

LAW OFFICE OF MICHAEL C. FLEMING

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COPY

October 13, 2011

Artemisa Boston
Real Executives Results
33 Wentworth Ave. E. #250
W. St. Paul, MN 55118

Executive Title Services, Inc.
33 E. Wentworth Ave. #260
W. St. Paul, MN 55118

Kevin Knudsen, VP and Peter Donovan, Agent
CB Burnet
1991 Ford Parkway
St. Paul, MN 55116

RE: My Client: Kristin Quinlan
Property Address: 394 Clifton Street, St. Paul, MN

Dear Sirs:

Please be advised that I represent Kristin Quinlan, the Purchaser of the above referenced property. Based on facts provided to me, this property had been designated as a Registered Vacant Building (Category No. 2) under Chapter 43 of the St. Paul Legislative Code, which requires written permission from the City of St. Paul prior to the sale of the property.

The necessary permission was not obtained and as a result, my client does not have a proper occupancy permit and may be forced to vacate the building and sustain substantial damages as a result thereof.

The status of this building was clearly represented on the first page of the St. Paul Truth-in-Sale of Housing Disclosure Report and the proper exercise of due diligence by the listing / selling agents and title company would have avoided this problem. Ms. Quinlan did not receive a copy of the TIFF.

This letter is directed to all of you as a notice of claim on behalf of Kristin Quinlan. In order to obtain the appropriate occupancy permit, Ms. Quinlan will have to incur certain costs in order to maintain her right to occupy the property. Those costs will include the following:

- 1) \$447.00 for a Code Compliance Inspection;
- 2) \$275.00 Application Fee;
- 3) \$1,250.00 for a Vacant Building Fee which is now showing as pending assessment and will be a levied assessment in January 2012.
- 4) \$157.20 for a levied maintenance assessment which was not paid at closing.



Ms. Quinlan would like to start this process immediately in order to avoid further compliance action on the part of the City of St. Paul. Demand is hereby made for immediate reimbursement for these expenses which are necessary to allow occupancy of this property.

I am enclosing the following:

- 1) TIFF Report
- 2) Application for Code Compliance Inspection (\$447.00)
- 3) Application for Sale Approval (\$275.00)
- 4) Balance Statement for Levied and Pending Assessments (\$1,407.20)

Your immediate attention is required in order to prevent compounding the damages incurred by my client.

Yours truly,

Michael C. Fleming

MCF: kb

Encl.

Cc: K. Quinlan