

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha Street • Suite 300
Saint Paul, Minnesota 55102
651-298-5158 • Fax 651-292-7917
Hearing Impaired - Minnesota Relay: 7-1-1

STATEMENT OF PROPERTY OWNERSHIP AND OWNER INFORMATION

Ownership documentation must be attached to this form.

Without valid proof of ownership and this form filled out in its entirety
Housing Assistance Payments **CANNOT** be issued.

Rental Unit Address: 1003 EUCLID

Tenant Name: CHAMMA MCREYNOLDS

I/We declare that the recorded property owners are:

(This section MUST be filled out with the person(s) or company's information that owns the property. This entity needs to match Ramsey County's tax record and/or the Warranty Deed/Contract for Deed.)

Name: ABC International LLC, Navlaks, LLC
Tax ID #: 33.29.22.31.0016
Address: 3818 Brookdale Cir N, Brooklyn Park, MN
Phone: c/o BLM Management Group 55443-288
Fax: 651-734-8053
Email: wadablminvestmentgroup@gmail.com

If applicable: Agent, Management Company, etc.

(if anyone will be signing forms on the owner's behalf, please include paperwork indicating permission - either Power of Attorney paperwork or a Management contract is sufficient.)

Name/Title: BLM Management Group
Phone: 651-734-8053
Fax: 651-222-6045
Email: wadablminvestmentgroup@gmail.com

All housing assistance payments should be made payable/mailed to:

Same as above. (Check this box if the information should be the same as the owner's info. above)

Payable To/In Care Of: _____

Address: _____

Signature of Owner/Manager: Wada Yajelaboris Date: 9/2/15

8 days - \$306. garage - \$17. #325 \$111 total: 434

This is a legal contract. Please read carefully before signing.

RENTAL AGREEMENT (LEASE)

Transfer from 1083 Beech, #1 to 1003 Euclid

Date: 8/29/15
Page: 1 of 6

Management's Copy
Resident's Copy

The terms of this agreement are as entered below:

RESIDENT (S): (List all persons who will occupy the unit)
Chamma McReynolds, Tyanna, Paris, Kemone
Remarion
STREET ADDRESS OF UNIT: 1003 Euclid St. St. Paul, MN
UNIT NUMBER # _____ STARTING DATE OF RENTAL AGREEMENT (LEASE): September 1, 2015

DURATION OF LEASE (Check one): _____ MONTH -TO- MONTH _____ FIXED PERIOD for 12 MONTHS

ENDING DATE OF RENTAL AGREEMENT (IF FIXED TERM): August 31, 2016
NOTICE PERIOD REQUIRED: 60 days SECURITY DEPOSIT AMOUNT: \$1,211.00 (\$1,100.00)

MONTHLY RENT: \$1,146.00 DUE ON OR BEFORE THE 1st OF THE MONTH
ADDITIONAL RENT CHARGE: \$50.00 IF PAID AFTER THE 5th OF THE MONTH

UTILITIES PAID BY RESIDENT (S): ELECTRIC WATER GARBAGE HEAT/GAS OTHER: _____
to be transferred from 1083 Beech St. #1

(The following is required by Minnesota Statutes, Section 504B.181)

The Owner of the premises or the Managing Agent authorized to accept service of process and receive and give receipts for notices and demands is the following:

NAME OF MANAGEMENT (OWNER): BLM Management Group

Address of Management (Owner): 899 West 7th St, St Paul, MN 55102

Office Hours: 10am-4pm

Phone Number: 651-222-2874

A Copy of Landlords and Tenants rights and responsibilities are available from the Minnesota Attorney General's Office.

Additional Agreements (if any): addendum C, crime and drug free addendum

*The tenant agreed to pay \$111.00 in addition to Management (acting as Agent for the Owner) and Resident(s) agree to the terms of this lease and any attachments that may be part of this agreement.

MANAGEMENT (OWNER/AGENT) V. Gargalabaja DATE: 9/1/15
RESIDENT SIGNATURE: Chamma McReynolds DATE: 8/29/15
RESIDENT SIGNATURE: _____ DATE: _____
RESIDENT SIGNATURE: _____ DATE: _____
RESIDENT (S)' PHONE: _____ E-MAIL: _____

\$1,100.00 which was transferred from 1083 Beech, #1 to 1003 Euclid St. do meet a security deposit of a total of \$1,211.00

To whom it may concern:

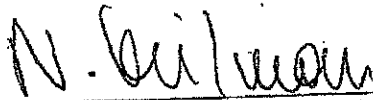
This is to confirm that ABC INTERNATIONAL, LLC and NAVLAKS, LLC give authorisation to BLM MANAGEMENT GROUP to manage the property belonging to the above mentioned entities, located at 1003 Euclid Street, St. Paul, MN 55106 including matters related to property rent.

This authorization is valid until further notice.



Aleksandr Kabakov, ABC Internatinal, LLC, Owner

08/27/15
Date



Natasha Geilman, NAVLAKS, LLC, Owner

08.27.15
Date

CEASE AND DESIST

Jul 14 (12 days ago)

Boris Tsvetovat
lemaxinc@gmail.com

Mr. Kabanov --

You are hereby duly served a notice to cease and desist all further communications with BLM Management Group, Mr. and Mrs Tsvetovat.

All communications are to be handled in writing and through our legal representative only.

Failure to abide by this notice is a violation of FCDPA, 15 U.S.C. section 805 and will result in a restraining order filed against you with Dakota County police, as well as statutory complaints with the Federal Trade Commission, and Attorney General of Minnesota

BLM Management Group

July 10, 2016

Aleksander Kabakov

ABC International, LLC
3818 Brookdale Circle N
Brooklyn Park, MN 55443

By e-mail and registered U.S. Mail

Dear Mr Kabakov

As you may be aware, BLM Management Group has ceased operations as of July 1, 2016, is entering bankruptcy and will be dissolved.

Since you are one of BLM Management's creditors, I'm writing to let you know how all BLM Management's debts will be handled. The "trustee in bankruptcy" in this case will evaluate each and every debt and determine whether it is to be placed in line for payment or discharged through the bankruptcy process; she will contact you once the determination has been made.

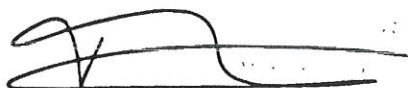
We are represented in these proceedings by **Lynn Wartchow, Esq, of Edina, MN**. All further communications are to be handled through her.

Pursuant to the Fair Debt Collection Practices Act, 15 U.S.C. section 805, you are hereby notified to cease and desist all further communication with me in regard to the referenced debt.

Failure to abide by this law will result in a complaint being filed against you with the Federal Trade Commission, the Attorneys General of Minnesota. I also reserve the right to file suit against you for any future violations of this law. I will record any phone calls if you fail to comply with this cease and desist.

Thank you for your patience and understanding in this matter.

Sincerely,



BLM Management Group

Natasha Geilman <ngeilman@comcast.net

July
3

to josh, me

Josh, thanks for checking!

From: "Josh" <josh@urbanrent.com>
To: "Natasha" <ngeilman@comcast.net>
Sent: Saturday, July 2, 2016 10:52:55 PM
Subject: Re: Cut grass?

It doesn't look bad, the city shouldn't get on you for that but it will need to be cut again soon.

Josh Limberg
Real Estate Agent
Urbanrent.com
651 468 5221

On Jul 2, 2016, at 9:53 PM, Natasha Geilman <ngeilman@comcast.net> wrote:
Josh, I need a small favor to ask.

As I mentioned in our last conversation, Yelena said that the grass was cut. Aleks went all the way to St. Paul, and took some pictures that I attached here.

In your expert opinion, does it meet the regulations?

Thank you.

Natasha

From: "Natasha" <ngeilman@comcast.net>
To: lemaxinc@gmail.com
Cc: "Aleksandr Kabakov" <aronych51@gmail.com>
Sent: Saturday, July 2, 2016 9:49:10 PM
Subject: Для Лены (for Lena)

Лена, Саша съездил и проверил траву.

Вот фотографии. Её нужно перестричь, чтобы город не оштрафовал.
Это нужно сделать буквально завтра.

Наташа

Lena, Sasha went and checked the grass.

Here are the pictures. It needs to be re-cut, to avoid the fine from the City.
That needs to be done no later than tomorrow.

Natasha

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