

January 17, 2022

City of Saint Paul
Office of the City Council
310 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102-1615

RE: 288 Avon St N, Saint Paul, MN 55104

To Whom It May Concern

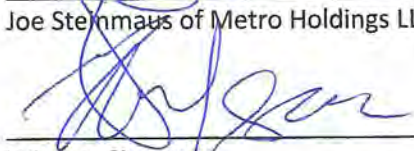
I, Joe Steinmaus of Metro Holdings LLC, the undersigned, confirm that the amount of Two Hundred Thousand Dollars (\$200,000.00) in a checking account at American Bank will be dedicated to the purchase and repairs identified in the Code Compliance Report for the above referenced address and that these funds are sufficient to complete those repairs based on the bids and estimates I have provided to the City of Saint Paul in a work plan for rehabilitating the property and receiving a Certificate of Code Compliance for the same.



Joe Steinmaus of Metro Holdings LLC

1-17-22

Date



Witness Signature

Robin L. Souk

1-17-22

Date



CITY OF SAINT PAUL - DEPARTMENT OF SAFETY AND INSPECTIONS
 375 Jackson Street, Suite 220
 Saint Paul, MN 55101-1806
 General Information: 651-266-8989 - Fax: 651-266-9124
 Visit our web site: www.stpaul.gov/dsi

Received

JAN 11 2022

FOLDER #
(For office use only)

Paid check # 4102 K

APPLICATION FOR RESIDENTIAL (3+ UNITS), COMMERCIAL AND MIXED USE CODE COMPLIANCE INSPECTION: VACANT, HAZARDOUS & ABANDONED BUILDINGS

Vacant Building Address: 288 AVON

Use of Building (check one): Multi-Family Dwelling (Enter # of Units) Commercial Mixed Residential/Commercial (Enter # of Units)

Owner NEW Metro Holdings LLC Daytime Phone (62) 889-7311

Address 7279 40th ST N Fax ()

City ORLANDO State MN Zip Code 55128

Email Address: Joe.Steinwas@Comcast.net

Your inspection may be conducted sooner if all entry keys are provided on-site in a secure lock box.
 Lock Box Combination: _____ Send report by (check one): Mail Email

Affidavit of Owner or Responsible Party

I hereby certify that the above information and answers are correct and that I am the legal owner or responsible party of the premises at the above location. I understand that all items listed on the inspection report must be corrected within six months and; where applicable (Category III Building), a \$5,000.00 performance deposit (cash or bond) must be made before a permit will be issued. It may be possible to get an additional six (6) months to complete the project, if work is proceeding expeditiously and is more than 50% complete or if unforeseen conditions have had a significant schedule impact on the completion of work.

I also understand that this property shall not be occupied until all code deficiencies are corrected and written authorization to occupy is obtained.

All structures to be inspected must be thoroughly cleaned out and sanitary, leaving no clutter and all areas must be accessible. Noncompliance will result in the imposition of re-inspection fees.

[Signature]
Signature of Owner or Responsible Party

1-11-22
Date

<input type="checkbox"/> Category II Vacant Building -Code Compliance -Inspection Report -Permits and Sign-off -Remove Boards -Certificate of Occupancy or Certificate of Code Compliance	<input type="checkbox"/> Category III Vacant Building -Code Compliance -Inspection Report -\$5,000 Performance Deposit (cash or bond) -Permits and Sign-off -Certificate of Occupancy or Certificate of Code Compliance	Residential 1 unit.....\$493.00 2 units.....\$618.00 3 units.....\$650.00 4 units.....\$679.00 5+ units.....\$711.00 VB Code Compliance Base Fee: \$469.00 Commercial .. 1-13,999 sq. ft.....\$189.00 .. 14,000-48,999 sq. ft. \$15.00 per 1,000 sq. ft. .. 49,000-117,999 sq. ft.....\$189.00 .. 118,000+ sq. ft.....\$189.00 Example for 15,000 sq. ft. commercial space: \$469+\$225 = \$694 Mixed Add together Commercial and Residential inspection fees, then drop the base fee. Example: 15,000 sq. ft. commercial space with 3 residential units: \$225+\$650 = \$875
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Signature of Cardholder (required for all charges):

<input type="checkbox"/> AMEX	<input type="checkbox"/> Discover	<input type="checkbox"/> MasterCard	<input type="checkbox"/> Visa	Security Code ▶	Expiration Month/Year ▶
Enter Account Number ▶					

Make checks payable to City of Saint Paul. If paying by credit card, please submit via US Mail, fax or personal delivery. Credit card processing via email is prohibited.

Amount: \$ _____

PURCHASE AGREEMENT

443. Page 11 Date January 05 2022

444. Property located at 288 Avon St N Saint Paul MN 55104

445. FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE: To be binding, this Purchase Agreement
446. and all addenda must be fully executed by both parties and a copy must be delivered.

447. ELECTRONIC SIGNATURES: The parties agree the electronic signature of any party on any document related to
448. this transaction constitute valid, binding signatures.

449. ENTIRE AGREEMENT: This Purchase Agreement and all addenda and amendments signed by the parties shall
450. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and
451. Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this
452. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Seller and
453. Buyer or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase
454. Agreement.

455. SURVIVAL: All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract
456. for deed.

457. DATE OF THIS PURCHASE AGREEMENT: Date of this Purchase Agreement to be defined as the date on line one
458. (1) of this Purchase Agreement.

- 459. OTHER:
1) 70K check will be held by Sean Skrypek(Attorney)until city signs off on Code of Compliance.
460. 2) Seller will sign Quit Claim Deed on or prior to the PAs Final Acceptance Date and deed will
461. be held by Sean Skrypek (Attorney)until Code of Compliance is signed off by the city
462. estimated to be three to six months time.
463. 3) Seller has one week from Final Acceptance to remove all personal property. Any remaining
464. items can be removed by buyer on day 8 of Final Acceptance.
465. 4) Funds to be held in trust until code 3 status is cleared by the city of Saint Paul.
466. 5) Buyer is aware of medical lien on property.
467. 6) Buyer will secure 5k bond required by the City of Saint Paul.
468. 7) Buyer will provide verification of funds in the amount of \$200,000 upon acceptance.

469. ADDENDA: The following addenda are attached and made a part of this Purchase Agreement.

470. NOTE: Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

- 471. [] Addendum to Purchase Agreement
472. [] Addendum to Purchase Agreement: Assumption Financing
473. [] Addendum to Purchase Agreement: Buyer Move-In Agreement
474. [] Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability
475. [] Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community
476. ("CIC")
477. [] Addendum to Purchase Agreement: Contract for Deed Financing
478. [X] Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint
479. Hazards
480. [] Addendum to Purchase Agreement: Sale of Buyer's Property Contingency
481. [] Addendum to Purchase Agreement: Seller's Rent Back Agreement
482. [] Addendum to Purchase Agreement: Seller's Purchase/Lease Contingency
483. [] Addendum to Purchase Agreement: Short Sale Contingency
484. [] Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Inspection Contingency
485. [] Other: _____



WORK PLAN-SCOPE OF WORK (To be done in accordance with the Code of Compliance Inspection Report)

288 Avon Street N, St Paul, MN 55109

Task	Owner	Value of Cost
Remove/repair/replace fire damage	Metro Holdings LLC	
Rebuild damaged roof		
Reshingle roof		
Install new windows		
Bring electric to code		
Install new plumbing		
Repair walls and ceilings		
Paint throughout		
Refinish floors		
Repair exterior		
Install new furnace		
Insulate attic		
Upgrade kitchen (flooring, appliances, cabinets and countertops)		
Upgrade bathroom (flooring, sink, toilet, tile)		
Install new lighting		
Landscaping		
Permits		
	Total Project Cost:	65000 ⁰⁰



January 7, 2022

Attention: City of St Paul

As of today's date, January 7, 2022, Metro Holdings LLC has significant funds in its bank account to purchase the property located at 288 Avon St N, St Paul MN 55104, for the stated amount of \$200,000.00.

Sincerely

A handwritten signature in blue ink, appearing to read "Barry C Super". The signature is fluid and cursive, with a long horizontal stroke at the end.

Barry C Super
Vice President
651-290-7833