking at a League of Women Voters forum. Wikstrom says all three of those video clips were recorded the same evening, on Sept. 17.

Other residents of 44A and 40B, who wish to remain anonymous, have contacted Alpha News to say they have firsthand knowledge of Johnson's living arrangements in recent weeks and have provided additional evidence suggesting Johnson is still living at his Little Canada home in 44A. Johnson has told local media on [multiple occasions](#) in recent weeks that he lives in Roseville.

### **State statute, constitution speak to residency qualifications for legislature**

The Minnesota Constitution requires that "senators and representatives shall be qualified voters of the state, and shall have resided in the state one year and six months immediately preceding the election in the district from which elected." The state constitution also says that each chamber—the House and Senate—shall be the judge of eligibility of its own members. Minnesota statutes echo those requirements. The Minnesota secretary of state also [requires](#) that "all candidates must have maintained residence in their district for at least 30 days before the general election."

## Prominent DFL House members won't say whether they care about residency questions

When Becker-Finn, DFL-Roseville, announced in December that she would not seek a fifth term in the legislature, just days later Johnson announced on social media that he would run to replace his friend in the House. And in February, Becker-Finn took several measures to communicate her emphatic endorsement of Johnson just before the DFL caucuses were to take place.

"We first met at a PTA book fair, and then Curtis was one of my first volunteers back in 2016," Becker-Finn said in an endorsement statement. "I am proud to say that I taught him to door knock! The following year, Curtis ran for school board and has ably served our community ever since."

Following another plug Becker-Finn made for Johnson on Facebook on Feb. 26, a person who professed to be one of Johnson's constituents in the Roseville Area School District asked Johnson whether he lived in House District 40B.

"I met you when you ran for school board, very nice. At that time you lived in Little Canada. Little Canada is not in house district 40b, did you move into district 40b?" a constituent asked.

"Yes. I am moving to Roseville," Johnson replied. That was 33 weeks ago.

On Tuesday, Alpha News reached out to Becker-Finn, an attorney and coffee shop owner, at her House email and her email at Mitchell Hamline, where she teaches "legislative process," with a series of questions on Johnson's residency and candidacy.

Becker-Finn has not yet replied to those requests for comment. But she is not alone in openly expressing enthusiasm for Johnson's campaign.

On May 21, Johnson filed his affidavit of candidacy to run for the House District 40B seat. While there, he posed for photos with several DFL legislators who are seeking reelection, including Speaker of the House Melissa Hortman, DFL-Brooklyn Park.



*Johnson poses with House Speaker Melissa Hortman after filing his candidacy paperwork. (Curtis Johnson/X)*

In Johnson's filing, he listed an address for an apartment complex in Roseville. But as recently as 2021 when he ran for Roseville Area School Board, Johnson listed his Little Canada home on his campaign website and filing paperwork. A campaign disclaimer appeared on his school board campaign website declaring, "Prepared and paid for by Curtis Johnson Campaign, 3084 Payne Avenue, Little Canada."

Alpha News reached out to Hortman this week asking the DFL's top-ranking House member if she knew of Johnson's residency situation the day they met at the Minnesota Capitol when he filed for office. Hortman didn't reply to Alpha News' questions or a request for comment.

Wikstrom, who knows his campaign is a longshot to win in House 40B, said he has spoken with constituents as he has canvassed the district, and more than a few have proactively informed him that Johnson lives more often at his Little Canada home in 44A than he does in the apartment he leased in Roseville.

"We've talked to people who have told us he is still living in his Little Canada address and not in Roseville," Wikstrom said. "If he wants to be a legislator in Minnesota, he should comply with the law just like the rest of us. I feel an obligation as a candidate in this race to make sure voters know that."

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Curtis Johnson accused of living outside of district he's seeking to represent at the Capitol

**Hank Long**

Hank Long is a journalism and communications professional whose writing career includes coverage of the Minnesota legislature, city and county governments and the commercial real estate industry. Hank received his undergraduate degree at the University of Minnesota, where he studied journalism, and his law degree at the University of St. Thomas. The Minnesota native lives in the Twin Cities with his wife and four children. His dream is to be around when the Vikings win the Super Bowl.

# Exhibit 249



90 Plato Blvd. West, Saint Paul, MN 55107  
651-266-2131 • [ramseycounty.us/PropertyValue](http://ramseycounty.us/PropertyValue)

CURTIS JOHNSON  
JILL JOHNSON  
3084 PAYNE AVE  
LITTLE CANADA MN 55117-1241

Property ID: 052922120133

Description: AUDITOR'S SUBDIVISION NO. 43 EX S  
302 FT; BEG ON E LINE OF PAYNE AVE  
...FT TO BEG BEING PART OF LOT 2

Property Address:

3084 PAYNE AVE  
LITTLE CANADA

## Your Property's Classification(s) and Values

The assessor has determined your property's classification(s) to be:

If this box is checked your classification has changed from last year's assessment.

### Taxes Payable in 2024

(2023 Assessment)  
RES HOMESTEAD

### Taxes Payable in 2025

(2024 Assessment)  
RES HOMESTEAD

The assessor has estimated your property's market value to be:

**Estimated Market Value:** **\$431,100** **\$475,700**

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:	0	0	
Plat Deferment:	0	0	New improvements included in 2024 Estimated Market Value:
Disabled Veterans Exclusion:	0	0	\$ 0
Mold Damage Exclusion:	0	0	
Homestead Market Value Exclusion:	0	3,737	
<b>Taxable Market Value:</b>	<b>\$431,100</b>	<b>\$471,963</b>	

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or to attend any listed meeting. If the property information is not correct, or if you disagree with the values, or you have other questions about this notice, **please contact your assessor first at 651-266-2131 to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available. See below for important information about the appeal options.

### The following appeal options are available:

#### Open Book – Preliminary Market Value Review Meetings

Plato Building  
90 Plato Blvd. West  
Saint Paul, MN 55107

April 9, 2024 10 a.m. - 7 p.m.

#### Special Board of Appeal and Equalization – BY APPOINTMENT ONLY

Plato Building  
90 Plato Blvd. West  
Saint Paul, MN 55107

The board will convene June 17 and adjourn on completion of business.  
Times - from 9 a.m. - 5 p.m. or 9 a.m. - 7 p.m. by appointment.  
**Appeal must be postmarked by May 3, 2024.**

### Assessor's Revaluation Requirement

By Minnesota law, the Ramsey County Assessor's Office must perform an on-site review of your property every five years. County appraisers will visit approximately 32,000 parcels again in 2024. We do not mail a separate notice prior to these inspections. View the year your property is scheduled to be inspected by visiting the annual property inspection map: [ramseycounty.us/PropertyInspectionMap](http://ramseycounty.us/PropertyInspectionMap)

**Questions or concerns?** Please call 651-266-2131.

## Valuation Notice 2025

2024 values for taxes payable in

Property tax notices are delivered on the following schedule:

<b>Step 1</b>	<b>Valuation and classification notice</b> Class: RES HOMESTEAD Estimated Market Value: \$475,700 Homestead Exclusion: \$3,737 Taxable Market Value: \$471,963	<b>See Details Below.</b>
<b>Step 2</b>	<b>Proposed Tax Notice</b> 2025 proposed tax: Coming November 2024	
<b>Step 3</b>	<b>Property Tax Statement</b> 1st half and 2nd half taxes: Coming March 2025	

The time to appeal or question your classification or valuation is now!

It will be too late when proposed taxes are sent.

See details on meetings and appeal options below.





\*052922120133\*

P.O. Box 64097, Saint Paul, MN 55164-0097  
651-266-2222 • ramseycounty.us/Property

CURTIS JOHNSON  
JILL JOHNSON  
3084 PAYNE AVE  
LITTLE CANADA MN 55117-1241

**PROPERTY ADDRESS**  
3084 PAYNE AVE

**ABBREVIATED TAX DESCRIPTION**

AUDITOR'S SUBDIVISION NO. 43 EX S  
302 FT; BEG ON E LINE OF PAYNE AVE  
...FT TO BEG BEING PART OF LOT 2

**PROPERTY IDENTIFICATION NUMBER (P.I.N.)**

052922120133 5336

**2024 Property Tax Statement**  
2023 Values for Taxes Payable in **2024**

VALUES AND CLASSIFICATION		2023	2024
Taxable Payable Year		2023	2024
<b>Step 1</b>	Estimated Market Value	\$ 438,300	\$ 431,100
	Homestead Exclusion	0	0
	Taxable Market Value	438,300	431,100
	New Improvements		
	Property Classification	RES HOMESTEAD	RES HOMESTEAD
Value Notice sent March 2023			
<b>PROPOSED TAX NOTICE</b>			
<b>Step 2</b>	Proposed tax sent in November 2023.		<b>\$ 5,558.00</b>
	*Note: Did not include special assessments or referenda approved by the voters at the 2023 November election.		
<b>PROPERTY TAX STATEMENT</b>			
<b>Step 3</b>	First-half taxes due 05/15/2024		2,772.00
	Second-half taxes due 10/15/2024		2,772.00
	Total Taxes Due in 2024:		5,544.00

**CURRENT STEP** →

2-13-24\_v1

2023	2024	TAXES PAYABLE YEAR
	\$ 5,544.72	1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. <b>If box is checked, you owe delinquent taxes and are not eligible.</b> <input type="checkbox"/>
\$ 5,568.00		2. Use these amounts on Form M1PR to see if you are eligible for a special refund.
<b>Property Tax and Credits</b>		
5,568.00	5,544.00	3. Property taxes before credits
0.00	0.00	4. Agricultural or disaster credits that reduce property taxes
5,568.00	5,544.00	5. Property taxes after credits
<b>Property Tax by Jurisdiction</b>		
1,808.12	1,796.16	6. Ramsey County
161.42	171.30	a. Regional Rail Authority
160.84	162.68	b. County Library
1,117.04	1,070.40	7. City or Town - LITTLE CANADA
0.00	0.00	8. State General Tax
		9. School District 623
1,157.36	1,139.54	a. Voter approved levies
897.84	943.70	b. Other local levies
		10. Special taxing districts
88.58	80.10	a. Metropolitan special taxing districts
176.80	180.12	b. Other special taxing districts
0.00	0.00	c. Tax increment
0.00	0.00	d. Fiscal disparity
0.00	0.00	11. Non-school voter approved referenda levies
5,568.00	5,544.00	<b>12. Total property tax before special assessments</b>
0.00	0.00	13. Special assessments and charges added to this property tax statement for taxes payable in 2024
		a.
		b.
		c.
		d.
		e.
		f.
		g.
		h.
0.00	0.00	Contamination Tax
\$ 5,568.00	\$ 5,544.00	<b>14. Total Property Tax and Special Assessments</b>

**PROPERTY TAX REFUNDS**

**You may be eligible for one or more refunds**

that reduce your property taxes in 2024 – even if you haven't been eligible before.

See enclosed insert for details or visit [revenue.state.mn.us](https://revenue.state.mn.us)

**CONTACT INFORMATION**

[ramseycounty.us/Property](https://ramseycounty.us/Property)  
90 Plato Blvd. West, Saint Paul, MN 55107

**General – taxes, payments, addresses, special assessments**  
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2222

**Assessing services – value, classification, exemptions**  
AskCountyAssessor@ramseycounty.us | 651-266-2131

**Homestead**  
AskHomesteads@ramseycounty.us | 651-266-2040

**Delinquent taxes**  
AskPropertyTaxandRecords@ramseycounty.us | 651-266-2002



# Ramsey County Service Centers

child support

financial assistance

employment

document drop box

food resources

Your one-stop option to connect with a wide range of county services.

[ramseycounty.us/ServiceCenters](https://ramseycounty.us/ServiceCenters)



## DID YOU SERVE IN THE MILITARY?

We can help ensure you are not missing out on the VA benefits you've earned.

**Veterans**  
Linkage Line  
your link to experts  
[minnesotaveteran.org](https://minnesotaveteran.org) | 1-888-LinkVet  
(546-5838)



651-266-2545  
[ramseycounty.us/veterans](https://ramseycounty.us/veterans)

**RAMSEY COUNTY**  
Veterans Services



## EXPLORE and GROW

at Ramsey County's parks and libraries.

[ramseycounty.us/Parks](https://ramseycounty.us/Parks)

[rcreads.org](https://rcreads.org)

## UPCOMING 2024 ELECTIONS

- **AUG. 13** - STATE PRIMARY
- **NOV. 5** - GENERAL ELECTION

For more information on how to vote or to learn how you can get involved please visit: [ramseycounty.us/Elections](https://ramseycounty.us/Elections) or call us at 651-266-2171.

**I Voted**



[ramseycounty.us/Elections](https://ramseycounty.us/Elections)



**RAMSEY COUNTY**

# Exhibit 250

**From:** Allysun McNaughton <[allysun.mcnaughton@goldmark.com](mailto:allysun.mcnaughton@goldmark.com)>  
**Date:** November 15, 2024 at 4:46:42 PM CST  
**To:** CHRISTOP BAKEMAN <[cbakeman@comcast.net](mailto:cbakeman@comcast.net)>  
**Subject: Re: Confirm Details of renting studio apartment at Rosedale Estates**

Studio apartments starting at about \$985 per month with a 10-month lease?

Rosedale Estates	0803	DAQ0CSXA Studio	450 Sqft	\$1,060.00	10
------------------	------	--------------------	----------	------------	----

This is the only studio I have available now, a 10-month lease is the best rate for the lowest monthly rent. Please click here to see a video of the unit. <https://www.facebook.com/reel/1494036201260719>

Apartment comes with 1 space parking garage (no extra charge)?  
 Underground parking is an additional \$50 per month.

Rosedale Estates pays for heat & trash inclusive (no extra charge)?  
 Correct-- as well as snow removal/ lawn

Tenant is responsible for cable, internet on their own (not paid for by Rosedale Estates)?  
 Correct cable/ internet providers available in area are Xfinity and century.

Tenant is responsible for paying for and setting up electric service?  
 Yes-- you set up electric with Xcel.

Tenant is responsible for a portion of the water/sewer bill?  
 Yes- this is a monthly rate for both water/ sewers would be around \$30-\$40 per month

Renters insurance is required, can be set up privately or pay Rosedale Estates \$11 a month for it?  
 Correct

Pet fees are \$25/month and a \$250 set up fee?  
 Correct-- per animal.

Directory buzzer must be paired to your cell phone (no buzzer/speaker in the apartment)?  
 If you would like to to listed on the directory otherwise you can opt out!

**Ally McNaughton**  
 Leasing Manager | Rosedale Estates

651-358-2774

✉ [allysun.mcnaughton@goldmark.com](mailto:allysun.mcnaughton@goldmark.com)

2835 Rice St, Roseville, MN

[Live at Rosedale Estates](#) | [Follow us on Facebook](#)

---

**From:** CHRISTOP BAKEMAN <[cbakeman@comcast.net](mailto:cbakeman@comcast.net)>  
**Sent:** Friday, November 15, 2024 3:11 PM  
**To:** Allysun McNaughton <[allysun.mcnaughton@goldmark.com](mailto:allysun.mcnaughton@goldmark.com)>  
**Subject:** Confirm Details of renting studio apartment at Rosedale Estates

EXTERNAL

Thank you Ally, please just confirm some of these details of a studio apartment at Rosedale Estates that I went over with Jennifer Hoernemann recently:

Studio apartments starting at about \$985 per month with a 10-month lease?  
Apartment comes with 1 space parking garage (no extra charge)?  
Rosedale Estates pays for heat & trash inclusive (no extra charge)?  
Tenant is responsible for cable, internet on their own (not paid for by Rosedale Estates)?  
Tenant is responsible for paying for and setting up electric service?  
Tenant is responsible for a portion of the water/sewer bill?  
Renters insurance is required, can be set up privately or pay Rosedale Estates \$11 a month for it?  
Pet fees are \$25/month and a \$250 set up fee?  
Directory buzzer must be paired to your cell phone (no buzzer/speaker in the apartment)?

Thank you,

Chris Bakeman  
[cbakeman@comcast.net](mailto:cbakeman@comcast.net)

# Exhibit 252





# Office of the Minnesota Secretary of State AFFIDAVIT OF CANDIDACY

Filing # 65  
Cash/Check # cash  
Amount \$ 100.00

### Instructions

All information on this form is available to the public. Information provided will be published on the Secretary of State's website. If filing for partisan office and not a major party candidate, you must file both an affidavit of candidacy and a nominating petition. (Minn. Stat. 204B.03)

### Candidate Information

#### Name, Office, and Party

Candidate Name (as it will appear on the ballot) Curtis Johnson  
Office Sought MN House District # 40B  
Political Party or Principle (State or Federal offices only) DFL  
Name of Incumbent (Judicial seats only) \_\_\_\_\_

### Contact Information

Required (federal, judicial, county attorney, and county sheriff candidates are exempt)  Check box if you do not have an email address   
Phone number 651-983-0515 Email (non-government issued) Curtis@CurtisForMN

### Address Information

Residence Address Required (unless box is checked; federal, judicial, county attorney, and county sheriff candidates are exempt)  
 My residence address is to be classified as private data.  
I certify a police report has been submitted, an order for protection has been issued, or I have a reasonable fear for my or my family's safety; or my address is otherwise private by Minnesota law. I have attached a separate form listing my residence address.  
Residence Address 2735 Rice Street  
City Roseville State MN Zip Code 55113

### Campaign Contact Information (Address required if box above is checked)

Campaign Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Campaign Website www.CurtisForMN.com

### Affirmation

For all offices, I swear (or affirm) that this is my true name or the name by which I am generally known in the community.  
If filing for a state or local office, I also swear (or affirm) that:  
• I am eligible to vote in Minnesota;  
• I have not filed for the same or any other office at the upcoming primary or general election except as authorized by Minn. Stat. 204B.06, subd. 9;  
• I am, or will be on assuming office, 21 years of age or more;  
• I will have maintained residence in this district for at least 30 days before the general election; and  
• If a major political party candidate, I either participated in the party's most recent precinct caucuses or intend to vote for a majority of that party's candidates at the next general election.

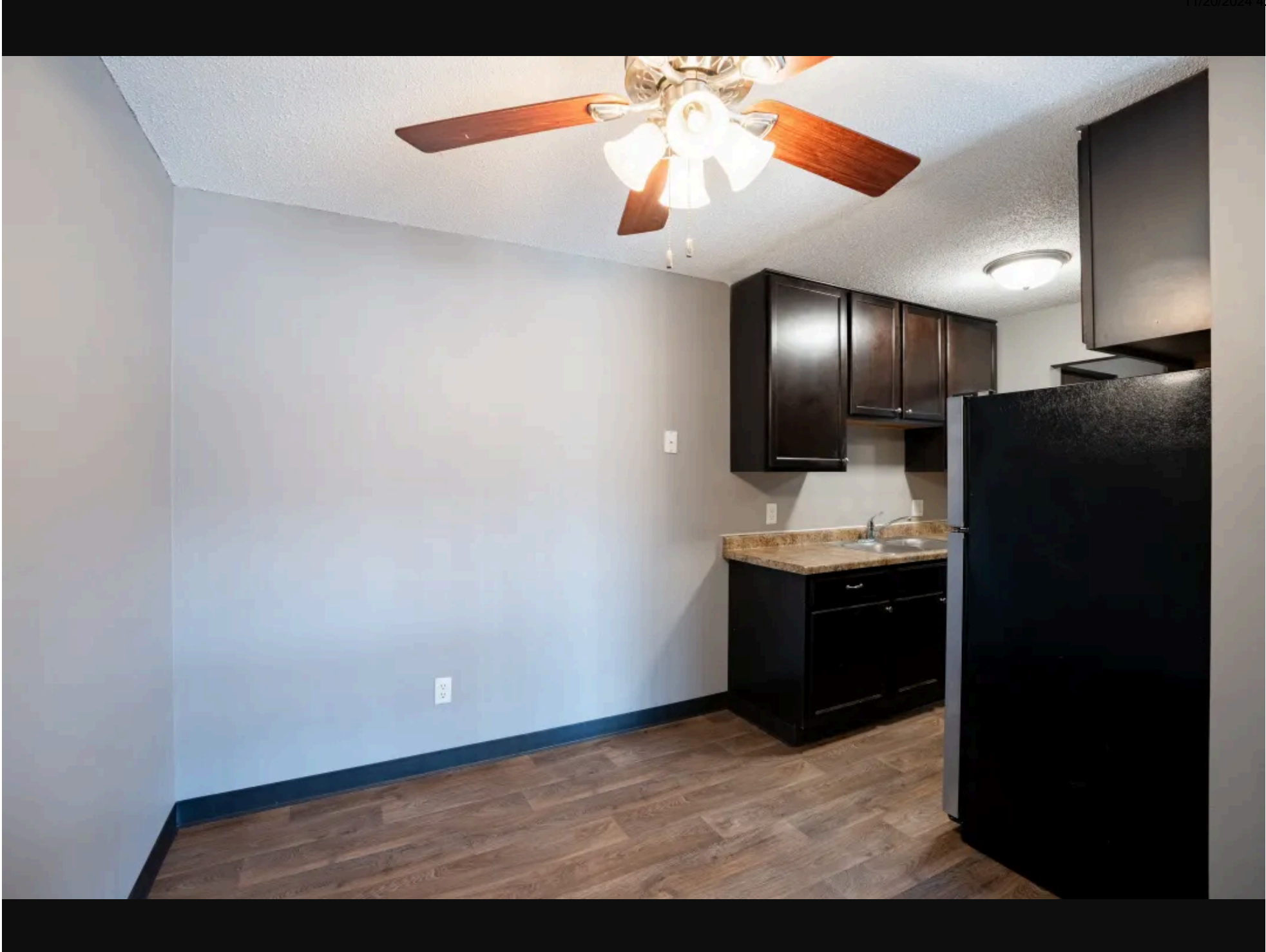
If filing for one of the following offices, I also swear (or affirm) that I meet the requirements listed below:  
• **United States Senator** – I will be an inhabitant of this state when elected and I will be at least 30 years old and a citizen of the United States for not less than nine years on the next January 3rd, or if filled at special election, within 21 days after the election.  
• **United States Representative** – I will be an inhabitant of this state when elected and I will be at least 25 years old and a citizen of the United States for not less than seven years on the next January 3rd, or if filled at special election, within 21 days after the election.  
• **Governor or Lieutenant Governor** – I will be at least 25 years old on the first Monday of the next January and a resident of Minnesota for not less than one year on election day. I am filing jointly with \_\_\_\_\_  
• **Supreme Court Justice, Court of Appeals Judge, District Court Judge, or County Attorney** – I am learned in the law and licensed to practice law in Minnesota. My Minnesota attorney license number is \_\_\_\_\_ and a copy of my license is attached.  
• **Supreme Court Justice, Court of Appeals Judge, or District Court Judge** – I will not turn 70 years of age before the first Monday of next January.  
• **State Senator or State Representative** – I will have maintained residence in Minnesota not less than one year and in this district for six months on the day of the general or special election.  
• **County Sheriff** – I am a licensed peace officer in Minnesota. My Board of Peace Officer Standards and Training license number is \_\_\_\_\_ and a copy of my license is attached.  
• **School Board Member** – I have not been convicted of an offense for which registration is required under Minn. Stat. 243.166.  
• **County, Municipal, School District, or Special District Office** – I meet any other qualifications for that office prescribed by law.

Candidate Signature Curtis Johnson Date 5/21/24  
Subscribed and sworn to before me this 21<sup>st</sup> day of May, 2024.

Notary public or other officer empowered to take and certify acknowledgement \_\_\_\_\_ (Notary stamp)

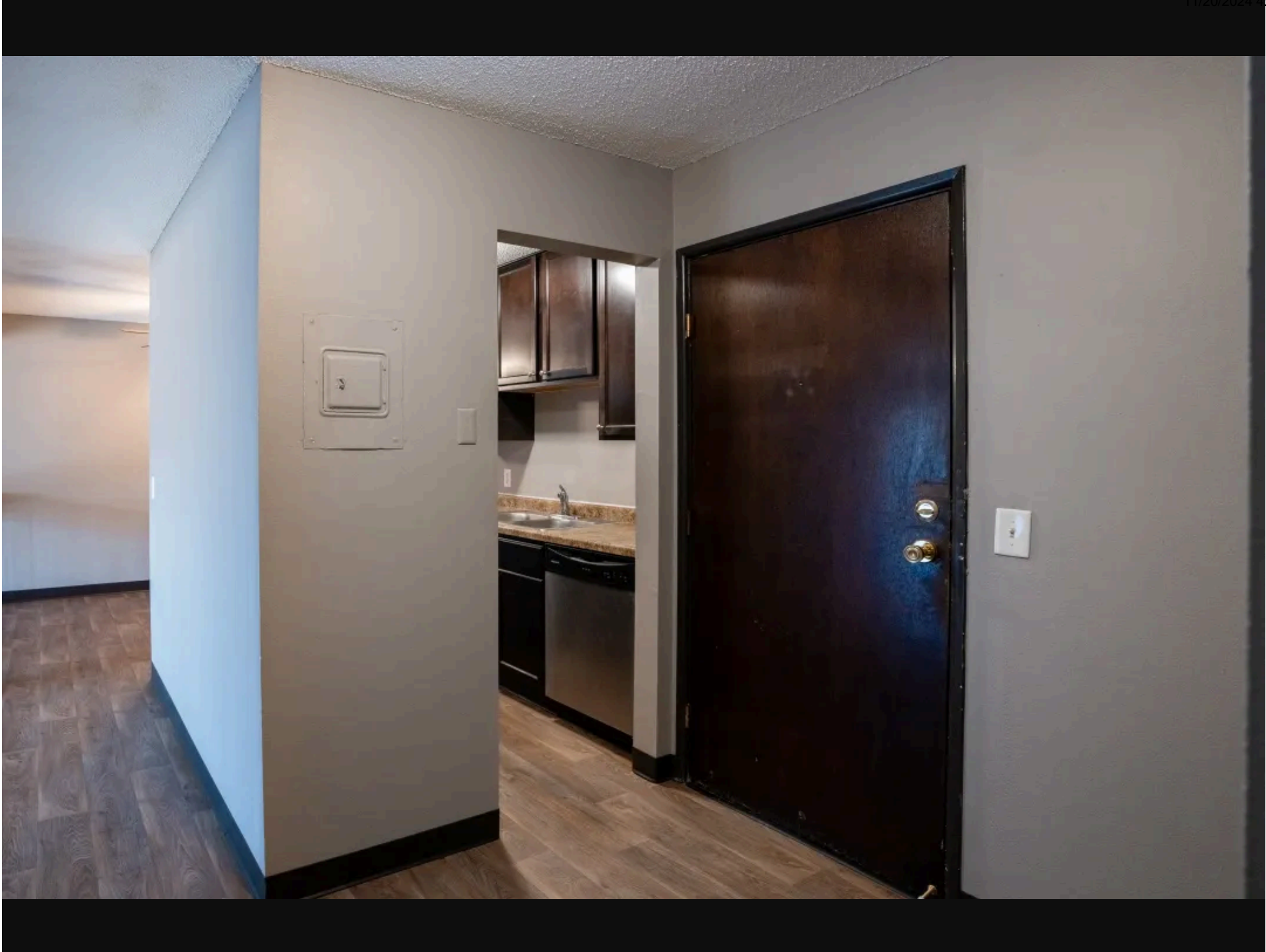
11/20/2024 4:31 PM

# Exhibit 253

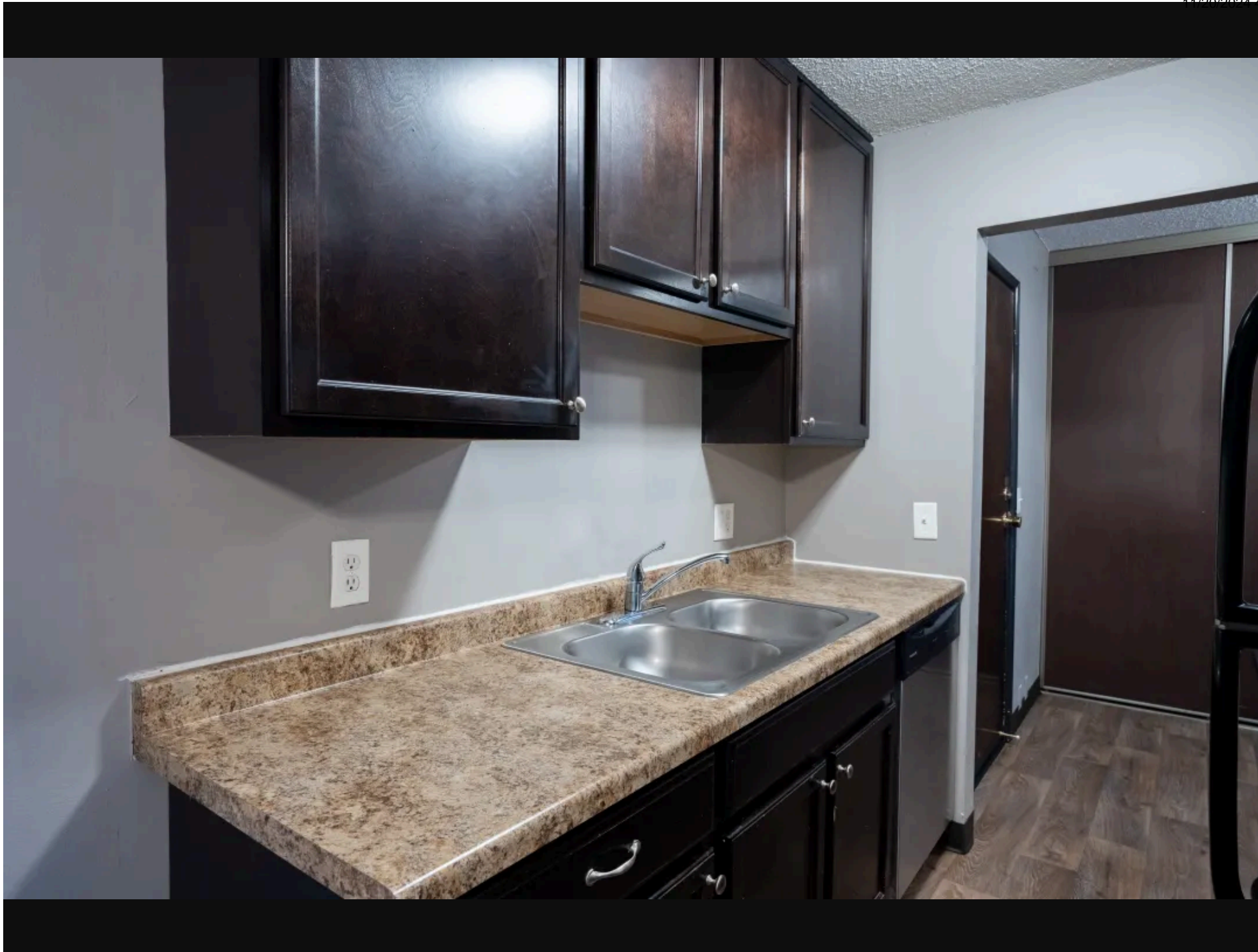




# Exhibit 254

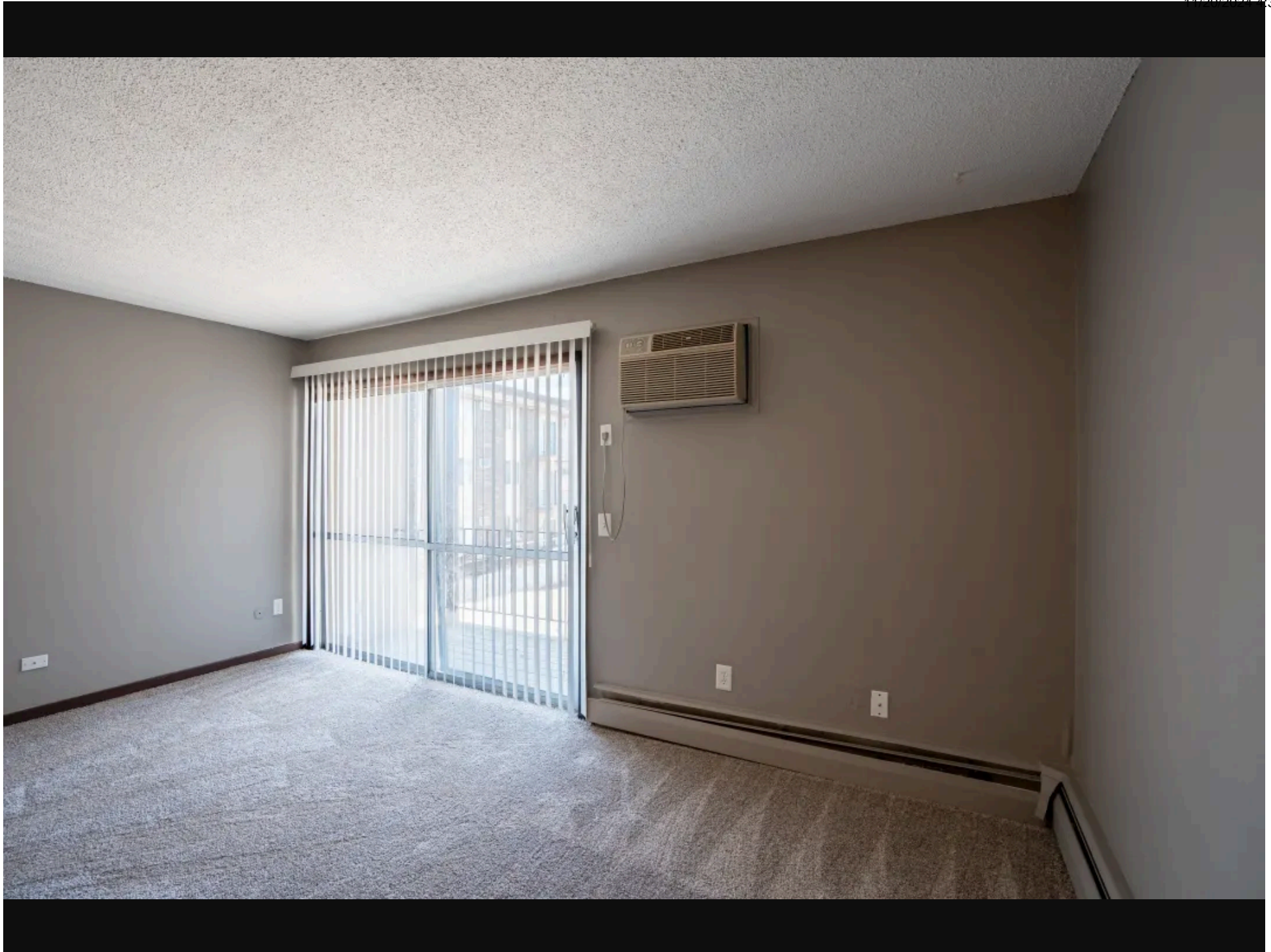


# Exhibit 255



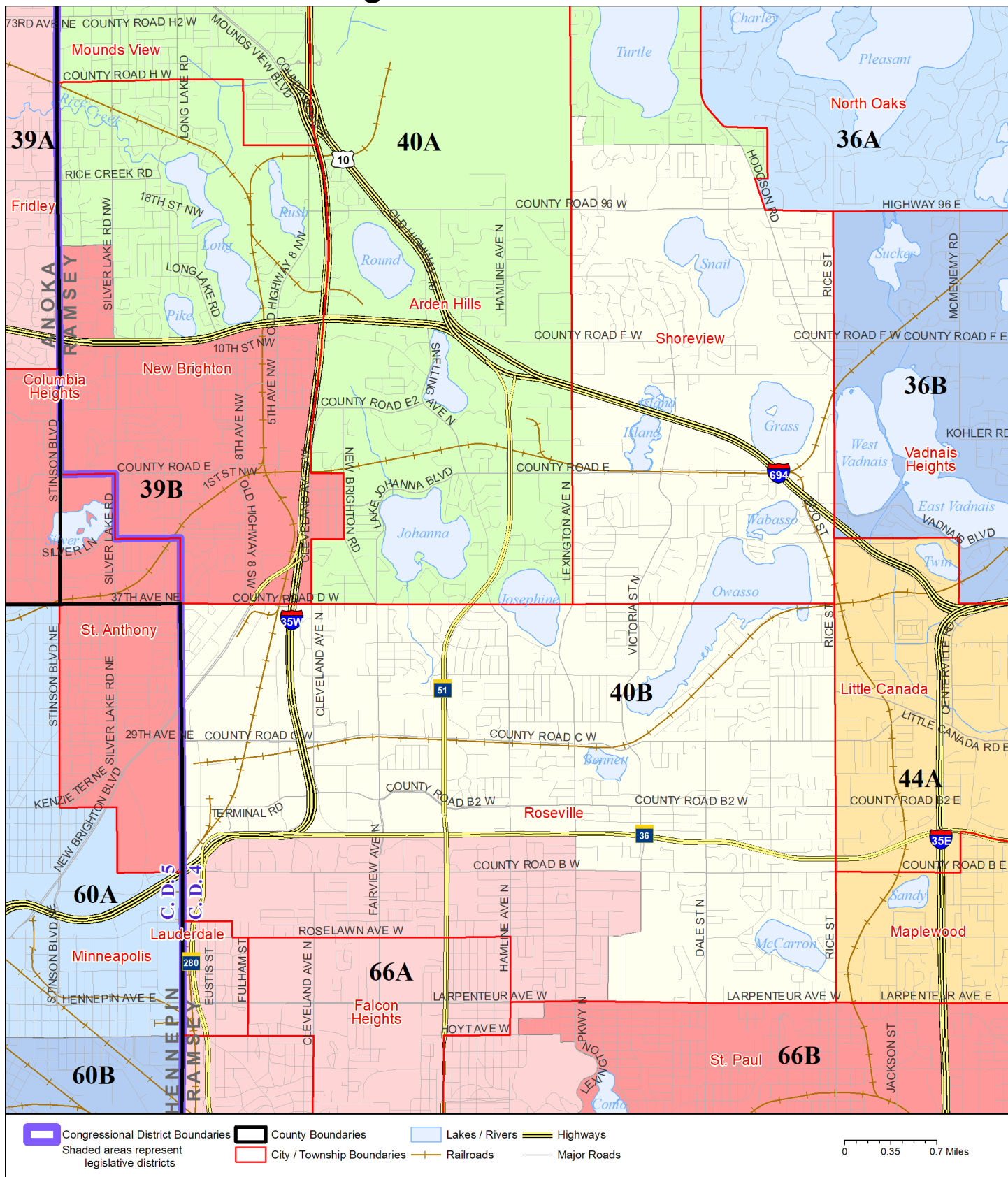
# Exhibit 256





# Exhibit 257

# Legislative District 40B



Published by Office of the Minnesota Secretary of State, Elections Division. Current as of May 2024. Look up districts & polling places at <https://pollfinder.sos.mn.gov>

### About this map

This map shows the Congressional and Legislative Districts ordered by the Special Redistricting Panel in the matter of *Wattson, et al. v. Simon, et al.*, No. A21-0243 and A21-0546, on February 15, 2022, as modified by the legislature, as corrected under *Minnesota Statutes* 2.91, subd. 2, or as adjusted under *Minnesota Statutes* 204B.146, subd. 3. Derived from precinct boundaries that are maintained by the Secretary of State and available for download at the [Minnesota Geospatial Commons](https://gisdata.mn.gov) (<https://gisdata.mn.gov>). Road data is from Mn/DOT and U.S. Census (Statewide) and NCompass (Metro). Rail data is from Mn/DOT. Water data is from MN DNR.

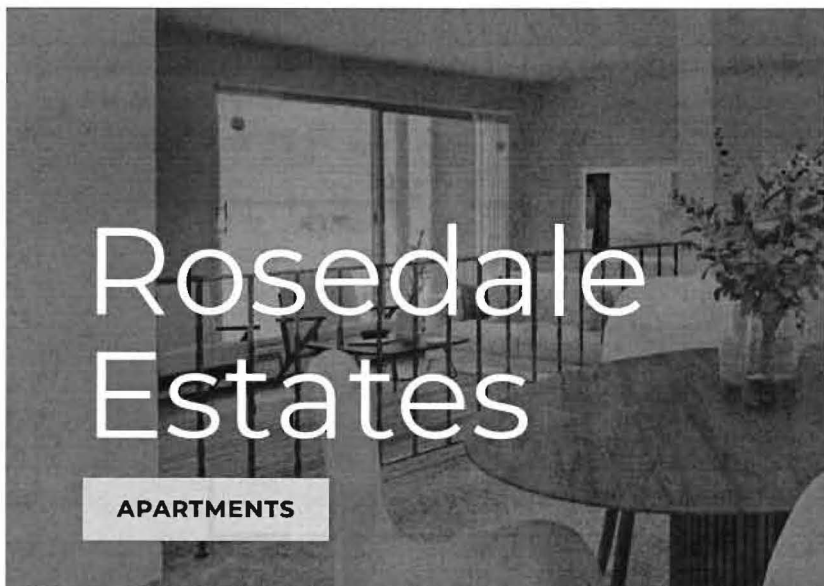


## District Description

Territory of Minnesota Legislative District 40B:

- This area in Ramsey County:
  - These precincts in Roseville:
    - ROSEVILLE P-01
    - ROSEVILLE P-02
    - ROSEVILLE P-03
    - ROSEVILLE P-04
    - ROSEVILLE P-05
    - ROSEVILLE P-06
    - ROSEVILLE P-07
    - ROSEVILLE P-11
  - These precincts in Shoreview:
    - SHOREVIEW P-1
    - SHOREVIEW P-2
    - SHOREVIEW P-3
    - SHOREVIEW P-4

# Exhibit 258



# Rosedale Estates

APARTMENTS

**GOLDMARK**  
PROPERTY MANAGEMENT

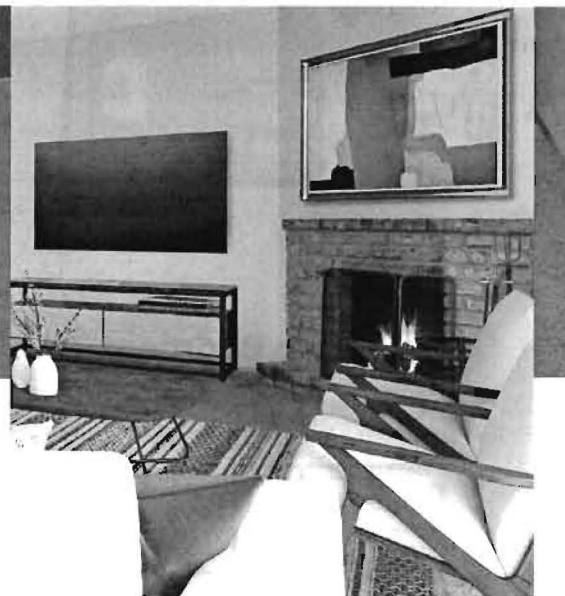
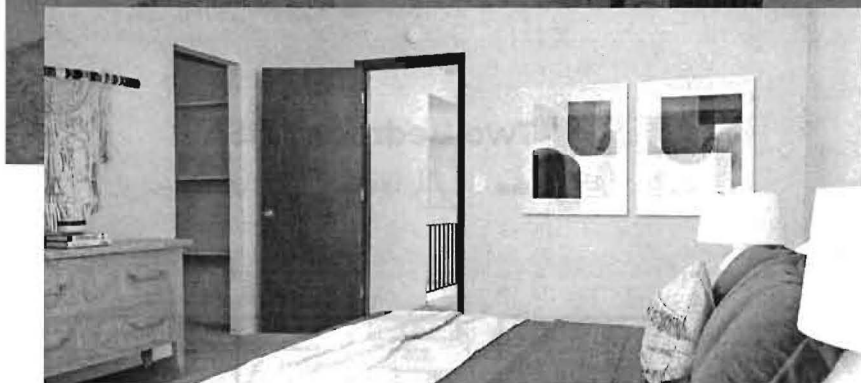
## Rosedale Estates APARTMENT COMMUNITY

**Jennifer Hoernemann**  
Assistant Property Manager

📍 2835 Rice St | Roseville, MN 55113

☎️ 0: 844-997-2172

@ Rosedale@goldmark.com | www.goldmark.com



## WELCOME TO Rosedale Estates

Welcome to Rosedale Estates, your community where comfort, leisure, and entertainment are designed with your lifestyle in mind. With a prime location and amenities, our pet-friendly apartments for rent in Roseville, have everything you need to feel right at home.

## ABOUT OUR Neighborhood

If you're looking for a residence that checks all the boxes, look no further than Rosedale Estates in Roseville. Our pet-friendly apartment community is nestled in the thriving Roseville neighborhood and comes with all the features you need for comfortable living.

## AMENITIES That Fit Your Lifestyle

*\*AMENITIES MAY VARY PER APARTMENT.*



LAUNDRY FACILITIES



UNDERGROUND PARKING



POOL



FIREPLACE



CONTROLLED ACCESS



PET FRIENDLY



PATIO/BALCONY



AIR CONDITIONER



DISHWASHER



HEAT INCLUDED



ELEVATOR



FITNESS CENTER

**Rosedale Estates**  
APARTMENTS

2835 Rice St Roseville, MN 55113  
(651) 483-3092 | rosedale@goldmark.com



### Studio 01A

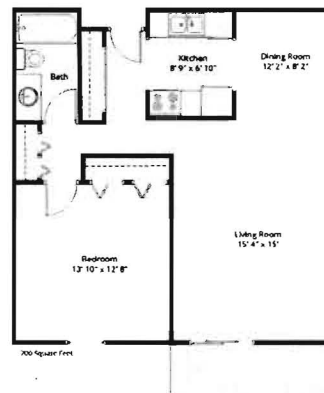
Studio 1 Bath 450 Sq. Ft.



unit 728  
\$985.00  
w/ 10 mo. lease  
+ m/I  
11/8 - 11/14

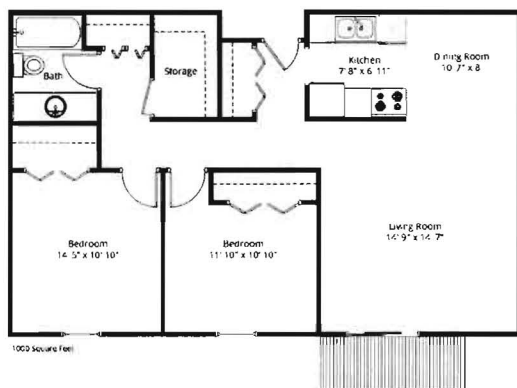
### One Bedroom 11A

1 Bed 1 Bath 700 Sq. Ft.



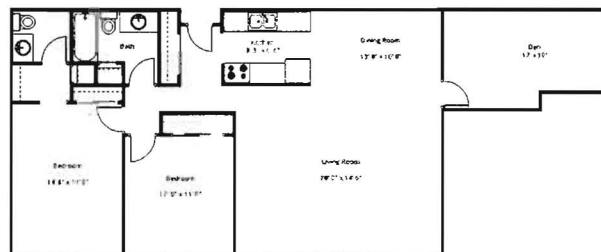
### Two Bedroom 21A

2 Bed 1 Bath 1,000 Sq. Ft.



### Two Bedroom 215A

2 Bed 1.5 Bath 1,000 Sq. Ft.



Our Rents include:  
Heat and Trash Removal.

You will be responsible for:  
Electric, A Portion of Water and Sewer.

*\$11 mo/  
or \$6x year  
own policy*

Renters Insurance (minimum of \$100,000.00 liability Per lease holder **REQUIRED**)

Cable & Internet (optional) We have Xfinity & CenturyLink in the area.

Application Fees are \$40.00 per adult.

Holding Fee \$200.00 (gets credited to 1<sup>st</sup> months' rent upon approval)

Deposit is equal to one month's rent (due within 2 business days of approval)

Or you can opt to apply for a Jetty Bond.

Non-refundable pet fee \$250.00/ cat & dog (max 2)

Monthly pet rent \$25.00/ cat & dog (max 2)

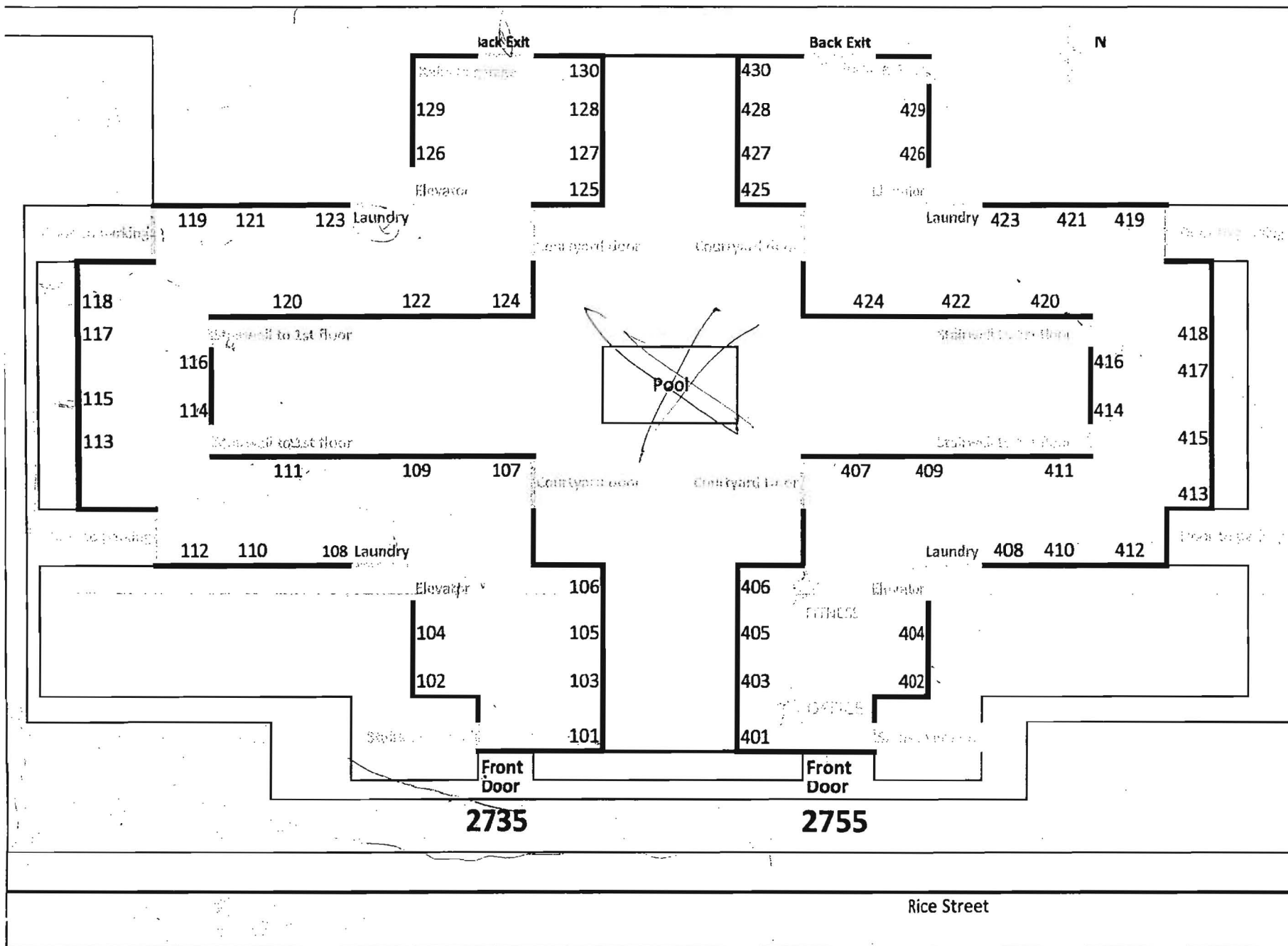
*(half units  
are dog/cat friendly)  
all units  
cat friendly*

When applying for a unit the following is needed to process the Applications:

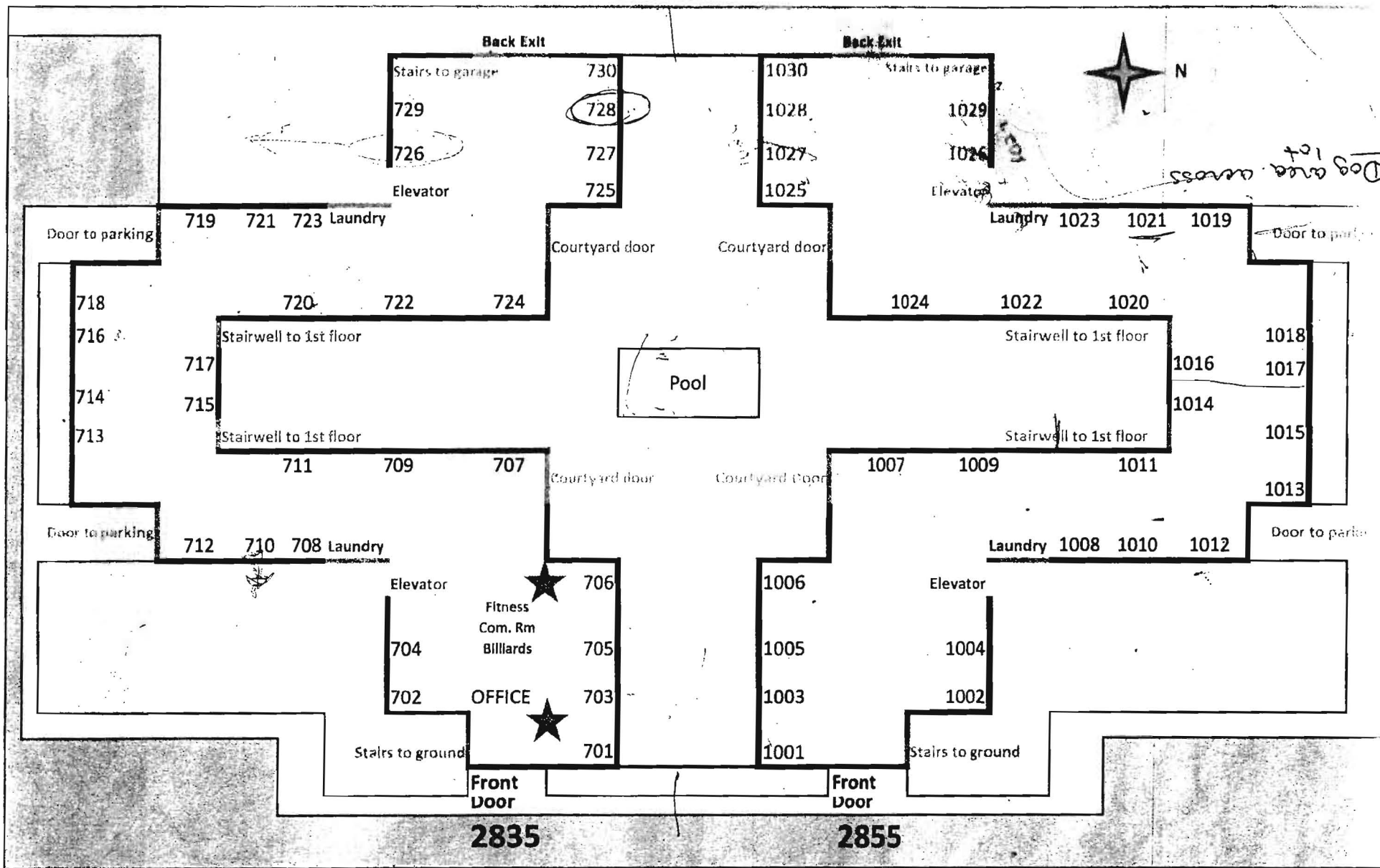
- Applications filled out completely for all occupants **including minors**.  
(no app fee required for minors).
- Application fees for each adult and the holding fee is required when submitting applications or we will not be notified that there is an application pending.
- We require the gross household income to be a minimum of 2.5 times the rent to qualify.

(Our application is On-Line. Please provide us with your email address so we can send you the link for the on-line application)

South



North



Rice Street

2835

2855

# Renter's Insurance Requirements

All residents are required to carry Renter's Insurance prior to move in and prior to renewing your lease.

Renters insurance provides residents with general liability coverage for accidents within their apartment home such as a kitchen fire which can easily cause \$10,000-30,000 in damages. While no one anticipates these types of events, having renter's insurance will protect you from a financial crisis if one does occur. You can also choose to protect your personal belongings.

**You must meet the requirements of a minimum \$100,000 general liability coverage and must correctly list the property as an additional interested party.** You can obtain coverage through our preferred provider, ResidentShield, or another insurance provider.

**Additional Interested Party:**

Property Name  
PO Box 3687  
Coppell, TX 75019

*Rosedale Estates*

Scan the QR code below to learn more.

OFFICE #:

EMAIL:







Thank You for your interest in Rosedale Estates. We look forward to serving you and your needs. If you have any questions about our community, please give us a call at 651-483-3092 or email us at [rosedale@goldmark.com](mailto:rosedale@goldmark.com). We will be happy to answer your questions or concerns.

Sincerely,

Rosedale Estates

Goldmark Property Management

# READY TO APPLY?

Learn more about our application and lease criteria.



## Application

Submit an application for approval to live in an apartment or townhome with Goldmark Property Management. All occupants of legal age residing in the apartment must complete an application.

*(Properties who participate in Federal Affordable Housing programs or Senior Living Communities have alternative criteria and/or additional requirements or paperwork as required by those programs.)*

Our applications are processed in accordance with Federal Fair Housing policies.



## Application Fee

A \$40 non-refundable fee is assessed for each applicant.



## Holding Fee

A holding fee of \$200 is due at the time of application. This holding fee takes the apartment off the market and reserves the apartment home for you while your application is being processed.

Once approved, the holding fee is applied as a credit towards your first month of rent. If you are approved, but cancel your application, the holding fee is forfeited to Goldmark and no refund will be issued.

If your application is declined, your holding fee will be processed by our accounting department and returned to you in accordance with the holding fee agreement.



## Credit Check

Renting an apartment is considered a major financial commitment. Goldmark takes a similar approach as lenders in conducting a credit check. Credit checks provide an indication of how likely it is for an individual to honor their financial commitment.

In general, at least one applicant must meet our credit requirements. Our criteria is not based solely on a credit score. There are a variety of factors evaluated with your credit check and criteria varies slightly by property. Factors utilized to determine your credit risk include, but are not limited to: collections, judgements, charge-offs, bankruptcies, foreclosures, credit score, and utility/rental debt.

All local utility debt must be paid in full prior to approval. Any non-local utility debt must be paid in full or the applicant may obtain a qualified guarantor. For those with an established credit history, the required minimum credit score varies by property from 600-675. If an applicant has not established a credit score, the other credit criteria is utilized to determine an applicant's eligibility.



## Income Verification

It is important that you have sufficient income to cover your monthly rent amount. The monthly household pre-tax income must be at least 2.5 times the monthly rent amount. Applicants should submit a minimum of their two most recent paystubs. Alternative income verification methods may be available upon request.



## Rental History

Goldmark wants residents who are responsible, will take care of their apartment home, and will be good neighbors. Poor rental history may disqualify you from renting.



## Identity

Applicants must pass our identity checks for approval. Applicants must provide a copy of a valid government issued photo ID at time of application.



## Criminal Background Check

All applicants must meet our standard criteria for rental history, credit check and income verification. Additionally, we conduct criminal background checks on all applicants.

For individuals who have plead guilty or been convicted of a felony offense or select gross misdemeanors: we review the degree and type of offense it is classified as, how long ago the offense was, and when sentencing was completed. The waiting period varies greatly depending on the type of criminal activity.

In accordance with Fair Housing laws, if an individual does not meet Goldmark's standard criteria, they are afforded the opportunity to petition for an exception by submitting a Notice of Adverse Action.



## Guaranty of Lease Option

If you do not qualify on credit or income but do meet all other application criteria, you may have the option to obtain a Guaranty of Lease. The Guarantor will complete an application and must meet income and credit requirements.

The minimum monthly household pre-tax income requirement for the Guarantor is 3.5 times the monthly rent amount. The required minimum credit score for the Guarantor is 700.



## Pets

Our pet policies vary by building. All animals must be approved prior to move in. Please confirm the types of pets accepted for the specific rental home prior to applying. Pet rent and a non-refundable pet fee are required.

**Learn more about our general pet policies:**  
[goldmark.com/pet-policy](https://goldmark.com/pet-policy)



## Deposit Options

Goldmark is proud to offer two options to applicants who've been approved. Applicants can choose a traditional security deposit equal to one full month's rent. Applicants can also choose our deposit-free option through a Jetty Surety Bond purchase.

**Learn more about each of these options and which one is the right fit for you:**  
[goldmark.com/deposit-vs-jetty-surety-bond](https://goldmark.com/deposit-vs-jetty-surety-bond)

Once you are approved for your apartment, please pay your security deposit or purchase a Jetty surety bond within the next two business days.



## Renter's Insurance Required

Goldmark requires each lessee to be covered by a renter's insurance policy prior to move in. Each resident must obtain and maintain a minimum of \$100,000 liability coverage.

General liability coverage provides financial protection to residents for accidents within their apartment home. Did you know a kitchen fire can easily cause \$10,000-30,000 in damage? While no one anticipates these types of events, having renter's insurance will protect you from a financial crisis if one does occur.

With renter's insurance, you can opt to protect your personal property as well. Replacement costs for clothing, electronics, and furniture add up quickly.

You can get a free quote from our preferred provider, Resident Shield, within our online portal once you are approved for your apartment. If you choose Resident Shield, they will automatically update us with your policy information.

If you choose your own insurance provider, you must meet specific requirements and provide proof prior to moving in.

Every insurance policy is different. Goldmark is not a licensed insurance carrier and cannot provide guidance on insurance coverages. It is important to work with a professional to understand what protections you have as a renter.

**View Our Renters Insurance FAQs:**  
[goldmark.com/renters-insurance](https://goldmark.com/renters-insurance)

# Pros & Cons of Traditional Security Deposits vs. Jetty Surety Bond

Not sure if you should do the traditional security deposit or choose the Jetty surety bond? Here are some items to consider and help you determine what works best for you. Let us know if you have any questions.

## Traditional Security Deposit



### Fully Refundable

You could receive your full security deposit back if no cleaning, damages or unpaid rent at time of move out.



### Higher Up Front Move In Costs

The security deposit is equal to one full month's rent.



### Your Funds Are Held

Goldmark holds your security deposit amount for the duration of your lease(s).



### Refunds are Mailed to You

Any refund will be processed according to State law and mailed to the address you provide. This may be 10-30 days after move out.



### Less Out of Pocket Move Out Costs

The security deposit helps cover move out expenses like cleaning, carpet steam cleaning, damages or unpaid rent.



### Roommate Changes

The deposit remains with the apartment even if roommates switch.



### Roommate Consideration at Move Out

In the case of roommates, a refunded security deposit is payable to all leaseholders. If your account balance after move out is in excess of your deposit, all leaseholders are equally and severally responsible to pay the balance.

## Jetty Surety Bond



### Non-Refundable

The surety bond is non-refundable fee.



### Lower Up Front Move In Costs

A surety bond may considerably lower the cost to move in.



### Your Funds Can Be Used Now

Instead of funds being held for your deposit, you can use them for things you need now or invest those funds for your future.



### No Refund to Wait For

You do not have to wait for a deposit refund when you move out. Instead, you saved those funds at move in and were able to utilize when and as you desired.



### Potential Move Out Expenses

At move out, you must pay for any expenses like cleaning, carpet steam cleans, damages or unpaid rent. The surety bond does not cover these costs.



### Roommate Changes

If the bond holder moves out before the other roommates, the remaining residents will need to choose between a traditional security deposit or a remaining roommate will need to purchase a new bond.



### Roommate Consideration at Move Out

In the case of roommates, if you fail to pay your account in full after move out. Jetty will only contact the bond holder for payment.

# Jetty Surety Bond FAQs

A Jetty surety bond is a deposit alternative that replaces a traditional cash deposit with a low, non-refundable payment. It doesn't get you off the hook for paying rent or for damages but provides Goldmark security in renting to you without requiring as much cash up front. This may save you considerably on move-in costs.

Learn more about how Jetty surety bonds work below.

## **How much coverage is required?**

Goldmark requires the bond coverage to equal one month's rent.

## **Is this like insurance?**

No. The bond is non-refundable. At move out, you remain responsible for cleaning, damages and unpaid rent. If you fail to pay your account in full when you move out, Jetty will step in and pay Goldmark up to the total amount of the bond. If Jetty pays a claim to Goldmark, Jetty will contact you directly to collect the funds.

## **Does a Jetty surety bond get me off the hook for damage to my apartment?**

No. In the event you cause damage (or miss a rent payment), you'll still be responsible for full payment. If Jetty pays a claim to Goldmark, Jetty will contact you directly to get reimbursement for those funds.

## **I have roommates. Do we all get a bond?**

Jetty allows only one (1) leaseholder to purchase a surety bond. If your household fails to pay your account in full when you move out, Jetty will step in and pay Goldmark up to the total amount of the bond. If Jetty pays a claim to Goldmark, Jetty will directly contact the individual who purchased the bond to collect the funds. It is up to the roommates to determine which individual will be responsible. If the amount owed exceeds the bond, Goldmark will contact all leaseholders to collect the difference.

## **How is Jetty's bond price calculated?**

Jetty will ask for your Social Security Number (SSN) and do a soft credit check, which doesn't impact your credit score. This check will determine your monthly price. The better your credit, the lower your cost.

## **What are my payment options?**

You can opt for a one-time nonrefundable payment. Jetty also offers a lower monthly payment option. If opting for monthly payments, you must continue paying Jetty monthly until you move out. All transactions are directly with Jetty.

**What is the better payment option – monthly or one time?**

Both options have benefits and depend on each individual's situation. With the monthly option, move in costs are lower, but the monthly payments remain while the bond holder lives in the apartment. With the one-time non-refundable fee, you only pay once and are covered for the entire period the bond holder stays in the apartment. \*It is important to note that Jetty is unable to switch from monthly to one-time or vice versa after purchase, so it is important to select the right option for you at checkout.

**What if I don't have a social security number?**

If you are a foreign national and don't have a SSN yet, you can still apply for Jetty. Jetty has pricing for this scenario and can still issue you a bond.

**How is a surety bond different than a traditional cash security deposit?**

A traditional cash security deposit is equal to one month's rent and is fully refundable depending on the status of your apartment after move out. The security deposit stays with the apartment until the household moves out. Upon move out, the deposit is processed in accordance with State laws. Any cleaning, damages, or unpaid rent is deducted from the deposit. After processing, any remaining amount is refunded via check to all leaseholders.

A Jetty surety bond is a non-refundable fee. The amount, based on a soft credit check, is lower than a traditional cash security deposit. This allows you to utilize those saved funds as you desire. You will need to provide payment for any cleaning, damages or unpaid rent at the time of move out. If you fail to pay your account in full when you move out, Jetty will step in and pay Goldmark up to the total amount of the bond. If Jetty pays a claim to Goldmark, Jetty will contact you directly to collect the funds.

**Do I have to purchase a Jetty Surety Bond?**

No. You can pay a traditional security deposit equal to one full month's rent. Goldmark provides this as an option to get into your apartment for a lower up-front cost.

**What happens to the holding fee I paid when I applied for the apartment?**

The holding fee will be credited to your first month's rent.

**How quickly do I need to choose between a security deposit or Jetty surety bond?**

Once you are approved for your apartment, please pay your security deposit or purchase a Jetty surety bond within the next two business days. Once that is complete, you will receive your lease documents to read and sign.

**What happens if I move?**

You will need a new security deposit or a new Jetty Bond for your new apartment. If you opted for the monthly payment option, simply notify Jetty of your move out date.

# Exhibit 259

Allysun McNaughton &lt;allysun.mcnaughton@goldmark.com&gt;

11/15/2024 4:46 PM

**Re: Confirm Details of renting studio apartment at Rosedale Estates**

To CHRISTOP BAKEMAN &lt;cbakeman@comcast.net&gt;

Studio apartments starting at about \$985 per month with a 10-month lease?

Rosedale Estates	0803	DAQ0CSXA Studio	450 Sqft	\$1,060.00	10
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This is the only studio I have available now, a 10-month lease is the best rate for the lowest monthly rent.  
Please click here to see a video of the unit. <https://www.facebook.com/reel/1494036201260719>

Apartment comes with 1 space parking garage (no extra charge)?  
Underground parking is an additional \$50 per month.

Rosedale Estates pays for heat & trash inclusive (no extra charge)?  
Correct-- as well as snow removal/ lawn

Tenant is responsible for cable, internet on their own (not paid for by Rosedale Estates)?  
Correct cable/ internet providers available in area are Xfinity and century.

Tenant is responsible for paying for and setting up electric service?  
Yes-- you set up electric with Xcel.

Tenant is responsible for a portion of the water/sewer bill?  
Yes- this is a monthly rate for both water/ sewers would be around \$30-\$40 per month

Renters insurance is required, can be set up privately or pay Rosedale Estates \$11 a month for it?  
Correct

Pet fees are \$25/month and a \$250 set up fee?  
Correct-- per animal.

Directory buzzer must be paired to your cell phone (no buzzer/speaker in the apartment)?  
If you would like to to listed on the directory otherwise you can opt out!

**Ally McNaughton**

Leasing Manager | Rosedale Estates

📞 651-358-2774

✉ [allysun.mcnaughton@goldmark.com](mailto:allysun.mcnaughton@goldmark.com)

📍 2835 Rice St, Roseville, MN

🌐 [Live at Rosedale Estates](#) | [Follow us on Facebook](#)**From:** CHRISTOP BAKEMAN <cbakeman@comcast.net>**Sent:** Friday, November 15, 2024 3:11 PM**To:** Allysun McNaughton <allysun.mcnaughton@goldmark.com>**Subject:** Confirm Details of renting studio apartment at Rosedale Estates**EXTERNAL**

Thank you Ally, please just confirm some of these details of a studio apartment at Rosedale Estates that I went over with Jennifer Hoernemann recently:

Studio apartments starting at about \$985 per month with a 10-month lease?

Apartment comes with 1 space parking garage (no extra charge)?

Rosedale Estates pays for heat &amp; trash inclusive (no extra charge)?

Tenant is responsible for cable, internet on their own (not paid for by Rosedale Estates)?



Tenant is responsible for paying for and setting up electric service?  
Tenant is responsible for a portion of the water/sewer bill?  
Renters insurance is required, can be set up privately or pay Rosedale Estates \$11 a month for it?  
Pet fees are \$25/month and a \$250 set up fee?  
Directory buzzer must be paired to your cell phone (no buzzer/speaker in the apartment)?

Thank you,

Chris Bakeman  
[cbakeman@comcast.net](mailto:cbakeman@comcast.net)

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- image.png (8 KB)

# Exhibit 267

## Saturday, August 31, 2024

A transcript of directory greeting that played 8/31/24 when button for 2735 Rice St, Apt 103, Roseville, MN 55113 was pressed. (Voice recognizable to Chris Bakeman as Curtis Johnson because of other public videos where he has spoken: Nine North videos, school board debate, etc).

(dialing and ring)

**Recorded Voice of Curtis Johnson:** "Please leave your name, number and a brief message at the sound of the beep. We'll get back to you as soon as possible. Thanks." (Beep and noise of exiting door to apartment complex)

## Monday, October 21, 2024

A transcript of dialogue that took place 10/21/24 when the directory button for 2735 Rice St, Apt 103, Roseville, MN 55113 was pressed. (Voice recognizable to Chris Bakeman as Curtis Johnson as well as individual acknowledging himself as Curtis).

(dial tone, dialing and three rings)

**Curtis Johnson:** Hello.

**Chris Bakeman:** Hi, Curtis?

**Curtis Johnson:** Yes.

**Chris Bakeman:** People said you might be in the process of moving in. Just wanted to welcome you to Roseville and House District 40B. We've got a gift box full of goodies for ya outside here: cleaning supplies, kitchen things, food, snacks, dog treats..

**Curtis Johnson:** (hangs up phone, busy signal).

**Chris Bakeman:** Whoa. Well.