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Minnesota Attorney General Keith Ellison
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**HENNEPIN COUNTY ATTORNEY
MICHAEL O FREEMAN**

September 15, 2022

Yazbeck Petroleum, LLC d/b/a Winner Gas Station
Attn: Sharbel Yazbeck
626 West Broadway Ave.
Minneapolis, MN 55411

Main St. Property Management, LLC
675 Stinson Blvd.
Minneapolis, MN 55413

**Re: Investigation of Winner Gas Station and Main St. Property Management,
LLC for Potential Violations of Minnesota Law**

Mr. Yazbeck and Sir or Madam:

This letter is to inform you that the Office of the Minnesota Attorney General (“AGO”) is investigating Yazbeck Petroleum, LLC and Main St. Property Management, LLC (collectively “Winner”) for potential violations of Minnesota law, including Winner’s role in maintaining a public nuisance. I ask that you respond to the informal requests listed below by no later than September 22, 2022.

Information provided to the AGO, as well as publicly available reports, indicate that Winner is maintaining a public nuisance by perpetuating conditions that unreasonably endanger the health and safety of a considerable number of members of the public. Numerous sources of information indicate that Winner has been the site of repeated unlawful use, sale, possession, storage, and delivery of controlled substances, as well as the site of repeated unlawful use or possession of dangerous weapons.

In order to facilitate the AGO’s investigation of Winner’s potential violations of Minnesota law, I ask that you provide the following information:

1. Provide copies of all complaints made to you since January 1, 2021 regarding any unlawful activity occurring in your business or the parking lot in front of your business at 626 West Broadway Avenue;
2. Provide copies of all enforcement actions, administrative actions, notices of regulatory violations, and any other legal action taken against Winner by any local,

county, state, or federal government entity since January 1, 2021, as well as all documents and information you provided to any such entity;

3. Provide copies of all internal communications Winner has sent to staff at its 626 West Broadway Avenue location since January 1, 2021 that relate in any way to staff safety or staff security measures;
4. Provide copies of all agreements, including but not limited to, leases executed between Yazbeck Petroleum, LLC d/b/a Winner Gas Station and Main St. Property Management, LLC related to the property located at 626 West Broadway Ave; and
5. Identify all steps Winner has taken since January 1, 2021 to abate any unlawful activity occurring in your business or the parking lot in front of your business at 626 West Broadway Avenue, and provide copies of any relevant abatement plan created or held by Winner.

Please provide your responses no later than September 22, 2022 to:

Office of Minnesota Attorney General
James W. Canaday, Deputy Attorney General
445 Minnesota Street, Suite 1400
Saint Paul, MN 55101
james.canaday@ag.state.mn.us
(651) 757-1421

Finally, I note that this letter is not the notice required by Minnesota Statutes section 617.81, subdivision 4, but is instead an informal, expedited request to further the AGO's on-going investigation of Winner.

Sincerely,



Keith Ellison
Attorney General



Michael O. Freeman
Hennepin County Attorney