

2263 Tilsen Ct
Maplewood, MN 55119

Contractor : Han Phan

Phone : 612-644-3866

Fax : 1-866-869-1333

Email : vophan@yahoo.com

Estimate

Proposal Submitted To
Tony Hoong

Phone
507-573-2095

Date
06/05/2015

Project/Job:
402 Fry St, St Paul

We hereby submit specifications and estimates for:

1. Provide complete storms and screens for windows, basement windows, and doors.
Repair & paint windows.
2. Provide proper drainage around house to direct water away from foundation, foundation of the house and garage.
3. Repair front retaining wall & steps.
4. Remove all wall & ceiling covering from basement
5. Replace second floor bathtub surround window sills and trim.
6. Remove water closet on second floor and repair bathroom floor, also installing new floor covering.
7. Air Seal and insulate attic/access door.
8. Provide major clean up.
9. Remove all moldy or water damaged materials.
10. Repair walls, ceilings and floors.

All repairs will be made with Code Compliance Report.
All items will be brought to code and permits will be pulled to make sure.
The cost of the permit will be the new owner's responsibility.

We propose hereby to furnish materials and labor, complete in accordance with the above specifications for the sum of: \$7500.00 with payment made as follows: \$3750.00 down and balance due when job is done completed.

Respectfully submitted: _____

Note: this proposal may be withdrawn by us if not accepted within 30 days



License/Certificate/Registration Detail

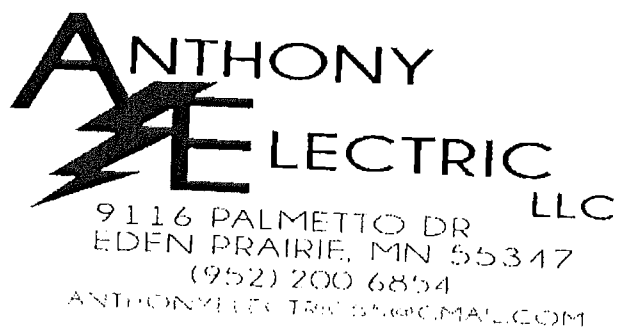
Class Type:	RESIDENTIAL BLDG CONTRACTOR	Number:	BC634267
Application No:	236041	Status:	ISSUED
Expire Date:	3/31/2017	Effect Date:	4/1/2015
Orig Date:	4/9/2009	Print Date:	2/2/2015
Enforcement Action:	NO		

Name:	VP CONSTRUCTION OF MINNESOTA INC		
Address:	2263 TILSEN CT E ST PAUL , MN 55119		
Phone:	612-644-3866	Fax:	Other:

Business Relationship Requirements

Name:	PHAN, HAN V	Lic/Reg No:	QB138106
Status:	ISSUED	Application No:	266134
Expire Date:	3/31/2017	Effect Date:	4/1/2015
Orig Date:	3/8/2007		

[[Another Lookup?](#)]



June 1, 2015

Hi Khai Hong,

These are estimated costs for the address:

402 Fry St

St. Paul, MN

1. Electrical Permit.
2. Repair or replace the electrical list that the City of St. Paul requires.

Total \$3,400.00

Thank you,

Huy Nguyen

Anthony Electric LLC

Tel: 952-200-6854

Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

19240 Isetta Street NE
East Bethel, MN 55092

Phone: (651) 291-7788 Fax: (763) 434-4872

E-Mail: Carlsonplumbing@midco.net

ESTIMATE

Date Estimate #

5/29/2015 3287

Bill To:

Fishmls Realty Incorporated
Attention: Khai Lim
199 Coon Rapids Blvd. NW Ste. 314
Coon Rapids, MN 55433-5861
E-mail: khai@fishmls.com

Project/Job:

402 Fry

Scope of Work	Grand Total
PLUMBING BASEMENT Replace water heater Vent dryer Fix gas piping on dryer Install new water pipe FIRST FLOOR Rough in kitchen sink Rough in lav Rough in toilet SECOND FLOOR Rough in toilet Rough in lav Rough in tub Set all fixtures Price includes labor, material and permit NOTES: Fixtures by others.	7,700.00

Grand Total

Signature

Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

19240 Isetta Street NE
East Bethel, MN 55092

Phone: (651) 291-7788 Fax: (763) 434-4872

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ESTIMATE

Date Estimate #
5/29/2015 3287

Bill To:

Fishmls Realty Incorporated
Attention: Khai Lim
199 Coon Rapids Blvd. NW Ste. 314
Coon Rapids, MN 55433-5861
E-mail: khai@fishmls.com

Project/Job:

402 Fry

Scope of Work	Grand Total
NOTES: Looks like the fixtures are not vented correctly. Will need to re-pipe both bathrooms.	
Grand Total	\$7,700.00

This property is subject to a pre-lien. Please sign below and return within 30 days.

Signature _____

Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

19240 Isetta Street NE
East Bethel, MN 55092

Phone: (651) 291-7788 Fax: (763) 434-4872

E-Mail: Carlsonplumbing@midco.net

ESTIMATE

Date Estimate #

5/29/2015 3288

Bill To:

Fishmls Realty Incorporated
Attention: Khai Lim
199 Coon Rapids Blvd. NW Ste. 314
Coon Rapids, MN 55433-5861
E-mail: khai@fishmls.com

Project/Job:

402 Fry

Scope of Work	Grand Total
HEATING Install new furnace Install new gas valve on main Install new chimney liner Install return air in every room Install heat in every room Install bath fan Replace registers Clean all duct work Cap off unused gas lines Price includes labor, material and permit NOTES: Asbestos removal by others.	13,000.00
Grand Total	\$13,000.00

This property is subject to a pre-lien. Please sign below and return within 30 days.

Signature _____



PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date 05/12/2015

2. Page 1 of 7

3. BUYER (S): Tony Hoong

4. _____
5. Buyer's earnest money in the amount of Ten Thousand

6. _____ Dollars (\$ 10,000)
7. shall be delivered to listing broker no later than two (2) Business Days after Final Acceptance Date of this Purchase
8. Agreement. Buyer and Seller agree that listing broker shall deposit any earnest money in the listing broker's trust
9. account within three (3) Business Days of receipt of the earnest money or Final Acceptance Date of this Purchase
10. Agreement, whichever is later.

11. Said earnest money is part payment for the purchase of the property located at

12. Street Address: 402, Fry St

13. City of St. Paul

County of Ramsey

14. State of Minnesota, legally described as Lot 24, Block 2, Milham Park,
15. Ramsey County, MN

16. _____
17. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not
18. limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, and lawn watering system;
19. shed; storm sash, storm doors, screens and awnings; window shades, blinds; traverse, curtain, and drapery
20. rods, valances, drapes, curtains, window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures;
21. plumbing fixtures; garbage disposals; water softener; water treatment system; water heating systems, heating systems;
22. air exchange system; radon mitigation system; sump pump; TV antenna/cable TV jacks and wiring/TV wall mounts;
23. wall/ceiling-mounted speakers and mounts; carpeting; mirrors; garage door openers and all controls; smoke detectors;
24. fireplace screens, door and heatilators; **BUILT-INS:** dishwashers; refrigerators; wine/beverage refrigerators; trash
25. compactors; ovens; cook-top stoves; warming drawers; microwave ovens; hood fans; shelving; work benches; intercoms;
26. speakers; air conditioning equipment; electronic air filter; humidifier/dehumidifier; liquid fuel tanks (and controls);
27. pool/spa equipment; propane tank (and controls); security system equipment; TV satellite dish; **AND** the following
28. personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:
29. n/a

30. _____
31. Notwithstanding the foregoing, leased fixtures are not included.

32. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

33. n/a

34. _____
35. Seller has agreed to sell the Property to Buyer for the sum of (\$ 87,500.00)
36. Eighty Seven Thousand Five Hundred Dollars,

37. which Buyer agrees to pay in the following manner:

38. 1. **CASH** of 100 percent (%) of the sale price, or more in Buyer's sole discretion, which includes the earnest
39. money; PLUS

40. 2. **FINANCING** of _____ percent (%) of the sale price, which will be the total amount secured against this
41. Property to fund this purchase.

42. Such financing shall be (check one) ☒ a first mortgage; ☐ a contract for deed; or ☐ a first mortgage with
43. subordinate financing, as described in the attached Addendum;

44. ☐ Conventional ☐ FHA ☐ DVA ☐ Assumption ☐ Contract for Deed ☐ Other: _____
(Check one)

45. The date of closing shall be June 26, 20 15.

Soley, Reid (CI-StPaul)

From: Khai LIM <seanlim2000@msn.com>
Sent: Tuesday, June 09, 2015 5:20 PM
To: Soley, Reid (CI-StPaul)
Subject: RE: 402 Fry St.

Hi Reid,

Buyer will be able to complete it by February 28, 2016 (8 months from today).

Thanks.

Khai Lim

c 612-237-8283

f 651-776-2103

From: reid.soley@ci.stpaul.mn.us
To: seanlim2000@msn.com
Subject: 402 Fry St.
Date: Tue, 9 Jun 2015 20:57:48 +0000

I couldn't read the intended completion date on the form you sent. Please respond to this email with an expected date for completion of the repairs. You do not need to send another form. When I receive your response, I will send you the approval letter.



Reid Soley

DSI Inspector III

Department of Safety and Inspections

375 Jackson Street, Suite 220

Saint Paul, MN 55101

P: 651-266-9120

reid.soley@ci.stpaul.mn.us



Making Saint Paul the Most Livable City in America

From: Khai LIM [<mailto:seanlim2000@msn.com>]
Sent: Sunday, June 07, 2015 10:04 PM
To: Soley, Reid (CI-StPaul)
Subject: Sales Approval for 402 Fry (vacant building cat 2)

DEPARTMENT OF SAFETY AND INSPECTIONS
Ricardo R. Cervantes, Director



CITY OF SAINT PAUL
Christopher H. Coleman, Mayor

375 Jackson Street, Suite 226
Saint Paul, Minnesota 55101-1866

Telephone 651.266.4444
Facsimile 651.266.1915
Web www.stpaul.gov

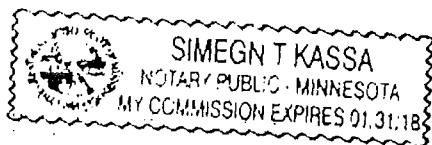
SALE OF VACANT BUILDING
AFFIDAVIT OF INTENT

RE: Property Address: 402 Fry St, St Paul, MN 55104

I, Printed Name of Buyer: Tony Hoang the undersigned, certify that the amount of money in a (Type of Account) Checking account ending with the last four digits 4828 at (Name of Bank or Financial Institution) Wells Fargo will cover the purchase price and the estimated cost of repairs identified in the Code Compliance Report for the above referenced address and that the funds in the account will be applied as payment for completion of those repairs. Furthermore, I intend to purchase this property (Expected Closing Date) 6/26/15 and to complete the required Code Compliance repairs there prior to (Expected Completion Date) 6/26/15.

Tony Hoang

6/26/15
Date



Simegn T. Kassa
Notary Public



WELLS FEDERAL BANK

05/12/2015

To Whom It May Concern,

Man Yu Zheng & Tony Hoong have accounts with Wells Federal Bank with a total balance of \$121,217.59.

Sincerely,

121,217

Ronda Gerhardt
Wells Federal Bank
Customer Representative
Fairmont Branch
507-238-4479

651-776-2103