

State of Kentucky )  
  )  
County of Daviess ) ss.

AFFIDAVIT OF U.S. BANK  
NATIONAL ASSOCIATION

Christine Zuerner, being first duly sworn upon oath deposes and states as follows:

1. Your Affiant is an Assistant Vice President at U.S. Bank National Association and serves as a Manager of Recovery & Loss Prevention.
2. Your Affiant is familiar with the subject property at 380 York Avenue, in the City of St. Paul and State of Minnesota.
3. U.S. Bank National Association has posted the \$5000 deposit required by Section 33.03 of the City of St. Paul Code, and has paid the Vacant Building Registration fee.
4. A Code Compliance Inspection Report was completed, but that process was delayed due to unexpected limitations on the contractor by FHA/HUD guidelines on allowable costs for property clean up. US Bank paid the additional costs directly and cleanup was completed, but valuable time was lost.
5. U.S. Bank is in the process of obtaining estimates for the completion of a Sworn Construction Statement.
6. If cost prohibitive, U.S. Bank will obtain estimates for demolition in that timeframe.
7. U.S. Bank intends to obtain a Certificate of Occupancy for the subject property, or demolish the subject property within 180 days of the posting of the performance bond.
8. U.S. Bank intends to submit a Work Plan within 30 days of the April 10, 2018 hearing, or as otherwise directed, to include estimated repair costs, permit costs, and timelines for completion to bring the property into compliance, or for demolition, based on the criteria stated above.
9. U.S. Bank intends to establish and fund an escrow account within 2 weeks of submitting the Work Plan, unless otherwise directed, with sufficient funds to

complete repairs and obtain a Certificate of Occupancy, if U.S. Bank decides not to demolish the structures on the subject property.

FURTHER YOUR AFFIANT SAYETH NOT.

U.S. BANK NATIONAL ASSOCIATION

Date: April 9, 2018

By: Christine Zuerner  
Christine Zuerner

Its: Assistant Vice President

State of Kentucky )  
County of Daviess) ss.

The foregoing instrument was subscribed to and sworn before me this 9<sup>th</sup> day of  
April 2018 (date) by Christine Zuerner, Assistant Vice President (name(s)  
and title(s) of authorized affiant(s)) of U.S. Bank National Association, a federally-chartered  
banking association, on behalf of U.S. Bank National Association.

Constance Pate  
(Signature of notary)

State At Large  
(Title or rank)

566012  
(Serial number, if any)

(seal)

